

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 |
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| <p>Email from PlanD received on 9 August 2023 refers: Buildings Department:</p> | |
| <p>On Further Information (3) (FI(3)) received on 15.6.2023:</p> <p>(a) Regarding the proposed high headroom (7450mm) on G/F in general building plans received by this department on 27.3.2023 and mentioned in applicant’s letter dated 15.6.2023 in FI(3), please be advised that the Authorized Person had been required to provide further justification for high headroom on the whole G/F, in particular of the areas not involving the historical building. Paragraph 7(D)(v) in our disapproval letter dated 24.5.2023 refers.</p> | <p>Further justification for high headroom on the whole G/F, in particular of the areas not involving the historical building, would be provided during building plan submission stage.</p> |
| <p>(b) Please note that detailed checking for the proposed high headroom of remaining areas on G/F should be justified and proposed gross floor area calculation would be considered during plan submission stage.</p> | <p>Noted with thanks.</p> |
| <p>On Further Information (4) (FI(4)) received on 7.7.2023:</p> <p>(c) Regarding the Response-to-Comment table and revised layout plan of G/F attached in FI(4), it is noted that the conserved building ‘Siu Lo’ with covered landscaped area is proposed on the G/F of the proposed RCHE building. Please be advised that fire barriers having adequate fire resisting rating (FRR) under Section 35 of the Building (Construction) Regulation should be provided between the fire compartments of the conserved building with landscaped area on G/F and the remained areas of the proposed RCHE building, i.e. walls, fire doors leading to the landscaped area, and floor slab on 1/F of proposed RCHE building covered the conserved building ‘Siu Lo’ with covered landscaped area. Clause C7.1 of Code of Practice for Fire Safety in Buildings 2011 (FS Code) refers. Also, protection of all openings, joints and penetrations located in</p> | <p>Noted with thanks.</p> |

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| a fire barrier should have an FRR not less than that of the fire barrier. Clause C3.2 of FS Code refers. | |
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| Departmental Comments | Response |
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| Email from PlanD received on 9 August 2023 refers: Lands Department: | |
| (a) According to our desktop checking, the proposed right-of-way (ROW) is slightly encroached onto a private lot (i.e. Lot 1717 S.C in D.D.120 (“the private lot”)), and the adjoining Government Land. The private lot is an Old Schedule “Agricultural” lot held under the Block Government Lease. No structure is allowed to be erected on the lot without prior approval of the Government. | The proposed right-of-way has been updated to only be located on Government Land. Please refer to the Appendix 1 - Updated Drawing No. P-101 . |
| (b) As the proposed ROW is slightly encroached onto the private lot, the applicant shall clarify the intention. | The proposed right-of-way has been updated to only be located on Government Land. Please refer to the Appendix 1 - Updated Drawing No. P-101 . |

| Departmental Comments | Response |
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| Email from PlanD received on 9 August 2023 refers: Social Welfare Department: | |
| Application for the Incentive Scheme to Encourage Provision of Residential Care Home for the Elderly Premises in New Private Developments (“Premium Concession Scheme”) | |
| (a) While the applicant has indicated his intention to apply for the Premium Concession Scheme for the development of the proposed Residential Care Home for the Elderly (RCHE), given an enhanced scheme with a 3-year pilot period has been put in place since 20.6.2023, the applicant should study the details of the Premium Concession Scheme in the Practice Note (PN) No. 5/2023 issued by Lands Department on 20.6.2023. As the total Gross Floor Area (GFA) of the RCHE premises will increase and such GFA will be exempted, would the applicant please refer to General Guideline on the calculation of GFA for RCHE premises as set out at Annex in the PN. | Noted with thanks. |

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| <p>(b) With a view to meeting the objective of providing a quality RCHE, the applicant should also refer to the updated version of i) Guidance Note of RCHE; ii) Best Practice in Design and Operation of RCHE; and iii) Best Practices Guidance - Basic Provision Schedule Specific Requirements for RCHE when Designing and Planning for the Proposed RCHE. Given the RCHE is a newly planned project, the applicant is reminded to comply with the entire ventilation requirements stipulated in Para. 4.9 "Heating, Lighting and Ventilation" in the latest version of the Code of Practice for Residential Care Homes (Elderly Persons) (CoP). We would consider the support-worthiness of the proposed RCHE for the Premium Concession Scheme upon receipt of a formal referral from Lands Department and seek the policy support from Labour and Welfare Bureau on the application as and when appropriate.</p> | <p>Noted with thanks.</p> |
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| Departmental Comments | Response |
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| <p>Email from PlanD received on 9 August 2023 refers: Commissioner for Heritage’s Office and Antiquities and Monuments Office:</p> | |
| <p>Comments on Further Information (2) received on 25.5.2023:</p> <p>(c) As shown in Figures 1 & 2 of Appendix 6, the later added bathroom in the Annex Block was indicated to be removed but such works were not mentioned in the Supplementary Planning Statement. While AMO has no adverse view on such proposed works, for clarity, please update the Supplementary Planning Statement to include the removal of the later added bathroom accordingly.</p> | <p>The clarification of the removal of the later added bathroom has been included in Section 4.4.3(a) of the Supplementary Planning Statement. Please refer to the Appendix 2- Replacement Pages of the Planning Statement.</p> |
| <p>(d) Referring to item (v) of the Response-to-Comment (“R-to-C”) and Figure 3 in Appendix 6, we are given to understand that the applicant has committed to continue optimising the structural design so as to reduce the visual impact of the proposed RCHE on the Annex Block of Siu Lo. The applicant is recommended to consider reviewing the positioning and size of the columns in front of the Annex Block. AMO would provide comments at the detailed design stage.</p> | <p>Noted with thanks.</p> |

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| <p>(e) For item (f) of the R-to-C, while CHO and AMO's views and comments to the captioned application are provided to the Planning Department (PlanD) upon circulation of the planning application, we would like to reiterate that CHO and AMO were not involved in discussion with the applicant on the current application No. A/YL/302 but the previous application No. A/YL/289 only. In this connection, the applicant is advised to review the sentence "As per 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 the Supplementary Planning Statement. Please revise relevant sections of the Supplementary Planning Statement particularly Section 3.2.7 for clarity.</p> | <p>The sentence in Section 3.2.7 of the Supplementary Planning Statement has been updated. Please refer to the Appendix 2- Replacement Pages of the Planning Statement.</p> |
| <p>Comments on Further Information (4) (FI(4)) received on 7.7.2023:</p> <p>(f) It is noted that the loading/unloading area adjacent to the Annex Block Siu Lo is now proposed as a "covered heritage landscape garden" under the revised heritage conservation strategy plan. The applicant shall provide details, including the proposed use and layout of this area, and whether any building works would be proposed, for AMO's comment.</p> | <p>The proposed use of the "covered heritage landscape garden" will be used for landscape and interpretation area which allow public visit, with an initial theme of "Revival" to tell the story about the transformation of Siu Lo, its conservation process, "before and after" conditions by educational display panels or other media. Given this space will not be used as loading/unloading area, various activities can be held there. It is an extension of the proposed Heritage Garden that intended to be open for the scheduled public visits. It will be incorporated in the CMP.</p> |
| <p>(g) Regarding the replacement page of the application form part (V)(c) where a remark stated that "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", please amend to "... according to CMP to the satisfaction of AMO or of TPB".</p> | <p>It has been updated. Please refer to the Appendix 3 - Replacement Page of the Application Form.</p> |
| <p>Comments on Further Information (5) (FI(5)) received on 21.7.2023:</p> <p>(h) It is noted that Appendix 2 of FI(5) provides an updated photomontage viewing from Tai Tong Road towards Siu Lo and the proposed RCHE building, we have no comment on FI(5). Nevertheless, as mentioned above, AMO would provide comments at the detailed design stage as the structural design of the columns will continue to be optimised to minimise the visual impact according to item (v) of the R-to-C in FI(2).</p> | <p>Noted with thanks.</p> |