

**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 in “Government, Institution or Community (1)” Zone 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
(Application No. A/YL/302)**

Response-to-Comment Table

Departmental Comments	Response
<p>Email from PlanD received on 8 May 2023 refers: Antiquities and Monuments Office:</p>	
<p>Arrangement of Public Guided Tours and Public Access (i) In addition to the provision of display boards for interpretation at the proposed "Heritage Garden", free online virtual tours, free private tours for non-government organizations and schools, and free guided/self-guided visits to the exterior of Siu Lo, we appreciate that the applicant has taken the initiative to enhance the public access arrangement by arranging participants of guided tours and private tours to visit the interior of Siu Lo (Section 4.4.3 (f) & (g) of the Supplementary Planning Statement ("SPS") and Section 2.2 of the Heritage Appraisal refer) . If the subject planning application is approved by the Town Planning Board ("TPB"), the applicant is reminded to include the latest proposed interpretation and opening arrangement in the Conservation Management Plan.</p>	<p>The latest proposed interpretation and opening arrangement will be included in the Conservation Management Plan. Please refer to the Figure 1 in Appendix 6 – Supplementary Figure and Plan, which shows the proposed interior layout of Siu Lo with the parts to be opened for guided tours and private tours to visit (highlighted in blue dotted line).</p> <p>Coherently, p.8 of the application form is revised to remark that certain parts of the interior on G/F will be opened for regular public visits for conservation purposes, subject to CMP to be approved by AMO. Please refer to the Appendix 1 – Replacement Page of Application form.</p>
<p>Proposed New RCHE building (ii) According to Section 4.4.3 of the SPS, the vertical distance between the new RCHE building and the Annex Block has been raised from 1.2m in the previous scheme to approx. 1.5m to 3.15m under this current scheme to facilitate the occasional roof repair/maintenance works of the Annex Block. From the heritage</p>	<p>It is confirmed that the vertical distance between the RCHE building and the Annex Block ranges from 1.5m to 3.15m. The relevant statement of Section 4.4.3 is revised accordingly. Please refer to the Appendix 2 – Replacement Pages of the Planning Statement.</p>

<p>conservation perspective, AMO has no adverse view on the current proposal given it would allow more vertical distance between the proposed RCHE building and the Annex Block of Siu Lo, hence more space for the repair and maintenance of the pitch-roof of the Annex Block. However, it is noted from Section 4.4.3 on p.11 of the SPS that the vertical distance ranges from approx, 1.5m to 2.3m, instead of 1.5m to 3.15m as observed in relevant drawings. The applicant is advised to clarify and confirm the vertical distance between the RCHE building and the Annex Block.</p>	
<p>(iii) The name of the graded building quoted on p.11 of the SPS should read as "Tat Yan Study Hall". Please revise accordingly.</p>	<p>The name of the graded building is revised accordingly. Please refer to the Appendix 2 – Replacement Pages of the Planning Statement.</p>
<p>(iv) According to Section 4.4.3 (b) of the SPS, it is a heritage conservation strategy to provide an unobstructed view to the Main Building and Annex Block of Siu Lo from the main road, i.e. Tai Tong Road. While the principle of enhancing the vista of the graded building is appreciated, the applicant is advised to supplement elevation(s) or photomontages to demonstrate that the strategy is achievable in the current scheme. Besides, for better understanding of the visual impact on Siu Lo, the applicant is advised to provide photomontage(s) between Viewpoint 3 and Viewpoint 6 of the Visual Impact Assessment in Section 6.</p>	<p>With the intention to preserve the entire Grade 3 historic building as well as to optimize site development potential to provide RCHE facilities, the annex block of Siu Lo will be partially decked over by the proposed RCHE building. In the meantime, a great effort has been made to minimize the visual impact and obstruction of the public views towards Siu Lo, especially the main block.</p> <p>The Figure 3 as shown in Appendix 6 – Supplementary Figure and Plan, taken between viewpoint 3 and viewpoint 6, demonstrate that the Siu Lo's vista is enhanced. Specifically, a larger extent of the Annex Block will be visible under the revised scheme with less obstruction by the necessary structural columns of RCHE.</p>
<p>(v) As noted from Section 4.2 of the SPS, structural analysis of the proposed RCHE building have been conducted, and long structural span and thick structural elements would be adopted to reduce the visual impact arising from the proposed RCHE building on Siu Lo.</p>	<p>For both the previously approved scheme and the revised scheme, the structural columns supporting the new RCHE building will unavoidably be close to Siu Lo under the conservation-cum-development model. Nonetheless, Siu Lo is more</p>

<p>However, it is noted from Viewpoint 3 of the Visual Impact Assessment that two columns are designed in front of Siu Lo to support the proposed RCHE building, and one of the columns appears to be erected at the mid-span in front of Siu Lo. Compared with the scheme in the approved Planning Application no. A/YL/289 submitted by the same applicant, the design of the columns in the current scheme seems to impose more visual impact on Siu Lo. The applicant is advised to consider whether the structural design of the RCHE building could be further optimized to reduce the visual impact arising from the columns in front of Siu Lo.</p>	<p>hidden behind the RCHE block and its columns at front for ones standing at the site entrance at Tai Tong Road. The vista will be improved when the angle of RCHE block aligns with the Siu Lo Annex Block in the current scheme with the 2 columns standing at the back of the Annex Block. The consultancy team will continue to optimize the structural design to reduce the visual impact at the detailed design stage.</p>
<p>Comments on appendices</p> <p>(vi) Below please find our observations and comments on the following appendices:</p> <p><u>Heritage Appraisal (Appendix 3)</u></p> <p>Section 4.4 (Table)</p> <p>(a) Please revise the name of the 5th graded historic building to "No. 45 Tai Kei Leng (Entrance Gates and Enclosing Wall)".</p>	<p>The name of the graded building is revised accordingly. Please refer to the Appendix 3 – Replacement Pages of the Heritage Appraisal.</p>
<p>Section 5.2 Character Defining Elements (CDEs)</p> <p>(b) CDE No. S-01 (p.9) - Please provide photo of the boundary wall where it states that it has "Low" significance.</p>	<p>A photo of the boundary wall has been incorporated. Please refer to the Appendix 3 – Replacement Pages of the Heritage Appraisal.</p>
<p>(c) CDE No. ME-10 - According to Section 4.4.3 of the SPS, some of the existing windows of the Annex Block of Siu Lo will be converted into glazed windows without security bars to allow visitors to appreciate the internal area from outside. Noting that the "Window shutters, security bars and timber windows" (i.e. CDE no. ME-10) in</p>	<p>Please refer to the Figure 2 in Appendix 6 – Supplementary Figure and Plan, which shows the location of the proposed windows to be converted to glazed windows without security bars (highlighted in blue).</p>

<p>the Heritage Appraisal are classified as CDEs of high significance, please advise the number of and indicate which window shutters, security bars and timber windows would be affected by the proposed conversion.</p>	<p>CDE No. ME-10 are refer to the those in the Main Building, not the Annex Block. Please refer to AI-03 of the CDE list of the Annex Block -- Timber windows with iron security bars, which is considered of low significance. Most of the windows of the Annex Block have been replaced or changed, because most of them were broken and removed from the building by former occupants.</p>
<p>Section 7.6 Heritage Garden (d) Please move "Life of Water (生命之水)" to the 4th row "Backyard with the old water well".</p>	<p>The statement is revised accordingly. Please refer to the Appendix 3 – Replacement Pages of the Heritage Appraisal.</p>
<p>Visual Impact Assessment (Appendix 5) Figure 6 (e) Please review the annotation of the drawing of the "Proposed Scheme" (bottom left diagram on that page). Revised drawing with the correct annotations should be provided.</p>	<p>The annotation of the drawing shall be “Proposed Development (Proposed Scheme) 擬議發展 (更新方案)”. The revised drawing with the correct annotations has been submitted in FI(1) on 5 May 2023 in addressing Planning Department’s comments.</p>
<p>Supplementary Planning Statement (f) Regarding the last sentence of the first paragraph of Section 3.2.7 of the SPS, "As per the preliminary discussion with CHO and AMO, it is generally agreed that the <u>current</u> conservation-cum-development proposal is commensurate with Siu Lo 's grading and heritage value," we would like to clarify that while CHO and AMO have provided comments from the heritage conservation perspective on the previous planning application (No. A/YL/289) regarding the conservation-cum-development proposal, we were not involved in discussion with the applicant on the current application No. A/YL/302.</p>	<p>The heritage conservation strategy outlined in section 4.4.3 of the SPS remains largely unchanged from the previously approved scheme (A/YL/289), with the exception of minor amendments on the scheme of the new RCHE building.</p> <p>The applicant has also taken the initiative to enhance the public visit arrangement by allowing participants of guided tours and private tours to visit the interior of Siu Lo in current proposal.</p>

<p>(vii) To safeguard Siu Lo including the Main Building and Annex Block from deterioration, the applicant is strongly recommended to undertake urgent repair works for Siu Lo including the Main Building and Annex Block before proceeding with the detailed repair proposal for Siu Lo and building plans for the new RCHE building. AMO is pleased to provide technical advice to the urgent repair proposal.</p>	<p>Noted with thanks.</p>
<p>Archaeology (viii) The applicant is required to inform AMO (Mr. Jeffer MAK, tel: 2655 0822 and email: jpwamak@amo.gov.hk} immediately when any antiquities or supposed antiquities under the Antiquities and Monuments Ordinance (Cap. 53} are discovered in the course of works</p>	<p>Noted with thanks.</p>

Departmental Comments	Response
<p>Email from PlanD received on 10 May 2023 refers: Environmental Protection Department:</p>	
<p><u>NIA</u> (a) S.3.4.8 - We noted that the existing petrol filling station is immediately east of the site as the petrol filling station is one of the potential emitters in the Hong Kong Planning Standards and Guidelines (HKPSG). Please confirm there are no noisy activities within the petrol filling station at night time.</p>	<p>It is confirmed that no noisy activities within the petrol filling station at night time was observed during the site survey. The description has been supplemented in Section 3.4.8. Please refer to the Appendix 4 – Supplementary Information for the NIA.</p>
<p>(b) S.2.3.1 - Please document the Transport Department’s (TD’s) agreement on the traffic forecast data in the report once available. In case TD has no comment on the methodology for traffic forecast only, the consultant should provide written confirmation from the</p>	<p>The TD agreement and written confirmation from the appointed traffic consultant are attached in Appendix 4 – Supplementary Information for the NIA.</p>

<p>respective competent party (e.g. traffic consultant) that TD's endorsed methodology has been strictly adopted in preparing the traffic forecast data, and hence the validity of traffic data can be confirmed.</p>	
<p>(c) S.3.3 - Yuen Long Baptist Church is located to the north of the site. Please supplement the description for Yuen Long Baptist Church and clarify if the church will not rely on openable windows for ventilation in the report. Otherwise, the applicant should quantitatively assess the fixed noise impact on the church.</p>	<p>With reference to the RNTPC Paper No. A/YL/252A for Proposed Composite School and Religious Institution (Church) Development, with minor relaxation of BH Restriction in Yuen Long Baptist Church, the subject Applicant proposed that the eastern, southern and northern sides of the building will be installed with fixed windows. Please refer to the extracted paper as below:</p>

	<p style="text-align: center;">-11-</p> <p>classified as a Class A, B or C site as it does not abut on a specified street, the development intensity should be determined under Building (Planning) Regulation 19(3) unless a right of way not less than 4.5m wide is granted by LandsD for the proposed run-in/out of the Site.</p> <p>(b) If the Site is classified as Class A site, the proposed development parameter of the Site is acceptable under Schedule 1 of the Building (Planning) Regulation.</p> <p>(c) The Site shall be provided with means of obtaining access thereto from a street under the Building (Planning) Regulation 5 and emergency vehicular access shall be provided for all the buildings to be erected on the Site in accordance with the requirements under the Building (Planning) Regulation 41D.</p> <p>(d) Disregarding carparking spaces from GFA calculation under the Buildings Ordinance will be considered on the basis of the criteria set out in PNAP APP-2 during building plan submission stage.</p> <p>(e) The proposed development should follow and comply with the pre-requisite for GFA concession in PNAP APP-151 and the Sustainable Building Design guidelines stipulated in PNAP APP-152 during the preparation of detailed building design.</p> <p>(f) It is noted in applicant's FI submission in Appendix Id that the eastern, southern and northern sides of the building will be installed with fixed windows. The applicant should be reminded that the Building (Planning) Regulation 30 and 36 for natural lighting and ventilation by the provision of prescribed windows should be complied with.</p> <p>(g) Detailed comment will only be offered during building plan submission stage.</p> <p>The description has been supplemented in Section 3.3. Please refer to the Appendix 4 – Supplementary Information for the NIA.</p>
<p><u>SIA</u></p> <p>(d) Table 2.1: Please check if the no. of elderly home guest adopted for assessment should be 260 instead of 300.</p>	<p>The no. of elderly home guest adopted for assessment should be 260. The typo has been amended. Please refer to the Appendix 5 – Supplementary Information for the SDIA.</p>

(e) It is noted that Appendix A is missing. Please supplement.	The master layout plan is provided in Appendix A. It is supplemented in Appendix 5 – Supplementary Information for the SDIA.
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Departmental Comments	Response
Email from PlanD received on 11 May 2023 refers: Drainage Services Department:	
(i) According to Section 6.8 of SDM Corrigendum 1/2022, projection year up to the end of 21 st century for rainfall increase and extreme sea level rise plus design allowance should be considered as far as practicable; and	Rainfall increase due to Climate Change at the End of 21 st century (16.0%) has been considered. The calculation has been amended in Appendix I. Please refer to the Appendix 5 – Supplementary Information for the SDIA.
(ii) Appendix J: According to Section 9 .3 of Stormwater Drainage Manual, suitable allowance should be made in the design for deposition of sediment in stormwater channels and pipes. Please ensure the existing drainage facilities would not be adversely affected by the captioned development.	10% sediment deposition has been incorporated in the calculation of Appendix J. Please refer to the Appendix 5 – Supplementary Information for the SDIA.