

From: [REDACTED]  
Sent: Wednesday, May 6, 2026 10:18 AM  
To: tpbpd/PLAND <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
Cc: Greg Lam [REDACTED]; 'Jeffrey Kwok DeSPACE' [REDACTED]; Steven Kang Shun MA/PLAND <[sksma@pland.gov.hk](mailto:sksma@pland.gov.hk)>  
Subject: Y/TM-LTY/12 – Supplementary Information

Dear Sir/Madam,

We refer to the captioned planning application submitted to the Town Planning Board on 28th April 2026.

References are made to the phone call dated 5th May 2026 regarding further comments from the Planning Department. Please find Attachment 1 for the replacement pages P.10 &15 of the application form and Attachment 2 for the replacement pages P.1,3,12-34 of the revised planning statement.

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Should you have any queries, please contact me at [REDACTED]

Regards,

Kin Leung



**T: (852) 2493-3626 | F: 3590-6233**

Suite 1601, 16/F, Tower 2, Lippo Centre,  
89 Queensway, Admiralty, Hong Kong



Date: 6<sup>th</sup> May 2026

Pages: 1 + Attachments  
BY EMAIL

Secretary, Town Planning Board  
15/F, North Point Government Offices  
333 Java Road, North Point, Hong Kong  
(CC: Mr. MA Kang Shun, Steven (Town Plnr/Tuen Mun 5))

([tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))  
([sksma@pland.gov.hk](mailto:sksma@pland.gov.hk))

Dear Sir/Madam,

**SECTION 12A APPLICATION  
TOWN PLANNING ORDINANCE (CHAPTER 131)**

\*\*\*\*\*  
**TO REZONE THE APPLICATION SITE FROM “RESIDENTIAL (GROUP C)” AND  
“RESIDENTIAL (GROUP D)” TO “GOVERNMENT, INSTITUTION OR COMMUNITY (2)”, LOT  
827 RP IN D.D.130 AND ADJOINING GOVERNMENT LAND, LAM TEI, TUEN MUN, NEW  
TERRITORIES**

**APPLICATION NO. Y/TM-LTYT/12 – Supplementary Information**

We refer to the captioned planning application submitted to the Town Planning Board on 28<sup>th</sup> April 2026.

References are made to the phone call dated 5<sup>th</sup> May 2026 regarding further comments from the Planning Department. Please find **Attachment 1** for the replacement pages P.10 &15 of the application form and **Attachment 2** for the replacement pages P. 1,3,12-34 of the revised planning statement.

Should you have any queries with this submission, please feel free to contact Mr. Jeffrey Kwok and Mr. Kin Leung at [REDACTED] or the undersigned at [REDACTED].

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



Greg Lam

## **Attachment 1**

Replacement Pages P.10 &15 of the Application Form

Transport-related facilities 與運輸有關的設施

parking spaces 停車位 (please specify type(s) and number(s))  
(請註明種類及數目)  
Private Car Parking Spaces 私家車車位 7 (including 6 private car parking space (2.5m x 5m),  
Motorcycle Parking Spaces 電單車車位 1 disabled car parking space (3.5m x 5m))  
Light Goods Vehicle Parking Spaces 輕型貨車泊車位 .....  
Medium Goods Vehicle Parking Spaces 中型貨車泊車位 .....  
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 .....  
Others (Please Specify) 其他 (請列明) .....

loading/unloading spaces 上落客貨車位 (please specify type(s) and number(s))  
(請註明種類及數目)  
Taxi Spaces 的士車位 .....  
Coach Spaces 旅遊巴車位 .....  
Light Goods Vehicle Spaces 輕型貨車車位 1 (3.5m x 7m) .....  
Medium Goods Vehicle Spaces 中型貨車車位 .....  
Heavy Goods Vehicle Spaces 重型貨車車位 .....  
Others (Please Specify) 其他 (請列明) .....

other transport-related facilities (please specify type(s) and number(s))  
其他與運輸有關的設施 (請註明種類及數目)  
Light bus/Ambulance lay-by: 1 (3m x 9m) .....  
Private Car / Taxi lay-by: 1 (2.5m x 5m) .....

Use(s) of different floors (if applicable) 各樓層的用途(如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
Please refer to the attached supplementary planning statement.		
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....

Proposed use(s) of uncovered area (if any) 露天地方(倘有)的擬議用途

.....

.....

.....

Any vehicular access to the site? 是否有車路通往地盤?

Yes 是  There is an existing access. (please indicate the street name, where appropriate)  
有一條現有車路。(請註明道路名稱(如適用))  
Fuk Hang Tsuen Road .....

There is a proposed access. (please illustrate on plan and specify the width)  
有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)  
.....

No 否

**For Development involving columbarium use, please complete the table in the Annex to this Appendix.**

如發展涉及靈灰安置所用途, 請填妥於此附件後附錄的表格。

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	7
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) Disabled Car Parking Space	6      1
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	3
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) Light Bus / Ambulance lay-by Private Car / Taxi lay-by	   1   1  1

<b>Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件</b>		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<b><u>Reports 報告書</u></b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Visual Appraisal		
<hr/>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

## **Attachment 2**

Replacement Pages P.1,3,12-34 of the Revised  
Planning Statement

## EXECUTIVE SUMMARY

The Applicant, the registered land owner of Lot 827 RP in D.D.130, Lam Tei, Tuen Mun, New Territories, now seeks a Section 12A town planning permission from the Town Planning Board for a proposed amendment to the Approved Lam Tei and Yick Yuen Outline Zoning Plan (OZP) No. S/TM-LTY/14 to rezone the Application Site from "Residential (Group C)" ("R(C)") and "Residential (Group D)" ("R(D)") to "Government, Institution or Community (2)" ("G/IC(2)").

According to the Approved Lam Tei and Yick Yuen Outline Zoning Plan (OZP) No. S/TM-LTY/14, the Application Site is zoned as "R(C)" and "R(D)". The proposed Social Welfare Facility (Residential Care Home for Persons with Disabilities (RCHD)) is neither a Column 1 use nor a Column 2 use. In this regard, the Applicant proposes to amend the OZP to rezone the Application Site from "R(C)" and "R(D)" to "G/IC(2)".

With reference to the "Incentive Scheme to Encourage Provision of Residential Care Homes for Persons with Disabilities in New Private Developments" (LAO Practice Note No. 10/2023), the Applicant will request the Social Welfare Department for supporting the proposed RCHD under the Incentive Scheme which encourages private developers to self-finance to build quality RCHD premises on their own land, and design to comply with the statutory and licensing requirements of the participation in the Incentive Scheme.

The Application Site is located at a prime location which is surrounded by different residential zones. Recognizing the seriousness of the demand for private residential care services, and a favorable circumstance of transforming the subject "R(C)" and "R(D)" zones, the Applicant has a great intention to provide social welfare support to the local community through the proposed RCHD.

The proposed development is fully justified in terms of prevailing policy objectives for Persons with Disabilities, environmental, visual and traffic aspects with the support of technical assessments. Given the aforementioned justifications, the Applicant respectfully requests the Town Planning Board to approve the subject application.

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## 4.2 Development Parameters

The key development parameters of the proposed development scheme (**Appendix 1** refers) are summarized in **Table 4.1** below:

<b>Table 4.1 – Major Development Parameters of the Proposal</b>		
Application Site Area (about)	1,694 m <sup>2</sup> (including 89 m <sup>2</sup> of Government land)	
Development Site Area (about) <sup>[1]</sup>	1,611 m <sup>2</sup> (including 89 m <sup>2</sup> of Government land)	
Total Gross Floor Area (GFA)	Not Exceeding 6,500 m <sup>2</sup>	
Plot Ratio (PR) (about)	4	
Site Coverage (about)	65%	
Building Height	Not Exceeding 45.4 mPD (or 30.5m for absolute building height) (NB: Mean Street Level is +14.9mPD)	
No. of Storeys	8	
Total No. of beds	280 beds (or within a range from 260 to 320 <sup>[2]</sup> )	
Greening Ratio	Not less than 20%	
Communal Open Space	Not less than 340 m <sup>2</sup>	
Provision of transport facilities: Private car parking spaces Light Goods Vehicle lay-by Light bus/Ambulance lay-by Private Car / Taxi lay-by	7 (including 1 disabled car parking space (3.5m x 5m)) 1 (3.5m x 7m) 1 (3m x 9m) 1 (2.5m x 5m)	
Proposed Floor use (floor-to-floor height)	G/F	Covered Semi-Outdoor Activity Area / Carpark / Family Room / FS Control Room / FS Transfer Pump and Tank Room / HV Room / Internal Access Road / Light Bus/Ambulance Lay-By / LGV L/UL / Disabled Parking / Lobby / LV Room / Meeting Room / Potable Water and Flushing Water Pump and Tank Room / Reception Area / Rehabilitation Area / Refuse Storage & Material Recovery Chamber / Serenity Garden / Storage For Rehabilitation Area / TX Room
	1/F	Dormitory / Storage for Rehabilitation Area / Rehabilitation Area / Refuse Room / Soiled Utility Room / Accessible Lavatory / Dining/Multipurposed Room / Nursing Station / Female/Male Staff Changing Room and Rest Room Cum Pantry / Clean Utility Room / ELV Room / EL Room / TRS Fireman's Lift Lobby / Balcony / General Store / Pantry for Residents / Sick/Isolation/Quiet Room / Inaccessible Roof
	2/F	Dormitory / Storage for Rehabilitation Area / Rehabilitation Area / Refuse Room / Soiled Utility Room / Accessible Lavatory / Dining/Multipurposed Room / Nursing Station / Female/Male Staff Changing Room and Rest Room Cum Pantry / Clean Utility Room / ELV Room / EL Room / TRS Fireman's Lift Lobby / Balcony / General Store / Pantry for Residents / Sick/Isolation/Quiet Room
	3/F	3/F Roof Garden / Dormitory / Refuse Room / Soiled Utility Room / Accessible Lavatory / Dining/Multipurpose Room / Nursing Station / Female/Male Staff Changing Room and Rest Room Cum Pantry /

		Clean Utility Room / ELV Room / EL Room / General Store / TRS Fireman's Lift Lobby / Balcony / Pantry for Residents / Sick/Isolation/Quiet Room
	4/F	Dormitory / Refuse Room / Soiled Utility Room / Accessible Lavatory / Dining/Multipurpose Room / Nursing Station / Female/Male Staff Changing Room and Rest Room Cum Pantry / Clean Utility Room / ELV Room / EL Room / General Store / TRS Fireman's Lift Lobby / Balcony / Pantry for Residents / Sick/Isolation/Quiet Room
	5/F	5/F Roof Garden / Small Group Activity Room / Dormitory / Refuse Room / Soiled Utility Room / Accessible Lavatory / Dining/Multipurpose Room / Nursing Station / Female/Male Staff Changing Room and Rest Room Cum Pantry / Clean Utility Room / ELV Room / EL Room / General Store / TRS Fireman's Lift Lobby / Balcony / Pantry for Residents / Sick/Isolation/Quiet Room
	6/F	Small Group Activity Room / Dormitory / Refuse Room / Soiled Utility Room / Accessible Lavatory / Dining/Multipurpose Room / Nursing Station / Female/Male Staff Changing Room and Rest Room Cum Pantry / Clean Utility Room / ELV Room / EL Room / General Store / TRS Fireman's Lift Lobby / Balcony / Pantry for Residents / Sick/Isolation/Quiet Room
	7/F	Laundry / TRS Fireman's Lift Lobby / General Store / ELV Room / EL Room / Female/Male Staff Changing Room and Rest Room Cum Pantry / Balcony / Assistant Superintendents' Office / Superintendents' Office / Conference Room / Refuse Room / Kitchen Cum Store / 7/F Roof Garden / General Office / General Store / Interview Room
	R/F	Essential E&M Plant Room / Main Roof (Not for Residents)
Anticipated Completion Year	2031	

<sup>[1]</sup> The major development parameter calculations are based on development site area.

<sup>[2]</sup> A range is adopted for the total number of beds to allow more design flexibility.

### 4.3 Rezoning Proposal

To facilitate the abovementioned proposal, the OZP has to be revised accordingly because the plot ratio and building height restrictions under the current R(C) and R(D) zones are insufficient to accommodate the proposed development. This rezoning application involves the following amendments to the Approved Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTYY/14 (**Appendix 2** refers): -

#### (i) Amendment Item 1 – Zoning and Schedule of Uses

It is proposed to rezone the Application Site from “R(C)” and “R(D)” to “G/IC (2)” zone. “G/IC (2)” is proposed to cater for the planning intention of the proposed uses in our development proposal, which is intended for the provision of Government, institution or community (G/IC) facilities (i.e. Social Welfare Facility (RCHD)) 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. The Column 1 and Column 2 of the current “G/IC” remains applicable to the proposed sub-zone. The proposed social welfare facility use is to be placed under Column 1 uses which is always permitted.

#### (ii) Amendment Item 2 – Remarks

The proposed scheme is indicative and subject to detailed design. A maximum GFA is reserved to guide the future development and enable reasonable flexibility in floor area arrangement, allowing compliance with ever-changing codes of practice/guidelines and making it more responsive to changing market conditions and demands. This provision would not frustrate the planning intention of the proposed zoning while streamlining development control procedures without another Section 16 application. The Note is proposed to be amended as follows (**Appendix 2** – Proposed Amendments on the Notes refers):

(b) On land designated “Government, Institution or Community (2)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area (GFA) of 6,500m<sup>2</sup> and a maximum building height of 8 storeys, or the GFA and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater.

### 4.4 Inclusion of Government Land

In order to achieve an efficient and functional layout for the proposed RCHD development, a strip of Government land of approximately 89m<sup>2</sup> is proposed to be included within the application boundary. The inclusion of this Government land is primarily intended to accommodate the internal access road. It would provide greater flexibility in site area and plot ratio, thereby enabling a more efficient site layout and enhancing the overall living environment and quality for the residents.

#### **4.5 Delineation of Rezoning Boundary**

The application site covers the whole Lot 827 RP with an area of about 1,694 m<sup>2</sup>, which includes approximately 89 m<sup>2</sup> of government land serving as a connection to Fuk Hang Tsuen Road. As the Application Site is situated at the fringe of both “R(C)” and “R(D)” zones, the proposed development is not expected to result in significant adverse impact on the surrounding areas. In fact, minor adjustments to the affected zoning boundaries of “R(C)” and “R(D)” could be further made to tally with the lot boundary.

#### **4.6 Access and Internal Transport Facilities**

The proposed ingress/egress of the Site is located at the northwestern side of the Site, connecting to the Fuk Hang Tsuen Road through the planned internal access road of 7.3 metres wide. The proposed pedestrian access is located at the southwestern side of the Application Site separating from the vehicular access, so that the pedestrian safety could be ensured. The Application Site is to provide SEVEN(7) private car parking spaces (5m(L) x 2.5m(W) x 2.4m(H)) including ONE(1) disabled car parking space, ONE(1) light good vehicle (LGV) loading & unloading bay (L/UL) (8m (L) x 3m (W) x 3.3m (H)), ONE(1) Light bus/Ambulance layby and ONE(1) Private Car/Taxi layby. All private car parking spaces are used by visitors.

#### **4.7 Compliance with RCHD licensing requirements**

The proposed RCHD will meet all the statutory requirements under the Residential Care Homes (Persons with Disabilities) Regulation (Cap. 613A), its regulations and the Code of Practice for Residential Care Homes (Persons with Disabilities) as well as other related statutory requirements where applicable.

It is noted that all the facilities provided will be situated at a height of not more than 24m above ground level (measuring vertically from the street level to the floor of the premises in which the RCHD is or is to be situated), in compliance with the said Code of Practice. The main roof on 7/F will not be open to residents. Proposed facilities and services for the RCHD premise is provided with respect to the “Best Practices in Design and Operation of Residential Care Home for Persons with Disabilities” developed by the SWD. It is understood that the design details of the proposed RCHD are still subject to refinement at the General Buildings Plan (GBP) stage. Should a planning application be submitted and a town planning approval is obtained, the Applicant would review the details with the RCHD licensing requirements and update the relevant technical assessments and ancillary facilities required.

With reference to the Schedule of Accommodation (SoA) (**Appendix 3** refers) and the bed spacing requirement on the provision of functional areas of the proposed residential care home for the elderly (RCHE) promulgated by SWD (nil SoA for RCHD), most of the function areas will be well-provided on a pro-rata basis in the proposed RCHD with 260-320 bed spaces.

The proposed RCHD will comply with the prevailing statutory minimum floor space per resident of 9.5m<sup>2</sup>,

after excluding the floor space of open space, podium, garden, flat roof, bay window, staircase, staircase hall, lift, lift lobby, transfer tank & pump room, main switch room, switch room, and transformer room.

## 4.8 Operation Model

The Applicant has been actively looking for and selecting capable and appropriate operators. Upon approval of the subject town planning application, the Applicant will work towards the preparation of the Tenancy Agreement while applying to LandsD. The potential operator(s) will be responsible for the operation and management of the RCHD. The Applicant will ensure the operator(s) meet the following tentative **selection criteria**:

- Over 20 years of experience in RCHD operation / self-operation;
- Experience of operating a RCHD or a group of RCHDs with a total capacity over 200-300 bedspaces;
- Demonstration of a good track record to the satisfaction of SWD; and
- Having a Steering Committee on Quality Operation and Management in RCHD with good performance as per the approved planning scheme and the lease terms to be signed.

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

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

## 4.9 Design Merits

Planning and design merits are provided to create an artistic, creative and comfortable living environment to promote an inclusive neighborhood in Lam Tei. Specific features are included to foster independence and facilitate residents living in a fulfilling and stress-free rehabilitation life.

6. Cross ventilation

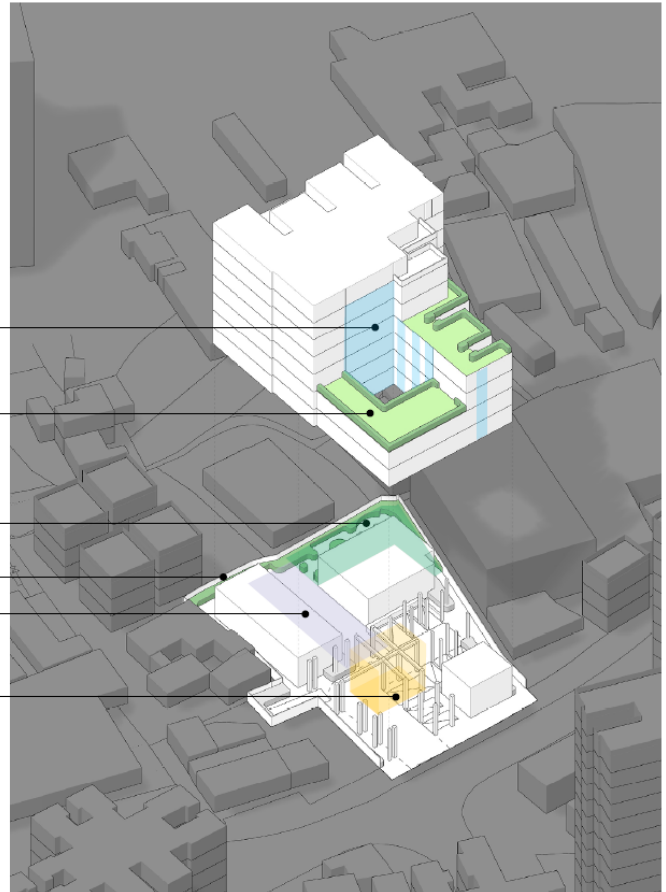
5. Green Arts & Craft rooftop workshops

4. Serenity Garden

3. Aromatherapy Green Space

2. Avenue of Festivities

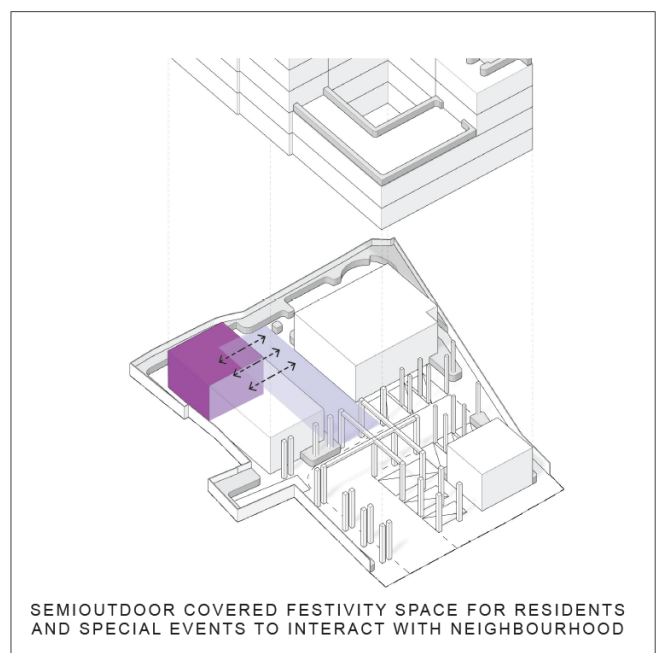
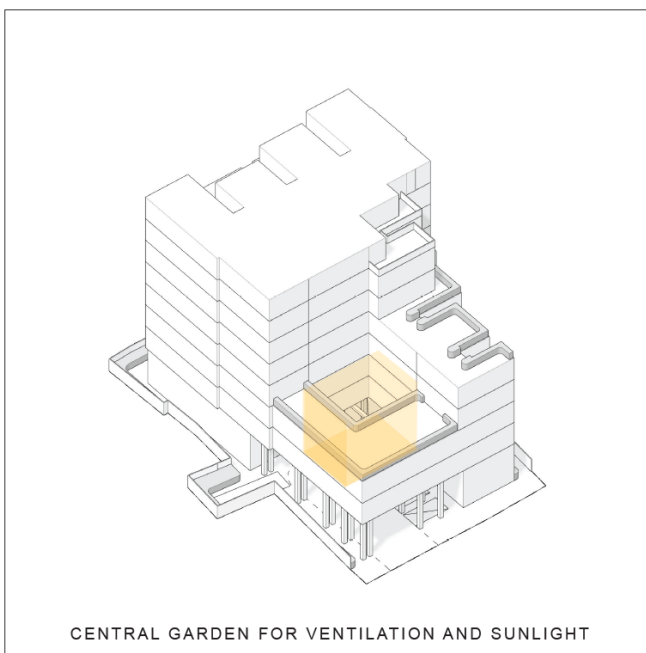
1. Open Courtyard

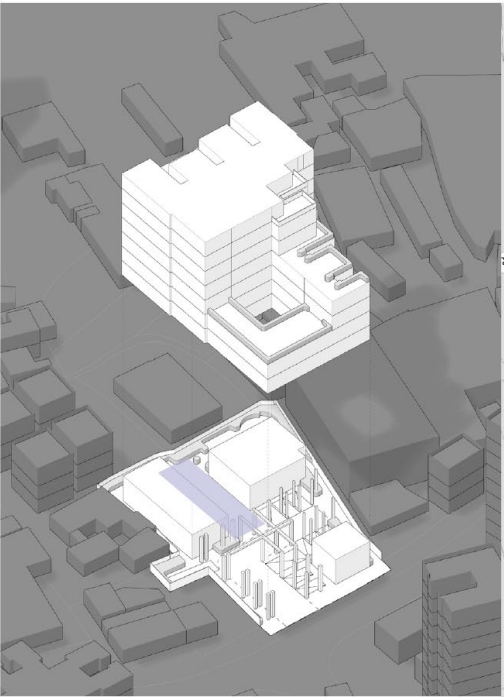
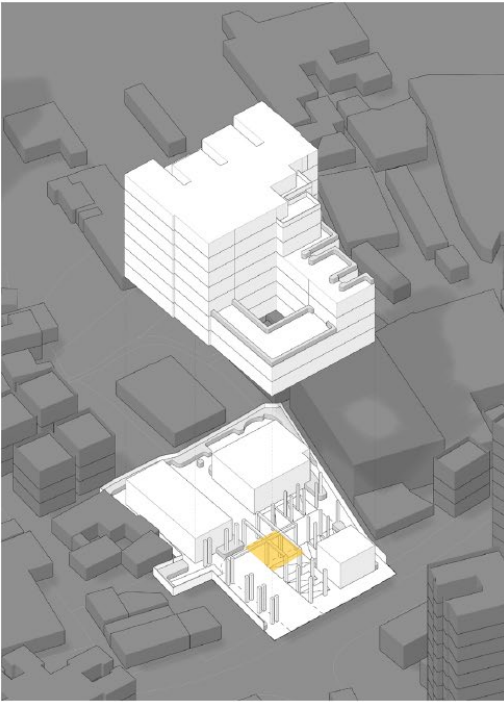


Open Courtyard and Avenue of Festivities (Joyous Colonnade 樂聚拱廊)

To provide a platform for residents to showcase their artwork and share their ideas, the proposed design incorporates a multi-purpose semi-outdoor covered space, which will not open to public, located within the atrium of the building on the G/F. The semi-outdoor covered space will be designed with flexibility to accommodate internal showcase for residents' artwork, functioning as an appreciation gallery. The space is designed with a high degree of flexibility. Retractable partitions and modular booths can be arranged to host simulated art markets or seasonal craft fairs, enabling residents to present their artworks to the registered visitors and staffs. This approach transforms the space into a cultural platform that empowers residents with disabilities to exercise autonomy and demonstrate their creativity. Seasonal craft fairs which will not open to public will also be organized on festive occasions.

In addition, the semi-outdoor covered space may be decorated by residents during different festivals, fostering a sense of warmth, belonging, and normalcy, rather than a clinical environment. On regular days, the semi-outdoor covered space will serve as a spacious communal hall for exercise, relaxation, and a variety of workshops, providing opportunities for meaningful engagement and social interaction. The open courtyard nearby can provide natural ventilation and daylight to the semi-outdoor covered space, enhancing the residents' experience and overall living quality.

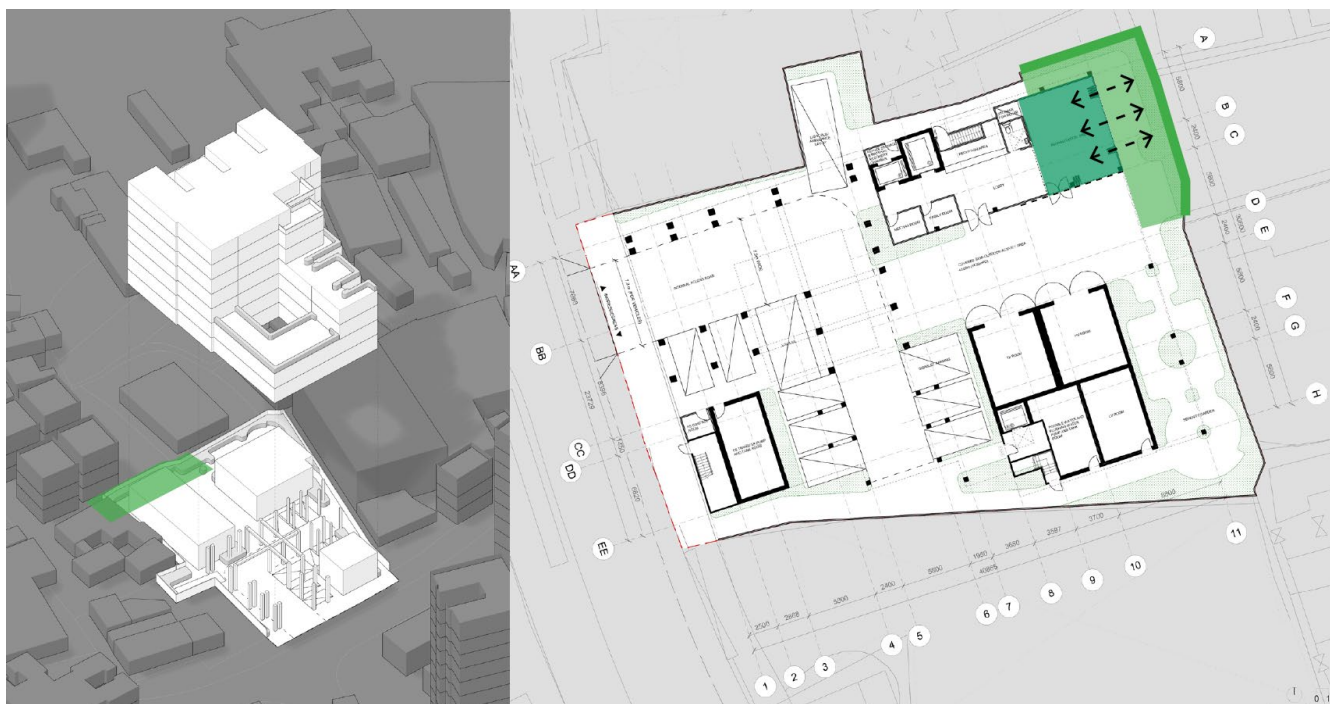
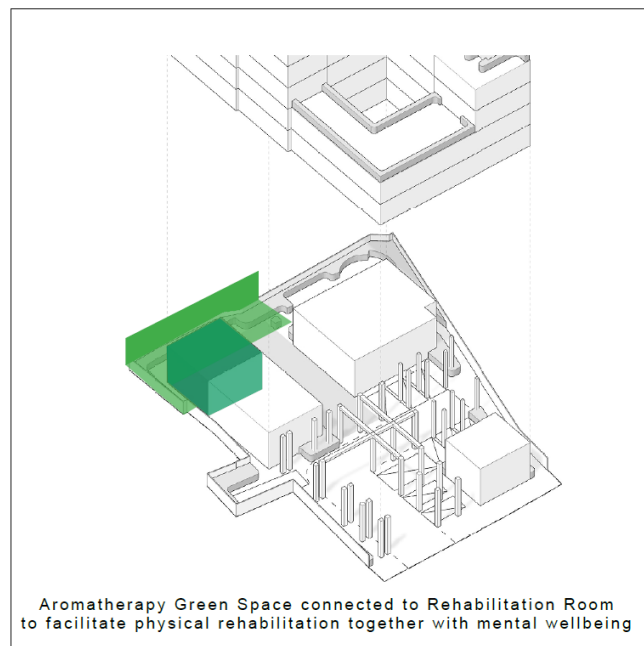






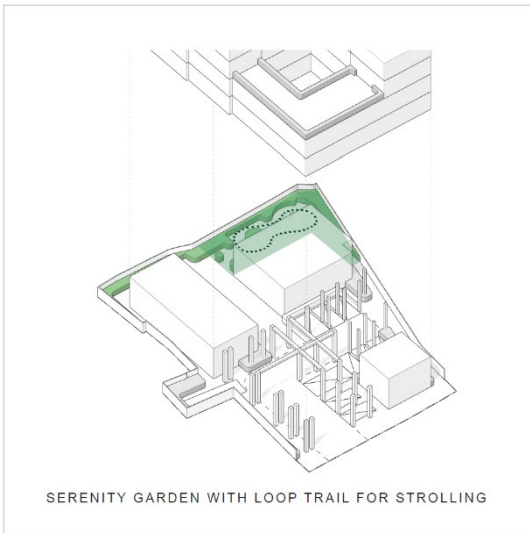
### *Aromatherapy Green Space (The Aroma Yard 香庭)*

The proposed ground floor green space is designed as a therapeutic aromatherapy garden featuring selected shrubbery and green wall plantings with natural fragrance. These aromatic plants can be harvested and used in simple workshops where residents extract essential fragrance oils, creating a meaningful aromatherapy experience. The oils produced from the ground floor plantings can then be used in fragrance-making pockets located on the residential floors, allowing residents to continue aromatherapy activities within their living environment. As the residents are persons with disabilities, the design provides an accessible, sensory-rich and engaging green space that encourages participation in horticultural and fragrance-making activities, promoting relaxation, wellbeing, and social interaction.



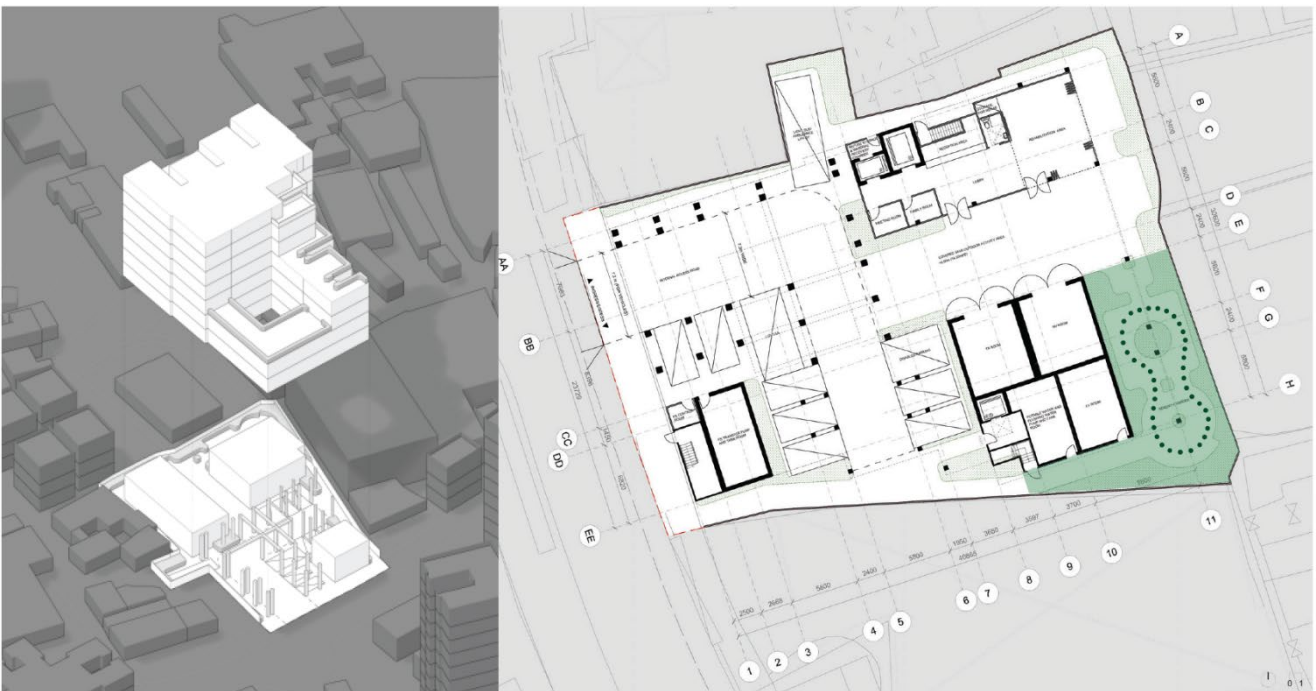


## Serenity Garden (Nova Garden 曜園)



The Serenity Garden, located at the southeastern corner of the site on the G/F, is designed as a tranquil outdoor retreat for the residents. Carefully positioned to benefit from natural daylight and ventilation, the garden offers a calm and welcoming environment where residents can rest, relax, and engage in casual conversations with visitors or fellow residents. Seating areas are thoughtfully arranged among greenery to encourage social interaction while maintaining a sense of privacy and comfort.

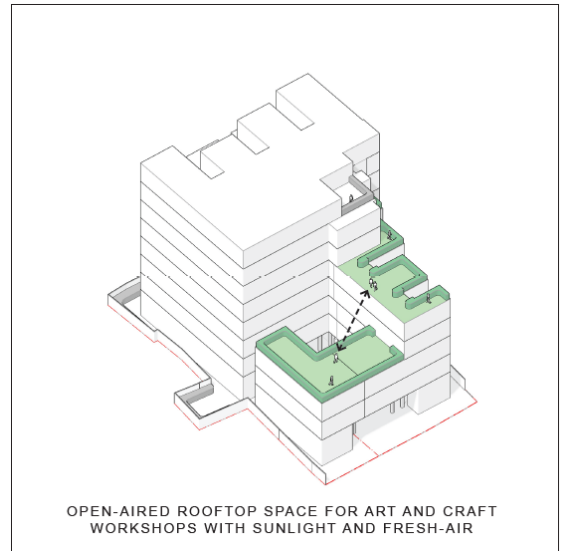
Variety of plants create a soothing natural setting that allows residents to reconnect with nature and enjoy the visual and sensory experience of greenery. The garden also serves as a quiet contemplative space where residents may take a leisurely stroll, appreciate the surrounding plants, or simply enjoy a moment of calm away from indoor environments.



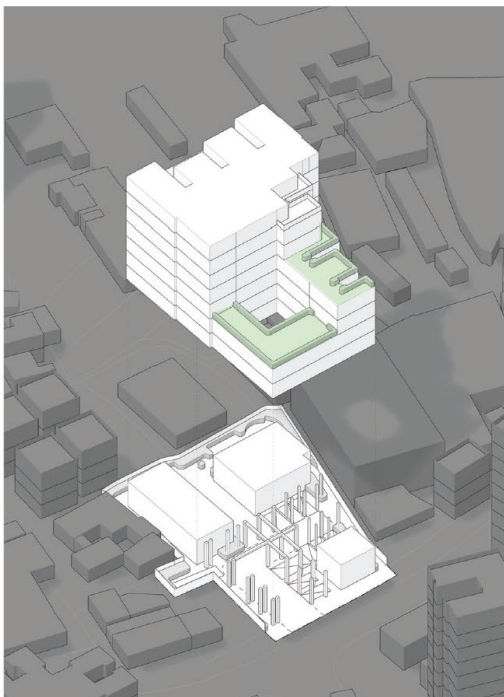


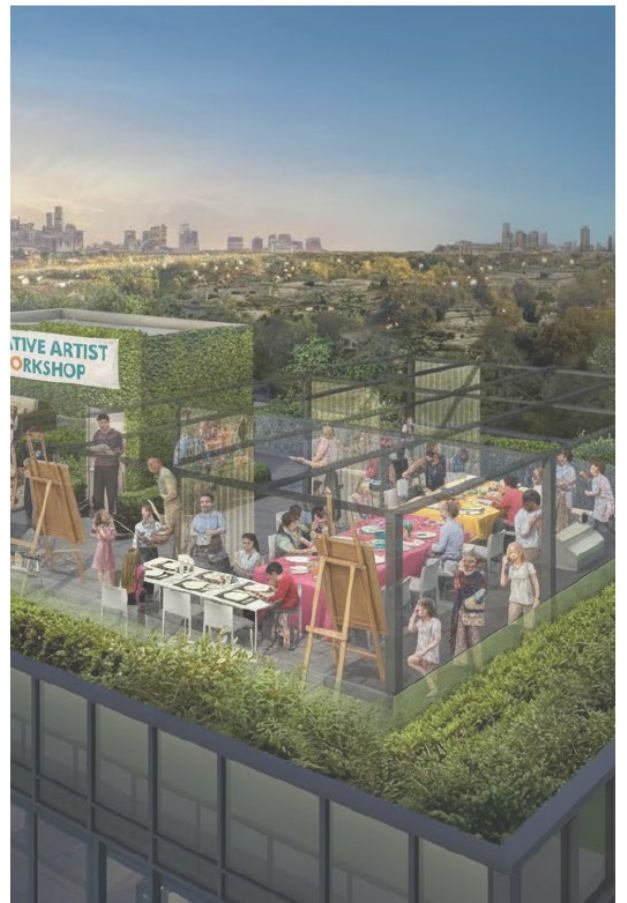
**Arts & Craft Rooftop Workshops (Bloom Pavilion 盛放之庭)**

The proposed roof gardens on the 3/F and 5/F will serve as vibrant outdoor spaces designated exclusively for residents. The R/F roof garden will not be accessible to residents in order to comply with the relevant Code of Practice. These areas will provide a creative and therapeutic environment where residents can participate in various art and craft activities, supporting self-expression and well-being. Through engaging in the production of sculptures, handmade soap, drawings, and other artistic creations, residents are encouraged to explore their imagination, develop their skills, and communicate their thoughts and emotions in a meaningful way.



This process not only enriches their personal growth and sense of achievement but also showcases the unique value and capabilities of persons with disabilities. The artworks produced will be exhibited and offered for sale to the nearby community, creating opportunities for residents to share their creativity with the wider community, foster social interaction, and promote recognition and respect. By integrating art, commerce, and community engagement, the Roof Garden reinforces inclusivity and contributes to building a caring, dignified, and harmonious neighborhood.

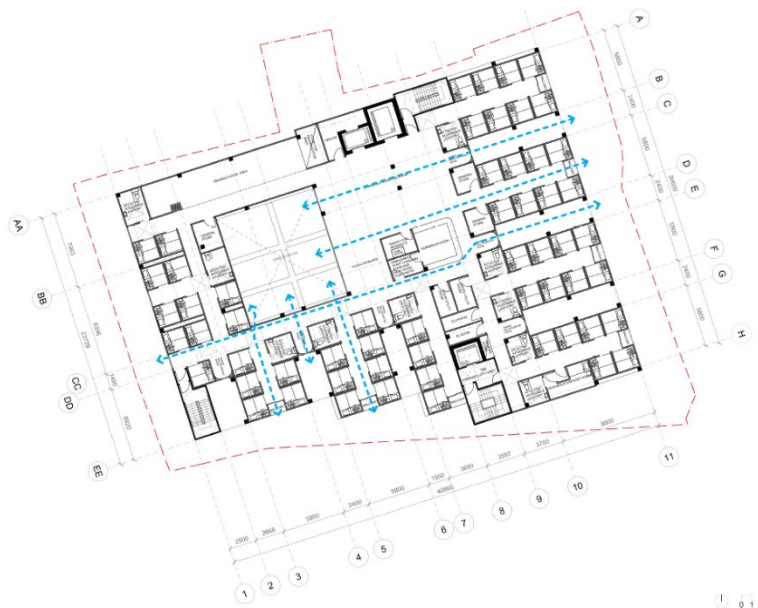
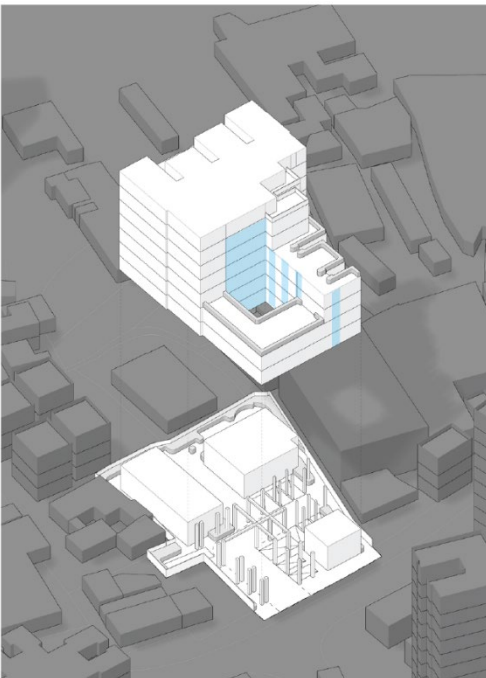




### *Good Natural Ventilation and Sunlight Penetration*

The PWD generally prefers natural airflow over reliance on air conditioning systems. They often find comfort in fresh, natural winds that provide a sense of connection with the environment. The gentle breeze and ventilation not only contribute to their physical comfort but also enhance their overall well-being. Considering the preferences and needs of the PWD, it is beneficial to prioritize designs that facilitate natural ventilation and maximize the utilization of fresh air, creating a pleasant and health-promoting living environment for them.

The building form places a strong emphasis on promoting good natural ventilation by incorporating internal north-south and east-west wind corridors concept. To achieve this, each dormitory grid is equipped with window either facing the east, south or west directions, while window are positioned at the ends of the corridors facing either north or west. This arrangement facilitates the steady flow of fresh air and enables effective cross-ventilation throughout the building, ensuring a continuous supply of clean and breathable air. As external winds blow from various directions, they permeate the building, creating a gentle breeze that circulates through the interior spaces. This natural ventilation system not only contributes to maintaining a comfortable and pleasant living environment but also reduces the dependence on mechanical ventilation systems. It promotes potential energy savings and environmental sustainability.



## SECTION FIVE | PLANNING AND TECHNICAL JUSTIFICATIONS

### 5.1 In Line with Prevailing Policy

Recognizing the need to provide more incentives to encourage developers to build and operate RCHDs in private development projects, the Government in pursuit of the policy initiative in “2022 Policy Address” and the 2023-24 Budget, launched the Incentive Scheme to Encourage Provision of Residential Care Homes for Persons with Disabilities in New Private Developments - the Time-Limited Concessions under LAO Practice Note No. 10/2023, with a view to leveraging market forces to develop quality RCHD premises in order to meet the community's diverse demand for residential care services (RCS).

Nonetheless, as per the latest report to LegCo on 25.3.2025 and the members' views (para. 3.2.1 refers), the Legislative Council Panel on Welfare Services was held to brief members on the provision of residential care services for different types of persons with disabilities by the Government. The lack of growth in services for mildly mentally handicapped children and persons in mental recovery had significantly lengthened the waiting time and made it more difficult for recipients to access support they needed.

Hon Chan Wing-kwong concurred that the overall waiting time for residential care places is unduly prolonged, and enquired as to what concrete measures the authorities would implement to expedite the reduction of such waiting times.

By making full use of the Site at the present, the Applicant is determined pursue this policy initiative through the Proposed Development in compliance with the detailed eligibility criteria and the General Guidelines on Calculation of GFA for RCHD Premises has set out in the relevant Practice Notes.

#### Latest Demands for RCHD

A consistent rise in the number of PWDs in Hong Kong was observed by the Equal Opportunity Commission and the current and planned RCHD beds are insufficient to meet the rising demand. PWDs constitute 7.1% of the population, totaling 543,200 individuals, with over half being over 60<sup>1</sup>. The average waiting time for various residential rehabilitation services for PWDs could be up to 152 months, with individuals with severe intellectual disabilities having to wait up to 171 months, equivalent to 3 years<sup>2</sup>. Among the 340 RCHDs that are currently operating, 82% is operated by the Government whereas 18% is operated by the private sector.

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<sup>1</sup> Source: LegCo Statistical Highlights  
[https://app7.legco.gov.hk/rpdb/en/uploads/2024/ISSH/ISSH03\\_2024\\_20240314\\_en.pdf](https://app7.legco.gov.hk/rpdb/en/uploads/2024/ISSH/ISSH03_2024_20240314_en.pdf)

<sup>2</sup> Source: LegCo Statistical Highlights  
[https://app7.legco.gov.hk/rpdb/en/uploads/2024/ISSH/ISSH03\\_2024\\_20240314\\_en.pdf](https://app7.legco.gov.hk/rpdb/en/uploads/2024/ISSH/ISSH03_2024_20240314_en.pdf)

As of December 2025, the Bought Place Scheme (BPS) could only contribute 1,505 private sector beds, equating to about 9% of total places. One of the reasons is that most quality RCHDs are run by NGOs, while those run by private operators leave much to be desired, so much so that they often fail to meet the minimum standard the Government holds in buying places from them. Given the pressing demand for RCHDs, the proposed development could significantly address the service shortage and reduce waiting times.

## 5.2 Meeting the Local Demand for Quality Private RCHDs

In terms of RCS for PWDs in Tuen Mun, there are 32 subvented RCHDs, mostly situated in public housing estates, near to the Tuen Mun town centres, but none in Lam Tei which is the vicinity of the Site<sup>3</sup>. There are only 6 private RCHDs situated in Tuen Mun region. In terms of waiting times, various types of Residential Services for PWDs have waiting times of more than 10 years. Hostel for Moderately Mentally Handicapped Persons for Men has the longest waiting time, with the latest application date dating back to October 2014, more than 11 years ago in Sha Tin/ Tai Po/North region<sup>4</sup>.

This reflects a serious supply and demand imbalance of RCHD bed spaces at present. The Proposed Development can promptly address the demand for RCS for the PWDs in the neighbourhood.

## 5.3 Compatibility with Surrounding Context

Located near residential developments including The Sherwood (17 storeys), GreenView (11 storeys) and Botania Villa (11 storeys) which are medium-rise residential use in nature, the Proposed Developments are also residential in nature in a medium-rise scale. As a rather self-contained and quiet use, the daily operation of the proposed RCHD will cause minimal disturbance to its surroundings and is compatible with the existing land use character.

The scale of the Proposed Development is considered compatible with the profile of the area. The proposed building height of 8 storeys will also create visual interest by encouraging diversity of built forms with height variations with the recreational and residential uses in the area, and will not be out of context.

The proposed use of the Site for a RCHD is considered compatible with the surrounding developments and existing G/IC uses. In particular, the Pok Oi Hospital Tuen Mun Lam Tei Nursing and Residential Care Home

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<sup>3</sup> Source: SWD Statistics

<https://www.rchdinfo.swd.gov.hk/en/search-result?dt%5B0%5D=15&n%5B0%5D=22&n%5B1%5D=23&n%5B2%5D=24&n%5B3%5D=25&n%5B4%5D=26&n%5B5%5D=27&n%5B6%5D=28&n%5B7%5D=29&n%5B8%5D=30&n%5B9%5D=31&n%5B10%5D=32&n%5B11%5D=33&n%5B12%5D=34&n%5B13%5D=35&n%5B14%5D=36&n%5B15%5D=175&n%5B16%5D=38&n%5B17%5D=37>

<sup>4</sup> Source: SWD Statistics

[https://www.swd.gov.hk/storage/asset/section/341/en/Annex%20I%20\(EN\)%202025331.pdf](https://www.swd.gov.hk/storage/asset/section/341/en/Annex%20I%20(EN)%202025331.pdf)

for the Elderly (RCHE) (8 storeys), located to the north of the Site, will provide elderly care services, whereas the proposed RCHD will serve persons with physical and intellectual disabilities. The coexistence of these two facilities is expected to create a comprehensive and synergistic Residential Care Services (RCS) hub in the area, facilitating resource sharing and fostering service integration.

Furthermore, the proposed development will enhance the provision of G/IC facilities in the locality, complementing existing community anchors such as the Pok Oi Hospital Tuen Mun Lam Tei RCHE and the Miu Fat Buddhist Monastery. The proposal will also serve the surrounding predominantly residential neighbourhood, thereby contributing to the social well-being and inclusiveness of the community.

#### **5.4 Suitable Site to be Fully Utilized for the Proposed Development**

The “R(C)” zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighborhood may be permitted on application to the Board. The “R(D)” zone is intended primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Town Planning Board. It should be noted that the “R(D)” zone accounts for only 0.2% of the total application site area. As such, the impact on this zoning is considered minimal. The Applicant recognizes the pressing need to align with Government policies aimed at increasing the supply of RCHD and ensuring more efficient use of scarce land resources. In this regard, the proposed development represents a proactive and visionary response to address service gaps while utilising the valuable land.

## 5.5. Technical Justifications

### 5.5.1 No adverse traffic impacts

Since the proposed RCHD is tentatively scheduled for the completion in 2031, a Traffic Impact Assessment (“TIA”) for the design year 2031 has been carried out to assess the possible traffic impacts to the local road networks. Pedestrian assessment is also assessed in the TIA. It shows the concerned sections of access would all operate with ample reserve during AM and PM peak hours in both 2031 reference design year. Please refer to **Appendix 4** for the TIA.

The vehicular run-in/out point is located at the western boundary of the Site. It mainly serves the vehicles directly to and from Fuk Hang Tsuen Road. Swept path analysis has been carried out and shown in the TIA. A 2.5m-wide footpath is proposed along the Site abutting Fuk Hang Tsuen Road. Since there is an overhead cable near the site entrance, the supporting poles will be removed to facilitate smooth vehicular access.

All in all, the induced traffic, public transport and pedestrian are minimal and not excessive. Hence, no adverse traffic impact to the surrounding road network is anticipated and that the proposed development is considered as acceptable from traffic perspective. No vehicle shall be reversing outside the Site or queuing along the abutting Fuk Hang Tsuen Road to affect the local traffic conditions.

### 5.5.2 No Adverse Visual Impacts

The Applicant intends to develop one block of 8-storey tall RCHD development at the Site. The public viewers to the Site in the vicinity are mostly commuters along Fuk Hang Tsuen Road to the west of the site, who will only have glimpse views over the Proposed Development due to the transient nature of viewers. By considering the medium-rise residential development (i.e. Botania Villa (11 storeys)) to its immediately west and the constructing Pok Oi Hospital Tuen Mun Lam Tei RCHE (11 storeys) to the north, it is expected the proposed 8-storey RCHD will be visually compatible with the setting. The proposed RCHD can largely blend into the local setting without influencing the overall visual unity and harmony. While significant visual resources are not found in the Site, the Proposed Development will generally not affect its visual quality. Please refer to **Appendix 5** for the Visual Appraisal.

In particular, a large area to the east and south-east of the subject Site within “R(C)” zone is actually occupied by vacant lands, open storages, rural workshops and parking of vehicles; There are very few public viewers of whom the views will be affected by the Proposed Development.

### 5.5.3 No Adverse Environmental Impacts

The proposed RCHD will not be subject to any unacceptable or significant adverse environmental impact from air quality and noise aspects. Key environmental issues are summarized as follows:

### **No Adverse Air Quality Impact**

Fugitive dust emission is the major source of air pollution during the construction phase of the proposed development. Through proper implementation of dust control measures as required under the Air Pollution Control (Construction Dust) Regulation, Air Pollution Control (Non-road Mobile Machinery) (Emission) Regulation and Air Pollution Control (Fuel Restriction) Regulations, construction dust and gaseous emissions can be controlled at source to acceptable levels. Therefore, air quality impact during construction phase is not anticipated to be adverse. Please refer to **Appendix 6** for the Environmental Assessment.

The Site is bounded by Fuk Hang Tsuen Road, which is classified as a local distributor in the Annual Traffic Census 2023 published by the Transport Department, and is subject to the air quality impact associated with the vehicular emission from existing open roads. In order to comply with the buffer distance requirements as stipulated in the HKPSG, the air-sensitive uses at the proposed development have been positioned away from Fuk Hang Tsuen Road.

No air sensitive uses, including openable windows, fresh air intake of mechanical ventilation and recreational uses in the open area, would be located within the buffer zones. The potential operation phase air quality impact due to vehicular emission from the surrounding roads and industrial chimney emission have been evaluated. Since the HKPSG buffer distance requirements could be complied, no adverse operation phase air quality impact on the proposed development is expected. Please refer to **Appendix 6** for the Environmental Assessment.

### **No Adverse Noise Impact**

Road traffic would be the major source of noise nuisance during the project operation. Dormitory rooms, general office/ superintendent's office, nursing station, rehabilitation area and sick/isolation/quiet room of the proposed RCHD are considered to be noise sensitive receivers ("NSRs") of traffic noise impact. Industrial noise impacts from existing fixed plant noise will also be assessed and identified in the later stage if required. The study area for the noise assessment includes all areas within 300m from the project boundary.

During the construction stage, noise mitigation measures such as good site management practices, use of quieter construction methods and equipment, and use of movable noise barriers and noise enclosures, will be adopted if necessary and no adverse noise impact to the surrounding area is anticipated.

During the operation stage, air conditioning will be provided for the proposed development and not relied on openable window for ventilation, no adverse fixed noise impact and road traffic impact to the Proposed Scheme is expected. To ensure the fixed plant noise generated by the proposed development would not cause excessive impact to neighbouring noise sensitive uses, potential fixed noise sources within the Proposed Scheme shall be properly designed to meet the relevant noise criteria as stipulated in Chapter 9 of the HKPSG. Provisions shall be made to control the fixed noise sources by suitable at source noise control measures such as silencers and acoustic linings when necessary.

In summary, no adverse noise impact is expected and no additional noise mitigation measure is required. Please refer to **Appendix 6** for the Environmental Assessment.

### **No Adverse Drainage Impact**

A new drainage system within the Site will be proposed which will be carried out during the site formation works. The stormwater and surface runoff in the effective catchment area will be discharged to the existing drainage system outside the subject lot area (existing surface channels). Thus, no unacceptable drainage impact resulting from the Proposed Developments is anticipated.

### **No Adverse Sewerage Impact**

The nearest existing public sewerage network is located along Fuk Hang Tsuen Road to the west of the Site. Sewerage network will be proposed at the Site which will connect with the existing sewers. The capacities of the existing sewers and the proposed sewer will be checked based on existing upstream/downstream flow estimates and estimation of future sewage generation from the Proposed Development as appropriate at the detailed design stage. Please refer to **Appendix 7** for the Sewerage Impact Assessment.

### **No adverse Landscape Impact**

The Site is currently hard-paved and largely vacant. There is no significant landscape resources observed within the Site. It is confirmed that no Old and Valuable Trees (“OVT”) and protected species can be identified as per the ETWB TCW No. 29/2004 – Registration of Old and Valuable Trees with Guidelines for their Preservation and the Forests and Countryside Ordinance. There is no tree preservation clause held under the lease of the Site. Landscaping Opportunities are maximised at various floors (G/F, 3/F, 5/F, R/F), enabling edge treatment of the building block.

The greenery ratio achieved at the proposed development will be over 20% greenery requirement set out in PNAP APP-152 – Sustainable Building Design Guidelines. The proposed development will not alter the landscape character of the area but will enhance the current degraded environment by the provision of additional landscaping opportunities. Significant adverse impact on landscape resources arising from the applied use is not anticipated.

Future users and employees of the proposed RCHD will enjoy the open space with an area of 340 sq.m (**Appendix 1**). With the estimated number of 280 residents and 60 staff per shift, the required area of open space provision is 280 sq.m. Hence, the provision of the communal open space in the proposed development could meet the requirement under HKPSG (i.e. 1 sq.m per person). All planting will be maintained with due care by the management office of the proposed RCHD.

## SECTION SIX | CONCLUSION

This section 12A planning application is submitted to seek support from Town Planning Board for the proposed development of a Social Welfare Facility (Residential Care Home for Persons with Disabilities) of 8 Storeys to rezone the application site from “Residential (Group C)” and “Residential (Group D)” to “Government, Institution or Community (2)” at Lot 827 RP in D.D.130 and adjoining Government land, Lam Tei, Tuen Mun, New Territories.

This Planning Statement has demonstrated that the proposed development of RCHD would help meet the growing residential care service demand of the disabled population in Tuen Mun as well as other districts in echo with the prevailing government policy support for disabled persons care services. It could also help to shorten the waiting time for quality RCHD places. The proposed development is fully justified on the following grounds: -

- ✓ In line with Prevailing Policy of the RCHD Incentive Schemes and to Push Ahead its Implementation for Meeting the Prolonged Demands for RCHD in Hong Kong;
- ✓ To be compatible with the surrounding context;
- ✓ Address the surging demand of RCHD places in Hong Kong;
- ✓ To improve the RCHD quality of Tuen Mun;
- ✓ To fully utilize the site; and
- ✓ No adverse landscape, visual, traffic, air quality, noise, drainage and sewerage impact as a result of the development proposal.

The proposal is comprehensively justified in terms of planning and social welfare merits. It is anticipated that the proposed development would not result in insurmountable impacts to the surroundings. Given the aforementioned justifications, the Applicant respectfully requests the TPB to approve the subject application.