

**LEGISLATIVE COUNCIL**

**Panel on Welfare Services**  
**Subcommittee on Poverty Alleviation**

**Hong Kong Housing Society's Integrated Elderly Community Project  
and Short Term Land Use Project in Tin Shui Wai (TSW)**

This paper aims to inform the Panel on Welfare Services Subcommittee on Poverty Alleviation of the Integrated Elderly Community Project (IECP) in TSW Area 115 and the short term land use project in Site B of TSW Area 112 and Area 115 Phase II site, which will be implemented by the Hong Kong Housing Society (HKHS).

Background and Objectives

2. TSW Area 112 and Area 115 (site plan at Annex A) are zoned Comprehensive Development Area (CDA) on the approved TSW Outline Zoning Plan (OZP) No. S/TSW/12, and are intended for comprehensive residential and/or commercial developments in the long term. The Chief Executive announced at the Summit on Social Enterprise in December 2007 that Government would consider how to make use of appropriate land available in TSW, in particular TSW Area 112 and 115, to promote social and economic development in the area.
3. In September 2008, the Chief Executive in Council has approved in principle HKHS' proposal for a non-in-situ land exchange involving the grant of TSW Area 115 to HKHS for developing an IECP.
4. As regards Site B of TSW Area 112, we conducted an Expression of Interest (EoI) exercise between October and December 2008 on a non-committal basis to invite proposals that are innovative, technically feasible, financially viable, environmental sustainable and

acceptable to the community, based on an STT of up to five years. However, we decided not to adopt the proposals received in the EoI exercise having considered that some proposals do not have a practicable business plan or could only bring upon limited employment opportunities and economic activities to the community; and in some cases, direct or indirect financial assistance from Government would be required. These proposals deviate from our original thinking when inviting the proposals.

5. In order to make the best use of our land resources and provide economic impetus and employment opportunities to the TSW community, we have explored other opportunities of temporary land uses that would meaningfully further our social objective of supporting the TSW community. As HKHS will be developing its IECP in TSW Area 115, there could be synergy if we can obtain its assistance to run the temporary facilities in Site B of TSW Area 112 and TSW Area 115 Phase II site. With liaison between HKHS and us, HKHS has submitted a proposal to us. A summary of HKHS' proposal and its community benefits are set out in paragraphs 6-11 below. Detailed information is at Annex B.

#### Integrated Elderly Community Project in TSW Area 115

6. Following the Chief Executive in Council's in principle approval of the non-in-situ land exchange, HKHS has started the project planning for the IECP including appointing consultants to work on the Master Layout Plan, as well as undertaking various environmental assessments as required under the TSW OZP. According to HKHS, the relevant assessments were completed in the first quarter of 2010. HKHS will submit the Master Layout Plan to the Town Planning Board shortly. The project will adopt a concept of resort-type retirement life style to provide one-stop housing and care service for elderly retirees with financial capacity. The project will provide 1 000 residential units for the elderly with diversified and integrated facilities, comprising an integrated medical clinic, a residential care home for the elderly, a day care centre, a rehabilitation centre, educational, training and recreation facilities, a hotel, food and beverage facilities, retail shops, etc. to serve the elderly and the community in the vicinity. Subject to the Board's approval, construction of Phase I of the IECP is scheduled to be completed in 2014 and Phase II

to be completed in 2018 according to HKHS' current timetable.

### Short Term Land Use Project in Site B of TSW Area 112

7. HKHS plans to develop a short term land use project in Site B of TSW Area 112 with a size of about 30,000 square metres. The project seeks to attract people to TSW through building on the concept of quality retirement living, and comprises the following facilities:-

- (i) Elderly Resources Centre: to cope with various needs of the elderly regarding housing, home safety, living habits and physical conditions as a result of aging by providing appropriate advice and services, so as to allow the elderly to live in an environment with which they are familiar with and to promote the concept of "aging in place";
- (ii) Wellness Centre: to promote the physical well-being of the elderly in the community, HKHS will operate an integrated wellness centre to provide a clinic of Chinese and Western medicine and facilities such as acupuncture, a day care centre and a rehabilitation centre to meet the needs of the elderly; and
- (iii) Vocational Training Centre: to complement the IECF in TSW Area 115, the Vocational Training Council will operate a Vocational Training Centre. The centre will provide training on elderly care, tourism, catering and medical care services. Facilities in the centre will include a training kitchen-cum-restaurant, classrooms, dormitories, an adventure-based training centre, a multi-purpose hall, a greenhouse and an organic farming garden.

8. The Government will let Site B of TSW Area 112 to HKHS under an STT at nominal rent for five years for running the above-mentioned facilities. HKHS is prepared to take up the overall management and operation of the project, and finance the project at its own costs. HKHS will meet the capital cost of around \$100 million and the project will be operated under a self-financing model. HKHS' initial assessment shows that given the huge capital investment and the short tenure of the STT, the income generated would be insufficient to cover its

investment.

### Advanced facilities of the IECP in TSW Area 115 Phase II site

9. The IECP will be constructed in two phases. When Phase I is under construction, HKHS plans to make full use of the area set aside for Phase II development, which spans around 20,000 square metres. There will be show flats and elderly recreational facilities to enable the elderly and those who are interested to get a feel of quality retirement life and the living environment in the IECP.

### Community Benefits

10. The IECP will create about 300 jobs during the construction phase and no fewer than 1,200 jobs after its completion. Apart from providing employment opportunities, the project and its facilities, such as the hotel, the care centre and recreation facilities, will attract tourists to TSW, injecting commercial activities into the area, which in turn will have a positive effect on the social and economic development of the region.

11. As regards the two short term land use projects (including the project in Site B of TSW Area 112 and the advanced facilities in Area 115 Phase II site), HKHS anticipates that they will create around 200-300 employment opportunities in the elderly services, site construction, food and beverage, retail and exhibition sectors. The vocational training centre will also provide the much needed vocational training to TSW residents. These training programmes will facilitate the trainees to obtain employment in the IECP or other elderly housing projects elsewhere. The centre will offer various training programmes providing around 1 500 trainee-times per year. This will enhance training of the local residents as well as the competitiveness of the human resources in the community.

### Local Consultation

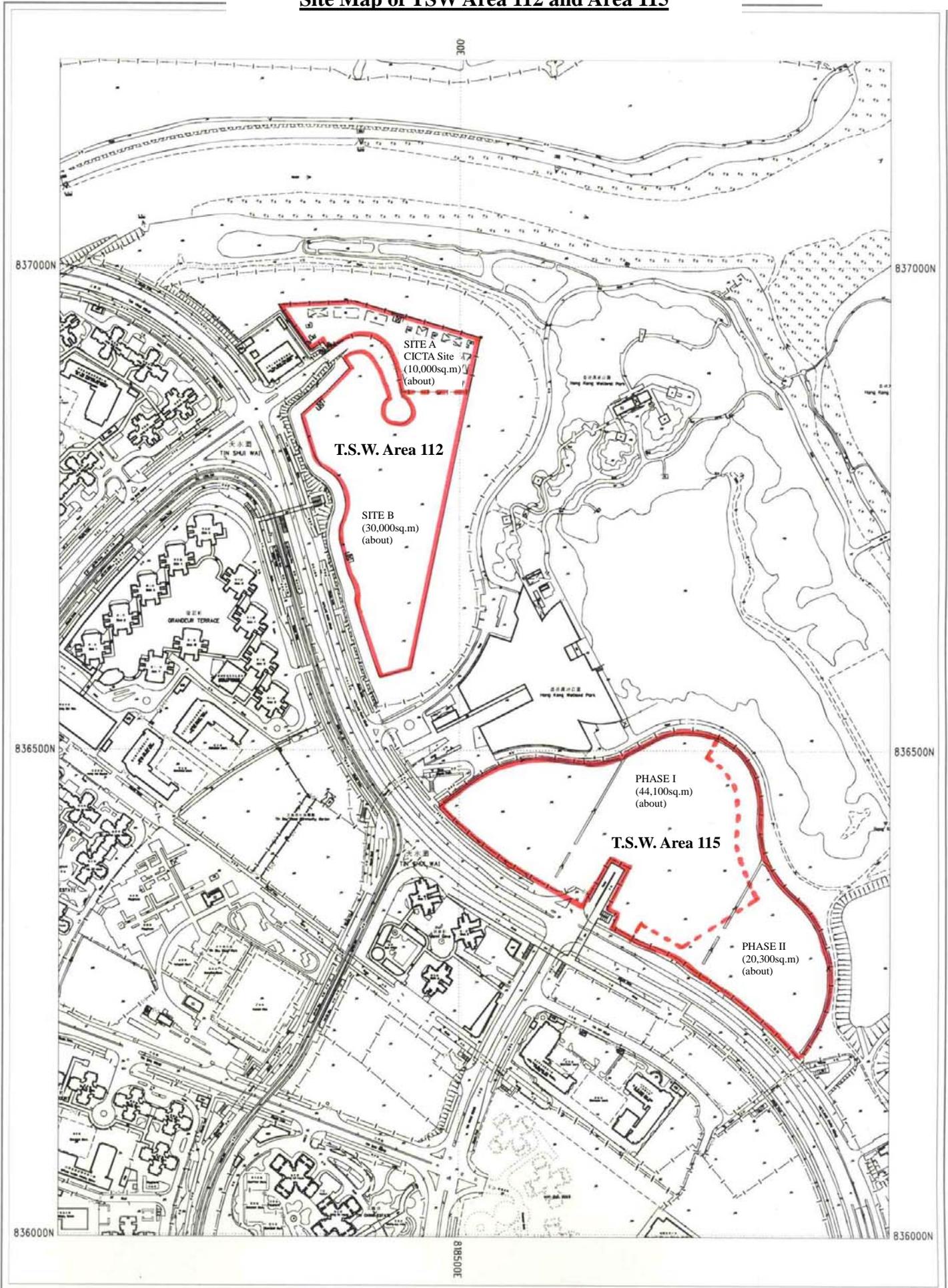
12. HKHS consulted the Culture, Recreation, Community Service and Housing Committee of the Yuen Long District Council (YLDC) on

the IECF in TSW Area 115 in September 2008. Members of the Committee generally supported the IECF and wished that HKHS would implement the programme as soon as possible.

13. The Development Bureau (DEVB) and HKHS briefed members of the TSW North and TSW South Area Committees on the two short term land use projects on 14 April 2010. Positive response and valuable comments were received from the Area Committee members. DEVB and HKHS also consulted the YLDC on the projects on 22 April 2010 and members of the YLDC generally supported the project and wished that local residents would be given more opportunities to participate.

**Development Bureau**  
**April 2010**

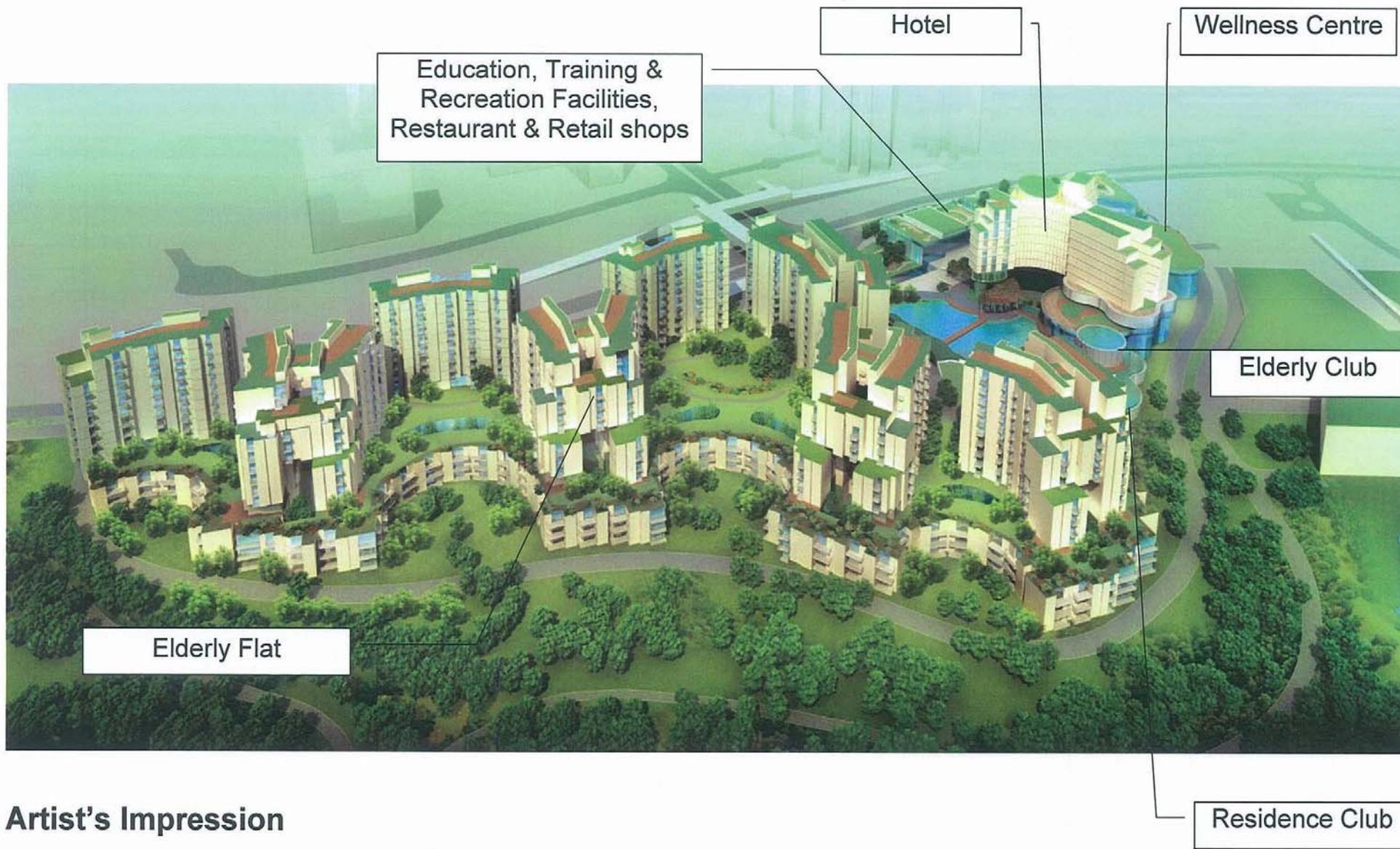
**Site Map of TSW Area 112 and Area 115**



**HKHS Wetland Park Road Project –**  
**Tin Shui Wai 「Integrated Elderly Community Project」**  
**Fact Sheet**

Nature of Development	: A resort-style elderly housing development with comprehensive facilities to serve the elderly and local residence
Location :	: Tin Shui Wai Area 115, Wetland Park Road, New Territories
Site Area	: About 64,400 sq m
Gross Floor Area	: About 96,600 sq m
Development Items	: <ol style="list-style-type: none"><li>a. Elderly housing units</li><li>b. Residence Club</li><li>c. Wellness Centre<ul style="list-style-type: none"><li>• Residential Care Home for the Elderly</li><li>• Day Care Centre</li><li>• Rehabilitation Centre</li><li>• Clinic</li></ul></li><li>d. Elderly Club</li><li>e. Education, Training and Recreational facilities</li><li>f. Restaurant and retail shops</li><li>g. Hotel</li></ol>
No of Units	: Phase 1 – Approximately 630 units Phase 2 – Approximately 370 units
Area of Units	: <ul style="list-style-type: none"><li>• Ranging from 500 sq ft to 1,100 sq ft</li><li>• Offering studio flats, one-bedroom flats, two-bedroom flats and three-bedroom flats</li></ul>
Residential Clubhouse Facilities	: Including library, games room, banquet hall, fitness room, lawn ball, tennis court and other outdoor recreational facilities.
Expected Completion Date	: Phase 1 - Around end of 2014 Phase 2 – Around 2018
Jobs created :	: Not less than 1,200 jobs

# HKHS Wetland Park Road Project – Tin Shui Wai 「Integrated Elderly Community Project」



Artist's Impression

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Artist's Impression

## **Tin Shui Wai Area 112 – Short Term Tenancy Project**

### **Fact Sheet**

- Project Nature :
  - To bring in economic impetus and vocational training opportunities to Tin Shui Wai
  - To serve the local community with the provision of comprehensive elderly facilities
  - To cope with the neighboring development of Integrated Elderly Community Project in Tin Shui Wai
- Address : Tin Shui Wai Area 112 Site B, Wetland Park Road, New Territories
- Site area : About 30,000 sq m
- Expected date to Commence Operation : Year 2011
- Jobs Created : About 200 jobs
- Training places provided : VTC will provide about 1,500 training places
- Short Term Tenancy : Government proposes to lease the site to Hong Kong Housing Society (HKHS) by way of Short Term Tenancy for a period of 5 years at nominal rent
- Financial Arrangement : HKHS is prepared to implement, and take up the overall management and operation of the project on its own resources
- It is estimated that the initial construction cost for the whole project would be around \$100M and the operation cost will be no less than \$10M annually
- Way Forward : HKHS will consult the Yuen Long District Council and the relevant stakeholders in the local community

## Development Items

### 1. Elderly Community facilities

- a. Wellness Centre – to provide medical and care services for the elderly, including Chinese and Western clinic, acupuncture, physiotherapy, rehabilitation centre
- b. Elderly Resources Centre – to achieve better quality life through provision of home modification consultation services as aging needs
- c. Ancillary facilities – retail shops

### 2. Vocational Training Centre

To provide professional training, vocational development programme and adventure based training for the youth, employed and those in need, so as to cope with manpower resources demand generated in the Integrated Elderly Community Project

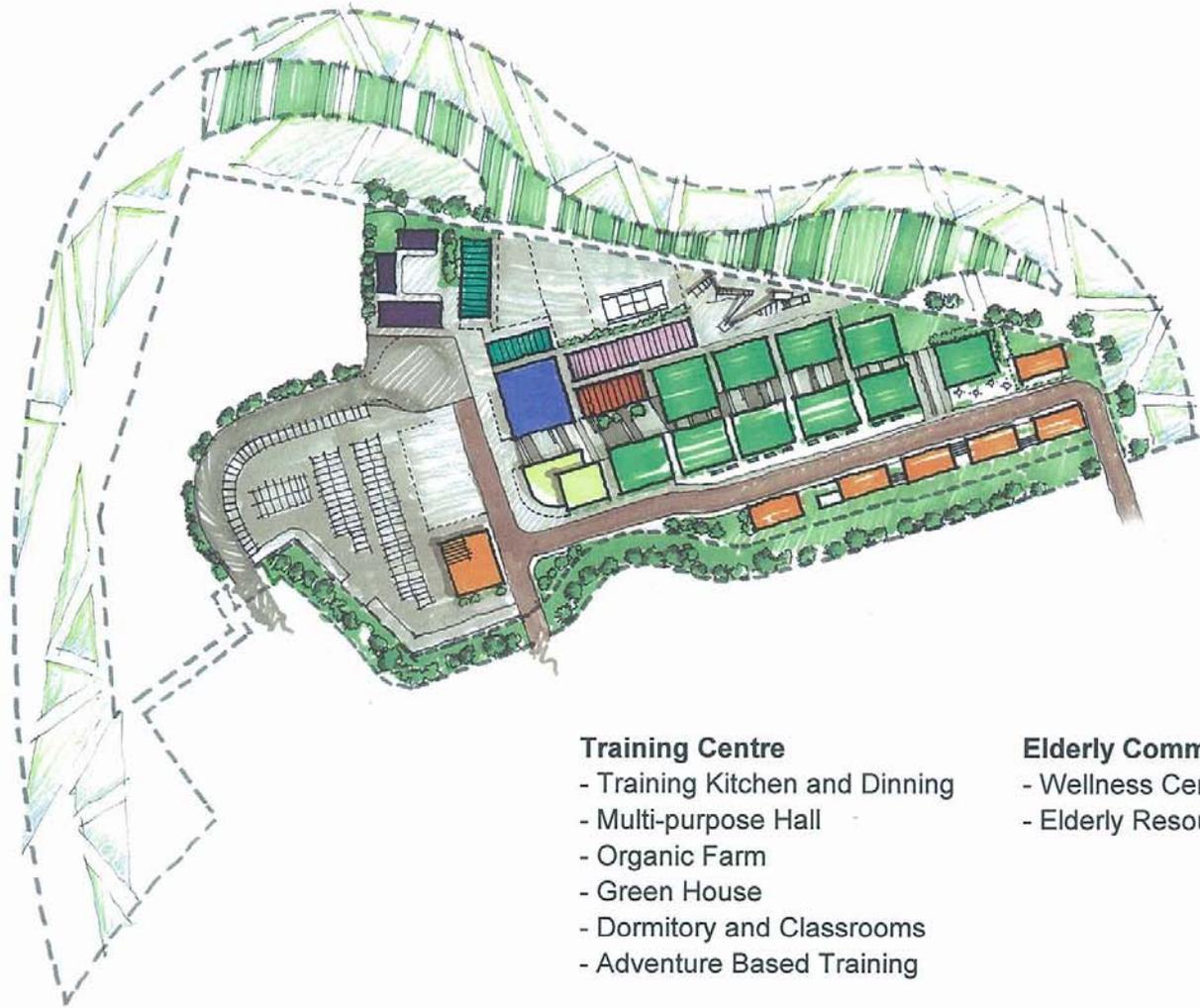
#### a. Training programmes

- Elderly health care
- Medical care
- Hospitality services
- Catering
- Property management
- Gardening

#### b. Training facilities

- Training kitchen and Dining
- Multipurpose hall
- Organic farm
- Green House
- Dormitory and Classrooms
- Adventure Based Training

# Tin Shui Wai Area 112 Development Project



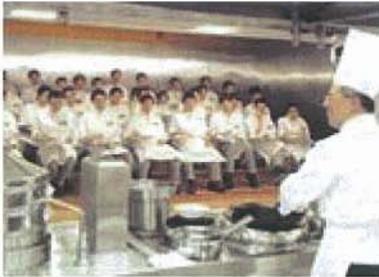
## **Training Centre**

- Training Kitchen and Dining
- Multi-purpose Hall
- Organic Farm
- Green House
- Dormitory and Classrooms
- Adventure Based Training

## **Elderly Community Facilities**

- Wellness Centre
- Elderly Resources Centre

# Tin Shui Wai Area 112 Development Project



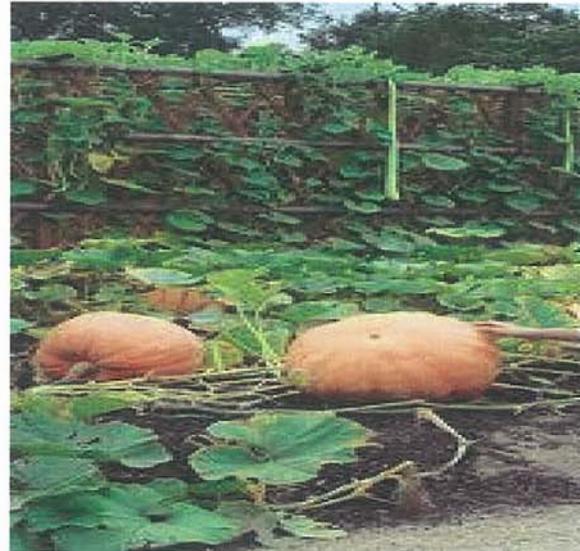
- Training Kitchen and Dinning



# Tin Shui Wai Area 112 Development Project



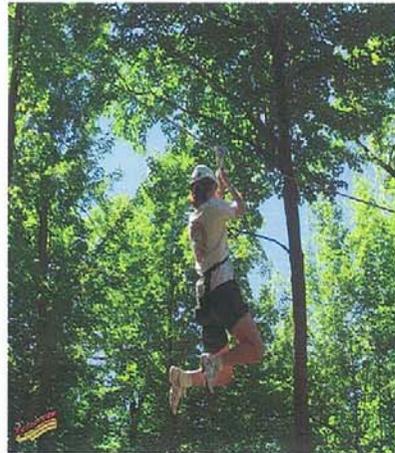
- **Green House**
- **Organic Farm**



# Tin Shui Wai Area 112 Development Project



- **Adventure Based Training**



# Tin Shui Wai Area 112 Development Project



## Elderly Resources Centre

- Promote
- Safety Living
  - Adaptive Housing
  - Healthy Ageing
  - Aging in Place

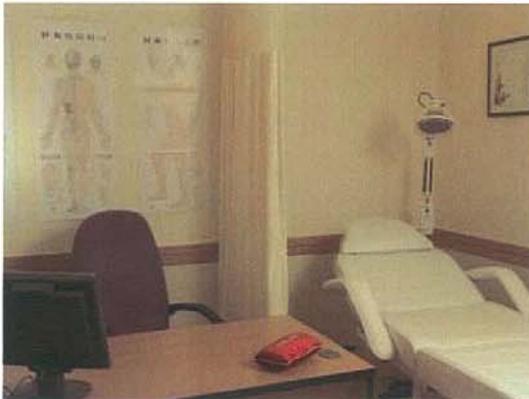


# Tin Shui Wai Area 112 Development Project



## Wellness Centre

- Chinese and Western Clinic
- Acupuncture
- Physiotherapy
- Rehabilitation Centre



**Tin Shui Wai Area 115 Phase 2 –**  
**Advanced Provision of Integrated Elderly Community Project**  
**Fact Sheet**

- Project Nature : • Provide comprehensive elderly community facilities to serve the elderly and local community
- To cope with the development of Integrated Elderly Community Project
- Address : Tin Shui Wai Area 115, Wetland Park Road, Integrated Elderly Community Project Phase 2
- Site Area : About 20,000 sq.m
- Expected date to Commence Operation : Year 2012
- Jobs Created : About 50 jobs
- Development items : • Show Flat for Experience Lodging
- Recreational Facilities  
(Lawn Bowl, Jogging Path, Swimming Pool, Tai-Chi Field, Landscape Garden etc.)

## Tin Shui Wai Area 115 Phase II – Advanced Provision of Integrated Elderly Community Project

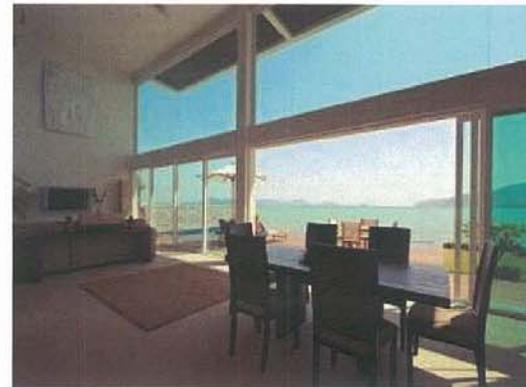


- Show Flat for Experience lodging
- Recreational Facilities
  - Lawn Bowl
  - Jogging Path
  - Swimming Pool
  - Tennis Court

## Tin Shui Wai Area 115 Phase II – Advanced Provision of Integrated Elderly Community Project



- Show Flat for Experience lodging



# Tin Shui Wai Area 115 Phase II – Advanced Provision of Integrated Elderly Community Project



- Club House
- Recreational Facilities

• Lawn Bowl

• Jogging Path

