



Date: 7th July 2023

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

Pages: 5 + 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 (4)**

We refer to the emails on 30th June 2023 and 5th July 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.

Reference is also made to the Building Department's comments on the General Building Plan submission for the same development proposal on 24th May 2023. It is explicitly stated that the fire barriers should be provided to separate the proposed RCHE building and the existing "SiuLo" building. To comply with the Building Authority's (BA's) ruling, a proposal has been made to create a landscaped area as a separation between the two buildings (See Appendix 1 - Revised Development Scheme – Plans & Drawings). This approach avoids the use of a solid wall or fire shutter design that could adversely block the view and overall experience for visitors to the "SiuLo" building for good heritage appreciation. In addition, the revised layout has the following merits:

- ✓ The space around the SiuLo Annex Block is further enlarged for a covered landscaped area; and
- ✓ One of the columns located in front of the "SiuLo" building will be shifted to a position to further open up the view towards "SiuLo".

Since the proposed landscaped area will not be considered as part of the covered loading/unloading associated facilities, which is previously exempted from Gross Floor Area(GFA) calculation under PNAP APP-2, it shall now be included in the GFA calculation and will be double-counted due to the excessive headroom. **The total GFA will now be updated from 6,331m² to 6,956m²** (including RCHE GFA at 6,600m² and "SiuLo" existing GFA at 356m²) (See Appendix 2 – Drawing No. P-101). The amendment in GFA solely arisen from GFA calculation under BA's ruling has no changes on the schematic layout and other development parameters. Please see the attached replacement pages of the application form (See Appendix 3 – Replacement Pages of the Application Form) and planning statement (See Appendix 4 – Replacement Pages of the Planning Statement).

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: kikan@pland.gov.hk
Mr. CHAN Distinction, Ajjum (TP/SD), Email: adchan@pland.gov.hk

Appendix 3

Replacement Pages of the Application Form

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件(倘有),送交香港北角渣華道333號北角政府合署15樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories). 請先細閱《申請須知》的資料單張,然後填寫此表格。該份文件可從委員會的網頁下載(網址:<http://www.info.gov.hk/tpb/>),亦可向委員會秘書處(香港北角渣華道333號北角政府合署15樓-電話:2231 4810或2231 4835)及規劃署的規劃資料查詢處(熱線:2231 5000)(香港北角渣華道333號北角政府合署17樓及新界沙田上禾輦路1號沙田政府合署14樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載,亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全,委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
Si Mau Limited

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
DeSPACE (International) Limited

3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	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
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 1,877.1 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 6,956 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有) 144.8 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(iv) For Type (iv) application 供第(iv)類申請

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- Plot ratio restriction 地積比率限制 From 由 to 至
- Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
- Site coverage restriction 上蓋面積限制 From 由% to 至
- Building height restriction 建築物高度限制
From 由m 米 to 至 m 米
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 **3** storeys 層 to 至 **6** storeys 層
- Non-building area restriction 非建築用地限制 From 由m to 至
- Others (please specify) 其他 (請註明)

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development
擬議用途/發展

Social Welfare Facility (Residential Care Home for the Elderly)
House for Siu Lo

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

- Proposed gross floor area (GFA) 擬議總樓面面積 **6,956** sq.m 平方米 About 約
- Proposed plot ratio 擬議地積比率 **About 3.71** About 約
- Proposed site coverage 擬議上蓋面積 **Not more than 65** % About 約
- Proposed no. of blocks 擬議座數
New building 1
Existing building 1
New building 6
Existing building 2 storeys 層
- Proposed no. of storeys of each block 每座建築物的擬議層數
 include 包括 storeys of basements 層地庫
 exclude 不包括 storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度
Not more than 31.65
..... mPD 米(主水平基準上) About 約
25.9 (Note 1)
..... m 米 About 約

Note 1 Based on the mean street level at 5.75 mPD.

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 4-8

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 6,600 sqm

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 270 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

.....

.....

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	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 新界元朗大旗嶺丈量約份第120約地段第1695號E分段第1小分段餘段、第1695號F分段第1小分段、第1695號H分段餘段(部分)及毗連政府土地		
Site area 地盤面積	1877.1	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地 144.8	sq. m 平方米	<input checked="" type="checkbox"/> About 約)
Plan 圖則	Draft Yuen Long Outline Zoning Plan No. S/YL/26 元朗分區計劃大綱草圖編號 S/YL/26		
Zoning 地帶	Government, Institution or Community(1) 政府,機構或社區(1)		
Applied use/ development 申請用途/發展	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 擬議略為放寬建築物高度限制, 以作准許的社會福利設施(安老院舍)及擬議屋宇用途和保育方案		
(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	356 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.19 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	6,600 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	3.52 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	1 (Siu Lo including its main building and annex block) (筱廬, 包括其主樓及附屬樓)	
	Non-domestic 非住用	1 (Proposed RCHE building) (擬議安老院舍)	
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	8.95 (Siu Lo) (筱廬) (existing現有) <input type="checkbox"/> (Not more than 不多於) m 米
		14.70 (Siu Lo) (筱廬) (existing現有) <input type="checkbox"/> (Not more than 不多於) mPD 米(主水平基準上)
		2 (Siu Lo) (筱廬) (existing現有) <input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層 (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括) <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	25.9 (Proposed RCHE building) (擬議安老院舍) <input checked="" type="checkbox"/> (Not more than 不多於) m 米
		31.65 (Proposed RCHE building) (擬議安老院舍) <input checked="" type="checkbox"/> (Not more than 不多於) mPD 米(主水平基準上)
		6 (Proposed RCHE building) (擬議安老院舍) <input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層 (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括) <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	<input type="checkbox"/> (Not more than 不多於) m 米
		<input type="checkbox"/> (Not more than 不多於) mPD 米(主水平基準上)
		<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層 (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括) <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	Not more than 不多於 65 % <input type="checkbox"/> About 約	
(v) No. of units 單位數目	241 beds 床位 (or within a range of 220 – 260) (或在220 – 260的範圍內)	
(vi) Open space 休憩用地	Private 私人	About 約 270 sq.m 平方米 <input checked="" type="checkbox"/> Not less than 不少於
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於