

**LEGISLATIVE COUNCIL
PANEL ON WELFARE SERVICES**

**Subcommittee on Residential and Community Care Services
for Persons with Disabilities and the Elderly**

**Planning Practice for Earmarking Sites/Premises for
Social Welfare Facilities Including Residential Care Services for
Persons with Disabilities (PWDs) and the Elderly
and their Provision in Urban Renewal Authority's Projects**

Purpose

This note outlines for Members' information the present planning practice for earmarking sites/premises for setting up social welfare facilities including residential care services for persons with disabilities (PWDs) and the elderly, and the current provision of such social welfare facilities in projects of the Urban Renewal Authority (URA).

Planning Practice

2. The Hong Kong Planning Standards and Guidelines (HKPSG) provides general land use guidelines to ensure that during the planning process, the Government will reserve adequate land to facilitate social and economic development, and provide appropriate public facilities to meet public needs. In the planning of sites/premises for the provision of social welfare facilities including those for PWDs and the elderly, the HKPSG sets out the basis (including demographic characteristics and geographical factors) for assessing the requirements for these facilities.

The planning process helps to ensure an adequate supply of “Government, Institution or Community” (“G/IC”) sites on OZPs as well as reservation of suitable premises, but the actual provision for facilities, is also determined by the policy and resource priorities.

3. Social welfare facilities may be accommodated in standalone, purpose-built buildings or in accommodation within a multi-purpose development. The Social Welfare Department (SWD) is the initiator of social welfare facilities, including residential care services for PWDs and the elderly, and can request for the use of such G/IC sites and premises.

4. There are also opportunities for accommodating social welfare facilities within premises in large development projects, including the URA’s redevelopment projects. These developments are usually zoned on OZPs as “Comprehensive Development Area” (“CDA”) for which PlanD will prepare planning briefs to guide the preparation of the master layout plans for these sites. In this connection, PlanD will take advice from SWD and/or the Labour and Welfare Bureau (LWB), and incorporate into the planning briefs the requirements, in terms of type, size and preferred location, for the provision of social welfare facilities. The planning briefs are subject to the approval of the Town Planning Board (TPB), and the approved planning briefs will serve to guide the future development of these sites.

5. Under the Town Planning Ordinance (Cap 131), any development on a “CDA” site requires planning permission from TPB.

The applicant (who is usually the landowner or acting with the landowner's consent), in seeking the planning permission, would need to submit a Master Layout Plan prepared under the guidance of the approved planning brief for the TPB's approval. At that stage, SWD/LWB would have an opportunity to comment on the proposed social welfare provision in the proposed development in more detail when PlanD circulates the Master Layout Plan to the relevant departments/bureaux for comments. Their comments, along with those of other relevant departments/bureaux, would be submitted to the TPB to facilitate its consideration of the planning application. Incorporation of welfare facilities in private developments is subject to an overall policy on "public facilities in private developments"¹ and has to be agreed by the applicant (normally the landowner) or made a condition for the planning permission.

¹ This subject has been discussed at the LegCo Panel on Development at their meetings in April 2008, December 2008, May 2009 and January 2010 respectively. In brief, public facilities such as welfare facilities in private developments may arise from the land sale conditions if the Government sees the need to incorporate such facilities in the future private development, or from private developments / redevelopments where planning permission by the Town Planning Board is required. The Government may propose the inclusion of some public facilities or the developers themselves may propose such facilities in their planning applications. Such requirements may be imposed as planning conditions by the Town Planning Board in approving the planning applications and be translated into the lease conditions whenever this is practical. Such public welfare facilities in private developments may be located within or outside private lots. Upon completion, they are usually handed over to the Government for operation and management.

Provision or Planned Provision of Social Welfare Facilities within URA Projects

6. Comparatively speaking, incorporation of welfare facilities in URA redevelopment projects is more common given the public role of URA and its mission to improve the environment of old urban areas. The former Land Development Corporation (LDC) and URA had earmarked/is continuing to earmark accommodation for social welfare facilities within their redevelopment projects in line with the planning practice as explained above. Social welfare facilities and, in a few cases, space for use by social enterprises, are provided/ being planned in the following 13 projects of the URA: H1 (Queen Street), K13 (Tsuen Wan Town Centre), H15 (Lee Tung Street/McGregor Street), H20 (First Street/Second Street), K3 (Cherry Street), K22 (Un Chau Street/Fuk Wing Street), K25 (Po On Road/Wai Wai Road), K31 (Larch Street/Fir Street), SSP/1/001&002 (Lai Chi Kok Road/Kweilin Street & Yee Kuk Street), SSP/1/003-005 (Hai Tan Street/Kweilin Street & Pei Ho Street). The details are at **Annex**.

7. In all these cases except for K31 and SSP/1/001&002, the provision/planned provision of social welfare facilities is in response to the requirements set out by PlanD in the earlier planning process having regard to SWD/LWB's advice. In those cases where space has been earmarked for social enterprise, that is, H15, K31 and SSP/01/001&002, URA has taken the initiative to provide such space having taken into account the suggestions collated during public consultations at the URA

project planning stage and the property acquisition stage. The URA has yet to invite applications for the use of these spaces reserved for social enterprise use in these three cases.

Development Bureau
Planning Department
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Provision or Planned Provision of Social Welfare Facilities in URA Projects

	Project	G/IC GFA (m²)	G/IC Facilities: Welfare Facilities or Others	Remarks
1.	H1 Queen Street (Queen's Terrace)	5 254	<ul style="list-style-type: none">• Single-person Hostel• Care & Attention Home• Day Nursery• Social Centre for the Elderly• Hostel for Moderately Mentally Handicapped * (1 394m² GFA)	<ul style="list-style-type: none">• G/IC facilities required in Planning Brief.• URA built on cost recovery basis and handed facilities to Government.• Project completed.
2.	K13 Tsuen Wan Town Centre (Vision City)	3 080	<ul style="list-style-type: none">• Hostel for Moderately Mentally Handicapped * (527m² GFA)• District Elderly Community Centre	<ul style="list-style-type: none">• G/IC facilities required in Planning Brief.• URA built on cost recovery basis and handed facilities to Government.• Project completed.

	Project	G/IC GFA (m²)	G/IC Facilities: Welfare Facilities or Others	Remarks
3.	H15 Lee Tung Street/ McGregor Street	2 706	<ul style="list-style-type: none"> • Residential Care Home for the Elderly • Community Service Support Centre • URA has earmarked 968m² of non-domestic GFA for social enterprises[#] 	<ul style="list-style-type: none"> • G/IC facilities required in Planning Brief. • To be built on cost recovery basis and handed back to the Government. • Space for social enterprises initiated by the URA. • Project in progress.
4.	H20 First Street/Second Street (Island Crest)	1 849	<ul style="list-style-type: none"> • Residential Care Home for the Elderly 	<ul style="list-style-type: none"> • G/IC facilities required in Planning Brief. • URA built on cost recovery basis and handed back to the Government. • Project completed.

	Project	G/IC GFA (m²)	G/IC Facilities: Welfare Facilities or Others	Remarks
5.	K3 Cherry Street (Floriant Rise)	1 849	<ul style="list-style-type: none"> Residential Care Home for the Elderly 	<ul style="list-style-type: none"> G/IC facilities required in Planning Brief. URA built on cost recovery basis and handed back to the Government. Project completed.
6.	K22 Un Chau Street/Fuk Wing Street	2 200	<ul style="list-style-type: none"> Residential Care Home for the Elderly 	<ul style="list-style-type: none"> Project developed by the Hong Kong Housing Society (HKHS) under MoU with the URA. GIC requirement in the planning parameters for the project. To be built on cost recovery basis and handed back to the Government. Project in progress.

	Project	G/IC GFA (m²)	G/IC Facilities: Welfare Facilities or Others	Remarks
7.	K25 Po On Road/Wai Wai Road	2 577	<ul style="list-style-type: none"> Residential Care Home for the Elderly 	<ul style="list-style-type: none"> Project developed by the HKHS under MoU with the URA. G/IC requirement in the planning parameters for the project. To be built on cost recovery basis and handed back to the Government. Project in progress.
8.	K31 Larch Street/Fir Street (Lime Stardom)	Nil	<ul style="list-style-type: none"> URA has earmarked 1 000m² of non-domestic GFA for social enterprises[#] 	<ul style="list-style-type: none"> Space for social enterprises initiated by the URA. URA to build and lease to NGO to operate. Project in progress.

	Project	G/IC GFA (m²)	G/IC Facilities: Welfare Facilities or Others	Remarks
9 & 10.	SSP/1/001&002 Lai Chi Kok Road/Kweilin Street & Yee Kuk Street	Nil	<ul style="list-style-type: none"> • URA has earmarked 382m² of non-domestic GFA for social enterprises[#] 	<ul style="list-style-type: none"> • Space for social enterprises initiated by the URA. • URA to build and lease to NGO to operate. • Project in progress.
11, 12 & 13.	SSP/1/003-005 Hai Tan Street/Kweilin Street & Pei Ho Street	2 200	<ul style="list-style-type: none"> • Special Child Care Centre cum Early Education & Training Centre • Day Care Centre for the Elderly • Sub-base for a Neighbourhood Elderly Centre 	<ul style="list-style-type: none"> • G/IC facilities required in Planning Brief. • To be built on cost recovery basis and handed back to Government. • Project in progress.

Note: For social welfare facilities required in the planning briefs, the URA will hand them back to the Government upon completion of construction. The URA is not involved in any subsequent processes such as the identification of operators for the facilities etc.

- provisions initiated by the URA taking into account local views collated at the planning and acquisition stages of project.

* - facilities for persons with disabilities (PWDs)