



DeSPACE (International) Limited

Date: 24th December 2024

BY EMAIL

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

Dear Sir/Madam,

**SUBMISSION OF APPLICATION FOR PERMISSION
UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE (CAP. 131)**

**TO REZONE THE APPLICATION SITE FROM "RESIDENTIAL (GROUP A)" TO
"RESIDENTIAL (GROUP A)9" FOR PERMITTED FLAT WITH SHOP AND SERVICES AND
SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR THE ELDERLY) USES
AT LOT NO. 3678 IN D.D. 120, YUEN LONG, NEW TERRITORIES**

FURTHER INFORMATION (1) – Technical clarifications

The captioned submitted S12A application refers. We would like to kindly submit to clarify and confirm on the followings:

1. There are a total of 5 nos. of Loading & Unloading bays (L/UL) in the scheme, which include:
 - 4 LGVs spaces (7 m x 3.5 m) on basement levels provided for the proposed residential and commercial uses
 - 1 ambulance space shared use with LGV (9 m x 3.5 m) on G/F for the proposed RCHE

For clarity sake, please find attached the revised p.12 of the submitted Supplementary Planning Statement to supersede the relevant version submitted on 9.12.2024.

2. As expressed in the captioned application, please be confirmed that the proposal being applied for under the subject Section 12A application is same as that in the previous Section 16 application (no. A/YL/319), to which government departments including TD, EPD, UD&L, etc. had no objection.
3. For the proposed amendments to the OZP notes, attached please find the revised p.16 of the submitted Supplementary Planning Statement and Appendix 14 to supersede the relevant versions submitted.

Should you have any queries with this pre-submission, please feel free to contact Mr. Endy CHENG at [REDACTED] or the undersigned at [REDACTED].

Yours faithfully,
FOR AND ON BEHALF OF
DeSPACE (INTERNATIONAL) LIMITED

P.P. Greg Lam



Revised p.12 and p.16 of the submitted
Supplementary Planning Statement

4.2 Development Parameters

The layout plans and schematic section are presented in **Appendix 2**. The key development parameters of the development scheme are summarised in Table 4.1 below:

Table 4.1: - Major Development Parameters (subject to further design)

Site Area (about)	About 780 sq. m.
Total Gross Floor Area (GFA)	Total GFA: about 9,333 sq. m. <ul style="list-style-type: none"> • Shop and Services: about 1,522 sq. m. • RCHE(s): about 4,723 sq. m. • Flats: about 3,088 sq. m.
Permissible Plot Ratio (PR) under OZP (Based on Actual Permissible PR)	Total PR: 5.94 <ul style="list-style-type: none"> • Proposed domestic PR: about 3.96 (max. 5 under OZP notes) • Non-domestic PR: about 1.98
Proposed PR	Total: about 12 <ul style="list-style-type: none"> • Domestic: about 3.96 • Non-domestic: about 8.01 (PR for RCHE(s): 6.06 & PR for Shops & Services: 1.95)
Site Coverage (about)	Not exceeding 85%
No. of Building Blocks	1
No. of Storeys	21 storeys and 2 basement floors
Building Height	Not more than 82.34mPD (Absolute Building Height=88.6m with 10m for the basement floors) ^[1] (NB: The mean street level at 3.74mPD)
Population Size for Flat Only	208 (NB: based on an average household size of 2.8)
Proposed Major Floor Use	<ul style="list-style-type: none"> • B2/F to B1/F: Car Park • G/F: Shop and Services, RCHE(s) (Lobby and Lift) Car Park Entrance and Lay-by • 1/F: Shop and Services and RCHE(s) (lift) • 2/F: Shop and Services and RCHE(s) (lift) • 3/F to 7/F: Dormitory for RCHE(s) • 8/F to 9/F: Office and Back-of-House for RCHE(s) • 10/F to 19/F: Flats • 20/F: Clubhouse
Proposed RCHE	
Total No. of Beds	160 to 220 ^[2] (NB: The current scheme proposes 170 RCHE beds)
Proposed Flats	
No. of Flats (about)	74
Average Unit Size (about)	40 sq. m.
Provision of Internal Transport Facilities^[3]	
No. of Private Car Parking Spaces	22 (5 m x 2.5 m)
No. of Motorcycle Parking Spaces	3 (2 m x 1 m)
No. of Bicycle Parking Spaces	5
No. of Disabled Car Parking Spaces	2 (5 m x 3.5 m x 2.4 m (H))
No. of Loading & Unloading Bay (L/UL)	5 in total for: <ul style="list-style-type: none"> • 4 LGVs (7 m x 3.5 m) for residential and commercial uses on basement levels • 1 ambulance shared use with LGV (9 m x 3.5 m) for RCHE on G/F
No. of Car Lift	1

Notes:

[1] Machine rooms, air-conditioning units, water tanks, stair-hoods and similar roof-top structures may be erected or placed on the roof of the building so as to exceed the above number of storeys. Please be invited to note that the building height restriction of no more than 24m above the ground level is fully complied with the Cap. 459A in the proposed dormitory in RCHE(s) (i.e. 3/F to 7/F).

[2] SoA in Appendix 3: Provision of dormitory, dining/multi-purpose room, nursing station cum medical and sick/ isolation/ quiet room will be further adjusted in design and the actual provision may be further revised at the detailed design stage. It appears a potential for an interface of bedspaces.

[3] 2 parking spaces for private cars and 1 parking space for disabled persons for RCHE(s), 6 parking spaces for private car; 4 visitor car parking spaces, 1 car parking space for disabled person, 1 parking space for motorcycle and 5 bicycle spaces for flats; 10 parking spaces for private cars and 2 parking spaces for motorcycles for shop and services.

4.6 Proposed Specific Amendment to OZP

Since the extent of proposed relaxation in non-domestic Plot Ratio cannot be regarded as “minor”, which is beyond the scope of minor relaxation provided under Section 16 of the Town Planning Ordinance as aforementioned, the original “R(A)” zone will not be able to accommodate the proposed development. To facilitate the proposal, the site is proposed to be covered by a new designated “R(A)9” zone with stipulation of relevant controls on development parameters. Attached please find the proposed amendments to the notes of the OZP highlighted in red. Based on the proposed scheme, a maximum domestic GFA of 3,088 m² and a maximum non-domestic GFA of 1,522 m² are proposed to be stipulated. The maximum building height restrictions are proposed to be stipulated in accordance with the existing “R(A)” zone. In addition, a maximum GFA of 4,723 m² for Government, institution or community (GIC) (Residential Care Home(s) for the Elderly only) facilities shall be provided based on the proposed scheme.

SECTION FIVE – PLANNING AND TECHNICAL JUSTIFICATIONS

5.1 In Line with the Planning Intention and Government’s On-going Policy on a Stable Supply of Residential Flats

The Site was formerly a 60-year old theatre and its development potential within an “R(A)” zone was far from being maximized. Respecting the planning intention of the subject “R(A)” zone for high-density residential development, the Applicant intends to maximize the site development potential by providing flats. Increasing the housing supply has all along been a highly prioritized policy of the Government, as with the latest Annual Progress Report of the LTHS. In Chief Executive’s Policy Address in 2023, it is put that sufficient supply of land and housing is the key to making Hong Kong a better place for living and working. “*Land and Housing as the Top Priority*” and “*Housing: Enhance Quantity, Speed, Efficiency and Quality*” have been emphasized.

However, due to the inflationary pressure, elevated interest rates and a high viability threshold of borrowing, many developers regardless of their scales have become much more cautious and inactive in their property development investments. There has been several unsuccessful tenders through Government’s land auctions in recent years, such as Tung Chung Area 57. This proposal is seen as a strong commitment of the Applicant aligning with the Government’s policy for a stable housing supply in Hong Kong which will contribute to meeting the private housing supply targets 132,000 units for the ten-year period from 2024-25 to 2033-34.

5.2 Prevailing Policy Support for Elderly Care Services with GFA exemption

The Government, in pursuit of the policy initiative in “2022 Policy Address” and the 2023-24 Budget, has launched the Incentive Scheme (*LandsD’s Practice Note Issue No. 5/2023*) with a view to leveraging market forces to develop quality RCHE premises to meet the community’s

Appendix 14 –

**Proposed Amendments to the Approved Yuen
Long Outline Zoning Plan (OZP) No. S/YL/27**

RESIDENTIAL (GROUP A)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Commercial Bathhouse/Massage Establishment
Flat	Eating Place
Government Use (not elsewhere specified)	Educational Institution
House	Exhibition or Convention Hall
Library	Government Refuse Collection Point
Market	Hospital
Place of Recreation, Sports or Culture	Hotel
Public Clinic	Institutional Use (not elsewhere specified)
Public Transport Terminus or Station (excluding open-air terminus or station)	Office
Public Vehicle Park (excluding container vehicle) (on land designated "R(A)6" only)	Petrol Filling Station
Residential Institution	Place of Entertainment
School (in free-standing purpose-designed building only)	Private Club
Social Welfare Facility	Public Convenience
Utility Installation for Private Project	Public Transport Terminus or Station (not elsewhere specified)
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle) (not elsewhere specified)
	Religious Institution
	School (not elsewhere specified)
	Shop and Services (not elsewhere specified)
	Training Centre

In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room :

- Eating Place
- Educational Institution
- Institutional Use (not elsewhere specified)
- Off-course Betting Centre
- Office
- Place of Entertainment
- Private Club
- Public Convenience
- Recyclable Collection Centre
- School
- Shop and Services
- Training Centre

(Please see next page)

RESIDENTIAL (GROUP A) (cont'd)

Planning Intention

This zone is intended primarily for high-density residential development. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.

Remarks

- (a) On land designated “Residential (Group A)” (“R(A)”), “Residential (Group A)2” (“R(A)2”), “Residential (Group A)3” (“R(A)3”), “Residential (Group A)4” (“R(A)4”), “Residential (Group A)5” (“R(A)5”) and “Residential (Group A)8” (“R(A)8”), no new development for a domestic or non-domestic building shall exceed a maximum domestic plot ratio of 5 or a maximum non-domestic plot ratio of 9.5, as the case may be, and a maximum building height of 30 storeys excluding basement(s) for “R(A)” and “R(A)2” zones, a maximum building height of 25 storeys excluding basement(s) for “R(A)3” and “R(A)4” zones, a maximum building height of 90mPD for “R(A)5” zone and a maximum building height of 100mPD for “R(A)8” zone. For new development of a building that is partly domestic and partly non-domestic, the plot ratio for the domestic part of the building shall not exceed the product of the difference between the maximum non-domestic plot ratio of 9.5 and the actual non-domestic plot ratio proposed for the building and the maximum domestic plot ratio of 5 divided by the maximum non-domestic plot ratio of 9.5.
- (b) On land designated “R(A)”, “R(A)2”, “R(A)3”, “R(A)4”, “R(A)5” and “R(A)8”, no addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the relevant maximum domestic and/or non-domestic plot ratio(s), and the maximum building height stated in paragraph (a) above, or the domestic and/or non-domestic plot ratio(s), and the height of the existing building, whichever is the greater, subject to, as applicable -
 - (i) the plot ratio(s) and height of the existing building shall apply only if any addition, alteration and/or modification to or redevelopment of an existing building is for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building; or
 - (ii) the maximum domestic and/or non-domestic plot ratio(s), and the maximum building height stated in paragraph (a) above shall apply if any addition, alteration and/or modification to or redevelopment of an existing building is not for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building.
- (c) On land designated “R(A)2” and “R(A)3”, no new development or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum site coverage of 80%. No addition, alteration and/or modification to an existing building shall exceed the site coverage restriction stated above or the site coverage of the existing building, whichever is the greater.

(Please see next page)

RESIDENTIAL (GROUP A) (cont'd)

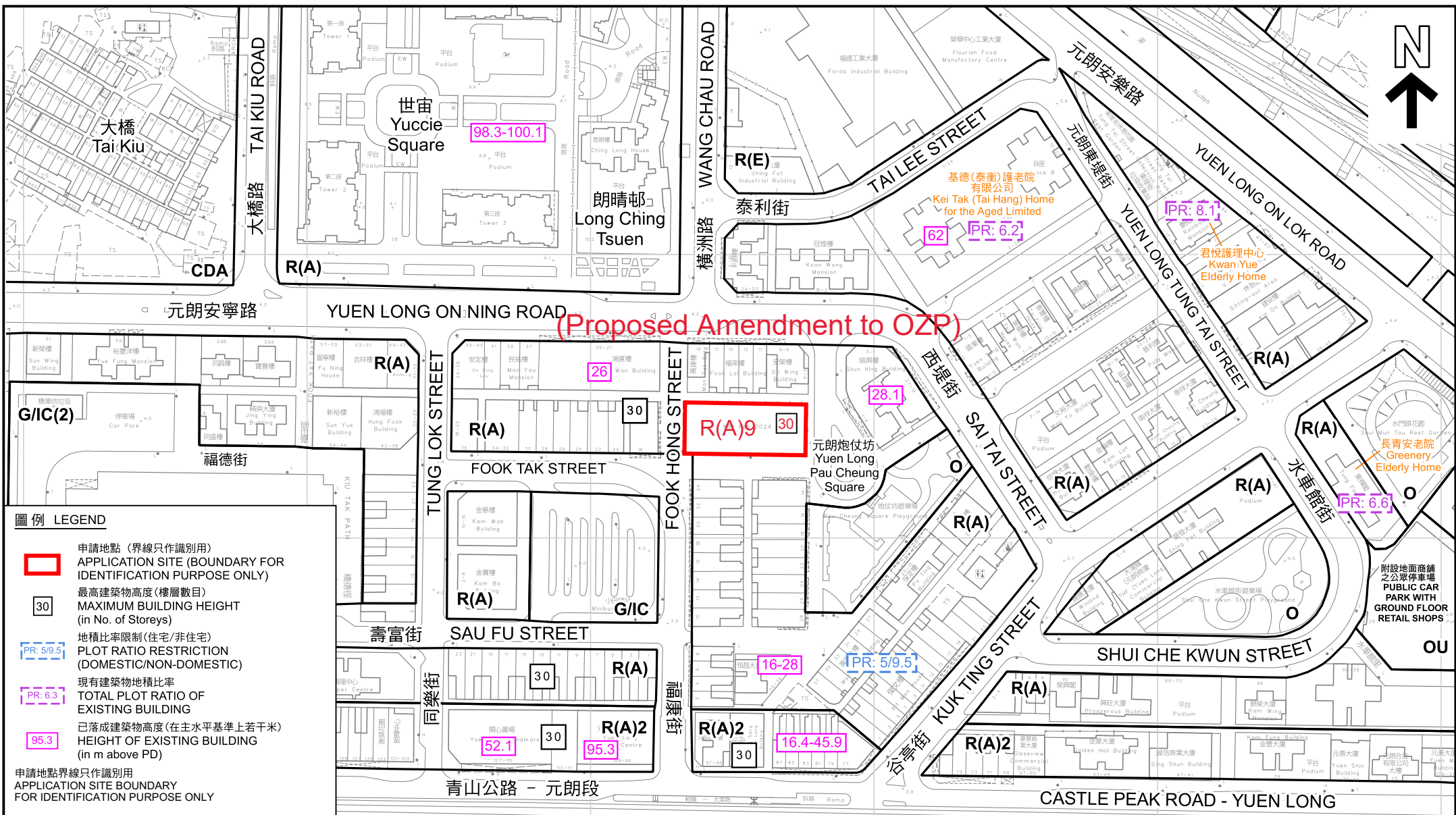
Remarks (cont'd)

- (d) On land designated “Residential (Group A)1”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall exceed a maximum domestic plot ratio of 5 or a maximum non-domestic plot ratio of 9.5, as the case may be, and a maximum building height of 25 storeys excluding basement(s). For a building that is partly domestic and partly non-domestic, the plot ratio for the domestic part of the building shall not exceed the product of the difference between the maximum non-domestic plot ratio of 9.5 and the actual non-domestic plot ratio proposed for the building and the maximum domestic plot ratio of 5 divided by the maximum non-domestic plot ratio of 9.5.
- (e) On land designated “Residential (Group A)6” (“R(A)6”), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 6.7 and a maximum building height of 185mPD, or the plot ratio and height of the existing building, whichever is the greater.
- (f) On land designated “Residential (Group A)7” (“R(A)7”), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 5 and a maximum building height of 90mPD, or the plot ratio and height of the existing building, whichever is the greater.
- (g) (To add) On land designated “Residential (Group A)9” (“R(A)9”), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of maximum domestic GFA of 3,088 m² and a maximum non-domestic GFA of 1,522 m², and no part of the structures shall exceed the maximum building height in terms of number of storeys excluding basement(s) as stipulated on the Plan. In addition, a maximum GFA of 4,723 m² for Government, institution or community (GIC)(Residential Care Home for the Elderly only) facilities shall be provided.
- (h) In determining the maximum plot ratio for the purposes of paragraphs (a), (b), (d), (e), (f) and (g) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, or caretaker’s quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (i) In determining the maximum plot ratio on land designated “R(A)5”, “R(A)6” and “R(A)8”, any floor space that is constructed or intended for use solely as GIC facilities, as required by the Government, may be disregarded.

RESIDENTIAL (GROUP A) (cont'd)

Remarks (cont'd)

- (d) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (a), (b), (d), (f) or (g) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraphs (a), (b), (d), (e) and (f) above may thereby be exceeded.
- (j)
- (d) (k) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio, GFA, building height and/or site coverage restrictions stated in paragraphs (a), (b), (c), (d), (e), (f) and (g) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.



(Proposed Amendment to OZP)

平面圖 SITE PLAN

擬議略為放寬地積比率限制，以作准許的屋宇、商店及服務行業和社會福利設施(安老院舍)用途
元朗丈量約份第120約地段第3678號
PROPOSED MINOR RELAXATION OF PLOT RATIO RESTRICTION FOR PERMITTED FLAT WITH SHOP AND SERVICES AND SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR THE ELDERLY) USES LOT 3678 IN D.D. 120, YUEN LONG

