

Attachment 4
Revised Planning Statement

SUBMISSION OF APPLICATION FOR PERMISSION UNDER
SECTION 12A OF THE TOWN PLANNING ORDINANCE (CAP. 131)
**TO REZONE THE APPLICATION SITE FROM
“RESIDENTIAL (GROUP C)” AND “RESIDENTIAL
(GROUP D)” TO “GOVERNMENT, INSTITUTION
OR COMMUNITY (2)”**

Lot 827 RP and Adjoining Government Land in D.D.130, Lam Tei,
Tuen Mun, New Territories

September 2026



APPLICANT:

Cyber Epoch Holdings Limited
Glory Day Development Limited

PLANNING CONSULTANT:

DeSPACE (International) Limited

ENVIRONMENTAL CONSULTANT:

BeeXergy Consulting Limited

TRAFFIC CONSULTANT:

CKM Aisa Limited



DeSPACE (International) Limited



CKM ASIA LIMITED

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-LTTY/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-LTTY/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.

行政摘要

(以英文版本為準)

申請人為新界屯門藍地丈量約份第 130 約地段第 827 號餘段的註冊土地擁有人，現向城市規劃委員會提出第 12A 條修訂圖則申請，修訂藍地及亦園分區計劃大綱核准圖編號 S/TM - LTY/14。擬議從「住宅(丙類)」和「住宅(丁類)」改劃至「政府、機構或社區 (2)」。

根據藍地及亦園分區計劃大綱核准圖編號 S/TM - LTY/14，申請地點劃作「住宅 (丙類)」及「住宅 (丁類)」地帶。擬議的社會福利設施（殘疾人士院舍）不屬於第一欄及第二欄用途，因此，申請人擬議修訂大綱圖，將該地點由從「住宅(丙類)」和「住宅(丁類)」改劃至「政府、機構或社區 (2)」。

有關地政總署發出的「鼓勵在新私人發展物業內興建殘疾人士院舍計劃」(地政處作業備考編號 10/2023)，申請人將向社會福利署爭取政策支持，在私人土地建設以自負盈虧方式發展高質素的殘疾人士院舍，而所有設計將符合獎勵計劃的法例及牌照要求。

申請地點位於一個優越位置，周邊被多個住宅用途地帶所包圍。鑑於社會對私人殘疾人士院舍服務需求殷切，以及將有關「住宅 (丙類)」及「住宅 (丁類)」地帶作轉型發展的有利條件，申請人有意透過擬議的殘疾人士院舍項目，為當地社區提供社會福利支援服務。

是項發展在殘疾人士政策方向、環境、視覺及交通各方面均有充分理據，並獲相關技術評估支持。基於上述理據，申請人謹此懇請城市規劃委員會批准本申請。

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SECTION ONE | INTRODUCTION

1.1 Project Background

DeSPACE (International) Limited acts on behalf of the Applicant, namely, Cyber Epoch Holdings Limited and Glory Day Development Limited (hereafter “the Applicant”), to submit a Section 12A Planning Application to the Town Planning Board (“TPB”) for proposed amendment to the Approved Lam Tei and Yick Yuen Outline Zoning Plan (OZP) No. S/TM-LTY/14 (“the OZP”) 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)”) at Lot 827 RP and adjoining government land in D.D.130, Lam Tei, Tuen Mun, New Territories (hereinafter referred to as “Application Site”, see **Figure 1** – Location Plan) for a proposed Social Welfare Facility (Residential Care Home for Persons with Disabilities) (RCHD).

The Application Site is mainly zoned as “R(C)” and a small portion at the southeastern end zoned as “R(D)” under the OZP. The “R(D)” zone within the Applicant Site has an area of about 4m². Its land area constitutes about 0.2% of the Application Site and 0.06% of the overall “R(D)” zone. The Applicant proposes to also rezone this small portion from “R(D)” to “G/IC (2)” zone for the integrity of the proposed “G/IC (2)” zone covering the whole private lot. Please refer to **Figure 2** – Site Plan.

The Application Site is located adjacent to the Hung Shui Kiu / Ha Tsuen New Development Area, which creates great synergy with the Northern Metropolis development. In line with the Government’s policy direction, the Applicant proposes a social welfare facility to support the development of the Northern Metropolis by providing employment opportunities and increasing residential care home supply, thereby meeting the future needs of the growing population.

In the 2025 Policy Address, under the chapter “Support Persons in Rehabilitation,” the Government announced significant expansion of rehabilitation services, including 80 additional places under the Bought Place Scheme for Private Residential Care Homes for Persons with Disabilities (PWDs) and 50 places at Hostels for Severely Mentally Handicapped Persons. This clear policy direction underscores the growing demand for diversified and quality rehabilitation services, and highlights the pressing need for the private sector to play an active role in complementing government efforts. In particular, the expansion of BPS creates new opportunities and incentives for private operators to develop additional RCHD, thereby not only addressing service shortfalls but also aligning with government priorities to enhance inclusivity and quality of life for this community.

In light of the latest policy initiatives to provide more incentives to encourage developers to build and operate RCHDs in private development projects, namely the Incentive Scheme to Encourage Provision of Residential Care Home for Persons with Disabilities in New Private Developments (LAO Practice Note No. 10/2003)(‘the Incentive Scheme’), the Applicant is looking to maximize the site development potential through developing a RCHD to serve the person with disabilities (“PWDs”) in Tuen Mun. The Applicant will kindly request the Social Welfare Department (“SWD”) to support the proposed RCHD subject to compliance with all relevant statutory and licensing requirements and without implying any financial implications, both capital and recurrent costs by the Government.

SECTION TWO | SITE CONTEXT

2.1 Site Context and Surrounding Land uses

Topographically, the Application Site is currently flat and hard paved. It is currently used as a Temporary Public Vehicle Park (Excluding Container Vehicles) (Planning Approval No: A/TM-LTY/505). The private land within the Application Site is comprised of temporary structures. The Application Site is currently accessible via a strip of government land leading to Fuk Hang Tsuen Road which is located to the western side of the Application Site.

The Application Site’s surroundings are observed with the following site characteristics (**Figure 1** refers):

- i. to the immediate north and northeast, the Site is surrounded by car parks and residential dwellings;
- ii. to the further north and northeast are warehouse and storage uses, vacant land and residential dwellings;
- iii. Pok Oi Hospital Tuen Mun Lam Tei Nursing and Residential Care Home for the Elderly which is under construction is located to the further North;
- iv. to its immediate east are an office and parking of vehicles, residential dwellings and parking of vehicles;
- v. to the further east are residential dwellings, cultivated agricultural land and storage yards;
- vi. to its immediate south are residential dwellings and a warehouse and storage yard;
- vii. to the further south and southeast are residential dwellings, storage yards and engineering company;
- viii. to the further south across Fuk Hang Tsuen Road are parking of vehicles and Agricultural Fa Pao Committee;
- ix. to the northwest, west and southwest across Fuk Hang Tsuen Road are residential developments including The Sherwood, Green View and Botania Villa and vacant land; and
- x. the Lam Tei Light Rail Stop is about 550m walking distance from the Site.

2.2 Land Status

The Application Site is comprised of an Old Schedule Lot held under Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. The Applicant is well-noted that in the event of agreement on the proposed rezoning by the Town Planning Board and implementation of the project, it is required to apply to the Lands Department for a land exchange to implement the proposed development and include the portion of Government Land.

It is clarified that parts of the Lot are proposed to be excised from the application site boundary to respect the existing site configuration and features (see **Figure 2**). It is noted that the actual site area and application boundary are subject to verification and further subdivision of land upon land exchange application.

SECTION THREE | PLANNING CONTEXT

3.1 Planning Intention

According to the Notes of OZP, the planning intention of "R(C)" 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 Notes also stipulate that "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 plot ratio of 0.4 and a maximum building height of 3 storeys (9m) including car park, or the plot ratio, site coverage 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." For "R(D)", "no development including redevelopment for 'Flat' and 'House' uses shall result in a development and/or redevelopment in excess of a maximum plot ratio of 0.2 and a maximum building height of 2 storeys (6m)." Such limitations may not be able to maximise the development potential of the Site.

3.2 Application Site and Development Site

The Application Site falls within an area zoned "R(C)" (about 99.8%) and "R(D)" (about 0.2%) on the Approved Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTY/14. To preserve the integrity of the lot and avoid piecemeal rezoning, the small portion of land (about 0.2%) currently falling within the "R(D)" zone has been included in the rezoning application. In addition, to respect the existing site configuration and features, including the northeastern and southern boundaries being occupied by existing temporary structures, portions of the private lot are excluded from the Application Site for actual development as Development Site (see **Figure 2**). Lot subdivision(s) could be carried out by the Applicant when necessary to facilitate the implementation of the Proposed Development.

3.3 Surging Demand for RCHD in Hong Kong

It is an undoubted fact that Hong Kong has been encountering soaring demand for RCHD supply. As there are basically three types of disabilities, namely (i) Physical and Sensory Disabilities, (ii) Learning and Developmental Disabilities and (iii) Mental Illnesses, the demand for RCHDs is complicated and hard to predict in terms of how long one has to wait in turn for RCHD. Furthermore, PWDs may come from multiple age groups. RCHDs cater to those aged 6 onwards, under the Residential Care Homes (Persons with Disabilities) Ordinance (Cap. 613). For RCHDs that have to take care of two major groups of residents within the same premises, i.e. one group aged 6-15 and another 16 and above, there are other special considerations and physical segregation within the RCHD itself. Thus, the age spectrum for services for disabled persons is wide, apart from the fact that the service natures are more complicated and staff recruitment has been an uphill battle.

Regarding RCS places for PWDs, there are a total of 17,420 subsidized places, including 1,266 places purchased under the Bought Place Scheme ("BPS") for Private RCHDs. However, as at March 2025, 10,364 cases are still waitlisted for various types of subsidized RCHDs and the waiting time for particular types of residential rehabilitation services for PWDs range up to 152 months. A huge deficit in demand is observed. The long waiting time drives those who have urgent needs to live in an RCHD to opt for private ones, either for the long term or as a transitional measure before their chances for subverted ones come.

3.4 Incentive Scheme to Encourage Provision of Residential Care Homes for Persons with Disabilities in New Private Developments - Time-limited Enhancements

In pursuance of the announcement in the 2023-24 Budget and 2023 Policy Address, an Incentive Scheme to Encourage Provision of Residential Care Homes for Persons with Disabilities in New Private Developments ("Incentive Scheme for RCHDs"), modelling on the Incentive Scheme for RCHEs has been introduced in 2023 under LAO Practice Note No. 10/2023 ("the Time-Limited Concessions") to incentivise private developers to provide RCHDs in new private developments to increase the supply of RCHDs.

Under the Incentive Scheme, eligible applications can enjoy the following flexibility provided by the enhancement measures:

- Relaxing the number of RCHD premises eligible for premium payment exemption in each site from currently one RCHD premises to no limit on the number of RCHD premises as well as the maximum total GFA of not exceeding 5,400 m² to 12,000 m² or 10% of the total GFA permissible under lease, whichever is greater.
- Exempting eligible RCHD premises from the calculation of total permissible gross floor area under lease.

The Proposed Development will comply with the detailed eligibility criteria and the General Guidelines on Calculation of GFA for RCHD Premises as set out in the Practice Notes Issue No.10/2023.

On 25.3.2025, the Subcommittee on Issues Relating to the Support for Persons with Disabilities of the Legislative Council was held to brief members on the provision of residential care services for different types of persons with disabilities by the Government. The overall waiting time of residential care services had been lengthened significantly. 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.

According to the LegCo minutes, Hon Tik Chi-yuen pointed out that in recent years, the supply of residential care services has fallen far short of demand. For persons with physical disabilities and intellectual disabilities, the average waiting time for residential services increased from 47 months in 2019–2020 to 78 months in 2022–2023. The waiting time for hostels for persons with moderate intellectual disability reached 154 months, while that for hostels for persons with severe intellectual disability extended to 171 months. He questioned whether this situation can be regarded as providing appropriate care.

Hon Lam Siu-lo observed that, as the pilot scheme has already progressed through half of its duration, the Government should consider adopting a more proactive approach. He further noted that the relevant conditions or terms of the scheme could be refined to enhance their attractiveness. He expressed the hope that, within the three-year pilot period, the Government would undertake a thorough examination to ascertain whether the policy is genuinely effective and appropriately devised.

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.

As per the latest report to LegCo on 17.3.2025 and the members' views, the prolonged time span from the applications for approval to the actual implementation of the planned projects are major disincentives. Hon CHAU Siu-chung concurred that the overall progress of the Incentive Scheme has been slow. Only about 300 places have been provided and put into service reflect a very slow progress which definitely needs further improvement. In response, LWB advised that the Planning Department has facilitation measures to help applicants resolve their issues.

By making full use of the Site at the present, the Proposed Development could contribute to increasing the effectiveness of the policy initiatives of the Incentive Schemes and especially the enhanced measures in addressing timely the aggravating trend of the neglected population in Hong Kong.

3.5 Similar Planning Application

Since the portion of the Application Site falling within the “R(D)” zone accounts for only about 0.2% of the total site area, such a limited extent is rarely observed in previous rezoning applications. Therefore, rezoning applications involving only the “R(C)” zone have been referenced as similar cases for the subject planning application.

Table 3.1 – Approved Rezoning Application from “R (C)” to “G/IC” zone			
Case No.	Applied Use	Development Scale	Planning Justifications
Y/YL-NTM/9 (Approved on 8/12/2023)	Proposed Social Welfare Facility (Residential Care Homes for the Elderly (RCHE))	BH: 10 Storeys (29.6m or +36.93 mPD)	- RCHE (i.e. a maximum BH of 36.93mPD or 29.6m) with a GFA of 5,400m² is <u>considered not excessive and not entirely out of keeping with the existing sub-urban neighbourhood and is not out of context with the planned land uses</u> in the area benefited from improved accessibility. - PlanD has no objection to the application from <u>visual perspective</u> based on the above. - DSW has no further comment in view of <u>increasing demand for residential care services</u> for the elderly over the territory and to provide more choices for the elderly with residential care needs. - The proposed development <u>will not have significant impact</u> to the adjacent road network. - Various bureaux/departments have <u>no objection from the proposed development's environmental planning and other technical aspects.</u>

To summarize, key planning considerations of the Approved Rezoning Application from “R (C)” to “G/IC” zone on RCHD use are observed as follows:

Key Planning Considerations	Y/YL-NTM/9	Proposed RCHD
i. Major Development Parameters	Site Area: 736.2m ² Total PR: 7.33	Site Area: About 1,694m ² Total PR: About 4
ii. Land use compatibility	The proposed RCHE with a GFA of 5,400m ² is not incompatible with the surrounding areas which are predominantly <u>low-rise residential developments</u> (2-3 storeys).	The proposed RCHD with a GFA of not exceeding 6,500m ² is not incompatible with the surrounding areas which are predominantly <u>low to medium-rise residential developments</u> (2-16 storeys).
iii. Service provision	The proposed use could provide <u>more RCHE beds</u> to cater for the genuine need in the area. DSW considers that the RCHE can provide <u>more choices for the elderly with residential care needs</u> in view of increasing demand for residential care services for the elderly over the territory.	The proposed RCHD could provide <u>more RCHD beds and more quality choices</u> for the PWDs in view of the pressing demand in Tuen Mun and over the territory.
iv. Development intensity	The proposed <u>10-storey</u> RCHE is compatible with the surrounding development in the vicinity.	The proposed <u>8-storey</u> RCHD is compatible with the surrounding development in the vicinity.
v. Design merits	1/F Sky Garden - Vertical greening - Flat roof on 8/F	- Serenity Garden, Open Courtyard & Fairground on G/F - Rooftop workshop on 3/F and 5/F - Natural cross ventilation

The key planning considerations of rezoning from “R(C)” to “G/IC” or a residential zone would be technically having no adverse impact to the surrounding area and the land use compatibility, development intensity and urban design with a residential nature. The Proposed Development in 8 storeys (max.) with not exceeding 6,500m² within an area zoned “R(C)” (about 99.8%) and “R(D)” (about 0.2%) which is considered not excessive and not entirely out of keeping with the existing neighbourhood and is not out of context with the planned land uses.

3.6 Planning History

The Application Site is the subject of seven previous approved applications for temporary public vehicle park between 2012 and 2023. The last application No. A/TM-LTY/505 was submitted by the same applicant of the current application and was approved on 6/2/2026. There has been no major change in the planning circumstances since the approval of previous applications for the same use. Currently, a total of 38 parking spaces (including 32 for private cars and six for light goods vehicles (LGVs)) are provided.

SECTION FOUR | PROPOSED DEVELOPMENT

4.1 Development Proposal

The service needs of individuals with disabilities have long represented a significant concern within society. As the demand for residential care services continues to grow, a proactive response to this pressing issue is imperative. This proposal outlines the intention to convert currently available spade-ready land in the Tuen Mun district into a Residential Care Home for Persons with Disabilities (RCHD), aligning with commitments articulated in recent Policy Addresses. In view of that, the Applicant is applying for a town planning permission for the proposed RCHD on the Application Site to timely meet the need of the increasing disabled population over the territory.

In 2023, the Government announced the launch of the Incentive Scheme to Encourage Provision of Residential Care Homes for Persons with Disabilities in New Private Developments ("the Incentive Scheme") to encourage the quality provision of RCHD in Hong Kong. It offers concessions to eligible RCHD premises such as the exemption of land premium payment in respect of land transaction, in hopes of leveraging market forces to develop more quality RCHDs. To further strengthen the support for persons with disabilities as advocated by the Government, the Applicant is then encouraged to participate in the said scheme for the provision of RCHD spaces in their own proposed private development.

The applicant is well noted that the policy support of SWD has to be sought under the Incentive Scheme during the land exchange application. The proposed RCHD is tentatively scheduled for the completion in 2031.

4.2 Development Parameters

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

Table 4.1 – Major Development Parameters of the Proposal		
Application Site Area (about)	1,694 m ² (including 89 m ² of Government land)	
Development Site Area (about) ^[1]	1,611 m ² (including 89 m ² of Government land)	
Total Gross Floor Area (GFA)	Not Exceeding 6,500 m ²	
Plot Ratio (PR) (about)	4.03	
Site Coverage (about)	68%	
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 ^[2])	
Greening Ratio	Not less than 20%	
Communal Open Space	Not less than 340 m ²	
Provision of transport facilities:		
Private car parking spaces	7 (including 1 disabled car parking space (3.5m x 5m))	
Light Goods Vehicle lay-by	1 (3.5m x 7m)	
Light bus/Ambulance lay-by	1 (3m x 9m)	
Private Car / Taxi lay-by	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 / Retention Tank
	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

^[1] The major development parameter calculations are based on development site area.

^[2] 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-LTTY/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. **As portions of the subject lot is not included in the current application, there may be opportunities to include these areas into the development site in the future, which could affect the permissible total GFA. Accordingly, a minor relaxation clause is proposed to provide flexibility for future adjustments to the site boundary and the corresponding development parameters.** 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 6,500m² 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.

(c) In determining the maximum GFA for the purposes of paragraphs (a) and (b) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses

and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

(d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA/building height restrictions stated in paragraphs (a) and (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

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 89m² 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 m², which includes approximately 89 m² 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 Sewage Retention Tank

A sewage retention tank (2.6m(W) x 6.5m(L) x 3m(H)) is proposed to the north of the site to prevent overflow of sewage. The retention tank will be fully enclosed. Since the retention tank will be counted as E&M facilities, it will be exempted from the GFA calculation. The construction, operation & maintenance of the proposed sewage retention tank. With the proposed connection and sewage retention tank for the discharge of sewage during non-peak sewage discharge period in place, the sewerage system will have adequate capacity to cater the sewage from the Proposed Development and nearby catchments.

4.8 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 9.5m², 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.

4.9 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**:

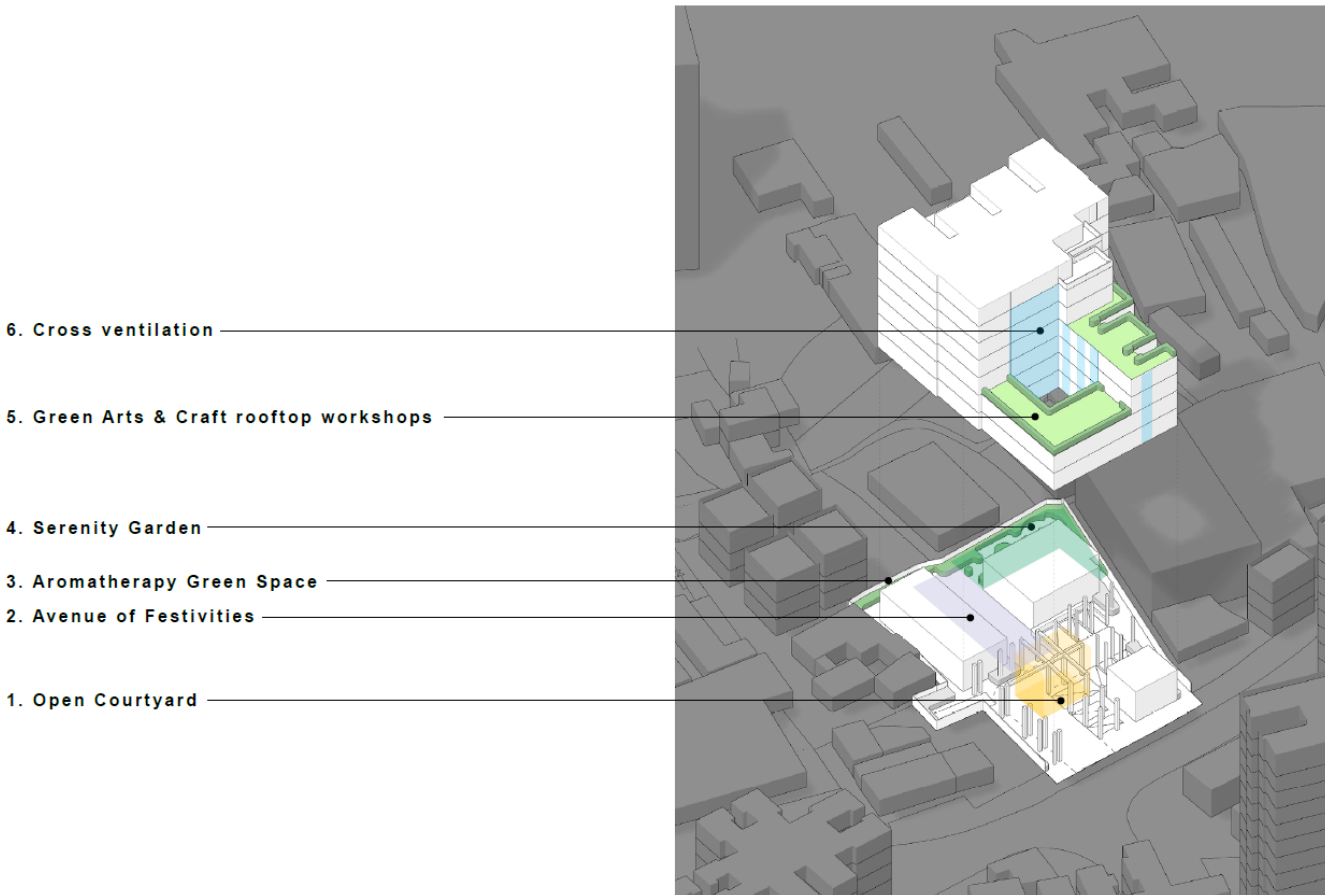
- Over 20 years of experience in RCHD operation / self-operation;
- Experience of operating a RCHD or a group of RCHDs with a total capacity over 200-300 bedspaces;
- Demonstration of a good track record to the satisfaction of SWD; and
- Having a Steering Committee on Quality Operation and Management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

4.10 Design Merits

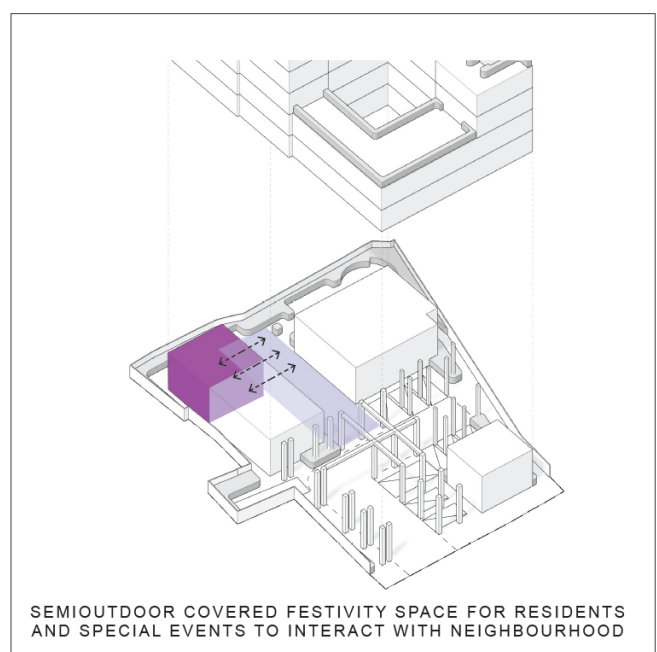
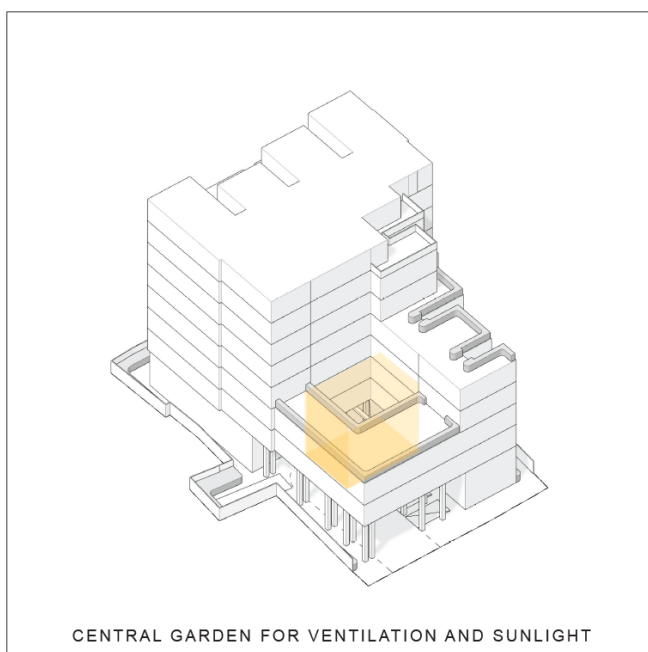
Planning and design merits are provided to create an artistic, creative and comfortable living environment to promote an inclusive neighborhood in Lam Tei. Specific features are included to foster independence and facilitate residents living in a fulfilling and stress-free rehabilitation life.

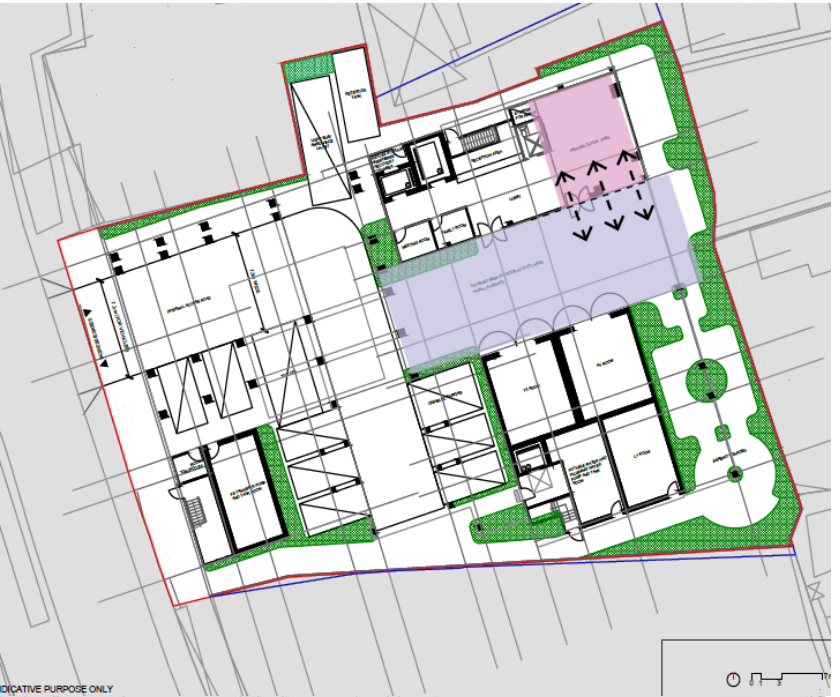
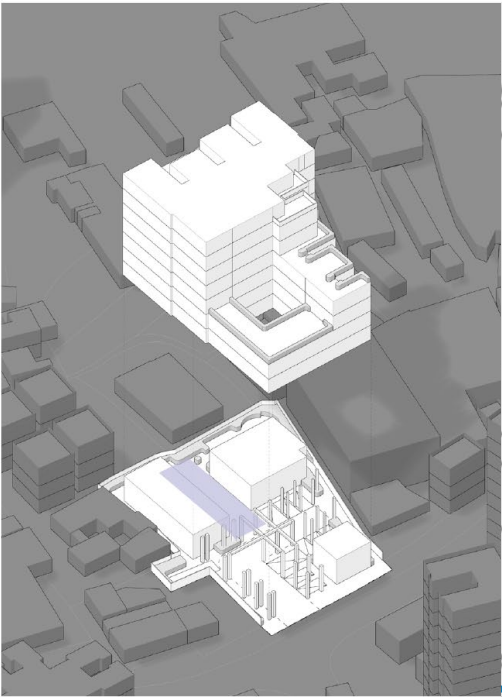
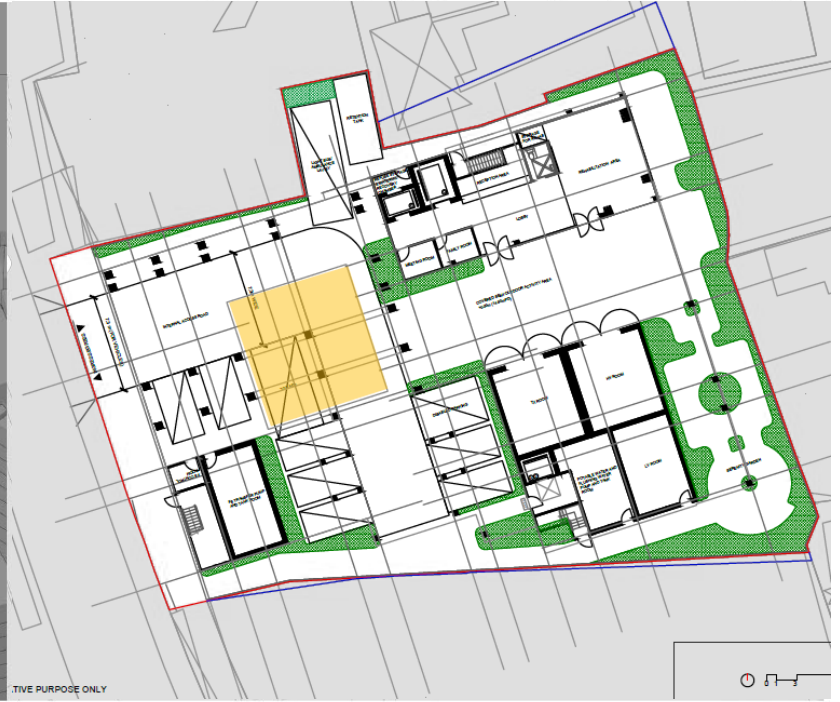
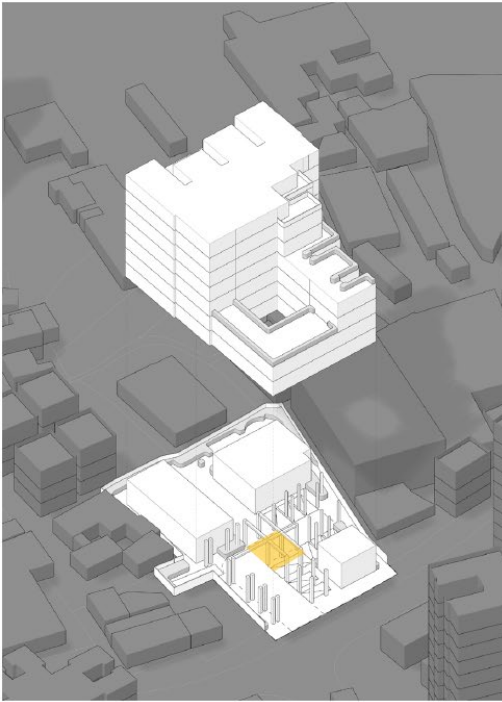


Open Courtyard and Avenue of Festivities (Joyous Colonnade 樂聚拱廊)

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 staffs. The proposed art markets or seasonal craft fairs are ancillary programmes of the RCHD and are non-profit making. They are temporary in nature and not subject to any specific market. The applicant will ensure the compliance with relevant statutory regulation(s) for organizing the activities, if any. They will only involve participation of the residents and registered visitors (normally residents' family and friends). The estimated number of visitors to be visiting these activities will be about 50-100 per month. 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.

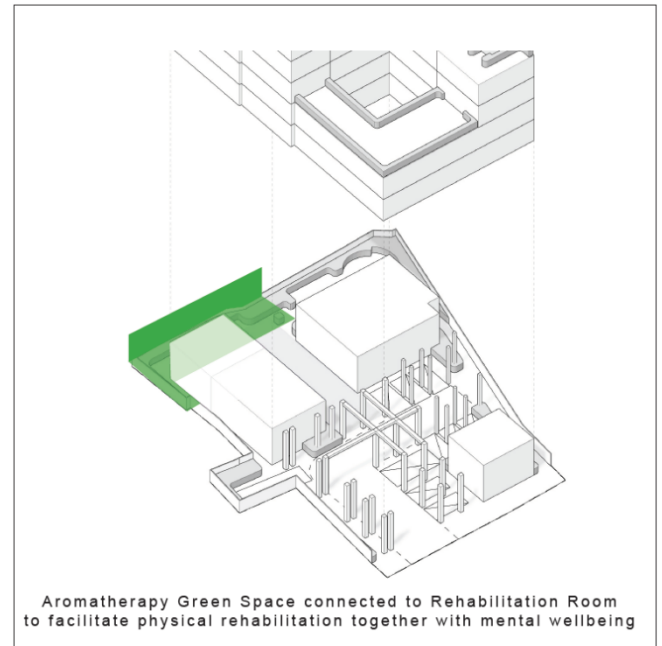






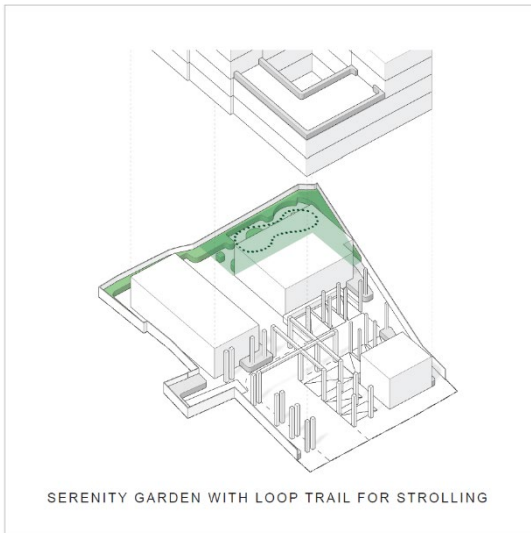
Aromatherapy Green Space (The Aroma Yard 香庭)

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 **at the adjacent rehabilitation area** 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.



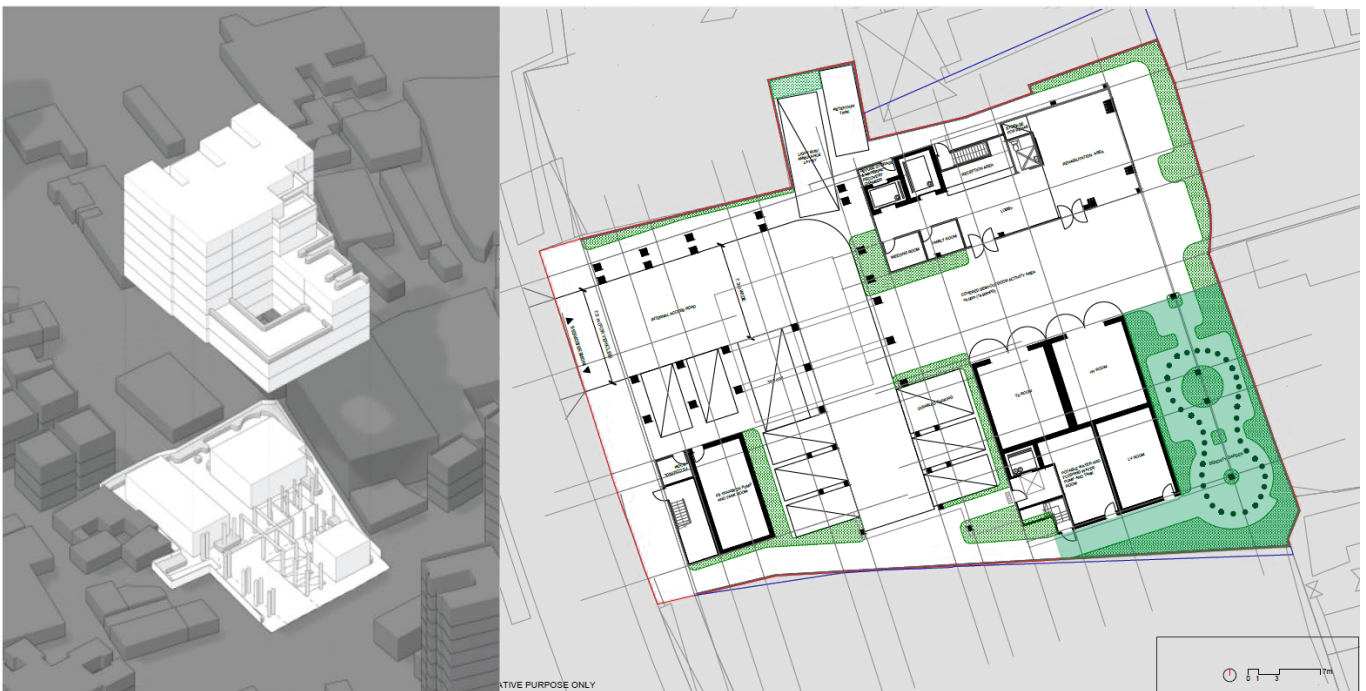


Serenity Garden (Nova Garden 曜園)



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.

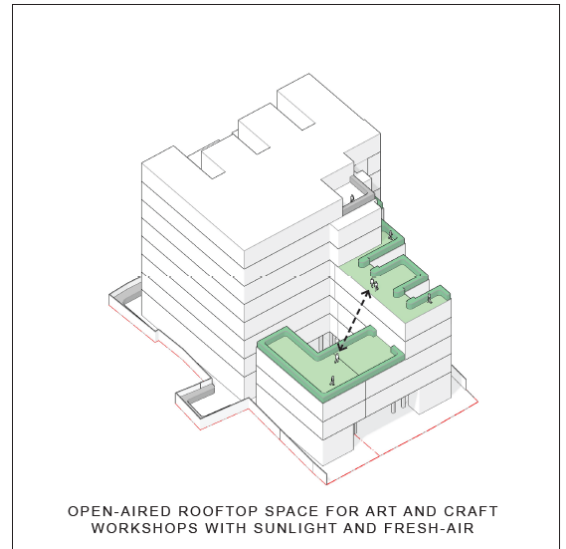
Variety of plants create a soothing natural setting that allows residents to reconnect with nature and enjoy the visual and sensory experience of greenery. The garden also serves as a quiet contemplative space where residents may take a leisurely stroll, appreciate the surrounding plants, or simply enjoy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



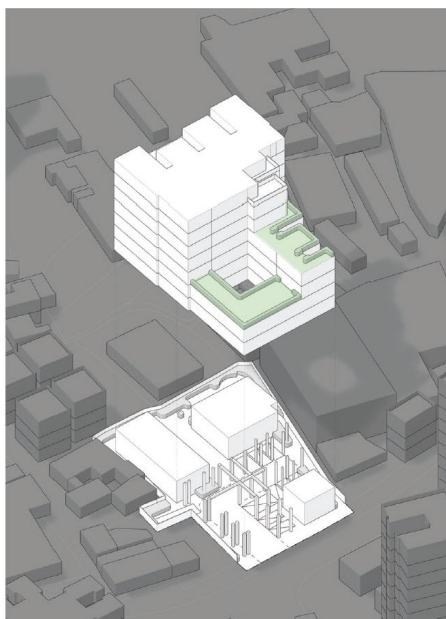


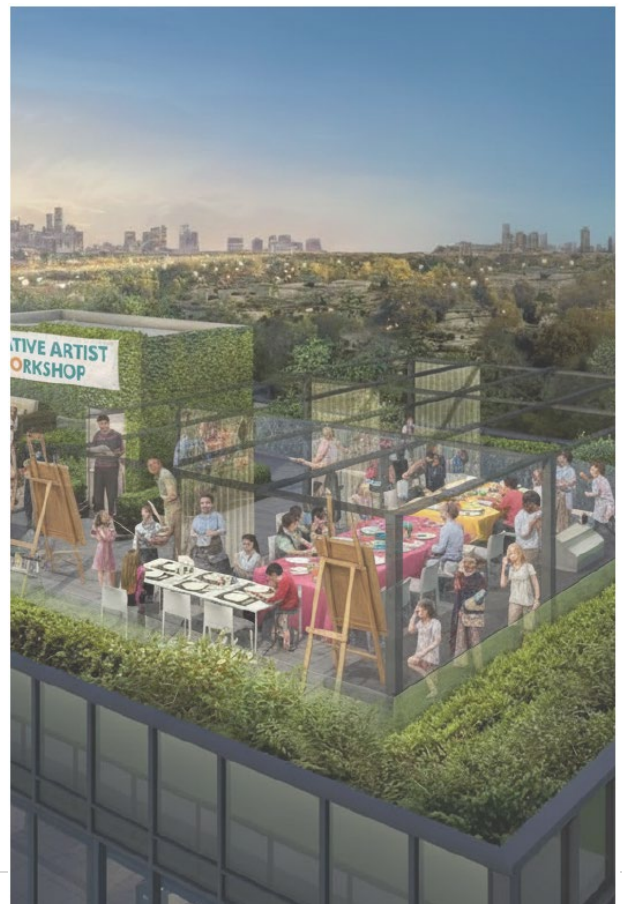
Arts & Craft Rooftop Workshops (Bloom Pavilion 盛放之庭)

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 during seasonal craft fairs within the covered semi-outdoor activity area on the G/F, creating opportunities for residents to share their creativity with the wider community, foster social interaction, and promote recognition and respect. No exhibition space that involves activities classified as 'public entertainment' under Cap. 172 will be proposed in the future development. There will be no regular commercial activity in the future development and the selling of products only occurs during the temporary seasonal art markets or seasonal craft fairs. By integrating art, commerce, and community engagement, the Roof Garden reinforces inclusivity and contributes to building a caring, dignified, and harmonious neighborhood.

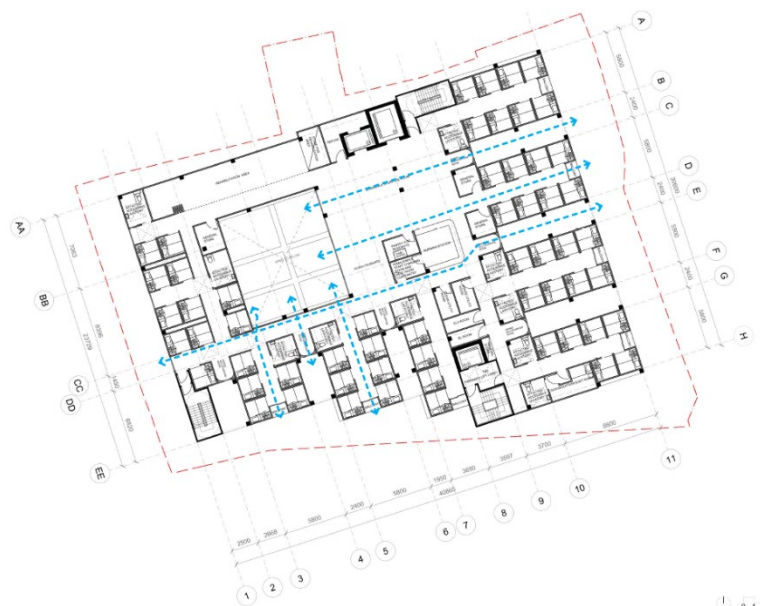
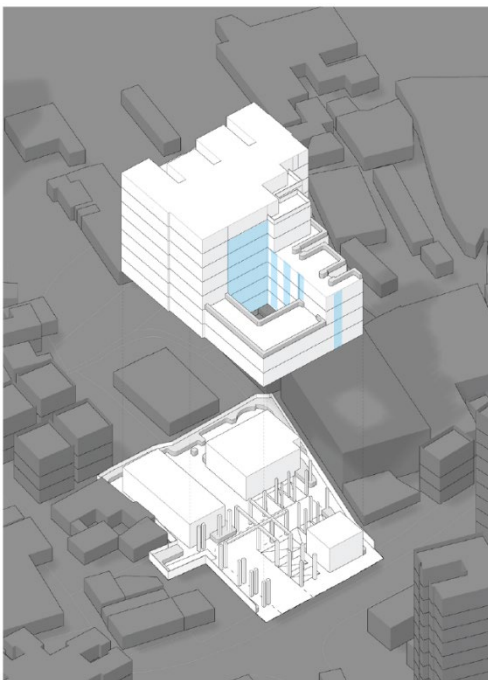




Good Natural Ventilation and Sunlight Penetration

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 60¹. 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 years². Among the 340 RCHDs that are currently operating, 82% is operated by the Government whereas 18% is operated by the private sector.

¹ Source: LegCo Statistical Highlights
https://app7.legco.gov.hk/rpdb/en/uploads/2024/ISSH/ISSH03_2024_20240314_en.pdf

² Source: LegCo Statistical Highlights
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 Site³. 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 region⁴.

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

³ 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>

⁴ 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.

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 (8 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.