

**S12A AMENDMENT OF PLAN APPLICATION
APPROVED HUNG SHUI KIU AND HA TSUEN
OUTLINE ZONING PLAN 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 The Pok Oi Hospital Yeung Chun Pui Care and
Attention Home)
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

July 2024

Applicant:

Pok Oi Hospital

Consultancy Team:

KTA Planning Ltd.

P&T Architects Ltd.

AEC Ltd.

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MVA Hong Kong Ltd.



PLANNING LIMITED
規 劃 顧 問 有 限 公 司

Executive Summary

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”).

To optimize the use of the Site and to enhance its services capacity to meet the increasing demand for social welfare and rehabilitation services, the Applicant proposes to redevelop Pok Oi Hospital Yeung Chun Pui Care and Attention Home (“YCP C&A Home”) into a new building with a building height of 47.9mPD under the Special Scheme on Privately Owned Sites for Welfare Uses (“Special Sites Scheme”). The proposal involves an increase in GFA from about 2,351 m². to about 17,922m² (i.e. an increase of about 662%). Besides expanding the current service places for Care and Attention Home for the Elderly, new Child Care Centre (“CCC”), Day Activity Centre (“DAC”), Integrated Vocational Rehabilitation Services Centre (“IVRSC”), Hostel for Severely Mentally Handicapped Persons (“HSMH”), Hostel for Moderately Mentally Handicapped Persons (“HMMH”), Day Care Centre for the Elderly (“DE”) and other self-financed welfare-related ancillary facilities will also be provided.

The Proposed Development is fully justified due to the following reasons:

- The Proposed Development with provision of social welfare and rehabilitation facilities in great demand is totally in-line with Government’s Special Sites Scheme to increase the provision of the much-needed facilities at their own sites through expansion or redevelopment. Approval of this Planning Application would allow the smooth and timely implementation of the Special Sites Scheme.
- The redevelopment of YCP C&A Home would help to alleviate the shortage of quality social welfare and rehabilitation services for the persons in need. It also shortens the waiting list for these welfare services.
- The proposal will put valuable land resources into more efficient use for the provision of additional and much-needed social welfare and rehabilitation facilities, which would be in-line with the Government’s “Single Site, Multiple Use” development model.
- The expanded YCP C&A Home would have better spatial arrangement and facilities to support the Applicant’s future development in order to continue offering quality social welfare and rehabilitation services.

- The decanting of existing residents will be accommodated in three phases. The Applicant will ensure that the existing care and attention services for the elderly will not be suspended during the course of redevelopment.
- The proposed redevelopment of YCP C&A Home for the provision of enhanced social welfare and rehabilitation service will continue to follow and be in-line with the planning intention of the "G/IC" zone.
- The Indicative Development Scheme has taken into consideration of the established planning and urban design framework of the Hung Shui Kiu New Development Area and the development intensity is considered appropriate.
- The Applicant has strived to make the greatest endeavours to come up with an optimal design by incorporating various design merits to respond positively to the surrounding context.
- Various technical assessments have been carried out and the findings concluded that the Proposal is technically feasible without posing negative impact onto the surrounding environment.

In light of the above, the Planning Application should be supported by the TPB from planning and technical points of view.

行政摘要

(內文如有差異，應以英文版本為準)

此規劃申請是代表申請人博愛醫院（下稱「申請人」）根據城市規劃條例第12A條，向城市規劃委員會（下稱「城規會」）申請修訂洪水橋及廈村分區計劃大綱核准圖編號 S/HSK/2（下稱「大綱核准圖」）「政府、機構或社區」地帶的建築物高度限制，以容許位於新界元朗廈村沙洲里村 58 號的申請地點作經常准許的「社會福利設施」用途。

為了充分利用申請地點的土地和應付社福及康復服務日益增加的需求，申請人擬議透過「私人土地作福利用途特別計劃」（下稱「特別計劃」）原址重建博愛醫院楊晉培護理安老院為一座主水平基準上約 47.9 米的新建築物。擬議發展牽涉總樓面面積的增加，由約 2,351 平方米增加至約 17,922 平方米（即增加約百分之六百六十二）。除了增加現有的長者護理安老院服務外，擬議重建將提供新的社會福利設施，包括幼兒中心、展能中心、綜合職業康復服務中心、嚴重智障人士宿舍、中度智障人士宿舍、長者日間護理中心和其他自負盈虧的福利相關附屬設施。

申請人提出是次規劃申請是基於以下理據：

- 擬議發展完全符合「特別計劃」以透過擴建或重建增加社會福利設施的供應。批准規劃申請能讓擬議重建得以順利及適時地落實。
- 原址重建博愛醫院楊晉培護理安老院能有效舒緩優質社會福利及康復服務的短缺，同時減少輪候時間。
- 擬議重建能更有效地善用珍貴的土地資源，為有需要人士提供社會福利設施，符合政府「一地多用」的發展模式。
- 原址擴建能改善現時安老院的空間佈局，以配合申請人的未來發展及持續提供優質的社會福利及康復服務。
- 擬議重建工程和住宿過渡安排將分為三個階段進行，申請人會確保現時的長者照顧及安老服務不會受重建工程影響。
- 擬議原址重建以優化現時社會福利及康復服務將繼續符合大綱核准圖「政府、機構或社區」地帶的規劃意向。
- 擬議發展計劃已適切地考慮了洪水橋新發展區的規劃及城市設計框架，而擬議發展的密度被視為合適。
- 申請人已致力提供最理想的建築設計以融合各種規劃得益，並配合周邊環境。

- 擬議發展的規模不大，多個技術評估報告均證明擬議發展將不會對地區造成不良影響。

根據以上各點，申請人希望是次的規劃申請能獲得城規會支持。

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**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 Site 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.

2. SITE AND PLANNING CONTEXT

2.1 Site Location and Existing Condition

2.1.1 The Site (also the Rezoning Site) is located at No.58 Sha Chau Lei Tsuen, Ha Tsuen, Yuen Long (Lot No. 2273 in DD 125 and the Extension Thereto). It is bounded by Sha Chau Lei Road to its east, access road to its north, Sha Chau Lei Tsuen to its west and Ching Chung Care and Attention Home for the Aged to its south. The Site is currently occupied by the YCP C&A Home (**Figures 2.1** and **2.2** refer). The Rezoning Site area is about 3,388.7m², while the Development Site area (includes Lot No. 2273 in DD125 only for the calculation of plot ratio and site coverage) is about 3,090m². The vehicular access is via an access road off Ping Ha Road at its north.

2.1.2 The existing 3-storey YCP C&A Home with GFA of about 2,351m² was completed in 1984. The target service users are elderlies who require personal care and attention in the course of daily living activities that are unable to live at home, but do not require intensive nursing cares. The YCP C&A Home offers a total of 143 subvented places of C&A Home/CoC (mainly 8-bed dormitory rooms on each floor with facilities for daily activities for the elderly). Every two dormitory rooms (total 16 elders) are sharing a single bathroom with toilets and shower area. An outdoor garden on G/F offers a large open space for daily activities.

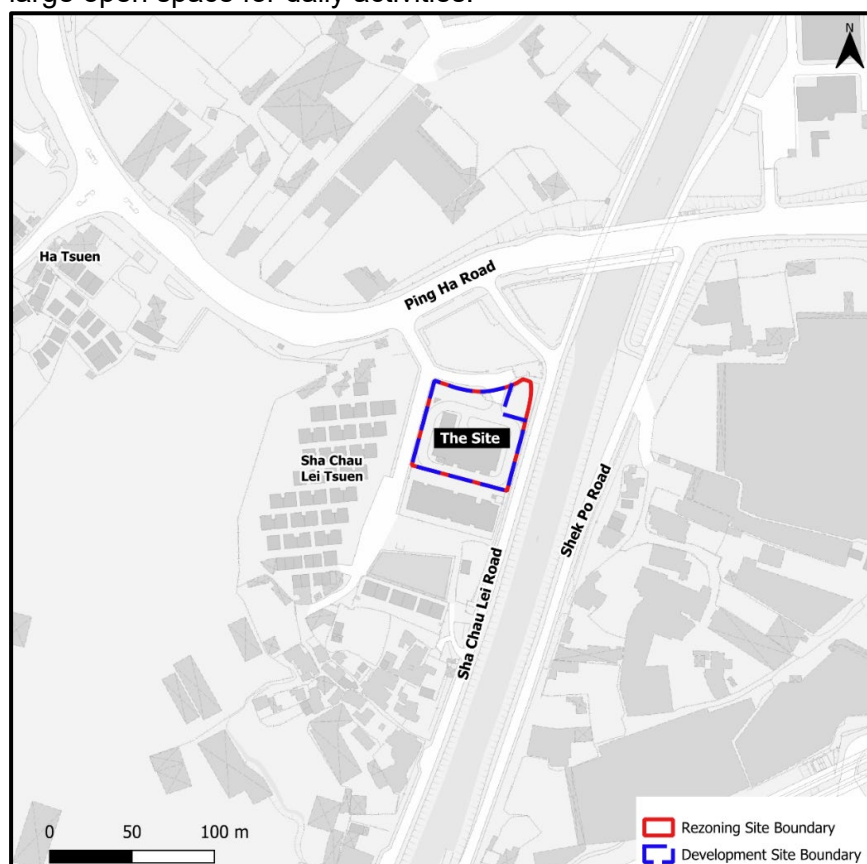


Figure 2.1 Site Location Plan



- ### LEGEND
- Rezoning Site Boundary
 - Development Site Boundary
 - 1** Subject Site
 - 2** Sha Chau Lei Tsuen Village Office and Village Houses
 - 3** Ching Chung Care and Attention Home and Subject Site
 - 4** Sha Chau Lei Sitting Out Area
 - 5** Open Storage and Temporary Structures across Tin Shui Wai Main Channel
 - 6** Subject Site viewed from Sha Chau Lei Road
 - 7** CEDD Site Office
 - 8** Temporary Carpark



Site and Surrounding Contexts

Proposed Amendment to the Building Height Restriction of the "Government, Institution or Community" zone for Permitted Social Welfare Facility at No.58 Sha Chau Lei Tsuen, Ha Tsuen, Yuen Long, New Territories (Lot No. 2273 in DD125 and the Extension Thereto)

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Figure 2.2
 Scale: 1:4,000 (A3)
 Date: 9 February 2024

2.2 Land Status

2.2.1 The Site falls within Lot No. 2273 in DD 125 and the Extension Thereto (**Figure 2.3** refers). According to the lease conditions, Lot No. 2273 is restricted for the use of “a non-profit-making residential care and attention home for the aged and such ancillary purposes as may be approved by the Director of Social Welfare”. In terms of development conditions, buildings erected or to be erected on the lot shall not contain more than three storeys nor exceed a height of 10.67m above the mean formation level of the land on which it stands, and the maximum site coverage of the lot shall not exceed 50% of the area of the lot.

2.2.2 Three non-building areas are stipulated on the lease, including one abuts its western boundary with a width of 3m, another one of 10m in width abuts its northern boundary, as well as the whole Extension Thereto of Lot No. 2273 (“Extension Area”) in DD 125. It is stated that the Extension Area shall not be taken into account for the purposes of calculating plot ratio or site coverage. In this Planning Application, the Extension Area will be excluded from the Development Site Area of about 3,090m² for the calculation of plot ratio and site coverage. An application for lease modification to Lands Department upon obtaining approval from the TPB will be required for any deviations from the development restrictions as stipulated under the lease.

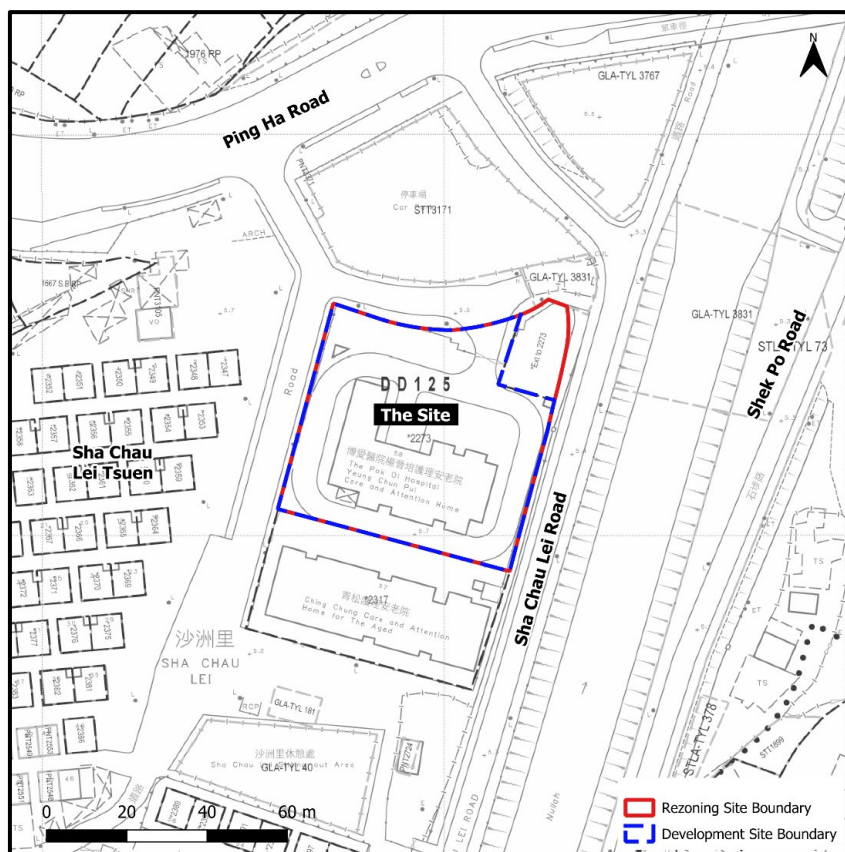


Figure 2.3 Lot Index Plan

2.3 Surrounding Land Use Pattern

2.3.1 The Site is situated in an area characterized by mixed land uses including village settlements, G/IC facilities and temporary open storages, workshops, warehouses, carparks and site offices (**Figure 2.4** refers). Details of the surrounding land uses are as follows:

- To the immediate south of the Site is Ching Chung Care and Attention Home for the Aged operated by Ching Chung Taoist Association of Hong Kong Limited located in the same "G/IC" zone.
- To the further south is Sha Chau Lei Sitting-out Area, open storage and temporary structures.
- To the west is Sha Chau Lei Tsuen with low-rise village houses and open storage.
- To the north of the Site are a temporary open-air public carpark and a site office of Civil Engineering and Development Department ("CEDD") located in the same "G/IC" zone.
- To the further north across Ping Ha Road is a cluster of open storages and warehouses in an area zoned "G/IC".
- To the further east across the Tin Shui Wai Main Channel is mainly occupied by some temporary structures and open storages in an area mainly zoned "Residential (Group A) 2", "Residential (Group A) 3" and "Commercial".



Figure 2.4 Surrounding Land Uses

2.4 Planning Context

Statutory

- 2.4.1 The Site falls within an area zoned “G/IC” on the Approved OZP (Figure 2.5 refers). According to the Statutory Notes of the Approved OZP, the planning intention of “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, organisations providing social services to meet community needs, and other institutional establishments*”. “Social Welfare Facility” is under Column 1 of the Statutory Notes which is an always permitted use.

2.4.2 According to the “Remarks” of the Statutory Notes of the “G/IC” zone, “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 metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater”. The Site is subjected to a BHR of 3 storeys.

2.4.3 As the increase in building height from 3 storeys to about 47.9mPD is substantial which numerically may not be considered as “minor”, a proposed amendment to the Notes of the Approved OZP would be required. The Applicant puts forward this S12A Planning Application with an increase in BHR to enable the Proposed Development on the Site.

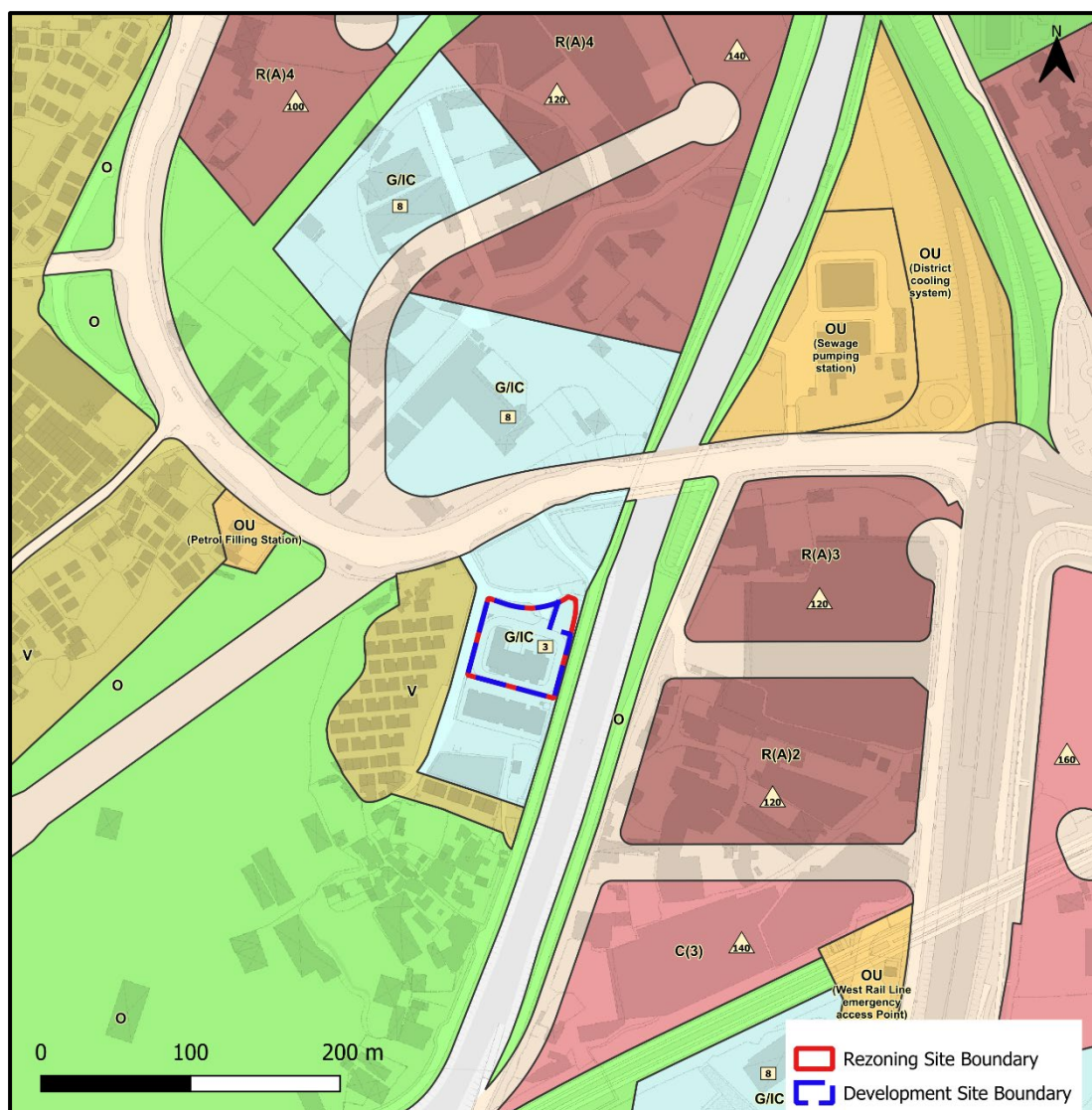


Figure 2.5 Zoning Context Plan (Extracted from the Approved OZP No. S/HSK/2)

2.5 Urban Design Framework of HSK/HT NDA

2.5.1 Under the Planning and Urban Design Concept of the HSK/HT NDA, the Site is located at a transition area between the Regional Park and Sports Ground area and the District Commercial Node (**Figure 2.6** refers). Various view corridors and breezeways as well as the two major view corridors (also known as “Fung Shui Lanes”) are proposed within the area for preserving the existing view and facilitating local air ventilation performance.

2.5.2 The Site is in close proximity to a number of Residential (Group A) (“R(A)”) and Commercial (“C”) zones (with BHR ranging from 135 -160 mPD) to the east and low-rise village cluster of Sha Chau Lei Tsuen (with building height of 3 storeys) in an area zoned “Village Type Development” to its west. In general, a stepped height profile is formulated, descending from the planned District Commercial Node to the east of the Site (with BHR of about 160 mPD) towards the village settlements in Sha Chau Lei Tsuen (**Figures 2.6** and **2.7** refer).

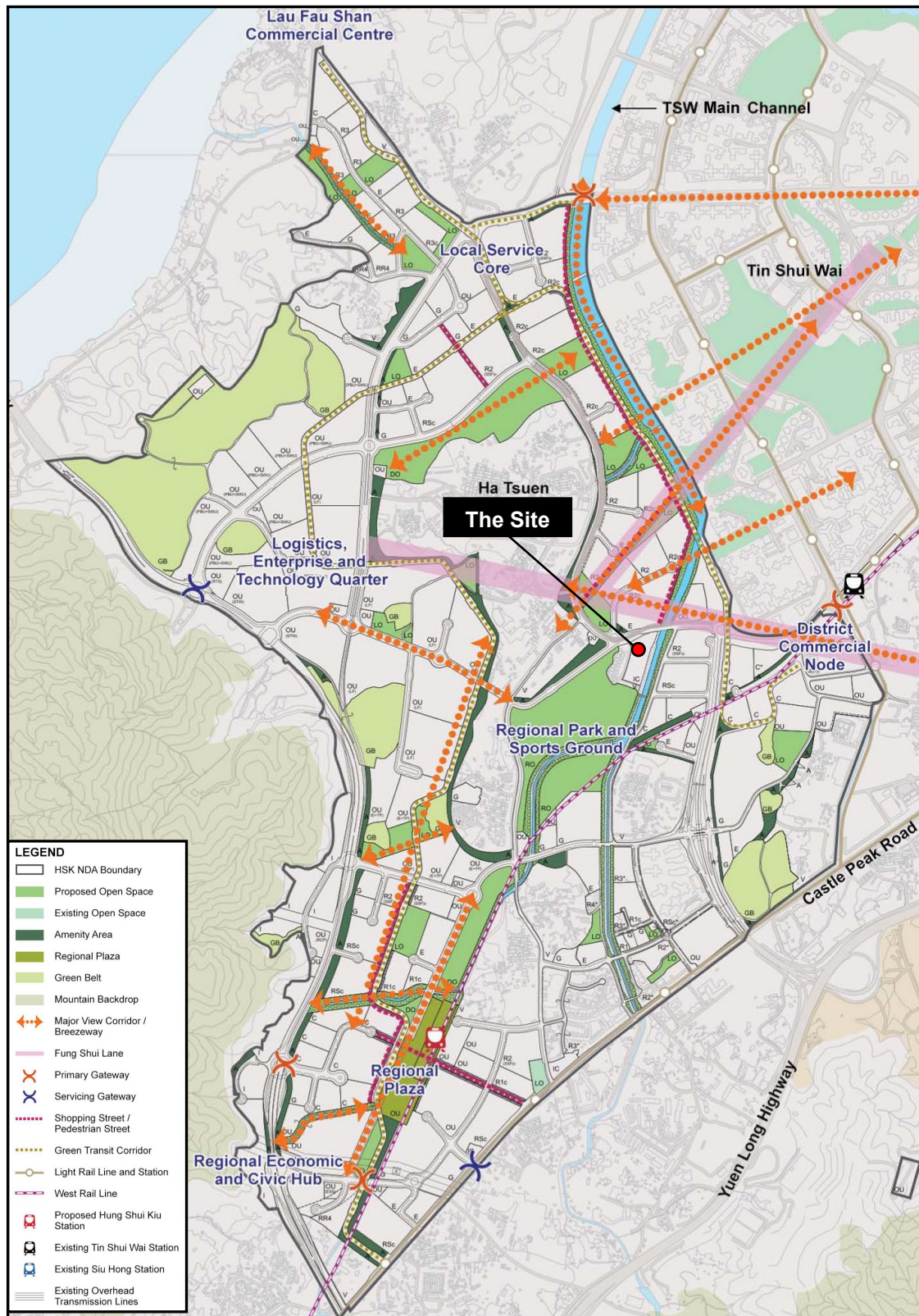


Figure 2.6 Planning and Urban Design Concept of HSK/HT NDA (Extracted from the Approved OZP No. S/HSK/2)

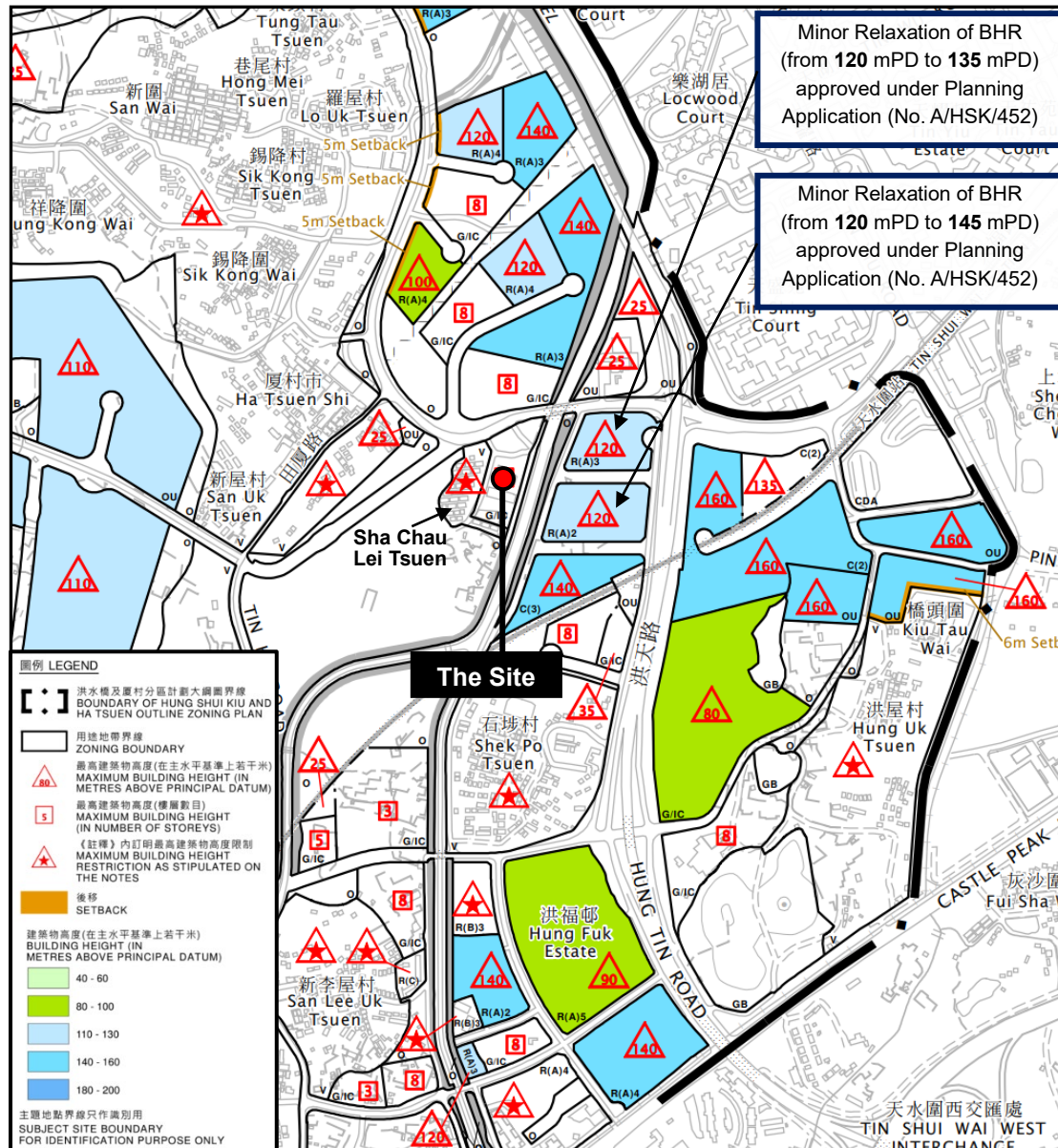


Figure 2.7 Building Height Concept of HSK/HT NDA (Extracted from the Approved OZP No. S/HSK/2)

2.6 Special Scheme on Privately Owned Sites for Welfare Uses

2.6.1 Following the announcement of optimizing the land owned by non-governmental organisations ("NGOs") through redevelopment or expansion, especially to provide additional and diversified facilities for elderly and disabilities in the 2013 Policy Address, the Labour and Welfare Bureau ("LWB") launched the first phase of the "Special Sites Scheme" in September 2013. The NGOs will provide or increase on their own sites (through expansion, redevelopment or new development) the welfare facilities considered by the Government being in acute demand, in particular to increase elderly and rehabilitation service places. In the 2018 Policy Address, the Chief Executive announced the implementation of a new phase of the Special Sites Scheme to enhance the types of welfare services and increase the types of welfare-related ancillary facilities in the list to meet the diversified needs of service users. Applicant organizations would have to provide a net increase in the provision of one or more than one service on the list of social welfare facilities set out by the Government:

Elderly Services

1. Care and attention home providing continuum of care
2. Nursing home
3. Day care centre for the elderly
4. Care and attention home providing continuum of care cum day care unit for the elderly
5. Nursing home cum day care unit for the elderly

Rehabilitation Services

6. Care and attention home for severely disabled persons
7. Hostel for moderately mentally handicapped persons
8. Hostel for severely mentally handicapped persons
9. Long stay care home
10. Integrated vocational rehabilitation services centre
11. Day activity centre
12. Special child care centre
13. Hostel for severely physically handicapped persons
14. Supported hostel for mentally and physically handicapped persons
15. Office base of on-site pre-school rehabilitation services

Child Care Services

16. Child care centre
17. Residential child care centre
18. Small group home

Types of Welfare-related Ancillary Facilities

As suggested in the second phase of the Special Sites Scheme, NGOs applicants may apply to the Social Welfare Department (“SWD”) for providing welfare-related ancillary facilities in their projects. Some of the examples are set out by the Government:

- (a) Medical facilities (including both Chinese and Western medical clinics) for welfare service users within the same site;
- (b) Dental facilities for welfare service users within the same site, as well as the service users of those welfare facilities on the “Shopping List” operated by any NGOs, and vulnerable groups (such as elderly persons on the Comprehensive Social Security Assistance or the Old Age Living Allowance, and persons with disabilities);
- (c) Training facilities for carers of the elderly, persons with disabilities and children with special needs, etc.;
- (d) Acupuncture or massage service centre for welfare service users within the same site;
- (e) Service for assessment of children with special education needs;
- (f) Showroom and/or shop for innovative and gerontechnology products relating to the ageing society and needs of persons with disabilities;
- (g) Shop or kiosk selling daily necessities or caring products for the elderly and persons with disabilities; and
- (h) Café/canteen, involving the provision of vocational training and employment opportunities for persons with disabilities or the elderly, or for provision of meal services for service users, staff or visitors within the same site.

2.6.2 The LWB received 63 projects proposals submitted by 43 NGOs in the first phase of the Special Sites Scheme. Additional 25 applications from 16 NGOs were received by LWB in the second phase of Special Sites Scheme by the deadline on 30 August 2019. The applicant organisations 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.

2.7 Overview on the Provision of Social Welfare and Rehabilitation Services in Hong Kong

2.7.1 The social welfare and rehabilitation services in Hong Kong area mainly categorized in day services and residential services. The former mainly refers to the Day Activity/Care Centre, Sheltered Workshops, while the latter refers to residential facilities with extensive care. It is understood that there is a shortage of welfare premises resulting in long waiting times for different types of social welfare and rehabilitation services, especially for residential services. According to Government’s statistics published in 2022, the enrolment rates of Residential Care Homes for the Elderly (“RCHEs”) and Residential Care Homes for Persons with Disabilities (“RCHDs”) remain at a high level, in particular the subvented/contract homes (**Table 2.2** refers). In addition, the average waiting time for relevant residential services for Moderate Mentally Handicapped Person was about 144.8 months in 2021-2022 while the waiting time for Severely Mentally Handicapped Person was about 150.8 months in 2021-2022 (**Table 2.3** refers).

Table 2.1 Enrolment Rates of Residential Care Homes in Hong Kong

Type of Homes		Enrolment Rate
RCHEs	Subvented and contract homes	91%
	Private homes ¹	71%
	Self-financing homes ²	68%
RCHDs	Subvented homes	97%
	Private homes ¹	91%
	Self-financing homes ²	86%

¹ Including homes participating in bought place schemes.

² Homes operated by non-governmental organizations.

Source: Written reply by the Secretary for Labour and Welfare on the enrolment position of various types of residential care home in the Legislative Council on 16 November 2022

Table 2.2 Average Waiting Time for Relevant Rehabilitation Services in Hong Kong

Type of Services	Average Waiting Time (Months)	
	2020-2021	2021-2022
Hostel for Severely Mentally Handicapped Persons	156.1	150.8
Hostel for Moderately Mentally Handicapped Persons	127.6	144.8

Source: Written reply by the Secretary for Labour and Welfare on the enrolment position of various types of residential care home in the Legislative Council on 16 November 2022.

3. THE PROPOSED REDEVELOPMENT SCHEME

3.1 Indicative Development Proposal

3.1.1 The existing YCP C&A Home was put into service since 1984 and the building condition has become dilapidated which requires frequent repair and costly maintenance. It fails to meet the contemporary requirements for fire safety and barrier free access for the disabled. Hence, there is a pressing need for redevelopment to enable a better spatial arrangement for more efficient use of the Site.

3.1.2 To optimize the use of the Site and to alleviate the increasing demand for rehabilitation services and care services, the Applicant proposes to redevelop the existing 3-storey YCP C&A Home into a new building with building height of about 47.9mPD.

3.1.3 In addition to expanding the current subvented Care and Attention Home for the Elderly providing a Continuum of Care (“C&A Home/CoC”), new services including Child Care Centre (“CCC”), Day Activity Centre (“DAC”), Integrated Vocational Rehabilitation Services Centre (“IVRSC”), Hostel for Severely Mentally Handicapped Persons (“HSMH”), Hostel for Moderately Mentally Handicapped Persons (“HMMH”), Day Care Centre for the Elderly (“DE”) and other self-financed welfare-related ancillary facilities, including Showroom for Innovative and Gerontechnology Products, Clinics for Chinese Medicine, Western Medicine and Dental Service, Massage Service Centre and Canteen will also be provided. The existing and future capacity of the facilities at the Proposed Development is provided at **Table 3.1** below.

Table 3.1 Existing and Future Capacity of the Facilities at the Proposed Development

Type of Facilities	Existing Capacity	Proposed Capacity upon Redevelopment	Difference
Care & Attention Home for the Elderly providing a Continuum of Care (“C&A Home /CoC”)	143 beds	192 beds	+49
Child Care Centre (“CCC”)	0	59 places	+59
Day Activity Centre (“DAC”)	0	50 places	+50
Integrated Vocational Rehabilitation Services Centre (“IVRSC”)	0	80 places	+80
Hostel for Severely Mentally Handicapped Persons (“HSMH”)	0	50 beds	+50
Hostel for Moderately Mentally Handicapped Persons (“HMMH”)	0	40 beds	+40
Day Care Centre for the Elderly (“DE”)	0	80 places	+80

- 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 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 3.3 Proposed Floor Uses

Floor	Proposed Uses
G/F	CCC, Reception, Refuse collection point, Staff Office, Toilets, E&M facilities, Carpark and loading/unloading facilities and Landscape area
1/F	DE, Dormitory for C&A Home, Medical consultation/Nurse duty room/sick room, Interview room, Activity room, Reception, Rehabilitation area, Conference room, E&M facilities, Staff office and changing room, Back of house facilities, Toilets and Open Terrace
2/F	Dormitory for C&A Home, Multipurpose room, Nurse station cum medical consultation room, Pantry, Sick/Isolation/Quiet room, End-of-life care room, Back of house facilities, E&M facilities, Toilets and Open Terrace
3/F-4/F	Dormitory for C&A Home, Multipurpose room, Nurse station cum medical consultation room, Pantry, Sick/Isolation/Quiet room, Back of house facilities, Toilets and E&M facilities
5/F	Dormitory for HSMH, Activity rooms, Sick bay/Nurse duty room, Pantry, Reception, Physiotherapy services room, Staff office, Back of house facilities, Toilets and E&M facilities
6/F	Dormitory for HMMH, Activity rooms, Physiotherapy training cum exercise room, Sick bay/Nurse duty room, Pantry, Reception, Staff office, Back of house facilities, Toilets, E&M facilities and Open Terrace
7/F	Dental clinic, Western medicine clinic, Chinese medicine clinic, Massage area, Training area for DAC, Multipurpose room, Sick bay/Nurse duty room, Sitting room/peer room, Reception, Staff office, Interview room, Dumb waiter lobby, Back of house facilities, Toilets, E&M facilities and Open Terrace
8/F	Kitchen, Canteen, Multipurpose room, Showroom for Innovative and Gerontechnology Products, Age-friendly mock-up home, Back of house facilities, Toilets and E&M facilities
9/F	Workshop area for IVRSC, Conference cum training room, Staff office, Interview room, Dumb waiter lobby, Back of house facilities, Toilets and E&M facilities
10/F	E&M facilities

3.2 Self-financed Welfare-related Ancillary Facilities

3.2.1 As proposed by the Applicant, the self-financed welfare-related ancillary facilities, accounting for not more than 10 percent of the total GFA of the Proposed Development, will be provided for the benefits of service users and the general public.

Showroom for Innovative and Gerontechnology Products

3.2.2 A showroom for innovative and gerontechnology products is proposed at 8/F of the Proposed Development. The purpose is to showcase the latest available innovative and gerontechnology products for improving the living quality of elderly service users and senior citizens and reducing stress of caregivers. Exhibitions and product workshops will be organized periodically for service users and visitors.

Chinese Medicine Clinic

- 3.2.3 Chinese medicine clinic (with 1 no. of consultation room), providing consultation services and treatments including acupuncture and field effect therapy, is proposed at the Proposed Development. The clinic aims at providing convenient care service to the service users which helps identifying health problem at early stage.

Western Medicine Clinic

- 3.2.4 Western medicine clinic (with 1 no. of consultation room) provides health care services and medical treatment to the users at the Proposed Development, but more importantly to support ageing-in-place by giving preventive health care services, particularly for DE service users to avoid premature institutionalization.

Dental Clinic

- 3.2.5 Dental clinic (with 1 no. of consultation room) will be proposed in the development to provide dental care service to the service users as well as the neighbourhood who are eligible to apply the government-funded dental assistance programmes, for instance the Elderly Dental Assistance Expanded Programmed funded by the Community Care Fund, Dental Grants for Comprehensive Social Security Assistance recipients funded by Social Welfare Department, etc. Dental services including consultation and treatment as well as X-ray filming would be provided.

Massage Service Centre

- 3.2.6 The massage service centre will provide Traditional Chinese Medicine Tuina massage to help relieve tension, stress and pain of service users. The proposed service will be arranged by appointment.

Canteen

- 3.2.7 While the Proposed Development is located at village area and away from the nearby town, the proposed canteen could offer on-site catering services for customers. Due to the service expansion outlined in the redevelopment proposal, the number of required staff and prospective visitors is expected to increase compared with the current operation. To accommodate the anticipated high demand for catering services from users and employees, the proposed canteen will be an essential facility of the Proposed Development.

- 3.2.8 The breakdown of floor area (in Net Operating Floor Area and GFA) of the various social welfare facilities area provided in Table 3.4 below.

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	4,297	43%	92%
	CCC	511	694	7%	
	DAC	335	578	6%	
	IVRSC	724	1,269	13%	
	HSMH	533	1,228	12%	
	HMMH	452	626	6%	
	DE	341	552	5%	
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	119	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.

3.3 Programme for Redevelopment Works and Decanting Arrangement of the Residents

3.3.1 To ensure there would be no interruption in service provision, the decanting of existing residents will be arranged by the Applicant before the demolition of the existing building. In the first phase, the Applicant will suspend intaking new residents 12 months before demolition. In the second phase, residents will be divided into 3 batches according to their residential floors. Residents living on the highest floor (2/F) will be first relocated to the newly built Pok Oi Hospital Elderly Home situated at Fuk Hang Tsuen Road, Lam Tei, Tuen Mun, followed by residents on 1/F and G/F. Upon completion of the redevelopment, all decanted residents will be returned to the new complex in the last phase.

3.4 Key Design Considerations

3.4.1 In formulating the Indicative Development Scheme, the schematic design has taken into account the various site constraints as well as design considerations in order to ensure the Scheme is designed to create a high-quality development in harmony with the surrounding environment. The proposed Indicative Development Scheme has incorporated the following design considerations:

- Three trees, including *Dimocarpus Longan*, *Artocarpus Heterophyllus* and *Manilkara Zapota*, at the northeast portion of the Site will be retained with adequate building setback to ensure healthy growth of the tree.
- Provision of not less than 20% greenery coverage (i.e. minimum 678m² based on the Rezoning Area of 3,388.7m²) including the sitting out area, amenity area and buffer planting on G/F, as well as terraces greening at multi-levels. An overall greenery of about 800m² is proposed under the landscape proposal.
- Adoption of stepped terraced design for the dormitory floors (1/F, 2/F, 6/F and 7/F) to reduce the visual impact of the building bulk as viewed from pedestrian level, as well as allow better air flow and permeability. (**Figure 3.1** refers).
- Provision of building setback from Sha Chau Lei Road of about 5.2m and the village road at the west of about 4.4m to create a wider street canyon; additional setback of about 13m along the kerb of the northern boundary and 10.8m to the structure of Ching Chung Care and Attention Home for the Aged are also provided (**Figure 3.2** refers).

- Compliance with Sustainable Building Design Guidelines ("SBDG") including 1) provision of building setback of minimum 7.5m from the centerline of abutting roads; 2) continuous projected façade length is less than 60m and 3) greenery provision of not less than 20%.
- With the need to accommodate essential components on G/F including access road, landscaped area, parking and loading/unloading facilities, manoeuvring space for vehicles as well as the need to comply with building setback and greenery requirement of SBDG, the building footprint of the podium in the current design has been optimized.

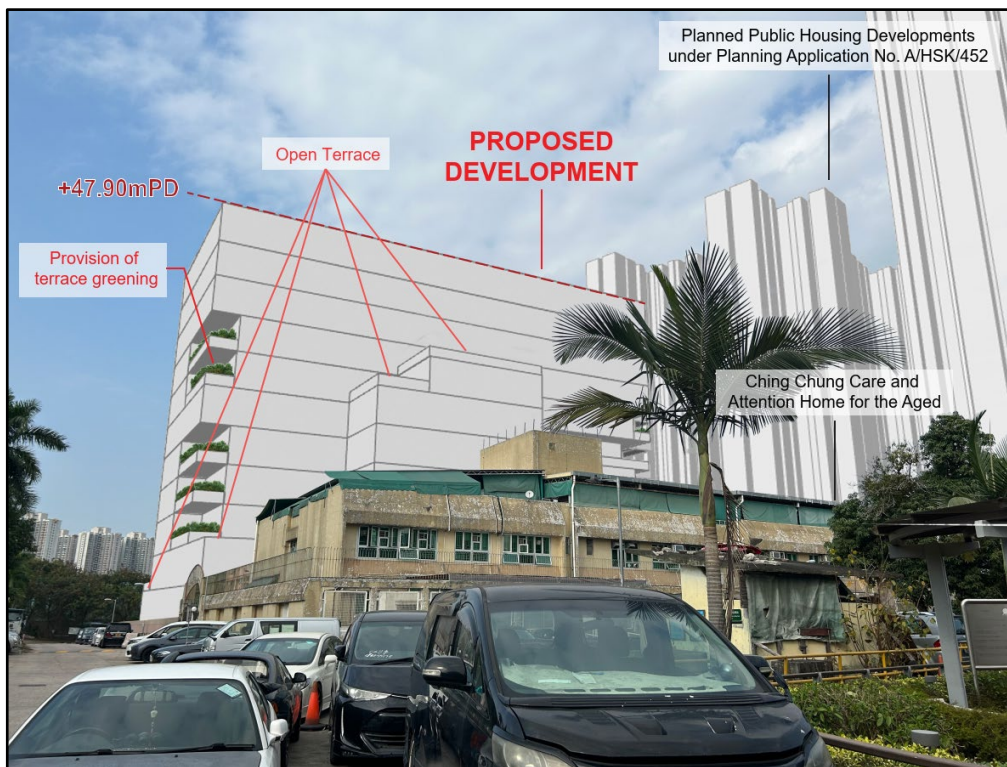


Figure 3.1 Proposed Stepped Terrace Design on 1/F, 2/F, 6/F and 7/F

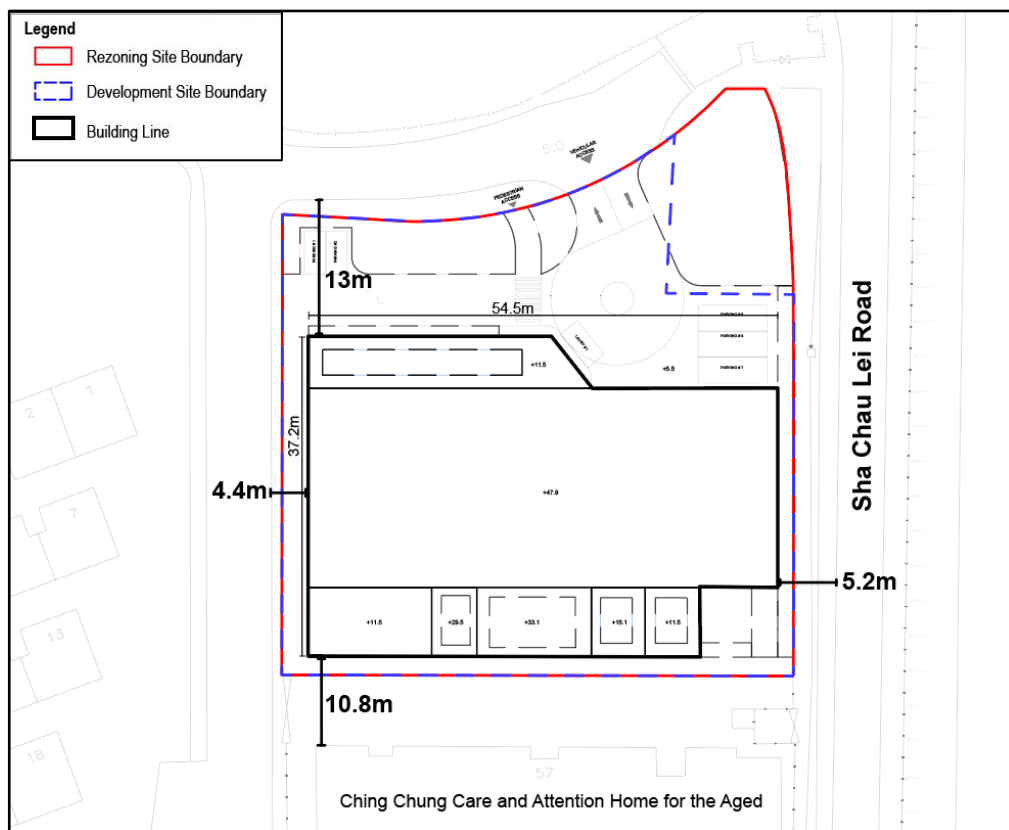


Figure 3.2 Provision of Building Setback

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 3.4** 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.

4. PROPOSED ZONING AMENDMENTS

4.1 The Rezoning Proposal

4.1.1 The Site currently falls within the area zoned “G/IC” on the Approved OZP. This S12A Planning Application seeks to amend the Statutory Notes of the “G/IC” zone to increase the BHR from 3 storeys to about 47.9mPD to facilitate the redevelopment of the YCP C&A Home for the provision of additional social welfare facilities. Under the “G/IC” zone, “Social Welfare Facility” is Column 1 use which is always permitted. As the proposed redevelopment with a building height of about 47.9 mPD exceeds the building height restriction of 3 storeys as stipulated on the Approved OZP and such increase may not be considered as “minor”, amendment to the OZP under S12A of the Town Planning Ordinance is required.

4.1.2 The planning intention of the “G/IC” would remain unchanged as:

“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.”

4.1.3 The maximum building height in terms of number of storeys as stipulated on the Approved OZP will be amended from 3 storeys to about 47.9mPD.

5. PLANNING MERITS AND JUSTIFICATIONS

5.1 The Proposed Redevelopment is In-line with Government’s Policy

5.1.1 The proposed redevelopment of YCP C&A Home is one of the projects under the Government’s Special Sites Scheme to increase the provision of much-needed social welfare facilities at its own site through expansion, redevelopment or new development. Under the Special Sites Scheme, the types of uses, capacity and floor area requirements have been generally accepted by SWD. In order to facilitate the approval of this Planning Application, the Applicant will continue to work closely with SWD to formulate the details of services, optimize the development plan and revise the proposal in accordance with the views of relevant Government Departments. Submission of technical feasibility study (“TFS”) report to SWD was made in 5 July 2024 and the vetting is still in progress. Upon the completion of TFS, the Applicant will seek further funding support under the Special Sites Scheme to meet the capital cost of their projects according to the prevailing mechanism.

5.1.2 As the Special Sites Scheme serves as a concrete basis for planning for welfare services and manpower in the medium term, approval of this Planning Application would facilitate the implementation of the Special Sites Scheme to effectively relieve the increasing pressure on service demand and shorten the waiting time for rehabilitation service. The Proposed Development with provision of social welfare facilities in great demand is totally in-line with Government’s Special Sites Scheme to increase the provision of the much-needed facilities at their own sites through expansion, redevelopment or new development.

5.2 Meeting the Imminent Demand for Social Welfare and Rehabilitation Facilities

5.2.1 Due to the limited availability of developable land in Hong Kong, there is a significant shortage of social welfare and rehabilitation services, particularly residential services. As above-mentioned, the enrolment rate of subvented RCHE and RCHDs are over 90% and the average waiting time for HMMH and HSMH in Hong Kong is 144.8 and 150.8 months respectively for the year 2021-22.

5.2.2 The redevelopment of YCP C&A Home would help alleviate the shortage of quality residential care and rehabilitation services for the persons in need. Increasing services capacity through in-situ redevelopment is an efficient way in terms of time and resources. New supply of social welfare facilities would be available in short time without the need to explore new available land. With the expected significant increase of population in the HSK/HT NDA, there is an urgent need to increase the supply of welfare and rehabilitation service so as to strengthen the comprehensive care and

support the needy persons.

5.3 The Proposed Development is a More Efficient Use of Land Resources

5.3.1 The existing YCP C&A Home has been in operation since 1984. Upon redevelopment, the Proposed Development could help optimize scarce land resources and meet the community's imminent demand for community services. The proposed expansion through redevelopment will be an optimized use for the Site. With an increase in GFA from about 2,351m² to about 17,922m² (i.e. an increase of about 662%), the proposal will make more efficient use of valuable land resources to provide additional and much-needed social welfare and rehabilitation facilities.

5.3.2 The redevelopment proposal involves a wider spectrum of social welfare and rehabilitation facilities as compared to the existing buildings. Echoing with the Government's Prevailing Policy on "single site, multiple use" development model, the proposed redevelopment would include "CCC", "DAC", "IVRSC", "HSMH", "HMMH" and "DE" on top of "C&A Home /CoC" which are provided within the building. Incorporating different uses at the same Site would not only better provide a one-stop integrated and seamless care service for the service users, it will also increase the agglomeration effects of centralizing various welfare facilities with similar nature at the same place. The close collaboration of a diverse range of welfare facilities in one location would undoubtedly create a synergy effect, resulting in significant benefits for a wide range of service users. For instance, elderly with poor health conditions could receive immediate health care services at their place of residence.

5.3.3 In terms of resource management, accommodating diverse welfare services at a single location could allow the flexibility to deploy Applicant's funding and manpower resources to ensure a high quality of health care and rehabilitation services.

5.4 The Proposal will Upgrade and Enhance the Existing Facilities

5.4.1 The existing building of YCP C&A Home has been in operation for nearly 40 years. Over the past years, no major renovation or refurbishment works have been carried out. The existing premises have shown various extents of dilapidation which require frequent repair and costly maintenance. Apart from the deteriorating building condition, the building design fails to meet the contemporary requirements for fire safety and barrier free access for the disabled. The redevelopment of the existing YCP C&A Home not only can meet the latest fire safety and building standards, but also provide additional floor space with higher quality facilities provision for the service users. Additional floor space through expansion would help to adequately respond to the special needs of rehabilitation service users within premises. More communal space including common room, activity room and playroom also

encourage the service users to engage in more community activities. Moreover, the ample open space provision at the sitting out area and amenity area on the G/F, as well open terraces on 1-2/F, 6/F and 7/F also offer more opportunities for the users to enjoy outdoor activities. The redevelopment of the YCP C&A Home would allow better spatial arrangement and facilities to support the Applicant's future development in order to continue offering quality social welfare and rehabilitation services.

5.5 The Existing Residential Care Services for the Elderly Will Not Be Affected During the Course of Redevelopment

5.5.1 The Applicant will ensure that the existing C&A services will not be affected during the course of redevelopment. Decanting arrangements will be accommodated in three phases. In the first phase, the Applicant will suspend intaking new residents 12 months before demolition. In the second phase, residents will be divided into 3 batches to relocate to the newly built Pok Oi Hospital Elderly Home situated at Fuk Hang Tsuen Road, Tuen Mun. Upon the completion of redevelopment, all decanted residents will be returned to the new complex in the last phase. The care and attention services provided by the Applicant will not be interrupted during the redevelopment process.

5.6 Incorporation of Various Design Merits

5.6.1 To provide flexibility for development with design merits / planning gains, amendment to the BHR will be considered based on individual merits. Considering the site characteristics and locational factor, the applicant has strived to make the greatest endeavours to come up with an optimal design. The Proposed Development incorporates a wide range of planning merits for consideration as follow:

Tree Preservation and Innovative Building Design

5.6.2 The building footprint has taken into account the three existing trees, Dimocarpus Longan, Artocarpus Heterophyllus and Manilkara Zapota. All trees will be retained in-situ and adequate building setback will be provided to ensure healthy growth of the tree. Moreover, with the adoption of stepped terraced design, the form and mass of the proposed building would create a more synergistic and visually permeable layout. The use of extensive landscaping on multiple levels would soften the form of the buildings and enhance the sense of visual integration. It is believed that the sensitive architectural design will ensure that the development will be well integrated within its future urban fabric and visual context.

Providing Building Setback to Enhance Air and Visual Permeability

5.6.3 A building setback from Sha Chau Lei Road of about 5.2m and the village road at the west of about 4.4m are provided to create a wider street canyon; a setback of about 13m along the kerb of the northern boundary and 10.8m

to the structure of Ching Chung Care and Attention Home for the Aged are also provided. The setback will reduce the sense of encroachment and visual intrusiveness of the concrete structures onto the pedestrians. Hence, the Proposed Development will facilitate visual and air permeability.

Providing Better Streetscape / Good Quality Street Level Public Urban Space

5.6.4 The Proposed Development reflects the effort by the Applicant to minimize the bulk of the building as far as possible with the provision of various building setbacks. The site coverage of the Proposed Development has been optimized. Stepped terraced design has been adopted to break down the visual bulk of the Proposed Development as viewed from pedestrian level. The terraced design also allows the provision of greenery connecting the different floors to not only soften the building mass but also to enhance the amenity of the development as well as the neighbourhood environment.

5.7 Continue to Meet the Prevailing Planning Intention

5.7.1 The Application Site is located in “G/IC” zone, which 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, organisations providing social services to meet community needs, and other institutional establishments. The current Planning Application only involves the increase of BHR in order to enable the Proposed Development on Site. The proposed redevelopment of YCP C&A Home for the provision of enhanced social welfare and rehabilitation service will continue to follow and be in-line with the planning intention of the “G/IC” zone of the Site.

5.8 Respecting the Established Planning and Urban Design Framework of HSK/HT NDA

5.8.1 The Indicative Development Scheme provides an appropriate response to the urban fabric and building height profile of the area. The Site and the surrounding area are planned in a stepped building height profile following the urban design framework of HSK/HT NDA. In general, a stepped height profile is formulated, descending from the planned District Commercial Node to the east of the Site (about 160 mPD in height) towards the village settlements in Sha Chau Lei Tsuen (3 storeys in height). With the proposed building height of about 47.9mPD, the Proposed Development will be congruous with the surrounding development intensity in terms of building height. It will continue to respect the building height profile established for the NDA as well as the major view corridors/breezeways.

5.9 The Proposal is Technically Feasible

Tree and Landscape Aspects (Appendix 2 refers)

5.9.1 A total of 3 nos. of trees are found within the Site and no trees with particular interest are identified, such as large size trees with diameter at breast height over 1m, rare and protected species. No Old and Valuable Tree ("OVT") are observed on site according to LCSD's Register of OVT. All the three existing trees are proposed to be retained and no tree is recommended to be removed or transplanted.

Traffic Aspect (Appendix 3 refers)

5.9.2 A Traffic Impact Assessment ("TIA") has been conducted to assess the potential traffic impact on the surrounding road network. The operational performance of the identified junctions is assessed based on the derived future traffic flows and the planned future road network in design year 2035. The results of the junction operational assessment indicated that all assessed junctions will be operating within their capacities during the morning and evening peak traffic hours. No junction improvement is required. Besides, the pedestrian assessment reveals that the identified key footpath will be operating within its capacity during peak hours. Hence, the TIA has demonstrated that the future traffic induced by the Proposed Development would not cause any traffic impact on the surrounding road network.

Visual Aspect (Appendix 4 refers)

5.9.3 A total of 4 public viewing points (VPs) were identified to assess the visual impact or the proposed development. As seen from the photomontages in the Visual Impact Assessment ("VIA"), the Proposed Development with an increase in building height from 3 storeys to about 47.9 mPD will lead to reduction in some degree of visual openness due to obstruction of open sky view and greenery hillside backdrop. In order to reduce the effect of these potential impact, building is setback from Sha Cha Lei Road and the village road to create a wider street canyon and setback with buffer planting along the riverside to maintain a relax river promenade adjoining the site. The adoption of stepped terraced design and provision of ample landscape treatment could break down the visual bulk and soften the building mass of building. Hence, the Proposed Development would not generate significant adverse visual impact.

Traffic and Fixed Noise Aspects (Appendix 5 refers)

5.9.4 Road traffic noise assessment is being carried out for a "base case scenario", which is based on the building design strategy mentioned above while without any noise mitigation measures proposed. The results of the assessment have indicated that the highest predicted noise level is 71dB(A) for dormitories/bedrooms/office and 63 dB(A) for sick bays in RCHE and

RCHD. One bedroom and 3 sickbays will exceed with the traffic noise criteria of 70dB(A) and 55dB(A) as set out in the HKPSG. Since noise exceedance is found in the Proposed redevelopment, traffic noise assessment for a "mitigation scenario" has been carried out. Mitigations including 1.8m fin and fixed windows have been adopted. Under the mitigated scenario, no room will exceed the traffic noise criteria of 70dB(A) and 55 dB(A) as set out in HKPSG. The Proposed Development would not be subjected to significant adverse road traffic noise impact under the mitigation scenario.

- 5.9.5 The potential fixed noise impact has been assessed. According to the assessment result, the Proposed Development will not subject to any additional and significant adverse noise impact from fixed noise sources. To ensure that the noise level at potentially affected NSRs will comply with the statutory requirement under Noise Control Ordinance stipulated in IND-TM, all on-site planned fixed plant within the Proposed Development shall be controlled and designed to meet the HKPSG requirement, i.e. 5 dB below the acceptable noise level or the prevailing background noise level, whichever is the lower.

Air Quality Aspect (Appendix 5 refers)

- 5.9.6 The major air pollution source in the vicinity of the Application Site during operational phase would be tailpipe emission generated from road traffic along open road. The Application Site is bounded by Ping Ha Road to the north, which is classified rural road. As a conservative approach, the buffer distance of 5m for local distributor as stipulated in the HKPSG is adopted. The Site is also bounded by Sha Chau Lei Road to the East and an access road to the west, no information is available for these two roads in The Annual Traffic Census 2022 and is assumed to be rural road. The buffer separation can meet the buffer distance requirement. Openable windows will be provided at dormitory of RCHE for ventilation. No openable windows will be designed at buffer zone. Centralized air conditioning will be provided at the Proposed Development and the location of fresh air intake will not encroach on the buffer zone as recommended in the HKPSG. No air quality impact due to vehicular emission is anticipated. In view of no chimney was identified within the assessment area, no air quality impact with respect to industrial chimney emission on the future domestic users in the Proposed Development is anticipated.

Sewerage Aspect (Appendix 6 refers)

- 5.9.7 The potential sewerage impact arising from the Site has been quantitatively assessed by comparing the estimated sewage flow from the Proposed Development and the capacity of the existing sewerage system in the vicinity. With peaking factor considered, the percentage of used capacity for the downstream sewers will range from about 9% to 17% during peak hours. The results of the assessment indicated that no sewer segments will exceed

the capacity after the discharge from the Proposed Development. Nevertheless, the existing DN150 sewer connecting the Site to sewer FMH1009620 will be upgrade to 200 mm.

Drainage Aspect (Appendix 6 refers)

- 5.9.8 Surface runoff is mainly from rainfall and it would be directed to existing public storm drains. As the Site is currently a gentle flat land paved with concrete surface and there will be no major changes in surface properties and gradient, the overall catchment characteristics will not be significantly altered. While the reduction of non-paved area is not expected, additional discharge to the public drainage system is not expected. Moreover, provision of additional greenery area will further increase filtration of stormwater and minimize surface runoff. It is concluded that the redevelopment works would not result in any adverse impact to the public drainage system.

Geotechnical Aspect (Appendix 7 refers)

- 5.9.9 Referring to the existing ground investigation reports, the ground condition comprises a top layer of fill, medium layer with alluvium and the bedrock level is around -40mPD. The existing nullah is approximately 30m beyond the site boundary. Excavation works near the nullah shall consider the natural flow of water and potential flooding or redirection of water towards undesired locations. Since the Proposed Development has no basement and the nullah is over 30m from the Site, only shallow excavation works will be carried out for pile cap construction and the impact shall be relatively insignificant. Deep foundation is proposed for the Proposed Development, such that the building will sit on bedrock. There is no adverse effect nor additional surcharge applied on the existing nullah. Two registered features are more than 100m away from the site location. The proposed development has no basement, but only shallow excavation works for pile cap construction. Hence, there is no adverse effect of the adjacent features. Monitoring should be set up when commence site work including ground investigation, excavation works and foundation works. Having reviewed the regional ground geology based on the existing available ground condition and investigation records, it is concluded that Proposed Development is structurally and geotechnically sound.

Air Ventilation Aspect

- 5.9.10 According to the Joint Housing, Planning and Lands Bureau ("HPLB") and Environment, Transport and Works Bureau ("ETWB") Technical Circular No. 1/06 on Air Ventilation Assessments ("AVAs"), the indicative scheme does not fall within the categories of the projects requiring AVA. Significant adverse air ventilation impact on the surrounding pedestrian wind environment is not anticipated.

6. SUMMARY AND CONCLUSION

- 6.1 The Applicant, Pok Oi Hospital seeks approval from the TPB under Section 12A of the Town Planning Ordinance for the proposed amendment to the building height restriction from 3 storeys to about 47.9 mPD for the permitted Social Welfare Facility at No. 58 Sha Chau Lei Tsuen, Ha Tsuen, Yuen Long, New Territories.
- 6.2 The Proposal involves the redevelopment of the YPC C&A Home under the Special Sites Scheme with an increase in GFA from about 2,351 sq.m. to about 17,922 sq.m. (i.e. an increase of about 662%).
- 6.3 The Proposed Development with provision of social welfare and rehabilitation facilities in great demand is totally in-line with Government's Special Sites Scheme to increase the provision of the much-needed facilities at their own sites through expansion or redevelopment. Approval of this Planning Application would allow the smooth and timely implementation of the Special Sites Scheme.
- 6.4 The redevelopment of YCP C&A Home would help to alleviate the shortage of quality social welfare and rehabilitation services for the persons in need. It also shortens the waiting list for these welfare services.
- 6.5 The proposal will put valuable land resources into more efficient use for the provision of additional and much-needed social welfare and rehabilitation facilities, which would be in-line with the Government's policy of "Single Site, Multiple Use".
- 6.6 The expanded YCP C&A Home would allow better spatial arrangement and facilities to support the Applicant's future development in order to continue offering quality social welfare and rehabilitation services.
- 6.7 The Applicant will guarantee that the existing C&A services will not be affected during the course of redevelopment. Decanting arrangements will be accommodated in three phases.
- 6.8 The proposed redevelopment of YCP C&A Home for the provision of enhanced social welfare and rehabilitation service will continue to follow and be in-line with the planning intention of the "G/IC" zone of the Site.
- 6.9 The Indicative Development Scheme has taken into consideration of the urban fabric and building height profile of the HSK/HT NDA and the proposed building height is considered appropriate.

- 6.10 The Applicant has strived to make the greatest endeavours to come up with an optimal design by incorporating various design merits in responding positively to the surrounding context.
- 6.11 Various technical assessments have been carried out and the findings concluded that the Proposal is technically feasible without posing negative impact onto the surrounding environment.