



VISION PLANNING CONSULTANTS LTD.
弘域城市規劃顧問有限公司

Our Ref.: ST-WKS/RA/BSL/21-21
Date: 21st February, 2024

By Email and Hand
(tpbpd@pland.gov.hk)

The Secretary,
Town Planning Board,
c/o Town Planning Board Section,
Planning Department,
15/F, North Point Government Offices,
333 Java Road,
North Point,
Hong Kong.

Dear Sir,

Rezoning Application from “Government, Institution or Community” to “Residential (Group B)6” Zone to include Social Welfare Facilities (RCHE and DE only) and Public Vehicle Park (excluding container vehicle) at Lots Nos. 148 S.A RP (Part), 148 S.B RP (Part), 149 RP, 150 S.A, 150 S.B and 151 in D.D. 206 and Adjoining Government Land, West of Wu Kai Sha Road, Ma On Shan, New Territories (Y/MOS/7)

To respond to comments raised by the Transport Department (“TD”), Drainage Services Department (“DSD”), Social Welfare Department (“SWD”), the Urban Design & Landscape Section (“UD&L”) of the Planning Department, Agricultural, Fisheries and Conservation Department (“AFCD”), Environmental Protection Department (“EPD”), the Antiques and Monument Office (“AMO”), Lands Department (“LandsD”) and Highways Department (“HyD”), a holistic review of the original scheme was conducted, in particular the need to relocate the main vehicular run-in/out point for future road improvement works and to minor adjust the site boundary for provision of a proper access road immediately to the west of the proposed development.

Please find a total of 4 sets of the following materials for the confirmation of TPB:

- i. A revised **Table 4a** (outlines the key development parameters of the present revised scheme) in the Planning Statement, see **Attachment 1**, is enclosed to replace its original one;
- ii. A set of revised schematic drawings, (i.e. **Figures 1a-5a, 7a-21a**) is attached to replace their original ones in Planning Statement (**Annex A**);
- iii. Responses-to-Comments (“R-to-C”) Table dated 20.2.2024 (**Table A**);
- iv. Revised Draft Schedule of Use under the OZP (**Annex B**);
- v. Revised Report of the Tree Preservation and Landscape Proposal (“TPLP”) (**Annex C**);
- vi. Revised Report of the Traffic Impact Assessment (“TIA”) (**Annex D**);
- vii. Revised Report of the Drainage and Sewerage Impact Assessment (“DSIA”) (**Annex E**);
- viii. Revised Report of the Environmental Assessment (“EA”) (**Annex F**);
- ix. A new plan (Plan A) to illustrate the overall development profile of the Wu Kai Sha area and a set of revised plans (i.e. **Plan 1a- 13a**) is attached to place their original ones in the Visual Impact Assessment (“VIA”) (**Annex G**).

Please note that this revised scheme has induced a 40-person Day Care Centre for the Elderly at the G/F of the proposed RCHE by reducing a total of 16 RCHE bed spaces. The size, GFA, building form, location and disposition of the original four building blocks (i.e. Block A, Block B, RCHE and clubhouse) remain unchanged in the revised scheme.



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Should you have any queries with regard to the above, please do not hesitate to contact our Miss Charissa LEUNG or the undersigned at 2566 9988.

Thank you very much for your kind attention.

Yours faithfully,
for and on behalf of
VISION PLANNING CONSULTANTS LTD.

A handwritten signature in blue ink, appearing to read "Kim On Chan", with a long horizontal flourish extending to the right.

Kim On CHAN
Managing Director

[ST-WKS/RA/BSL/21-21]

KC/CL

Attachment 1

Table 4a Key Development Parameters of the Residential Development

Development Parameters	Proposed Scheme (a) <i>(Submitted on 27.10.2023)</i>	Revised Scheme (b) <i>(Submitted on 21.2.2024)</i>	Difference [(b) – (a)] (%)
1. Subject Site (about)	4,325m² (100%)	4,255m² (100%)	-70 m² (-1.62%)
<i>Private Lot</i>	<i>2,173m² (50.24%)</i>	<i>2,165m² (50.88%)</i>	<i>-8m² (-0.37%)</i>
<i>Government Land</i>	<i>2,152m² (49.76%)</i>	<i>2,090m² (49.12%)</i>	<i>-62m² (-2.88%)</i>
2. Total GFA (about)	13,045m²	13,045m²	-
<i>Residential</i>	<i>10,189m²</i>	<i>10,189m²</i>	-
<i>Clubhouse</i>	<i>500m²*</i>	<i>500m²*</i>	-
<i>Social Welfare Facilities</i>	<i>2,856m²*.1</i>	<i>2,856m²*.2</i>	-
3. Total Plot Ratio (about)			
<i>A. Residential Only</i>	<i>2.356</i>	<i>2.395</i>	<i>+0.039 (+1.66%)</i>
<i>B. Social Welfare Facilities</i>	<i>0.66*.1</i>	<i>0.671*.2</i>	<i>-0.011 (+1.67%)</i>
<i>C. (A+B)</i>	<i>3.016</i>	<i>3.066</i>	<i>+0.05 (+1.66%)</i>
4. Total Site Coverage (about)	31.38 %	31.89 %	+0.51%
<i>Residential</i>	<i>15.39%</i>	<i>15.64%</i>	<i>+0.25%</i>
<i>Clubhouse</i>	<i>5.88%</i>	<i>5.97%</i>	<i>+0.09%</i>
<i>Social Welfare Facilities</i>	<i>9.43 %¹</i>	<i>9.83 %²</i>	<i>+0.4%</i>
<i>Staircase for PVP Access</i>	<i>0.68%</i>	<i>0.44%</i>	<i>-0.24%</i>
5. Building Height (No. of Storeys*)			
<i>Residential (at main roof level)</i>	<i>55.65mPD (16)</i>	<i>55.65mPD (16)</i>	-
<i>Clubhouse (at main roof level)</i>	<i>14.0mPD (2)</i>	<i>14.0mPD (2)</i>	-
<i>Social Welfare Facilities (at main roof level)</i>	<i>27.05mPD (7)¹</i>	<i>27.05mPD (7)²</i>	-
6. Total No. of Residential Units	184	184	-
<i>Block A/ Block B</i>	<i>92 / 92</i>	<i>92 / 92</i>	-
7. Average Unit Size	about 49.09m²	about 49.09m²	
8. Estimated Residential Population	about 534 (184 x 2.9)	about 534 (184 x 2.9)	-
9. RCHE (No. of Bed Spaces)	178	162	-16 (-9.0%)
10. DE (No. of Spaces)	0	40	+40
11. Total Greenery Provision (about)	984 m² (22.7%)	855 m² (20.09%)	129 (-13.11%)
12. Provision of Parking Spaces			
<i>Residential</i>	<i>64³</i>	<i>64³</i>	-
<i>RCHE</i>	<i>8⁴</i>	<i>8⁴</i>	-
<i>Light Bus</i>	<i>3</i>	<i>3</i>	-
<i>Motorcycle</i>	<i>2</i>	<i>2</i>	-
<i>Bicycle</i>	<i>8</i>	<i>8</i>	-
<i>Public Vehicle Park (PVP)</i>	<i>124⁵</i>	<i>124⁵</i>	-
<i>Motorcycle (PVP)</i>	<i>13</i>	<i>16</i>	<i>3 (+23.08%)</i>
13. Provision of L/UL Bays			
<i>LGVs / HGVs</i>	<i>1 / 2</i>	<i>1 / 2</i>	-
14. Anticipated Completion Year	2027	2027	-

* Exempted from GFA Calculation.

¹ RCHE only

² RCHE and DE only

³ Includes 2 disabled, 10 visitors & 26 EV Charging Spaces

⁴ Includes 2 disabled

⁵ Includes 4 disabled & 50 EV charging Spaces