



Date: 20th July 2023

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

Pages: 2 + 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 (5)**

We refer to our Further Information (4) submission dated 7th July 2023.

As a result of relocating the loading/unloading (L/UL) area to make way for a new landscaped area that serves as a fire separation between the new RCHE building and the existing "SiuLo" building, the remaining spaces of the original L/UL area are now enclosed for use by the RCHE on the G/F. This extent of internal area for RCHE use now spans from grid line 6 to grid line 8 on the plan. The changes made to the G/F layout are minor and have no impact on the overall building mass and height profile. The visual impact on viewpoints VP1 to VP6, as defined in the visual impact assessment (VIA) and supplemental SVP for AMO's considerations defined in the FI(2), is negligible compared to the last proposed scheme in FI(1). The proposed visual mitigation measures, including the building configuration to slightly bend away from Tai Tong Road and landscape features, have remained unchanged.

To summarize the visual impacts on each viewpoint:

- **VIA VP1, VP2, VP4 and VP5:** These VPs are medium to long-range views from the Site. The changes in the G/F layout as shown in FI(4) have no impact to the overall building mass and height profile. The views towards the proposed development for respective VPs remain the same as the previous scheme. Hence, the visual impact arising from the changes in FI(4) is considered to be inconsequential to the results of "Negligible" for these VPs in the submitted VIA.
- **VIA VP6:** This VP is a short-range view from the Site. As the view of the changes in the G/F layout is entirely blocked by the Shell, the views towards the proposed development for this VP is the same as previous scheme. Hence, the visual impact arising from the changes in FI(4) is considered to be inconsequential. The resultant visual impact for this VP is "Moderately Adverse" as same as the statement in the submitted VIA.
- **VIA VP3:** This VP is a close-range view from the Site. After the said slight extension of internal area of RCHE (i.e. from grid 6 to grid 8 on the plan), the area behind the Siu Lo Annex Block will remain as a covered area shaded under the RCHE block with concrete walls as the main visual components. This area also serves as a landscaped area to add a little more green element for the public viewers and visitors. Besides, in the last proposed scheme in FI(1), the laundry room acted as an impediment to the views behind it. It is now relocated and resulted in an unobstructed visibility towards the rear of the development. Since the said slight extension of internal area is a rather shaded and covered area after all, this slight change in building layout may or may not be observable, and is thus considered inconsequential to the VIA result as "Moderately Adverse". Please refer to the photomontages provided below for a comparison between the revised scheme in FI(4) and last proposed scheme in FI(1), as well as **Appendix 1 – Replacement Page of Figure 6 of Visual Impact Assessment** for a comparison between the before and after scenario of the development.



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Before and After



Photomontages of the revised scheme in FI(4)



Photomontages of the last proposed scheme in FI(1)

- FI(2) SVP:** This VP taken between VP3 and VP6 is defined to demonstrate the heritage conservation strategy of providing an unobstructed view to the Main Building and Annex Block of Siu Lo from the main road. The designation of a landscaped area to serve a necessary fire safety separation measure in lieu of a solid wall or fire shutter design has already prevented a visual blockage and an adverse impact on the overall experience for visitors to the “SiuLo” building. Besides, in the last proposed scheme in FI(1), the laundry room acted as an impediment to the views behind it. It is now relocated and resulted in an unobstructed visibility towards the rear of the development. Since the said slight extension of internal area is a rather shaded and covered area after all, this slight change in building layout may or may not be observable, and is thus considered inconsequential to the visual impact. Please refer to the photomontages provided below for a comparison between the revised scheme in FI(4) and last proposed scheme in FI(1), as well as **Appendix 2 – Supplementary Plan for AMO’s Consideration** for a comparison of the before and after scenario of the development.

Before and After




Photomontages of the revised scheme in FI(4)



Photomontages of the last proposed scheme in FI(1)

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

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