



Date: 25th May 2023

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong

Pages: 9 + Appendices
BY HAND and EMAIL
(tpbpd@pland.gov.hk)

Dear Sir/Madam,

**SECTION 16 APPLICATION
TOWN PLANNING ORDINANCE (CHAPTER 131)**

**Proposed Minor Relaxation of Building Height Restriction for Permitted Social Welfare Facility (Residential Care Home for the Elderly) and Proposed House Use with Conservation Proposal at Lots 1695 S.E ss.1 RP, 1695 S.F ss.1 and 1695 S.H RP (Part) in D.D.120 and Adjoining Government Land, Tai Kei Leng, Yuen Long, New Territories
S16 Application No.: A/YL/302 - Submission of Further Information (2)**

Reference is made to the emails on 8th-11th May 2023 from the Planning Department. In order to address the departmental comments regarding the captioned application, attached please find the table of response-to-comment (RtC) with appendices for your consideration.

Should you have any queries, please feel free to contact Mr. Endy Cheng/Mario Li at 2493 3626 or the undersigned at 3590 6333.

Yours faithfully,
FOR AND ON BEHALF OF
DeSPACE (INTERNATIONAL) LIMITED


Greg Lam



c.c.: Ms. KAN Ka Lo, Carol (STP/SD), Email: klkan@pland.gov.hk
Mr. CHAN Distinction, Aenyum (TP/SD), Email: adchan@pland.gov.hk

Appendix 1

Replacement Page of Application form

Domestic part 住用部分

GFA 總樓面面積 356 sq. m 平方米 About 約

number of Units 單位數目 The House as one single unit

average unit size 單位平均面積 NA sq. m 平方米 About 約

estimated number of residents 估計住客數目 48

Non-domestic part 非住用部分

eating place 食肆 GFA 總樓面面積 sq. m 平方米 About 約

hotel 酒店 sq. m 平方米 About 約

(please specify the number of rooms 請註明房間數目)

office 辦公室 sq. m 平方米 About 約

shop and services 商店及服務行業 sq. m 平方米 About 約

Government, institution or community facilities (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

政府、機構或社區設施

other(s) 其他 (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

RCHE with GFA of not more than 5,400 sq.m

Open space 休憩用地 (please specify land area(s) 請註明地面面積)

private open space 私人休憩用地 About 276.063 sq. m 平方米 Not less than 不少於

public open space 公眾休憩用地 sq. m 平方米 Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
New RCHE Building	5/F 1 4/F G/F	Dormitory, Dining/Multi purpose Area, Small Group Activity Room, Nursing Station, Accessible Toilet, Stores, E&M, Isolation/ Sick room, Pantry Dormitory, Dining/Multi purpose Area, Rehabilitation Area/ Management Office, Nursing Station, Accessible Toilets, Stores, E&M, Isolation/ Sick room, Pantry Kitchen, Laundry Room, Tx Room, Reception, Lobby, Lav., Dining/ Multi purpose Room, loading/unloading area, E&M
Siu Lo	1/F G/F	House House (Remarks: The original use of Siu Lo as "House" will be resumed, except 3 rooms on G/F to be opened for regular public visits according to CMP to be approved by AMO.)

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

R/F of the new RCHE building Roof greening, E&M,

5/F of the new RCHE building Balconies of dormitories, Flat roof of lower storeys

Outdoor area on ground level of the Site Landscape area, local open space, circulations, car parking spaces

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