



DeSPACE (International) Limited

Date: 9th 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**

SUPPLEMENTARY INFORMATION (1)

The captioned submitted S12A application refers. Attached please find revised p.12 of the submitted Supplementary Planning Statement to supersede the relevant page.

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

g.l.
k.y. Greg Lam



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 Ambulance	1 (9 m x 3 m)
No. of Disabled Car Parking Spaces	2 (5 m x 3.5 m x 2.4 m (H))
No. of Loading & Unloading Bay	4 for LGV (7 m x 3.5 m)
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.