

Similar s.12A application within the Outline Zoning Plan (OZP)

Rejected Application

	<u>Application No.</u>	<u>Proposed Use</u>	<u>Date of Consideration (RNTPC)</u>	<u>Rejection Reason(s)</u>
1	Z/YL/14	Request for amendment to the draft Yuen Long OZP No. S/YL/13 from "Government, institution or Community" ("G/IC") to "Residential (Group E)" ("R(E)")	16.7.2004	(1), (2), (3), (4)

Rejection Reasons

- (1) The proposed "R(E)" zone with high-rise residential development is considered not compatible with the surrounding low-rise GIC developments in terms of development intensity and building design.
- (2) The "G/IC" zone should be reserved to meet the unforeseen GIC needs of the local population.
- (3) Insufficient information to demonstrate that the proposed "R(E)" zone would not have adverse landscape impact on the site and traffic impact on the surrounding areas.
- (4) Insufficient information to demonstrate that the proposed residential development would not be subject to adverse environmental impact.

Detailed Departmental Comments

Comments from the Director of Environmental Protection on the Revised Environmental Assessment (EA) (Appendix Ii)

‘R-to-C’ Item 1

1. Appendix B shows that TD has no further comments on the technical note on Methodology adopted in Traffic Forecast. It should be reviewed and clarified whether the traffic flow data apart from the methodology has been endorsed by TD.

2. It is noticed that the traffic forecast data have been updated taking into account the comments from TD. For clarity, it should be reviewed and clarified in the report whether the morning or afternoon peak hour traffic data represent the worst-case scenario for the assessment to justify the design of the noise mitigation measures.

‘R-to-C’ Item 2

3. It should be reviewed and clarified in Appendix E whether the solid parapet balcony is proposed for NSR 34.

‘R-to-C’ Item 5 and s.4.3.4.1

4. It should be reviewed and clarified whether the operation hours of the industrial activities identified in Table 4.2 have been confirmed with the respective operators.

Provision of GIC Facilities and Open Space in Yuen Long Outline Zoning Plan
(as at 11.1.2018)

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on existing population)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against existing provision)	Surplus/ Shortfall (against planned provision)
				Existing Provision	Planned Provision		
District Open Space	10 ha per 100,000 persons	14.77 ha	18.80 ha	7.39	28.46	-7.38 ha	+9.66 ha
Local Open Space	10 ha per 100,000 persons	14.77 ha	18.80 ha	17.72	31.20	+2.95 ha	+12.40 ha
Secondary School	1 whole-day classroom for 40 persons aged 12-17	238.21 classrooms	273.82 classrooms	413	443	+174.79 classrooms	+169.18 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6-11	259.86 classrooms	375.02 classrooms	383	473	+123.14 classrooms	+97.98 classrooms
Kindergarten/ Nursery	26 classrooms for 1,000 children aged 3 to 6	85.81 classrooms	107.92 classrooms	165	165	+79.19 classrooms	+57.08 classrooms
District Police Station	1 per 200,000 to 500,000 persons	0.30	0.40	1.00	1.00	+0.70	+0.60
Divisional Police Station	1 per 100,000 to 200,000 persons	0.74	0.99	1.00	1.00	+0.26	+0.01
Hospital	5.5 beds per 1,000 persons	812.35 beds	1086.77 beds	0 beds	0 beds	-812.35 beds	-1086.77 beds*
Clinic/Health Centre	1 per 100,000 persons	1.48	1.98	3.00	3.00	+1.52	+1.02
Magistracy (with 8 courtrooms)	1 per 660,000 persons	0.22	0.30	0.00	0.00	-0.22	-0.30

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on existing population)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against existing provision)	Surplus/ Shortfall (against planned provision)
				Existing Provision	Planned Provision		
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24	2.48	2.70	2.00	3.00	-0.48	+0.30
Integrated Family Services Centre	1 for 100,000 to 150,000 persons	0.98	1.25	3.00	4.00	+2.02	+2.75
Library	1 district library for every 200,000 persons	0.74	0.99	1.00	1.00	+0.26	+0.01
Sports Centre	1 per 50,000 to 65,000 persons	2.27	2.89	4.00	5.00	+1.73	+2.11
Sports Ground/ Sport Complex	1 per 200,000 to 250,000 persons	0.59	0.75	1.00	1.00	+0.41	+0.25
Swimming Pool Complex - standard	1 complex per 287,000 persons	0.51	0.66	1.00	1.00	+0.49	+0.34

* Hospital bed is determined on a regional basis. Pok Oi Hospital is outside Yuen Long New Town, but in Nam Sang Wai.