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Section 16 Planning Application for Proposed Social Welfare Facility (Residential Care Home for the Elderly), Shop and Services (Medical Consulting Room including Clinic) and Public Vehicle Park in “Village Type Development” Zone at Lots 76 S.G (Part), 76 S.H (Part) in D.D. 101 and adjoining Government Land, Mai Po, Yuen Long

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EXECUTIVE SUMMARY

1. INTRODUCTION

This planning application is submitted to the Town Planning Board (the Board) under Section 16 of the Town Planning Ordinance to seek permission for proposed Social Welfare Facility (Residential Care Home for the Elderly (RCHE)), Shop and Services (Medical Consulting Room including Clinic) and Public Vehicle Park uses (hereafter referred to as the “Proposed Development/ Proposed Scheme”) with supporting facilities at Lots 76 S.G (Part), 76 S.H (Part) in D.D. 101 and adjoining Government Land, Mai Po, Yuen Long (hereafter referred to as the “Application Site”).

The Application Site falls within an area zoned “Village Type Development” (“V”) on the Approved Mai Po and Fairview Park Outline Zoning Plan No. S/YL-MP/8. According to the Notes of the OZP, the subject “V” zone is intended to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and provisioning of village houses affected by Government projects, other commercial, community and recreational uses may be permitted on application to the Town Planning Board (the Board). According to the Notes of the OZP for the subject “V” zone, ‘Social Welfare Facility’, ‘Shop and Services’ and ‘Public Vehicle Park (excluding container vehicle)’ uses are Column 2 uses which may be permitted with or without conditions on application to the Board. The subject Application Site zoned “V” does not fall within any Village Environ of any recognised village and thus implications to the future New Territories Exempted House (NTEH) under the Small House Policy is not envisaged.

2. ESTABLISH A SMART RCHE AND IMPROVE THE QUALITY OF LIFE OF ELDERLIES THROUGH TECHNOLOGY

In view of the close proximity between the Application Site and the planned San Tin Innovation and Technology (I&T) Park, the Applicant aims to cherish the unique opportunity to develop a Smart RCHE in which smart technologies such as Contactless Vital Sign Monitoring System and Intelligence Robots will be equipped. Such technology will increase the quality and operational efficiency of the Proposed RCHE, thus enhance the quality of life of the elderly residents. The Proposed RCHE is therefore in line with the Government’s Vision to develop the San Tin area as an I&T hub and to enhance the quality of life of elderlies through technology.

The Proposed Development with a total of about 716 nos. of RCHE beds is also able to contribute to the supply of elderly care facilities in Hong Kong, especially to the deficit of RCHE beds within the San Tin area. Besides, by situating within serene and tranquil natural environment while offering a range of amenities and elderly support services, the Proposed RCHE will create an enriching and high quality retirement experience for the elderlies. The Proposed RCHE is therefore in line with the Government’s vision of “Caring for the Elderly” by lifting the quantity and quality of RCHEs in Hong Kong.

The Proposed Development will also act as a catalyst to phase out incompatible uses in the surroundings to uses more compatible with the existing wetlands, villages and the planned San Tin Technopole. The Proposed RCHE is therefore able to contribute to the successful implementation of the San Tin Technopole. The Proposed RCHE, with a tentative completion year of 2028, will also be in line with the 1st phase completion of the San Tin Technopole, which is tentatively to be completed by year 2031.

Ultimately, the proposed Smart RCHE will capture the ample economic and technological opportunities generated by the growing I&T industry in the San Tin area, while contributing to Government’s vision of “Caring for the Elderly”. The Proposed Development will also contributing to the successful implementation of the San Tin Technopole and the South-North dual engine (finance – I&T) in Hong Kong.

The Proposed Development will have a total Plot Ratio (PR) of about 1.96 (Gross Floor Area (GFA) of about 16,506 m²). It consists of a 9-storey tower and two 3-storey towers, all on top of 1 storey of basement car park and E&M facilities. The Proposed Development consists of a privately-operated RCHE with a PR of about 1.89 (GFA of about 15,896 m²) accommodating 716 nos. of RCHE bed spaces. A medical consulting room including clinic with a PR of about 0.07 (GFA of about 610 m²) is also proposed within the Proposed Development.

3. DEVELOPMENT JUSTIFICATIONS AND PLANNING GAINS

Major development justifications in support of the Proposed Development are listed as follows:

- the Proposed RCHE is in line with the Government’s Vision to develop the San Tin area as an I&T hub and to enhance the quality of life of elderlies through technology;
- the Proposed Development with a total of 716 nos. of RCHE beds is able to

contribute to the supply of elderly care facilities in Hong Kong and address the shortfall of RCHE beds in Hong Kong as a whole. The Proposed Development is also able to create an enriching and high quality retirement experience for the elderlies, which is in line with the government policy to enhance the quality of RCHEs in Hong Kong;

- with the tentative completion year of 2028, timely implementation of the proposed RCHE will be in line and compatible with the 1st phase of the San Tin Technopole, which is tentatively to be completed by Year 2031;
- the proposed RCHE will also provide extra employment opportunities for the area, which is in line with the Government's vision of providing new job opportunities and promote better home-job balance in the Northern New Territories;
- the Proposed Scheme has included RCHE, medical consulting room including clinic and public vehicle park within a single development. Such uses are compatible with each other and are able to optimize the development potential of the Application Site, which is in line with the “Single Site, Multiple Use” initiative promoted by the Government in PA 2019;
- the Proposed Scheme has been carefully formulated so to satisfy the requirement as stipulated in TPB Guideline No. 12C for development within the Wetland Buffer Area and directly abutting the Wetland Conservation Area. An Ecological Impact Assessment has also been prepared to demonstrate that the Proposed Development will not cause net increase in pollution load to Deep bay;
- the proposed RCHE is compatible with the nearby planned I&T use of the San Tin Technopole, the medium-rise-medium-density nature of the proposed RCHE will also enables a smooth transition from the existing rural setting to the planned urbanized setting. The proposed RCHE is therefore compatible to both the existing and planned developments in the surroundings;
- the Application Site does not fall within any Village Environ and would therefore not jeopardise any small house supply in future. Subsequent to the approval of the subject application, the land exchange application to materialise the Proposed Development by the time will also in due course be scrutinized separately under the land administrative regime accordingly. It is therefore considered that the current planning application is well justified from planning perspective;

- the Proposed Development has incorporated various planning and design merits; and
- the Proposed Development will induce no insurmountable problems in all technical aspects based on the development parameters and appropriate mitigation measures proposed.

In light of the supporting justifications presented in this Planning Statement, the Board is cordially invited to favourably consider the Proposed Development.

行政摘要

(聲明：此中文譯本僅供參考，如中文譯本和英文原文有歧異時，應以英文原文為準。)

1. 申請目的

申請人現根據城市規劃條例第 16 條，向城市規劃委員會（下稱城規會）遞交規劃申請，於元朗米埔丈量約份第 101 約地段第 76 號 G 分段（部分）、第 76 號 H 分段（部分）及毗鄰政府土地（下稱申請地盤），擬議社會福利設施（安老院）、商店及服務行業（診症室包括診療所）及公眾停車場（下稱擬議發展）。

申請地盤於米埔及錦綉花園分區計劃大綱核准圖編號 S/YL-MP/8 劃作「鄉村式發展」地帶。根據大綱圖的註釋，「鄉村式發展」地帶旨在反映現有的認可鄉村和其他鄉村的範圍，以及提供合適土地以作鄉村擴展和重置受政府計劃影響的村屋。地帶內的土地，主要預算供原居村民興建小型屋宇之用。其他商業、社區和康樂用途，如向城市規劃委員會申請許可，或會獲得批准。根據大綱圖對「鄉村式發展」地帶的註釋，「社會福利設施」、「商店及服務行業」及「公眾停車場（貨櫃車除外）」屬於第二欄用途，須先向城規會申請，並可能在有附帶條件或無附帶條件下獲准。劃作「鄉村式發展」地帶的申請地盤並不屬於任何認可鄉村範圍內，因此預計不會對未來小型屋宇政策下的新界豁免管制屋宇產生影響。

2. 建立智慧安老院，並透過科技提升長者生活質素

鑑於申請地盤毗鄰規劃中的新田科技城，申請人因此藉這個獨特的機會去發展採用非接觸式生命體徵檢測系統及智能機器人等智慧技術的智慧安老院。這些技術將提高擬議安老院的品質及運作效率，從而提升長者居民的生活質素。因此，擬議安老院符合政府將新田地區發展為創科中心並透過科技提升長者生活質素的願景。

擬議發展合共提供約 716 個安老院床位，因此能為香港的安老設施供應作出貢獻，尤其是解決新田地區安老院床位的短缺問題。此外，擬建安老院坐落在寧靜祥和的自然環境中，同時提供一系列的設施及長者支援服務，將為長者創造豐富和高品質的退休體驗。因此，擬議安老院可提升香港安老院的數量和質素，並符合政府「老有所養」的願景。

擬議發展也將充當催化劑並逐步淘汰周遭地區不相容的用途，以與現有濕地、村莊及規劃中的新田科技城更加相容。因此，擬議安老院能夠為新田科技城的成功實施作出貢獻。擬議安老院預計於 2028 年竣工，因此也將與新田科技城第一階段 2031 年的預計竣工時間一致。

最終，擬議智慧安老院將抓緊新田地區發展中的創科產業所帶來的充足經濟及科技機遇，同時為政府「老有所養」的願景做出貢獻。擬議發展也將有助新田科技城及香港南北雙引擎（金融-創科）的成功實施。

擬議發展的總地積比率約為 1.96（總建築面積約為 16,506 平方米）。它由一座 9 層塔樓及兩座 3 層塔樓組成，全部坐落於一層地下停車場及機電設施之上。擬議發展包括一座私人安老院，面積約為 1.89（建築面積約為 15,896 平方米），可容納 716 個安老院床位。擬議發展亦會設置一間地積比率約為 0.07（建築面積約為 610 平方米）的診症室包括診療所。

3. 發展理據及增益

以下為支持是次規劃申請的發展理據：

- 擬議安老院符合政府將新田地區發展為創科中心並透過科技提升長者生活質素的願景；
- 擬議發展共有 716 個安老院床位，因此可以為香港的安老設施供應作出貢獻，並解決整個香港安老院床位的短缺問題。擬議發展亦能為長者創造豐富及高質素的退休體驗，因此符合政府提升香港安老院質素的政策；
- 擬議安老院暫定於 2028 年竣工，擬議安老院的適時落實將與新田科技城第一階段 2031 年的預計竣工時間一致；
- 擬議安老院亦會為附近區域提供額外就業機會，符合政府為新界北部提供新就業機會及促進職住平衡的願景；
- 擬議發展將安老院、診症室包括診療所及公眾停車場融入於一個發展項目內。這些用途相互相容，並能夠優化申請地盤的發展潛力，因此符合政府在 2019 年施政報告所推動的「一地多用」倡議；
- 擬議發展經過精心製定，以滿足城市規劃委員會規劃指引第 12C 號所規定的濕地緩衝區內及直接毗鄰濕地保育區的發展要求。此規劃綱領亦包

括以份生態影響評估以證明擬議發展不會增加后海灣的污染負荷；

- 擬建安老院與附近新田科技城規劃的創科用途相容，擬建安老院的中層及中密度的性質也將有助於從現有鄉村環境順利過渡至規劃中的城市化環境。因此，擬議安老院與周遭現有及規劃中的發展相兼容；
- 申請地盤不屬於任何認可鄉村範圍內，因此不會危及未來小型屋宇的供應。是次申請獲得批准後，落實擬議發展的換地申請也將適時根據相應的土地管理制度單獨進行。因此，是次規劃申請從規劃角度來看非常合理；
- 擬議發展融入了多項規劃及設計增益；及
- 根據所提出的發展參數及適當的緩解措施，擬議發展不會在所有技術層面引起無法克服的問題。

基於以上的發展理據，現懇請城規會能對是次規劃申請予以贊同。

1 INTRODUCTION

1.1 Background

1.1.1 This planning application is submitted to the Town Planning Board (the Board) under Section 16 of the Town Planning Ordinance to seek permission for proposed Social Welfare Facility (Residential Care Home for the Elderly (RCHE)), Shop and Services (Medical Consulting Room including Clinic) and Public Vehicle Park uses (hereafter referred to as the “Proposed Development/ Proposed Scheme”) with supporting facilities at Lots 76 S.G (Part), 76 S.H (Part) in D.D. 101 and adjoining Government Land, Mai Po, Yuen Long (hereafter referred to as the “Application Site”).

1.1.2 The Application Site falls within an area zoned “Village Type Development” (“V”) on the Approved Mai Po and Fairview Park Outline Zoning Plan No. S/YL-MP/8 (**Figure 1.1** refers). According to the Notes of the OZP, the subject “V” zone is intended to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and provisioning of village houses affected by Government projects, other commercial, community and recreational uses may be permitted on application to the Town Planning Board (the Board). According to the Notes of the OZP for the subject “V” zone, ‘Social Welfare Facility’, ‘Shop and Services’ and ‘Public Vehicle Park (excluding container vehicle)’ uses are Column 2 uses which may be permitted with or without conditions on application to the Board. The subject Application Site zoned “V” does not fall within any Village Environ of any recognised village and thus implications to the future New Territories Exempted House (NTEH) under the Small House Policy is not envisaged.

- 1.1.3 In view of the close proximity between the Application Site and the planned San Tin Innovation and Technology (I&T) Park, the Applicant aims to cherish the unique opportunity to develop a Smart RCHE in which smart technologies such as Contactless Vital Sign Monitoring System and Intelligence Robots will be equipped. Such technology will increase the quality and operational efficiency of the Proposed RCHE, thus enhance the quality of life of the elderly residents. The Proposed RCHE is therefore in line with the Government’s Vision¹ to develop the San Tin area as an I&T hub and to enhance the quality of life of elderlies through technology.
- 1.1.4 The Proposed Development with a total of about 716 nos. of RCHE beds is also able to contribute to the supply of elderly care facilities in Hong Kong, especially to the deficit of RCHE beds within the San Tin area². Besides, by situating within serene and tranquil natural environment while offering a range of amenities and elderly support services, the Proposed RCHE will create an enriching and high quality retirement experience for the elderlies. The Proposed RCHE is therefore in line with the Government’s vision of “Caring for the Elderly” by lifting the quantity and quality of RCHEs in Hong Kong.
- 1.1.5 The Proposed Development will also act as a catalyst to phase out incompatible uses in the surroundings to uses more compatible with the existing wetlands, villages and the planned San Tin Technopole. The Proposed RCHE is therefore able to contribute to the successful implementation of the San Tin Technopole. The Proposed RCHE, with a tentative completion year of 2028, will also be in line with the 1st phase completion of the San Tin Technopole, which is tentatively to be completed by year 2031.
- 1.1.6 Ultimately, the proposed Smart RCHE will capture the ample economic and technological opportunities generated by the growing I&T industry in the San Tin area, while contributing to Government’s vision of “Caring for the Elderly”. The Proposed Development will also contributing to the successful implementation of the San Tin Technopole and the South-North dual engine (finance – I&T) in Hong Kong.

¹ Kwu Tong North Multi-welfare Services Complex has commenced operation since August 2023, which was equipped with stable, secure and scalable digital technology infrastructure in order to meet the future development of smart elderly home system.

² With reference to the “Provision of Major GIC Facilities and Open Space” in Mai Po and Fairview Park Outline Zoning Plan and San Tin Technopole Outline Zoning Plan dated 28 June 2024, there is a deficit of over 700 beds in Residential Care Homes for the Elderly.

1.1.7 The Proposed Development will have a total Plot Ratio (PR) of about 1.96 (Gross Floor Area (GFA) of about 16,506 m²). It consists of a 9-storey tower and two 3-storey towers, all on top of 1 storey of basement car park and E&M facilities. The Proposed Development consists of a privately-operated RCHE with a PR of about 1.89 (GFA of about 15,896 m²) accommodating 716 nos. of RCHE bed spaces. A medical consulting room including clinic with a PR of about 0.07 (GFA of about 610 m²) is also proposed on the 8th floor of the 9-storey tower.

1.2 Report Structure

1.2.1 This planning statement includes the following sections:

- Section 2: describes and analyses the Application Site, its surrounding and planning context, and reports the land status of the Application Site;
- Section 3: depicts the indicative development proposal;
- Sections 4-9: summarise the key findings of various technical assessments on visual, air ventilation, traffic, environmental, ecological, drainage and sewerage;
- Section 10: highlights the justifications of the Proposed Development; and
- Section 11: concludes the planning statement.

1.2.2 Detailed technical assessments and other supplementary information are attached in **Appendices A to H**.

- Appendix A: Landscape Design and Tree Preservation Proposal
- Appendix B: Visual Impact Assessment
- Appendix C: Traffic Impact Assessment
- Appendix D: Environmental Assessment
- Appendix E: Ecological Impact Assessment
- Appendix F: Drainage Impact Assessment
- Appendix G: Sewerage Impact Assessment
- Appendix H: Water Supply Impact Assessment

2 SITE AND PLANNING CONTEXTS

2.1 Site and Surrounding Context

2.1.1 With a total site area of about 8,429 m², the Application Site is located at the junction of Castle Peak Road and Tam Kon Chau Road, halfway between Mai Po and San Tin. It is surrounded by some existing village settlements, namely Mai Po Lo Wai to the south, Hop Shing Wai to the east and Lin Barn Tsuen to the North.

Figure 2.1 shows the strategic location of the Application Site in relation to Mai Po, San Tin and other part of the North West New Territories (NWNT).

2.1.2 The Application Site is directly adjacent to the western boundary of the San Tin Technopole, which is positioned to be a hub for clustered Innovative and technology (I&T) development. The proposed Sam Po Shue Wetland Conservation Park is situated to the further north of the Application Site. The overall development context around the Application Site will be more transformed into a more urbanised context with Northern Metropolis taken in place in the near future.

2.1.3 The Application Site is currently vacant and in close proximity to several sites for temporary open storages and vehicle parking, which are expected to be phased out in the near future due to their incompatibility with the long-term planning intention under the OZP. **Figure 2.2** shows the site and surrounding context of the Application Site.

2.2 Accessibility

Existing

2.2.1 The Application Site is accessible via Tam Kon Chau Road, which is a local access road diverging from Castle Peak Road. The Application Site is connected to other parts of the NWNT via Castle Peak Road and San Tin Highway, the former of which is a local distributor in the area while the latter is an expressway connecting to the major highways of the New Territories.

2.2.2 The nearest new towns from the Application Site are Sheung Shui to the east and Yuen Long to the south west, which are about 10 minutes and 15 minutes driving distance respectively.

2.2.3 The Shenzhen Innovation and Technology Zone at Futian is also situated in a visible distance to the north of the Application Site.

Future

2.2.4 According to the Approved San Tin Technopole OZP No. S/STT/2, the San Tin Station of the proposed Northern Link Main Line will be located to the south of the existing Shek Wu Wai. The planned road network within the San Tin Technopole will connect San Tin Station to Castle Peak Road, San Tin Highway and other existing roads.

2.2.5 The planned San Tin Station is about 1km to the southeast of the Application Site and is about 5-minute driving distance via the planned road network of the San Tin Technopole (**Illustration I** refers).

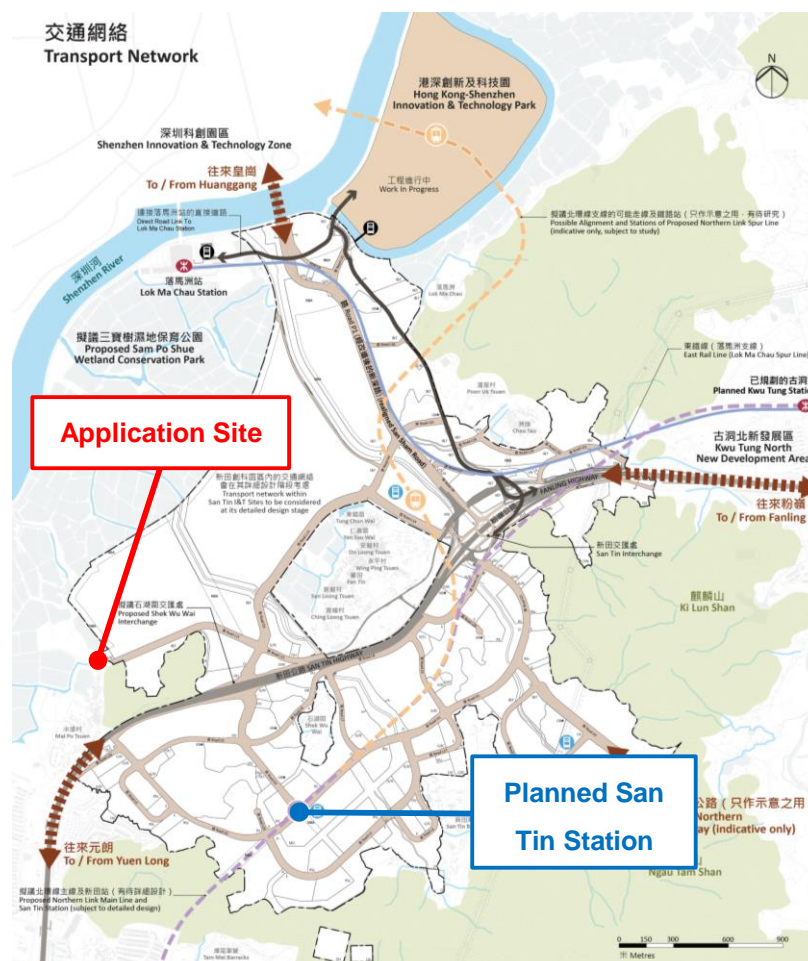


Illustration I – Transport Network of the Approved San Tin Technopole Outline Zoning Plan No. S/STT/2

2.3 Planning Context

Existing

- 2.3.1 The location of the Application Site, as indicated in **Figure 2.1**, is currently covered by the Approved Mai Po and Fairview Park OZP No. S/YL-MP/8 and zoned “V”, which is primarily intended to reflect existing recognized and other villages, and to provide land suitable for village expansion and reprovisioning of village houses affected by Government projects, other commercial, community and recreational uses may be permitted on application to the Board. According to the Notes of the OZP for the subject “V” zone, ‘Social Welfare Facility’, ‘Shop and Services’ and ‘Public Vehicle Park’ uses are Column 2 uses which may be permitted with or without conditions on application to the Board. The extract of Notes of the Approved Mai Po and Fairview Park OZP No. S/YL-MP/8 is appended in **Attachment 1** for reference. The Application Site also does not fall within any area zoned as “Other Specified Uses” annotated “Wetland Conservation Park” (“OU (WCP)”).
- 2.3.2 **The Application Site also does not fall within the boundary of any Village Environ. Thus, implications to the future New Territories Exempted House (NTEH) under the Small House Policy is not envisaged.**
- 2.3.3 The Application Site falls within the boundary of the Wetland Buffer Area (WBA) and directly abuts the Wetland Conservation Area (WCA). Relevant consideration with reference to the Town Planning Board Guidelines 12C for Application for development within Deep Bay Area (TPB Guidelines 12C) has been taken into account.
- 2.3.4 As a substantial amount of the fish ponds within the WBA have already been lost over time through filling and certain areas have been degraded by the presence of open storage use, these degraded areas may be considered as target areas to allow an appropriate level of residential/recreational development so as to provide an incentive to remove the open storage use and/or to restore some of the fish ponds lost. **The Application Site is currently vacant and paved. Development within the site is therefore expected to induce no adverse ecological impacts with relevant mitigation measures. Nonetheless, an Ecological Impact Assessment has been prepared to satisfy the requirement under the said TPB guideline.**

Future

- 2.3.5 According to the Northern Metropolis Action Agenda 2023 (the Action Agenda) published in Oct 2023, the northern part of Hong Kong is planned to be developed into a metropolitan area. The Northern Metropolis aims to be a global exemplar of compact high-density sustainable development that is ideal for people to live, work and travel. The Northern Metropolis also aims to reduce spatial mismatch and cross-regional commuting in the northern part of Hong Kong by creating economic and employment opportunities in the region.
- 2.3.6 Under the Action Agenda, four major zones are proposed within the Northern Metropolis, each with its own distinctive strategic positioning and development theme. The Innovation and Technology Zone (I&T Zone), which covers the San Tin area, is in close proximity to the Application Site. The San Tin Technopole, being the key development within the I&T Zone, aims to propel the Northern Metropolis into an international innovation and technology hub (i.e. Hong Kong’s Silicon Valley) and adopt the new industry pattern of South-North dual engine (finance – I&T) in Hong Kong. The development of the San Tin Technopole is also in line with the 14th Five-Year Plan promulgated by the State Council, which supports Hong Kong to be developed into an international I&T center.
- 2.3.7 According to the Approved San Tin Technopole OZP No. S/STT/2, more than 300ha of land to the north of San Tin Highway/ Fanling highway are designated for an I&T Park, which accounts for about 7 million m² of GFA for I&T development for the needs of different industry players and to develop different I&T fields including life and healthy technology and etc. **The Application Site, being situated at the junction of Castle Peak Road and Tam Kon Chau Road, is directly adjacent to the western boundary of the I&T park within the San Tin Technopole. Such strategic gateway location enables development within the Application site to complement and benefits from the ample economic and technological opportunities of the future San Tin area.**

2.4 Policies

Improve Quality of Life of Elderly through Technology

- 2.4.1 As stated in 2023 Policy Address (PA), the Government will increase the funding for eligible elderly and rehabilitation service units to utilise various types of technology products. Such policy aims to improve the quality of life of elderly and reduce the pressure of carers through technology. **Since the Application Site is in close proximity to the San Tin I&T Park, the proposed RCHE can foster knowledge sharing and research collaborations on senior care technology with the future I&T institutions. Such technological collaboration will enhance the quality and operational efficiency of the proposed RCHE as well as enhance the quality of life of the elderly residents.**

Caring for the Elderly

- 2.4.2 In order to address the rising demand for elderly care facilities due to aging population in Hong Kong, the Government has been formulating policies and initiatives to cater for the needs of the elderly. According to the 2023 PA, the Government has been promoting the vision of “Caring for the Elderly” by lifting the quality and quantity of RCHEs in Hong Kong, which adhere to the policy objective of promoting “aging in place as the core, with institutional care as back-up”. As stated in the 2024 PA, the government’s vision to strength elderly care services remain unchanged.
- 2.4.3 According to the Report of the Subcommittee on Increasing the Provision of Residential Care Places for the Elderly presented to the Panel on Welfare Services of Legislative Council on 3 July 2023, there were about 25,000 elderlies begin waitlisted for subsidized nursing home places and care-and-attention places as at 30 April 2022. **It is reasonable to believe that there is public aspiration for more nursing home places in Hong Kong.**
- 2.4.4 **In view of the strategic location of the subject Application Site in between Mai Po and San Tin Technopole, the future provision of RCHE beds in the local context have been reviewed.** According to the “*Provision of Major GIC and Open Space*” in Mai Po and Fairview Park Outline Zoning Plan and San Tin Technopole OZP (i.e. Attachment IXa & Attachment IXb of TPB Paper No. 10973),

there is a shortfall of over 700 nos. RCHE beds in the area (Illustration II refers).

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including existing provision)	
Residential Care Homes for the Elderly	21.3 subsidised beds per 1,000 elderly persons aged 65 or above [#] (assessed by SWD on a cluster basis)	152 beds	172 beds	172 beds	+ 19 beds* (a long-term target assessed on a wider context by SWD*)

Extract of the Provision of Major GIC Facilities and Open Space in Mai Po and Fairview Park Outline Zoning Plan (28 June 2024)

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including existing provision)	
Residential Care Homes for the Elderly	21.3 subsidised beds per 1,000 elderly persons aged 65 or above (assessed by SWD on a cluster basis)	987 beds	0 beds	250 beds	- 737 beds* (a long-term target assessed on a wider context by SWD*)

Illustration II – Extract of the Provision of Major GIC Facilities and Open Space in San Tin Technopole Outline Zoning Plan (28 June 2024)

2.4.5 The proposed RCHE with 716 nos. of beds is therefore able to contribute to the supply of elderly care facilities in Hong Kong while creating an enriching and high quality experience for the elderlies with its proximity to ponds, wetland and the Mai Po Nature Reserve.

Healthcare Manpower Supply and Training

2.4.6 As mentioned in 2023 PA, the Government aims to provide new pathways for admission of qualified non-locally trained nurses so to address the shortage of nurses in Hong Kong. The Government will also strengthen the two-way training and exchange of healthcare talents between Hong Kong and the Mainland so to address the shortage of healthcare manpower in Hong Kong. The 2024 PA coheres with the above aims to welcome more healthcare professionals in Hong Kong. **The proposed RCHE can act as a training site for non-local healthcare talents, which coheres with the above policy while increasing job opportunities in the Northern New Territories.**

Single Site Multiple Use Initiative

2.4.7 Further to the 2019 PA, the “Single Site, Multiple Use” (SSMU) initiative was introduced to optimise the use of development sites. Mixed residential, education and welfare uses will be supported so to encourage non-governmental organizations to optimise the development potential of various sites. As mentioned in 2023 PA, the Government will continue to adhere the SSMU development concept to optimise the use of existing land in providing sports, recreational, cultural and social welfare facilities for the community. **The Proposed Scheme has incorporated RCHE, medical consulting room and public vehicle park within a single development. Such uses are compatible with each other and are able to optimise the development potential of the Application Site.**

2.5 Land Status

2.5.1 The Application Site consists of two private lots (i.e. Lots 76 S.G (Part) and 76 S.G (Part) in D.D.101) owned solely by the Applicant as well as adjoining Government Land. The landholding plan of the Application Site is enclosed in **Figure 2.3**.

3 PROPOSED DEVELOPMENT

3.1 Indicative Development Proposal

- 3.1.1 The Proposed Development will have a total Plot Ratio (PR) of about 1.96 (Gross Floor Area (GFA) of about 16,506 m²). It consists of a 9-storey tower and two 3-storey towers, all on top of 1 storey of basement car park and E&M facilities. The Proposed Development consists of a privately-operated RCHE with a PR of about 1.89 (GFA of about 15,896 m²) accommodating 716 nos. of RCHE bed spaces. A medical consulting room including clinic with a PR of about 0.07 (GFA of about 610 m²) is also proposed within the subject Proposed Development.
- 3.1.2 The Indicative Block Plan, Floor Plans, Basement Plan and Section Plan of the Proposed Development are shown in **Figures 3.1 to 3.13**. For the development parameters of the Proposed Development, please refer to **Table 3.1** below.

Table 3.1 - Major Development Parameters of the Proposed Scheme

Major Development Parameters	Proposed Scheme
Application Site Area (m ²)	About 8,429 ⁽¹⁾
Total GFA (m ²)	About 16,506
- Private RCHE ⁽²⁾	About 15,896
- Shop and Services (Medical Consulting Room including Clinic)	About 610
Total Plot Ratio	About 1.96
- Private RCHE	About 1.89
- Shop and Services (Medical Consulting Room including Clinic)	About 0.07
No. of Storeys	Not more than 9 ⁽³⁾⁽⁴⁾
No. of Blocks	3
Site Coverage	About 35%
No. of Beds	About 716
Greenery Ratio	Not less than 20%
Total No. of Car Parking Spaces	76 ⁽⁵⁾
- Private Car Parking for RCHE	48
- Clinic	9
- Public Vehicle Park	19
No. of L/UL Spaces	
- Taxi/ Private Car Lay-by	3
- Non-emergency Medi Transportation Lay-by	2
- Loading/ Unloading Bays & Refuse Collection Vehicle Bays	2
Completion Year	2028

Remarks:

1. Subject to detailed land survey at subsequent detailed design and land grant stage.
2. Including ancillary uses, such as ancillary shop, canteen, restaurant, office, laundry, and healthcare/ wellness center serving the RCHE.
3. Excluding 1 storey of basement carpark and E&M facilities and etc.
4. Subject to design review at subsequent stages, the current maximum building height of the Proposed Development is about 34.55 and 15.2mPD respectively (up to main roof level). Roof-top structures are mainly for supporting E&M facilities and does not constitute as a storey with coverage less than 50% of the area of the floor below.
5. Including 2 disabled car parking spaces.

3.1.3 In formulating the Proposed Scheme, the Applicant commits to create a high quality RCHE with ideal retirement experience. Some major planning and design considerations are highlighted below:

- as shown in **Figure 3.14**, the Proposed Development will adopt a 18m building-free zone setting back away from the periphery of trees of the Mai Po Village Egret, which is located to the southeast of the Application Site. This building-free zone will be designated as areas of passive recreation and green space. This area will avoid any possible adverse impacts to the Egret, while also minimising the total site coverage of the Proposed Development to enhance visual amenity in the surroundings;
- there will also be another building-free zone (with only low-rise buildings and no building structures above 15m) at the north-eastern portion of the Site. The building-free zone acts as a flight corridor for the Mai Po Village egret, which minimises the impact to the egret's flight line to an acceptable level. The building-free zone will also enhance the visual and air permeability of the surrounding area by reducing the bulkiness of the Proposed Development;
- a building setback with buffer planting of 10-12m from the Wetland Conservation Area (WCA) along the north-western boundary of the Application is adopted to minimise ecological impact. The building setbacks are able to reduce the bulkiness of the Proposed Development while enhancing the visual permeability and openness of the surrounding area;
- the Proposed Development will be set back from the Castle Peak Road and Tam Kon Chau Road for 10m and 5m respectively, which minimises the noise and air quality impact of the traffic to the future residents;
- the peripheral planting located at the edge of the Application Site will act as a visual buffer and soften the building edge of the RCHE towers;
- the proposed ancillary car park will be located at the basement level, which minimises air quality and visual impact to the public while create a pleasant urban environment with ample greening opportunities at pedestrian level;
- the proposed run-in / out location is carefully designed so to prevent traffic disruption along the Castle Peak Road;

- a Public Vehicle Park with 19 parking spaces is proposed at the basement level to serve the potential tourists that visit the area, especially when the planned AFCD Wetland Conservation Park Management Office is situated to the direct east of the Application Site; and
- an on-site Sewage Treatment Facility is proposed to process sewage and generate effluent for toilet flushing and irrigation for landscape areas within the Application Site, which enhances environmental sustainability and self-sufficient of the Proposed Development by reducing total water consumption and discharge. It is also able to reduce public health risk by minimising air, ground and water pollution to the surrounding areas.

3.2 Landscape Design and Tree Treatment Proposal

3.2.1 A Landscape Proposal and Tree Treatment Proposal are included in **Appendix A** to demonstrate the effect of the landscape design of the Proposed Development, treatment for existing trees and proposed planting to establish a high-quality living environment for the future residents whilst preserving and enhancing the existing landscape context. The Indicative Landscape Master Plan of the Proposed Development is shown in **Figure 3.15**.

Design Objectives

3.2.2 The landscape design objectives are to:

- Integrate the proposed development from a landscape and visual perspective with the existing and planned landscape context;
- Soften the form of the built environment including the proposed boundary areas through the use of green measures;
- Create distinctive and high-quality landscape setting for the common landscape areas and open space network;
- Utilize the open-air profile to create layering of landscape plantings;

- Provide a quality and sustainable living environment for the future residents of the development;
- Provide adequate open space for the future residents;
- Maximize the greenery incorporated within the overall landscape design plan; and
- Maximize opportunities for the planting of new trees and shrubs.

Design Features

3.2.3 The major landscape design components are:

- Planting buffer along the site boundary to maintain green amenity to the surrounding neighbor, while being a formal welcoming landscape design by guiding incoming vehicles to the entrance; and
- Sitting-out areas at the north and east portion with Urban Farm BBQ Area and Elderly Fitness Area to provide various leisure activity options for future users.

3.2.4 In addition, the proposed site coverage of greenery will be not less than 20% of the site area, which is in compliance with the requirement of PNAP APP-152. The proposed private open space will also be not less than 716m² (i.e. not less than 1m² per person).

Tree Treatment Proposal

3.2.5 A total of **36 nos.** of trees are surveyed within and in close proximity to the Application Site, there are no registered or potential “Old and Valuable Tress”, “Potentially Registerable Trees”, rare or endangered tree species or Champion Trees. None of the tree species identified are protected under the local regulations and ordinances.

3.2.6 There was 1 no. of outside site tree (T1 *Albizia lebbeck* 大葉合歡) with 1100mm DBH had found at the South corner outside site, which is tree in particular interest (TPI) under LCSD’s maintenance currently.

3.2.7 Among the 36 nos. of surveyed trees, 25 nos. of trees are proposed to be felled due to unavoidable conflict with the development. Among the 25 nos. of trees proposed to be felled, 3 nos. are *Leucaena leucocephala* 銀合歡, which is an Undesirable Species and does not require compensatory planting according to LAO PN 6/2023 Guidance Notes. The total loss of tree Quantity excluding *Leucaena leucocephala* 銀合歡 will be 22 nos. In compensation, 52 nos. of new trees will be planted in accordance with the proposed building layout, **the compensation ratio to the tree lost in terms of quantity is 1:2.36.**

3.3 Access, Circulation and Parking

3.3.1 The Proposed Development will be accessible via a vehicular access at Tam Kon Chau Road. A short section of Tam Kon Chau Road is proposed to be widened to allow full 2-way 2-lane access to the site. The vehicular accesses and the internal transport facilities are connected via internal driveway. Ancillary car park and Public Vehicle Park are both located at the basement levels while the drop-off area and loading/unloading bays are located at ground level.

3.3.2 The proposed internal car parking and servicing provision is summarised in **Table 3.2**. For details, please refer to the Traffic Impact Assessment provided in **Appendix C**.

Table 3.2 - Proposed Parking and Servicing Provision

Component		Proposed Provision
No. of Car Parking Spaces	Private Car Parking for RCHE	48 ⁽¹⁾
	Clinic	9 ⁽²⁾
	Public Vehicle Park	19
	Total	76
Parking for Disabilities ⁽³⁾		2
Taxi / Private Car Lay-by		3
Non-emergency Medical Transportation Lay-by		2
Loading / Unloading Bays & Refuse Collection Vehicles Bays		2

Remarks:

- (1) Since there is no requirement in HKPSG for parking provision for RCHE, 0.067 parking space / bed is proposed for considering parking provisions based on existing RCHE study.
- (2) As per HKPSG, parking provision for clinics is 1 to 1.5 car parking spaces for each consulting room.
- (3) Included in the total number of car parking spaces.

3.4 Tentative Completion Year

- 3.4.1 With land ownership fully secured, the Proposed Development is tentatively scheduled for completion by year 2028.

4 VISUAL IMPACT ASSESSMENT

- 4.1 A Visual Impact Assessment (VIA) has been prepared for the Proposed Scheme to evaluate the visual compatibility and degree of anticipated visual impacts on Visually Sensitive Receivers from public Viewpoints (VPs). The details of the VIA are provided in **Appendix B**.
- 4.2 A total of 4 nos. of VPs have been included to assess the potential visual impact of the Proposed Scheme:
- VP1 – Mai Po Nature Reserve
 - VP2 – Hop Shing Wai Car Park
 - VP3 – San Tin Soccer Pitch
 - VP4 – Bus Stop alongside Castle Peak Road – Mai Po
- 4.3 With reference to the analysis in the VIA, and as illustrated on the photomontages taken at the selected VPs, it is considered that the magnitude of visual change due to the Proposed Scheme at the selected VPs is only either negligible or slightly adverse. The Proposed Scheme will not impose significant impact in visual term on its surroundings and is acceptable from visual point of view.

5 AIR VENTILATION ASPECT

- 5.1 The annual prevailing winds of the Application Site come from NNE, E and ESE directions while summer prevailing winds come from E, S, SSW directions.
- 5.2 The Proposed Development has incorporated a 18m building-free zone setting back away from the periphery of trees of the Mai Po Village Egrettry designated as areas of passive recreation and green space as well as a building-free zone (with only low-rise buildings and no building structures above 15m) at the north-eastern portion of the Site that acts as a flight corridor for the Mai Po Village egrettry. These two zones are able to enhance the air permeability of the surrounding area by substantially reducing the bulkiness of the Proposed Development.
- 5.3 Several other building setbacks from WCA, Tam Kon Chau Road and Castle Peak Road will further enhance the openness and air permeability of the surrounding areas.
- 5.4 With the incorporation of the above design measures, adverse air ventilation impacts from the Proposed Development is not anticipated.

6 TRAFFIC ASSESSMENT

- 6.1 A Traffic Impact Assessment (TIA) has been conducted to assess the potential traffic impact of the Proposed Scheme. The details of the TIA are provided in **Appendix C**.
- 6.2 Five key local junctions have been identified to assess the traffic impact of the Proposed Scheme. Except for the priority junction of Castle Peak Road/ Shek Wu Wai Road, all other junctions will be operated with sufficient traffic capacity in reference and design scenario in year 2031.
- 6.3 Note that the subject junction will be improved through the planning of San Tin Technopole, only small-scale optimization is proposed (i.e. improve the junction of Castle Peak Road / Shek Wu Wai Road from a priority junction to a roundabout).
- 6.4 It is considered that the Proposed Scheme is acceptable in traffic term.

7 ENVIRONMENTAL CONSIDERATIONS

- 7.1 The potential environmental impacts on or arising from the Proposed Development have been appraised. The Environmental Assessment Report is enclosed in **Appendix D** of the planning statement.
- 7.2 With appropriate precautionary measures such as setbacks of the proposed buildings from the site boundaries, adjusted building disposition and adequate buffer distances, the Proposed Development will not be subject to unacceptable traffic noise, fixed noise and air quality impact.
- 7.3 Proper sewerage and drainage systems are proposed by the Drainage Impact Assessment and Sewerage Impact Assessment attached in **Appendix F & G**. With best management practices implemented, no adverse sewerage and drainage implications arising from the Proposed Development are anticipated.
- 7.4 With the implementation of good construction site practices and appropriate mitigation measures, generation of wastes from the proposed development could be minimized. Standard approach that is widely adopted in other parts of Hong Kong will be adopted for the handling and disposal of domestic waster with proper refuse collection point. No adverse waste management impact is expected during the construction and operation phase of the Proposed Development.
- 7.5 The Proposed Development is considered sustainable in environmental terms.

8 ECOLOGICAL CONSIDERATIONS

- 8.1 An Ecological Impact Assessment (EcolA) has been conducted to assess the potential ecological impact of the Proposed Scheme. The details of the EcolA are provided in **Appendix E**.
- 8.2 The potential ecological impact due to loss of habitat within the Application Site is considered insignificant due to the very low ecological values of the Application Site. Even though the Application Site falls within Wetland Buffer Area, no wetland habitat will be directly impacted by the Proposed Development, a building setback with buffer planting of 10-12m from the WCA along the north-western boundary of the Application is also adopted to minimize the ecological impact, which is in line with TPB Guideline No. 12C.
- 8.3 The building layout of the Proposed Development has also been designed to maintain an 18 building-free zone setting back away from the periphery of trees of the Mai Po Village, which avoids any possible adverse impacts to the Egretty. Another building-free zone (with only low-rise buildings and no building structures above 15m) at the north-eastern portion of the Site is also proposed to act as a flight corridor for the Mai Po Village egretty, which minimises the impact to the egretty's flight line to an acceptable level.
- 8.4 Other mitigation measures, such as establishment of work restrict zone, continuous site monitoring and adoption of quieter piling methods, are proposed to minimize adverse ecological impacts to the surroundings during the construction phase.
- 8.5 The Proposed Development would not induce adverse impacts to the surroundings habitats and any recognized site of conservation importance. It would also satisfy the requirements listed in TPB Guideline No. 12C.

9 DRAINAGE, SEWERAGE AND WATER SUPPLY CONSIDERATIONS

9.1 Drainage Impact Assessment

9.1.1 Details of the Drainage Impact Assessment (DIA) are presented in **Appendix F** of this planning statement.

9.1.2 The surface runoff generated from the Application Site would be discharged into an existing pipe via existing manhole. Meanwhile, the residual reclaimed water that cannot be reused would be discharged to the same pipe as the surface runoff. The results of hydraulic analysis demonstrate that the existing pipe has enough capacity to cater for the addition of surface runoff from the Application Site.

9.1.3 No adverse drainage impact is anticipated from the Proposed Development.

9.2 Sewerage Impact Assessment

9.2.1 Details of the proposed sewage disposal arrangement for the Application Site and the anticipated sewerage impact are discussed in the Sewerage Impact Assessment (SIA) Report attached in **Appendix G** of this planning statement.

9.2.2 An on-site Sewage Treatment Facility consisting of an on-site Membrane Bioreactor Plant and an effluent reuse facility is proposed within the Application Site to process the sewage generated by the Proposed Development. The treated effluent will be used for toilet flushing and irrigation for landscape areas within the Application Site. Any excess treated effluent would be stored in a reclaimed water storage tank and discharged via storm water pipes.

9.2.3 The Applicant will be responsible for the maintenance of all sewers and the on-site Sewage Treatment Facility.

9.2.4 No adverse sewerage impact is anticipated from the Proposed Development.

9.3 Water Supply Impact Assessment

- 9.3.1 Details of the proposed water supply arrangement for the Application Site and the anticipated impact in terms of water supply are discussed in the Water Supply Impact Assessment (WSIA) Report attached in **Appendix H** of this planning statement.
- 9.3.2 The Application Site is connected with fresh water supply only, where saltwater demand is currently met by using fresh water. In the future, on-site sewage treatment facility would be provided and with treated effluent reused for flushing water for the Proposed Development. For the purpose of this WSIA, fresh water supply for flushing use is considered as a conservative approach. It is recommended to review the WSIA study and the exact provision of on-site sewage treatment facility and demand of treated effluent available for flushing in later detailed design stage.
- 9.3.3 The future freshwater demand of the Proposed Development is considered minor to the Ngau Tam Mei Fresh Water Primary Service Reservoir (FWPSR). No adverse impact to the FWPSR is therefore expected. A new water main is also proposed to handle the water demand of the entire Application Site.
- 9.3.4 With the adoption of the mitigation measures, no adverse water supply impact is anticipated from the Proposed Development.

10 DEVELOPMENT JUSTIFICATIONS AND PLANNING MERITS

10.1 To Establish a Smart RCHE and Improve the Quality of Life of Elderlies through Technology

10.1.1 At the national level, the 14th Five-Year Plan promulgated by the State Council supports Hong Kong to become an international centre for Innovation & Technology (I&T). At a strategic level, the Northern Metropolis Action Agenda 2023 positioned the San Tin area to be developed into a Technopole, which contribute to the development of the South-North dual engine (finance – I&T) while becoming a new community for quality, healthy and green living. According to the Approved San Tin Technopole OZP No. S/STT/2, 300ha of land to the north of San Tin Highway/ Fanling highway are designated for an I&T Park, which accounts for about 7 million m² of GFA for I&T development.

10.1.2 Since the Application Site is directly adjacent to the western boundary of the San Tin I&T Park, the close proximity between the Proposed RCHE and the future I&T institutions will enable various types of knowledge sharing and research collaborations (e.g., Proposed RCHE can be a testing site for latest senior care technologies and resources). The Applicant therefore aims to grasp the unique opportunity to develop a Smart RCHE in which smart technologies such as Contactless Vital Sign Monitoring System and Intelligence Robots will be equipped. The smart technology will not only increase the quality and operational efficiency of the Proposed RCHE, but also enhance the quality of life of the elderly residents. The Proposed RCHE is therefore in line with the Government’s Vision to develop the San Tin area as an I&T hub and to enhance the quality of life of elderlies through technology.

10.2 In Line with the Prevailing Policy on Supporting “Caring for the Elderly”

10.2.1 The Proposed Development with a total of 716 nos. of RCHE beds is able to contribute to the supply of elderly care facilities in Hong Kong, which helps to address the evolving needs of aging population in Hong Kong. According to the Report of the Subcommittee on Increasing the Provision of Residential Care Places for the Elderly presented to the Panel on Welfare Services of Legislative Council on 3 July 2023, there were about 25,000 elderlies begin waitlisted for subsidized nursing home places and care-and-attention places as at 30 April 2022.

The Proposed RCHE is therefore able to address the shortfall of RCHE beds in Hong Kong as a whole.

10.2.2 According to the “*Provision of Major GIC Facilities and Open Space*” in Mai Po and Fairview Park OZP and San Tin Technopole OZP (i.e. Attachments IXa and IXb of TPB Paper No. 10973) , there is a shortfall of over 700 nos. RCHE beds in the area. In view of the strategic location of the Application Site, the Proposed Development can contribute to address the local deficit of RCHE beds in the area.

10.2.3 The Application Site is located in close proximity to the future proposed Sam Po Shue Wetland Conservation Park but with no adverse ecological issues. The serene and tranquil natural environment surrounding the Application Site enables the Proposed Development to promote a vibrant, active and healthy retirement lifestyle for the elderlies. The Proposed Development will also offer a range of amenities and elderly support services that aims to improve the well-being and quality of life of the elderly individuals.

10.2.4 Ultimately, the Proposed Development is able to create an enriching and high quality retirement experience for the elderlies, which is also in line with the government policy to enhance the quality of RCHEs in Hong Kong.

10.3 Act as a Catalyst to Facilitate Implementation of San Tin Technopole

10.3.1 There are several open storage sites located to the north and east of the Application Site. The existing uses may disrupt the rural and natural environment of the Mai Po area and are not in line with the planning intention of the respective “OU (I&T)” and “OU (WCP)” zones. The Proposed RCHE can act as a catalyst to phase out those incompatible uses to developments which are more compatible with the existing wetlands, villages and the planned San Tin Technopole. The Proposed RCHE can also act as a reasonable buffer between the planned I&T use to the east as well as the existing indigenous villages and wetlands to the north, west and south (**Illustration III refers**). Ultimately, the Proposed RCHE can contribute to the successful implementation of the planned San Tin Technopole

10.3.1 Since all the private lots within the Application Site are solely owned by the Applicant, implementation of the development could commence once the current application is approved by the Board and other relevant approvals obtained from the Government. With the tentative completion year of 2028, timely

Section 16 Planning Application for Proposed Social Welfare Facility (Residential Care Home for the Elderly), Shop and Services (Medical Consulting Room including Clinic) and Public Vehicle Park in “Village Type Development” Zone at Lots 76 S.G (Part), 76 S.H (Part) and adjoining Government Land in D.D. 101, Mai Po, Yuen Long implementation of the proposed RCHE will be in line and compatible with the 1st phase of the San Tin Technopole, which is tentatively to be completed by Year 2031.

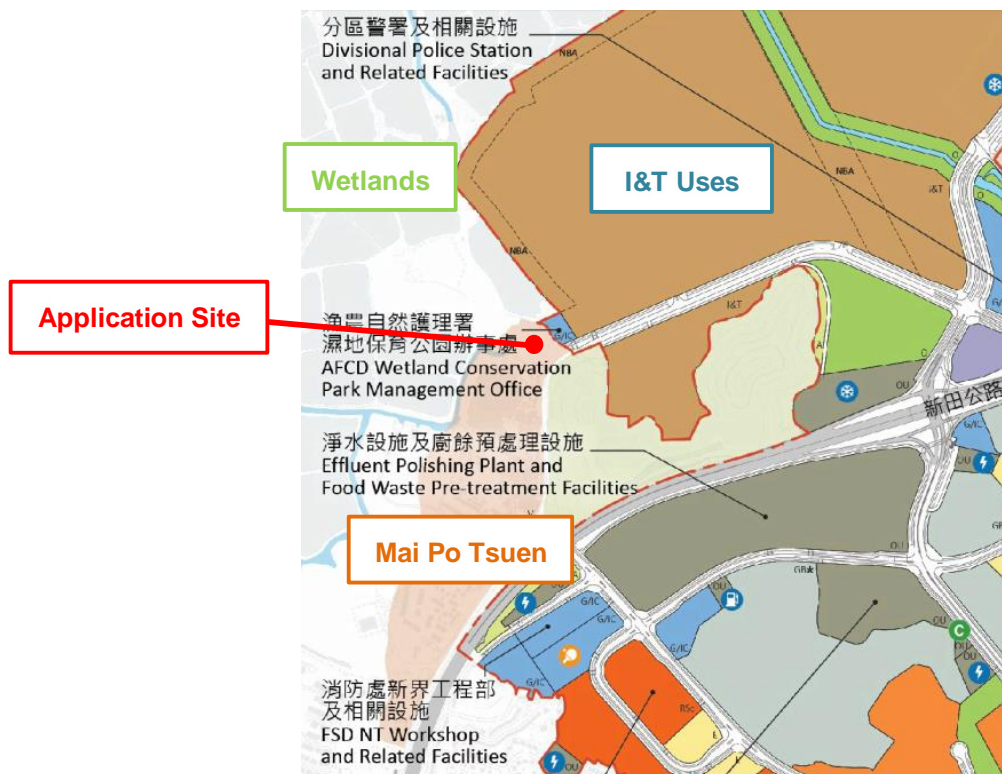


Illustration III – Zoomed in Version of the Revised RODP of the San Tin Technopole

10.4 Create Opportunities for Healthcare Manpower Supply and Training

10.4.1 In view of the shortage of healthcare manpower in Hong Kong, the Government has been providing new pathways for admitting qualified non-locally trained medical professionals. The proposed RCHE can cohere with the above policy by acting as a training site for the non-local healthcare talents.

10.4.2 The proposed RCHE will also provide extra employment opportunities for the area, which is in line with the Government’s vision of providing new job opportunities and promote better home-job balance in the Northern New Territories.

10.5 In Line with the Government Policy on better Utilization of Land Resources through “Single Site, Multiple Use”

10.5.1 The Proposed Scheme has included RCHE, medical consulting room and public vehicle park within a single development. Such uses are compatible with each other and are able to optimize the development potential of the Application Site, which is in line with the “Single Site, Multiple Use” initiative promoted by the Government in PA 2019.

10.6 In Line with TPB Guideline No. 12C

10.6.1 The Application Site is currently vacant, paved and contains no fish ponds, development within the site is therefore expected to induce no adverse ecological impacts. Nonetheless, the Proposed Scheme has been carefully formulated so to satisfy the requirement as stipulated in TPB Guideline No. 12C for development within the WBA and directly abutting the WCA. Various outdoor areas, greeneries and a view deck is provided between the WCA and the RCHE towers so to act as a visual buffer while providing a smoother transition between wetlands and the Proposed Development. An Ecological Impact Assessment has also been prepared to demonstrate that the Proposed Development will not cause net increase in pollution load to Deep bay.

10.7 Compatible Uses and Development Intensity

10.7.1 According to the Approved San Tin Technopole OZP No. S/STT/2, the Application Site will be in proximity to the planned I&T use of the San Tin Technopole, which is compatible with the proposed RCHE. The planned medium to high density development in the San Tin Technopole would also transform the visual context of the San Tin areas. Since the Application site is situated between the planned San Tin Technopole to the East as well as the existing Mai Po Tsuen and Mai Po Nature Reserve to the West, the medium-rise-medium-density nature of the proposed RCHE will enables a smooth transition from the existing rural setting to the planned urbanized setting. The proposed RCHE is therefore compatible to both the existing and planned developments in the surroundings. The VIA also concludes that the proposed RCHE is visually compatible to the surrounding area with the incorporation of various planning and design merits.

10.8 Land Status allows Opportunities of unfreezing Private Land for Provision of Facilities Contributing to the Society

10.8.1 The Application Site does not fall within any Village Environ, despite of the fact that it is currently zoned “V” on the extant OZP. The proposed RCHE would

therefore not jeopardise any small house supply in future. Subsequent to the approval of the subject application, the land exchange application to materialise the Proposed Development by the time will also in due course be scrutinized separately under the land administrative regime accordingly. As such, taking into the planning context as depicted in this Planning Statement, it is considered that the current planning application is well justified from planning perspective.

10.9 Planning and Design Merits

10.9.1 The Proposed Scheme has incorporated several planning and design merits, including:

- the Proposed Development will adopt a 18m building-free zone setting back away from the periphery of trees of the Mai Po Village Egrettry, which is located to the southeast of the Application Site. This building-free zone will be designated as areas of passive recreation and green space. This area will not only avoid any possible impacts to the Egrettry, but also minimise the total site coverage of the Proposed Development to enhance visual amenity in the surroundings;
- there will also be another building-free zone (with only low-rise buildings and no building structures above 15m) at the north-eastern portion of the Site. The building-free zone acts as a flight corridor for the Mai Po Village egrettry, which minimises the impact to the egrettry's flight line to an acceptable level. The building-free zone will also enhance the visual and air permeability of the surrounding area by reducing the bulkiness of the Proposed Development;
- a building setback with buffer planting of 10-12m from the Wetland Conservation Area (WCA) along the north-western boundary of the Application is adopted to minimise ecological impact. The building setbacks are able to reduce the bulkiness of the Proposed Development while enhancing the visual permeability and openness of the surrounding area;
- the Proposed Development will be set back from the Castle Peak Road and Tam Kon Chau Road for 10m and 5m respectively, which minimises the noise and air quality impact of the traffic to the future residents;

- the peripheral planting located at the edge of the Application Site will act as a visual buffer and soften the building edge of the RCHE towers;
- the proposed ancillary car park will be located at the basement level, which minimises air quality and visual impact to the public while create a pleasant urban environment with ample greening opportunities at pedestrian level;
- the proposed run-in / out location is carefully designed so to prevent traffic disruption along the Castle Peak Road;
- a Public Vehicle Park with 19 parking spaces is proposed at the basement level to serve the potential tourists that visit the area, especially when the planned AFCD Wetland Conservation Park Management Office is situated to the direct east of the Application Site; and
- an on-site Sewage Treatment Facility is proposed to process sewage and generate effluent for toilet flushing and irrigation for landscape areas within the Application Site. Which enhances environmental sustainability and self-sufficient of the Proposed Development by reducing total water consumption and discharge. It is also able to reduce public health risk by minimising air, ground and water pollution to the surrounding areas.

10.10 No Insurmountable Problems Anticipated from Technical Aspects with Appropriate Mitigation Measures

10.10.1 Technical assessments have been conducted for the Proposed Development and the findings concluded that Proposed Development will induce no insurmountable problems in all aspects, including visual, traffic, environment, ecological, drainage, sewerage and water supply, based on the development parameters and appropriate mitigation measures proposed.

11 CONCLUSION

- 11.1 With a total site area of about 8,429 m², the Application Site is located at the junction of Castle Peak Road and Tam Kon Chau Road, halfway between Mai Po and San Tin. It is currently zoned “V” on the Approved Mai Po and Fairview Park OZP No. S/YL-MP/8.
- 11.2 The Applicant aims to establish a Smart RCHE in the San Tin area to capture the ample economic and technological opportunities generated by the growing I&T industry in the area. The Proposed RCHE will be in line of the Government’s Vision to enhance the quality of life of elderlies through technology and the Government’s vision of “Caring for the Elderly”. The Proposed Development will also contribute to the successful implementation of the San Tin Technopole as well as the South-North dual engine (finance – I&T) in Hong Kong.
- 11.3 The Proposed Development has a total PR of about 1.96 (GFA of about 16,506m²) and a maximum BH of 9 storeys on top of 1 storey of basement car park and E&M facilities. The resultant medium-rise-medium-density building bulk is compatible with the existing and planned surrounding developments.
- 11.4 Relevant technical assessments on landscape, visual, traffic, environmental, ecological, drainage, sewerage and water supply aspects have been conducted and the findings concluded that the proposed development will induce no insurmountable problems in all aspects, including visual, traffic, environment, drainage, sewerage and water supply, based on the development parameters and appropriate mitigation measures proposed
- 11.5 In light of the supporting justifications presented in this Planning Statement, the Board is cordially invited to consider the Proposed Development favourably.

Attachment 1

Extract of Notes of the

Approved Mai Po and Fairview Park

Outline Zoning Plan No. S/YL-MP/8

VILLAGE TYPE DEVELOPMENT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Government Refuse Collection Point Government Use (Police Reporting Centre, Post Office only) House (New Territories Exempted House only) On-Farm Domestic Structure Public Convenience Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Burial Ground Eating Place Field Study/Education/Visitor Centre Flat Government Use (not elsewhere specified) # Hotel (Holiday House only) House (not elsewhere specified) Institutional Use (not elsewhere specified) # Petrol Filling Station Place of Recreation, Sports or Culture Private Club Public Clinic Public Transport Terminus or Station Public Utility Installation # Public Vehicle Park (excluding container vehicle) Religious Institution (not elsewhere specified) # Residential Institution # School # Shop and Services Social Welfare Facility # Utility Installation for Private Project

In addition, the following uses are always permitted on the ground floor of a New Territories Exempted House:

- Eating Place
- Library
- School
- Shop and Services

(Please see next page)

VILLAGE TYPE DEVELOPMENT (cont'd)

Planning Intention

The planning intention of this zone is to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area (IDPA) plan for Mai Po and Fairview Park, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (c) Any filling of land/pond or excavation of land necessary to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works) shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the IDPA plan for Mai Po and Fairview Park without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.