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寄件者: tmylwdpo_pd/PLAND
 寄件日期: 2025年01月16日星期四 8:59
 收件者: Carmen Ka Kan CHEUNG/PLAND
 副本: Ka Lo KAN/PLAND; Momo Hei Ching CHOW/PLAND
 主旨: 轉寄: Submission of Further Information (2)- s.12A Application Y/YL/21
 附件: Y_YL_21 FI(2) submission 15.1.2025.pdf

From: tpbpd/PLAND <tpbpd@pland.gov.hk>
Sent: Thursday, January 16, 2025 8:50 AM
To: tmylwdpo_pd/PLAND <tmylwdpo@pland.gov.hk>
Cc: Kiff Kit Fu YIU/PLAND <kkfyiu@pland.gov.hk>
Subject: Fw: Submission of Further Information (2)- s.12A Application Y/YL/21

From: Cheng Endy <[REDACTED]>
Sent: Wednesday, January 15, 2025 5:46 PM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: Ka Lo KAN/PLAND <klkan@pland.gov.hk>; Carmen Ka Kan CHEUNG/PLAND <ckkcheung@pland.gov.hk>;
 [REDACTED]
Subject: Re: Submission of Further Information (2)- s.12A Application Y/YL/21

Dear Sir/Madam,

For the captioned S12A application, upon liaison with PlanD, attached please find our FI(2) re-submitted to supercede the FI(2) submitted on 13.1.2025. Many thanks!

Should you have any queries, please do not hesitate to contact the undersigned at [REDACTED]

Thanks and regards,

For and on behalf of
 DeSpace (International) Limited

Endy Cheng

Cheng Endy <[REDACTED]> 於 2025年1月13日週一 下午4:30寫道 :

Dear Sir/Madam,

For the captioned S12A application, for addressing TD's comments, attached please find our FI(2) submission. Hard copies will be submitted to your office today. Many thanks!



DeSPACE (International) Limited

Date: 15th January 2025

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 (2) – Technical clarifications

Reference is made to the captioned Section 12A application. In order to address comments from TD, PlanD and BD regarding the captioned application, attached please the table of responses-to-comments (R to C) with the following attachment:

- Replacement pages for plans and drawings
- Appendix 4: Replacement page 18 of Traffic Impact Assessment (Without any change to the scheme, Table 3.6 of the submitted TIA is further broken down in details to clarify the private car parking space provisions)
- Appendix 10: Pages 8 and 9 of the Catalogue of the Double Rack Parking System (to clarify on meeting the minimum dimensions as specified in TPDM)
- Appendix 11: Replacement page of Confirmation Letter from the RCHE Operator on the Provision of Car Parking Spaces

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

Greg Lam








Section 12A Application to rezone the application site from "Residential (Group A)" to "Residential (Group A)9" and to amend the Notes of the zone applicable to the site (Application No. Y/YL/21)

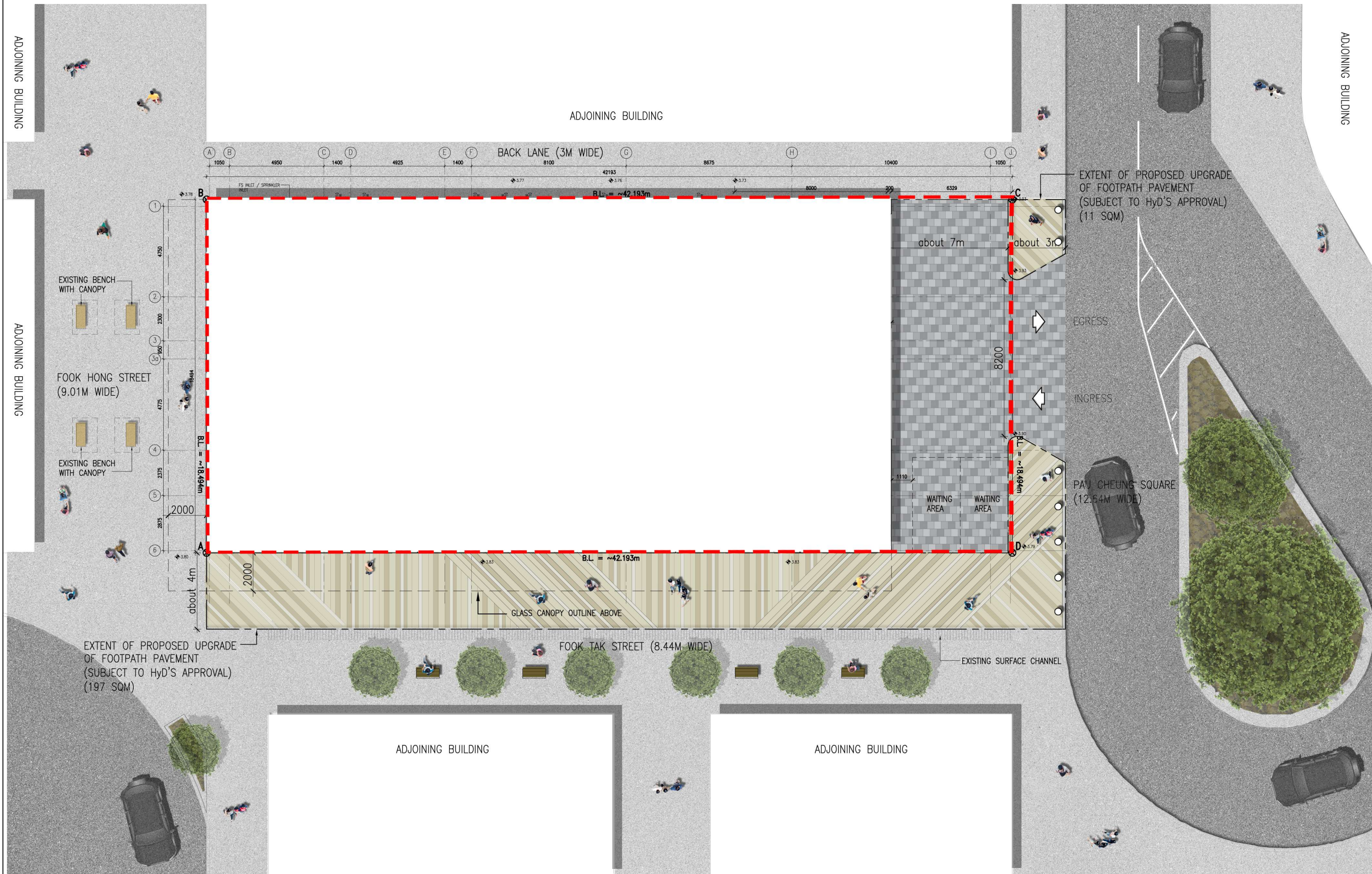
Departmental Comments (Emails from Planning Department dated 9.1.2025 and 15.1.2025)	
Departmental Comments	Response
<u>1. Transport Department (9.1.2025)</u>	
Table 2.2 and RtC (b): According to HKPSG requirement, only 22 Private Car parking spaces (including disabled car parking spaces) are required. Please review.	22 Private Car parking spaces are provided which fulfils the HKPSG requirements for the proposed private housing and shops and services uses. In addition, 2 private car parking spaces are provided to serve the proposed RCHE portion based on operational needs. Attached please find the latest confirmation letter from the RCHE operator on the provision of car parking is in Appendix 11. Without any change to the scheme, Table 3.6 of the submitted TIA is further broken down in details to clarify the private car parking space provisions. Please find replacement p.18 of the TIA in Appendix 4.
1. RtC (d): The design of mechanical parking system in Annex B consists of 3 levels of parking spaces which is inconsistent with the proposed double decking scheme. Please also make reference to Table 7.4.6.1 of TPDM Volume 7 Chapter 7 for the minimum requirement.	<p>Please find an additional page supplemented to the catalogue with the design of 2-level mechanical parking system in Appendix 10.</p> <p>According to the catalogue (p.8 re-attached in Appendix 10), the specified length, width, height and loading for vehicles are 5m, 2m, 2m, and 2,500kg respectively. As such, the length, width, height and loading for vehicle as specified on the table all fulfill the respective TPDM requirements.</p>
The Traffic Impact Assessment report should be updated for our review.	Noted. A consolidated version of the latest TIA report will be sent for TD's review which reflects all the previous R-toCs.

<u>2. Buildings Department</u>	
<p>No objection under the Building Ordinance (BO) subject to the demonstration of permitted site coverage in compliance with the Regulation 20 of the Building (Planning) Regulation [B(P)R]. It is noted that the proposed maximum site coverage (S.C.) of 85% as indicated in Table 4.1 of Appendix I may exceed the permissible S.C. under the 1st schedule of the B(P)R.</p> <p>The applicant may wish to clarify the above, with consideration of the facilitating measures available under Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-172 and APP-132 allowing the applicant to apply for modification of relevant provisions under the BO to provide residential care homes for the elderly (RCHE) and allow for greater flexibility in the design of the proposed development respectively as appropriate.</p>	<p>The building setback in compliance with SBDG is a pre-requisite for GFA concessions under PNAP APP 151 and PNAP APP 152. The building set back accounting for 15% of the site under the submitted scheme looks fulfil the following requirements of SBDG:</p> <ul style="list-style-type: none"> a) Full height and full frontage setback of the building from the site boundaries abutting any narrow streets from the respective site boundaries with a total setback area which is not less than 15% of the area of the site provided that such area will contribute to improving the street environment; and b) For small sites not exceeding 1,000 m², greenery should be provided at the Primary Zone such that the greenery area is not less than 50% of the setback area. All greenery areas shall comply with the requirements in Appendix D where applicable. <p>The Site Coverage from G/F to 9/F are hence maximized to 85%.</p> <p>Uses for habitation are regarded as domestic uses under the BO. Despite that, as per PNAP APP-172, the BA may grant modifications to treat a RCHE or RCHD as a non-domestic part of a composite building for the purposes of regulations 19, 20, 21 and 22 of the Building (Planning) Regulations (B(P)R). The Applicant will make an application for such modification at the building plan submission stage.</p> <p>Aside from that, on application to the BA for a modification in pursuit of PNAP APP-132, the BA is in principle prepared to consider</p>

	<p>applications for more flexible application of the requirements under Regulations 20 and 25 of the B(P)R, allowing the site coverage of a non-domestic building at different levels to vary according to the height of the level within the percentages set out in the tables at Appendix B thereof. G/F to 9/F of the proposed scheme is situated at a height level of below 35m from street level, which the site coverage can be permitted up to 85%</p>
<p><u>3. Planning Department</u></p>	
<p>1. Please note that in considering planning application no. A/YL/319, the Board Members commented there is no detailed information, including the future management were provided on the proposed footpath upgrading works at Yuen Long Pau Cheung Square and Fook Tak Street. Please refer to the extract of minutes enclosed.</p>	<p>The Applicant will be responsible for the upgrading works of the proposed footpath on Government land. Subject to detailed design and the later Lease Modification application, the land of which is normally granted to the Applicant on a temporary basis for carrying out the upgrading works governed by appropriate land lease/tenancy documents. Upon completion of the upgrading works, footpath area will be required to be redelivered to the Government for future management under the conditions of the relevant land documents.</p>
<p>2. Please provide further details on the proposed footpath upgrading works, including provision of wider canopy, a section plan of the footpath with dimensions and clarification on the future management and maintenance arrangements.</p>	<p>Attached please find the provision of wider canopy of 2m based on the specified requirements in TPDM (i.e. vertical clearance for structures over pavements is 3.5m), a section plan of the footpath with dimensions. Please be clarified that whilst the canopy is above Government land, the future M&M arrangement will be similar to the above response. The applicant will be responsible for the M&M of the canopy extruded from and as part of the proposed building.</p>

LEGEND

-  EXISTING TREE
-  NEW BENCH
-  NEW BOLLARD
-  PAVING AREA (208 M²)
-  SITE BOUNDARY

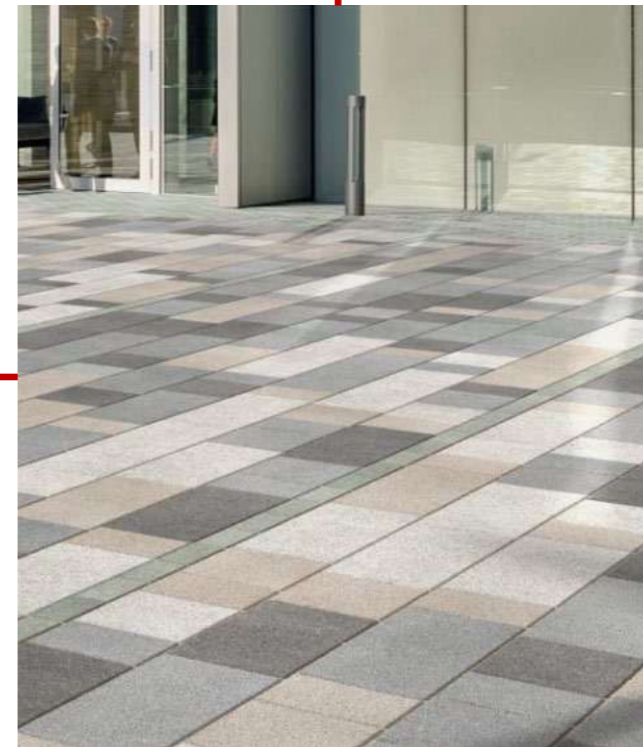
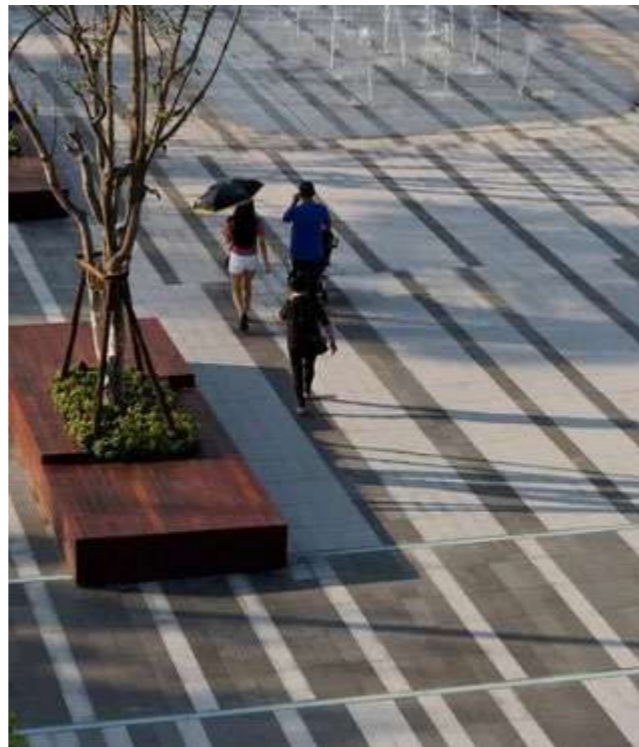
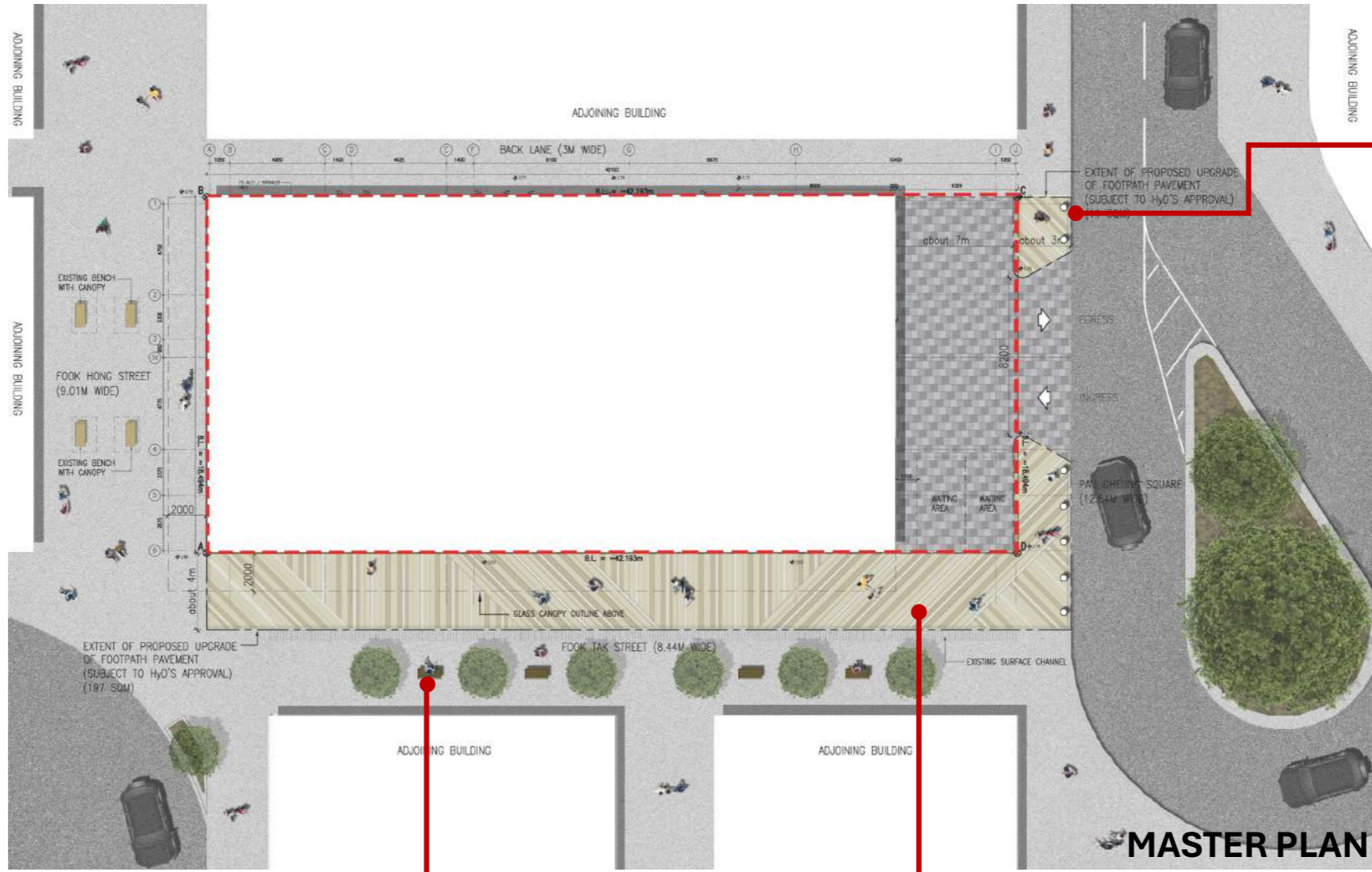


PROPOSED STREETScape PLAN

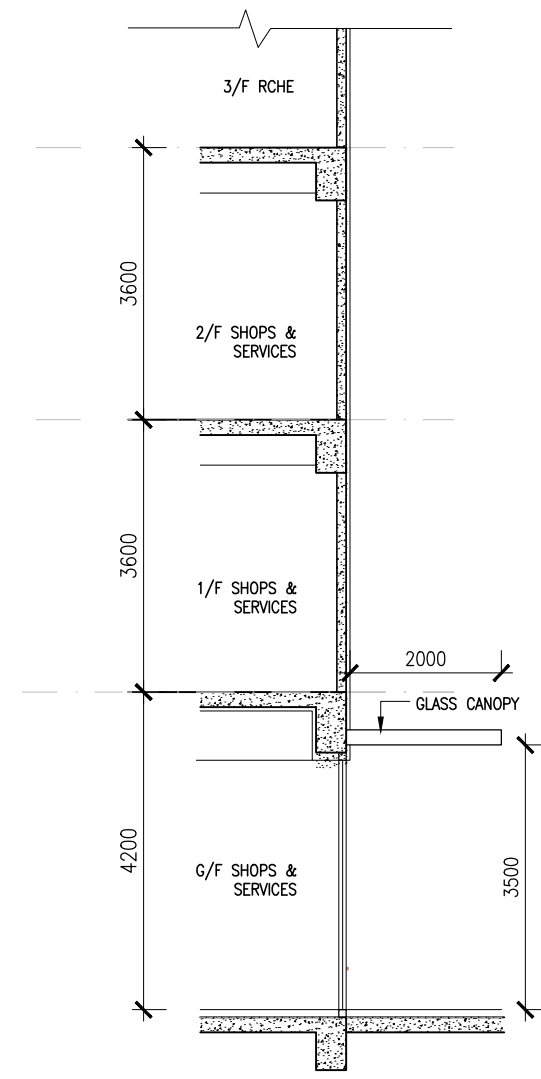
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Rev.	Date	Description
Project Name: Redevelopment of Yuen Long Theatre at Lot No. 3678 in D.D. 120, Yuen Long, N.T.		
Planning Consultant: DeSPACE (International) Limited		
Architect: I Consultants & Contracting Company Limited		
Traffic Consultant: CTA Consultants Limited		
Environmental Consultant: BeeXergy Consulting Limited		
Structural and Geotechnical Engineer: S. T. Wong & Partners Limited		
Drawing Title: PROPOSED STREETScape PLAN		
Designed by:		JODY
Drawn by:		JODY
Checked by:		CAL.
Scale: 1 : 200		Paper: A3
Drawing Number		Revision Letter
GBP012		

DESIGN REFERENCE PHOTOS



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CANOPY SCHEMATIC SECTION

Rev.	Date	Description
------	------	-------------

Project Name:
 Redevelopment of Yuen Long Theatre at Lot No. 3678 in D.D. 120, Yuen Long, N.T.

Planning Consultant :
 DeSPACE (International) Limited

Architect :
 I Consultants & Contracting Company Limited

Traffic Consultant :
 CTA Consultants Limited

Environmental Consultant :
 BeeXergy Consulting Limited

Structural and Geotechnical Engineer :
 S. T. Wong & Partners Limited

Drawing Title:

CANOPY SCHEMATIC SECTION

Designed by: JODY

Drawn by: JODY

Checked by: CAL.

Scale: 1 : 100 Paper: A3

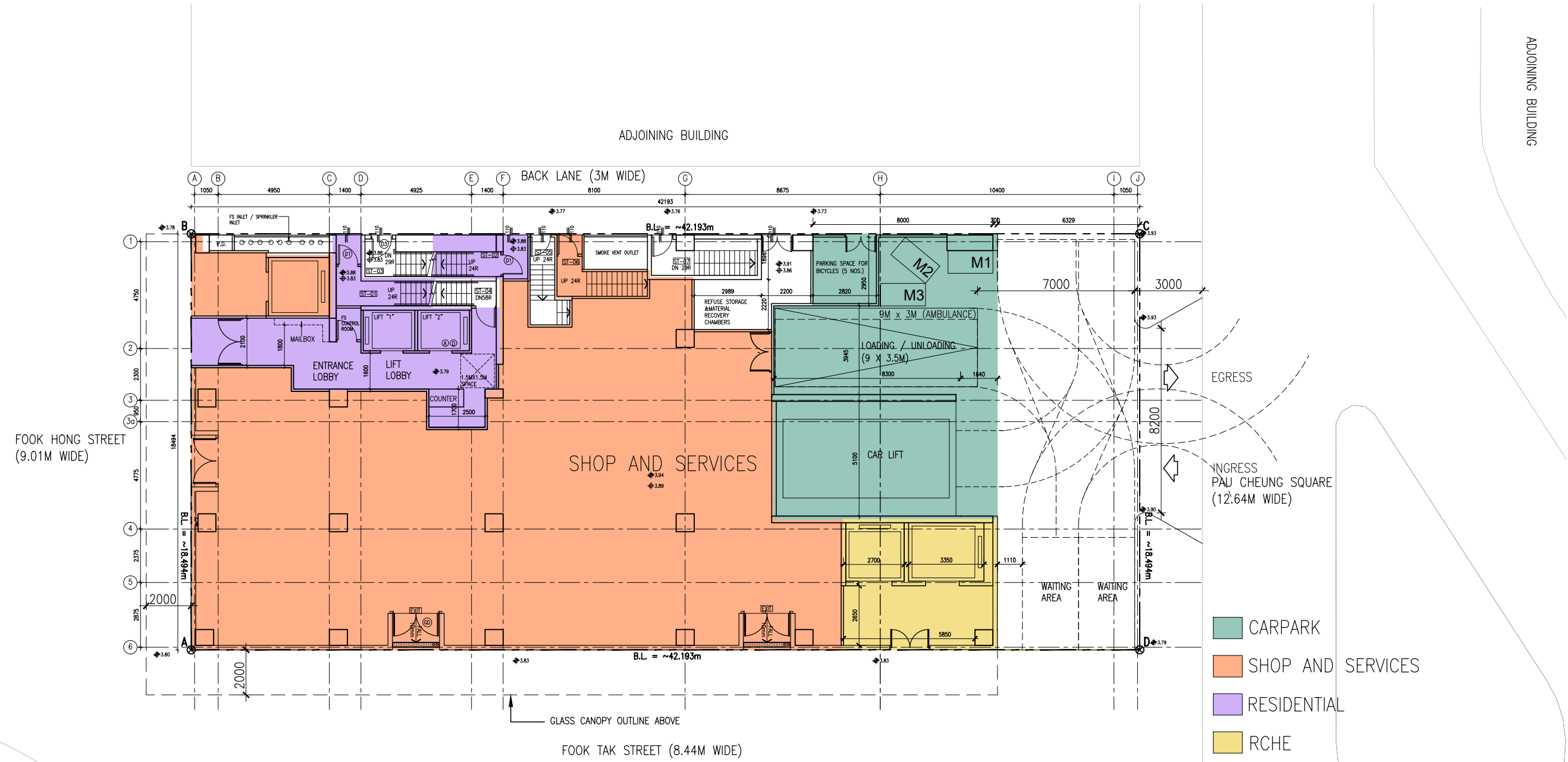
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ADJOINING BUILDING

ADJOINING BUILDING

ADJOINING BUILDING

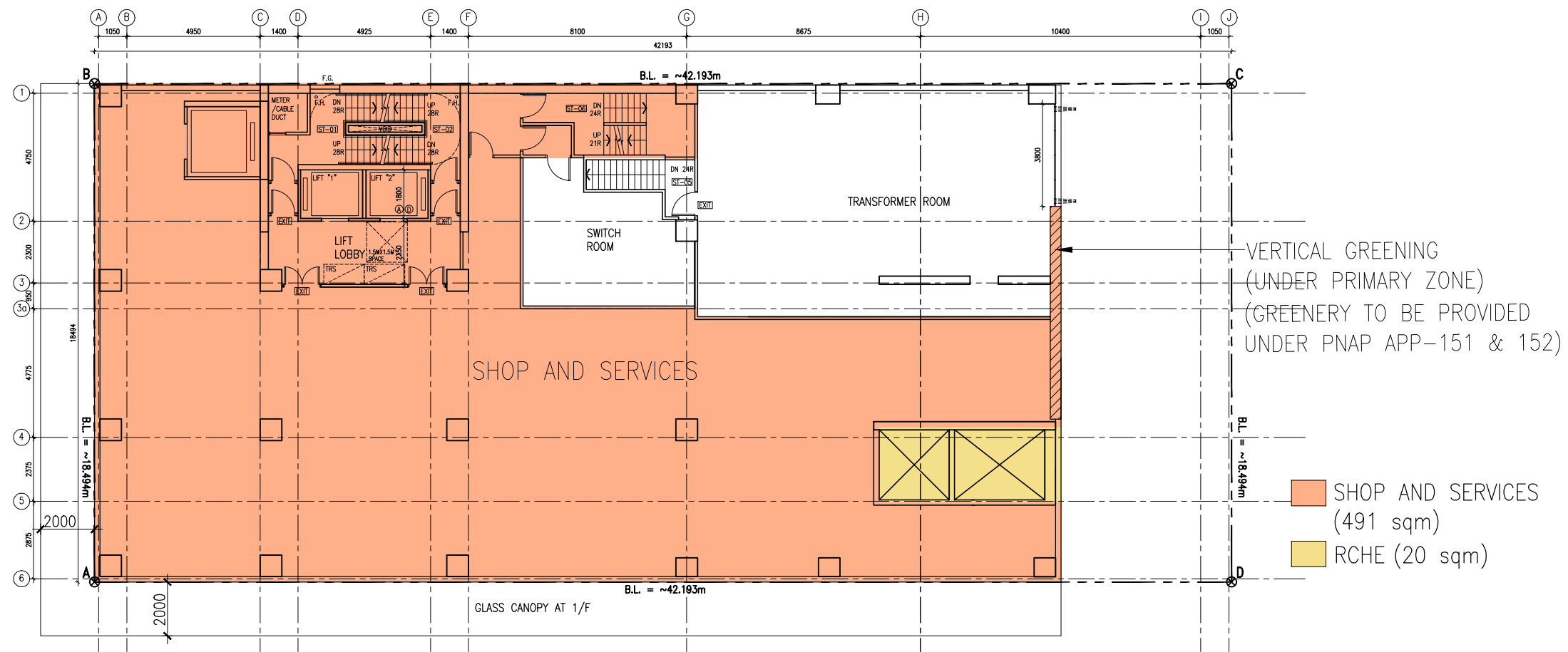


- CARPARK
- SHOP AND SERVICES
- RESIDENTIAL
- RCHE

G/F LAYOUT PLAN

Rev.	Date	Description
Project Name:		
Redevelopment of Yuen Long Theatre at Lot No. 3678 in D.D. 120, Yuen Long, N.T.		
Planning Consultant : DeSPACE (International) Limited		
Architect : I Consultants & Contracting Company Limited		
Traffic Consultant : CTA Consultants Limited		
Environmental Consultant : BeeXergy Consulting Limited		
Structural and Geotechnical Engineer : S. T. Wong & Partners Limited		
Drawing Title:		
G/F LAYOUT PLAN		
Designed by: JODY		
Drawn by: JODY		
Checked by: CAL.		
Scale: 1 : 200	Paper: A3	
Drawing Number		Revision Letter
GBP003		

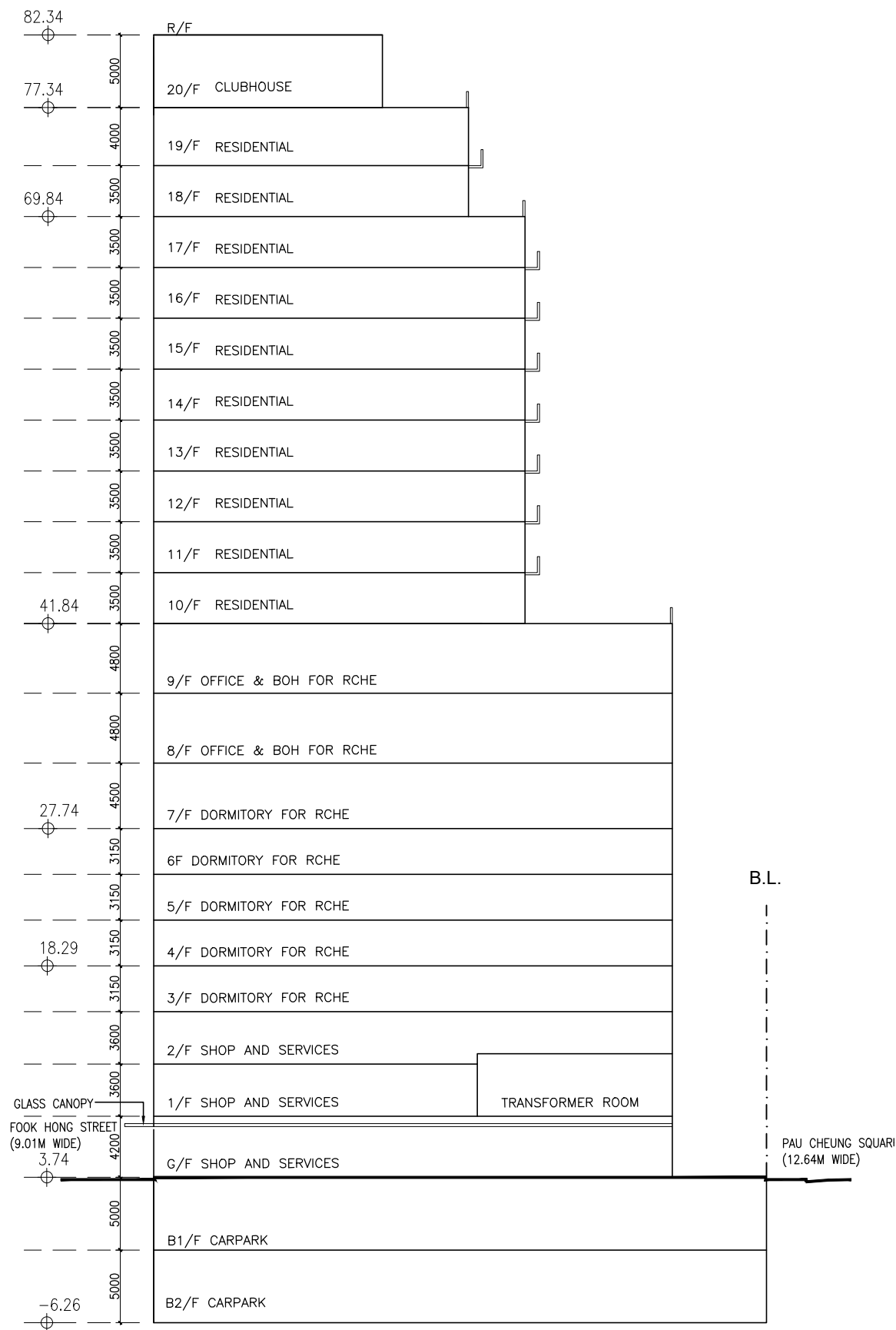
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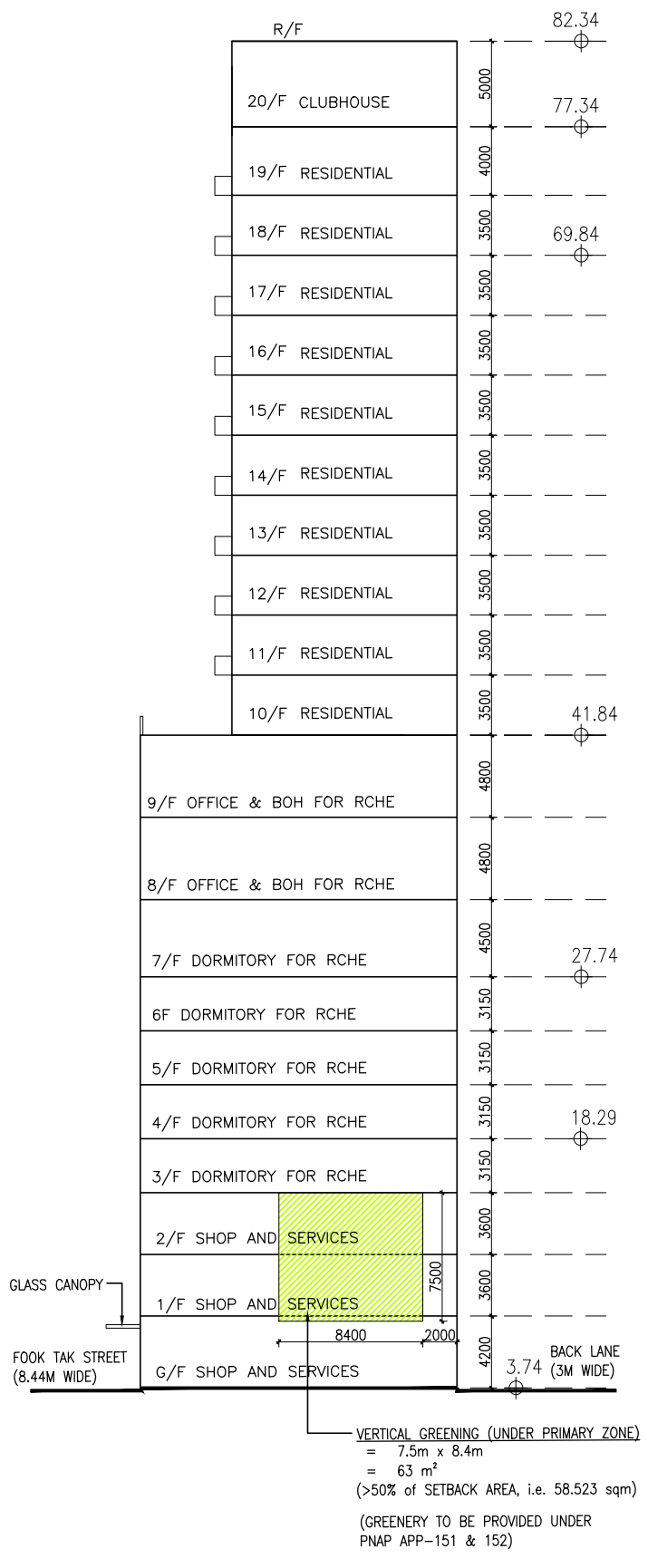
1/F LAYOUT PLAN

Rev.	Date	Description
Project Name:		
Redevelopment of Yuen Long Theatre at Lot No. 3678 in D.D. 120, Yuen Long, N.T.		
Planning Consultant : DeSPACE (International) Limited		
Architect : I Consultants & Contracting Company Limited		
Traffic Consultant : CTA Consultants Limited		
Environmental Consultant : BeeXergy Consulting Limited		
Structural and Geotechnical Engineer : S. T. Wong & Partners Limited		
Drawing Title:		
1/F LAYOUT PLAN		
Designed by: JODY		Revision Letter
Drawn by: JODY		
Checked by: CAL.		
Scale: 1 : 200	Paper: A3	
Drawing Number		
GBP004A		

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**SCHEMATIC SECTION
 (FACING FOOK TAK STREET)**



**SCHEMATIC ELEVATION
 (FACING PAU CHEUNG SQUARE)**

Rev.	Date	Description
Project Name: Redevelopment of Yuen Long Theatre at Lot No. 3678 in D.D. 120, Yuen Long, N.T.		
Planning Consultant: DeSPACE (International) Limited		
Architect: I Consultants & Contracting Company Limited		
Traffic Consultant: CTA Consultants Limited		
Environmental Consultant: BeeKergy Consulting Limited		
Structural and Geotechnical Engineer: S. T. Wong & Partners Limited		
Drawing Title: SCHEMATIC SECTION AND ELEVATION		
Designed by:		JODY
Drawn by:		JODY
Checked by:		CAL.
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Drawing Number:		GBPO13

Appendix 4 –

Replacement page 18 of Traffic Impact
Assessment

Table 3.6 Car Parking Provision Requirement for the Proposed Development

Type	Provision under HKPSG Requirement			Proposed Internal Transport Provision	
Private Cars	RCHE	N/A	14-22 (including 1 no. of Disable Car Park)	2 (including 1 no. of Disable Car Park)	
	Residential	8-11		11	22 (including 1 no. of Disable Car Park)
	Shop	6-11		11	
L/UL (for ambulance)	RCHE	N/A		1 (Shared use with LGV)	
L/UL	Residential	1 HGV	1 LGV 2 HGV	4 (LGV)	
	Shop	1 LGV 1 HGV			
Motorcycle	Residential	1	2-3	3	
	Shop	1-2			
Bicycle	Residential	5		5	

- 3.3.2 **Figures SP-01 to 07** shown that the there are sufficient space for vehicle manoeuvring.
- 3.3.3 With reference to **Figures SP-08 and 09** attached, HGV cannot maneuver along the Yuen Long Pau Cheung Square. Deadlock will occur and vehicles will tail back to the junction of Yuen Long On Ning Road/ Yuen Long Pau Cheung Square.
- 3.3.4 As the site is only about 18.5m wide. It is difficult for the manoeuvring of a 11m long HGV within the site. It is proposed to only provide 4 nos. LGV instead of 1 no. LGV plus 2 nos. HGV.
- 3.3.5 Given this provision, and together with the situation that a 12m long fire engine is not required as FSD requirements. Therefore, it is considered no need to carry out improvement at the Yuen Long Pau Cheung Square.

3.4 Public Transport Services in the Vicinity of the Proposed Development

- 3.4.1 Numerous road-based public transport services are provided in vicinity of the proposed development. Details of the current services of franchised buses and GMB routes within 500 meters catchment area are listed in **Table 3.7**, and the location of the nearby public transport stations is shown in **Figure 3.13**.

Appendix 10 –

Pages 8 and 9 of the Catalogue of the Double
Rack Parking System

Feature of MARS

MARS 特點



EN 14010:2003+A1
EN 60204-1:2018

- Modular standard design
- Convenient combination
- Can built up to 2-4 layers
- Can lifting vehicle up to 2500kg
- Spaces saving
- Electric chain lift system
- Variety security detector
- Computer programming
- Suitable for indoor and outdoor
- Can install solar panel
- Easy installation
- 模塊化標準設計
- 方便組合
- 能建到2-4層
- 能承重2500公斤的車輛
- 節約空間
- 電動鏈提升系統
- 各種安全探測器
- PLC電腦編程
- 室內外均可使用
- 可安裝太陽能板
- 安裝快捷方便

Product Name 設備名稱	MARS Puzzle Stacking System MARS 拼圖型泊車系統	
Vehicle Specification 停車規格	Length 長	< 5000mm
	Width 寬	< 2000mm
	Height 高	< 2000mm
Loading for Vehicle 承載重量	≤ 2500kg	
Control Method 操作方式	PLC Touch Screen 電腦觸摸屏操作方式	
Vertical Lifting Speed 升降速度	4.5m/mins	
Horizontal Moving Speed 橫移速度	7m/mins	
Rated of Power 功率	5.5 kW	
Voltage 電源	3-phase 5-wire 380V/50Hz 三相五綫 380V 50Hz	
Fire rating (Main structure) 防火等級 (主結構)	1 hour fire rating 1 小時防火等級	

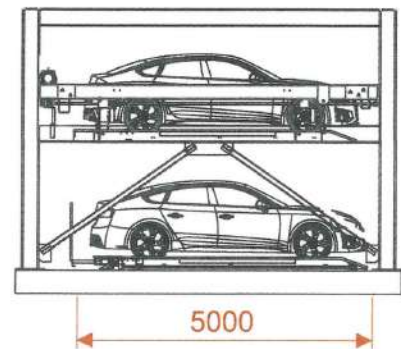
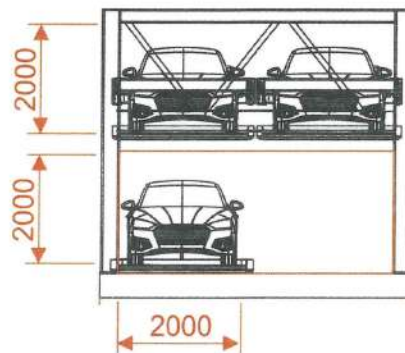
Drawing of MARS

MARS 圖示

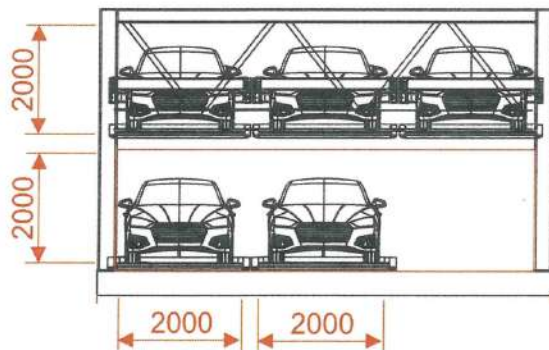
MARS 2 Layer 兩層

Minimum dimensions for individual parking stalls
(excluding the space for mechanical parts)

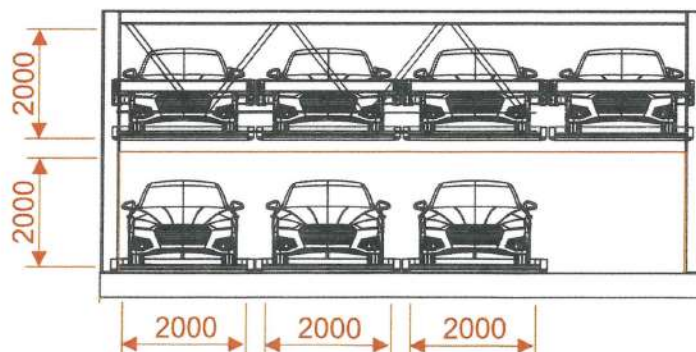
2 x 2



2 x 3



2 x 4



* Size and specification will be subject to the final proposal

Appendix 11 –

Replacement page of Confirmation Letter from the
RCHE Operator on the Provision of Car Parking
Spaces

Date: 13th January 2025

To whom it may concern,

**CONFIRMATION OF THE PROVISION OF CAR PARKING SPACES OF THE RESIDENTIAL
CARE HOME FOR ELDERLY IN LOT NO. 3678 IN D.D. 120, YUEN LONG, NEW
TERRITORIES**

We, Delightful RCHE Limited, the potential operator of the Residential Care Home for Elderly (RCHE) in the subject development mentioned in Section 12A Application No. YYL/21, hereby confirm the car parking provision of the subject RCHE development, which includes 2 parking spaces for private cars (including 1 for the disabled persons) and 1 loading/unloading space for an ambulance for RCHE, to be sufficient to meet the operational need of a RCHE in the area.

Yours faithfully,



Mr. Leung Shiu Wai

Mr. Leung Shiu Wai
Executive Director
DELIGHTFUL RCHE LIMITED
Fax: 29822316
Tel: 29822310 / 97727800