

## **Appendix 2**

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Replacement pages  
of the Planning Statement

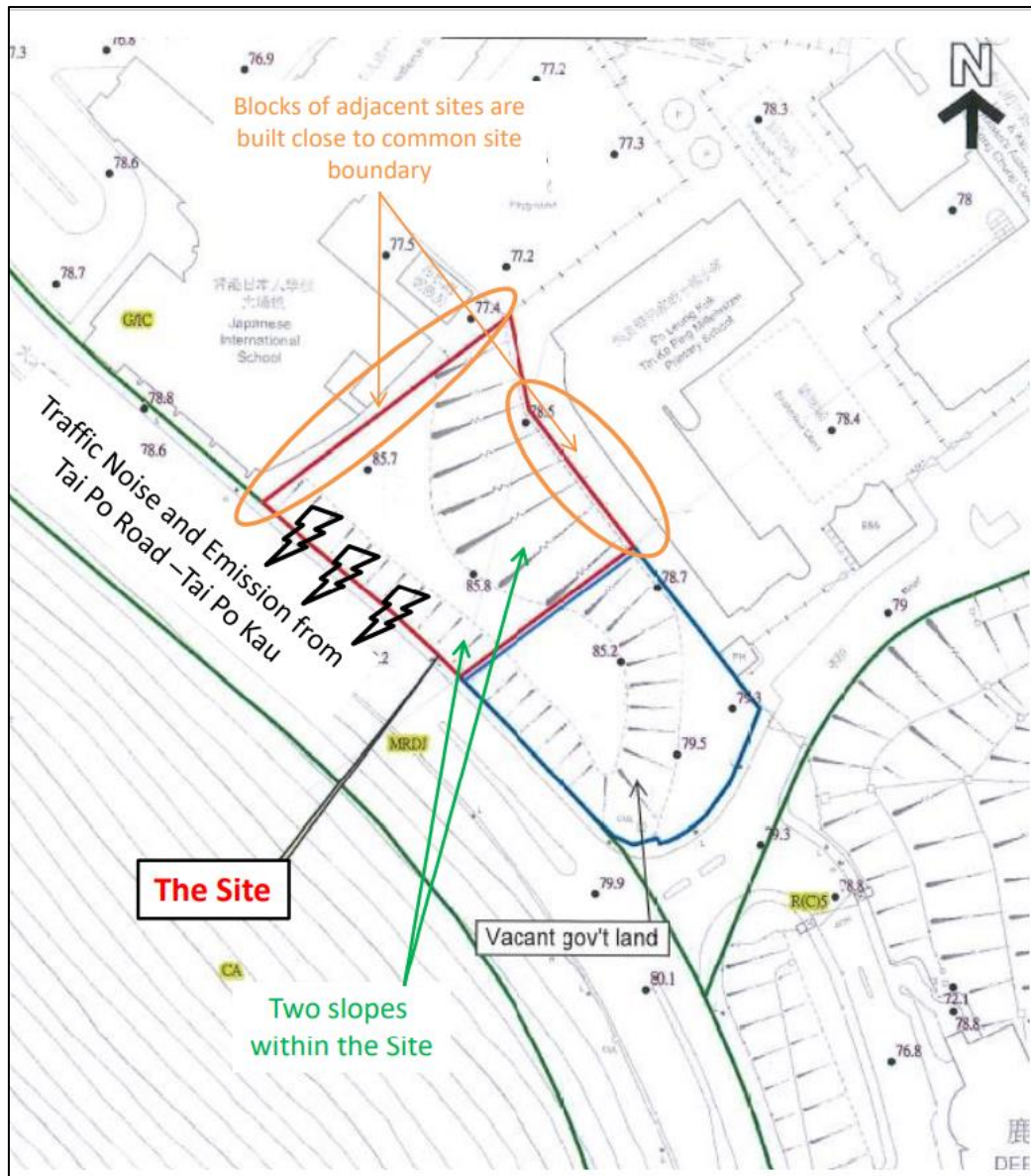


Figure 5: Key site constraints faced by the proposed development.

### 3. Background

#### 3.1. Policy of “Special Scheme on Privately Owned Sites for Welfare Uses” (“Special Sites Scheme”)

3.1.1. In response to the 2013 Policy Address, the “Special Sites Scheme” is launched by the Labour and Welfare Bureau/SWD. The scheme encourages non-governmental organisations (NGOs) to make better use of their sites through expansion, redevelopment or new development to provide diversified sub-vented and self-financing welfare services. The applicant organization may apply for grants under the Lotteries Fund (LF) to conduct a technical feasibility study (TFS) for their project proposals, and upon completion of the TFS, seek further funding support under the Special Sites Scheme to meet the capital cost of their projects according to the prevailing

**mechanism.**

3.1.2. The proposed SC Complex is one of the project proposals under Special Sites Scheme. HKSKHWCL had reached an agreement with SWD on the service scope and floor area requirements of the project and had received funding support from the Lotteries Fund. The funding received had helped the Applicant formulate and submit a TFS to SWD.

**3.2. Shortage of Residential Child Care Services (RCCS) and Small Group Homes (SGHs)**

3.2.1. It is evident that there is a clear demand of more RCCS especially SGHs. In 2022-2023, the average occupancy rate for ordinary service of SGH is 93%<sup>1</sup>. 388 number of children are recorded at waitlist on average each month, the highest amongst RCCS and related services. In the Committee on Review of Residential Child Care and Related Services chaired by the Director of Social Welfare (2022), SWD is recommended to identify suitable sites for setting up new RCCs or SGHs through various channels such as development and re-development projects, so as to provide children under the age of 6 with family-based care and a secure environment for growing up and meeting the service demand<sup>2</sup>.

**3.3. Shortage of Residential Care Services for the Elderly**

3.3.1. Given Hong Kong's ageing population and the longer average life expectancy, the residential care service ("RCS") places for the elderly have been in acute demand. As at 31 March 2023, there are about 16 800 elderly persons waitlisted for subsidized RCS<sup>3</sup>. In light of the pressing demand, the Government is taking a multi-pronged approach to increase residential care places for the elderly. This includes the "Special Sites Scheme" which the proposed development is a part of. In the proposed development, the places of the Residential Care Home for the Elderly will be available for eligible people on the SWD waiting list or through application to the operator.

**3.4. Policy of "Single Site, Multiple Uses" (SSMU)**

3.4.1. Inadequate land within the territory for development has been a challenge of the Government for decades. The Chief Executive's (2018) Policy Address states that shortage of land supply not only leads to a shortage of housing supply, but also affects people's quality of life. The impact covers "*from child care centres to elderly care facilities; from basic education and healthcare services to leisure open space...*". The Policy Address proposes SSMU policy to better utilise valuable land resource and increase the yield of development land. This proposal is in line with

<sup>1</sup>[https://www.legco.gov.hk/yr2024/english/panels/ws/ws\\_mcpa/papers/ws\\_mcpa20230122cb2-25-4-e.pdf](https://www.legco.gov.hk/yr2024/english/panels/ws/ws_mcpa/papers/ws_mcpa20230122cb2-25-4-e.pdf)

<sup>2</sup>[https://www.legco.gov.hk/yr2024/english/panels/ws/ws\\_mcpa/papers/ws\\_mcpa20230122cb2-25-4-e.pdf](https://www.legco.gov.hk/yr2024/english/panels/ws/ws_mcpa/papers/ws_mcpa20230122cb2-25-4-e.pdf)

<sup>3</sup> <https://www.legco.gov.hk/yr2023/english/panels/ws/papers/ws20230612cb2-535-5-e.pdf>

Statement of the OZP, in particular it fulfills criteria (c) where the landscape treatment is proposed on G/F (at a level meeting the adjoining Tai Po Road (details in **paragraphs 6.2.2 and 8.5.3** below)) to create visual interest and an improved walking environment along Tai Po Road, and criteria (e) where the proposed SC Complex has been designed to address various site constraints mentioned in **paragraph 2.3** above, while achieving its maximum development potential.

#### 4.2. Previous Application

4.2.1. There are no previous planning applications submitted at the Site.

### 5. Land Matters

5.1 The Site is an agricultural lot which falls within the Remaining Portion of Taxlot Lot No. T77 in D.D.34 (RP T77 DD 34), which is held under Block Government Lease. The lease term is to be expired on 30.6.2047. The registered owner is "The Bishop of Victoria Hong Kong" ("The Hong Kong Sheng Kung Hui Foundation" is formerly known as "The Bishop of Victoria Hong Kong").

5.2 The lot is an agricultural lot and no building can be erected without the prior approval from Lands Department (LandsD). Based on the proposed development, a lease modification application will need to be submitted to LandsD.

### 6. Development Proposal

#### 6.1. Proposed Facilities at the Site

6.1.1. The proposed building will accommodate the following services: -

- a) Special Child Care Centre (SCCC, 100 subvented places)
- b) Residential Care Home for the Elderly (CoC Home, 240 subvented places and 49 self-financing places)
- c) Small Group Home (SGH, 30 subvented places, 4 flats)
- d) Foster Care Services and Agency-based Enhancement of Professional Staff Support Services (FCS & ABPSS, subvented)
- e) Child Care Centre (CCC, 65 aided places)
- f) Staff Training Unit (STU, self-financed)

6.1.2. The proposed development comprises of one 10-storey block including 2 storeys of podium, over

Development Parameters	Details
<ul style="list-style-type: none"> <li>Heavy Goods Vehicle (HGV) L/UL Bay</li> </ul>	1
<b>Open Space</b>	Not less than 325 m <sup>2</sup> **

\*Include. 1 accessible parking space

\*\* Base on the calculation of 1m<sup>2</sup>/person for an intended population of 325 at the proposed development.

**Table 2: Accommodation of Floors of the proposed St Christopher's Complex**

Floors	Uses*
Roof	E&M
8/F and 9/F	SGH and Landscaped Area
7/F	<ul style="list-style-type: none"> <li>STU and FCS &amp; ABPSS</li> <li>Supporting facilities of CoC Home (including staff office, staff toilet/bathroom, general store)</li> <li>Landscaped Area</li> </ul>
3/F – 6/F**	CoC Home
2/F	<ul style="list-style-type: none"> <li>CoC Home</li> <li>Landscaped Area</li> </ul>
1/F	<ul style="list-style-type: none"> <li>CoC Home, SCCC and CCC</li> <li>Landscaped Area</li> </ul>
G/F	<ul style="list-style-type: none"> <li>CoC Home, SCCC and CCC</li> <li>Ambulance bay, HGV L/UL space, coach parking space, and private car layby</li> <li>Landscaped Area</li> </ul>
Basement (B1/F – B2/F)***	<ul style="list-style-type: none"> <li>Carpark and Sewage Treatment Plant (STP)</li> <li>Supporting facilities of CoC Home, SCCC and CCC</li> </ul>

\*Ancillary back of house services (including plantrooms and E&M) are not shown in the table from basement level to 9/F.

\*\*Floor level of 6/F is at about 23.1m above ground (i.e. less than 24m above ground), fulfilling requirements in paragraph 7.2 below.

\*\*\* B2/F is a partial floor accommodating sewage treatment plant only.

6.1.3. Master Layout Plan, Layout Plans of CoC Home on 2/F and SGH on 8/F, and a Section are shown in **Figures 6 to 9** below. The full set of architectural drawings is in **Appendix 1**.