

**S12A AMENDMENT OF PLAN APPLICATION
APPROVED NGAU TAM MEI
OUTLINE ZONING PLAN NO. S/YL-NTM/12**

**PROPOSED REZONING FROM "R(C)" TO "G/IC"
FOR A PROPOSED "SOCIAL WELFARE FACILITIES"
(RESIDENTIAL CARE HOMES FOR THE ELDERLY)
(RCHE)**


**AT LOT 4823 IN D.D.104, 81 SAN TAM ROAD,
SAN TIN, N.T.**

**SUPPORTING PLANNING STATEMENT
JULY 2022**

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Executive Summary

This Planning Application is prepared and submitted on behalf of Wonder Pacific Development Limited ("the Applicant") to seek approval from the Town Planning Board ("TPB" / the Board") under section 12A of the Town Planning Ordinance for a proposed amendment to the approved Ngau Tam Mei Outline Zoning Plan ("the approved OZP") No. S/YL-NTM/12. The proposed amendment is to rezone a site from "R(C)" to "G/IC" to allow the development of a RCHE.

The proposed development is a 10-storey RCHE comprising about 142 bedspaces. The Application Site is proximate to the planned Northern Link Ngau Tam Mei Station and the Northern Metropolis Development. The proposed development would make optimal use of scarce land resources to address the demand for elderly home care services in the vicinity. As detailed in the Planning Statement, the proposed development is fully justified to the following reasons:

- The proposed development is in line with the Government's recent Policy Direction to increase RCHEs bedspace supply and would alleviate the shortfall of RCHEs in Ngau Tam Mei and the Northern Metropolis Development which plan to house another 2.5 million people.
- Since the launch of Encouragement Scheme by the Social Welfare Department in 2003, only one RCHE complying the standard completed in 2019. The approval of this S12A application would aid in speeding up the supply further.
- The GFA of 5,400 sm of the proposed development comply with the Conditions to encourage provision of RCHEs premises in new private development and is eligible for exemption from assessment of premium which could provide timely elderly home care services in the Ngau Tam Mei Area.

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- The Lot is under the Applicant's sole ownership and could speedily redeveloped upon TPB approval.
 - The proposed RCHE, although bearing higher Plot Ratio and no. of storeys than the original "R(C)" zoning, is justified by comparison to similar "G/IC" zones adjoining low-density developments.
 - Technical assessments demonstrated that the proposed development would not result in insurmountable visual, traffic, environmental, sewerage and drainage impacts on the surrounding areas.

In view of the above and the list of detailed planning justifications in this Planning Statement, the Board is respectfully requested to consider the current planning application favourably.

行政摘要

(以英文版本為準)

此規劃申請是代表申請人“成暉發展有限公司”(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)遞交規劃申請,擬議對牛潭尾新潭路81號計劃大綱核准圖編號No. S/YL-NTM/12作出修訂。是次申請擬議就“住宅(丙)類”地帶更改為“政府、機構或社區”地帶。

擬議發展將於申請地點內興建一座樓高10層包括大概142張床位的社會福利設施(安老院舍)。申請地點鄰近擬建之北環線牛潭尾站及北部都會區發展。該發展將有效充分利用短缺的土地資源以回應政府對解決長者護理服務設施需求。申請人提出是次規劃申請是基於以下理據:

- 擬議發展符合政府最新的政策方向以適時回應社會對安老院舍的需求,同時亦針對未來牛潭尾及即將帶來額外二百五十萬人口之北部都會區計劃。
- 自2003年社會福利署推行私人土地發展安老院舍鼓勵計劃以來,只有一所安老院舍符合標準並於2019年落成。若此申請獲批,將可增加安老院舍的供應。
- 擬議發展提供一個整體樓面積5,400平方米的安老院舍,符合「鼓勵在新私人發展物業內提供安老院舍院址計劃」的指引,即合資格獲豁免繳付地價,為建立安老院舍提供誘因。
- 申請人屬申請地點內的私人土地的唯一土地擁有人。若是次規劃申請獲得城規會同意,可迅速作出重建。
- 雖則擬議中之安老院之地積比及層數較現時之“住宅(丙)類”為高,但該等增加跟一般低密度發展毗鄰之“政府、機構或社區”地帶之差距相若。
- 多個技術評估均證明是次發展計劃不會對附近地區造成不可逾越的視覺、交通、環境、排污及排水影響。

根據以上各點,申請人希望是次規劃申請能在規劃及技術層面獲城規會支持。

1.1 Background

1.1.1 This planning application is submitted to seek permission from the Town Planning Board (the Board) in support of a proposed S12A Amendment to the Approved Ngau Tam Mei Outline Zoning Plan S/YL-NTM/12 to rezone a site from "R(C)" to "G/IC" in order to allow the re-development of a House to a RCHE.

1.1.2 The location of the subject Lot is Lot 4823 in D.D.104, 81 San Tam Road, San Tin, N.T. It locates within the R(C) zone of the OZP.

1.1.3 There is an existing House of GFA 294.258 sm and a Plot Ratio 0.4. It got the O.P. on 28/07/2017.

1.1.4 The proposed amendment would replace the existing small House and would be re-developed into a RCHE of GFA of 5,400 sm, equivalent to a P.R. of 7.33 and a height of 29.6 m. The proposal is solely based on public interest to provide enough G/IC / RCHEs facilities to serve foreseeable significant increase in population for the Northern Metropolis Development (NMD). It also responds to better utilisation of the scare land resources.

1.1.5 The site is surrounded by abundant greenery and could effectively shield off the increase in building bulk. The effect would be demonstrated by the Visual Impact Analysis as per attached

1.1.6 This Planning Statement consists of the following sections in support of the Proposed Development:

Section 2: Site and Surroundings

Section 3: Proposed Development

Section 4: Planning and Development Context

Section 5: Planning Justifications

Section 6: Conclusion

2.1 Location

2.1.1 The Application Site locates at no.81 San Tam Road, Lot no. 4823 in D.D. 104, with a site area of about 736.3 m². The Site is accessible from San Tam Road at level +7.33 mPd from the West. It adjoins an access road to "Crescendo" to the North and a low-rise residential development "Casa Paradiso" to the South. To the East is a small mountain full of greenery.

2.1.2 The Site is of close proximity to the "Northern Metropolis Development" (NMD) zone and is within 10 minutes walking distance from the "Planned Northern Link Ngau Tam Mei Station".

Please refer to **Figure 1** for the Location Plan of the Application Site.

2.2 Land Status

2.2.1 The Application Site is held under single ownership, under Conditions of Exchange for Lot 4823 in D.D. 104. The existing Leases are of restrictions on the Plot Ratio and Building Height, etc for R(C) development.

2.2.2 Upon TPB approval, Lease Modification is required. Subject to Guidance Notes issued by the Social Welfare Department, the Lot having a GFA of 5,400 sm would be exempted from payment of premium.

2.3 Existing and Proposed Design

2.3.1 There is an existing House of GFA 294.258 sm, with a Plot Ratio 0.4, and is 3 storeys high from carpark, the main roof level is +21.00 mPd.

2.3.2 It is situated on a platform of level +12.0 m with a car ramp leading from the existing Brown area of level +7.33 m, which gain access from San Tam Road to the West.

2.3.3 There is an existing Green Hatched Black Area adjoining the Brown area to the South-West, which is a gentle slope formed and landscaped to all Government Departments' satisfaction when the House was built in 2017.

Please refer to *Figure 2* for the existing House design.

2.3.4 The gentle slope and greenery on the existing Green Hatched Black Area would be generally maintained except with the addition of a concrete path with steps to facilitate a staircase discharge from the building.

2.3.5 The proposed Brown Area would undergo slight change to provide a pavement while the access road would be reduced to 4.5 m wide which is still good enough to serve 2 nos. of private car parks and 2 loading / unloading bays inside.

2.3.6 The existing boundary of the site already set back from San Tam Road for a distance of 12.6 m. It is considered the existing set back would be adequate to ensure no visual encroachment onto San Tam Road.

2.3.7 The existing House is proposed to demolish and re-develop into a RCHE by first of all, lowering of the access point to a level of +7.33 m, then follow up a 10-storeys building with main roof at level of + 36.93 m.

2.3.8 Please refer to *Figure 3* for the proposed RCHE Design, the Detail Design of the proposed Development would be outlined in Section 3.0.

2.4 Accessibility

2.4.1 The Application Site is easily accessible within 10 minutes walking distance from the Planned Northern Link Ngau Tam Mei Station. It is also served by existing minibus and bus route per the followings:

Future Planned Northern Link Ngau Tam Mei Station:	
13 minutes walking distance	
Minibus:	
37	Yuen Long (Fook Hong Street) ↔ Yau Tam Mei
76	Yuen Long (Fook Hong Street) ↔ Siu Hum Tsuen
78	Yuen Long (Fook Hong Street) ↔ Yau Tam Mei
Bus:	
76K	Yueng Long (Long Ping) ↔ Sheung Shui (Ching Ho)

2.4.2 Vehicular access is currently through the San Tam Road which provides convenient access to the East towards Sheung Shui and to the West toward Yuen Long through the San Tin Highway.

3.1 Proposed RCHE Development

- 3.1.1 The Development would gain access from San Tam Road at +7.33 m on LG/F. Two private Car Parks, a light Goods Vehicle Loading / Unloading Bay and a Mini-bus Parking locate beside the Entrance Lobby. Transformer Room and Sewerage Treatment Plant are located beside.
- 3.1.2 UG/F would be the supporting facilities like Multi-Purpose Rooms, Kitchen, Laundry, Store and Plant Room etc.
- 3.1.3 1/F is designed as a Wellness Centre with health facilities like hydrotherapy, yoga and gymnasium. It adjoins an outdoor Covered Sky Garden to provide covered and open leisure spaces, completed with landscaping and health equipment etc.
- 3.1.4 2/F to 7/F (total 6 storeys) are RCHE which provide a big spectrum of Dormitory Rooms combination ranging from Shared to Individual Rooms. A total of 142 bedspaces are assumed for the development.
- 3.1.5 8/F is a specially designed floor for the Staff and General Administration. Not only do it include Standard Office and Administrative space, 8 nos. of Staff Quarters are deliberately provided to facilitate the after-hour emergency services and the needs for "Epidemic closed-loop management", in case necessary.
- 3.1.6 The Roof Garden on level +36.93 provides outdoor Sun Shine spaces and individual Farming Areas for cultivation and hobbies.

3.1.7 The GFA allocation is tabulated as below:

Site Area		: 736.3 m ²	7926 ft ²
Class of Site		: A	
Proposed Plot Ratio for Non-Domestic		: 7.33	
Proposed Site Coverage above for Non-Domestic (Above 15m)		: 75.558%	
Maximum Gross Floor Area		: 5400 m ²	58125.6 ft ²
Proposed Building Height		: 36.93 mPD	
Absolute Height		: 29.6 m	
Proposed No. of Storey		: 10 STOREYS	
Proposed Gross Floor Area			
LG/F	ENTRANCE & CARPARK	: 352.479 m ²	
UG/F	MULTI-PURPOSE ROOMS	: 617.819 m ²	
1/F	WELLNESS CENTRE + SKY GARDEN	: 626.160 m ²	
2/F	RCHE	: 595.090 m ²	45 nos. of bed
3/F	RCHE	: 556.330 m ²	17 nos. of bed
4/F – 7/F	RCHE	: 556.330 m ² x 4 storeys = 2225.32 m ²	20 nos. of bed x 4 storeys
8/F	ADMIN OFFICE + STAFF QUARTER	: 426.802 m ²	
TOTAL		: 5400.000 m²	142 nos. of bed
Parking Spaces :			
(Loading / Unloading)			
No. of LGV		: 1 Nos.	
No. of Minibus		: 1 Nos.	
No. of Private Car Parking		: 1 Nos. + 1 Nos. (Accessible Car Parking)	
No. of Motorcycle Parking		: 1 Nos.	

Please refer to *Figure 3* for the Proposed Development

3.2 Design Concept

Concept Design (1) and (2) are described in *Figure 4A & 4B* should be read in conjunction to illustrate the following Design Concepts.


3.2.1 ①- The closest Noise Sources would be Traffic Noise generated from San Tin Highway nearby. Innovative Floor Plan is created by abutting non-domestic spaces like Multi-Function Area to the West while Noise Sensitive Dormitory Rooms are facing the other sides.

3.2.2 ②- Orientation of the Noise Sensitive Dormitory Rooms towards the N-E and S-E sides. Those Rooms could therefore enjoy quiet greenery view and at the same time, there would be no blockage of view to the neighbourhood. Acoustic Fins to combat noise are also included which would be further discussed in the Environmental Impact Assessment enclosed.

3.2.3 ③- A partially covered sky garden is formed on 1/F, together with a list of Indoor Facilities like hydrotherapy, gymnasium, yoga and multi-purpose rooms. It provides leisure activities to the Elderly. A covered sky garden would be best for the Elderly to escape from the extreme sun shine and glare, together with the heavy rainfall during Summer season. The covered sky garden also promotes ventilation and breeze through the building and would benefit the neighbourhood. A perspective view showing the proposed covered sky garden is shown on *Figure 4C*.

3.2.4 ④- A number of Dormitory Rooms face into a light well which, by means of Stack Effect created, would promote ventilation of Individual Rooms.

3.2.5 ⑤- The existing site is setback from San Tam Road for a distance of 12.6 m. It is considered adequate to provide visual comfort for the General Public.



3.2.6 ⑥- The existing Green Hatched Black Area, which is a gentle slope with Trees and Shrubs, would be maintained to soften the Building and to signify the Entrance.

3.2.7 ⑦- A Floor for General Administration locates above the Dormitory Rooms on the upper most floor. Setback is provided along the North and West side so as to minimize the Building Bulk effect.

In addition to general administration need, it provides 8 Staff Quarters, which may benefit the Elderly for after-hours emergency services and consideration is also given to the flexibility to employ "Epidemic Close Circuit Management" in case needed.

3.2.8 ⑧- A roof garden consists of outdoor Leisure Spaces, Equipment and Individual Farming Areas for interest and hobby is provided on Roof Floor.

3.3 Comparison of Design to a Newly Completed RCHE

3.3.1 There is only one successful RCHE built since the launching of Encouragement Scheme by SWD in 2003. The RCHE, named "Forward Living", completed in 2019, located at No. 9, Fu Tei Road, Tuen Mun, is within a G/IC zone in OZP Drawing No. S/TM/35. There being no restriction on Plot Ratio but a restriction of 10 storeys height.

3.3.2 The Site Particulars, Design and Height is summarized as per *Figure 6*.

3.3.3 The "Forward Living" represent a typical RCHE design which take into account to limit of 24m from street level for the Dormitories, while Administrative Office and Supporting function are put on top. The Height measured from street level to top of the Administrative Office is 31.15m

3.3.4 Our proposed design are similar to "Forward Living" in terms of GFA (both 5,400 sm) and less in height (our proposed design: 29.6 m ; "Forward Living" 31.15 m)



3.4 Visual Impact Assessment

A Report of the Visual Impact Assessment of the Development prepared by RLEE Architects (HK) Ltd is enclosed as per Appendix 1. It presents the Findings and Surveys conducted and summarized that NO adverse Impact to the Visual Aspect is created due to the increased in Plot Ratio and Height.

3.5 Traffic Impact Assessment

A Report of the Traffic Impact Assessment of the Development prepared by CTA Consultants Limited is enclosed as per Appendix 2. It presents the Findings and Surveys conducted and summarized that NO adverse Impact to the Traffic Aspect is created due to the increased in Plot Ratio.

3.6 Environmental Impact Assessment

A Report of the Environmental Impact Assessment of the Development prepared by Novox Limited is enclosed as per Appendix 3. It presents the Findings and Surveys conducted and summarized that NO adverse Impact to the Environmental Aspect is created due to the increased in Plot Ratio.

3.7 Landscape Master Planning

A Report of the Landscape Master Planning of the Development prepared by R LEE Architects (HK) Limited is enclosed as per Appendix 4. The Landscaping design could benefit the surroundings by improving the visual, Air Purification and Micro-Climate aspects.

4.1 Surrounding Land Uses Pattern

- 4.1.1 Please refer to **Figure 6** for the extracted OZP No. S/YL – NTM/12. By situating in a R(C) zone, the surroundings are predominately low-rise, low-density development. However, the situation may undergo rapid change since a number of adjoining Planning Applications are underway.

Figure 7 shows the Planning Application Cases Submission for higher density residential developments nearby. Should all the Planning Applications be approved, the total increase in no. of residential units is expected to be around 33,857 units which represent an increase in population of around 101,571 people.

Besides, it is the Government's intention to plan to house another 2.5 million in the whole NMD development. There would be definitely a shortage of RCHes and similar G/IC facilities in the future.

4.2 Similar Approved and Proceeding S12A Planning Applications

- 4.2.1 There is one approved S12A rezoning case in 8-12 Hi Yip Street (Application No. Y/YL/6) on 20/04/2012. **Figure 8** summarises one Approved and one Proceeding S12A Planning Application cases related to "RCHes".

4.3 Similar Approved S16 Planning Applications

- 4.3.1 **Figure 9** summarized the Approved S16 Planning Applications. It is worth noting that First 5 Applications adjoin low-density "V" zoning. Those would undoubtedly create a difference in Height with its surroundings. The comparison on Building Bulk would be carried out in Section 5.2.

5.1 Restrictions on Plot Ratio & No. of Storeys in "G/IC" Zone

5.1.1 "G/IC" zone is designated for Government, Institution and Community uses. Those should be built according to their needs for individual merit and their bulks are usually governed by relevant Regulations. Normally, the Plot Ratio are not restricted but some restrictions may apply to the No. of Storeys on Building Height.

5.1.2 Similar decision on relaxation of no. of storeys restriction can be noted from the Town Planning Board Meeting on 17.9.2021 on Proposed Amendments to the Draft Yau Ma Tei Outline Zoning Plan No. S/K2/22 (TPB Paper No. 10773), the Town Planning Board Chairman and the Planning Department were of the view that in the absence of concrete redevelopment proposals, it was difficult to predetermine any appropriate BHR for the "G/IC" sites. Plan D would, with the benefit of the redevelopment proposal(s) so put forward, review the BHRs of those sites and make suitable amendments to the OZP. The same principle of "case-by-case" should be applied to other similar "G/IC" sites in Hong Kong as well, where the BHR should be imposed based on individual proposals, subject to no significant adverse impact from planning and technical points of view.

5.1.3 As revealed from the Design of the proposed development and Building Bulk Study as per the Visual Impact Assessment. The proposed Plot Ratio of 7.33 and the Height of 29.6 m for this Planning Application is justified.

5.2 Comparison of Building Height for RCHEs / "G/IC" Developments to adjoining Low-density Developments.

5.2.1 Whenever a RCHE or a "G/IC" Development exist adjoining a low-density development, there is inevitably difference in Height. Study of Four established or approved cases are presented in **Figure 10A** to **10D** are summarised below:

Figure	OZP	Description	Difference in Height
10A	S/YL-TT/18	Existing "G/IC" Building (Yuen Long Government Primary School) to adjoining "V" zone (Yeung Uk Tsuen).	17.48 m
10B	S/YL-TT/18	Existing "G/IC" Building (TWGHs C.Y. Ma Memorial College) to adjoining "R(C)" zone (Harmonic Villa).	17.7 m
10C	S/YL/25	Approved RCHE (No. A/YL/256) to adjoining "V" zone.	13.92 m
10C	S/YL/25	Approved RCHE (No. A/YL/263) to adjoining "V" zone.	14.77 m
10D	S/YL-NTM/12	Proposed RCHE at 81 San Tam Road to adjoining "R(C)" zone (Casa Paradizo)	15.38 m

5.2.2 As revealed from above comparisons, our proposed RCHE (**Figure 10D**) bear a Height Difference of **15.38 m** to its immediate neighbourhood, which is slightly higher than the two approved RCHEs adjoining "V" zone (14.77 m & 13.92 m respectively as shown in **Figure 10C**). However, the Height Difference is less than the two cases of existing "G/IC" Buildings adjoining "V" zone (17.48 m in **Figure 10A** & 17.7 m in **Figure 10B**). Therefore, the difference in height between our proposed RCHE to its surrounding "R(C)" zone is fully justified.

5.3 Increase in Population nearby

5.3.1 The "NMD" Development

The Chief Executive unveiled the Northern Metropolis plan which aims to transform the northern part of Hong Kong into a lively, attractive area.

The proposed Northern Metropolis covers the Shenzhen-Hong Kong Boundary Control Points Economic Belt, Yuen Long and North districts, with a total land area of about 300 sq km.

It encompasses mature new towns in the area and their neighbouring rural areas, as well as six new development areas and development nodes in different planning and development stages.

It will be a transport infrastructure-led development with railways as its backbone, involving projects such as the Hong Kong Shenzhen Western Railway linking up Hung Shui Kiu/Ha Tsuen and Qianhai of Shenzhen, extension of the Northern Link and the East Rail Line. An automated people mover system from Tsim Bei Tsui to Pal Nai will also be explored.

There would be an extra 600 hectares of land could be developed within the Northern Metropolis for residential and industry purposes, providing up to 186,000 flats. When fully developed, the Northern Metropolis will offer a total of up to 926,000 flats – including those existing ones in Yuen Long and North districts, capable of housing a population of about 2.5 million.

It is envisaged the increase in population would lead to an increase in Elderly Population and thus the need for RCHes in the long run.

Figure 11 illustrates the initial land use for San Tin and Lok Ma Chau Development and the relationship to the subject site.

5.3.2 The Planned Northern Link


The Northern Link (NOL) is an important railway project which will connect the existing Kam Sheung Road MTR Station at the Tuen Ma Line, the planned Kwu Tung Station at the Lok Ma Chau Spur Line and hence other stations at the East Rail to form / complete a strategic rail "loop". It plans to connect the "East" and "West" together. Above all, the interchange at Kwu Tung Station with the Lok Ma Chau Spur Line will provide mass transit connecting the Northwest New Territories with Shenzhen. The detailed planning and design of this railway has already commenced in late 2020 and the construction will commence in 2025.

Figure 12 shows the proposed Route and Stations of the Planned Northern Link.

5.4 Long Term Demand for RCHes and Related Policies

5.4.1 Hong Kong has the highest life expectancy in the world – 81.7 for men and 87.66 for women. In 2016, about 8 percent of the population aged 65 or above (i.e. 93,600 nos.) lived in RCHes.

As per information from Social Welfare Department there are 31,080 waitlistees on the central waiting list applying for various types of residential care services places as at 31.10.2021, with an average waiting time for care-and-attention places and nursing home places at 19 months and 22 months respectively.



5.4.2 In order to encourage developers to provide RCHes in new private developments, in July 2003, the Government launched the “Scheme to Encourage Provision of RCHes Premises in New Private Development”, under which eligible premises would be exempted from assessment of premium for various types of land transactions, subject to meeting certain conditions for delivery of the RCHes premises, including the conditions that “only one RCHes premises per development will be eligible for the scheme” and “the size of the RCHes premises will be subject to a maximum limit of a total GFA of 5,400 m²”.

Since Launching of the Scheme in 2003, there is only one successful case completed in 2019, named “Forward Living” in Fu Tei, Tuen Mun.

5.4.3 Enhanced Bought Place Scheme

In Policy Address 2018, the Chief Executive stated that the SWD introduced a special measure from February to September this year (2018) to purchase about 250 additional residential places from private RCHes participating in the Enhanced Bought Place Scheme (EBPS), and “the Government plans to regularise the measure in 2019-20 to provide designated residential respite places in private RCHes participating in the EBPS, as to relieve the stress of cares”. To add on, it is also stated that “**the Government will purchase an additional 5000 EA1 places under EBPS in the next five years** to increase the supply of subsidised residential care places for the elderly and enhance the overall service quality of private RCHes.”

5.4.4 Recent Proposal on Increasing the Minimum Area Per Resident for RCHEs

The residential care services for the elderlies in Hong Kong in general have long been criticized for their low living standards as compared to the major cities internationally, especially with regards to the amount of living space. There have been persistent discussions among the society about increasing the inimum area per resident for RCHEs. In the Report of "Working Group on the Review of Ordinances and Codes of Practice for Residential Care Homes" ("the Working Group") dated May 2019, it is proposed to increase the minimum area per resident for "Care-and-Attention Home" RCHEs from 6.5 sq.m to 9.5 sq.m. The proposal will be submitted to the Legislative Council for the procedures of amendment of the Regulation.⁷

5.5 Scarce Standalone RCHEs

In view of the scarce land resources and dense population, majority of the existing RCHEs are transformed from existing Residential and Commercial Mixed Uses Developments. Not only do it create the problem of circulation needs for Lift Usage, it also induces certain nuisance like noise and hygiene problem to the residents in daily operation.

Standalone RCHEs might be a way out for the problem. The subject Standalone application with its independent Vehicles, Pedestrian and Services Access, would create no inconvenience to the surroundings and the general public. In addition, this purpose built RCHEs would fully utilize its Developmental Potential through necessary relaxation in no. of storeys and Plot Ratio.

5.6 Consideration of Green Building Design and Sustainable Building Design Guidelines (SBDG)

5.6.1 Green Building Design

A List of Green Building Design including Covered Sky Garden and Open Roof Garden are elaborated in Section 3.2.

5.6.2 Sustainable Building Design Guideline

The Site area of the Development is below 2,000m², of which SBDG (PNAP) APP-152 would not be applicable. However, every effort is made to comply with the Guideline as much as possible in order to contribute to improve the overall Built Environment. Those are summarized as Follows:

5.6.2.1 Building Length

The projected facade length of the proposed building abutting the street is below 60m which is below the stipulation under the SBDG.

5.6.2.2 Building Setback


In the Proposed Development, no part of building is built up within 7.5m from the centreline of San Tam Road. The ventilation corridor would be well maintained. Thus, the building setback requirement has been complied with in accordance with SBDG.

5.6.2.3 Greenery

In order to improve the environmental quality of the urban space, particularly of the pedestrian level to mitigate the heat island effect, Greenery is proposed on various locations to satisfy that required under SBDG. The details are summarized in a LMP report as attached in Appendix 6.

6.0 CONCLUSION

- 6.1 This supporting Planning Statement is submitted under Section 12A of the TPO to seek approval for the rezoning of the subject site from "R(C)" to "G/IC", for the proposed RCHE.
- 6.2 The proposed RCHE with a focus on Public Interest based on the followings:
- 6.2.1 In view of the future growth in Population nearby, there is a strong demand of RCHEs in Yuen Long in the long run.
- 6.2.2 In consideration of the scarce land resources, the replacement of the existing low-rise development by a RCHE of higher Plot Ratio is justified.
- 6.2.3 The Applicant has located a number of potential experienced RCHEs Operators and would assign one of them as the Operators in future.
- 6.2.4 It is a sizable standalone RCHEs development would comply with the Encouragement Scheme of the Social Welfare Development. Since the launching of the Scheme in 2003, there is only one successful RCHE built in 2019. The approval on this S12A application would aid to speed up more RCHE developments.
- 6.2.5 The design of the proposed RCHEs is governed by relevant regulations to limit its height. The difference in Height to the surrounding is justified. The site is also surrounded by abundant Greenery and the increase in Building Bulk is adequately shield off.
- 6.2.6 The site is under single ownership, it could be readily re-developed to aid to solve the RCHEs demand in short term.



6.3 In addition to the planning and design merits, it is also demonstrated by technical assessments on the Environmental Impact, Traffic and Landscape aspects that the Proposed Development will NOT generate adverse impacts to the Application Site and its surroundings.

6.4 In the light of the planning merits and justifications put forward in this Supporting Planning Statement, we sincerely seek for the favourable consideration from the TPB to give support to this Application.