S16 PLANNING APPLICATION
DRAFT YUEN LONG OZP NO. S/YL/28

Proposed "Flat", "Shop and Services"/ "Eating Place" and "Social Welfare Facility" with Minor Relaxation of Plot Ratio and Building Height Restrictions at 21-35 Wang Yip Street East, Yuen Long

REVISED SUPPORTING PLANNING STATEMENT

July 2026

Applicant:
Star Success International Limited

Consultancy Team:
KTA Planning Limited
DLN Architects Ltd
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PLANNING LIMITED
規劃顧問有限公司

EXECUTIVE SUMMARY

This Supporting Planning Statement is prepared and submitted on behalf of the Applicant, Star Success International Limited, to seek approval from the Town Planning Board ("TPB") under section 16 of the Town Planning Ordinance for the proposed "Flat", "Shop and Services"/ "Eating Place" and "Social Welfare Facility" with minor relaxation of Plot Ratio and Building Height Restrictions at 21 – 35 Wang Yip Street East in Yuen Long ("Application Site"/"the Site"). The Application Site is zoned "Residential (Group E) 2" ("R(E)2") in the Draft Yuen Long Outline Zoning Plan No. S/YL/28 ("Draft OZP"). The Application Site takes up 7,271sqm of land and is located just 350m away from MTR Long Ping Station.

The same Applicant had previously submitted a S12A Amendment of Plan Application (TPB Ref.: Y/YL/16) and a S16 Planning Application (TPB Ref.: A/YL/304) to TPB and TPB agreed with and approved these applications on 27 August 2021 and 22 December 2023 respectively. The Applicant has subsequently started the lease modification application. In 2025, the Government has promulgated different measures to expedite developments, e.g. PNAP APP-2 which enhances gross floor area (GFA) exemption arrangements for carparks in private developments to reduce construction costs, shorten timelines, and boost residential flat provision without compromising overall development intensity.. The Applicant therefore puts forward the current revised development scheme, without jeopardising the provision of Government, Institution and Community ("GIC") facilities, in response to the latest circumstances. The development proposal also echoes with the Government's policy on developing the Northern Metropolis and ensuring steady supply of residential flats.

Based on a plot ratio of 6.22 (which is identical to the approved S16 Planning Application) and a site area of 7,271m^2, the total gross floor area (GFA) of the Proposed Development Scheme would be about 45,226m^2. It will produce a total of 1,068 units at an average flat size of about 40.8m^2. The Proposed Residential Development comprises 2 residential blocks, with 25 to 27 storeys, plus 1 refuge floor and over 1 level of clubhouse and 2 levels of carpark, retail and GIC facilities (with a total of not more than 31 storeys). The building height ranges from 105.7mPD to 112.7mPD. About 1,600m^2 of shop and services/eating places will be located on G/F fronting onto Keung Yip Street Rest Garden as well as Po Yip Street. Internal transport facilities will be provided on G/F and 1/F in response to PNAP APP-2. The Proposed Development Scheme will also include GIC facilities on G-2/F of Tower 2 with reference to the approved Planning Application No. A/YL/304 and as previously recommended by the Social Welfare Department.

The Proposed Development Scheme will also continue to provide a 15m-wide building separation between the proposed towers and a stepped building height profile. The Proposed Development Scheme will offer setback on 3 sides of the Site. Not least, there will be multi-level greenings at various locations and a recessed corner of about 120m^2 at the eastern corner on Wang Yip Street East. These design elements would help to create space for landscaping and bring enhancement to the streetscape.

Last but not least, various technical assessments conducted for the Proposed Residential Development have suggested no adverse impacts would be brought to the surrounding environment and traffic. Therefore, considering the above planning gains and technical supports, the Applicant seeks a favorable consideration from the Board in approving this S16 Planning Application.

申請摘要
（以英文版本為準）

申請人 Star Success International Limited，擬根據城市規劃條例第 16 條向城市規劃委員會（下稱「城規會」）申請擬議「分層住宅」、「商店及服務行業」/「食肆」及「社會福利設施」用途並略為放寬地積比及高度限制。申請地點位於元朗宏業東街 21-35 號（下稱「申請地點」），於元朗分區計劃大綱草圖編號 S/YL/28（下稱「大綱草圖」）內被劃為「住宅(戊類)2」用途。申請地點地盤面積為約 7,271 平方米，離開港鐵朗屏站約 350 米。

同一申請人先前已向城規會提交第 12A 條申請修訂圖則申請（申請編號：Y/YL/16）及第 16 條規劃申請（申請編號：A/YL/304），城規會分別於 2021 年 8 月 27 日及 2023 年 12 月 22 日批准了該等申請。申請人隨後啟動了契約修訂申請。 2025 年，政府頒布多項措施加速發展，例如修訂認可人士、註冊結構工程師及註冊岩土工程師作業備考 PNAP APP-2 以放寬私人發展項目中停車場總樓面面積的豁免安排，從而精簡發展程序、降低建築成本並在不降低整體發展密度的情況下增加房屋供應。因此，申請人根據最新的規劃狀況，在不會影響已承諾提供的政府、機構及社區設施的前提下，提出目前修訂後的發展方案。此發展方案同時亦符合政府發展北部都會區及確保住宅單位穩定供應的政策。

根據地積比率 6.22（跟已獲批准的第 16 條規劃申請一樣）及地盤面積 7,271 平方米計算，擬建發展方案的總建築面積約為 45,226 平方米，共提供 1,068 個平均面積約為 40.8 平方米的住宅單位。擬建住宅項目包括兩棟住宅大樓，樓高 25 至 27 層（加 1 層庇護層），另設 1 層會所及 2 層停車場、零售及公共設施（共不多於 31 層）。樓高介於主水平基準以上 105.7 米至主水平基準以上 112.7 米之間。在面向強業街休憩花園及寶業街的位置將提供約 1,600 平方米的商店及餐飲設施。申請人根據 PNAP APP-2 的建議於地下及一樓將提供內部運輸設施。擬議發展方案會繼續按照社會福利署對樓面面積、附屬設施及高度要求上的建議提供政府、機構和社區設施。

擬議發展方案將繼續保持擬建樓宇建築間距（15 米），並採用階梯式建築物高度。擬議發展方案將在申請地盤的三面提供後退。此外，擬議發展方案將設置多層綠化及於宏業東街提供約 120 平方米的後退。這些設計元素將有助於創造景觀空間，並提昇街景美感。

最後，不同為擬議發展而進行的技術評估有效地說明擬議發展不會為週邊地區帶來不良的環境及交通影響。考慮到以上的規劃及技術理據，申請人懇請城規會支持是次的規劃申請。

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S16 PLANNING APPLICATION
DRAFT YUEN LONG OZP NO. S/YL/28

Proposed "Flat", "Shop and Services"/ "Eating Place" and "Social Welfare Facility" with Minor Relaxation of Plot Ratio and Building Height Restrictions at 21-35 Wang Yip Street East, Yuen Long

Supporting Planning Statement

1 INTRODUCTION

1.1 Purpose

1.1.1 This Supporting Planning Statement is prepared and submitted on behalf of Star Success International Limited ("the Applicant") to the Town Planning Board ("TPB") in support of the S16 Planning Application for a proposed residential development at 21 – 35 Wang Yip Street East in Yuen Long ("Application Site"/ "the Site"). The same Applicant had previously submitted a S12A Amendment of Plan Application (TPB Ref.: Y/YL/16) and a S16 Planning Application (TPB Ref.: A/YL/304) to TPB and TPB agreed with and approved these applications on 27 August 2021 and 22 December 2023 respectively. The Applicant has subsequently started the lease modification application.

1.1.2 In 2025, the Government has promulgated different measures to expedite developments, including updating PNAP APP-2 which enhances gross floor area ("GFA") exemption arrangements for carparks in private developments to reduce construction costs, shorten timelines, and boost residential flat provision without compromising overall development intensity.. The Applicant therefore puts forward the current revised development scheme, with the same plot ratio as per the approved S16 Planning Application and without jeopardising the provision of Government, Institution and Community ("GIC") facilities, in response to the latest circumstances. Despite majority of the development parameters are similar to the approved S16 Planning Application, the increase in building height that exceeds the Building Height Restriction on extant Outline Zoning Plan triggers a fresh S16 Planning Application.

1.1.3 This Supporting Planning Statement is to provide relevant Government departments with the necessary information to facilitate consideration of the planning application.

1.2 Report Structure

1.2.1 Following this Introductory Section, the site and planning context is set out in Section 2 while the Proposed Development Scheme is described in Section 3. The planning merits and justifications of the Proposed Residential Development are included in Section 4. Section 5 concludes and summarizes this planning statement.

2 SITE AND PLANNING CONTEXT

2.1 Site Location and Existing Condition

2.1.1 The application site is located at 21-35 Wang Yip Street East, Yuen Long (**Figure 2.1** refers) at the periphery of Tung Tau Industrial Area. It is bounded by Wang Yip Street East to its northwest, Keung Yip Street to its northeast, Po Yip Street to its southeast and Long Yip Street to its south. The total site area is approximately 7,271m^2.

Figure 2.1 Site Location Plan

2.2 Existing Use

2.2.1 The site is currently occupied by a 12-storey industrial building (including ground floor) namely Lai Sun Yuen Long Centre, with some warehouses/storages, repair workshops and etc..

2.3 Accessibility

2.3.1 The Application Site is accessible by vehicles via Wang Yip Street East and by pedestrian on both Wang Yip Street East and Po Yip Street. It situates between MTR Long Ping and Yuen Long Stations, with the former is located approx. 350m away from the Site.

2.4 Surrounding Context

2.4.1 The Site is situated in an area known as Tung Tau Industrial Area, one of the former active industrial areas of Yuen Long. The Tung Tau Industrial Area is bounded by Po Yip Street to its southeast, Long Yip Street to its south and the Yuen Long Main

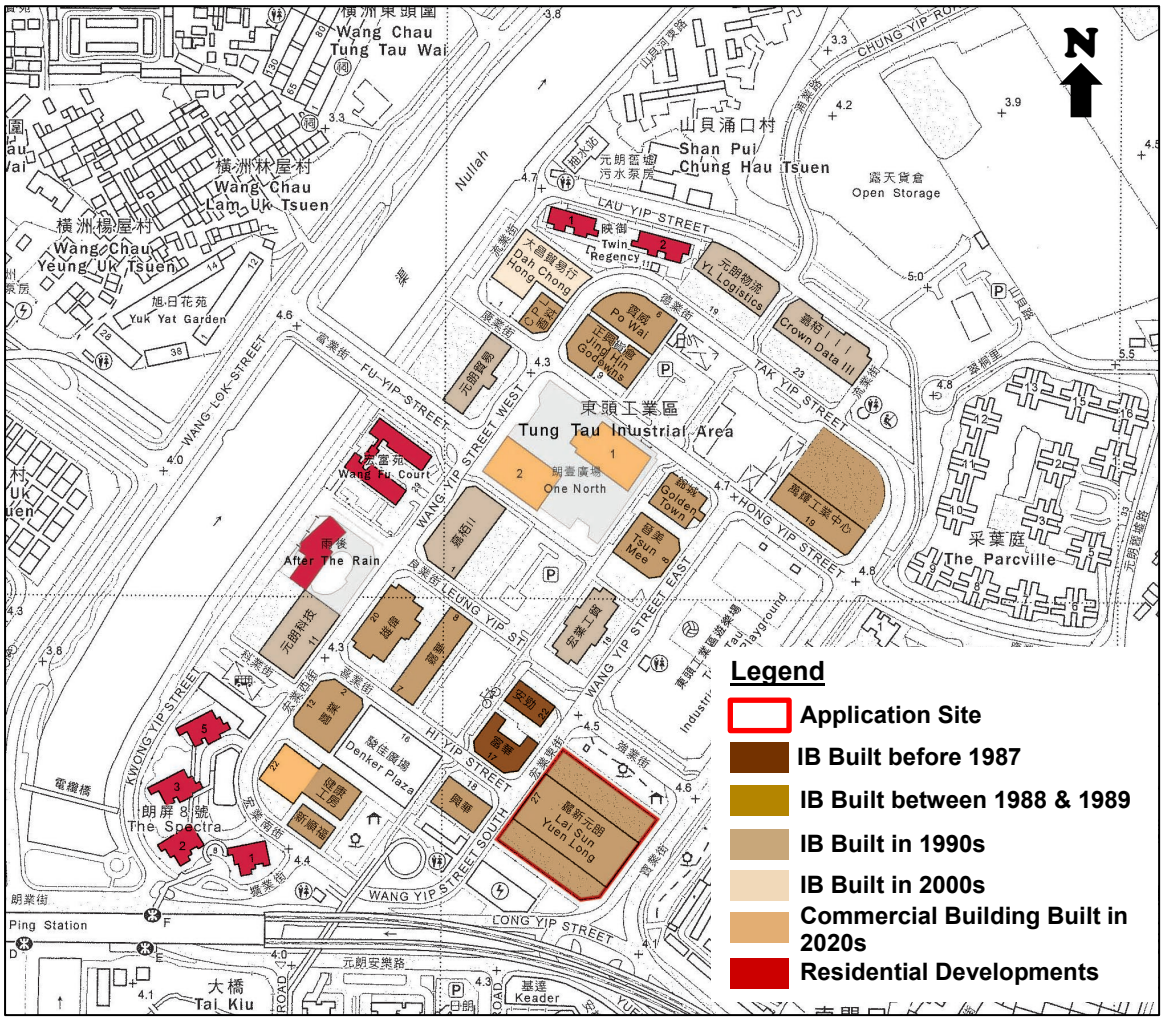


Figure 2.2 Surrounding Context

Nullah to its northwest. This forms part of the Yuen Long New Town development in the 80s to provide employment opportunities. Tung Tau Area is currently mainly occupied by low and medium rise industrial and warehouse buildings including industries/businesses of logistics, storage, trading, food production and car repair, etc (*Figure 2.2* refers). The area is low to medium rise with a lower density when compared to other major industrial areas in the territory.

2.4.2 A number of open spaces can be found in the area, such as, the Tung Tau Industrial Area Playground between Po Yip Street and Wang Yip Street East, and the children playground in Tak Yip Street, which together give the area a spacious and pleasant environment.

2.4.3 The western edge of Tung Tau Industrial Area is zoned "Residential (Group E) 1 and there are a few completed medium rise residential developments along the nullah in response to the recommendation of the 2009 Area Assessment. These include Twin Regency on Tak Yip Street, The Spectra adjacent to exit F of MTR Long Ping Station, Wang Fu Court (subsidized sales flat) and After the Rain.

2.4.4 To the east of Tung Tau Industrial Area is a cluster of villages and residential developments, namely Kwan Lok San Tsuen, Sai Pin Wai, Nam Pin Wai, One Regent Place and The Parcville.

2.4.5 There is currently very limited retail and dining facilities in the area. The Rainbow, to the opposite of The Spectra, offers a few dining outlets. Apart from those, only several scattered vending machines are observed, for example, at the Tung Tau Industrial Area Playground.

2.4.6 The residential cluster at the south end of Long Ping Station, including a public rental estate and a private residential development namely Long Ching Estate and SOL City respectively, which are both highly accessible from the Site, provide some retail and dining facilities for the Site and TTIA.

2.4.7 Yuen Long Town Centre and Castle Peak Road – Yuen Long (also known as Yuen Long Main Road 元朗大馬路) that accommodate the district's most vibrant retail activities and vast amount of residential developments are just about 500 meters to the south of Tung Tau Area. More residential developments, retail shops, GIC facilities, schools, social welfare facilities and job opportunities can all be found in this area.

2.5 Statutory Planning Context

2.5.1 The Application Site falls within an area zoned "Residential (Group E) 2" ("R(E)2") under the Draft Yuen Long Outline Zoning Plan No. S/YL/28 ("the Draft OZP") (*Figure 2.3* refers). According to the Statutory Notes of the Draft OZP, the planning intention of "R(E)" zone is as follows:

"*This zone is primarily intended for phasing out of existing industrial uses through redevelopment (or conversion) for residential use on application to the Town Planning Board. Whilst existing industrial uses will be tolerated, new industrial developments are not permitted in order to avoid perpetuation of industrial/residential interface problem.*"

2.5.2 No new development/redevelopment at the Site should result in a total development in excess of a maximum domestic plot ratio of 5 and non-domestic plot ratio of 0.22, in which floor space that is constructed or intended for use solely as GIC facilities

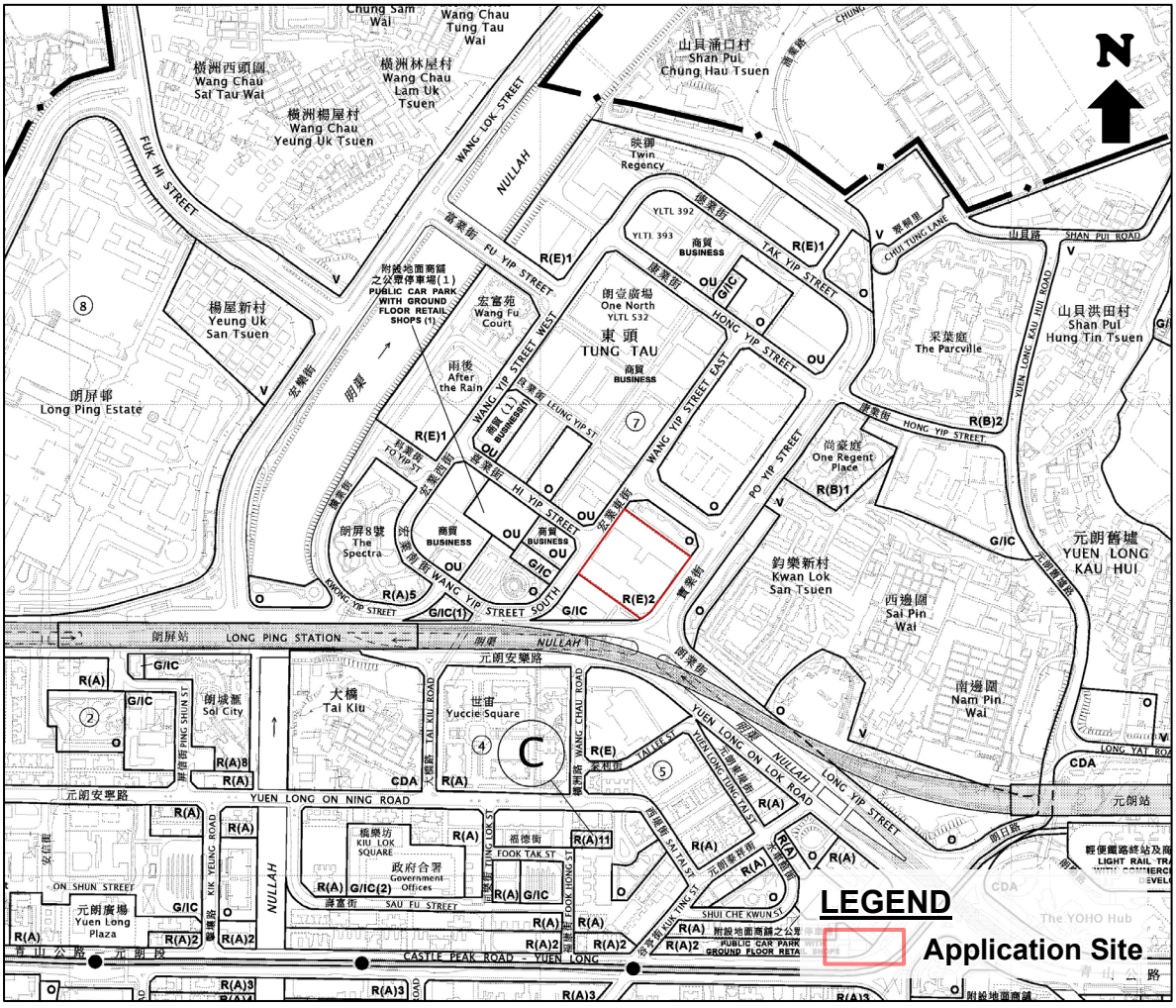


Figure 2.3 Zoning Context Plan

as required by the Government may be disregarded. Furthermore, the Site is also subject to a Building Height Restriction of 85mPD.

2.6 Planning History of the Site

2.6.1 The Applicant lodged a S12A Amendment of Plan Application in 2020 (application no. Y/YL/16) to rezone the Site from "Other Specified Uses" annotated "Business" ("OU(B)") for residential use. TPB agreed with the application and subsequently gazetted the Draft Yuen Long OZP No. S/YL/26 on 6 January 2023 to rezone the Site to "R(E)2" zone.

2.6.2 The same Applicant then submitted a S16 Planning Application for a proposed residential development with relaxation of plot ratio and building height restrictions under application no. A/YL/304, which TPB approved the application with conditions. The major development parameters of the Approved Development Scheme are as follows:

Site Area	About 7,271m²
Total Gross Floor Area	About 45,226m^2
- *Domestic* - *Non-domestic*	*About 43,626m^2* *About 1,600m^2*
Total PR	6.22
- *Domestic* - *Non-domestic*	*6* *0.22*
No. of Blocks	3 - 2 for residential with lobbies, shop and services/ eating places, residents' club house and social welfare facilities - 1 for shop and services and plant rooms
Max. BH	<u>Non-domestic block:</u> 3 storeys/19.45mPD <u>Residential blocks:</u> 27 storeys above 2-storey podium / 100.75mPD (excluding 2 basement levels)
No. of Flats	1,019
GIC Facilities [1]	- Sub-base/premises for: - Short Term Food Assistance Service Team (STFAST) - Home Care Services (HCS) for Frail Elderly Persons (2-team size non-kitchen based)
Private Open Space	Not less than 2,854m^2
Greenery Coverage	About 21%

Remarks:
[1] According to the applicant, the estimated total net operating floor area of the proposed facilities are 234.5m^2 (i.e. about 422.1m^2 GFA at the assumed factor of 1.8) and these floor space dedicated for Government, Institution and Community facilities (GIC), as required by the Government, has been disregarded in the calculation. Detailed design, layout and floor area of the proposed GIC facilities will be subject to review by the Social Welfare Department (SWD) in future.

2.7 Government Accelerates the Development of the Northern Metropolis

2.7.1 The Northern Metropolis ("NM") covers the Yuen Long District and North District, including new towns in Tin Shui Wai, **Yuen Long** and Fanling/Sheung Shui, various New Development Areas in different planning and development stages and their neighboring areas, with a total area of 30,000 hectares (about one third of the total area of Hong Kong). As stated in the Northern Metropolis Action Agenda, the vision of NM is a "new international I&T city" that integrates quality life, promising industries and culture and leisure and the goals are as follows:-

- Providing land and housing
- Industry-driven planning and a better home-job balance
- Promoting integration of the GBA
- Infrastructure-led, railways as backbone
- Developing a "Northern Metropolis University Town"
- Ecological conservation, urban-rural integration
- Developing diversified arts, culture, sports and youth facilities
- Establishing presence of government departments to drive development

2.7.2 The current term Government is determined to enhance the speed and efficiency in the development of NM, and the 15th Five-Year Plan just approved by the country also explicitly requires accelerating the NM development. According to the Legislative Council Paper No. CB(1)245/2026(03), construction works of a number of New Development Areas ("NDAs") are progressing at full steam, with about 120 hectares of land already formed, and about 900 hectares of "spade-ready sites" to be produced progressively in the next five years. At the same time, the Policy Address 2025 also recommended introducing dedicated legislation to accelerate the development of the NM.

2.8 Government's On-going Strategy to Ensure a Steady Supply of Residential Flats

2.8.1 The Government has put strong emphasis on upholding a steady supply of housing land in recent years to avoid the housing and land shortage problems. The Government has been adopting a series of measures to ensure steady housing supply.

Long Term Housing Strategy

2.8.2 The Long Term Housing Strategy ("LTHS") was first released by the Transport and Housing Bureau on 16 December 2014 to address the structural issues pertaining to Hong Kong's housing problem, and is being updated annually to make timely adjustments accordingly. According to the latest Annual Progress Report released in September 2025, the total housing supply target for the ten-year period from 2026-27 to 2035-36 is 420,000 units, of which 294,000 units are public housing supply and the remaining 126,000 units are private housing supply. The pubic/private split for the supply of new housing units would maintain at 70:30.

Policy Addresses

2.8.3 As announced in the Policy Address 2023 and 2024, the Government will continue to adopt multi-pronged strategy to increase housing land supply. The supply of land in the short-to-medium term is mainly achieved through reviewing land uses and appropriately increasing the development density to release development potential, including reviewing and optimizing the land uses of "Green Belt" areas, and revitalization of Hung Hom Station and nearby sites for residential and commercial uses. In medium to long term, the Government is actively pressing ahead with relevant studies on the various development areas in the Northern Metropolis. The Northern Metropolis Development Strategy announced by the Government would be the major source of housing supply, providing about 500,000 new housing units.

2.8.4 In the Policy Address 2025, the Government remains determined to sustain efforts in land production. The Government will assess the situation and take forward various projects in an orderly and pragmatic manner. The Government will also take into account the latest market changes when disposing land, ensuring a stable and healthy development of the market.

2.9 Government's Policy on Enhanced Gross Floor Area Exemption Arrangements For Carparks In Private Development Projects

2.9.1 As announced in the Policy Address 2025, the Hong Kong Government supports efficient land use through enhanced gross floor area (GFA) exemption arrangements for carparks in private developments to **reduce construction costs, shorten timelines, and boost residential flat provision without compromising overall development intensity**. Under the updated Buildings Department Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-2 as published on 4 November 2025, the policy removes the previous prerequisite of constructing underground carparks for full GFA exemptions. Instead, the authority will grant 100% GFA exemption for no more than two levels of above-ground carparks. For third and subsequent above-ground levels, 50% GFA exemption would be available, while underground carparks will continue to enjoy full exemption.

2.9.2 To facilitate the implementation of the enhanced measure, town planning procedures will be streamlined for approving height restrictions relevant to aboveground carparks. Planning applications for minor relaxations of height restriction due to the construction of no more than two levels of aboveground carparks would only require visual appraisals and, if the site involves major breezeways, simple reviews of the air ventilation impact assessment. For New Development Areas, while most development sites have height restrictions sufficient to accommodate two levels of aboveground carparks, the Government will initiate applications in accordance with town planning procedures afterwards.

2.10 Land Ownership

2.10.1 The Application Site is solely owned by the Applicant. The lease modification for residential use is ongoing and is anticipated to be executed in a few months’ time.

3 PROPOSED DEVELOPMENT SCHEME

3.1 The Proposed Development Scheme

3.1.1 The Proposed Development Scheme (*Appendix I* refers) for the Proposed Residential Development has been devised. Based on a plot ratio of 6.22 and a site area of 7,271m^2, the total gross floor area (GFA) of the Proposed Development Scheme would be about 45,226m^2. There will be a total of 1,068 units at an average flat size of about 40.8m^2. The proposed entrance to the development will be provided at Wang Yip Street East.

3.1.2 The Proposed Residential Development comprises 2 residential blocks, with 25 to 27 storeys, plus 1 refuge floor and over 1 level of clubhouse and 2 levels of carpark, retail and GIC facilities (with a total of not more than 31 storeys). The building height ranges from 105.7mPD to 112.7mPD. About 1,600m^2 of shop and services/eating places will be located on G/F fronting onto Keung Yip Street Rest Garden as well as Po Yip Street. Internal transport facilities will be provided on G/F and 1/F in response to APP-2.

3.1.3 The Proposed Development Scheme will also include the following welfare facilities on G-2/F of Tower 2 with reference to the approved Planning Application No. A/YL-304:

- Main-base of Short-term Food Assistance Service Team (STFAST); and
- Home Care Services (HCS) for Frail Elderly Persons (2-team size non-kitchen based).

3.1.4 The total NOFA and GFA of the two GIC facilities required by SWD are 234.5m^2 and 422.1m^2 (at a factor of 1.8) respectively. Floor area for GIC uses will be disregarded in the plot ratio calculation. Detailed design, layout, floor area will be subject to detailed design and review by SWD* at detailed design stage.

3.1.5 *Table 3.1* summarizes the key development data of the Proposed Residential Development:

* We note the following comments from SWD:
"Subject to the agreement of the incorporation of the welfare facilities in the development, the premises for the agreed welfare facilities should be provided as an integral part of the development and will be assigned back to the Financial Secretary Incorporated (FSI) as a Government Accommodation (GA) upon construction completion. Upon satisfactory completion of works by the developer, the Government will reimburse the developer the actual cost of construction or the consideration sum as stipulated in the land lease (to be confirmed by departments concerned before the lease modification), whichever is the lesser, according to the established practice. The service operator would be selected by SWD."

Table 3.1: Key Development Data

Overall Development			
Total Site Area	7,271m^2 (approx.)		
	Domestic	Non-domestic	Total
Maximum Plot Ratio	6.0	0.22*	6.22
GFA (approx.)	43,626m^2	1,600m^{2*}	45,226m^2
No. of Blocks	2		
No. of Units	1,068		
Average Flat Size	About 40.8m^2		
Building Height	29 – 31 storeys/ 105.7 – 112.7mPD		
Domestic Site Coverage	Not more than 33%		
Non-domestic Site Coverage	Not more than 92%		
Anticipated Population	2,777		
Private Open Space	Not less than 2,777m^2		
Internal Transport Provision – Residential and Commercial Portion			
Private Car Parking Spaces	150		
Motorcycle Parking Spaces	13		
L/UL Bay	3 HGV and 1 LGV		
Bicycle parking spaces	143		
Internal Transport Provision – Proposed Welfare Facilities**			
Light Bus Parking Spaces	1 space for Home Care Services (HCS) for Frail Elderly Persons		
Ambulance / Private Light Bus Lay-by	1		
L/UL Bay (for shared use)	1 HGV		

* GFA that is constructed or intended for use solely as GIC facilities (about 422.1m^2), as required by the Government, has been disregarded

** Required by Social Welfare Department for operational needs

3.2 Landscape Proposal, Open Space Provision and Recreational Facilities

3.2.1 The landscape design aims to respond to the site conditions, building form, and function and to provide a high-quality landscape scheme that would improve the overall site character for the proposed building blocks with a higher building height. The main factors to be taken into consideration are:

- Response to the site context, both in terms of landscape character and visual amenity;
- Supplement to the proposed building and its architectural style;
- Creation of a green and sustainable setting by maximising the opportunity for soft landscape;
- Improve the existing streetscape by creating open spaces and promoting outdoor activities; and
- Establishment of pleasant landscape areas which meet the varying needs of users.

3.2.2 There will be open spaces with different functions and activities at various locations/levels within the Site to cater for the active and passive recreational needs of the future residents. Total area of the communal open space will be not less than 2,777m^2 to meet the requirement under HKPSG. Please refer to *Appendix II* for details.

3.3 Internal Transportation Facilities Provision and Vehicular Access Arrangement

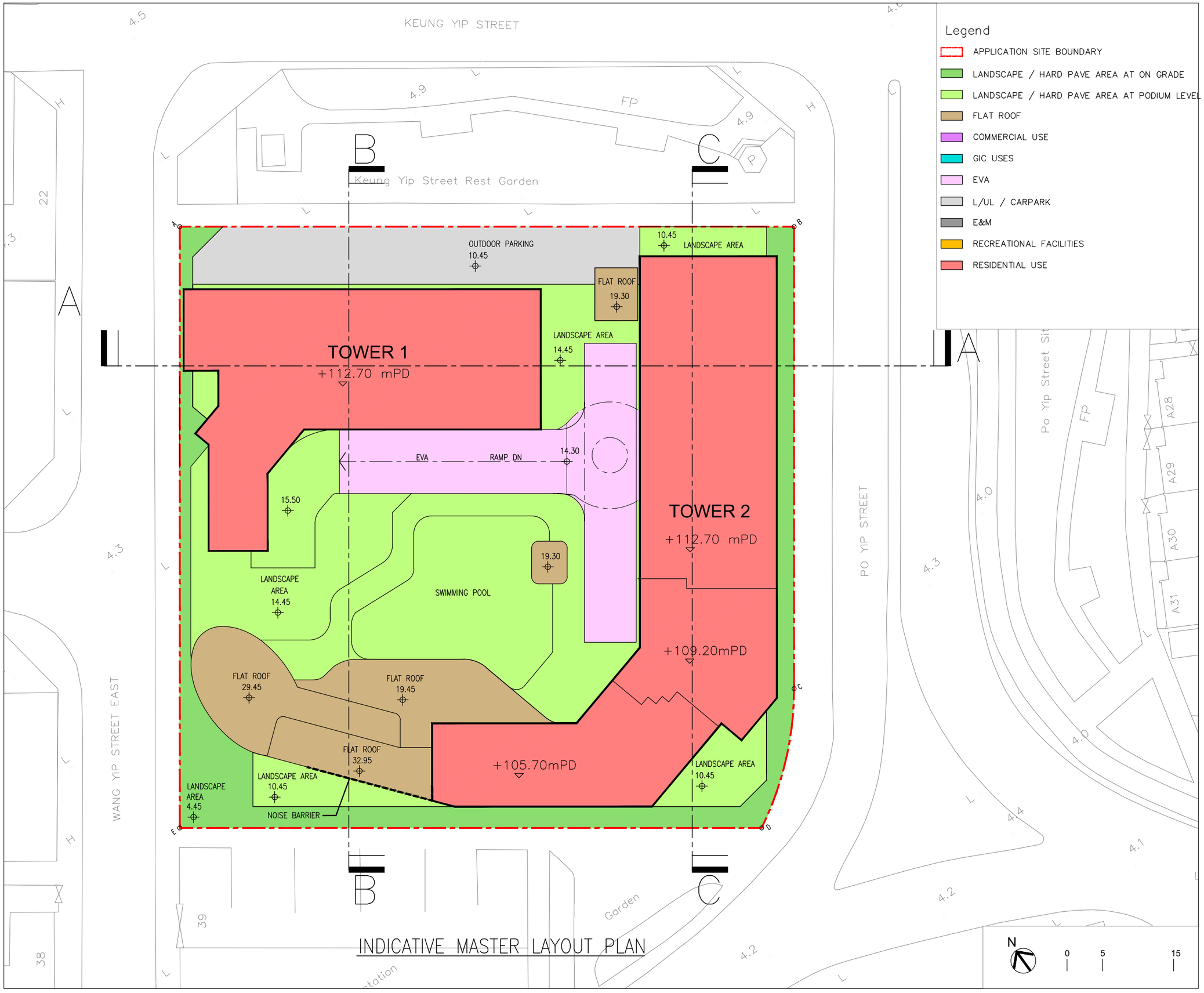
3.3.1 The Site fronts onto Wang Yip Street East, Keung Yip Street Rest Garden to the north, and On Lok Road Substation to the south. The vehicular run-in/out access of the Proposed Residential Development is located at Wang Yip Street East, on the north-western corner of the site boundary. The car parking and loading/unloading provisions would be provided in compliance with the HKPSG recommendations. The carpark will be located on G/F and 1/F in response to PNAP APP-2, providing 197 nos. of car parking spaces, 13 nos. motorcycles parking spaces, 4 nos. of L/UL bays and 144 nos. of bicycle parking spaces.

3.3.2 Long Yip Street is an eastbound road with 2 traffic lanes connecting Castle Peak Road – Yuen Long at its eastern end to Wang Tat Road at its western end, and where numerous franchised bus routes operate along. Po Yip Street, to the east of the Site, is a dual-carriageway road with 4 traffic lanes that connects Long Yip Street and TTIA. Whilst, Wang Yip Street East, Keung Yip Street and Hi Yip Street are single-carriageway local roads with 2 traffic lanes serving mainly the industrial buildings within TTIA.

3.3.3 The Site is highly accessible to both road-based and rail-based public transport services. The MTR Long Ping Station is located within 350m, or just around 6 minutes' walk away. Moreover, there are numerous franchised bus routes and Green Minibus (GMB) routes running operating close to the Site.

3.3.4 The 2033 junction capacity analysis was undertaken for the cases with and without the Proposed Residential Development and concluded that these junctions have sufficient capacity to accommodate the expected traffic volume in 2033 and the additional traffic by the Proposed Residential Development. Please refer to *Appendix III* for details.

3.3.5 Pedestrian headcounts have also been conducted at the concerned footpaths sections connecting the Site with the MTR Long Ping Station to estimate the future pedestrian flows during the Am and PM peak hours. The LOS assessment demonstrates the concerned footpaths will continue to have adequate capacity to accommodate the estimated pedestrian flows in 2033.



INDICATIVE MASTER LAYOUT PLAN

Legend

- APPLICATION SITE BOUNDARY
- LANDSCAPE / HARD PAVE AREA AT ON GRADE
- LANDSCAPE / HARD PAVE AREA AT PODIUM LEVEL
- FLAT ROOF
- COMMERCIAL USE
- GIC USES
- EVA
- L/UL / CARPARK
- E&M
- RECREATIONAL FACILITIES
- RESIDENTIAL USE

B.D. REFERENCE	屋宇署檔案
F.S.D. REFERENCE	消防處檔案
W.W.O. REFERENCE	水務署檔案
CAD FILE NAME	檔案編號
NOTES	注釋

NO. 修定號	REVISIONS 修定內容	DATE 日期	BY 經手人

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3RD DRAFT

Figure 3.1

ALL MEASUREMENTS MUST BE CHECKED AT THE WORK BY THE CONTRACTOR
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所有印刷，規格說明及所有的版權屬於建築師及應在工程完結後歸還建築師

PROJECT 項目名稱

21–25 WANG YIP STREET EAST, YUEN LONG, NEW TERRITORIES, HONG KONG

TITLE 標題

INDICATIVE MASTER LAYOUT PLAN

SCALE 比例 1:500(A3)	DATE 日期 MAR 2026
DRAWN BY 製作人 –	CHECKED BY 檢查 –
JOB NO. 工程項目 N3147–H	DRAWING NO. 圖號 –

LEGEND:

- APPLICATION SITE BOUNDARY
- PROPOSED HEAVY STANDARD TREE
- PROPOSED GROUNDCOVERS AND SHRUBS
- PROPOSED LAWN
- +4.425 PROPOSED LEVEL
- PROPOSED CREEPING PLANT
- PROFILE OF BUILDING EDGE
- PROPOSED PAVING

KEUNG YIP STREET REST GARDEN

+10.45 OUTDOOR PARKING

PC 61 PC 62 PC 63 PC 64 PC 65 PC 66 PC 67 PC 68 PC 69 PC 70 PC 71 PC 72

FLAT ROOF +19.30

TOWER 1 +112.70

EVA RAMP DN +14.30

+15.5

SWIMMING POOL

+14.45

FLAT ROOF +29.45

FLAT ROOF +19.45

+4.45

+32.95 FLAT ROOF

+10.45

+112.70 TOWER 2

+109.20

+105.70

WANG YIP STREET EAST

PO YIP STREET

KEY:

1. Vehicular Entrance
2. Emergency Vehicular Access(EVA)
3. Entrance Plaza
4. Green Boulevard
5. Edge Planter with Pavement Trees
6. Edge Planter with Ornamental Plant
7. Sitting Courtyard
8. Swimming Pool
9. Children Pool
10. Jacuzzi
11. BBQ Terrace

Setback of Building Edge along Wang Yip Street East for Ornamental Tree Planting to provide shade to passer-by and enhance the Streetscape

Provision of Edge Planters for Ornamental Trees, Shrubs and Creeping Plants to provide visual amenity in Pedestrian Level

Proposed Ornamental Planting along the Pavement to Create a soft-planted edge to the Development and provide a smooth transition between the Development and the surrounding roadside environment

Proposed Swimming Pool and associated deck for enjoyment of the Occupants and form as the visual courtyard to the surrounding neighbours

REVISION 校訂	DESCRIPTION 內容摘要	DRAWN 繪圖	DATE 日期	CHECKED 審核	APPROVED 審批

DO NOT SCALE FROM THIS DRAWING 勿按圖量比例

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PROJECT 工程項目: 21–25 WANG YIP STREET EAST, YUEN LONG, NEW TERRITORIES, HONG KONG

DRAWING TITLE 圖紙名稱: LANDSCAPE MASTER PLAN (OVERALL)

SCALE 比例: 1:400

DATE 日期: MAR 2026

REVISION 校訂: –

DRAWING NUMBER 圖號: LMP01

DESIGNED 設計: TEL

DRAWN 繪圖: CAD

CHECKED 審核: TEL

APPROVED 審批: TEL

LanDes

LANDES LIMITED 景觀設計有限公司
LANDSCAPE PLANNING, DESIGN AND CONSTRUCTION 景觀規劃及設計, 景觀建築
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Figure 3.2

CAD FILENAME : C2616–LMP01

3.4 Improvement to the Walking Environment

3.4.1 The Proposed Development Scheme tries to improve the existing dull and monotonous walking environment by allowing opportunities for more street activities and street greening (*Figure 3.3* refers). Firstly, there will be a continue strip of shop frontage facing Keung Yip Street Rest Garden and Po Yip Street. Secondly, there will be 3.5m setback on G-2/F along Po Yip Street and 3m along the passage between the Site and the substation. Along Wang Yip Street East, there will also be a pocket landscaped area of about 120m^2 and 1.5m setback on G-2/F. These are going to offer a green and relaxed walking environment to neighbourhood and to inject street life and vibrancy within the area.

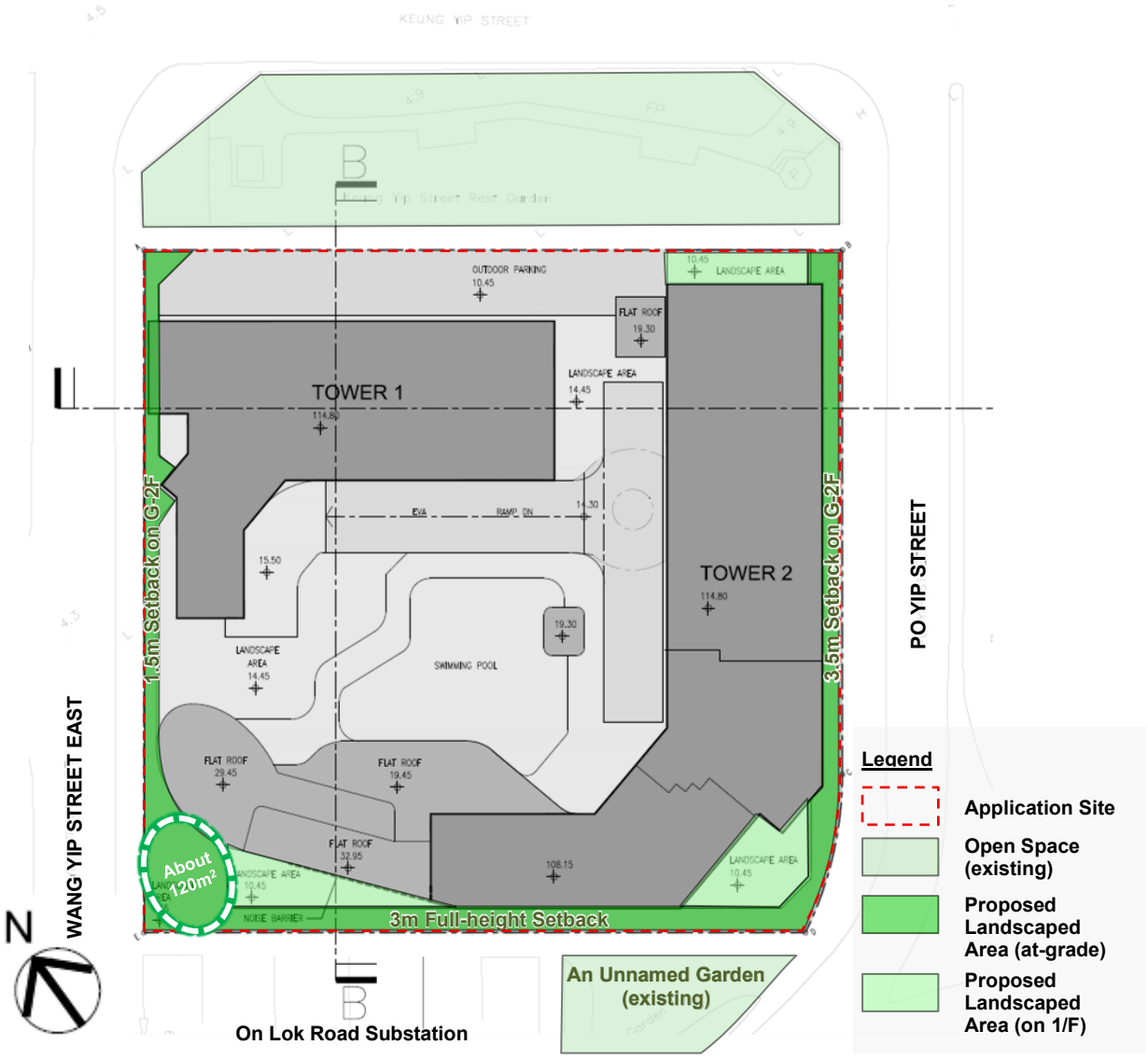

Figure 3.3 Landscaped Areas and Setbacks

3.4.2 The Site fronts onto Tung Tau Industrial Area Playground and Keung Yip Street Rest Garden. The Proposed Development Scheme adopts a terraced podium design concept along Keung Yip Street. The terraced design helps to break down the building mass and create better visual permeability (*Figure 3.4* refers).

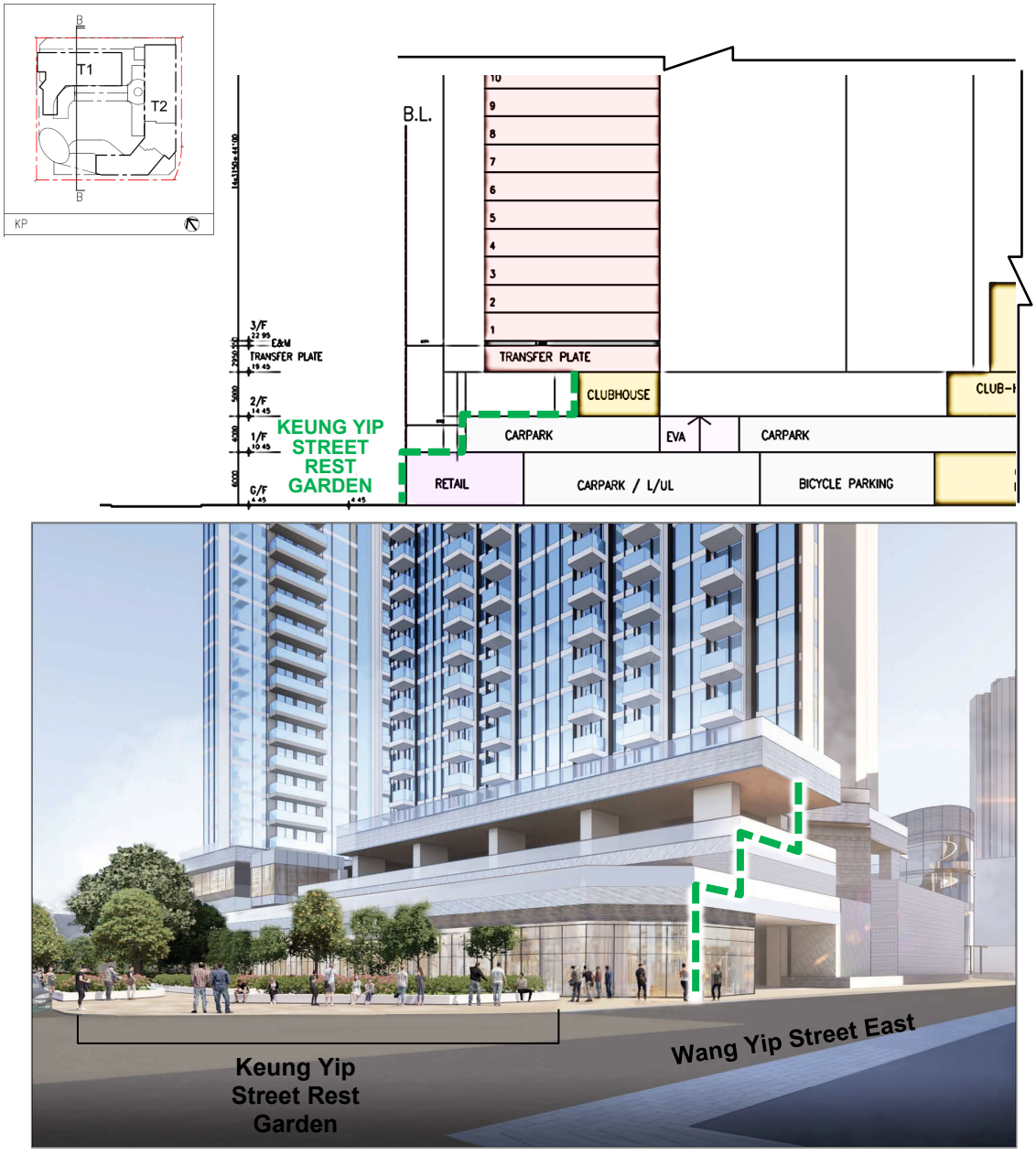

Figure 3.4 Stepped Podium Design

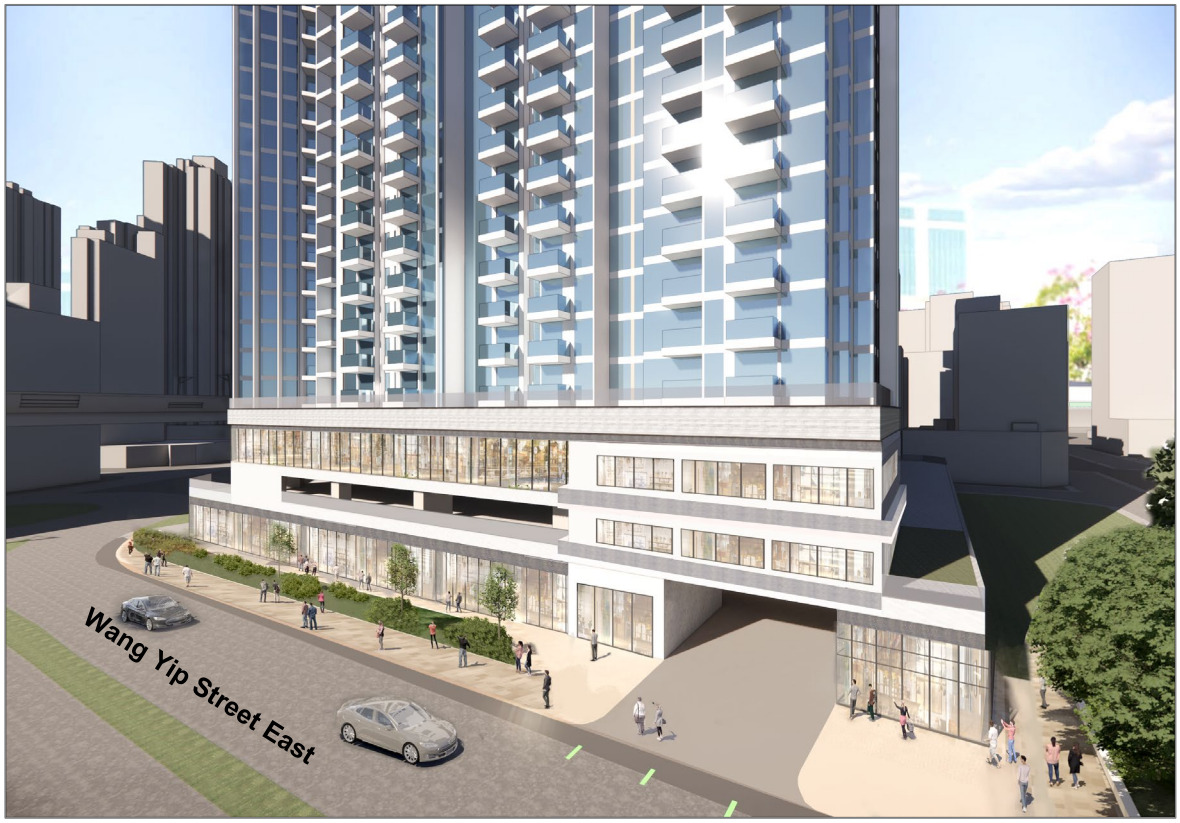

Figure 3.5 Viewing from Wan Yip Street East (Illustrative Drawing)

3.5 Stepped Building Height Profile

3.5.1 The building height of Tower 2 is proposed to step up from 105.7mPD to 109.2mPD and 112.7mPD in a south to north direction to add some visual interest to the urban skyline.

3.6 Provision of Retail and F&B Facilities to Serve the Local Community

3.6.1 Retail facilities will be provided on G/F of the Proposed Residential Development facing Keung Yip Street Garden and Po Yip Street to serve the future residents, the TTIA neighbourhood and even the visitors at the nearby TTIA Playground. Currently, there are a limited number of retail facilities within TTIA, be it F&B facilities or basic shopping facilities. The proposed retail floorspace will help to cater for the local need of the future residents and contribute to the making of a neighbourhood node.

3.7 Environmental Considerations

3.7.1 Environmental impacts in terms of noise and air quality impacts towards and perhaps from the Proposed Residential Development during construction and operational phrases have been considered to ensure environmental sustainability. Relevant mitigation measures have been incorporated into the design of the development where appropriate.

Air Quality

3.7.2 The Site is surrounded by carriageways, including Long Yip Street and Yuen Long On Lok Road to its south, Po Yip Street to its east, Keung Yip Street to its northeast and Wang Yip Street East to its northwest. Among these, Long Yip Street and Yuen Long On Lok Road are classified as Primary Distributor while the other road links are regarded as local distributor. With reference to the recommendations under HKPSG, minimum horizontal buffer separations of 20m and 5m are recommended for Primary Distributor and Local Distributor respectively. The shortest buffer distance between the Proposed Residential Development and the Primary Distributor (Long Yip Street) is 23m; and distances from the concerned Local Distributors: Po Yip Street and Keung Yip Street are 10m and 38m respectively. The separation distances between the Proposed Residential Development and these carriageways are in line with the HKPSG requirement which result in no excessive air quality impact in relation to vehicular emission is anticipated. For Wang Yip Street East, the separation distance is only 4m, thus fixed glazing is proposed at strategic locations and no fresh air intake will be located within the 5m buffer zone.

3.7.3 As the Site is locating at the periphery of an industrial area, potential emissions from the industrial activities have also been taken into account. It is found that there is no industrial undertaking and chimney observed within 200m from the Site. Hence, the Proposed Residential Development is unlikely to be affected by air quality impact due to industrial operation with respect to the recommended separation distance stipulated in the HKPSG. Please refer to *Appendix IV* for details.

Road Traffic Noise

3.7.4 Major road traffic noise source with respect to the Site is found to be arising from Long Yip Street and Po Yip Street. Direct noise mitigation measures are proposed, including Acoustic Window/ Enhanced Acoustic Balcony (Baffle Type), fixed glazing with or without maintenance window, door with auto-closing mechanism, vertical acoustic fin and sound absorption material, to achieve full compliance with respect to the road traffic noise criteria. Please refer to *Appendix IV* for details.

Railway Noise Impact

3.7.5 Tuen Ma Line Long Ping Station and its associated viaduct track line are aligned to the southwest and south of the Application Site. Having reviewed the location of the station, its configuration and parapets/solid fence wall available etc, the Proposed Residential Development would adopt building re-entrant design (including provision of door with auto-closing mechanism and fixed glazing with or without maintenance window), vertical acoustic fin and sound absorption material in order to comply with the relevant Noise Control Ordinance standard. Please refer to *Appendix IV* for details.

Fixed Sources Noise Impact

3.7.6 Various fixed noise sources are identified within 300m from the Site, including garages, metal workshops and electrical sub-station which might be potential environmental nuisance to the Proposed Residential Development. The assessment concluded that the Site would not be subject to any adverse fixed noise impact from the sources above with the set of noise mitigation measures in place. Furthermore, the ventilation and air conditioning systems for the carpark, plant room etc. are designed and installed in compliance with relevant HKPSG noise criteria to ensure the fixed noise generated by the Proposed Residential Development would not cause excessive impact to neighboring noise sensitive uses. Please refer to *Appendix IV* for details.

Construction Phase Environmental Impact

3.7.7 During construction, major air quality impact would be fugitive dust impact in relation to dusty activity and emission from dusty materials along with other emissions due to the use of diesel-powered equipment. It is well-noted and best management practice will be adopted where appropriate to suppress the impact.

3.7.8 Construction noise is usually generated by using powered mechanical equipment. It will then be controlled with reference to relevant technical memorandum and with best management practice to be adopted where appropriate to minimize the impact.

3.7.9 Water pollution due to sediments, construction runoff and drainage, sewage effluent and liquid spillage would disturb the water quality, however, the aforementioned will be closely monitored and managed, and no sewage effluent discharge will be allowed in the Proposed Residential Development. Waste generation during construction will be sorted and handled in compliance with the Waste Disposal Ordinance and relevant regulations.

3.7.10 With adequate mitigation measures incorporated during the construction phase of the project as well as best management practices throughout the process, environmental impacts arising would be acceptable.

Sewerage Impact

3.7.11 There is a Ø750mm sewer running along Wang Yip Street East and flows south-westwards to Wang Yip Street South, which collects sewage from both upstream and downstream catchments. Wastewater to be generated from the Proposed Residential Development has been assessed against the capacity of existing sewers. It is assumed that wastewater will be primarily contributed by the residents, clubhouse staff and commercial area/social welfare facilities’ employee after the redevelopment. The comparison of the estimated sewage flow to be generated from the Proposed Residential Development and the capacity of the existing sewerage system suggested that there is sufficient capacity to cater for the overall sewage discharge. No adverse sewerage impact is anticipated to the public sewerage network. Please refer to *Appendix V* for details.

4 PLANNING JUSTIFICATIONS

4.1 Echo with the Government's Determination of Developing the Northern Metropolis at a Rapid Pace

4.1.1 The Northern Metropolis ("NM") covers a total area of 30,000 hectares (about one third of the total area of Hong Kong) in the New Territories. The Application Site in Tung Tau near Long Ping Station falls within the future NM. The current term Government is determined to enhance the speed and efficiency in the development of NM in many ways in response to the 15th Five-Year Plan. The Proposed Residential Developments echoes with the goals of the development of NM in the following ways:

Goals (extracted from Northern Metropolis Action Agenda)	Proposed Residential Development
Providing land and housing	Produce **1,068 domestic units** in 2030
Industry-driven planning and a better home-job balance	Produce 1,068 domestic units **near Tung Tau Industrial Area** and just **2 stops away from the future Hung Shui Kiu Station**
Promoting integration of the GBA	The proximity to Long Ping Station facilitates cross-border travel
Infrastructure-led, railways as backbone	The Site is located just **350m away from Long Ping Station**
Developing a "Northern Metropolis University Town"	N/A
Ecological conservation, urban-rural integration	N/A
Developing diversified arts, culture, sports and youth facilities	N/A
Establishing presence of government departments to drive development	N/A

4.2 Respond to the Government's Desire to Expedite Developments

4.2.1 The Chief Executive announced in the Policy Address 2025 that the Government "*will improve the efficiency of land production and lower construction costs by streamlining approval processes, optimising administrative procedures, strengthening internal collaboration, applying technology, reviewing relevant standards and more*". The Government then updated the Buildings Department Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-2 in November 2025 correspondingly. The policy removes the previous prerequisite of constructing underground carparks for full GFA exemptions and will grant 100% GFA exemption for no more than two levels of above-ground carparks with an aim to effectively reduce construction costs and expedite developments.

4.2.2 Being located in Yuen Long New Town, abutting Tung Tau Industrial Area and well served by mass transit, the Site has great potential in providing more residential flats at this early stage of the development of the Northern Metropolis ("NM"). While the planned I&T developments and job opportunities will be realised step-by-step and would straddle across ten to twenty years, the Proposed Residential Development at the Site near Long Ping Station would be able to produce **1,108 domestic units in 2030**, just two stops away from the future Hung Shui Kiu Station.

4.2.3 The Application Site is solely owned by the Applicant; and the lease modification is ongoing and will be executed in a few months' time. The Site is ready for implementation. Benefited by the updated PNAP APP-2 which reduces construction costs, shorten timelines, and boost residential flat provision without compromising overall development intensity, the Proposed Residential Development is in line with the Government's rapid pace in development.

4.3 Major Development Parameters of the Proposed Development Scheme are Similar to the Approved S16 Scheme

4.3.1 On 22 December 2023, TPB approved the S16 Planning Application under application No. A/YL/304. The table below shows the comparison of the major development parameters of the approved S16 scheme and the current Proposed Development Scheme:

	Approved S16 Scheme	Proposed Development Scheme	Changes
Site Area	About 7,271m²	About 7,271m²	No Change
Total Gross Floor Area - Domestic - Non-domestic	About 45,226m² About 43,626m² About 1,600m²	About 45,226m² About 43,626m² About 1,600m²	No Change No Change
Total Plot Ratio - Domestic - Non-domestic	6.22 6 0.22	6.22 6 0.22	No Change No Change
No. of Blocks	3 - 2 for residential with lobbies, shop and services/ eating places, residents' club house and social welfare facilities - 1 for shop and services and plant rooms	2	-1

	Approved S16 Scheme	Proposed Development Scheme	Changes
Max. Building Height	Non-domestic block: 3 storeys/19.45mPD Residential blocks: 27 storeys above 2-storey podium / 100.75mPD (excluding 2 basement levels)	25 to 27 storeys (+ refuge floor) above 3-storey podium / 105.7 – 112.7mPD (without basement level)	Domestic floor: No Change +1 Refuge Floor +1 Podium Floor
No. of Flats	1,019	1,068	+49
GIC Facilities [1]	Sub-base/premises for: - Short Term Food Assistance Service Team (STFAST) - Home Care Services (HCS) for Frail Elderly Persons (2-team size non-kitchen based)	Sub-base/premises for: - Short Term Food Assistance Service Team (STFAST) - Home Care Services (HCS) for Frail Elderly Persons (2-team size non-kitchen based)	No Change

4.3.2 Changes in development parameter to the approved S16 scheme rest on the proposed building height and number of flats to be provided only. Since the building height under the approved S16 scheme has already exceeded the Building Height Restriction on the extant OZP, this is neither a Class A nor Class B Amendment under the Town Planning Board Guidelines on Class A and Class B Amendments to Approved Development Proposals (TPB PG-No. 36C).

4.3.3 The Proposed Development Scheme has taken into account the latest PNAP APP-2 published on 4 November 2025, which grant 100% GFA exemption for no more than two levels of above-ground carparks, and some design updates as the project has got into detailed design stage. In terms of building height, the Applicant has intentionally kept the number of domestic storey unchanged. The increase in building height comprises a higher floor-to-floor on G/F to meet the headroom requirement for loading/unloading facilities, an aboveground carpark level with reference to the latest PNAP APP-2, a clubhouse level above the carpark level, a refuge floor to fulfil requirements stipulated by the Buildings Department and Fire Services Department and some design changes upon detailed design.

4.4 The Proposed Building Height is Considered Acceptable

4.4.1 The Applicant has made an endeavour to maintain the domestic site coverage (i.e. ≤33%), building separation, stepped height profile and to provide as much setback as possible while seeking a further relaxation in Plot Ratio Restriction (from PR5 to PR6.5 with reference to the recommendations of the updated HKPSG; *Section 4.3* refers). The proposed building height comprises increase in number of domestic

floors that corresponds to the 30% increase in plot ratio, a refuge floor to fulfil the requirements on means of escape in case of fire and 2 levels of aboveground carpark (to be provided with reference to PNAP APP-2). Not least, the Proposed Development Scheme would be able to meet the relevant criteria for consideration of relaxation as follows:

Relevant Criteria for Consideration of Relaxation	Proposed Development Scheme
(a) amalgamating smaller sites for achieving better urban design and local area improvements	N/A
(b) accommodating the bonus plot ratio granted under the Buildings Ordinance in relation to surrender/dedication of land/area for use as public passage/street widening	N/A
(c) providing better streetscape/good quality street level public space	The Proposed Development Scheme provides setback on 3 sides of the Site
(d) providing separation between buildings to enhance air ventilation and visual permeability	The Proposed Development Scheme provides a 15m building gap between T1 and T2 that fronts onto the existing open spaces
(e) other factors, such as site constraints, need for tree preservation, innovative building design and planning merits that would bring about improvements to townscape and amenity of the locality, provided that no adverse landscape, visual and air ventilation impacts, as appropriate, would be resulted from the innovative building design.	The increase in PR (from PR5 to PR6.5) is in line with the recommendations of the updated HKPSG. Technical assessments results demonstrate that the Proposed Development Scheme would not generate insurmountable adverse impact.

4.5 Provide Planning and Design Merits

4.5.1 The Proposed Residential Development will continue to provide the committed GIC facilities as requested by the Social Welfare Department. There will also be retail and dining facilities to serve the neighbourhood. All these will be placed along Keung Yip Street Rest Garden and Po Yip Street with direct street access. Such arrangement will help to activate and energise the street environment.

4.5.2 The Proposed Development Scheme will also continue to provide a 15m-wide building separation between the proposed towers and a stepped building height profile. As described in *Section 3.4*, there will be setback on 3 sides of the Site. Not least, there will be multi-level greenings and a recessed corner at the eastern corner on Wang Yip Street East. These design elements would help to create space for landscaping and bring enhancement to the streetscape.

4.6 No Unacceptable Visual Impact

4.6.1 The Visual Impact Assessment in *Appendix VI* assesses the potential visual impact on four viewpoints. While the photomontage demonstrates that the Proposed Residential Development would be shielded by the existing medium-rise buildings on the outer ring of Tung Tau Industrial Area when viewing from VP3 hence would not be visible, photomontages from three of the other viewing points have shown that the Proposed Residential Development would not appear visually incompatible to the surrounding urban environment. Since the proposal involves changing from a medium-rise to a high-rise building, the visual change would result in slightly to moderately adverse visual impact. Yet, comparing with the Approved Development Scheme, the visual impact would be comparable.

4.6.2 In view of the above, the Visual Impact Assessment concludes that the Proposed Redevelopment Scheme**,** with 15m building gap**,** stepped height profile and refuge floor in place, would be congruous to the surrounding character of the adjacent buildings. Therefore, the Proposed Development is considered acceptable in the visual context.

4.7 The Site is IMMEDIATELY Available to Meet the Housing Demand

4.7.1 The Application Site is located at an already developed area near to MTR Long Ping Station. A flatted factory building has been erected at the Site since 1986. The Applicant is the **sole owner** of the Site. Construction works for the Proposed Residential Development can immediately proceed subsequent to the approval of this Application, GBP submissions and execution of the modified land lease. The Site has definite advantage in terms of availability for early implementation to meet market demand for flats (especially with convenient access to mass transit railway) in the short term.

4.8 Provision of Retail Amenities to the Local Community

4.8.1 Despite the Site favors from the prime location and is highly accessible to the retail and dining facilities as well as services in Yuen Long Town Centre, TTIA as well as the residential clusters to its east seem to have segregated from the Town Centre. Redevelopment of the Site offers an opportunity to provide basic retail and dining facilities to make up the deficiency.

4.8.2 The Proposed Development Scheme proposes accommodate about 1,600m^2 non-domestic GFA on ground floor facing Wang Yip Street East and Keung Yip Street for retail and/or F&B purposes with an aim to serve both the future residents and the local community including the nearby workers in TTIA and the nearby residents. Not least, this will also help to inject vibrancy to the area which is currently very quiet.

4.9 No Insurmountable Adverse Impact

Traffic

4.9.1 The 2033 junction capacity assessment was carried out against cases with and without the Proposed Residential Development and suggested that these junctions do have sufficient capacity to accommodate the expected traffic volume in 2033 as well as the additional traffic generated by the Proposed Residential Development (*Appendix III* refers).

4.9.2 The pedestrian counts at the footpaths connecting the Site with the MTR Long Ping Station also suggested that against future pedestrian flows during the AM and PM peak hours, they are still in adequate capacity to accommodate the estimated pedestrian flows in 2033.

4.9.3 The Traffic Impact Assessment (*Appendix III* refers) concluded that the Proposed Residential Development will result in no adverse traffic and pedestrian impact to the surrounding road network and is acceptable in traffic engineering perspective.

Traffic & Fixed Noise

4.9.4 An Environmental Assessment (*Appendix IV* refers) has been conducted to identify any potential environmental pollution sources and recommend on relevant mitigation measures. For example, vehicular and industrial emission on air pollution, road traffic, railway and fixed sources noises on noise pollution, and construction phase environmental pollution were appraised.

4.9.5 As confirmed in the industrial emission assessment, no chimney was identified within 200m from the Site therefore the buffer separation requirement can be well met. On top of that, the buffer separation between the air sensitive uses in the MLP and the nearest carriageways is in compliance with the HKPSG requirement. For locations where separation distance is only 4m, fixed glazing is proposed and no fresh air intake will be located within the 5m buffer zone. The Proposed Residential Development is not envisaged to be subject to significant air quality impact.

4.9.6 In terms of road traffic noise impacts, several key NSRs were identified to present the worst scenario, and it is concluded that with all practical noise mitigation measures (including Acoustic Window/ Enhanced Acoustic Balcony (Baffle Type), fixed glazing with or without maintenance window, door with auto-closing mechanism, vertical acoustic fin and application of sound absorptive material) considered, the Proposed Residential Development shall achieve a full compliance in road traffic noise.

4.9.7 Various fixed noise sources to the Site have been identified, including On Lok Road Electrical Substation, Metal Workshop and Garage and Vehicle Testing Centre. The assessment suggests that the Proposed Residential Development would not be subject to adverse fixed noise impact from fixed noise sources. Yet, in order to ensure the fixed noise generated by the Proposed Residential Development would not cause excessive impact to the neighboring noise sensitive uses, its ventilation and air conditioning systems will be designed and installed to meet the relevant HKPSG.

4.9.8 Environmental implication during construction of the Proposed Development Scheme can be minimized by adopting best management practice and implementing relevant environmental mitigation measures. No adverse construction phase environmental impact is anticipated.

Sewerage

4.9.9 In view of the proposed change in land use at the Site from industrial uses to residential purposes, the wastewater will thus be anticipated to be contributed by the residents, clubhouse staff and commercial area employee after redevelopment. The newly estimated sewage flow from the Proposed Residential Development and the capacity of the existing Ø750mm sewer running along Wang Yip Street East have been quantitatively assessed. The Sewerage Impact Assessment (*Appendix V* refers) confirms the sufficient capacity of the public sewerage system and the feasibility of the Proposed Residential Development.

5 CONCLUSION AND SUMMARY

5.1 In light of the above, it is evident that the Proposed Residential Development should be favorably considered by the TPB from the land use planning grounds and technical points of view and based on the following:

a) The Proposed Residential Development at the Application Site in Yuen Long near Long Ping Station, which makes way for about **1,068 domestic units**, echoes with the Government's determination of developing the Northern Metropolis at a Rapid Pace;
b) The Proposed Residential Development responds to the Government's desire to expedite developments;
c) The proposed development intensity is in line with the recommendations on residential densities in the updated Hong Kong Planning Standards and Guidelines;
d) The Site is immediately available to meet the housing demand;
e) The Proposed Development Scheme proposes about 1,600m^2 non-domestic GFA on ground floor facing Wang Yip Street East and Keung Yip Street for retail and/or F&B purposes to inject vibrancy to the area;
f) The Proposed Residential Development will continue to provide GIC facilities as previously committed;
g) The Proposed Development Scheme would provide design merits such as 15m building separation, stepped height profile, terraced podium design, setbacks on 3 sides, multi-level greenings and a recessed corner on Wang Yip Street;
h) The proposed building height is considered acceptable; and
i) The Proposed Development Scheme would not induce adverse technical impacts.