

By Email

Our Ref: S3043/LKH/22/006Lg

17 April 2024

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

Dear Sir/Madam,

**Proposed Minor Relaxation of Building Height Restriction
for the Permitted Social Welfare Facility
(Redevelopment of the Salvation Army Lai King Home)
at Nos. 200 to 210 Lai King Hill Road, Kwai Chung, New Territories
- S16 Planning Application -**

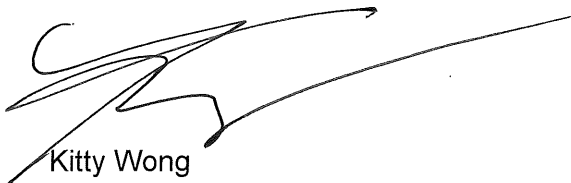
Reference is made to the captioned S16 Planning Application which was submitted to the Town Planning Board on 28 March 2024.

We would like to clarify that the total Gross Floor Area ("GFA") of the Proposed Development is about 12,888 sq.m, in which the domestic GFA is about 6,444 sq.m. and the non-domestic GFA is about 6,444 sq.m. The total Plot Ratio ("PR") of the Proposed Development is about 3.4, which the domestic PR is about 1.7 and the non-domestic PR is about 1.7. Relevant pages of Form No. S16-I and Table 3.2 of the Supporting Planning Statement have been updated accordingly. The no. of loading/unloading bay on Form No. S16-I has been updated and Table 3.3 in Supporting Planning Statement has been updated to reflect the proposed floor uses at 1/F of Block 1 and 2. Please find enclosed the revised page 20 to 24 of the Supporting Planning Statement, and revised page 8, 9, 14 to 16 of the Form No. S16-I for onward replacement.

Meanwhile, should you have any queries in relation to the above and attached, please do not hesitate to contact the undersigned at [REDACTED] or Mr Faith Lai at [REDACTED].

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED

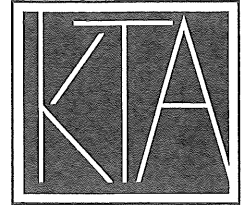


Kitty Wong

Encl. Replacement Pages of Supporting Planning Statement and Replacement Pages of Form No. S16-I

cc. the Applicant & Team

KW/FL/vy



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- 3.1.3 The proposed welfare facilities will be provided in two blocks (i.e. Blocks 1 and 2). In Block 1, facilities including C&A/SD, HMMH, DAC, HSMH and IVRSC will be provided while HSMH and DAC will be provided at Block 2. In order to maximize the provision of open space and greenery, the two blocks are connected at 1/F by a green deck. Open terraces will be provided at 1/F to 6/F to promote residents' engagement in the outdoor area. These terraces will only be used by the future residents and staff. Accessible roof-gardens will be provided for enjoyment of the residents only. Ancillary facilities including multi-function rooms, ancillary office and store room will be provided in various floors. Common facilities such as transformer room, MSMR, entry plaza, kitchen, M&E facilities, carpark and loading/unloading facilities will be provided at G/F while a communal hall, multi-function room, back-of-house and mechanical and electrical ("M&E") facilities will be provided at LG/F. Fences will be provided along the boundary fronting onto Lai King Hill Road.
- 3.1.4 The feasibility of Modular Integrated Construction ("MiC") has been explored and will be adopted in the Proposed Development.
- 3.1.5 The Indicative Development Scheme is included at **Appendix 1** of this Supporting Planning Statement. The key parameters of the Proposed Redevelopment are provided in **Table 3.2** and the proposed floor uses are presented in **Table 3.3**.

Table 3.2 Key Development Parameters

	Existing Development	Proposed Development
Site Area (about)	3,830m ²	3,830m ²
Total GFA (about)	4,167m ²	12,888m ²
▪ Domestic	N/A	6,444m ²
▪ Non-domestic	N/A	6,444m ²
Total Plot Ratio (about)	1.088	3.4
▪ Domestic	N/A	1.7
▪ Non-domestic	N/A	1.7
Site Coverage (about)	34%	70%
No. of Blocks	3	2
No. of Storeys (maximum)	3-4 storeys (excluding LG/F)	7 storeys (excluding LG/F)
Building Height at Main Roof (about)	51.3mPD	63.45mPD

Table 3.3 Proposed Floor Uses

Floor	Proposed Uses
LG/F	Communal hall, Multi-function room, back-of-house and M&E facilities
G/F	Multi-function rooms, Transformer room, MSMR, Ancillary Office, Entry plaza, Kitchen, M&E facilities, Carpark and loading/unloading facilities

Floor	Proposed Uses
1/F	Green deck <u>Block 1</u> Multi-function Rooms, Store room and Open Terrace <u>Block 2</u> Multi-function room, Dormitory, Ancillary Office, Store room and Open Terrace
2/F – 6/F	<u>Block 1</u> Multi-function room, Dormitory, Ancillary Office, Store room and Open Terraces <u>Block 2</u> Multi-function room, Dormitory, Ancillary Office, Store room and Open Terraces
R/F	Accessible roof gardens

3.2 Programme for Redevelopment Works and Decanting Arrangement of the Residents

3.2.1 Subsequent to obtaining approval from the TPB on the S16 Planning Application and the approval of the Technical Feasibility Study in 4th quarter in 2024 under Lotteries Fund to proceed with detailed design, consultants will be engaged for detailed design, tender documentation and tender and contract administration in 1st quarter of 2026. Detailed design will be completed and approved in 4th quarter of 2027 while tendering procedures for main works and funding approval will be obtained in 4th quarter of 2028. Construction work will commence in the 4th quarter of 2028 for completion in the 2nd quarter of 2029.

3.2.2 To ensure there would be no interruption in service provision, the decanting of existing residents and construction works will be accommodated in two phases.

Phase 1

3.2.3 Before the demolition of the existing Block C and the construction of Block 2, some modification and alteration works will be carried out in the existing Blocks A and B and all residents will be transferred and accommodated at both Blocks A and B. A temporary ramp will be constructed to connect the existing Blocks A and B. Site formation, foundation and construction works of Block 2 will be carried out.

Phase 2

3.2.4 Upon completion of Block 2, all the existing residents at both Block A and B will be housed inside the newly completed Block 2. Demolition of Blocks A and B and site formation, foundation and construction works of Block 1 will

be carried out subsequently.

3.3 Key Design Considerations

3.3.1 In formulating the Indicative Development Scheme, the schematic design has taken into account the various site constraints as well as design considerations in order to ensure the Scheme is designed to create a high-quality development in harmony with the surrounding environment. The proposed Indicative Development Scheme has incorporated the following account various design considerations (**Figures 3.1a – 3.1e** refer):

- The positioning of the dormitory/habitable space would avoid directly facing Kwai Tsing Highway due to noise source from the Cargo Terminal and the highway;
- The dormitory is in a staggering arrangement with window opening to the sides of the room to satisfy fresh air intake for the dwelling while meeting noise compliance standards;
- A mature tree, *Ficus elastica* with DBH of 2000mm at the southwest portion of the Site will be retained with adequate building setback to ensure healthy growth of the tree.
- Provision of not less than 20% greenery coverage at multi-levels (i.e. min. 766m² of the Site area of about 3,830m²) such as the entry level in ground floor, green deck at the first floor, roof garden and the green terraces of every floors;
- Incorporation of substantial size of open spaces with landscaping and greenery at pedestrian levels such as Entry Plaza at Lai King Hill Road and the green deck at the first floor to enhance visual experience to the pedestrians;
- Provision of a large green deck at the first floor to create a public realm to encourage community engagement;
- Provision of building separation of at least 15m wide between the dormitory blocks (above the green deck at 1/F) to allow view corridor and air flow;
- Adoption of terraced design for better air flow and permeability.
- Provision of building setback from Lai King Hill Road of about 11m (from the centerline of Lai King Hill Road) to create a wider street canyon; additional setbacks of about 5.2m along the eastern boundary, about 15.3m from the centerline of Lai King Hill Road near the northwestern boundary, and about 16.5m along the western boundary are also

provided (**Figure 3.1e** refers).

- Compliance with Sustainable Building Design Guidelines including 1) provision of building setback of minimum 7.5m from the centerline of Lai King Hill Road; 2) continuous projected façade length is less than 60m and 3) greenery provision of not less than 20% (**Figure 3.1f** refers).

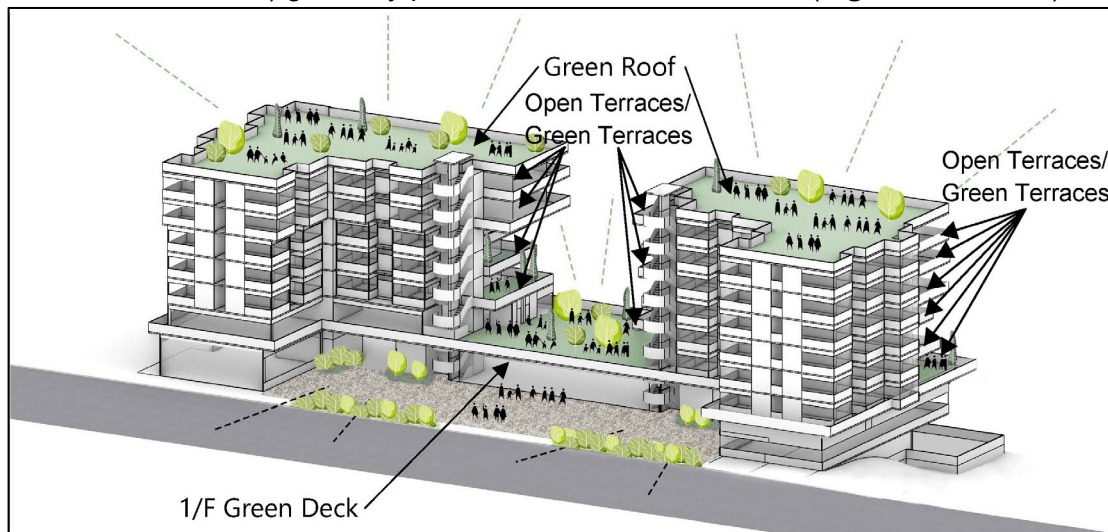


Figure 3.1a Proposed Greenery Provision at Multi-levels

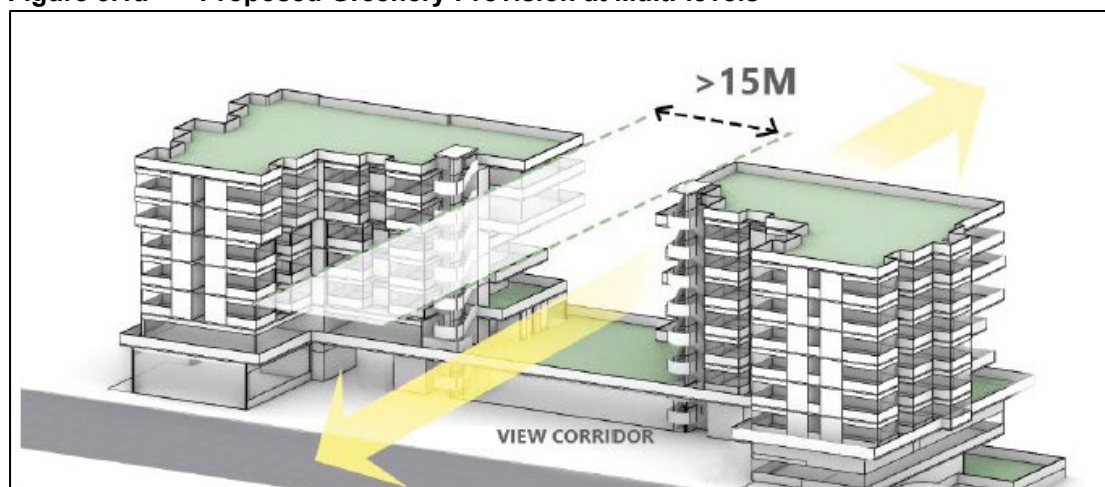


Figure 3.1b Proposed 15m wide View Corridor

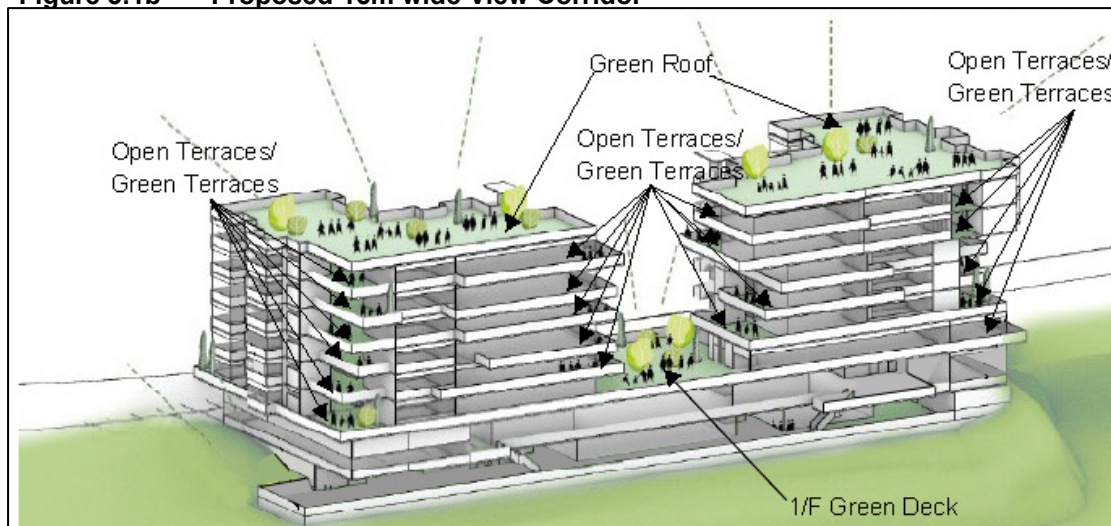


Figure 3.1c Proposed Terraced Design at 1/F to 6/F

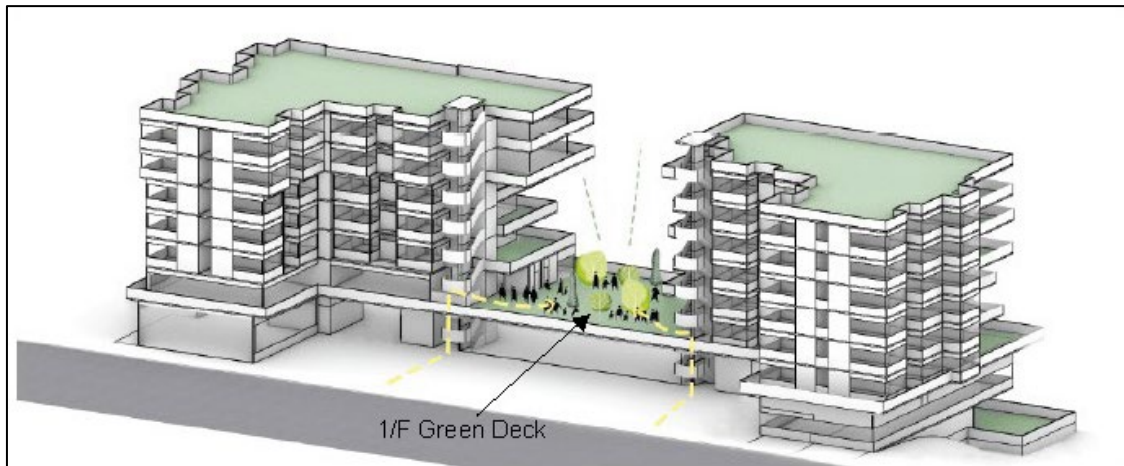


Figure 3.1d Proposed Green Deck at 1/F

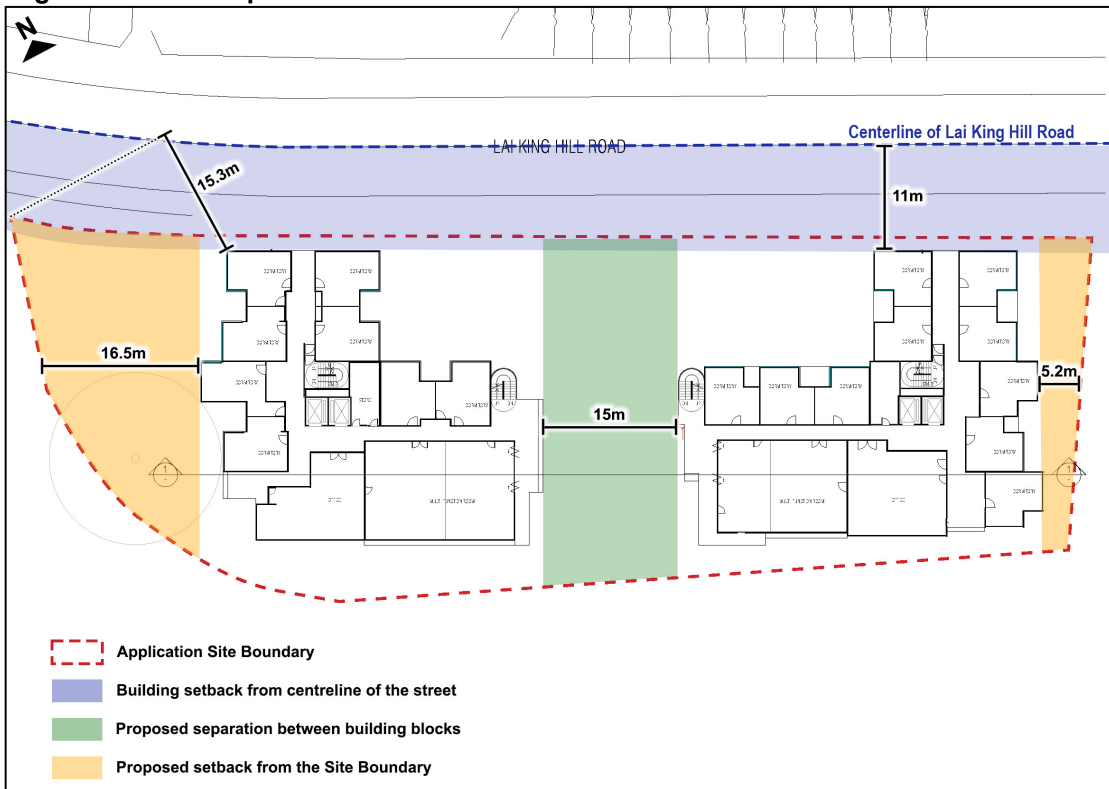


Figure 3.1e Proposed Building Setback in the Proposed Development