

Annex A

Replacement Pages of Supporting Planning Statement

**S12A Amendment of Plan Application
Approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2**

**Proposed Amendment to the Building Height Restriction
of the “Government, Institution or Community” Zone
For Permitted Social Welfare Facility
(Redevelopment of Pok Oi Hospital Yeung Chun Pui Care and Attention Home)
at No.58 Sha Chau Lei Tsuen, Ha Tsuen,
Yuen Long, New Territories
(Lot No. 2273 in DD 125 and the Extension Thereto)**

Supporting Planning Statement

1. INTRODUCTION

1.1 Background

1.1.1 This Planning Application is prepared and submitted on behalf of Pok Oi Hospital (“the Applicant”) to seek approval from the Town Planning Board (“TPB”) under section 12A of the Town Planning Ordinance for the proposed amendment to the building height restriction (“BHR”) of the “Government, Institution or Community” (“G/IC”) zone on the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (“the Approved OZP”) No. S/HSK/2 to enable the permitted Social Welfare Facility at No.58 Sha Chau Lei Tsuen, Ha Tsuen, Yuen Long, New Territories (“the Site”). The Proposal involves the redevelopment of the Pok Oi Hospital Yeung Chun Pui Care and Attention Home (“YCP C&A Home”) into a new building with building height of about 47.9 mPD under the Special Scheme on Privately Owned Sites for Welfare Uses (“**Special Sites Scheme**”) for enhancing its services capacity to meet the increasing demand. This Supporting Planning Statement is to provide the TPB with necessary information to facilitate consideration of this Planning Application.

1.2 Report Structure

1.2.1 Following this Introductory Section, the site and planning context will be briefly set out in Section 2. The Indicative Development Scheme is included in Section 3 followed by the rezoning proposal in Section 4. Section 5 involves planning merits and justifications for the Proposed Development, while Section 6 concludes and summarizes this Supporting Planning Statement.

- 3.1.4 On ground floor, “CCC” and common facilities including reception, E&M facilities, carpark and loading/unloading facilities will be provided, while “DE”, “C&A Home” and E&M facilities will be provided on the 1/F. 2/F to 6/F will mainly be occupied by dormitories for “C&A Home”, “HSMH” and “HMMH” with common facilities such as dining/multipurpose rooms and ancillary office. Day activity centre, and welfare-related ancillary facilities such as showroom for innovative and gerontechnology products, clinics for Chinese medicine, western medicine and dental services, massage service centre, as well as kitchen and canteen will be proposed on 7/F and 8/F, while IVRSC will be located at 9/F. E&M facilities will be provided at 10/F. The pedestrian and vehicular entrance will be provided at the north of the Site, connected by a local access road off Ping Ha Road. The completion year of the Proposed Development is estimated to be 2032.
- 3.1.5 In order to maximize the provision of open space and greenery, sitting out area and amenity area on G/F, as well as open terraces on 1 to 2/F, 6/F and 7/F are proposed to promote residents’ engagement in the outdoor area. A total of not less than 282m² of open space will be provided for enjoyment by the future residents and staff.
- 3.1.6 The feasibility of Modular Integrated Construction (“MiC”) has been explored and will be adopted in the Proposed Development.
- 3.1.7 The Indicative Development Scheme is included at **Appendix 1** of this Supporting Planning Statement. The comparison of the key parameters of the Existing and Proposed Developments are provided in **Table 3.2** and the proposed floor uses are presented in **Table 3.3**.

Table 3.2 Key Development Parameters

	Existing Development	Proposed Development
Rezoning Site Area (about)	3,388.7m ²	3,388.7m ²
Development Site Area (about)	3,090m ²	3,090m ²
Total GFA (about)	2,351m ²	17,922m ²
• Domestic	N/A	8,752
• Non-Domestic	N/A	9,170
Total Plot Ratio (about) ¹	0.761	5.8
• Domestic	N/A	2.83
• Non-Domestic	N/A	2.97
Site Coverage (about) ¹	25%	58%
No. of Blocks	1	1
No. of Storey (about)	3	11
Building Height (about)	15.75mPD	47.9mPD
Absolute Building Height (about)	10.25m	42.4m
<u>Note</u>		
¹ Calculated based on Development Site Area of about 3,090m ² .		

Table 3.4 Floor Area of Proposed Social Welfare Facilities

	Proposed Facilities	Proposed Net Operating Floor Area (NOFA in m ²) ¹	Proposed Gross Floor Area (GFA in m ²) ¹	Proportion	
Social Welfare Facilities	C&A Home /CoC	2,495	4,270	43%	92%
	CCC	341	544	5%	
	DAC	335	561	6%	
	IVRSC	451	616	6%	
	HSMH	724	1,258	13%	
	HMMH	533	1,219	12%	
	DE	511	694	7%	
Welfare-related Ancillary Facilities	Showroom for Innovative and Gerontechnology Products	310	438	4%	8%
	Clinic	114	172	2%	
	Massage Service Centre	106	126	1%	
	Canteen	102	112	1%	

Note

¹ Excluded common area and E&M facilities.

3.2.9 All social welfare and ancillary facilities will be operated by Pok Oi Hospital. The estimated maximum day-time population of the Proposed Development is 800 people. The operation hours of the various social welfare facilities are provided in **Table 3.5** below:

Table 3.5 Operation Hours of Proposed Social Welfare Facilities

	Proposed Facilities	Operation Hours
Social Welfare Facilities	C&A Home /CoC	24 hours
	CCC	0700-1900
	DAC	0800-2000
	IVRSC	0800-2000
	HSMH	24 hours
	HMMH	24 hours
	DE	0800-2000
Welfare-related Ancillary Facilities	Showroom for Innovative and Gerontechnology Products	0900-1700
	Clinic	0900-1900
	Massage Service Centre	0900-1900
	Canteen	0700-2000

3.2.10 The proposed operators, day-time population and operation hours will be subjected to detail operation planning and coordination with SWD in a later stage.

3.5 Landscape Proposal

3.5.1 The proposed landscape area will maintain the landscape resources of the Site and extend the existing open space. The landscape provisions for the Proposed Development are mainly on the ground floor and open terraces on 1/F-2/F, 6/F and 7/F. Moreover, the proposal includes the provision of buffer planting with trees and shrub to provide visual screening and soft transition to the adjacent landscape context, while the sitting out and amenity areas on several floor levels could enable users to engage in outdoor activities. Details of the landscape proposal are provided in **Appendix 2**.

3.6 Access Arrangement and Transportation Provision

3.6.1 While there are no relevant requirements stipulated in the latest Hong Kong Planning Standards and Guidelines (“HKPSG”) published by Planning Department for “C&A Home /CoC”, “CCC”, “DAC”, “IVRSC”, “HSMH”, “HMMH” and “DE”, there are requirements on parking and loading/unloading provision for clinics. The proposed parking and loading/unloading provisions for the Proposed Development according to users’ needs from previous studies are summarized in **Table 3.6** below:

Table 3.6 Internal Transport Facilities

Types	Provision
Parking	
▪ Private Car Parking (5m x 2.5m)	4*
▪ Light Bus (8m x 3m)	6
▪ Light Goods Vehicle (7m x 3.5m)	1
▪ Refuse Collection Vehicle (12m x 5m)	1
▪ Ambulance (9m x 3.5m)	1
Layby	
▪ Taxi Layby (5m x 2.5m)	1
▪ Medium Goods Vehicle (11m x 3.5m)	1
▪ Heavy Goods Vehicle (11m x 3.5m)	1

*Including 1 accessible car parking space

3.6.2 Vehicular access will be maintained at the existing location, i.e. an access road connecting to Ping Ha Road. The entrance will be widened to 8m to facilitate the movement of ambulances and refuse collection vehicles. A maneuvering space is proposed with a private car/taxi drop-off fronting the main entrance of the Proposed Development to provide convenient access for the users and visitors.