

**APPLICATION FOR AMENDMENT OF PLAN
UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE**

APPLICATION NO. Y/YL/12

- Applicant** : Mega Fame International Development Limited represented by Vision Planning Consultants Limited
- Plan** : Draft Yuen Long Outline Zoning Plan (OZP) No. S/YL/22
(at the time of submission of application)
- Approved Yuen Long OZP No. S/YL/23
(currently in force)
(no change to the subject “Government, Institution or Community(1)” zone)
- Site** : Lots 1715 S.C RP (Part), 1715 S.C ss.2, 1716 S.A, 1717 S.D (Part) and 1722 in D.D 120, Tai Tong Road, Yuen Long, New Territories
- Site Area** : About 5,121m²
- Lease** : Block Government Lease (demised for agricultural use)
- Zoning** : “Government, Institution or Community(1)” (“G/IC(1)”) *[Restricted to a maximum building height of 3 storeys (8 storeys for ‘School’ and ‘Hospital’ uses) excluding basement(s)]*
- Proposed Amendment** : To rezone the application site from “G/IC(1)” to “Residential (Group B)2” (“R(B)2”)

1. The Proposal

- 1.1 The applicant proposes to rezone the application site (the Site) from “G/IC(1)” to “R(B)2” on the OZP for a residential development with provision of social welfare facility. The applicant also proposes a set of ‘Remarks’ for the proposed zoning indicating the associated development restrictions including a maximum domestic gross floor area (GFA) of 21,508m² (plot ratio (PR) of 4.2), a maximum non-domestic GFA of 100m² for proposed social welfare facility (PR of about 0.0195), a maximum site coverage (SC) of 50% and a maximum building height (BH) of 22 storeys (excluding basement car park) (**Appendix II**).
- 1.2 The Site is currently occupied by a warehouse with ancillary retail and workshop. The location of the Site is shown on **Plans Z-1 to Z-4b**.

1.3 According to the applicant, the indicative scheme in support of the rezoning application comprises 3 blocks of 22-storey (79.15mPD) residential towers above a level of basement carpark. The proposed social welfare facility is located on ground floor of the proposed development. Various building setbacks along the Site boundaries and building separation of 15m wide between the 3 residential towers are proposed (**Drawing Z-5**). The vehicular access is proposed at the western boundary of the Site abutting Tai Tong Road. The indicative Master Layout Plan (MLP), floor plans, section plans, Landscape Master Plan (LMP), building setbacks and separations plan, proposed noise mitigation measures, and photomontages submitted by the applicant are shown on **Drawings Z-1 to Z-8**.

1.4 Development parameters of the indicative scheme are set out below:

Site area	about 5,121m ²	
Total domestic/non-domestic gross floor area (GFA)	about 21,508m ² /100m ²	
Total domestic /non-domestic PR	not more than 4.2/0.0195	
Site Coverage	30% (below 15m) 20% (above 15m)	
No. of blocks	3	
No. of storeys	22 storeys over 1 level of basement car park	
BH	73.15m (79.15mPD) (from G/F)	
Building setbacks from Site boundaries Northern Eastern Southern Western	(at ground level/+6mPD)	(at typical level/above 15m)
	5m	10m
	3m to 5m	3m to 18m
	10m to 11m 7m to 19m	9 to 11m 7 to 27m
No. of flats	378 (126 flats per block)	
Average flat size	about 56.9m ²	
No. of parking spaces	Private car	52 (including 12 for visitors and 2 for disabled)
	Motorcycle	4
	Bicycle	26
No. of loading/unloading (L/UL) spaces	3	
Private local open space	1,407.69m ²	

Greenery coverage	about 26.47%
Anticipated completion year	2020

1.5 In support of the application, the applicant has submitted the following documents:

- (a) Application form received on 13.7.2016 **(Appendix I)**
- (b) Supporting planning statement attached to **(Appendix Ia)**
Appendix I
- (c) Supplementary information (SI) received on 15.7.2016 enclosing a revised executive summary of the supporting planning statement **(Appendix Ib)**
- (d) SI received on 21.7.2016 enclosing a revised development schedule and clarifying the overall domestic GFA calculation **(Appendix Ic)**
- (e) Further information (FI) received on 26.7.2016 providing drawings for the traffic impact assessment (TIA) and clarifying an editorial error in the planning statement (*accepted and exempted from publication and recounting requirements*) **(Appendix Id)**
- (f) FI received on 6.12.2016 enclosing a new quantitative air ventilation assessment (AVA), new photomontages and plans, a revised environmental assessment (EA) and a revised sewerage impact assessment (SIA) (*accepted but not exempted from publication and recounting requirements*) **(Appendix Ie)**
- (g) FI received on 23.2.2017 providing a run-in/out design plan, a revised floor plan, a revised LMP, a revised AVA, methodology of AVA and clarifications on SC (*accepted but not exempted from publication and recounting requirements*) **(Appendix If)**
- (h) FI received on 27.4.2017 providing a revised AVA, a revised EA, a revised TIA and a revised LMP (*accepted but not exempted from publication and recounting requirements*) **(Appendix Ig)**
- (i) FI received on 29.6.2017 providing a revised AVA, revised/new drawings for TIA and LMP (*accepted but not exempted from publication and recounting requirements*) **(Appendix Ih)**
- (j) FI received on 20.7.2017 providing a revised EA (*accepted but not exempted from publication and*) **(Appendix Ii)**

recounting requirements)

- (k) FI received on 22.9.2017 providing a revised EA and response to departmental comments (*accepted and exempted from publication and recounting requirements*) **(Appendix Ij)**
- (l) FI received on 3.10.2017 providing response to departmental comments (*accepted and exempted from publication and recounting requirements*) **(Appendix Ik)**
- (m) FI received on 17.11.2017 providing revised Notes of the “R(B)2” zone and G/F layout, and response to departmental comments (*accepted but not exempted from publication and recounting requirements*) **(Appendix Il)**
- (n) FI received on 4.1.2018 providing response to departmental comments (*accepted and exempted from publication and recounting requirements*) **(Appendix Im)**
- (o) FI received on 23.1.2018 providing response to departmental comments with replacement pages of MLP, landscape plans and G/F layout (*accepted and exempted from publication and recounting requirements*) **(Appendix In)**

1.6 The application was originally scheduled for consideration of the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) on 30.9.2016. On 30.9.2016, the Committee agreed to defer making a decision on the application for 2 months as requested by the applicant. Subsequently, the applicant submitted FI on 17.11.2017 **(Appendix II)** and the application is scheduled to be considered by the Committee at this meeting.

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in section 7 of the supporting planning statement in **Appendix Ia** and **Appendices Id to In**. They can be summarised as follows:

In line with the Government’s policy

- (a) The proposed rezoning optimises the use of the limited land resources within a well-established new town. A total of 378 flats will be provided upon completion. Approval of the proposed rezoning is in line with the 2016 Policy Address and the Government’s policy objective in addressing the acute imbalance in the supply-demand of housing land.
- (b) To optimise the land resources for housing, the 2014 Policy Address has allowed

new housing sites to increase their maximum domestic PR permitted in different Density Zones by 20% as far as permissible in planning terms. The proposed rezoning of the Site from “G/IC(1)” to “R(B)2” zone has adopted this policy initiative to increase the domestic PR from 3.5 of “R(B)” zone to 4.2 (i.e. an increase of 20%).

- (c) The provision of social welfare facility as required by the Social Welfare Department (SWD) will meet the area shortfall of local elderly services. On-site pick-up/drop-off area will be provided to facilitate the proposed services.

Suitable location for “R(B)” use and compatible with the surrounding areas

- (d) The Site is suitable for the proposed “R(B)2” zone at this locality taking into account the Site is located only 150m away from the Yuen Long New Town (YLNT); the changing development profile in the vicinity; and the tight supply of housing land within urban and sub-urban areas which is supported by well-established infrastructure and community facilities. Besides, Fraser Village and Tai Kei Leng in the vicinity are not recognised villages. Small House development would not be considered in these areas. Therefore, these areas would have a high redevelopment potential for high-rise residential development in the long-run.
- (e) The Site is compatible with the surrounding medium to high-rise residential developments. Moreover, the context of the Site is similar to a site which has recently been zoned for youth hostel use in Ma Tin Pok where the maximum BH restriction of the youth hostel site is 26 storeys above ground level/95mPD. However, the maximum BH of the proposed rezoning is only 22 storeys above ground level/79.15mPD. Therefore, the Site should enjoy similar treatment from the urban and spatial design standpoint.
- (f) The present environment of the Site is obsolete and is ‘out-of-context’ in the development pattern of today’s YLNT. The indicative scheme can improve the general environment of the Site and act as an effective catalyst to speed up the development/redevelopment process within the YLNT in coping with the changing character of north-western region.

No consequential effect on the provision of the required open space and GIC facilities

- (g) The Site has not been designated for any specified GIC use according to the draft Yuen Long New Town Area 14 - Layout Plan No. L/YL 14/A. According to The Hong Kong Planning Standards and Guidelines (HKPSG), the provision of open space and GIC facilities to serve the Yuen Long Planning Area (YLPA) is adequate. No consequential effect on the provision of the required open space and GIC facilities due to the loss of the Site is anticipated. The Site can be released for other uses, such as residential development, to meet the community needs.

Technical aspect

- (h) Technical impact assessments including TIA, EA, quantitative AVA, visual impact assessment (VIA), drainage impact assessment (DIA), SIA and tree preservation and landscape proposal have been conducted. With the implementation of

environmental mitigation measures including building design, acoustic window and solid parapet, no adverse or unacceptable effect of the indicative scheme on the surrounding areas is anticipated. Given the relatively small scale of the proposed development, the passenger traffic arising from the proposed development would have negligible impact on the railway network.

- (i) To tackle the potential visual effect of the proposed development, building setbacks and building separations are proposed. Long façade design has been avoided while sunken carpark and small split podium design have been adopted to minimise SC at ground level. Careful colour scheme and façade treatment would be proposed at the detailed design stage.
- (j) The proposed building setbacks and separations (**Drawing Z-5**) can be stipulated in the Notes and/or the Explanatory Statement (ES) of the OZP as the planning requirements of the Site. The proposed mitigation measures can also be implemented and controlled through imposing relevant clauses on the future lease.

Setting a good precedent

- (k) The approval of the proposed rezoning represents a ‘win-win’ situation to all parties concerned (i.e. the community and the applicant).

3. Compliance with the “Owner’s Consent/Notification” Requirements

The applicant is one of the “current land owners”. In respect of the other “current land owner(s)”, the applicant has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31A) by publishing newspapers notices and posting notices. Detailed information would be deposited at the meeting for Members’ inspection.

4. Background

The Site forms part (about 44%) of a larger “G/IC” zone (about 11,600m²). The subject “G/IC” zone was shown on the OZP since the first draft Yuen Long OZP No. S/YL/1 gazetted on 12.4.1991. Subsequently, it was rezoned to “G/IC(1)” with the imposition of BH restriction of 3 storeys (8 storeys for ‘School’ and ‘Hospital’ uses) excluding basement(s) to help ensure that the developments will be in keeping with the adjacent village environment under the draft Yuen Long OZP No. S/YL/16 gazetted on 5.1.2007. There is no designated GIC use for the subject “G/IC(1)” zone. According to the Planning Report for YLNT prepared by the Planning Department (PlanD) in 1990, the “G/IC” sites planned/reserved in the western and southern extension areas of the YLNT were for providing GIC facilities to cater for the unforeseen needs in future.

5. Previous Application

There is no previous s.12A application at the Site.

6. Similar Application

- 6.1 There is one similar s.12A application (No. Z/YL/14) within the OZP for requesting the amendment to the OZP from “G/IC” zone to “Residential (Group E)” (“R(E)”) zone for the development of a 32-storey residential building with retail facilities at ground floor. Details of the application are summarised in **Appendix III** and the location of the application is shown on **Plan Z-1**.
- 6.2 The application was rejected by the Committee on 16.7.2004 mainly on grounds that the “G/IC” zone should be reserved to meet the unforeseen GIC needs; the proposed high-rise residential development was not compatible with the surrounding low-rise GIC developments; there was insufficient information to demonstrate that the proposed rezoning would not have adverse traffic and landscape impacts as well as the proposed residential development would not be subject to adverse traffic noise impact.

7. The Site and its Surrounding Areas (Plans Z-1 to Z-4b)

7.1 The Site is:

- (a) situated in the south-eastern part of the YLNT (**Plan Z-1**);
- (b) abutting Tai Tong Road to its west (**Plan Z-2**); and
- (c) currently occupied by a warehouse with ancillary retail and workshop.

7.2 The surrounding areas have the following characteristics:

- (a) the Site is surrounded mainly by low and medium-rise developments. The BH of the surrounding developments are ranging from 2 to 3 storeys on the adjoining “Village Type Development” (“V”) and “G/IC(1)” zones to its east and west, to 12 to 25 storeys on the “R(B)” zones to the further east across Fung Ki Road and further south across Shap Pat Heung Road respectively. To its further south-west of about 250m away is a site zoned “G/IC(5)” on the OZP with a BH restriction of 95mPD for youth hostel development (**Plan Z-1**);
- (b) to its immediate north within the same “G/IC(1)” zone is an open storage yard (about 1,097m²). The site was also the subject of a s.16 planning application (No. A/YL/219) for office and shop and services cum public open space rejected by the Committee on 22.4.2016 (**Plan Z-2**) mainly on ground that approval of the application would affect the land available for GIC use. To its immediate south within the same “G/IC(1)” zone are car services and shop, a car park, parking for bicycles, a residential structure and unused land;
- (c) to its further north, east and south-east are residential structures, an vacant

office, a real estate agency, a car park, a bakery workshop, fallow agricultural land and unused land on land zoned “V”;

- (d) to its west across Tai Tong Road are Yuen Long Baptist Church, a graded historic building ‘筱廬’, a car park and a petrol filling station on land zoned “G/IC(1)”; and
- (e) to its south-west and north-west across Tai Tong Road are residential structures, a food processing workshop and an office on land zoned “V”.

8. Planning Intention

The “G/IC” zone is intended primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organisations providing social services to meet community needs, and other institutional establishments.

9. Comments from Relevant Government Departments

9.1 The following Government departments have been consulted on the application and their views on the application and public comments are summarised as follows:

Land Administration

9.1.1 Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- (a) From desktop checking, the Site consists of old scheduled lots held under Block Government Lease demised for agricultural purpose. MOT M7876, M17993, M22578, M22682 have been granted for Lots 1715 S.C. ss. 2 and 1722 in D.D. 120 to allow the erection of temporary structures for residential purpose. Also, a STW No. 1623 have been granted for Lot 1715 S.C ss. 2 and 1722 for storage of rattan ware purpose) and a STW No. 3287 for Lots 1715 S.C. RP, 1716 S.A and 1717 S.D in D.D. 120 for storage of metal and building materials with ancillary retail business.
- (b) The total Site area of 5,121m² shall be subject to verification. The Site does not fall within the Shek Kong Airfield Height Restrictions.
- (c) Should the Board approve the application, the owners of the concerned lots are required to apply to LandsD for land exchange for the proposed development. However, there is no guarantee that the application including the granting of additional Government Land (if any) will be approved. Such application will be dealt with by LandsD acting in the capacity as the landlord at his discretion, and if

it is approved under such discretion, the approval would be subject to such terms and conditions including, among others, the payment of premium and administrative fee as may be imposed by LandsD.

- (d) As the lots are now owned separately by the Eternal Land Limited (Lots 1715 S.C. RP (Part), 1716 S.A, 1717 S.D in D.D. 120) and the Mega Fame International Development Limited (Lots 1715 S.C. ss2 and 1722 in D.D. 120), they should unify the title of lots in case they wish to apply to LandsD to implement the approved planning scheme. Also, the said MOTs and STWs should be cancelled before completion of the land exchange application for the lots.
- (e) He trusts the applicant would follow up properly as stated in the 'response-to-comment' ('R-to-C') table in **Appendix Ie** in respect of his comments on land administration issues raised in paras. (b) to (d) above.
- (f) In the 'response-to-comments' table at **Appendix Ij**, it is noted that the applicant has no objection to imposing in the Special Conditions in the future land exchange any clauses related to the submission of noise impact assessment and the provision of noise mitigation measures to the satisfaction of Environmental Protection Department (EPD). As such, EPD shall confirm if it is acceptable. However, as the land exchange application, when received, will be subject to consideration including such terms and conditions to be imposed at that later stage, he is not in a position at this juncture that the aforesaid clauses could be imposed or not. [DEP's comments at para. 9.1.4 (b) below]
- (g) As to the applicant's response to SWD's requirement by proposing a maximum non-domestic GFA of 100m² at G/F for provision of social welfare facility, SWD should confirm if they would take up possession of such welfare facilities upon completion as Government Accommodation. [DSW's comments at para. 9.1.5 (c) below]

Traffic

9.1.2 Comments of the Commissioner for Transport (C for T):

- (a) He has no further comment on the application having examined the the 'R-to-C' table and the revised drawing for the TIA (**Appendix Ih**).
- (b) The proposed vehicular access at Tai Tong Road should be permitted under the lease and agreed by DLO/YL, LandsD.
- (c) The run-in/out should be designed to Highways Department (HyD) standard with due consideration of the existing road layout.
- (d) As regards the public comments raising concern on the capacity of

West Rail, it should be noted that West Rail has increased the train cars from 7 to 8 nos. to enhance the carrying capacity and the service provided will be adjusted accordingly to meet the passenger need. He has no comment on the applicant's submission at **Appendix Ik** concerning the railway impact issues.

- (e) Having examined the FI submission (**Appendix In**), he has no further comment on the proposed traffic arrangement for the proposed social welfare facility provided that the proposed arrangement would form an integrated part of the accepted TIA submission at **Appendix Ih**.

9.1.3 Comments of the Chief Highway Engineer/New Territories West, HyD (CHE/NTW, HyD):

- (a) The proposed access arrangement of the Site should be commented by Transport Department (TD).
- (b) If the proposed access is agreed by TD, the applicant should construct the run in/out in accordance with the latest version of Highways Standard Drawing No. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement and cycle track at the applicant's own cost.
- (c) He has no further comments on the 'R-to-C' table and the revised drawing for the TIA in Annex C of the FI submission (**Appendix Ih**).
- (d) Adequate drainage measures should be provided at the Site access to prevent surface water flowing from the Site to nearby public roads and drains.
- (e) As regards the public comments raising concern on the capacity of West Rail, he has no comment on the applicant's clarification at **Appendix Ik** from the railway development viewpoint provided that it is acceptable to Transport Department (TD).

Environment

9.1.4 Comments of the Director of Environmental Protection (DEP):

- (a) The Site with an area of 5,121m² is currently occupied by Man Cheong Metals and Building Materials Co. Ltd. It is abutting Tai Tong Road on the western side. On the opposite side of the road is a petrol filling station. To the east are some village houses. There are workshops and factories scattered around in the vicinity, which are mainly for car repairing/servicing, metal/paper recycling and food processing.

- (b) The Site is subject to potential traffic and industrial noise as well as air quality impacts arising from adjoining roads, open storage yard and car servicing workshops nearby. According to the revised EA report (**Appendix Ii**), with the provision of noise mitigation measures including building disposition, solid parapet balcony, acoustic windows and fixed glazing (**Drawing Z-6**), the proposed development could achieve 100% compliance with the HKPSG standards for road traffic noise and fixed noise source. However, the applicant proposes rezoning the Site to “R(B)2”. He understands that ‘Flat’ and ‘Residential Institution’ uses will be uses always permitted under “R(B)2” zone. While he has no objection to the proposed residential use, there is a need for suitable planning control mechanism to ensure the implementation of the proposed mitigation measures under the proposed zoning. In this respect, he understands that the applicant has no objection to imposing a submission of noise impact assessment (NIA) report clause in the lease conditions as part of the land exchange proposal.
- (c) Regarding the revised EA report at **Appendix Ii**, there are still some irregularities related to the noise assessment and the details are provided at **Appendix IV** which are for the applicant to follow up at the next NIA report submission stage. Noting that the applicant has made response to the comments at **Appendix IV** in his further revised EA at **Appendix Ij**, he would however reserve his further comments until the NIA submission stage. It should be ensured that the applicant will properly follow up with his comments and refine their future submission for the design and provision of noise mitigation measures.
- (d) The applicant concluded that the project proponent will upgrade some segments of public sewer and the proposed development will not cause adverse impact on the public sewerage system, he has no comment on the SIA report. It is the responsibility of the applicant to ensure the accuracy of the figures, major assumptions and calculation in the report.
- (e) The project proponent is reminded to seek agreement from Drainage Services Department (DSD) about the proposed sewer works with respect to the upgrading of some segments of public sewer, actual alignment and connection point, maintenance of new sewer to be built by project proponent.

Social Welfare

9.1.5 Comments of the Director of Social Welfare (DSW):

- (a) According to the prevailing planning procedures, SWD would explore the provision of welfare facilities in both public and private housing developments as far as possible, subject to the advice of concerned departments on the feasibility, in particular the amount of floor space

that could be allocated for welfare use.

- (b) Since the applicant has addressed her earlier comments (**Appendix II**), i.e. a maximum non-domestic GFA of 100m² will be incorporated at ground level of the Site for provision of social welfare facility, she has no objection to the application from welfare point of view. The proposed area would be used for the provision of elderly services to meet the existing area shortfall. She notes that the applicant has proposed to add a new on-site pick-up/drop-off area to facilitate the proposed elderly services and has no further comment.
- (c) She would like to emphasize that SWD only confirms to take up the possession of the welfare facility upon completion as Government Accommodation, provided that the applicant/grantee of the Site shall at his own expense and in all respects to the satisfaction of the relevant Government departments design, erect, construct and provide within the lot, in a good workmanlike manner and in accordance with the Technical Schedule, and any other requirements as set out in the land grant for the proposed social welfare facility.

Urban Design and Landscape

9.1.6 Comments of the Chief Town Planner/Urban Design and Landscape, PlanD (CTP/UD&L of PlanD):

Urban Design and Visual

- (a) The application involves rezoning of the Site from “G/IC(1)” to “R(B)2” subject to a maximum PR of 4.2195, maximum BH of 22 storeys (excluding basement car park) and a maximum SC of 50%. The Site of an area about 5,121m² is located at the south of YLNT abutting Tai Tong Road to the west and surrounded by village type developments and temporary structures of 1-3 storeys. To its further north across Ma Tong Road, is YLNT development with a mix of low to high-rise developments ranged from 6-30 storeys. To its further east across Fung Ki Road, are medium-rise residential developments of 12-25 storeys. To its further south and southeast across Shap Pat Heung Road, are medium-rise residential developments of 13-25 storeys. To its further west and southwest are mainly low-rise village type developments and rural industrial uses of 1-3 storeys.
- (b) In terms of urban and spatial design, the “G/IC(1)” Site together with the “V” zones in its immediate surroundings have substantiated a major low-rise cluster functioning as an area for visual relief in this part of Yuen Long, particularly when it is undergoing rapid transformation into new town character. Should the Site be rezoned to cater for high-rise development, the low-rise area contributing for provision of visual relief might be further diminished which is undesirable from urban design perspective. Moreover, approval of

the case might set an undesirable precedent inviting similar applications, the cumulative impact of which has not been ascertained.

- (c) The applicant has provided an indicative scheme in support of the rezoning. The adjacent areas of the Site are mostly occupied by village type developments, and there would likely be a contrast in development scale and profile between the proposed “R(B)2” development and those within the “V” zone in its vicinity. **Drawing Z-7** also illustrates that the proposed development might create certain blockage reducing sky view and thus affecting a sense of visual openness. Without addressing the visual impact to its adjacent low-rise developments, it is not justifiable to concur that the proposed “R(B)2” development on the Site would be compatible with the surroundings.
- (d) The further responses provided in the FI (**Appendix Ig**) are similar to those given in **Appendix If** in that the FI has not demonstrated how the proposal would not affect the provision of visual relief in the area in particular to the immediate low-rise “V” zones, and that it would not bring adverse visual impact on the surrounding low-rise developments.

Air Ventilation

- (e) The Site is currently zoned “G/IC(1)” on the OZP with a maximum BH restriction of 3 storeys excluding basement(s), except for school and hospital uses which could be developed up to 8 storeys excluding basement(s). According to the ES of the OZP, this restriction would help ensure that the proposed development is in keeping with the adjacent village environment.
- (f) According to the AVA (Expert Evaluation) (AVA (EE) Report of Yuen Long Town (2008), the Site is located along the southern skirt area of YLNT where it would enjoy ample breeze under summer condition. Tai Tong Road has been identified as one of the major breezeways and it is stated in the AVA (EE) Report that the low-rise GIC facilities and open spaces along the breezeways contribute to wind penetration.
- (g) An AVA Initial Study (IS) using computational fluid dynamic modelling has been carried out to support the application. Two scenarios, i.e. the Compliant Scheme (i.e. OZP-compliant scheme with a notional 3-storey GIC development at SC of 80.4%) and the Proposed Scheme (a proposal with three 22-storey residential blocks), have been studied. As set out in the AVA IS report, mitigation/enhancement measures including (i) 15m-wide building separations between blocks; (ii) building setbacks; (iii) avoidance of long continuous façade facing East; (iv) adoption of sunken car park; (v) spilt podium design; and (vi) four ventilation pathways with 4.6m

clear height at ground level, have been incorporated in the Proposed Scheme with the aim to address the potential adverse air ventilation impact induced by the proposed development on the surroundings.

- (h) According to the simulation results, the overall performances of the Proposed Scheme on pedestrian wind environment are better than that of the Compliant Scheme under both annual and summer conditions. Except for an open area within Tai Kei Leng Village under annual and Shap Pat Heung Road under summer condition, which would be slightly affected under the Proposed Scheme, the Proposed Scheme would bring localised improvement to most focus areas.
- (i) Considering the above, it is not anticipated that the proposal with mitigation/enhancement measures described above would generate significant adverse impact on the overall pedestrian wind environment when compared with the Compliant Scheme.
- (j) However, since the current application is a rezoning application and approval of which is not scheme-based, it should be ensured that all the proposed mitigation/enhancement measures in the scheme that are found to be effective in this quantitative AVA should be reflected properly in the OZP and/or the ES in ensuring their implementation.

Landscaping

- (k) He has no objection to the application from the landscape planning perspective having reviewed the applicant's latest revised landscape submission.
- (l) The Site, located east of Tai Tong Road and north of Shap Pat Heung Road, lies in an area zoned "G/IC(1)". The applicant seeks planning approval for the rezoning of the Site from "G/IC(1)" to "R(B)2".
- (m) With reference to the aerial photo of 2014, the Site appears to be occupied by open storage and workshops. The Site is situated in an area of urban fringe landscape character dominated by village houses, workshops, car parks and scattered tree groups. "R(B)" zones are observed to the south, further east and further west of the Site. The proposed rezoning for medium density residential development is not incompatible with the surrounding landscape character.
- (n) With reference to the planning statement (**Appendices Ia and If**), the development involves 3 residential buildings with a design population of 1,247 persons, and 1,407.69m² private local open space will be provided. There are 2 existing trees within the Site, and both are proposed to be transplanted within the Site. 109 heavy standard trees would be planted within the Site for amenity and buffering purpose.

- (o) Some of the proposed tree locations are observed to be very close to the building footprint, hence there is doubt on the future healthy growth of those trees. The applicant should be advised to take a balance approach in achieving an instant effect and the long term sustainable growth of the soft landscaping during landscape design stage.

Drainage

9.1.7 Comments of the Chief Engineer/Mainland North, DSD (CE/MN, DSD):

- (a) He has no comment on the submitted DIA report (Appendix VI of **Appendix Ia**). The applicant is reminded to provide his own drainage facilities to collect run-off generated from or passing through the Site. The applicant is also reminded to submit form HBP1 to his Division for application of technical audit for any proposed connection to DSD's drainage facilities.
- (b) He has no further comment on the revised SIA report (**Appendix Ie**). The applicant is reminded that the report needs to meet the full satisfaction of Environmental Protection Department (EPD), the planning authority of sewerage infrastructure.

Building Matters

9.1.8 Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- (a) He has no objection to the proposed PR of 4.2195 and that the proposed SC of the development remains unchanged i.e. 30% below 15m and 20% above 15m.
- (b) Detail checking of plans will be carried out during formal submission of building plans.
- (c) Emergency vehicular access shall be provided for all the buildings to be erected on the Site in accordance with Regulation 41D of B(P)R.
- (d) Any proposed exempted/non-accountable GFA calculation under BO should be duly justified at building plan submission stage.

Fire Safety

9.1.9 Comments of the Director of Fire Services (D of FS):

- (a) He has no comment on the application.
- (b) Detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans.

Others

9.1.10 Comments of the Chief Engineer/Cross-boundary Infrastructure and Development, PlanD (CE/CID, PlanD):

CEDD and PlanD jointly commissioned the Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation (the Study) in November 2012 and is scheduled for completion in 2018. The Site falls within the 'Study Area' but outside the 'Potential Development Area' of the Study. The application should be considered in accordance with the provision of the extant OZP, the prevailing land administration policy and BO, as well as the capacity of infrastructure.

9.1.11 Comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD):

- (a) He has no in-principle geotechnical objection to the application.
- (b) The applicant is reminded that the Site is located within the Scheduled Area No. 2 and may be underlain by cavernous marble. For any development of the proposed area, extensive geotechnical investigation will be required. Such investigation may reveal the need for a high level of involvement of an experienced geotechnical engineer both in design and in the supervision of geotechnical aspects of the works required to be carried out on the Site. The applicant is also reminded to submit the proposed works to BD for approval as required under the provisions of BO.

9.1.12 Comments of the Director of Electrical and Mechanical Services (DEMS):

- (a) He has no particular comment on the application from electricity supply safety aspect.
- (b) However, in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line under the proposed development should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. The applicant should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the "Code of Practice on Working near Electricity Supply Lines" established under the Regulation when carrying out works in the vicinity of the electricity supply lines.

District Officer's Comments

9.1.13 Comments of the District Officer (Yuen Long), Home Affairs Department (DO (YL), HAD):

His office has received 3 comments from the village representative (VR) and villagers of Tai Kei Leng Village raising objection to the application with no reason provided (**Appendices V-1 to V-3**).

9.2 The following Government departments have no comment on the application:

- (a) Project Manager/New Territories West, Civil Engineering and Development Department (PM/NTW, CEDD);
- (b) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (c) Director of Leisure and Cultural Services (DLCS);
- (d) Chief Architect/Central Management Division 2, Architectural Services Department (CA/CMD2, ArchSD);
- (e) Secretary for Education (S for E);
- (f) Commissioner of Police (C of P); and
- (g) Government Property Administrator (GPA).

10. Public Comments Received During Statutory Publication Period

10.1 The application received on 13.7.2016 and the FI received on 6.12.2016, 23.2.2017, 27.4.2017, 29.6.2017, 20.7.2017 and 17.11.2017 (**Appendices Ie to Ii, and II**) were published for public inspection. A total of 54 public comments including 22 objecting to, 9 expressing views/concerns on and 23 supporting/in favour of the application were received with details as follows:

Publication Period	Objection	Expressing Views/Concerns	Supportive Views
22.7.2016 to 12.8.2016	7	0	5
16.12.2016 to 6.1.2017	2	0	10
3.3.2017 to 24.3.2017	1	3	0
12.5.2017 to 2.6.2017	1	1	0
7.7.2017 to 28.7.2017	1	3	0
4.8.2017 to 25.8.2017	3	1	0
1.12.2017 to 22.12.2017	7	1	8
Total	22	9	23

The total of 54 public comments received include the members of Yuen Long District Council (YLDC), the VR of Tai Kei Leng Village, the Chairman of Sereno Verde Owners' Committee and members of the public (**Appendices VI-1 to VI-54**). Their major views are summarised below.

Opposing/expressing views

10.2 The commenters object to the application mainly on the grounds of insufficient capacity of the West Rail; potential impacts on environmental, traffic, sewerage, visual, landscape, air ventilation and tree preservation aspects; serious air and noise nuisance generated to the new development; environmental impacts during the construction stage; and environmental hygiene problems due to large-scale population intake. Some provide comments including setback from Tai Tong Road to allow better pedestrian environment; land should be reserved for provision of

GIC facilities; and rezoning should take into account the need for the provision of multiple services for the elderly and to encourage Ageing-in-Place as stated in Policy Address 2017 (**Appendices VI-1 to VI-31**).

Supportive/in favour

- 10.3 The commenters support the application mainly on the grounds that the provision of GIC facilities is adequate in the YLNT. The proposed rezoning can increase the housing supply; optimise land resources; improve the living environment and address the area's problem of aging. The development intensity is desirable. Technical assessments have been conducted and mitigation measures have been proposed to minimise the possible impacts (**Appendices VI-32 to VI-54**).

11. Planning Considerations and Assessments

- 11.1 The application is to rezone the Site from "G/IC(1)" to "R(B)2" which is subject to a maximum domestic/non-domestic GFA of 21,508m²/100m² (i.e. domestic /non-domestic PR of 4.2/0.0195), a maximum SC of 50% and a maximum BH of 22 storeys excluding basement carpark. The applicant has submitted an indicative scheme comprising 3 blocks of 22-storey (79.15mPD) residential towers above a level of basement carpark with a domestic/non-domestic PR of 4.2/0.0195 and a SC of not more than 50%.

Land Use Planning

Planning Intention

- 11.2 The Site was zoned "G/IC" since 1991. Subsequently, the Site was rezoned to "G/IC(1)" in 2007 with the imposition of BH restriction to help ensure that the developments will be in keeping with the adjacent village environment (paragraph 4 above refers). The applicant claims that the proposed rezoning will have no consequential effect on the provision of the GIC facilities in the future as there is adequate provision of GIC facilities to serve the YLNT according to the requirements as set out in the HKPSG. A table showing the GIC facilities and open space provision in Yuen Long OZP is at **Appendix VII**. However, although there is currently no designated GIC use for the Site, it is considered that the Site should be reserved for providing GIC facilities to cater for the unforeseen needs in the future, in particular there will be new developments in the southern part of YLNT and Yuen Long South.
- 11.3 The Site forms an integral part of a low-rise "G/IC(1)" zone along Tai Tong Road and accounts for about 44% (about 5,121m²) of the area of this zone. With the proposed rezoning of the Site, the remaining "G/IC(1)" zone will be segregated into parts. The portion to its immediate north will become a small site (about 1,097m²), rendering it not suitable for GIC development (**Plan Z-2**). The development flexibility of the southern portion (about 5,382m²) would also be limited as the area of that zone is reduced (**Plan Z-2**). In this regard, approval of the rezoning proposal would lead to partial rezoning of the whole "G/IC(1)" site and would

compromise the efficient use of land in the “G/IC(1)” zone for provision of GIC facilities through comprehensive planning and development. While the provision of social welfare facility will cater for the GIC need of the area, it only constitutes 0.46% of the proposed total GFA.

Development Intensity

- 11.4 The Site is located at the south-eastern part of the YLNT and mainly surrounded by low and medium-rise residential developments, open storage yard and car services which are zoned “G/IC(1)”, “V” and “R(B)” on the OZP. The existing church, graded historic building and petrol filling station in the “G/IC(1)” zone to the west of the Site are of 2-3 storeys high (**Plan Z-1**). The applicant claims that the Site context is similar to another site in Ma Tin Pok which has recently been zoned “G/IC(5)” on the OZP with a maximum BH restriction of 95mPD for youth hostel development (about 250m away) (**Plan Z-1**). The Site should enjoy similar treatment from the urban and spatial design standpoint. However, the Ma Tin Pok site was considered on individual circumstances and merits including adoption of the appropriate building design measures, building setback, provision of landscape buffer, etc. As illustrated by the indicative scheme, the proposed development of 22-storey for residential cum social welfare facility with a PR of about 4.2195 is out of keeping with the immediate surrounding area which is predominantly low-rise, low-density village type developments and temporary structures of 1 to 3 storeys. In this connection, CTP/UD&L, PlanD also considers that the Site together with the “V” zones in its immediate surroundings have substantiated a major low-rise cluster functioning as an area for visual relief in this part of Yuen Long (**Plans Z-1 and Z-3**). The proposed rezoning, which further diminishes the low-rise area for visual relief, is undesirable from urban design perspective. The applicant fails to demonstrate that the proposal would not affect the provision of visual relief and would not bring about adverse visual impact.

Technical Aspects

- 11.5 There are open storage yard and car servicing workshops nearby the Site and is subject to potential traffic and industrial noise as well as air quality impacts. DEP considers that, with the environmental mitigation measures proposed in the indicative scheme (**Drawing Z-6**), the proposed development could fully comply with the HKPSG standards on concerned noise sources. To ensure that the proposed measures would be implemented in compliance with the EPD’s requirements, he has no objection to the proposed residential use provided that an NIA report clause would be imposed in the lease conditions as part of the land exchange proposal.
- 11.6 Concerned departments, including TD, BD, DSD, H(GEO) of CEDD, FSD and CTP/UD&L, PlanD have no adverse comments on the application on traffic, building design, drainage, geotechnical, fire safety and landscape aspects.

Undesirable Precedent

11.7 A similar application (No. Z/YL/14) for requesting the amendment to the OZP from “G/IC” zone to “R(E)” was rejected by the Committee on 16.7.2004 mainly on grounds that the “G/IC” zone should be reserved to meet the unforeseen GIC needs and there was insufficient information to demonstrate that the proposed rezoning would not have and would not subject to adverse impacts (paragraphs 6.1 and 6.2 above refer). Moreover, a s.16 planning application (No. A/YL/219) within the same “G/IC” zone for commercial development was rejected by the Committee (paragraph 7.2 (b) above refers). There are seven “G/IC” sites without designated use within the OZP (**Plan Z-5**) with a total area of 3.07 ha, of which 2.15 ha (about 70%) comprises private land. They should be reserved to meet unforeseen GIC need for the area. Approval of the application would set an undesirable precedent for other similar applications. The cumulative effect of approving such similar applications would affect the land available for GIC use to cater for the future needs.

Public Comments

11.8 A total of 57 public comments (including 3 conveyed by DO(YL)) including 25 objecting to, 9 expressing views/concerns on and 23 supporting/in favour of the application. The planning considerations and assessments in paragraphs 11.1 to 11.7 are relevant.

12. Planning Department’s Views

12.1 Based on the assessments made in paragraph 11 and taking into account the public comments mentioned in paragraphs 9.1.13 and 10, the Planning Department does not support the application for the following reasons:

- (a) the Site forms part of a larger “G/IC” zone and should be reserved to meet the unforeseen GIC needs of the local populations. There is no strong justification for proposed partial rezoning of the “G/IC” zone for residential use;
- (b) the applicant fails to demonstrate that the proposed rezoning would not result in adverse visual impact on the surrounding areas; and
- (c) approval of the application would set an undesirable precedent for other similar applications and the cumulative effect of which would result in adverse implications on the GIC provision in the YLNT.

12.2 Alternatively, should the Committee agree or partially agree to the subject application, an amendment to the approved Yuen Long OZP No. S/YL/23 for the Site to “R(B)2” zone or other more appropriate zoning, together with any other amendments to the remaining part of the “G/IC(1)” zone will be submitted to the Committee for approval in the next round of OZP amendment prior to gazetting under section 5 of the Town Planning Ordinance.

13. **Decision Sought**

- 13.1 The Committee is invited to consider the application and decide whether to agree, partially agree, or not to agree to the application.
- 13.2 Should the Committee decide to partially agree/not to agree to the application, Members are invited to advise what reason(s) for the decision should be given to the applicant.

14. **Attachments**

Appendix I	Application form received on 13.7.2016
Appendix Ia	Supporting planning statement attached to Appendix I
Appendix Ib	SI received on 15.7.2016 enclosing a revised executive summary of the planning statement
Appendix Ic	SI received on 21.7.2016 enclosing a revised development schedule which clarifying the overall domestic GFA calculation
Appendix Id	FI received on 26.7.2016 providing drawings for the TIA and clarifying an editorial error in the planning statement
Appendix Ie	FI received on 6.12.2016 enclosing a new quantitative AVA, new photomontages and plans, a revised EA and a revised SIA
Appendix If	FI received on 23.2.2017 providing a run-in/out design plan, a revised floor plan, a revised LMP, a revised AVA, methodology of AVA and clarifications on SC
Appendix Ig	FI received on 27.4.2017 providing a revised AVA, a revised EA, a revised TIA and a revised LMP
Appendix Ih	FI received on 29.6.2017 providing a revised AVA, revised/new drawings for TIA and LMP
Appendix Ii	FI received on 20.7.2017 providing a revised EA
Appendix Ij	FI received on 22.9.2017 providing a revised EA and response to departmental comments
Appendix Ik	FI received on 3.10.2017 providing response to departmental comments
Appendix II	FI received on 17.11.2017 providing revised Notes of the “R(B)2” zone and G/F layout, and response to departmental comments

Appendix Im	FI received on 4.1.2018 providing response to departmental comments
Appendix In	FI received on 23.1.2018 providing response to departmental comments with replacement pages of MLP, landscape plans and G/F layout
Appendix II	Proposed Notes of the “R(B)2” zone
Appendix III	Similar s.12A application within the OZP
Appendix IV	Detailed departmental comments
Appendices V-1 to V-3	Comment received from DO(YL), HAD during the statutory publication period
Appendices VI-1 to VI-54	Public comments received during the statutory publication period
Appendix VII	Table showing GIC facilities and open space provision in Yuen Long OZP
Drawing Z-1	Master Layout Plan and ground floor plan
Drawing Z-2	Floor plans
Drawing Z-3	Section plans
Drawing Z-4	Landscape Master Plan
Drawing Z-5	Building setbacks and separations plan
Drawing Z-6	Proposed noise mitigation measures for traffic noise impact
Drawings Z-7 and Z-8	Photomontages
Plan Z-1	Location plan
Plan Z-2	Site plan
Plan Z-3	Aerial photos
Plans Z-4a to Z-4b	Site photos
Plan Z-5	Undesignated GIC sites in Yuen Long Town