

Planning Assessment Report

In Association with

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Environmental Consultant	:	Urban Green Consultants Limited
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Traffic Consultant	:	CTA Consultants Limited

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Report : Version 1.0



Executive Summary

(in case of discrepancy between English and Chinese versions, English version shall prevail)

This Application is submitted to seek the approval from the Town Planning Board (“**the Board**”) under section 12A of the Town Planning Ordinance (“**the Ordinance**”) for the rezoning of the Application Site from “Government, Institution or Community” (“**G/IC**”) to “Government, Institution or Community (6)” (“**G/IC(6)**”) zone on the Approved Tuen Mun Outline Zoning Plan No. S/TM/41 (“**the Proposed Amendment**”), for the proposed social welfare facility (Residential Care Home for the Elderly) (RCHE) (“**the Proposed Development**”) at Section C of Lot No. 496 in D.D. 132 and the adjoining Government Land, Tuen Mun, New Territories (“**the Application Site**”, “**the Site**”).

To capitalise on the rapidly ageing trend in population, as well as the societal and residential needs, the Proposed Development intends to offer new RCHE provision in Tuen Mun District. The Proposed Amendment is in line with the building height restriction for low-rise development stipulated in the Outline Zoning Plan, aiming to release the development potential of scarce land resources and to provide flexibility in subsequent modification of uses within the development.

With reference to the permanent scheme of “*Incentive Scheme to Encourage Provision of Residential Care Home for the Elderly Premises in New Private Developments*” as well as the “*Incentive Scheme to Encourage Provision of Residential Care Home for the Elderly Premises in New Private Developments – Time-limited Enhancements*”, the Applicant seeks Labour and Welfare Bureau’s support on the proposed RCHE under the Incentive Scheme, which encourages private developers to self-finance to build quality RCHE premises on their own land, and design to comply with the statutory and licensing requirements of the participation in the Incentive Scheme.

The Proposed Amendment is fully justified on the following grounds: -

- i. Maximum development potential of scarce land resources in a strategic location;
- ii. Conforms to the planning intention of “GIC” zone under the Approved Tuen Mun Outline Zoning Plan;
- iii. Planning merits and various design features/concepts to provide more residential care services in territorial and district levels to meet the genuine need and to shorten the waiting time for quality RCHE places;
- iv. Fulfilment of the recommended guiding principles to provide best practice developing a Liveable, Sustainable, and Quality RCHE;
- v. Not only not incompatible in terms of land use nature, development scale and intensity with the surrounding environment; and
- vi. Technical feasible with no adverse impact.



內容摘要

(如內文與其英文版本有差異，則以英文版本為準)

本規劃申請根據《城市規劃條例》第 12A 條，申請修訂《屯門分區計劃大綱核准圖編號 S/TM/41》(下稱「**擬議修訂**」)，將位於新界屯門丈量約份第 132 約地段第 496 段 C 分段及毗鄰政府用地(下稱「**申請地點**」)，由「政府、機構或社區」地帶改劃為「政府、機構或社區(6)」地帶，以作擬議社會福利設施(安老院舍)(下稱「**擬議發展**」)，向城市規劃委員會(下稱「**城規會**」)提出申請。

為應對人口老化趨勢及社會和居住需求，擬議發展旨在於屯門區提供優質的安老院舍服務。擬作修訂的方案符合《屯門分區計劃大綱核准圖》中列明的低矮建築物的高度限制(高度通常不超過 13 層)，旨在釋放地段的發展潛力，為發展提供彈性。

有關於「鼓勵在新私人發展物業內提供安老院舍院址計劃」以及其分別於 2023 年公佈的優化計劃及 2026 年公佈的恆常化計劃，申請人將向勞工及福利局爭取政策支持，鼓勵在新私人發展物業內以自負盈虧方式發展高質素的安老院舍，其所有設計將符合獎勵計劃的法例及牌照要求。

擬議修訂有以下充份理據獲得支持：-

- i. 釋放位於策略性位置之空置土地的發展潛力；
- ii. 符合《屯門分區計劃大綱核准圖》中「政府、機構或社區」地帶的規劃意向；
- iii. 提供規劃增益及各項設計特點／概念，為地區以至全港提供更多院舍照顧服務，以滿足社會需求並縮短優質安老院舍住位的輪候時間；
- iv. 落實良好作業指導原則，以發展一個宜居、可持續發展和優質的安老院舍，並應對社區當前及未來的社會、環境和經濟需求與期望；
- v. 在土地用途性質、發展規模和密度上沒有不相容；以及
- vi. 技術上可行亦不會有不利影響。

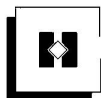
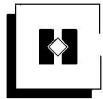


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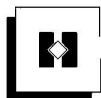
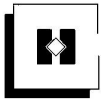


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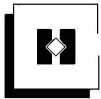
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1 INTRODUCTION

1.1 The Application

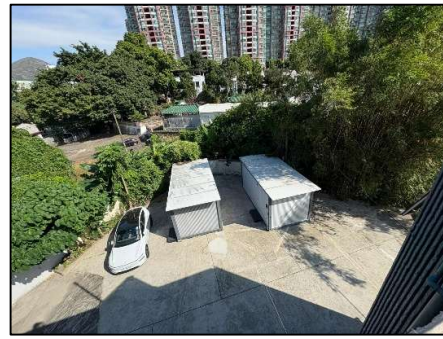
- 1.1.1 The Site is currently occupied by temporary structures. Upon review of the planning history and context, the Applicant would like to optimise the development potential of the Application Site and make optimal use of scarce land resources by developing into a social welfare facility of a Residential Care Home for the Elderly (RCHE) to address the demand for elderly home services in the Tuen Mun District.
- 1.1.2 We are commissioned by the Applicant to prepare a planning assessment report on its behalf for proposing amendment (hereafter referred to as the “**Proposed Amendment**”) to the Approved Tuen Mun Outline Zoning Plan No. S/TM/41 (“**Approved Tuen Mun OZP**”) under Section 12A of the Town Planning Ordinance (“**the Ordinance**”) at Section C of Lot No. 496 in Demarcation District (D.D.) 132 and the adjoining Government Land, Tuen Mun, New Territories (**Figure 1** refers) (hereinafter referred to as the “**Application Site**”).
- 1.1.3 The Application Site falls within an area designated as “Government, Institution or Community” (“**G/IC**”) zone on the Approved Tuen Mun OZP (**Figure 2** refers). The Proposed Amendment involves rezoning the Application Site from “Government, Institution or Community” (“**G/IC**”) to “Government, Institution or Community (6)” (“**G/IC(6)**”) and to amend the Notes of the Outline Zoning Plan (OZP) applicable to the Application Site for a social welfare facility (RCHE) (hereinafter referred to as the “**Proposed Development**”).



2 THE APPLICATION SITE AND SURROUNDINGS

2.1 Current Condition of the Application Site

- 2.1.1 The Application Site covers a total of about 1,770 square metres (“sq.m.”). The Application Site is located at Tuen Fu Road, on the south of the existing Tuen Fu Road Disciplined Services Quarters and the southeast of the existing Tuen Mun Treatment Works Staff Quarters. The Site is situated in close proximity with religious institutions including the Ching Leung Nunnery and the Gig Lok Monastery to the north and east respectively.
- 2.1.2 The Application Site is generally sitting on a flat terrain with the level from about +5.50mPD to about +6.41mPD. **Figure 1** illustrates the location of the Application Site and its immediate vicinity, and the existing condition of the Site (**Diagram 1** refers). Hence, the formation level of the Application Site shall follow the local topography in order to minimize the extent of site formation works, filling of land for the whole Application Site with concrete of not more than 0.9 meter (“m”) in depth would also be considered.
- 2.1.3 Major portion of the site, currently under private land lot, is fenced off by temporary structures, which will be vacant upon approval of this planning application. The minor portion of the site is occupied by vegetation.



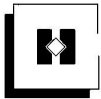
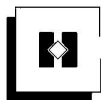


Diagram 1 Existing Condition of Application Site
(Sources: Open3Dhk, Lands Department)

2.2 Land Status

- 2.2.1 The Application Site falls within Section C of Lot No. 496 in Demarcation District (D.D.) 132 and the adjoining Government Land, Tuen Mun, New Territories (“the Lot”) (Figure 3). The Lot is an Old Schedule agricultural lot, its development restrictions of the Lot are stipulated under the Block Government Lease which is solely held by the Applicant.
- 2.2.2 To implement the Proposed Development with modified lot boundary, as well as fulfilling the requirements of the designated zoning schedule for the Application Site proposed and permitted by the Town Planning



Board (“the Board”), the Applicant will apply for land exchange after agreement of rezoning. Details will be further elaborated in the later section.

2.3 Surrounding Context

- 2.3.1 At present, the surrounding areas of the Site are characterized by various land uses, predominantly a number of GIC facilities and medium-density residential buildings. To the north and east, the areas are surrounded by religious institutions namely Ching Leung Nunnery and Gig Lok Monastery within the “G/IC” zone. There is an existing small-scale privately operated RCHE along Tuen Fu Road to the north and the roundabout of Tuen On Lane, namely as Ching Yan Elderly Home, with the existing places of about 10¹.
- 2.3.2 To the further north and south, the area is surrounded by medium-density residential buildings, namely Parkland Villas, Napa Valley and Brilliant Garden. The southern area is mostly dominated by the departmental quarters including the Tuen Fu Road Disciplined Services Quarters, the Tuen Mun Treatment Works Staff Quarters, the Tuen Mun Water Treatment Works, and the Tuen Mun North Offtake and Pigging Station. The Lingnan University is situated to the further east of the Application Site. The Siu Hong Station is located to the west, while the Siu Hong Court and the Tuen Mun Hospital is located further west of the Site.

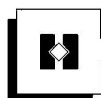


Ching Leung Nunnery



Tuen Fu Road Disciplined Services Quarters

¹ <https://www.elderlyinfo.swd.gov.hk/en/content/ching-yan-elderly-home>



Parkland Villas



Siu Hong Court

Diagram 2 Surrounding Context

Building Height Restrictions on Surrounding Context

- 2.3.3 The immediate surroundings of the Application Site have medium-to-high BH profile of about +70mPD to +120mPD, which are dominated by medium-density residential buildings to the north, south and west of the area. According to the Approved Tuen Mun OZP, there are about 20.8 hectares (ha) zoned “Residential (Group A)” (“R(A)”) with the maximum BH of 120mPD within 500m of the Application Site, whilst about 9.8ha is zoned “Residential (Group B)” (“R(B)”) with the maximum BH of 100mPD and 120mPD. In a wider context, GIC facilities including the Tuen Mun Hospital to the southwest is subject to the maximum BH of 70mPD and/or 11 storeys. Overviews of the building height restriction (BHR) of surrounding context of the Application Site are shown in **Diagram 3**.

Existing Development	OZP Zoning	Site Area (in ha) (about)	Building Height Restriction (in mPD)	Current Building Height (in storeys)
Siu Hong Court	“R(A)20”	10.36	120	-
Fu Tai Estate	“R(A)”	5.53	120	-
Yan Tin Estate	“R(A)”	4.41	120	-
Wong Hoo Chuen Hall	“R(A)3”	0.50	85	-
Parkland Villas	“R(B)10”	2.43	100	-
South Hillcrest	“R(B)11”	0.63	120	-
Beneville	“R(B)16”	1.73	106	-
Rosewood	“R(C)”	1.14	-	3
Tuen Fu Road Disciplined Services Quarters	“R(E)”	0.37	70	-
Tuen Mun Hospital	“G/IC”	9.35	70	11
Lingnan University	“G/IC”	9.36	-	4-10

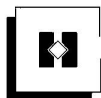


Table 1 Building Height Profile of Nearby Major Developments
(Source: Town Planning Board, HKSAR Government)

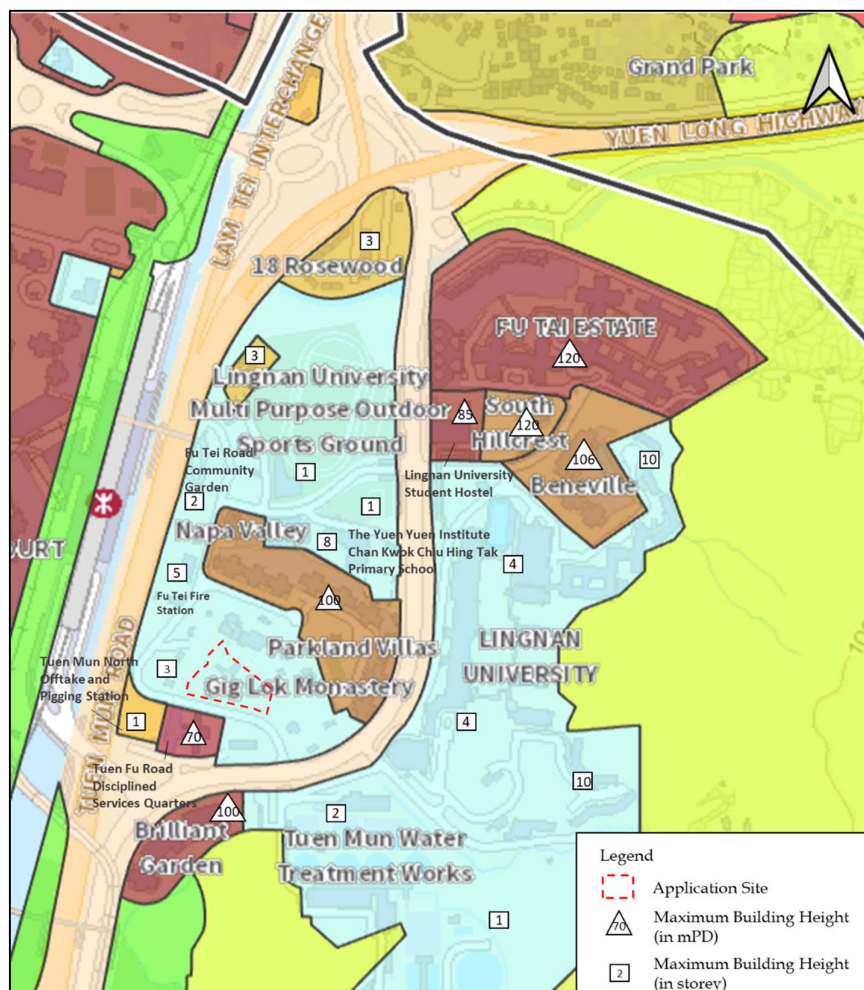
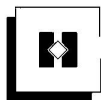


Diagram 3 Building Height Restriction of Nearby Major Developments
(Source: Town Planning Board, HKSAR Government)

2.4 Site Accessibility

- 2.4.1 The Application Site is connected to the nearby Castle Peak Road to the New Territories Circular Road to the immediate south and west respectively. The Application Site is accessible to existing public transport network.
- 2.4.2 The Application Site is within 500m walking distance via Tuen Fu Road to Siu Hong Station (Tuen Ma Line) (TML) and Light Rail Transit (LRT). A Public Transport Interchange (PTI) is located within the Siu Hong Station. The Site is served by the light rail routes from the Siu Hong Station to Yuen Long and Tuen Mun South. Various franchised bus and green minibus (GMB) services are the major mode of public transport serving the Application Site to other areas of the Hong Kong Island and Tuen Mun Area including Tuen



Mun Town Centre, Tsing Chuen Wai, Siu Lam, etc. and allow a high degree of accessibility compared to other hospitals. Both urban and New Territories (NT) taxi stands are available within the PTI.

- 2.4.3 All these transportation facilities illustrate the Application Site is an advantageous location where it is well connected with a variety of public transport options.

2.5 Identified Development Constraints

Limited Size and Irregular Shape of Private Land Lot

- 2.5.1 Based on **Figure 3**, the site area of the existing Lot possessed by the Applicant is about 934 sq.m. and has an irregular shape. **Diagram 1** shows the existing condition of the Site, in which is currently vacant and under-utilized. The overall development footprint is greatly limited by the small size and the irregular shape, especially when considering the fulfilment of natural lighting and ventilation under Building (Planning) Regulations (B(P)R) (Cap. 123F).

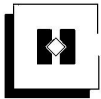
- 2.5.2 It is noted that site area of the unleased and unallocated Government land of about 836 sq.m., which is just adjacent to Lot No. 496 S.C in D.D. 132 has been abandoned for many years. There is no other occupant utilizing this parcel of the Government land, nor using this parcel of land as a passageway.

Intensive Building Height Profile in Proximity to the Site

- 2.5.3 According to **Section 2.3.3**, **Table 1** and **Diagram 3**, the immediate surroundings of the Site have medium to high BH profile, with a maximum BHR ranging from +70mPD to +120mPD. The Proposed Development will need to be positioned in a sensitive manner to maintain the air permeability. Sensitive design measure, such as adoption of central air-conditioning (AC) system with non-openable windows, building separation and singular void, could be adopted to minimise the potential impact to the local environment.

Site Requirements on Lighting and Ventilation

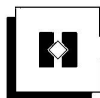
- 2.5.4 The Application Site is located at Tuen Fu Road, and is situated in close proximity with religious institutions. Site concerns on the lighting and ventilation requirements shall be reviewed to ensure optimal performance of the facility. Building setback and podium setback shall be considered to comply with the requirements under the B(P)R (Cap. 123F) and the Sustainable Building Design Guidelines (SBD Guidelines) (PNAP APP-152) to ensure adequate air and visual permeability.



3 PLANNING CONTEXT

3.1 Statutory Planning Context

- 3.1.1 The Application Site falls entirely within an area designated as “G/IC” zone on the Approved Tuen Mun OZP No. S/TM/41 (**Figure 2**).
- 3.1.2 The planning intention of the “G/IC” zone is *“primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments”*. According to the Schedule of Notes for “G/IC” zone, ‘Social Welfare Facility’ falls into a Column 1 use that are always permitted. The Proposed Development is in line with the planning intention of “G/IC” zone, which is primarily for the provision of government, institution or community facilities serving the needs of the local residents and/or a wider area.
- 3.1.3 The Notes of the OZP state 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 the maximum BH in terms of 3-storey as stipulated on the Plan, whichever is the greater.



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S/TM/41

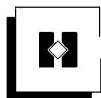
GOVERNMENT, INSTITUTION OR COMMUNITY

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

Planning Intention

This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

(please see next page)



- 32 -		S/TM/41
<u>GOVERNMENT, INSTITUTION OR COMMUNITY (cont'd)</u>		
<u>Remarks</u>		
(a)	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 the maximum building height in terms of number of storey(s) or mPD as stipulated on the Plan, or the height of the existing building, whichever is the greater.	
(b)	In determining the maximum number of storey(s) for the purposes of paragraph (a) above, any basement floor(s) may be disregarded.	
(c)	Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.	
(d)	Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restrictions as shown on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.	

(Source: Town Planning Board, HKSAR Government)

- 3.1.4 Further explained in the Explanatory Statement (ES) of the Approved Tuen Mun OZP, the BH control of developments in the Area has been taken into account of the prevention of excessively tall or out-of-context buildings, and urban design attributes (i.e., stepped BH profile to preserve public view to the ridgelines) to ensure better visual permeability and wind penetration and circulation. Specifically, the BH control for low-rise developments of GIC facilities is considered with a height of not more than 13 storeys (excluding basement floor(s)).

3.2 Planning History

- 3.2.1 The Site was rezoned from “Undetermined” (“U”) to “G/IC” since 1994 to reflect the existing institution and community uses and planned land use in accordance with the Tuen Mun New Town Area 52 Layout Plan No. L/TM 52/1B, as shown in **Diagram 4** below. One of the planning objectives of the aforementioned Layout Plan are to ensure comprehensive and adequate provision for various community facilities, services and amenities.

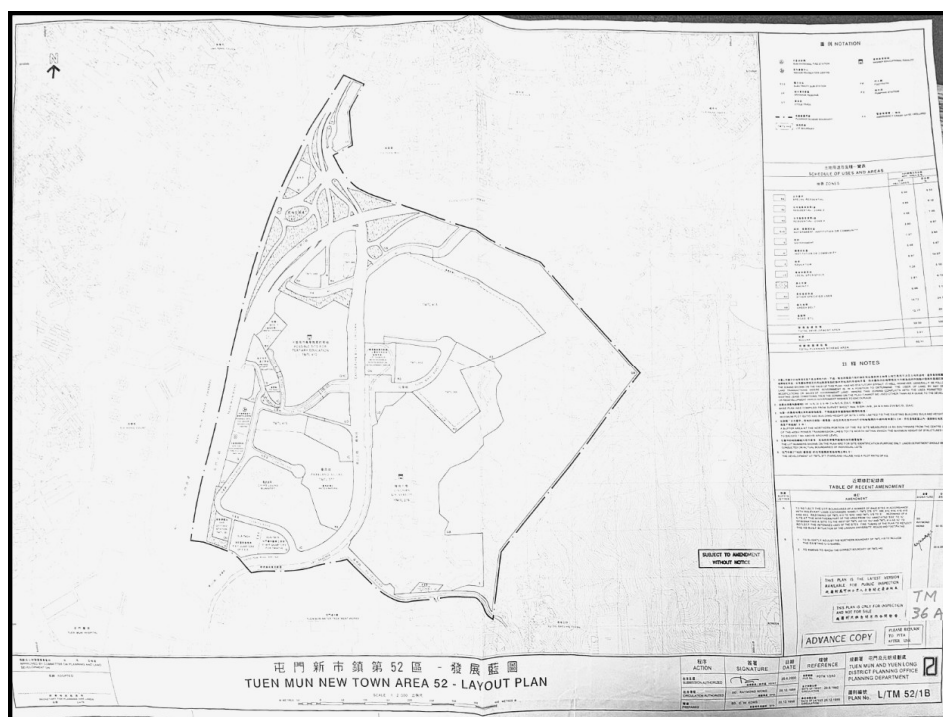
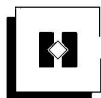


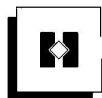
Diagram 4 Extract of Tuen Mun New Town Area 52 Layout Plan
No. L/TM 52/1B
(Source: Town Planning Board, HKSAR Government)

Rezoning from “U” to “G/IC” in 1994

- 3.2.2 The Site has been zoned as “G/IC” with the ‘Social Welfare Facility’ fell into a Column 1 uses that are always permitted since the Approved Tuen Mun OZP No. S/TM/7 in 1994, with the planning intention for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

Incorporation of BHR in the Explanatory Statement of the OZP

- 3.2.3 Subsequently, BHRs were first stipulated in the ES of the OZP in 2007 taking into account the BH profile and considerations on visual impact and air ventilation. In 2009, the specific BH control of low-rise developments with a height of normally not more than 13 storeys (excluding basement floor(s)) has been included in the ES of the OZP to respect the distinct urban form and natural setting, accentuating a high-rise town centre and depicting low to medium-rise residential suburbs at the outskirts. Since then, the “G/IC” zone and the development restrictions of the Site remain unchanged. A detailed planning control on the development intensity and BH profile of Tuen Mun New Town was



therefore introduced with generally three BH bands (i.e., 85mPD, 100mPD and 120mPD respectively) increasing progressively from the waterfront to the inland. Referring to the ES of the OZP in 2009, the proposed BH variations aims to avoid monotonous townscape.

- 3.2.4 The subject “G/IC” zone has an area of about 10.5ha subject to the maximum BH of 1 to 8 storeys and covers developments including Gig Lok Monastery (極樂寺), Ching Leung Nunnery (清涼法苑), Fu Tei Fire Station, Ecclesia Bible College (神召神學院), Hing Tak School (興德學校), the Yuen Yuen Institute Chan Kwok Chiu Hing Tak Primary School (圓玄學院陳國超興德小學), Tuen Fu Road Community Garden and Lingnan University Multi-Purpose Outdoor Sports Ground. The subject “G/IC” zone surrounds medium to high-rise residential developments of Parkland Villas and Rosewood.

Previous Planning Applications in the Subject “G/IC” zone

- 3.2.5 There are five previous s.16 planning applications approved within the subject “G/IC” zone, details and its location of approved planning applications in the vicinity are summarized in **Table 2** and **Diagram 5**.

Application No.	Proposed Use	Decision Date	Decision
A/TM/211	A Residential Staff Quarters Building for Lingnan College	26/07/1996	Approved with condition(s)
A/TM/220	Bible School	21/05/1999	Approved/Agreed
A/TM/257	New Territories Exempted House (Small House)	17/12/1999	Approved with condition(s)
A/TM/261	Proposed Bible School	19/05/2000	Approved with condition(s)
A/TM/530	Columbarium	29/09/2023	Allowed/Allowed with condition(s)

Table 2 Precedent Approved Planning Applications within the subject “G/IC” zone

(Source: Town Planning Board, HKSAR Government)

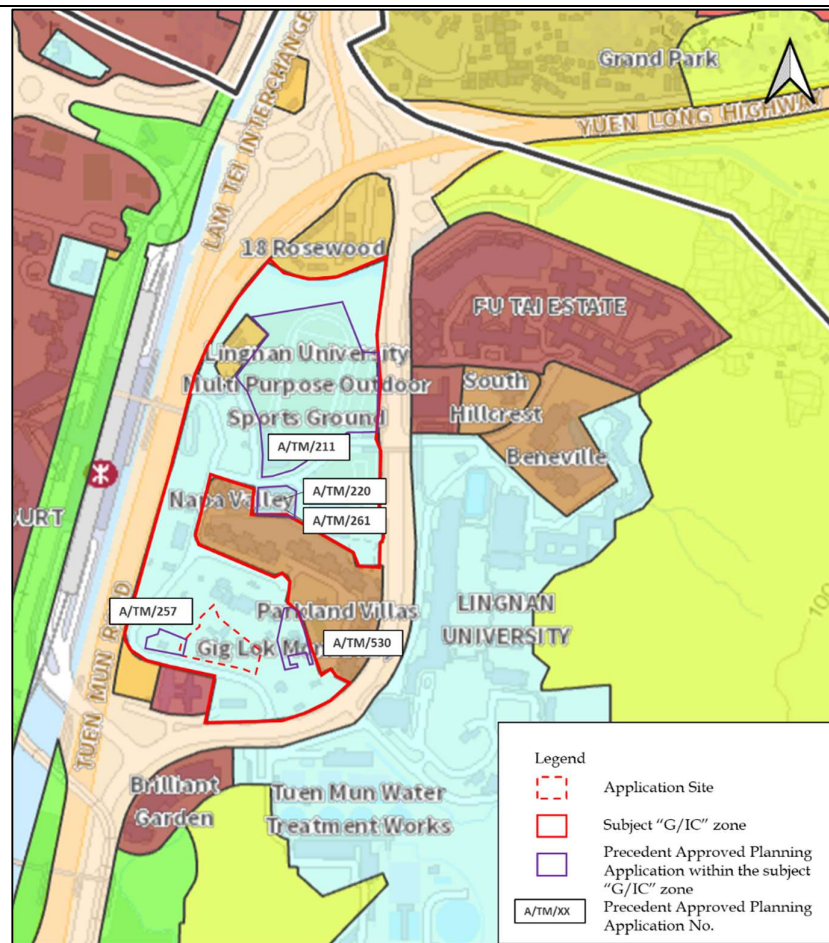
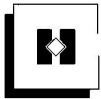


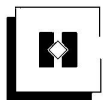
Diagram 5 Precedent Approved Planning Applications within the subject “G/IC” zone
(Source: Town Planning Board, HKSAR Government)

3.3 Planning Intention of “G/IC” zone

3.3.1 Making reference to the Town Planning Board Guidelines for Application for Development/Redevelopment within Government, Institution or Community Zone for Uses other than Government, Institution or Community Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 16), sites zoned “G/IC” are generally “dedicated to GIC and other public uses including public open spaces”.

3.3.2 In particular, application for development in “G/IC” zone should be demonstrated as follows: -

- should not adversely affect the normal operation of the existing GIC facilities nor delay the implementation of the planned GIC facilities, if any, within the “G/IC” site;
- should be compatible in land-use terms with the GIC uses on the

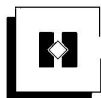


site, if any, and with the surrounding areas;

- scale and intensity of the Proposed Development should be in keeping with that of the adjacent area;
- scale and design of the Proposed Development should have regard to the character and massing of the buildings in the surrounding areas and should not cause significant adverse visual impact on the townscape of the area;
- Proposed Development should be sustainable in terms of the capacities of existing and planned infrastructure such as drainage, sewerage, roads, water supply and utilities in the locality and its surrounding areas;
- should be adequate provision of parking and L/UL facilities to serve the Proposed Development in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG) and to the satisfaction of the Transport Department (TD);
- should be sustainable in terms of the overall planned provision of open space and GIC facilities in the area;
- should not involve extensive clearance of existing natural vegetation, adversely affect the existing natural landscape, or cause adverse visual impact on the natural environment in the surrounding areas;
- design and layout of the Proposed Development should have regard to the preservation of any existing buildings of historical or architectural values on or adjoining the Application Site; and
- financial viability of a development/redevelopment proposal in support of the GIC elements to be provided, the status of the land under lease and the planning gains to be brought about by the Proposed Development would also be part of the considerations of the Board when assessing the proposal.

3.4 Building Height Restriction for Low-rise Development

- 3.4.1 In view of the BHRs of the nearby major developments as discussed in **Section 2.3.3, Table 1** and **Diagram 3**, the immediate surroundings of the Site have medium to high BH profile, with a maximum BHR ranging from +70mPD to +120mPD.
- 3.4.2 The Application Site is located within the “G/IC” zone with the purpose of providing GIC facilities serving the needs of the residents as well as the general public. Specifically, the BH control for low-rise developments of GIC facilities as stipulated in the ES of the OZP refers to a height of not more than 13 storeys (excluding basement floor(s)).



3.5 Upcoming Changes of Building Height Restriction

- 3.5.1 Further to the Tuen Mun District Council (DC) Meeting No.15 held on 11 May 2026, the Lingnan University campus extension have been first introduced in the area of its existing campus sites (i.e., main campus and its multi-purpose outdoor sports ground). The aforementioned proposed amendments to the Approved Tuen Mun OZP included the BHR stipulation of 120mPD. The proposed amendments presented in the Tuen Mun DC Meeting Document No. 22/2026 have been extracted and shown in **Diagram 6**.

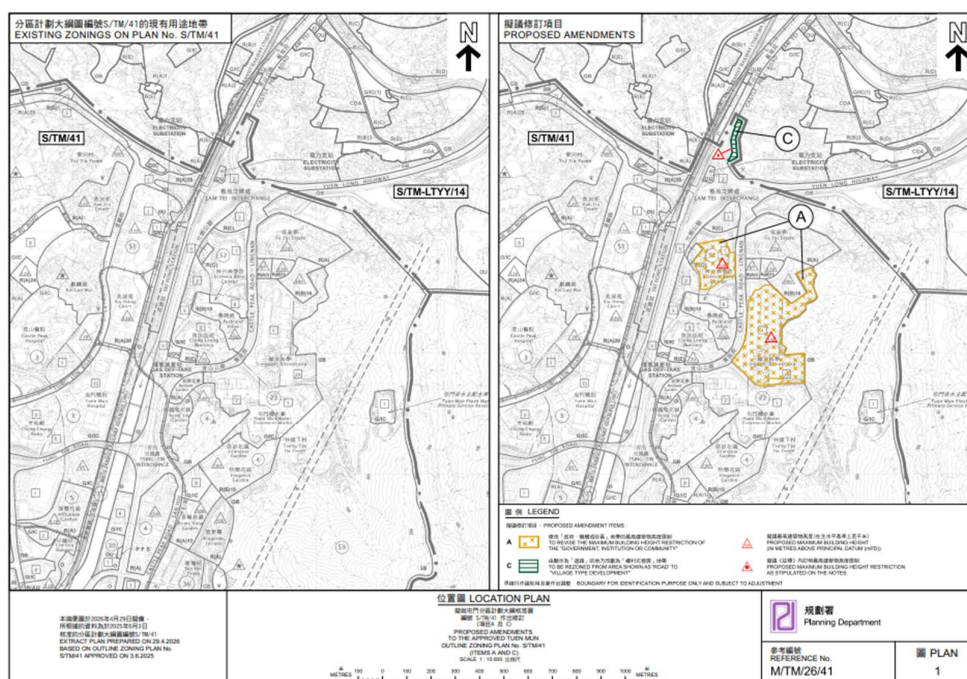
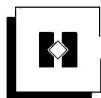


Diagram 6 Extract of Proposed Amendments to the Approved Tuen Mun OZP regarding Lingnan University Campus Extension
(Source: Tuen Mun District Council, HKSAR Government)

Non-Statutory Planning Context

3.6 Incentive Scheme to Encourage Provision of Residential Care Home for the Elderly Premises in New Private Developments

- 3.6.1 The Government has published the permanent scheme of “*Incentive Scheme to Encourage Provision of Residential Care Home for the Elderly Premises in New Private Developments*” (LAO Practice Note No. 4/2003) as well as the “*Incentive Scheme to Encourage Provision of Residential Care Home for the Elderly Premises in New Private Developments – Time-limited Enhancements*” (LAO Practice Note No. 5/2023) to encourage the provision of residential care homes for the elderly in the new private development. Eligible RCHE premises will be exempted from payment of premium under land transactions, with the incorporation of certain lease conditions to ensure timely delivery of the premises. In return, the



development shall be responsible for the construction cost of the RCHE.

- 3.6.2 Based on the “*Incentive Scheme to Encourage Provision of Residential Care Home for the Elderly Premises in New Private Developments*”, the RCHE premises are allocated to provide the maximum total GFA of not exceeding 12,000 sq.m. or 10% of the total GFA permissible under lease, whichever is greater. Thus, the Proposed Development, with the total GFA of not more than 12,000 sq.m., is well complied with the requirements of the Incentive Scheme.

3.7 Ageing Population at the District Level

- 3.7.1 According to the ‘2021 Population Census’ published by the Census and Statistics Department, there are about 144,000 population aged 60 or above, representing about 28% of the total population in the Tuen Mun District.

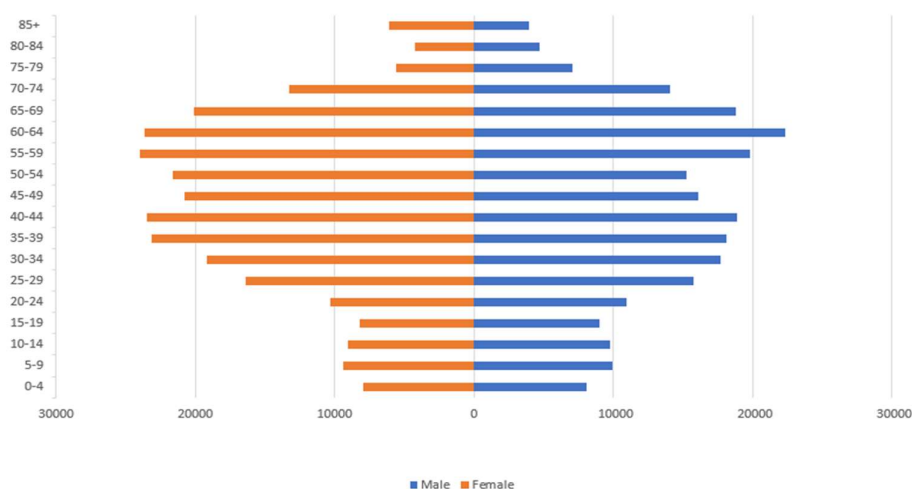


Diagram 7 Tuen Mun District Population in 2021
(Source: 2021 Population Census, Census and Statistics Department)

- 3.7.2 According to the ‘*Projections of Population Distribution 2023-2031*’ published by the Planning Department, there will be a significant increase of population in the Tuen Mun District, with the elderly population (i.e., aged 60 or above) increase from about 181,700 in 2026 to about 206,900 in 2031, representing a growth of about 14% over the future 5 years.

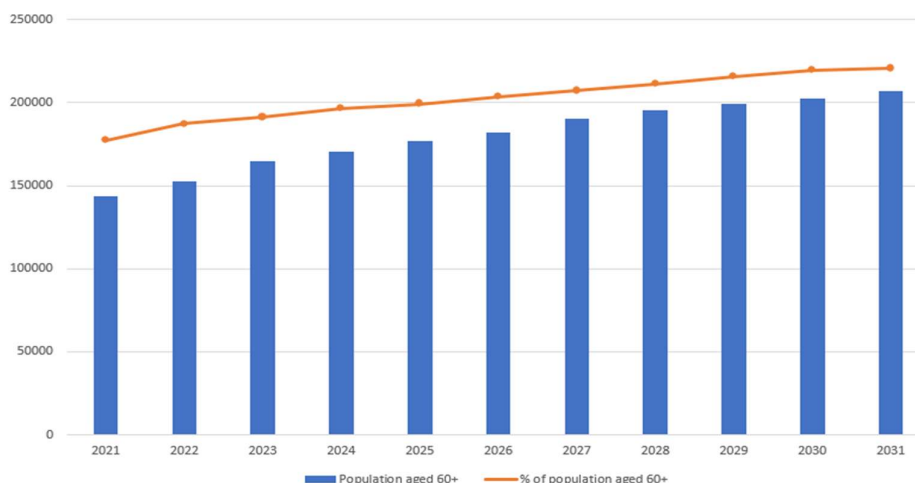
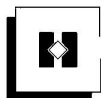


Diagram 8 Population Projection of Aged 60+ in Tuen Mun District
(Source: *Projections of Population Distribution 2023-2031, Planning Department*)

3.7.3 It is anticipated that the percentage of the elderly in the total population of Tuen Mun District is expected to gradually increase, resulting in more elderly living in the area. In view of the significant change in the demographic characteristics in the area, ageing population is observed posing several implications on the provision of elderly care services, especially the residential cares for the elderly.

3.8 Supply of RCHE in the Territory

3.8.1 RCHEs are generally classified into four types, including subvented homes, contract homes, self-financing homes and private homes. In the territory, there is an acute demand for residential care services for the elderly. As of June 2026, there are currently about 3,000 subsidized places and about 4,800 non-subsidized places from the existing RCHEs in the Tuen Mun District², whilst there are also 2,100 nos. of committed places in the Areas 31 and 52³ in which about 1,500 nos. of places would be offered under the Pok Oi Hospital⁴.

² <https://www.swd.gov.hk/en/pubsvc/lr/rche/>

³ <https://www.legco.gov.hk/yr2025/english/panels/ws/papers/ws20250317cb1-368-5-e.pdf>

⁴ <https://pokoi.org.hk/news/press-release/97917-astris-and-pok-oi-sign-memorandum-of-understanding>

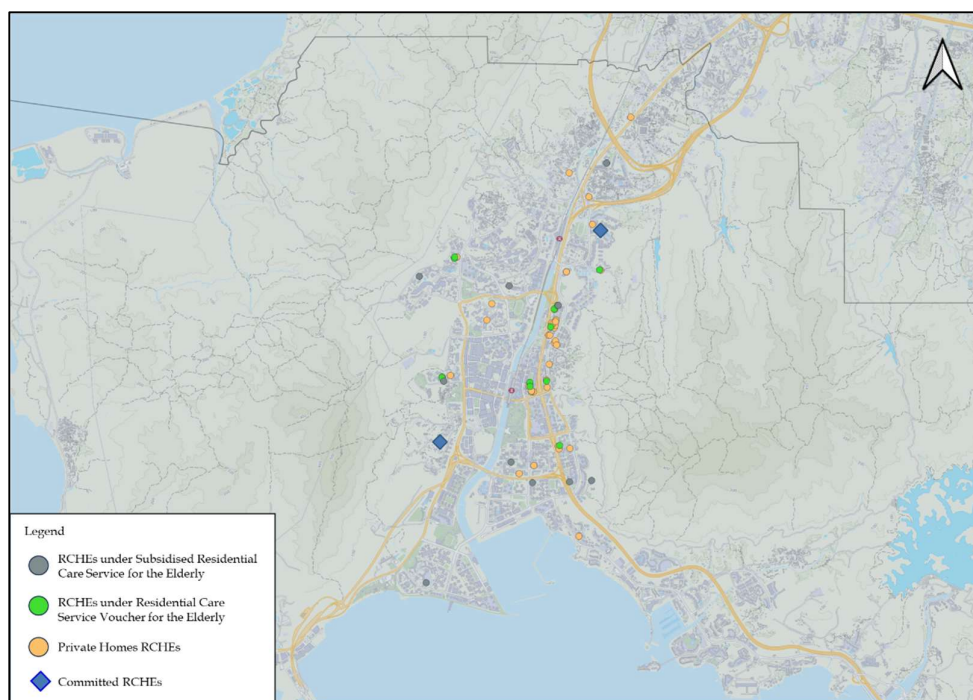
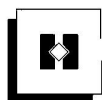


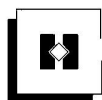
Diagram 9 Geographical Distribution of the RCHE in Tuen Mun District
(Source: Elderly Information, Social Welfare Department)

- 3.8.2 According to the statistics on the residential care services as published by the Social Welfare Department (SWD), the number of applicants waiting for subsidized care and attention places is about 18,338, and the average waiting time is 9 months by the end of April 2026⁵. Thus, the shortage of bedspace provision results in long waiting times for different types RCHE.
- 3.8.3 According to the latest Government’s statistics published in 2026, **Table 3** shows the number of applicants and average waiting time of various types of subsidised residential care services for the elderly in the Central Waiting List for subsidised long term care services.

Service Types	Average Waiting Time (in months) (Average of the previous 3 months)	No. of People Waitlisted
Subsidised care and attention (C&A) places	22	16,505
Nursing home (NH) places	9	1,833

Table 3 Number of Applicants and Respective Waiting Time for
Subsidised Residential Care Service for the Elderly
(Source: Elderly Information, Social Welfare Department)

⁵ [https://www.swd.gov.hk/storage/asset/section/1022/en/CWL/LTC%20statistics_HP-EN\(202604\).pdf](https://www.swd.gov.hk/storage/asset/section/1022/en/CWL/LTC%20statistics_HP-EN(202604).pdf)



- 3.8.4 According to the ‘*Elderly Services Programme Plan*’ as published by the Elderly Commission in 2024, the demand for residential care services (RCS) is projected to increase significantly in the coming years. Hence, development of the quality private RCHEs shall be considered to meet the community’s diverse needs for RCS.

Year	2025	2026	2027	2028	2029	2030	2031	2032
Demand of RCS	47,000	46,000	46,000	46,000	45,000	45,000	46,000	47,000
	Percentage increase						2.22%	2.17%

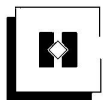
Table 4 Demand Project for Residential Care Places
(Source: *Elderly Services Programme Plan*, Elderly Commission)

- 3.8.5 Based on the data shown in **Table 4**, it is observed that there are currently a significant number of people waitlisted for the subsidised care and attention (C&A) places and nursing home (NH) places in the homes of RCHE. The aging population in Hong Kong, particularly in Tuen Mun District, exacerbates this situation (**Diagrams 7 and 8** refer), leading to an increased demand for RCHE services within the district. It is anticipated that the RCHE provision is critical to address both current and future shortage, to fulfil the community’s needs for elderly welfare services, to alleviate pressure on waitlists, as well as to enhance the overall quality of life for elderly residents.
- 3.8.6 With reference to the TPB Paper No. 10996 For Consideration by the Board on 7 March 2025, there is a deficit of about 1,261 bed spaces in the provision of subsidized RCHE bed spaces in the Approved Tuen Mun OZP. The overall deficit of bed spaces, including both subsidized and private, would be much larger than 1,261 bed spaces.

<u>Type of Facilities</u>	<u>HKPSG requirement</u>	<u>Requirement based on OZP planned population</u>	<u>Existing Provision</u>	<u>Planned Provision (including existing provision)</u>	<u>Shortfall against planned provision</u>
Residential Care Home for the Elderly (RCHE)	21.3 subsidised beds per 1,000 elderly persons aged 65 or above	3,790 beds	2,049 beds	2,529 beds	-1,261 beds

Table 5 Table of GIC Facilities Provision in Tuen Mun
(Source: TPB Paper No. 10996, Planning Department)

- 3.8.7 Under the latest Chief Executive’s 2025 Policy Address, the Government has announced their targets to provide about 700 new subsidised



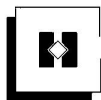
residential care service places in the whole territory to strengthen residential care service.

3.9 In Line With the Government’s Policy on RCHE Provision

- 3.9.1 As announced in the Chief Executive’s 2023, 2024 and 2025 Policy Address, the Government has formulated cross-sectoral policies and initiatives to cater for the needs of the elderly. Over the past year, the Government has strengthened support for ageing in place and lifted the quality and quantity of RCHEs, in order to provide more residential care places for the elderly, importing care workers from outside Hong Kong, commencing the Review of Manpower for Healthcare Services in Residential Care Homes, etc..
- 3.9.2 Specifically, the Government has announced their targets to provide about 700 new subsidised residential care service places to strengthen residential care service in the whole territory, according to the latest Chief Executive’s 2025 Policy Address.
- 3.9.3 In 2020, the Finance Committee of the Legislative Council approved the allocation of \$20 billion for the Government to purchase premises for the provision of welfare facilities. The Government Property Agency has been assisting the SWD to identify suitable non-domestic premises through different channels in the 18 districts.
- 3.9.4 The First Five-Year Plan for Economic and Social Development of the Hong Kong Special Administrative Region (Hong Kong's Five-Year Plan) which launched for public consultation in June 2026, highlighted the development visions and strategic directions for the coming five years from 2026 to 2030. Of which, ‘people’s livelihood and social development’ is one of the key visions to promote elderly care and strengthen community and residential care and support services under the principle of “ageing in place as the core, with institutional care as back-up’.

3.10 Unrealised Development Potential of Private Lots in the “Government, Institution or Community” zone in Tuen Mun and the Application Site

- 3.10.1 Referring to **Section 2.1**, the Application Site is currently fenced off by temporary structures, and will remain vacant upon approval of this planning application. The Area have been zoned “G/IC” since the Approved Tuen Mun OZP No. S/TM/7 in 1994, together with the ‘Social Welfare Facility’ fell into Column 1 uses that are always permitted. However, there has been no implementation programme for a long period (i.e., 32 years) for the provision of uses for government uses and community facilities in the subject “G/IC” zone, let alone any development on the private land in the “G/IC” zone. The planning intention has not been changed since then, aiming to provide Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet



community needs, and other institutional establishments.

- 3.10.2 Having regard to the non-implementation of the private land zoned “G/IC” and to echo with Government’s policy initiatives of optimising land resources, the Applicants considered it is timely to unleash the full development potential of the “G/IC” zone in the Application Site by proposing compatible to capitalize planning opportunities and gainful uses such as the proposed social welfare facility.

3.11 Similar Approved Applications

- 3.11.1 While there is no planning application for similar nature of amending the BHR as stipulated in the Subject OZP, there is a recent similar s.12a application No. Y/HSK/1 to amend the BHR on a “G/IC” site from 3 storeys to 47.9mPD in the Approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2 (**Diagram 10** refers). The aforementioned development refers to the redevelopment of the existing Pok Oi Hospital Yeung Chun Pui Care and Attention (C&A) Home, of which the ‘Social Welfare Facility’ falls into Column 1 uses that are always permitted. It was agreed by the the Rural and New Territories Planning Committee (RNTPC) on 24 January 2025.
- 3.11.2 Making reference to approval decision, the Board Chairperson noticed that the current BHR of such “G/IC” zone was to reflect the as-built condition, whilst the Planning Department (PlanD) reviews those BHR amendment upon application provided that the proposal was supported with technical assessments to demonstrate its technical feasibility and no insurmountable problems.

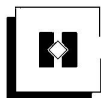


Diagram 10 Similar Agreed Application in the HSK/HT OZP (No. Y/HSK/1)

(Source: Town Planning Board, HKSAR Government)

- 3.11.3 Besides, there is a recent similar s.12a application No. Y/K10/5 to amend the BHR on a “G/IC” site from 5 storeys to 80mPD in the Approved Ma Tau Kok (KPA 10) OZP No. S/K10/31 (**Diagram 11** refers). The aforementioned development refers to the redevelopment of Evangel Hospital, of which the ‘Social Welfare Facility’ falls into a Column 1 uses that are always permitted. It was agreed by the the Metro Planning Committee (MPC) on 28 July 2023. Similar approach has been adopted under this application, as it was pre-mature for the MPC to consider a BHR deviating from the proposed BH, especially the relaxed BH could facilitate efficient utilization of valuable land resources and meet the acute demand for healthcare services.

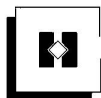


Diagram 11 Similar Agreed Application in the MTK OZP (No. Y/K10/5)

(Source: Town Planning Board, HKSAR Government)

- 3.11.4 In terms of similar development, there is a recent similar s.12a application No. Y/YL-NTM/9 to rezone from “Residential (Group C)” (“R(C)”) to “G/IC” with 10 storeys RCHE development in the Approved Ngau Tam Mei OZP No. S/YL-NTM/15 (**Diagram 12** refers). It was approved/ agreed by the RNTPC on 8 December 2023. Similar approach has been adopted under this application, the RNTPC agreed that the BHR to be imposed on the OZP could be in terms of number of storeys to allow planning flexibility in the future.

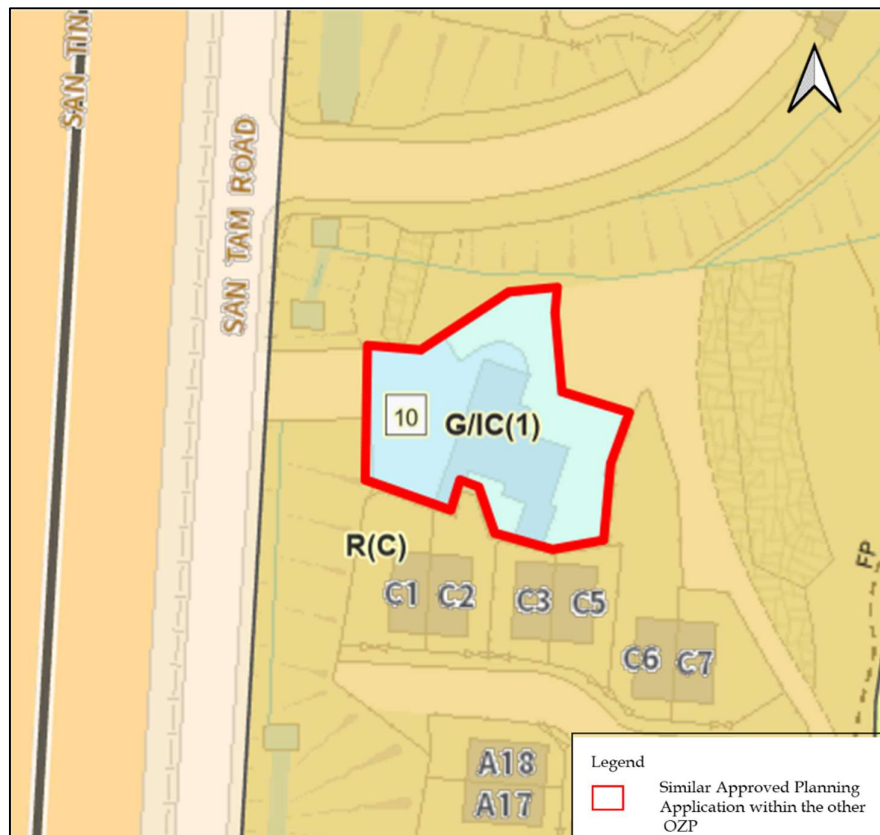
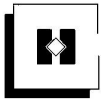


Diagram 12 Similar Approved Application in the NTM OZP (No. Y/K10/5)

(Source: Town Planning Board, HKSAR Government)

- 3.11.5 Similar decision on the relaxation of BHR can be noted, a recent similar s.16 planning application No. A/TM/595 for proposed minor relaxation of BHR for permitted educational institution use on the “G/IC” zones within the Approved Tuen Mun OZP No. S/TM/41, from 4 to 7 storeys (**Diagram 13** refers). It was approved by the RNTPC on 28 February 2025.

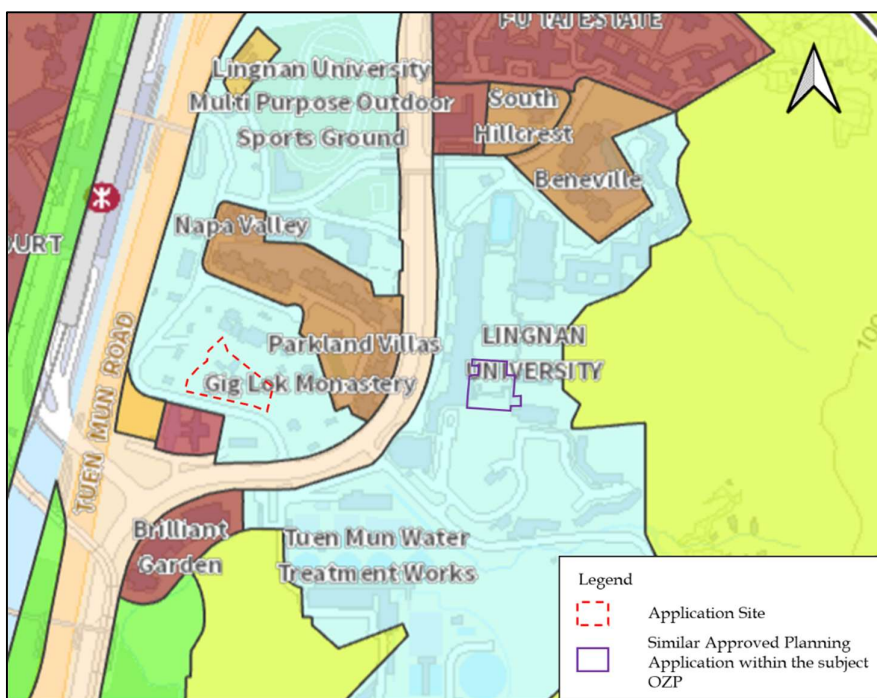
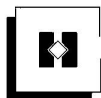
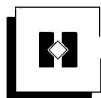


Diagram 13 Similar Approved Application in the Subject OZP (No. S/TM/41)
(Source: Town Planning Board, HKSAR Government)



4 PROPOSED AMENDMENTS TO THE OUTLINE ZONING PLAN

4.1 The Proposed Amendments

- 4.1.1 To provide a tailor-made development restrictions to the Application Site, a new sub-zone of “G/IC(6)” is proposed. In view of ‘Social Welfare Facility’ falls into a Column 1 under the “G/IC” zone, further planning permission from the Board would not be required to effectuate the proposal. Relevant proposed amendments on the Tuen Mun OZP are shown in **Diagrams 14** and **15** and **Figure 4**.
- 4.1.2 In respect of BH control for low-rise developments of GIC facilities with a height of not more than 13 storeys (excluding basement floor(s)). The Proposed Amendment has taken into account of the BH control as stipulated in the Approved Tuen Mun OZP. The development restriction of maximum building height would be not more than 13 storeys (excluding basement floor(s)) in line with the BH control of low-rise developments of GIC facilities.

GOVERNMENT, INSTITUTION OR COMMUNITY (cont'd)	
Remarks	
(a)	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 the maximum building height in terms of number of storey(s) or mPD as stipulated on the Plan, or the height of the existing building, whichever is the greater.
(b)	<i>On land designated “G/IC(6)”, 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 building height of 13 storeys excluding basement floor(s) or the height of the existing building, whichever is the greater.</i>
(b)	In determining the maximum number of storey(s) for the purposes of paragraph (a) and (b) above any basement floor(s) may be disregarded.
(c)	Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (a) and (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
(d)	Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restrictions as shown on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

Diagram 14 Proposed Revision for the Notes of the Tuen Mun OZP
(Source: Town Planning Board, HKSAR Government)



9.9 Government, Institution or Community (“G/IC”) Total Area: 229.35 ha

- 9.9.1 This zone is intended primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments. These facilities are provided in accordance with the HKPSG.
- 9.9.2 Major existing facilities include the swimming pool complex in Area 29, sports ground in Area 5, indoor recreation centres in Areas 1, 5, 10, 14, 16 and 28, Lingnan University in Area 52, Harrow International School Hong Kong and Chu Hai College of Higher Education in Area 48, Ching Chung Koon, Castle Peak Hospital, Siu Lam Hospital and Tuen Mun Hospital in Area 3, Tuen Mun Public Library in Area 11, Hong Kong Institute of Vocational Education (Tuen Mun) in Area 32, monasteries in Area 31, a skill centre for the disabled in Area 16, a training school and other facilities of the Immigration Department in Area 48, a joint-user complex and wholesale fish market in Area 44 and primary and secondary schools. Local community facilities are also provided within the residential zones. The Gurkha Temple at Former Perovne Barracks in Area 48 is of heritage value and is proposed to be preserved and revitalized for community uses.
- 9.9.3 Major proposed facilities include a swimming pool complex in Area 19, a sports ground in Area 16, schools and a sewage pumping station in Area 54, a fresh water pumping station in Area 38, a community health centre in Area 29, a clinic in Area 3, a seawater pumping station in Area 59, and indoor recreation centres in Areas 3 and 54. The “G/IC” site in Area 55 is reserved for provision of a sub-divisional fire station and a police station. Additional sites such as in Areas 41, 48, 55 and 56 are reserved for the provision of GIC facilities to serve the planned population in the areas. The existing Tuen Mun Clinic site in Area 10 will also be redeveloped into a joint-user complex providing various clinical/health care services, social welfare facilities and government offices.
- 9.9.4 The “G/IC” site to the west of Ng Lau Road is reserved for the provision of sewage pumping station.

9.9.5 Developments and redevelopments in the “G/IC” sites are subject to maximum building heights in terms of mPD or number of storey(s) (excluding basement floor(s)) as stipulated on the Plan or the height of the existing building, whichever is the greater. Building height restrictions for most of the “G/IC” sites are stipulated in terms of number of storey(s) except the relatively high-rise GIC uses, including Tuen Mun Police Station in Area 9, Tsing Chung Koon Road Government Quarters, Tuen Mun Hospital Rehabilitation Block and the Tuen Mun Hospital Staff Quarter and School of General Nursing in Area 3, and the proposed joint-user complex in Area 10, so as to reflect the existing/planned building height of existing facilities/proposed development and/or to provide a more clear control over building height profile.

9.9.6 The “G/IC” site to the immediate east of the “R(B)1” site in Area 48 is subject to a building height restriction of 70mPD, as stipulated on the Plan, to avoid blocking the views from MacLehose Trail to its north.

9.9.7 The “G/IC(1)” site to the east of So Kwun Wat Road near Tuen Mun Road in Area 55 is for a church development with maximum GFA of 2,825m², site coverage of 60% and building height of 35mPD. A public open space of not less than 615m² should be provided at street level. These restrictions have been specified in the Notes.

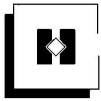
9.9.8 The “G/IC(2)”, “G/IC(3)”, “G/IC(4)” and “G/IC(5)” sites to the west of Hing Fu Street in Area 54 are intended for columbarium and/or religious institution uses. They are subject to maximum number of niches as follows:

Zoning	Number of Niches
“G/IC(2)”	11,094
“G/IC(3)”	5,282
“G/IC(4)”	4,942
“G/IC(5)”	5,670

The above sites are also subject to maximum building heights in terms of number of storeys (excluding basement floor(s)) as stipulated on the Plan, or the height of the existing building, whichever is greater.

9.9.9 The “G/IC(6)” site to the south of Tuen Fu Road is restricted to a maximum building height of not more than 13 storeys (excluding basement floor(s)).

Diagram 15 Proposed Revision for the Explanatory Statement of the Tuen Mun OZP
(Source: Town Planning Board, HKSAR Government)

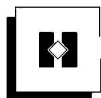


- 4.1.3 The following paragraph is proposed to be included in the Remarks of the Statutory Notes of the “G/IC(6)” zone: -

“(b) On land designated “G/IC(6)”, no new development, or addition, alternation and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 13 storeys excluding basement floor(s) or the height of the existing building, whichever is the greater.”

- 4.1.4 The following paragraph is proposed to be included in the Explanatory Statement of the Tuen Mun OZP: -

“9.9.9 The “G/IC(6)” site to the south of Tuen Fu Road is restricted to a maximum building height of not more than 13 storeys (excluding basement floor(s)).”



5 THE INDICATIVE DEVELOPMENT SCHEME

5.1 Indicative Development Scheme

- 5.1.1 The Application Site covers an area of about 1,770 sq.m.. The Proposed Development is a standalone single-block Residential Care Home for the Elderly (RCHE) compound, providing a total of 504 nos. of beds. The total gross floor area (“GFA”) will be not more than 12,000 sq.m., and the maximum BH will not be more than 13 storeys.
- 5.1.2 The indicative architectural drawings of the Proposed Development are shown in **Annex 1**. The development parameters of the Proposed Development, proposed parking provision and the schedule of uses by floors are provided in **Tables 6, 7 and 8** respectively.

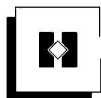
Development Parameters	Proposed Scheme
Site Area (Gross)	About 1,770 sq.m.
Gross Floor Area	Not more than 12,000 sq.m.
Plot Ratio	About 6.8
Site Coverage	About 69%
Maximum Building Height (in storey)	13 storeys
Maximum Building Height (in m)	Not more than 52mPD
No. of Block	1
No. of Rooms	252 ⁶
No. of Beds	504
Loading/Unloading Bays (L/UL)	1
Parking Spaces for Private Cars	8
Parking Spaces for Light Bus	1
Expected Completion Year	2032

Table 6 Key Development Parameters of the Proposed Development

Type of Vehicles	No. of Parking Spaces/ Loading & Unloading Spaces (L/UL) (Dimension)	Location
Private Car	8 parking spaces (including 1 disabled parking space) (5m x 2.5m)	1/F
Light Bus	1 parking space (8m x 3.0m)	1/F
“Shared-use” for Light Goods Vehicle (LGV) and Ambulance	1 Loading/Unloading Space (8m x 3.5m)	1/F

Table 7 Proposed Parking Provision

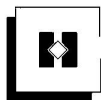
⁶ Assuming two beds within a room.



No. of Floor(s)	Indicative Uses
9/F-13/F	Dormitory Floor with Supporting Facilities
8/F	Refuge Floor
2/F-7/F	Dormitory Floor with Supporting Facilities
1/F	Entrance Lobby, Supporting Facilities, Electrical and Mechanical (E&M), Landscape Area and Carpark

Table 8 Schedule of Use by Floors

- 5.1.3 The proposed maximum BH would not exceed the 13 storeys. The proposed maximum plot ratio (PR) and site coverage (SC) shall comply with the Buildings Ordinance (BO) (Cap. 123).
- 5.1.4 The Proposed Development would have 252 nos. of rooms, which targets to accommodate about 504 residents. Open space provision will be available on the 1/F, 2/F and refuge floor at 8/F to cater for the recreational needs and enjoyment of both users and visitors.
- 5.1.5 Indicative floor plans of the Proposed Development are attached in **Annex 1**. The floor plans incorporating with elderly-friendly building design will be prepared in accordance with the “*Best Practices in Design and Operation of Residential Care Homes for the Elderly*” as established by the SWD in 2023, the “*Task Force on Promoting Elderly-friendly Building Design*” by the Government in 2024, and the B(P)R (Cap. 123F) accordingly. Besides, the proposed facilities are provided in accordance with the Schedules of Accommodation for a RCHE of 250-place on a pro-rata basis. The Schedule of Accommodation of the Proposed Development is attached in **Annex 2**.
- 5.1.6 Under the current proposal, each resident will occupy about 23.81 sq.m. floor area (i.e., not more than 12,000 sq.m. / 504 persons = about 23.81 sq.m.), complying with statutory minimum floor space occupied per resident under the Schedule 2 of Cap. 459A Residential Care Homes (Elderly Persons) Regulation and the Code of Practice for Residential Care Homes (Elderly Persons), or any further amendment.
- 5.1.7 A refuge floor at 8/F as illustrated in **Annex 1** will be adopted for not only fire safety but also designed to enhance visual and wind permeability of the proposed building. This can be achieved by having at least two opposite sides of the refuge floor open to the outside, serving as a corridor for better natural cross-ventilation and the purging of smoke.
- 5.1.8 As mentioned in **Sections 2.1 and 2.4**, the Application Site is located at Tuen Fu Road which further connects to the nearby Castle Peak Road to the New Territories Circular Road to the immediate south and west respectively. A new run-in/out of about 7m width will be provided along Tuen Fu Road next to the proposed building entrance, which is stipulated with the Transport Planning and Design Manual (TPDM) Volume 2.

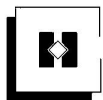


Fire Safety Consideration

- 5.1.9 Adequate emergency vehicular access and mean of escape should be provided in accordance with B(P)R (Cap. 123F) and the “*Code of Practice for Fire Safety in Buildings 2011*” (FS Code). Provision of the refuge floor at 8/F is proposed in compliance with requirement on both mean of escape and fire resisting construction; whilst all garden furniture/equipment are not used for commercial activities and/or activities involving use of naked fire.
- 5.1.10 Owing to the maximum BH of 13 storeys for the Proposed Development, due consideration has been taken into account. Fire safety requirements, including but not limited to building fire safety design, operation and management arrangements, will be complied in accordance with the additional fire safety requirements for the RCHE in the Annex 5 of the Code of Practice for Residential Care Homes (Elderly Persons), so as to meet the needs of rescue, evacuation and contingency management of the RCHE.
- 5.1.11 Other requirements in respect of fire safety and building safety standards and requirements stipulated in the relevant ordinances or codes of practice such as those applicable to applications for fire safety, evacuation and rescue, contingency and fire drill plans, etc. will be followed.

5.2 Proposed Land Exchange and Application of Incentive Scheme

- 5.2.1 Referring to **Section 2.2**, upon the approval of this planning application, the Applicant will apply for a land exchange to modify the lot boundary as well as the lease covenants. Subject to detailed survey, the existing Lot as held by the Applicant, together with the adjoining unleased and unallocated Government land with the site area of about 836 sq.m., will be modified to a new lot boundary of about 1,770 sq.m. for the Proposed Development.
- 5.2.2 The unleased and unallocated Government land is currently vacant and fenced. There is vegetation grown on the concerned area. Currently, no person is occupying or utilizing this parcel of land. The Proposed Development for social welfare use will be logical to maximize the development potential of this unleased and unallocated Government land.
- 5.2.3 The Applicant intends to apply for the permanent scheme of “*Incentive Scheme to Encourage Provision of Residential Care Home for the Elderly Premises in New Private Developments*” (LAO Practice Note No. 4/2003) and “*Incentive Scheme to Encourage Provision of Residential Care Home for the Elderly Premises in New Private Developments – Time Limited Enhancement*” (LAO Practice Note No. 5/2023).
- 5.2.4 Upon the granting of approval from the Board, the Applicant would submit an application to the Licensing Office of Residential Care Homes



for the Elderly (LORCHE) of SWD for the proposed RCHE.

- 5.2.5 Details of the land exchange application shall be submitted to the Lands Department (LandsD) upon the approval of this planning application.

5.3 Operation Arrangement

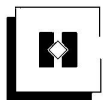
- 5.3.1 The Proposed Development would be self-financed and self-funded by the Applicant from construction to operation. The Applicant shall bear the construction and operation cost of the Proposed Development, such that there shall be no financial implications, both capital and recurrent, to the government.
- 5.3.2 The Residential Care Homes (Elderly Persons) Ordinance (Cap. 459) and the Residential Care Homes (Elderly Persons) Regulation (Cap. 459A), as well as the Code of Practice for Residential Care Homes (Elderly Persons) will be complied with.
- 5.3.3 Subject to detail operation arrangement, the proposed visiting hours would be from 10:00a.m. to 8:00p.m. daily, including Sundays and public holidays, while the RCHE would be operated 24 hours everyday. Daily visit is allowed prior pre-booking through advanced booking system. Noting that the Application Site is currently served by various public transport services as summarized in **Section 2.4**, it is anticipated that all visitors shall take public transport by using the existing buses and/or minibuses at Siu Hong Station PTL, as well as the Siu Hong Station.
- 5.3.4 In accordance with the Code of Practice for Residential Care Homes (Elderly Persons), regular visits by a registered medical practitioner to the residents for health checking, medical consultation or follow-up treatment, once to twice per week.
- 5.3.5 Subject to the further decision of the Applicant in the future, it is tentatively to appoint an experienced RCHE operator to be responsible for the daily operation of the Proposed Development.

5.4 Tentative Development Timeline

- 5.4.1 It is expected to obtain planning approval for this Proposed Development in 2027 and complete the land exchange in year 2028/29. Due to the complexity of the construction works, it is estimated to take about 3-4 years for construction. The Proposed Development is expected to be completed in 2032.

5.5 Emergency Arrangement

- 5.5.1 The nearest public hospital is the Tuen Mun Hospital in Tuen Mun New Town. In case of accidents and emergency services required, the Proposed Development is just around a 5-minute drive from the Tuen Mun Hospital.
- 5.5.2 The Fu Tei Fire Station is just within 5 minutes driving distance from the



Proposed Development to ensure adequate response times and rescue services from the Fire Services Department (FSD).

5.6 Design Concepts and Merits

5.6.1 To overcome the site constraints, as well as to allow planning flexibility, the following design concepts and merits has been included for such application to be developed as a low-rise development of GIC facility: -

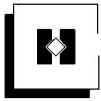
- amalgamating smaller sites for achieving better urban design and local area improvements;
- providing building setbacks to allow better streetscape/good quality street level public urban space, in order to enhance street-level ventilation and accessibility;
- providing separation between the Proposed Development and adjoining neighbors (i.e., provision of buffer planting) and void area with air corridor in north-south direction within the building in order to minimize interfacing, and to enhance air and visual permeability;
- provision of refreshing ambience area within the building to allow different users for relaxation and social gathering;
- provision of supporting facilities and landscape area as welcoming arrival node for public enjoyment; and
- other factors, such as site constraints, need for tree preservation, innovative building design and planning merits that would bring about improvements to townscape and amenity of the locality, provided that no adverse landscape and visual impacts would be resulted from the innovative building design.

Ensuring Compatibility to the Surrounding

5.6.2 The scale and design of the Proposed Developments, including but not limited to the PR, SC and BH, are compatible to the surrounding existing and planned developments. Noting that the Application Site is surrounded by various land uses, predominantly a number of GIC facilities and medium-density residential buildings as described in **Section 2.3**. Hence, the massing of the building would not be excessive and would be comparable to other similar developments in Tuen Mun. The proposed 13-storey development has been taken into account of the BH control for low-rise developments stated under the Notes of the OZP. Buffer tree planting at street level will be provided along the western edge of the Application Site boundary to ensure compatibility to the surrounding environment.

Provision of Footpath Widening to Enhance Walkability and Better Streetscape

5.6.3 Provision of about 2.2m to 2.6m building setback from the Application



Site boundary abutting Tuen Fu Road is provided to enhance pedestrian walkability, as well as to provide better streetscape/good quality street level public urban space. Buffer tree planting at street level will be provided along the Site to offer better streetscape. Additionally, shrubs and ornamental planting are also proposed along the entrance and whole edge of the Application Site in enhancing the existing streetscape and softening the hard edge of the Proposed Development and minimising the visual impact to the pedestrian and residents to the immediate south and south-west of the Site.

Provision of Welcoming Arrival Node

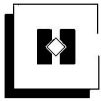
- 5.6.4 To enhance the public access and enjoyment, provision of supporting facilities (i.e., rehabilitation room / activity room) and landscape area will be provided to the west of the enhance lobby at 1/F. Such provision of facilities will be served as a welcoming arrival node to the occupants of the RCHE and visitors. Accessible walkways will be provided connecting from the entrance lobby to the facilities taken into account of the age-friendly design. Possible multi-functional activities, including but not limited to events, arts and daily interaction, may be provided to allow social interaction and community bonding for different users.

Viewing Deck to Enhance Visual and Air Permeability

- 5.6.5 The refuge floor at 8/F provides an elevated public space equipped with outdoor furniture and recreational facilities for the future residents to enjoy the view of Kau Keng Shan (about 507m) to the southeast in order to position as an inviting space for relaxation and socialising and further to promote the elderly's well-being. The open-sided areas also allow cross air ventilation to maintain the wind corridor and enhance visual permeability of the building.
- 5.6.6 The refuge floor will comply with the criteria as specified in the FS Code in compliance with requirement on both mean of escape and fire resisting construction; whilst all garden furniture/equipment are not used for commercial activities/activities involving use of naked fire.

Age-friendly Building Design Consideration

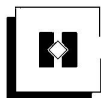
- 5.6.7 The design prioritises will be based upon the use of passive techniques such as natural ventilation, daylighting, and thermal mass to minimise the building's environmental impact while creating a comfortable and inviting interior. To ensure safe mobility and accessibility of the built environment, a barrier-free building entrance incorporating with landscaping plantations will be provided to create an age-friendly environment.
- 5.6.8 Other elderly-friendly building design will be prepared in accordance with the “Best Practices in Design and Operation of Residential Care Homes for the Elderly” as established by the SWD in 2023, the “Task Force on Promoting Elderly-friendly Building Design” by the Government in 2024,



the ‘Elderly-Friendly Building Certificate’ under the BEAM Plus framework announced in 2025, and the B(P)R (Cap. 123F) accordingly.

Adoption of Sensitive Design and Disposition with Site Constraints

- 5.6.9 To ensure the provision of natural lighting and ventilation, a building setback shall be provided in respect of the low-rise GIC facilities to the north. The separation distance for prescribed windows will also be provided complied with the requirements set out in the B(P)R (Cap. 123F) to ensure adequate air and visual permeability of the Proposed Development to adjacent developments, and minimise potential overlooking issues to the surrounding developments.
- 5.6.10 The void area in north-south direction at 2/F not only served as a refreshing ambience area to allow different users for relaxation and social gathering, its design could also provide thermal comfort and energy efficiency through natural lighting and air circulation into the core of Proposed Development. It could also create a sense of openness that connecting split-level layouts and allowing for visual interaction between different floors. Design consideration of the void area will comply with the requirements under the “*Calculation of Gross Floor Area and Non-accountable Gross Floor Area Building (Planning) Regulation 23(3)(a) and (b)*” (PNAP APP-2).



6 TECHNICAL FEASIBILITY

6.1 Traffic Considerations

- 6.1.1 A Traffic Impact Assessment (**Appendix 1**) has been carried out to review and appraise any possible traffic impact induced by the Proposed Development on the adjacent road network.

Traffic Arrangement

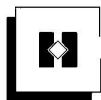
- 6.1.2 The current vehicular cum pedestrian access to the Application Site is located at Tuen Fu Road, in which is currently a two-lane single carriageway with two-way traffic. Hence, the existing vehicular access will be maintained in the Proposed Development.
- 6.1.3 It is proposed to have a total of 9 nos. of carparking spaces including 1 no. of private carparking space for disabilities and 1 no. of light bus carparking space, and 1 no. of loading and unloading spaces for “shared-use” for Light Goods Vehicle (LGV) and ambulance. The internal transport facilities will be provided at the 1/F of the Proposed Development.
- 6.1.4 In addition to the vehicular access, future residents and visitors may also take advantage of the availability of public transport system namely franchised bus services, GMB services and LRT services, which are in close proximity to the Application Site, to/from the Proposed Development and to travel across the territory.
- 6.1.5 Swept path analysis has been conducted and indicates no unsatisfactory result.

Vehicular Traffic Generation

- 6.1.6 Junction and link capacity assessments have been conducted to take into account of the traffic impacts 3 years after completion of the Proposed Development (i.e., Year 2035) in both reference and design scenarios. All concerned road links and key junctions will be operated within capacity, and performed satisfactorily during AM and PM peak hours on a normal weekday, to accommodate the expected traffic growth and additional traffic generated by the Proposed Development. Also, some planned traffic improvement works under the Civil Engineering and Development Department (CEDD) is identified within the assessment area, namely “*Site Formation and Infrastructure Works for Public Housing Developments at San Hing Road and Hong Po Road, Tuen Mun and Choi Shun Street, Sheung Shui – Investigation, Design and Construction*”. With the adequate junction and link capacity, no adverse traffic impact on the existing road network is anticipated.

Pedestrian Flow Generation

- 6.1.7 Level of Service Assessment of the critical footpaths connecting the



Application Site has been conducted. The results show that the existing footpaths have sufficient capacity to accommodate the expected pedestrian growth and additional pedestrians generated by the Proposed Development.

Public Transport Capacity

- 6.1.8 Assessment on public transport demand has been conducted and indicated that there would be of sufficient public transport spare capacities of about 3,780 passengers and 4,128 passengers for AM and PM peaks respectively, to cope with the additional public transport demand from the Application Site. To cope with the additional road-based demand associated to the Proposed Development, enhancement of public transport services on existing GMB routes in the vicinity is proposed with a total of 5 nos. of additional vehicles required during AM peak. The proposed strengthening on public transport services is for assessment purpose only, any changes on public transport services will be subject to future actual passenger demand and TD's decision when necessary.

6.2 Environmental Considerations

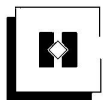
- 6.2.1 An Environmental Assessment has been conducted (**Appendix 2**). Upon review, it is anticipated no adverse air quality impact, noise impact, water quality impact, waste management impact and land contamination impact will be caused by the Proposed Development.

Air Quality Impact Consideration

- 6.2.2 Noting that the Application Site situated along Tuen Fu Road, closer to the nearest vehicular roads namely Castle Peak Road - Lingnan and Tuen Mun Road. Adequate buffer distance between the air pollution sources and the Site boundary shall be required, and hence no air sensitive uses (i.e., openable windows, fresh air intakes and recreational uses in the open area) shall be located within the buffer zone. No adverse vehicular emission impact associated with air quality shall be required.
- 6.2.3 The major air pollution concerns shall be fugitive dust and smoke emission during the construction phase. With the implementation of the good practice and control measures as suggested in the Environmental Assessment, adverse construction dust impacts on the air sensitive receivers (ASRs) and construction plant emission are not anticipated. Construction dust impacts are therefore not insurmountable.

Noise Impact Consideration

- 6.2.4 With the implementation of mitigation measures including acoustic windows (baffle type), full compliance of the HKPSG recommended criterion of 70db(A) for L₁₀ (1-hour) for domestic premises would be achieved at all noise sensitive receivers (NSRs). Therefore, the Proposed Development will not be subjected to adverse traffic noise impact.



6.2.5 Railway noise due to Mass Transit Railway (MTR) and LRTs to the Application Site has been assessed, noise impact is expected to be insignificant in view of the separation distance. The predicted rail noise levels at the representative NSRs for the Proposed Development would comply with the relevant noise criteria stipulated in the HKPSG and hence no migration measure is required. Therefore, it is anticipated that the Proposed Development will not be subjected to adverse railway noise impact.

6.2.6 On-site assessment for the existing fixed noise sources from the surrounding development has been conducted, and hence no significant noise emitted and no adverse fixed noise impacts is anticipated.

With reference to the Environmental Protection Department’s (EPD) recommended pollution control clauses for construction contracts and the implementation of mitigation measures and good site practices and Construction Noise Monitoring Plan (CNMP) as suggested in the ProPECC PN 1/24 “*Minimizing Noise from Construction Activities*”, the construction noise impact of the Proposed Development is anticipated to be minimized.

Water Quality Impact Consideration

6.2.7 The potential impacts of water quality arising from the construction and operation phase of the Proposed Development have been identified and evaluated.

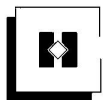
6.2.8 During the construction phase, construction site runoff and drainage, sewage effluent and liquid/ chemical spillage generated from construction activities are the potential pollution sources. With the implementation of good site practices and mitigation measures, all construction works will be conducted within the Site and will not encroach into existing streams.

6.2.9 During the operation phase, the sewage/wastewater generated from the Proposed Development will be discharged to the public sewer and the run-off will be conveyed to the stormwater drain, and further to the proposed sewer and drain connection. As such, the Proposed Development does not cause adverse impact on the downstream sewers. No adverse water quality impacts are not anticipated.

Waste Management Impact Consideration

6.2.10 The waste management implications associated with the construction and operational phases of the Proposed Development have been assessed.

6.2.11 During the construction phase, inert and non-inert construction and demolition (C&D) materials would be generated prior to site formation and building works. Inert C&D materials should be re-used on-site as far as practicable for on-site backfilling materials, while the remaining non-re-usable materials would be delivered to the public fill reception



facilities for other beneficial uses (i.e., at Tuen Mun Area 38, subject to the designation by the Public Fill Committee), whilst same practice for non-inert C&D materials in which should be re-used and recycled as far as practicable and the remaining landfill disposing to the nearest disposing facility (i.e., West New Territories (WENT) Landfill). Possible chemical waste should be handled in accordance with the relevant regulation. Licensed collectors would collect and transport the chemical waste to the designated waste treatment centre (i.e., Chemical Waste Treatment Centres (CWTC)) for proposer disposing. Further details on the waste disposal to public landfill would be agreed with relevant authorities.

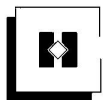
- 6.2.12 With the implementation of good site practice and waste reduction measures, no waste management implication related to the management, handling and transportation of waste during construction phase is anticipated.
- 6.2.13 During the operation phase, municipal solid waste will be the main concern with regard to waste generation. Possible clinical waste should be segregated from other wastes, and would be collected separately for proper disposal. Licensed collectors would collect and transport the clinical and chemical waste to the designated waste treatment centre (i.e., CWTC) for proposer disposal. Since domestic waste will be collected on a daily basis by registered waste collectors and will be disposed of at public landfill managed by the EPD, no adverse waste impacts from handling, transportation or disposal are anticipated.
- 6.2.14 With the implementation of the recommended mitigation measures, adverse waste impacts generated during the construction and operation phases of the of the Proposed Development are not anticipated.

Land Contamination Impact Consideration

- 6.2.15 Site appraisals including desktop research of historical photographs and the site walkover have been conducted, in which no past and existing potential sources of land contamination were identified. Hence, no adverse impact from the land contamination impact is anticipated and site investigation is considered not necessary.

6.3 Sewerage Considerations

- 6.3.1 A Sewerage Impact Assessment (**Appendix 3**) has been carried out to examine the existing sewerage conditions of the subject area. With the implementation of the proposed sewerage works, an internal sewerage system will convey into a new terminal sewerage manhole with 150mm HDPE circular pipes connecting to the existing public manhole (with manhole no.: FMH1015188), no adverse sewerage impact is anticipated from the Application Site. There will be sufficient capacity for the existing and proposed sewers to cater the peak discharge flows under the estimated peak flow scenario. Detailed design of the proposed sewerage connecting works and the internal sewerage system will be submitted to



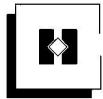
the Building Authority (BA), for approval prior to commencement of the construction works.

6.4 Drainage Considerations

- 6.4.1 A Drainage Impact Assessment has been conducted (**Appendix 4**). Upgrading works at the drainage pipe between manhole nos. SMH1024712 to SMH1024709 from 450mm to 600mm with the adoption of proposed HDPE pipes has been proposed to collect the surface channels and building drains of the Proposed Development, and further discharge into the existing public drainage manhole (with manhole no. SMH1024712). The surface runoff from the Proposed Development and the surrounding area will then be finally discharged to the existing box culvert located to the south of the Application Site. With the implementation of proposed drainage works, no adverse drainage impact arising from the Proposed Development is anticipated. Detailed design of the proposed drainage connecting works will be submitted to the BA for approval at the later stage.

6.5 Risk Considerations

- 6.5.1 A Quantitative Risk Assessment (**Appendix 5**) has been conducted to evaluate the potential risks associated with the existing hazardous facilities (i.e., nearby Tuen Mun North Offtake and Pigging Station in the southwestern portion of the Application Site and the underground high pressure town gas pipeline running along Tuen Fu Road and Castle Peak Road – Lingnan Section adjacent to the Application Site), in compliance with the Hong Kong Risk Guidelines (HKRG) outlined in the HKPSG.
- 6.5.2 The estimated risk levels shall be compared with the individual risk (IR) and societal risk (SR) criteria set out in the HKRG to determine the acceptability of the risk levels. Noted that the Proposed Development is anticipated to be under construction in 2028 and is expected to fully operate in 2032. Three cases scenarios (i.e., base case without the implementation of the Proposed Development, construction case in 2028 and operation case in 2032 respectively) have been conducted to evaluate the potential risk levels.
- 6.5.3 For both of the cases, the overall risk level of the Station and the Pipeline fell within “ALARP” of the HKRG. The major contributor to the increase of risk level was identified to be the fireball impact from the full-bore rupture of high pressure aboveground pipeline at the Tuen Mun North Pigging and Offtake Station due to the additional population generated by the Proposed Development. It shall be minimised as low as reasonably practicable.
- 6.5.4 Cost-benefit analysis has been carried out, and hence the recommended risk reduction measure is proposed for the provision of two 2.5m height with 6m long firewall to be located at the west southern of the Application Site boundary along Tuen Fu Road. However, the finding was summarized that the aforementioned mitigation measure was not



cost-effective, and is considered that no cost-effective mitigation measures could be identified.

- 6.5.5 Some good practices were recommended instead, including establishment of communication channel with the Hong Kong and China Gas Company Limited regarding the operation of the nearby Tuen Mun North Offtake and Piggling Station, provision of emergency evacuation plan for the potential fire events within the existing hazardous facilities, regular safety drill, etc..

6.6 Landscape Design Considerations

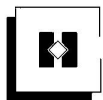
- 6.6.1 A Landscape Proposal (**Appendix 6**) has been conducted to present the existing condition and compensatory planting proposal. Also, a Landscape Master Plan indicates that all available areas within the Site have been utilized for greenery and tree planting, in respond to site conditions, building form and function.

Compensatory Planting Proposal

- 6.6.2 The planting proposal has clearly identified the proposed location, with 13 nos. of standard trees with average Diameter at Breast Height (DBH) with approximately 75 millimeter (mm) are proposed to be planted to compensate the loss of 13 nos. of existing trees, excluding 1 no. of invasive species – *Leucaena leucocephala* (銀合歡). All new trees within the Application Site boundary will all be managed and maintained by the Applicant.
- 6.6.3 The proposed planting regime will provide approximately 1:1 compensation ratio in terms of quantity of the loss of 13 existing trees, excluding *Leucaena leucocephala*, in accordance with *Processing of Tree Preservation and Removal Proposals for Building Development in Private Projects - Compliance with Tree Preservation Clause under Lease* (Guidance Notes of LAO PN No. 6/2023).
- 6.6.4 The proposed trees are mostly native species that are available in local nurseries at heavy standard size. The selection of plant combination enriches the colour complexity and visual gradation of the Proposed Development. *Pongamia pinnata* (水黃皮), *Sterculia lanceolata* (假蘋婆) and *Sapium dicolor* (山烏柏) are chosen to be planted along the western edge of the Application Site boundary at the 1/F, closer to the existing adjoining developments, so as to provide a soft and reduce the visual impact to the nearby occupants. Shrubs, groundcover and grass will also be planted at the central courtyard on the 2/F and refuge floor at the 8/F for enjoyment of the residents.

Landscape Proposal

- 6.6.5 The Proposed Development will also provide about 370.85 sq.m. greenery area in accordance with the requirement of the Practice Note for Authorized Persons, Registered Structural Engineers and Registered

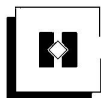


Geotechnical Engineers (PNAP APP-152) for provision of a minimum 20% greenery area. Specifically, total greenery coverage is reached to about 21.40%, in which would be fulfilled the minimum 20% requirement. All proposed greenery would be easily accessible and visible by the users and visitors.

- 6.6.6 To enhance comfort and promote social interaction among users, a central courtyard with open space and a planter seat is designated in the void area at the 2/F. Such tranquil space will provide a serene environment for relaxation, socializing, and informal gatherings among the users, as well as to fulfil the passive recreational needs of the occupants of the RCHE and visitors.
- 6.6.7 Subject to detail operation arrangement, recreational facilities are proposed at 8/F refuge floor to cater to the recreational needs of the occupants of the RCHE with sufficient safety measures to be implemented. The recreational spaces are equipped with fitness equipment zones and movable sitting areas, to provide a variety of recreational and relaxation options to the users. In addition, the viewing deck at the 8/F will help to foster interaction among future residents while offering a scenic vantage point and an inviting space for relaxation and socializing.
- 6.6.8 To create an inclusive environment for elderly users, elderly-friendly design consideration has been developed in accordance with the Elderly-Friendly Design Guidelines of “*Design Manual Barrier Free Access 2008 (2025 Edition)*” published by the Building Department (BD).

6.7 Visual Considerations

- 6.7.1 As demonstrated in the Visual Appraisal (**Appendix 7**), the Proposed Development is designed to be compatible with the surrounding low-to-mid-rise residential developments and GIC facilities in the neighbourhood. To ensure compatibility and enhance the visual quality of the area, the Indicative Scheme as shown in **Annex 1** will incorporate thoughtful sensitive design features, including shrubs and ornamental planting to offer better streetscape, provision of singular void area, the integrated urban design amalgamating smaller sites for achieving better urban design and local area improvements, etc. to create a cohesive and visually pleasing environment that complements the existing urban fabric in Tuen Mun District.
- 6.7.2 Hence, the Visual Appraisal has confirmed that the Proposed Development will create slight impact to the surroundings and is considered not incompatible with the surrounding and is considered not incompatible with the surrounding environment.



7 PLANNING ASSESSMENT

7.1 Maximise Development Potential by Utilising Unleased and Unallocated Government Land

7.1.1 The unleased and unallocated Government land adjacent to Lot No. 496 S.C in D.D. 132 has been abandoned for years. There is no other occupant utilizing this parcel of the subject government land, nor using this parcel of land as a passageway. Located in a developed area with vehicular accessibility, this parcel of land should be regarded as a “spade-ready site”. However, due to the small size and irregular shape, the Government would have no incentive to develop this parcel of land. It is a waste of public resource for Government to manage this parcel of idle land as well.

7.1.2 In order to fully utilise the development potential of this “spade-ready site”, the Proposed Development would amalgamate this underutilised Government land for future development. It will also save Government’s resources from regular land management as Applicant will take up the management and maintenance responsibilities of this parcel of land.

Development Parameters	Existing Lot without adjustment of BHR (a)	Existing Lot with the maximum BHR of 13 storeys (b)	New Lot (include adjoining government land) with the maximum BHR of 13 storeys (c)	Difference (%) (c) – (b)
Site Area (Gross) (in sq.m.)	About 906	About 906	About 1,770	+864 (+49%)
Proposed Gross Floor Area (in sq.m.)	About 1,614 [^] @	About 5,896 ^{^*}	Not more than 12,000	+6,104 (+51%)
Maximum Building Height (in storeys)	3 (BHR under TM OZP)	13	13	/
Nos. of Rooms Available	35 [#]	125 [#]	252	+127 (+50%)
Nos. of Residents (assume 1 room with two beds)	70	250	504	+254 (+50%)

Remarks:

[^] 69% site coverage

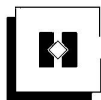
[@] where 1,614 = 678 (1/F) + 678 x 69% x 2 (Typical Floor)

^{*} where 5,896 = 678 (1/F) + 678 x 69% x 11 (Typical Floor) + 72 (Refuge Floor)

[#] Pro-rata basis on proposed GFA

Table 9 Hypothetical Development Scenarios

7.1.3 It is noteworthy that, without the inclusion of Government land, the maximum development potential could not be fully utilized, with a proposed GFA of about 5,896 sq.m. only.



7.2 Land Use Compatibility with Surrounding Environment

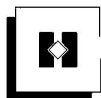
7.2.1 While the planning intention of the “G/IC” zone is primarily for the While it is proposed to rezone the Application Site from “G/IC” to ‘G/IC(6)’ zone for a proposed RCHE with the maximum BH of 13 storeys, it complies with the current planning intention of the subject “G/IC” zone since the Approved Tuen Mun OZP No. S/TM/7 in 1994, as well as the BH control of low-rise developments of GIC facilities. Provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments. According to the Schedule of Notes for “G/IC” zone, ‘Social Welfare Facility’ falls into Column 1 use that is always permitted. The Proposed Development is in line with the planning intention of “G/IC” zone since the subject Site was zoned as “G/IC” with the ‘Social Welfare Facility’ fell into a Column 1 uses in 1994, of which the planning intention is to provide government, institution or community facilities serving the needs of the local residents and/or a wider area.

7.2.2 In terms of BH, the Proposed Development is surrounded by a medium-density residential development namely Parkland Villas, Napa Valley and Brilliant Garden, with the maximum BHR of +100mPD to its immediate north; the departmental quarters to the south including the Tuen Fu Road Disciplined Services Quarters with maximum BHR of +70mPD (refers to **Diagram 3**). To the further east across the Castle Peak Road – Lingnan is the Lingnan University with the BHR ranging from 4 to 10 storeys. Additionally, the BH control for low-rise developments of GIC facilities of the subject OZP as stated in **Section 3.1** is of a height of not more than 13 storeys (excluding basement floor(s)). Thus, the proposed BH of 13 storeys is compatible with the surrounding context, in respect of BH control for the definition of low-rise developments of GIC facilities in the subject OZP, as well as the positioning of Tuen Mun Area as a high-rise town centre and depicting low to medium-rise residential suburbs at the outskirt.

7.3 Fulfil the Incentive Scheme to Encourage Provision of RCHE Premises in New Private Developments

7.3.1 The Proposed Development fulfils the requirements of the Incentive Scheme, and the Applicant intends to apply for this Scheme upon approval of this Application. All relevant regulations, ordinances, and guidance will be complied with as well.

7.3.2 In order to speed up the provision of RCHE and to provide more design flexibility, time-limited enhancement measures were introduced, including to relax the maximum total GFA to 12,000 sq.m. Thus, the proposed GFA has been maximized to not more than 12,000 sq.m., which utilize the maximum allowable GFA as permitted under the Incentive



Scheme.

7.3.3 It is noteworthy that the Proposed Development would be self-financed and self-funded by the Applicant from construction to operation. The Applicant shall bear the construction and operation cost of the Proposed Development, such that there shall be no financial implications, both capital and recurrent, to the Government.

7.3.4 In this regard, we sincerely ask for policy support from the SWD for this Application of the Incentive Scheme.

7.4 Proposed Maximum BH is Fully Justified to Maximum Development Potential

7.4.1 As refer to the hypothetical development scenarios in **Table 9**, without adjustment of the BHR, the site is subject to various site constraints and the limitation under Buildings Ordinance, which restrict to 45 number of rooms or 90 residents only. This Application for proposed maximum BH of 13 storeys helps to unleash the development potential of this parcel of land.

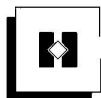
7.4.2 According to the Notes of OZP, building height with a height of not more than 13 storeys is considered as low-rise development. The proposed BHR has been taken into account of the appropriate BHRs as stipulated in the ES of the Approved OZP for the subject “G/IC” zone in order to maintain visual and spatial relief to the Tuen Mun Area. The specified BHR in terms of mPD would provide certainty and clarity of the planning intention, as well as to avoid monotonous townscape in respect with the views to the ridgelines. The specific BH control of low-rise developments with a height of normally not more than 13 storeys (excluding basement floor(s)) is in line with the BHR provided in the ES of the OZP in early 2007 and 2009 to respect the distinct urban form and natural setting in Tuen Mun Area.

7.5 Adoption of Sensitive Design Measures

Amalgamating Smaller Sites for Achieving Better Urban Design and Local Area Improvements

7.5.1 The unleased and unallocated Government land adjacent to Lot No. 496 S.C in D.D. 132 has been abandoned and overgrown for years. In order to fully utilise the development potential of this “spare-ready site”, the Proposed Development would amalgamate the adjacent underutilised Government land for development. Appropriate landscape design and ample planting with barrier-free building entrance will be provided to achieve better urban design and local area improvements.

7.5.2 The refuge floor at 8/F will serve as an elevated open space with outdoor furniture and recreational facilities equipped for the future residents to enjoy the surrounding mountainous view, as well as to allow nature ventilation and sunlight penetration, to enhance the overall visual



permeability of the building.

Providing Better Streetscape/Good Quality Street Level Public Urban Space

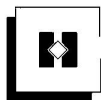
- 7.5.3 Shrubs and ornamental planting are proposed along the entrance and whole edge of the Application Site in enhancing the existing streetscape as well as to softening the hard edge of the Proposed Development and minimising the visual impact to the pedestrian and residents to the immediate south and south-west of the Site. Buffer tree planting at street level will be provided along the Site to offer better streetscape.

Overcoming Site Constraints by Adopting Sensitive Design and Disposition

- 7.5.4 Prescribed windows are required for rooms designated for habitation, offices, or kitchens to ensure adequate natural lighting and ventilation under the B(P)R (Cap. 123F). To ensure adequate air and visual permeability of the Proposed Development, a building setback is proposed in the architectural layout plan (**Annex 1** refers) in respect of the low-rise GIC facilities to the north. Besides, design of void area at the 2/F to the north-south direction could enhance natural lighting and air circulation in bringing natural light into the core of Proposed Development.

7.6 Conforms to Planning Intention of “GIC” Zone

- 7.6.1 The Proposed Development conforms to the planning intention of “GIC” zone under the Approved Tuen Mun OZP. It is intended primarily for the provision of the GIC facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the organizations providing social services to meet community needs.
- 7.6.2 Additionally, the Application Site have been zoned “G/IC” since the gazettal of the Approved Tuen Mun OZP No. S/TM/7 in 1994, together with the ‘Social Welfare Facility’ fell into a Column 1 use that is always permitted. The Proposed Development do not change the planning intention of the “G/IC” zone to provide GIC facilities serving the needs of the local residents and/or a wider district, region or the territory.
- 7.6.3 The establishment of the RCHE at this proposed location is to satisfy the demand from Tuen Mun New Town, Siu Hong and Lam Tei, which fulfil the service gap of the RCS of the elderly. With better land resources utilisation to provide social welfare facilities, the Proposed Development does not deviate from the planning intention to meet operational needs.
- 7.6.4 Specific BHR for the “G/IC” zones in terms of mPD or number of storey(s), which mainly reflect the existing and planned BHs of developments, have been incorporated into the Approved Tuen Mun OZP with a view to maintaining visual and spatial relief to the Area as



appropriate. As stated under the Notes of the Approved Tuen Mun OZP, BH control for low-rise developments, normally with a height of not more than 13 storeys, will be subject to restrictions in terms of number of storey (excluding basement floor(s)) so as to allow more design flexibility, in particular for GIC facilities with specific functional requirements, unless such developments fall within visually prominent locations and major breathing spaces. The Proposed Development of 13 storeys with the adoption of sensitive design measures is thus considered as a relatively low-rise social welfare development, in line with the BH control stipulated in the Notes of the Approved Tuen Mun OZP.

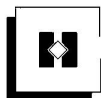
7.7 Echoes with Policy Address to Lift the Quantity and Quality of RCHE

7.7.1 RCHE in Hong Kong have long faced criticism for their low living standards compared to major cities internationally, particularly in terms of living space. There has been ongoing public discussion about increasing the minimum area per resident in RCHEs. The Residential Care Homes Legislation (Miscellaneous Amendments) Ordinance 2023 (the Amendment Ordinance) was gazetted on 16 June 2023, which raised the minimum area of floor space per resident from 6.5 sq.m. to 9.5 sq.m..

7.7.2 In response to the growing demand for additional floor space to provide quality RCHE services and to meet the eligibility criteria outlined in the permanent scheme of *“Incentive Scheme to Encourage Provision of Residential Care Home for the Elderly Premises in New Private Developments”* (LAO Practice Note No. 4/2003) and *“Incentive Scheme to Encourage Provision of Residential Care Home for the Elderly Premises in New Private Developments – Time-limited Enhancements”* (LAO Practice Note No. 5/2023) regarding the GFA calculation for RCHE premises, the Applicant has been exploring various development and/or redevelopment proposals concerning building footprint and design. Due to site constraints, there is limited scope to expand the footprint of the Proposed Development. Therefore, a minor relaxation of BH is necessary without compromising the quality of design to accommodate the required floor space and various facilities for providing elderly healthcare services, with a GFA of not more than 12,000 sq.m. to support a quantity and quality RCHE in promoting community well-being.

7.7.3 As mentioned in **Section 3.6**, there is a pressing need to prioritise the provision of RCHE given the change in sociodemographic characteristics and the growing elderly population in Hong Kong, and in particular the Tuen Mun District. The incentive scheme serves as a concrete basis for planning for elderly care services, the approval of this Application could help to facilitate the RCHE provision to address the imminent demand.

7.7.4 The Applicant is committed to providing a quality living environment for the elderly and promote community well-being at the subject Site. The Proposed Development with provision of not less than 504 nos. of RCHE bed spaces is aligned with the Government’s Incentive Scheme to increase the provision of the much-needed residential care facilities.



7.7.5 As there will be a minimum floor space of about 23.81 sq.m. per resident in the Proposed Development, the statutory minimum floor space per resident of 8 or 9.5 sq.m. shall also be complied with. The Proposed Development will comply with the prevailing and forthcoming revision to the spatial requirement for RCHE, upon approval of this Application, the Applicant will revise the development plan in accordance with market demand and incorporate the views of relevant Government bureaux/departments (if necessary).

7.8 Address the Pressing Needs of RCHE Bed Places in Tuen Mun District

7.8.1 With the foreseeable trend of an aging population and the growing pressure on public healthcare services for the elderly, particularly following the completion of Light Public Housing units and transitional housing units in Tuen Mun District, the average waiting time for RCHE is expected to remain high in the coming years⁷. The Proposed Development aims to increase the number of bed spaces in Tuen Mun District and enhance local availability, allowing seniors to age in a familiar environment with their existing social networks. Besides, due to the more stringent spatial requirement on the bed spaces, a reduction in the number of RCHE beds is anticipated. Thus, the Proposed Development with additional beds would help to relieve such pressure.

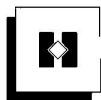
7.8.2 There is a confirmed deficit of about 1,261 bed spaces in the Approved Tuen Mun OZP⁸. The Proposed Development which providing 504 nos. of bed spaces (equivalent to about 40% of the deficit), while not in the form of subsidized beds, will help to meet the growing demand for eldercare services in the area. Expanding the availability of RCHE bed places would enhance community well-being by enabling seniors to age in a supportive environment close to their existing families and social networks. It would also help prevent the need for elderly individuals to move to adjacent deficit areas due to the insufficient provision of RCHE bed spaces in Tuen Mun District. Thus, the Proposed Development would be beneficial to the aging population in Tuen Mun.

7.9 Supported by Similar Agreed Rezoning Applications

7.9.1 There are two similar planning applications (Application Nos. Y/HSK/1 and Y/K10/5) agreed by the Board in recent years. Making reference to approval decisions, the Board noticed that the current BHR of the “G/IC” zone was to reflect the as-built condition, whilst the PlanD reviews those BHR amendment upon application provided that the proposal was supported with technical assessments to demonstrate its technical feasibility and no insurmountable problems. The same principle of “case-by-case” should also be applied to other similar “G/IC” sites on BHR amendment, where the BHR should be imposed based on individual proposals, subject to no significant adverse impact form planning and

⁷ https://www.districtcouncils.gov.hk/tm/doc/2024_2027/en/committee_meetings_minutes/SWHC/swhc_5th_mnotes_20241024_en.pdf

⁸ TPB Paper No. 10996 For Consideration by the Town Planning Board on 7.3.2025.



technical points of view. Further details on technical feasibility demonstration will be supplemented in **Section 7.10.**

7.9.2 Similar development of s.12a application No. Y/YL-NTM/9 was agreed by the Board to rezone from “R(C)” to “G/IC” with 10 storeys RCHE development on the Approved Ngau Tam Mei OZP No. S/YL-NTM/15. The BHR to be imposed on the OZP in terms of number of storeys could further allow planning flexibility in the future.

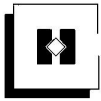
7.9.3 Another similar decision on the relaxation of BHR can also be noted (Application No. A/TM/595) approved by the RNTPC. It is proposed a minor relaxation of BHR for permitted educational institution use on the “G/IC” zones within the Approved Tuen Mun OZP No. S/TM/41, from 4 to 7 storeys. Hence, with the support of previous planning approval of similar applications, there is no adverse planning implications is likely to be anticipated.

7.10 Technical Feasibility Demonstrated and No Insurmountable Impact is Anticipated

7.10.1 Technical assessments on traffic, sewerage, drainage, environment, risk impact, landscape and geotechnical aspects are prepared or undergoing. With mitigation measures such as acoustic windows (baffle type), sensible design consideration, proposed 13 nos. of new tree plantings in line with the tree compensation ratio of approximately 1:1 in terms of quantity, as well as upgrade on the drainage pipes, the preliminary results show that the Proposed Development is technically sustainable and no insurmountable impact is expected.

7.10.2 Apart from that, the Proposed Development also included the following merits from design perspective which intends to enhance the facilities and living environment of the area: -

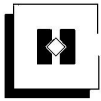
- Provision of about 2.2m to 2.6m building setback from the Site boundary abutting Tuen Fu Road is provided to allow better streetscape/good quality street level public urban space with more natural light and street-level ventilation to the existing buildings, as well to minimize air and traffic noise impacts from the surroundings;
- Street-level landscaping and buffer tree planting are proposed to create a landscape and visual buffer along the site boundary;
- Greenery provision has been maximized to provide an additional of 13 nos. of trees are proposed along the western edge of the Application Site boundary to enhance the local biodiversity of existing environment and to soften the built form, as well as to ensure compatibility to the surrounding environment;
- Creation of age-friendly environment with design elements and amenities such as buffer planting at the 1/F, a central courtyard at



the 2/F, and provision of elderly-friendly equipment/ facilities (i.e., sitting garden, fitness equipment for the elderly) with landscape deck at the 8/F. Elderly-friendly building design will be incorporated with the relevant statutory and non-statutory requirements;

- Provision of supporting facilities (i.e., rehabilitation room / activity room) and landscape area will be provided to the west of the enhance lobby at the 1/F will be served as a welcoming arrival node to the occupants of the RCHE and for public enjoyment;
- Design of void area at the 2/F in north-south direction to enhance natural air circulation to inner building could further enhance natural lighting and air circulation in bringing natural light into the core of Proposed Development; and
- Both active and passive activities provision equipped with outdoor furniture and recreational facilities at the refuge floor at the 8/F incorporated with landscape viewing deck will be provided to promote integrated and interactive neighbourhood.

7.10.3 In term of visual impact, the photomontages presented in the Visual Appraisal in **Appendix 7** has demonstrated that with and without the Proposed Development, the public viewers at most viewing points (VPs) will experience minimal visual change. This is primarily due to the transient nature of road users and pedestrians, coupled with the significant screening of the Application Site by planned and existing infrastructure, roadside vegetation, and surrounding residential developments. As a result, the visual impact of the Proposed Development is predominantly considered with slight across the assessed four VPs. It confirmed that the Proposed Development will create slight impact to the surroundings and is considered not incompatible with the surrounding environment.



8 CONCLUSION

- 8.1.1 In view of the above, we respectfully request the Board Members to give favourable consideration on this planning application.