

## **Appendix 4**

### **Replacement Pages of the Planning Statement**

## 1. INTRODUCTION

The Applicant, Si Mau Limited, is the sole “current land owner” of Lot Nos.1695 S.E ss. 1 RP, 1695 S.F ss.1 and 1695 S.H RP (Part) in D.D. 120, Tai Kei Leng, Yuen Long, New Territories. The Applicant intends to develop a permitted social welfare facility (Residential Care Home for the Elderly) (RCHE) with conservation of Historic Building at the said private lots and adjoining government land (hereinafter referred to as “the Site/Application Site”). The Application Site is zoned as “Government, Institution or Community(1)” (“G/IC(1)”) under the [Draft Yuen Long Outline Zoning Plan No. S/YL/26 \(the OZP\)](#), which is subject to a Building Height restriction (BHR) of 3 storeys (or 8 storeys for ‘School’ and ‘Hospital’) excluding basement(s). No “Village” zone nor “Road” zone is included in this application. Please refer to **Figures 1 and 2** for the Site Plan and the Location Plan respectively.

The Site is currently occupied by an existing Grade 3 historic building ‘Siu Lo’ (筱廬) and parking of vehicles. The Site is a subject of a previously approved town planning case (RNTPC A/YL/256A dated 20.3.2020) submitted by the previous owner (hereinafter referred as the [First Planning Application / the First Approved Scheme](#)). In that previous case, an agreement with Commissioner for Heritage's Office (CHO) and Antiquities and Monuments Office (AMO) was made in 2018 to preserve the entire Siu Lo in-situ, and convert the building into a “Gallery for Heritage Interpretation” for free public visit and enjoyment, whilst a five-storey RCHE was proposed to be constructed on the remaining area of the Site in a conservation-cum-development model. The CHO and AMO had rendered in-principle support to that application from the heritage conservation perspective.

**In the relevant Town Planning Board meeting held on 20.3.2020 in relation to the First Approved Scheme, some board members were of the view that consideration might be given to further increasing the building height to attain more GFA for the proposed RCHE. Subsequently, the Applicant submitted a planning application to seek planning permission for minor relaxation of BHR from 3 storeys to 6 storeys (+ 3 storeys) for a permitted social welfare facility (RCHE) and proposed house use with conservation proposal for a Grade 3 historic building ‘Siu Lo’ (筱廬) at the Application Site (i.e. application no. A/YL/289) (hereinafter referred as the [Second Planning Application / the Second Approved Scheme](#)). The intention of the application was to further optimize the development potential of the Site by developing an RCHE with a GFA not exceeding 5,400 sq.m according to the policy of Incentive Scheme to Encourage Provision of Residential Care Home for the Elderly Premises in New Private Developments (hereinafter referred to as “the Incentive Scheme”) of the Lands Department and in response to the pressing societal need against the backdrop of ageing population and the genuine concerns of some TPB members. With the conservation-cum-development approach, Siu Lo will be preserved in-situ with the development of the proposed RCHE building at the southern portion of the Site [under the Second Approved Scheme. The application was approved by the Rural and New Town Planning Committee on 29.7.2022.](#)**

Please be invited to note that in spite of the administrative nature of the Antiquities Advisory Board’s (“AAB”) grading system which does not affect the ownership management, usage and development rights of the buildings, the Applicant appreciates the unique historical value of Siu Lo and sincerely intends to preserve the entire of it. The Applicant is a bona fide private developer and operator of RCHEs committed to develop and operate this project, which will ensure a continued heritage conservation practice for Siu Lo. Through this planning application, it is proposed to resume the original use of Siu Lo as “house” which is a Column 2 use under the OZP. [In the Second Approved Scheme](#), it is proposed to provide a compatible heritage garden at its side and to implement a conservation

management plan to be agreed with AMO and CHO. According to the Heritage Appraisal submitted, as compared to the external “Character Defining Elements” (CDEs), the internal features have relatively minor contribution to the overall significance of the place. As such, **the proposed Heritage Garden will become the area open for free public visits with guided and self-guided tours at regular intervals, educational display boards, thus allowing photo-taking spots around the external of Siu Lo and offering heritage information for public appreciation.** While the interior features of historical significance will be preserved as far as practicable as per the Heritage Appraisal, **glazed doors/windows will be provided at the Siu Lo building to allow the public visitors to see-through the internal area from outside.** Overall, it is aimed to achieve a “win-win” solution by conserving Siu Lo and providing RCHE bedspaces in accordance with the prevailing conservation policy.

Yet, with the elongated, irregular configuration of the Application Site, the clearance required to conserve Siu Lo and a number of site constraints, the building footprint of RCHE is largely confined in terms of its possible spatial disposition. **With an optimized design under the proposed scheme while conserving Siu Lo, the new RCHE building is required to have 6 storeys to achieve the intended GFA of **6,600 sq.m**.** The number of beds of the proposed RCHE was largely increased under the Second Approved Scheme.

[Upon in-depth review and clarifications at the detailed design stage on several design requirements, changes to the schematic layout, building forms and building height under Second Approved Scheme were incorporated. The proposed absolute building height has to be increased from 22.65m to 25.9m as measured from mean street level. With the said BHR on the extant OZP and the building height being the subject of approval in the Second Planning Application, a further increase in the proposed building height, as per the Planning Department’s advice, has necessitated a fresh planning application as hereby kindly submitted to the Town Planning Board. Other layout changes are mostly for the benefits of conservation of Siu Lo and complying with building regulation and fire safety requirements. The rationales for the main changes to the Second Approved Scheme are summarized in Section 4.2 and 4.3.](#)

[Apart from the above schematic changes, additional merits are also proposed, including allowing the future guided tours and private tours for non-government organizations \(“NGO”\) and schools as previously proposed, to visit some of the interior areas of Siu Lo under the docent’s guidance, showcasing the display area and the historic kitchen.](#)

The proposed RCHE development and conservation of Siu Lo are hereinafter referred to as “the Proposed Development”.

### 3.2.6 Development Restrictions and Relevant Requirements related to RCHE

RCHE development shall comply with the followings:

- a) Residential Care Homes (Elderly Persons) Ordinance (Cap. 459) (“the Ordinance”);
- b) Residential Care Homes (Elderly Persons) Regulation (Cap. 459A) (“the Regulation”); and
- c) Code of Practice for Residential Care Homes (Elderly Persons) (Revised Edition, March 2013) (“Code of Practice”).

### 3.2.7 Heritage Conservation

The government’s heritage conservation policy aims to strike a proper balance between respect for private property rights and heritage conservation, and offer appropriate economic incentives to encourage private owners to conserve and revitalize their historic buildings. A grading system for historic buildings has been put in place to provide an objective basis for determining the heritage value, hence the preservation need of individual historic buildings. The grading system is administrative in nature and does not affect the ownership management, usage and development rights of the buildings. Siu Lo is a Grade 3 historic building accorded by the Antiquities Advisory Board on 7.9.2017. By definition, Grade 3 historic buildings are “buildings of some merit; preservation in some form would be desirable and alternative means should be considered if preservation is not applicable”. As per the preliminary discussion with CHO and AMO, it is generally agreed that the current conservation-cum-development proposal is commensurate with Siu Lo’s grading and heritage value.

In respecting private property rights, the Government is providing incentives to owners for historic building conservation. As officially released by the Secretary for Development<sup>8</sup>, LegCo<sup>9</sup> and AMO<sup>10</sup>, the Government recognises that appropriate economic incentives should be offered to encourage the private owners to conserve historic buildings in their ownership. Economic incentives to be offered could take the form of financial assistance, relaxation of plot ratio and/or site coverage and land exchange to facilitate private owners to carry out timely maintenance works and protect historic buildings, and to compensate for their loss in a ‘conservation-cum-development’ model.

### 3.3 Hypothetical Scenario of Purely 3-storey RCHE without Siu Lo

In the Second Planning Application, a hypothetical scenario was presented which involved total demolition of Siu Lo to prove that the total intended GFA of the RCHE of 5,400 m<sup>2</sup> can be accommodated within the prevailing BHR of 3 storeys under the OZP and need for planning applications for minor relaxation of BHR is merely arisen from the good intention to preserve Siu Lo in-situ as a whole. In this regards, AMO has expressed that such hypothetical scenario is not supported

<sup>8</sup> Source: Government Press Release on January 27, 2016 - LCQ6: Policy Review on Conservation of Built Heritage <https://www.info.gov.hk/gia/general/201601/27/P201601270704.htm>

<sup>9</sup> Source: Updated background brief on heritage conservation initiatives : <https://www.legco.gov.hk/yr15-16/english/panels/dev/papers/dev20160621cb1-1034-4-e.pdf>

<sup>10</sup> Source: Report on the Policy Review on Conservation of Built Heritage: [https://www.aab.gov.hk/form/AAB\\_Report\\_e.pdf](https://www.aab.gov.hk/form/AAB_Report_e.pdf)

from heritage conservation perspective. As such, the need for minor relaxation of building height has been justified and such hypothetical scenario is no longer a relevant consideration in the current fresh planning application.

The preservation of Siu Lo, including its main building and annex block, faces some planning and design challenges that

- a) the development of the RCHE building needs to be confined outside the northern portion of the site and
- b) the periphery of Siu Lo is better to be freed up for the public appreciation and free public visits with guided and self-guided tours.

With a good view to strike a balance with the RCHE development and preservation of Siu Lo, the government’s in-principle policy support for the following items has been sought for:

- a) Inclusion of some government land (about 144.8 sq.m) to allow building design flexibility to allow no building development to the east of Siu Lo;
- ~~b) Separate calculation of covered car park and internal road spaces for Siu Lo (to be rendered outside the 5,400 sq.m RCHE portion to comply with the Incentive Scheme);~~
- c) Relaxing building height for RCHE for conservation merits;
- d) Justifications for high headroom on G/F of RCHE in order to materialize the conservation-cum-development proposal and allow a vertical clearance for occasional maintenance of the pitch roof of Siu Lo Annex Block (para. 4.2 and 4.4.4 refers); and
- e) Resuming the original use of Siu Lo as “house”.

Hypothetically, given the site area at 1877.1 sqm and the extant statutory planning requirement of building height restriction at 3 storeys, the maximum GFA for any G/IC use(s) can reach a maximum GFA of 5631.3 sqm. With a good planning intention to preserve in-situ the existing Siu Lo as well as its Annex Block, we need to apply to increase the number of storeys to 6 to achieve a comparable GFA at 6,600 sq.m. In particular, we need to adopt an exceptional high ground floor height to 7.45m to allow sufficient maintenance clear height over the Annex Block area. **To this end, the Commission of Heritage Officer (CHO) is invited to grant a policy (or in-principle support) for the exceptional high ground floor clear height on the conservation ground.**

### 3.4 Planning History

The Site is the subject of 2 previous planning applications under Section 16 of the Town Planning Ordinance – (i) Application No. A/YL/256 for Proposed Conservation of Historic Building and Minor Relaxation of BHR from 3 storeys to 5 storeys for Permitted Social Welfare Facility (Residential Care Home for the Elderly) (i.e. the First Planning Application), which was approved with condition(s) by the Town Planning Board on 20.3.2020; and (ii) Application No. A/YL/289 Proposed Minor Relaxation of Building Height Restriction (BHR) for Permitted Social Welfare Facility (Residential Care Home for the Elderly) (RCHE) and Proposed House Use with Conservation Proposal (i.e. the Second Planning Application).

In the [First Planning Application](#), the Planning Department had no objection to the application based on the relevant planning intention, its compatibility with surrounding areas, technical assessments, etc. The CHO and AMO rendered support to the application from heritage conservation perspective. In the RNTPC held on 20.3.2020, some TPB Members were of the view that reduction in GFA for RCHE facilities due to preservation of Siu Lo was not ideal; the proposed minor relaxation of BH restriction was considered not unreasonable; and that consideration might be given to further increasing the building height to attain more GFA for the proposed RCHE. [The Second Planning Application submitted by the Applicant was for the same goal to serve a bigger public gain through a more optimal utilization of the Site. The application was approved by the Rural and New Town Planning Committee on 29.7.2022](#)

A fresh application is being submitted for reasons presented in Section 4.2 and 4.3.

### 3.5 Similar Planning Application(s)

For Section 16 planning applications for minor relaxation of BHR, there was also an approved case to the adjoining north of the subject site for proposed Composite School and Religious Institution (Church) Development by the Yuen Long Baptist Church (case no. A/YL/252), which was approved on 3.5.2019 by the RNTPC. The proposal involves a minor relaxation of BH from 3 storeys to 8 storeys (excluding 2 basement floors) for the proposed composite development. Being located next to the Yuen Long Baptist Church with an approved scheme of 8 storeys, the current proposal of 6 storeys is considered in a compatible scale.

## 4. THE PROPOSED CONSERVATION-CUM-DEVELOPMENT SCHEME

### 4.1 Development Rationale of Conservation-cum-Development Proposal

A conservation-cum-development proposal is prepared to preserve the architectural and cultural merits embodied in Siu Lo for the benefit of the general public as in line with the Government's heritage conservation policy which aims at respecting the private property rights. The objective is to create a win-win situation in which both the public interest and financial viability of the project could be properly attained. Major findings of the Heritage Appraisal will be respected. A heritage garden will be opened by advanced booking for free public visits with guided and self-guided tours at regular intervals whereas the interior part of Siu Lo including the Main Building and the Siu Lo Annex Block will be used for private "house" use as its original use, for the individual use of the Applicant itself. Interior features of historical significance will be preserved as far as practicable as per the Heritage Appraisal.

Taking into account the above-mentioned surging demand for RCHE in Hong Kong, the [First Approved Scheme just has not fully utilized the Site to its full potential](#). To fully optimize on its convenient location in Yuen Long and in response to the genuine concern of some TPB members, the Applicant intends to increase development scale of the proposed RCHE licensing portion to a maximum gross floor area (GFA) of **6,600 sq.m** as per the policy of LandsD's Incentive Scheme, which will require 6

storeys. The current proposal will also comply with the relevant Social Welfare Department's Best Practices Guidelines for the design, operation and basic provision schedule of RCHEs.<sup>11</sup>

Upon in-depth review and clarifications at the detailed design stage on several design requirements in the aspects of fire safety, mechanical, electrical and plumbing (MEP) engineering, building structure and heritage conservation, amendments to the scheme layout, building form and building height have been made to the Second Approved Scheme. Drawings of the amended scheme under the current application including master layout plan, floor plans, sections and landscape plans are in [Appendix 1](#). Drawings overlaying the amended scheme on the Second Approved Scheme (A/YL/289) for illustration and comparison purposes are in [Appendix 2](#). The rationales for the amendments are summarized in Section 4.2 - 4.4.2 below.

### 4.2 Rationales and justifications for a fresh S.16 planning application for an amendment to building height

- ✓ *To increase the floor-to-floor height from 6.4m to 7.45m at G/F of the RCHE building to materialize the conservation of Siu Lo Annex Block in-situ and enable a wider vertical separation between the RCHE building and the roof of Annex Block*

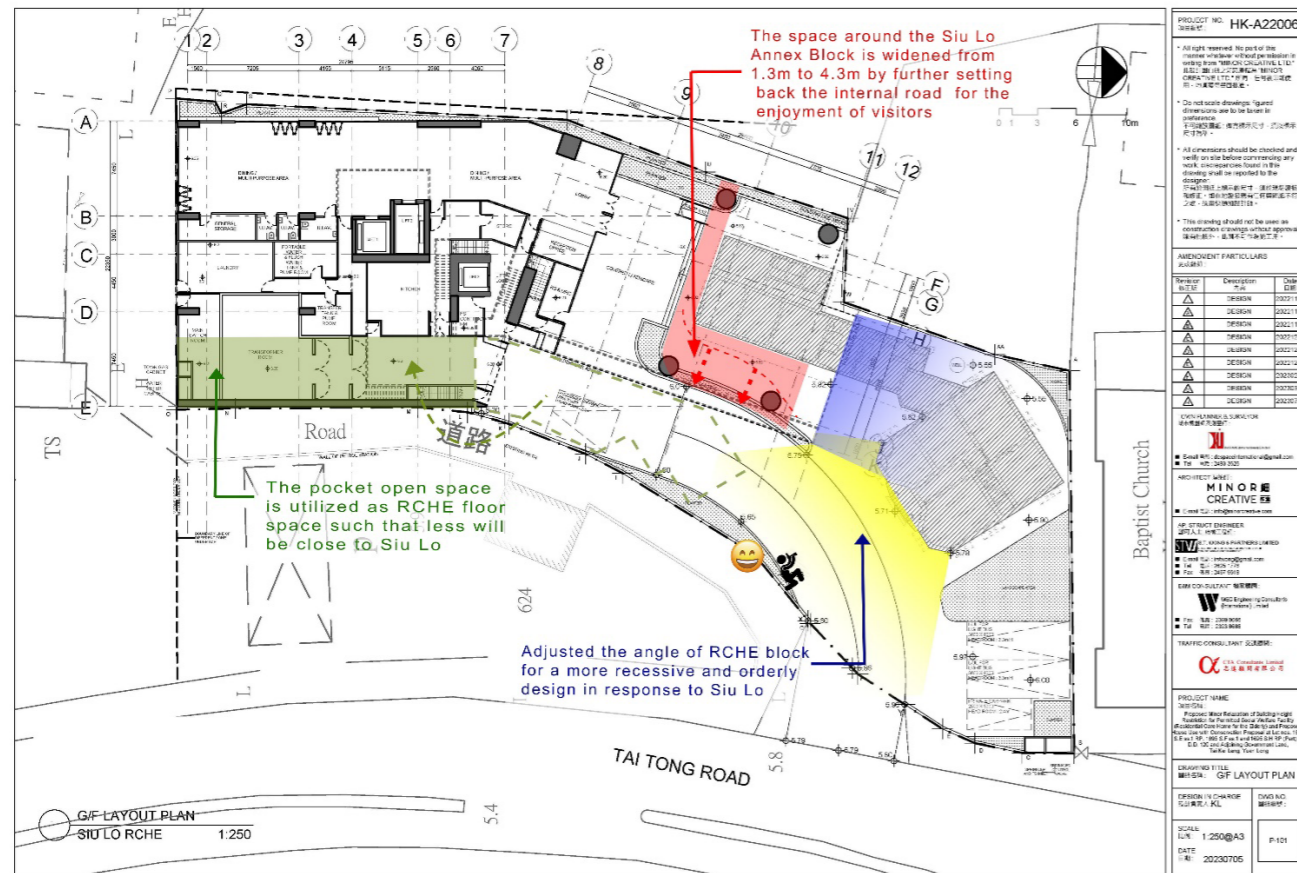
A structural engineer has been appointed to provide a feasible structural design for the RCHE building. Under an optimized design limiting the nos. of columns around Siu Lo to 4 to reduce their visual impact, a longer structural span and thicker structural elements (i.e. a transfer beam) is required to support the loading bearing wall and/or columns above it, such that the floor plates above could span over the Annex Block of Siu Lo. The vertical separation between the RCHE building (bottom of the beam) and the Siu Lo Annex Block has also been increased to enhance the design compatibility with Siu Lo and to allow more space for occasional roof maintenances of the Annex Block in future. The said increase in beam's depth from a typical 0.6m to 1.65m and the increase in minimum vertical distance between the RCHE building and the Siu Lo Annex Block from 1.2m to 1.5m necessitates the amendment of floor-to-floor height at G/F from 6.4m to 7.45m, taking into account also a 0.3m reduction due to a slight increase in site formation level from 5.9mPD to 6.2mPD in the current proposal ([Figure 3](#) and [Schematic Section A and B in Appendix 2](#) refer).

- ✓ *To increase in the floor-to-floor height from 3.15m (1- 4/F) and 3.5m (5/F) to 3.6m (1-5/F) of the RCHE building to accommodate a larger ventilation system to comply with the latest guideline on prevention of communicable diseases in RCHE provided by the Department of Health*

Upon in-depth review of the Mechanical, electrical and plumbing (MEP) requirements, a higher floor-to-floor height on each typical floor is required to accommodate a larger ventilation system to comply with the latest guideline on prevention of communicable

<sup>11</sup> Social Welfare Department (2005)  
[https://www.swd.gov.hk/en/index/site\\_pubsvc/page\\_elderly/sub\\_residentia/id\\_schemetoen/](https://www.swd.gov.hk/en/index/site_pubsvc/page_elderly/sub_residentia/id_schemetoen/)

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The above adjustments in layout are proven to be technically feasible. A swept path analysis has been conducted for the revised internal road/EVA (see *EVA Plan-1* in **Appendix 1**). Although the two private car parking spaces have been relocated to the northeastern corner of the Site near the vehicular entrance, the nos. of parking spaces and loading/unloading provisions remain unchanged in the amended scheme. While the affected portion in the proposed amendments is subject to the application of acoustic windows as traffic noise mitigation measures under the approved scheme, an updated Noise Impact Assessment is submitted for this fresh planning application. For details, please refer to the submitted updated Noise Impact Assessment (NIA) in **Appendix 6** and Traffic Impact Assessment (TIA) with Traffic Statement (supplementary) in **Appendix 8 & 8A**.

## 4.4 Development Proposal

### 4.4.1 Development Parameters

The development proposal comprises a 6-storey (about 31.65 mPD) building of social welfare facility (RCHE) at the southern portion of the Site, providing 241 beds (or within a range of 220 – 260 beds). The disposition and layout of the proposed RCHE building are also specifically designed in responding to the irregular site configuration, conservation of Siu Lo, setback requirements and the surrounding environment. The master layout plan, floor plans, sections and landscape plans are shown in **Appendix 1**. The key development parameters with preservation of Siu Lo and proposed schedule of accommodation of the proposed RCHE scheme are summarized in **Table 4.1** below:

TABLE 4.1 – MAJOR DEVELOPMENT PARAMETERS OF THE PROPOSED DEVELOPMENT	
Major Development Parameters	Proposed Scheme
Site Area (about) (subject to detailed survey to be conducted and land exchange application)	1,877.1 sq.m. with private land at 1,732.3 sq.m. and Government Land at about 144.8 sq.m. ("G/IC(1)" zone only) *(based on the land survey provided by the authorized Land Surveyor)
Plot Ratio (PR)	About 3.71
Site Coverage (about)	Not more than 65% (Including Site Coverage of Siu Lo)
Total Gross Floor Area (GFA)	About 6,956 sq.m. (total) with the following split: <ul style="list-style-type: none"> <li>i. Not more than 6,600 sq.m. (RCHE)</li> <li>ii. About 356 sq.m. (Siu Lo)</li> <li>iii. Covered internal road, L/UL bays and parking serving Siu Lo and the proposed RCHE (assuming 100% GFA disregarded according to BD's Practice Note APP-2)</li> </ul>
Building Height	Not more than 31.65 mPD (NB: Ground level at 6.2 mPD and Mean street level at 5.75 mPD)
No. of Storeys	6
Total No. of beds	241 beds (or within a range of 220 – 260)
Provision of parking facilities: Private car parking spaces	2 (including 1 disabled car parking space) (Total) 1 (RCHE) 1 (Siu Lo)
Loading and Unloading (L/UL) / Light Bus	2 (RCHE)
Proposed Floor use (RCHE)	G/F: Kitchen cum Store, Laundry Room, Tx Room, Reception, Lobby, Lav., Dining/ Multi-purpose Room, E&M, Car Parking Spaces, Siu Lo 1/F: Dormitory, Multi-purpose Area, Office, Nursing Station, Accessible Toilets, Stores, E&M, Pantry, Isolation/Sick/Quiet Room 2/F: Dormitory, Multi-purpose Area, Conference Room, Interview Room/ Family Room, Pharmacy, Nursing Station, Accessible Toilets, Stores, E&M, Isolation/ Sick/ Quiet Room, Pantry 3/F: Dormitory, Multi-purpose Area, Rehabilitation Area, Nursing Station, Accessible Toilets, Stores, E&M, Isolation/ Sick/ Quiet Room, Pantry

4/F: Dormitory, Multi-purpose Area, Rehabilitation Area, Nursing Station, Accessible Toilets, Stores, E&M, Isolation/ Sick/ Quiet Room, Pantry
5/F: Dormitory, Multi-purpose Area, Small Group Activity Room, Nursing Station, Accessible Toilets, Stores, E&M, Isolation/ Sick room, Pantry
R/F: Ancillary E&M, Water Tanks, Roof Greening

The provision of greenery of not less than 20% will be provided. The HKPSG standard of provision of a minimum standard of 1m<sup>2</sup> per person of local open space is fulfilled. (*Greenery Plan and Open Space Plan in Appendix 1*) For safety reasons and in compliance with the height restriction as stipulated in S.20 of Residential Care Homes (Elderly Persons) Regulation, Cap. 459A, the roof level will not be accessible by the future elderly residents.

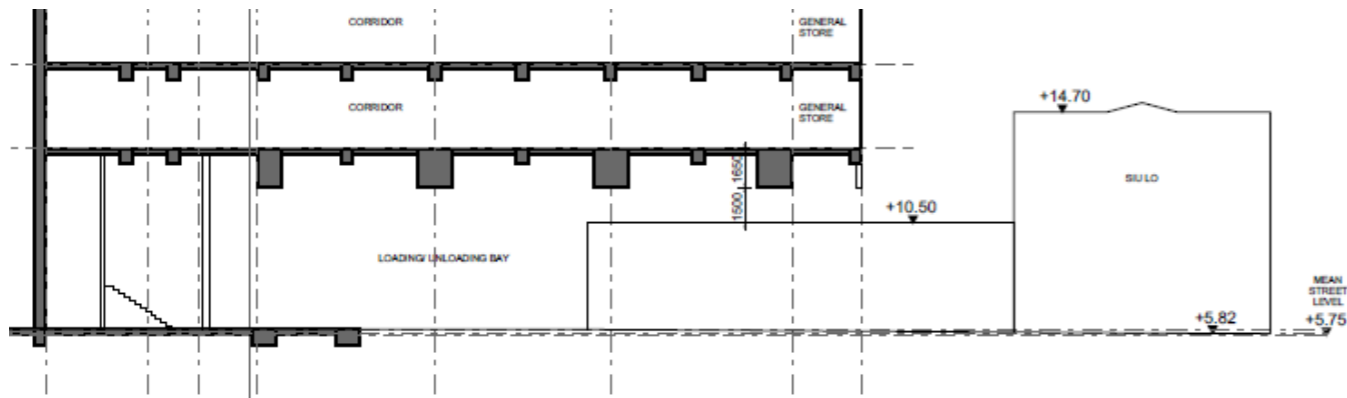
#### 4.4.2 Comparison with the Previous Approved Schemes

The development parameters of the current proposal is compared against the Second Approved Scheme with approval condition(s) by the Town Planning Board on 29.7.2022. (see **Table 4.2**)

TABLE 4.2 – COMPARISONS OF THE PROPOSED DEVELOPMENT AND THE SECOND APPROVED SCHEME(A/YL/289)					
Major Development Parameters	Proposed Scheme [A]	Second Approved Scheme (A/YL/289) [B]	Difference [A] – [B]	Classification of Amendments	Justifications
Site Area (about)	About 1,877.1 sq.m.	About 1,953 sq.m.	- About 75.9 sq.m.	Class A	The site area based on the latest land survey carried out in August 2022 at the processing of land grant has been reflected in the current application
Plot Ratio (PR)	About 3.71	Not more than 3.04	+About 0.67 (22%)	Outside Class A and B	Increased with GFA on G/F of about 1,200 sqm to be double counted as per Building Authority's ruling
Site Coverage (about) (Including Site Coverage of Siu Lo)	Not more than 65%	Not more than 60%	+ About 5%	Class A	Increased due to a reduction in site area and layout re-adjustment upon clarification on design requirements and constraints
Total Gross Floor Area (GFA)	About 6,956 sq.m.	About 5,930 sq.m.	+ About 1,026 sq.m. (17.3%)	Outside Class A and B	Increased with GFA on G/F of about 1,200 sqm to be double counted as per Building Authority's ruling

GFA of RCHE portion	Not more than 6,600 sq.m.	Not more than 5,400 sq.m. (excluding covered car park GFA)	+ About 1,200 sq.m.	-	Increased with to GFA on G/F of about 1,200 sqm to be double counted as per Building Authority's ruling
GFA of Siu Lo	356 sq.m. (excluding covered car park GFA)	368 sq.m. (excluding covered car park GFA)	- about 12 sq.m. (3%)	-	The existing GFA of Siu Lo is clarified to be 356 sq.m. upon detailed survey of the building
GFA of covered internal transport facilities	0 sq.m. (assuming 100% GFA disregarded)	About 162 sq.m. (assumed separate calculation outside RCHE and Siu Lo)	-about 162 sq.m.	-	Reduced due to relocation of private car parking spaces to the uncovered area, rendering 100% GFA disregarded for the covered L/UL associated facilities
Building Height in mPD	Not more than 31.65 mPD	Not more than 28.4mPD	+ About 3.25m (11%)	Outside Class A and B	Increased for reasons stated in Section 4.2
Absolute Building Height (mean street level at 5.75mPD)	About 25.9m	About 22.65m	+ About 3.25m (14%)	Outside Class A and B	Increased for reasons stated in Section 4.2
No. of Storeys (RCHE building)	6 (no basement floor)	6 (no basement floor)	No change	-	-
Total No. of beds (RCHE building)	241 beds (or within a range of 220 – 260)	281 beds (or within a range of 260 – 300)	- about 40 beds	Class A	Adjusted upon clarification on design and operational requirements and constraints, and for an enhanced living quality of future residents to be resided in the RCHE
Provision of internal transport facilities	Private car parking spaces: 2 (including 1 disabled car parking space)  Loading and Unloading (L/UL) / Light Bus: 2	Private car parking spaces: 2 (including 1 disabled car parking space)  Loading and Unloading (L/UL) / Light Bus: 2	No change	-	-

For the First Planning Application, as mentioned in Section 3.4, some Town Planning Board members shared a view that the site development potential in the First Approved Scheme **has not been fully optimized for the provision of more RCHE places**. In response, the nos. of beds of the proposed RCHE



The distance between the ceiling of the G/F of the proposed RCHE building and the pitched roof of the Annex Block of Siu Lo is ranged from approx. 1.5m (at the ridge) to 3.15m, which has considered the need for future necessary maintenance space for the pitched roof. The proposed space allows enough working space for the workers to stand straight within the space in between. More separation space can be provided at the locations without structural beams. This will allow enough working space for the workers to re-tile of the pitched roof under the deck-over area of the annex block. In addition, a circular form is adopted for the column shape to soften the visual impact when looking at the front façade of the annex block from the site entrance. Every effort would also be made to avoid any physical impact arising from the construction works on Siu Lo.

Thus, the proposed floor-to-floor height of 7.45m at G/F of the proposed RCHE building is considered an optimal height for providing the vertical clearance required while balancing the energy saving merit on G/F for air-conditioning, and the building structural considerations given in Section 4.2 above. An application for modifications / exemptions have been included for the GBP submission to exclude voids/high headroom on G/F from GFA calculations in respect of B(P)R 23(3)(A). CHO & AMO have been invited to grant a support for this exceptional floor-to-floor height due to the reason of historic building conservation on the same site. As per Building Authority's ruling on the first GBP submission, about 1,200 sqm of GFA on G/F needs to be double counted, which has been updated in this application.

Reference has also been made to other projects to study the space needed for the pitched roof maintenance works, which suggest that the 1.5m clearance (with additional 0.3m currently proposed as compared with the Second Approved Scheme) with a slant roof of the Annex Block as the basis will be sufficient for the future maintenance of the Annex Block including its roof.



**Tsang Ancestral Hall**



**Tat Yan Study Hall**

As an approval condition of the Second Planning Application, the Applicant has to submit a Conservation Management Plan (CMP) for the conservation of Siu Lo, and a full set of photographic and cartographic records to AMO for its endorsement. Comprehensive aspects of historic building conservation have been covered in the CMP, including but not limited to the following aspects:-

- An outline of the conservation approach of the development project;
- Documentation of the proposed works to 'Siu Lo';
- Evaluation of the impacts of the proposed works on 'Siu Lo';
- Provision of protective measures for 'Siu Lo' throughout the project period;
- Recommendations of mitigation measures for 'Siu Lo' for managing the changes arising from the development project; and
- The interpretation, future maintenance, management, documentation and implementation measures.



all the facilities for the operation of the proposed RCHE are self-contained, Siu Lo is also proposed to resume its original use as “house” to reflect its most genuine state in the past, while allowing for public appreciation and enjoyment of external of the historic building on a regular basis in the proposed Heritage Garden. Special design considerations are deployed to minimize any adverse impact to the historic building as mentioned in para. 4.4.3.

Additional merits are also proposed in the current application, including allowing the future guided tours and private tours for non-government organizations (“NGO”) and schools as previously proposed, to visit some of the interior areas of Siu Lo under the docent’s guidance, showcasing the display area and the historic kitchen.

The Applicant further proposes various added places of interest surrounding and inside Siu Lo with a good view to encourage the general public to fully appreciate the cultural and heritage context of Siu Lo. Newly added places of interest of “Life of Seed”, “Life of Water”, “Life of Trees” and “Life of Fruit” are proposed. (*Heritage Conservation Strategy in Appendix 1* refers) Details of the conservation proposals of these places will be further elaborated at later stage.

Whereas the proposed conservation of Siu Lo is mostly to the public interest, in order to attain the developable GFA of the Site for a financially viable model of operation of RCHE by the private sector, there is a genuine need for a relaxation of BHR to achieve optimized utilization of the Site with maximum 6,600 sq.m according to the updated Incentive Scheme.

## 5.5 An Optimized Design in Response to Site Constraints

Apart from the preservation of the historic building itself, the current proposal is an optimized design in response to the following site constraints (**Figure 1** refers):

- a) According to the Annual Traffic Census 2020 published by the Transport Department, Tai Tong Road is classified as Rural Road. According to HKPSG, a horizontal 10m Setback distance of more than 10m from Tai Tong Road is provided for an acceptable level of air quality impact due to vehicular emission;
- b) Sufficient set back distance from Tai Tong Road is required to reduce the noise impact especially to the elderlies to be resided therein; and
- c) The Site is a congested, elongated site with an irregular configuration and minimal street frontage with the existing boundary wall for historical preservation that only the north-eastern side is abutting with street. However, the required load/unloading facilities cannot be provided close to the site entrance at the NE part of the Site in order to maintain an adequately clear space for the public enjoyment of and access to the historic building of Siu Lo, both physically and visually, and for provision of the proposed Heritage Garden. Space also has to be reserved for an EVA capable of serving a major facade having not less than one-fourth of the total length of all the perimeter walls of the building for compliance with B(P)R 41D. Therefore, the internal road has to take up a considerable amount of space at the G/F. (*EVA Plans in Appendix 1* refers)

Taking into account the above considerations, the proposed scheme is an optimized design in achieving the intended 6,600 sq.m of GFA.

## 5.6 A Compatible and Acceptable Building Height

The building heights of the existing developments in the surrounding comprise a variety of mixes, including the medium-to-high-rise residential estates of Brand (名御), Sereno Verde (蝶翠峰) and the Reach (尚悦) on land parcels zoned “Residential (Group B)” under the OZP subject to a BHR of 25 storeys; high-density residential estates namely Park Signature and La Grove along the Kung Um Road and Shap Pat Heung Road in the outer vicinity to the further south-west of the Site zoned “Residential (Group A)1” (“R(A)1”) under the OZP subject to a BHR of 25 storeys; and villages. The building heights of the planned developments in the near surrounding range from 6 to 8 storeys high, including (1) an 8-storey composite building comprising school and religious institution (church) at +37.9 mPD on the Yuen Long Baptist Church site (No. A/YL/252) and (2) a 6-storey RCHE building at +28.7 mPD on the Ex-Hang-Heung Factory site (No. A/YL/263). Although the subject “G/IC(1)” zone is subject to a max. BH of 3 storeys excluding basement(s) (or max. BH of 8 storeys for “school” or “hospital” uses), the permitted BH of the prevailing “G/IC(1)” zone is actually much lower than those of the “R(A)” and “R(B)” zones in the general context of the urban fringe in Yuen Long. A lower building height than 8 storeys, the maximum building height for the prevailing “G/IC(1)” zone for ‘School’ and ‘Hospital’ use as imposed by the Town Planning Board after careful studies, scrutiny and considerations, should be considered a compatible height in terms of the scale of building blocks.

## 5.7 No Insurmountable impact on the surroundings

It is anticipated that the Proposed Development would not result in any insurmountable impacts to the surroundings on visual, landscape, heritage, environmental, sewerage, drainage, traffic and risks aspects.

### 5.7.1 No Adverse Visual Impact

A VIA is conducted on 6 viewpoints in support of this planning application (Appendix 5). It is assessed to compare the visual impact of the Proposed Development against the existing condition. The photomontages from the Second Approved Scheme (No. A/YL/289) are also provided for easy reference. All the viewpoints are adopted to follow the Second Planning Application (No. A/YL/289).

The broader area of the Application Site is a vast piece of flat land, comprising small village blocks and temporary structures in a close distance and high-rise residential developments at a further distance. The setting of the area is typically an urban-village fringe area. Given that there are no open spaces and lookouts with a lack of public activity nodes, the VSRs in this VA mostly represent passers-by, cyclists and the nearby residents/villagers, who are transient/kinetic in nature. In this regard, the visual sensitivity in most viewpoints is not high. VP4 and VP5 are low visual sensitivity and the remaining VPs are considered to have a medium visual sensitivity.

In terms of the overall character and compatibility in mass and scale, the proposed RCHE development is largely comparable with the planned developments of Yuen Long Baptist Church (No. A/YL/252) and Ex-Hang-Heung Factory (No. A/YL/263) in the vicinity. These developments will form a compatible





### Individual Risk

The individual risk contour according to the approved QRA of  $10^{-5}$  per year with consideration of exposure factor of 10% was unchanged and confined within the unchanged site boundary of Caltex PFS. Therefore, the individual risks of Caltex PFS are still in compliance with the Hong Kong Risk Guidelines.

### Societal Risk

Comparing the data for 2025 and that for 2023, the two set of data was with high resemblance that the result had proven to be effective. Therefore, it could be concluded that the additional information in the review would not incur significant impact to the simulation result on the exiting risk. The societal risks associated with Caltex PFS during both Construction and Operation Phases are in compliance with Hong Kong Risk Guidelines in terms of societal risk.

The justification review concludes that the approved QRA report is still acceptable and valid for the operation phase of PFS by 2025 and no particular mitigation measures are required to manage the risks. In response to the letter from Fire Services Department (FSD), ref. no. (21) in FSD PG 242/791/98 Pt. 2 dated 3 Feb 2023, the following mitigation measures are proposed for FSD's consideration (see Appendix 9A):

- A solid reinforced concrete wall, with a Fire Resistance Rating of at least 2 hours and a thickness of at least 300 mm, to be built from G/F to 2/F along the wall of the proposed building facing the nearby Petrol Filling Station (PFS);
- No intake / exhaust openings of the proposed building should be built within 12m from the dispenser of the PFS; and
- No emergency exit/ entrance of the proposed building should be built within 12m from the dispenser of the PFS.

### 5.8 Merits of the Proposed Amendments to the Approved Scheme (A/YL/289)

As detailed in Section 4.2, the proposed increase in the floor-to-floor heights to 7.45m at G/F and to 3.6m at typical floors of the RCHE building have the merits of:

- I. Materializing the conservation-cum-development proposal and conservation of the Siu Lo Annex Block in-situ by allowing sufficient vertical space for thicker building structural elements as quintessential to enable the RCHE floor plates above to span over the Siu Lo Annex Block with a limited no. of columns to minimize the visual impact;
- II. Enhancing the design compatibility with Siu Lo and allowing more space for occasional roof maintenances for the Annex Block in future, by an increased vertical separation between the RCHE building and the Siu Lo Annex Block; and
- III. Enabling a larger ventilation system to comply with the latest guideline on prevention of communicable diseases in RCHE provided by the Department of Health, by an increased typical floor-to-floor height.

As detailed in Section 4.3 above, the re-arrangement in the layouts of the building blocks and internal transport facilities has the merits of enhancing the compatibility and integration between Siu Lo and the new RCHE building through:

- IV. Further setting back the internal road/EVA to enable a larger space around the Annex Block for the enjoyment of visitors and an EVA compliant with the relevant building regulations and fire safety requirements;
- V. An adjusted angle of the RCHE block for a more recessive and orderly design in response to Siu Lo; and
- VI. The pocket open space along the southeastern boundary is utilized as RCHE floor space such that less new building area will be close to Siu Lo.

## 6. CONCLUSION

This application is to seek planning permission from the Town Planning Board for proposed amendment to the Second Approved Scheme (i.e. application no. A/YL/289) as approved by the Town Planning Board on 29.7.2022 for minor relaxation of BHR from 3 storeys to 6 storeys for permitted social welfare facility (RCHE). In view of the presence of an existing Grade 3 historic building 'Siu Lo' currently occupying the northern portion of the Site, the Applicant proposes a conservation-cum-development approach in which Siu Lo will be preserved in-situ and a 6,600 sq.m of GFA for the RCHE building is proposed at the southern remaining portion of the Site to fully optimize the development potential according to the Incentive Scheme.

The proposal is in line with the Government's heritage conservation policy which also premises on respecting the private property rights. Siu Lo will be used for private "house" use as per its original purpose. According to the Heritage Appraisal submitted, as compared to the external "Character Defining Elements" (CDEs), the internal features have relatively minor contribution to the overall significance of the place. As such, while the interior features of historical significance will be preserved as per the Heritage Appraisal, **the proposed landscaped Heritage Garden will become the area open for free public visits with guided and self-guided tours, educational display boards, thus allowing photo-taking spots around the external of Siu Lo, while glazed doors/ windows will be provided at the Siu Lo building to allow the public visitors to see-through the internal area from outside.**

To fully optimize on its convenient location in Yuen Long, the Applicant intends to increase development scale of the proposed RCHE licensing portion to a maximum gross floor area (GFA) of 6,600 sq.m as per the policy of LandsD's Incentive Scheme. **With an optimized design under the proposed scheme while conserving Siu Lo, the new RCHE building is required to have 6 storeys to achieve the intended RCHE GFA of 6,600 sq.m.** Under the current proposal, the nos. of beds of the proposed RCHE will be increased to 241 beds (or within a range of 220 – 260) from 170 under the First Approved Scheme (i.e. about 42% increase).

The Town Planning Board is cordially invited to note that the Applicant has a genuine intention to submit a development proposal to suit the prevailing town planning context of Hong Kong and to tally with multiple policy objectives of the Government. In short, the proposed relaxation of BHR is justified based on the following planning grounds:

- 1 In line with Government Policy to provide RCHE premises in new private developments