

**RURAL AND NEW TOWN PLANNING COMMITTEE
OF THE TOWN PLANNING BOARD**

RNTPC Paper No. 1/21

**For Consideration by the
Rural and New Town Planning Committee on 8.1.2021**

**PROPOSED AMENDMENTS TO THE
APPROVED YUEN LONG OUTLINE ZONING PLAN NO. S/YL/23**

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1. Introduction

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Yuen Long Outline Zoning Plan (OZP) No. S/YL/23 (**Attachment I**) as shown on the draft Yuen Long OZP No. S/YL/23A (**Attachment II**) and its Notes (**Attachment III**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) (**Attachment IV**) of the OZP should be adopted as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for the various land use zonings of the OZP and is suitable for exhibition together with the draft OZP and its Notes.

2. Status of the Current OZP

- 2.1 On 18.10.2016, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Yuen Long OZP, which was subsequently renumbered as S/YL/23.
- 2.2 On 4.6.2019, the CE in C referred the approved Yuen Long OZP No. S/YL/23 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 14.6.2019 under section 12(2) of the Ordinance.

3. Background

- 3.1 The Labour and Welfare Bureau (LWB) launched the first phase Special Scheme in September 2013 to encourage non-governmental organisations to provide or increase on their own sites through expansion, redevelopment or new development, those welfare facilities considered by the Government as being in acute demand, in particular to increase elderly and rehabilitation service places. On the other hand, it was stated in the 2014 Policy Address that the Government will continue to implement the "Youth Hostel Scheme" for meeting the aspirations of some working youths in having their own living space and giving these youths an opportunity to accumulate savings to meet their aspirations.

- 3.2 In July 2016, the Sun Hung Kai Properties Limited announced its donation of a piece of land near the junction of Castle Peak Road - Yuen Long and Yau Tin East Road to the Hong Kong Sheng Kung Hui (SKH) for construction of a social welfare service complex cum youth hostel under the Special Scheme and Youth Hostel Scheme¹. To facilitate the proposed social welfare service complex cum youth hostel development, it is proposed to rezone the site from “Government, Institution or Community” (“G/IC”) to “G/IC(6)”. (**Item A on Plan 1a**)
- 3.3 Other proposed amendments include to take forward the decisions of the Rural and New Town Planning Committee (the Committee) of the Board on two s.12A applications (No. Y/YL/11 and Y/YL/13), and to rezone two “Comprehensive Development Area” (“CDA”) sites to reflect the existing developments agreed by the Committee in the previous reviews of “CDA” sites (**Items B to E1 on Plans 1a to 1c**).
- 3.4 Opportunity is taken to amend the OZP to reflect other current as-built conditions (**Items D2 and E2 to E4**) and to update the Notes and the ES of the OZP in accordance with the latest revision of the Master Schedule of Notes to Statutory Plans (MSN) and to reflect the latest planning circumstances.

4. Proposed Amendments to the OZP

Item A - Rezoning of a site near the junction of Castle Peak Road- Yuen Long and Yau Tin East Road for Proposed Social Welfare Service Complex cum Youth Hostel (Plans 1a, 2a, 3a and 4a)

- 4.1. The site (about 1400m² including the adjoining Government land of about 443m²) is proposed for Social Welfare Service Complex cum Youth Hostel. The site is currently zoned “G/IC”, which is subject to a maximum building height (BH) restriction of 8 storeys excluding basement(s). There is no designated use for the site.
- 4.2 The site is located at the junction of Yau Tin East Road and Castle Peak Road - Yuen Long and accessible via Yau Tin East Road. It is partly covered by trees and shrubs and partly occupied by some temporary structures. (**Plan 4a**).
- 4.3 To its immediate east is a high-rise residential cum commercial development namely YOHO Midtown with BH of 39-47 storeys (140mPD to 173mPD) on land zoned “CDA”. To the north across Castle Peak Road -Yuen Long are high-rise residential cum commercial developments including the planned topside development of the West Rail Yuen Long Station on land zoned “CDA” with a maximum BH of 47 storeys (175mPD) and the existing Sun Yuen Long Centre with a maximum BH of 32 storeys (109mPD) on land zoned “Other Specified Uses” (“OU”) annotated “LRT Terminus with Commercial/ Residential Development”. To the south across Yau Tin East Road are a nullah and a cluster of residential developments with a maximum BH ranging from 11

¹ The construction of the social welfare portion of the development will be funded by the Lotteries Fund under LWB's Special Scheme, while the youth hostel portion will be funded by the Capital Works Reserve Fund (CWRP) under Home Affairs Bureau (HAB)'s Youth Hostel Scheme (YHS). Construction costs of the common religious facilities will be borne by SKH with their own funding. The project is targeted to be completed in 2026.

to 19 storeys (38mPD to 69mPD) on land zoned “Residential (Group A)” (“R(A)”). To the immediate west is the Shap Pat Heung Rural Committee Building with BH of two storeys on land zoned “G/IC” and to its further west across the nullah are some unused/vacant land zoned “Open Space” (“O”) and residential buildings with BH ranging from 19 to 30 storeys (60mPD to 100mPD) on land zoned “R(A)” (**Plans 2a and 3a**).

- 4.4 To facilitate the rezoning, the project proponent has prepared an indicative scheme of the proposed social welfare service complex cum youth hostel which would provide social welfare facilities and youth hostel units with ancillary facilities. The elevation, schematic floor layouts and section are at **Plans 5a to 5g** and the major development parameters of the indicative scheme are as follows:

Development Parameters	Indicative Scheme*
Site area	About 1,400m ² (including Government land of about 443 m ²)
Plot Ratio	Domestic : about 4.6 Non-domestic : about 2.3
Gross Floor Area (GFA)	About 9,400m ² Domestic : about 6,250m ² (including Residential Care Home for Elderly (RCHE) and Youth Hostel) Non-domestic : about 3,150m ² (including Day Care Centre for Elderly (DE); Special Child Care Centre (SCCC) and Common/Religious Activity Area)
Site Coverage	Above 15m : about 33% Below 15m : about 73%
No. of Storeys	20 storeys above 1 basement carpark
Building Height (BH)	About 72mPD
Facilities	RCHE : 120 Beds DE: 60 Places SCCC: 60 Places Youth Hostel: 180 Rooms Common/Religious Activity Area: 160 seats
Greenery Area	About 24% of the site
No. of Car Parking Space	10 (private car) 4 (private light bus) 2 (coach)
No. of Loading and Unloading bay	1 for ambulance and 1 for heavy goods vehicle

*subject to further review in detailed design stage.

- 4.5 It is proposed to rezone the site from “G/IC” to “G/IC(6)” with ‘Residential Institution (Hostel and Dormitory only)’ as Column 1 use to facilitate the proposed development. A maximum BH of 75mPD is proposed to be stipulated for the “G/IC(6)” zone.

Technical Assessments

- 4.6 To ascertain the technical feasibility of the proposed social welfare service complex cum youth hostel, various technical assessments have been conducted by the SKH including traffic impact assessment (TIA), preliminary environmental review (PER), visual impact assessment (VIA), landscape master plan (LMP) and tree proposal, sewerage impact assessment (SIA) and drainage impact assessment (DIA). It has confirmed that the proposed development would not cause insurmountable problems on traffic, environment, visual, landscape and infrastructural capacity aspects. A summary of the technical assessments is at **Attachment V** and the findings are summarised in the following paragraphs.

Traffic Aspect

- 4.7 Having considered the development parameters and future road improvement works, the TIA conducted by the project proponent has demonstrated that no insurmountable traffic impact would be induced by the development. In this regard, Commissioner for Transport has no comment on the proposed amendment from traffic engineering perspective.

Environmental Aspects

- *Noise Impact*

- 4.8 The Noise Impact Assessment demonstrates that the nearby carriageways, including Castle Peak Road – Yuen Long, Long Yat Road and Fung Cheung Road, are considered as the dominant noise sources affecting the proposed development. Direct noise mitigation measures, including acoustic window and fixed glazing with maintenance window are proposed for hostel rooms facing north and west. Acoustic lining will be installed to address the fixed noise impact during the operation. According to the detailed assessment on surrounding noise sensitive receivers, it is concluded that the noise impact due to the future operation of the proposed development is insignificant. The project proponent will be required to submit noise impact assessment and provide noise mitigation measures to meet the Hong Kong Planning Standards and Guidelines (HKPSG) requirements to the satisfaction of the Director of Environmental Protection, which could be stipulated under land lease.
- 4.9 The existing West Rail Yuen Long Station and viaducts are located at more than 190m north of the site and shielded by existing Sun Yuen Long Centre. In addition, there is no existing and planned industrial noise sources identified in the vicinity of the site. Hence, no adverse railway noise or industrial noise impact is envisaged on the proposed development.

- 4.10 Potential construction airborne noise impact emanated from construction activities is reviewed and practicable noise mitigation measures, such as temporary noise barrier and quiet equipment, will be implemented to minimise the noise impact on surrounding receivers.

- *Air Quality*

- 4.11 Based on the previous on-site survey, no chimney is identified within the 200m study area from the subject site. Besides, a minimum horizontal separation distance will be set as a buffer between air sensitive uses and nearby carriageways (i.e. Castle Peak Road – Yuen Long and Yau Tin East Road) in accordance with the HKPSG. Therefore, no adverse air quality impact is anticipated on the proposed development. In addition, dust mitigation measures and good site management will be implemented during construction phase to minimise the emission of fugitive dust.

- *Water Quality*

- 4.12 Soil erosion control measures, silt removal facilities and wastewater discharge monitoring will be applied in the construction phase to ensure that the water quality of the nearby water bodies would not be adversely affected by the construction activities. Grease trap, silt trap and oil interceptors will be installed in operational phase to remove debris, grease and oil before discharging to public sewer.

- *Waste Management*

- 4.13 The construction involves the demolition of the existing site office and the construction of a 20-storey building. Waste Management Plan will be prepared and implemented by the contractor which other control / mitigation measures like on-sorting and reusing excavated fill are recommended to reduce the waste generated during construction.

Visual Aspect

- 4.14 Based on the assessment on the key viewing points (VP) (**Plans 6a and 6b**), the proposed development is considered compatible in terms of overall visual context and character within the existing community.
- 4.15 In the assessment area, the visual impacts are considered negligible as there will not be any resultant degradation in the visual quality and character of the surrounding area. No significant negative visual impact would result on the public viewers.

Landscape and Tree Aspects

- 4.16 Landscape amenity will be provided in various levels of the proposed development. With the incorporation of a variety of trees and plantings, the proposed development will enjoy ample open space and generous green coverage (about 24%).

- 4.17 Based on the tree survey, there are about 14 trees within the site. Ten existing trees are proposed to be transplanted while four trees in poor form and low amenity value are proposed for felling. Four new trees are proposed on 3/F for compensation. A large tree located outside the proposed development will be retained and protected during construction phase.

Sewerage and Drainage Aspects

- 4.18 The proposed development includes the construction of a new 300mm diameter pipe into the existing public sewerage networks under Castle Peak Road – Yuen Long. The DIA shows that the storm water runoff can be collected within the proposed development and discharged through a proposed stormwater pipe into the existing nullah running along Yau Tin East Road. The proposed development will not pose adverse impact in areas within the upstream or downstream of the existing sewerage and drainage systems.

Item B - Rezoning of a site near the junction of Kung Um Road and Lam Hi Road for Proposed Art Storage and Public Open Space (Plans 1b, 2b, 3b, 4b)

- 4.19 On 25.8.2017, the Committee agreed to a s.12A application (No. Y/YL/11) to rezone a site of about 6,096m² near the junction of Kung Um Road and Lam Hi Road from “O” to “OU (Art Storage and Public Open Space)” to facilitate a development of a 3-storey art storage warehouse (BH at 22.2mPD) with a total GFA of about 12,694m² and a public open space (POS) of about 590m².
- 4.20 The site is an integral part of a strip of land zoned “O” (about 80m wide) along the southern fringe of Yuen Long Town and to the north of Yuen Long Highway. It is currently occupied by some storages and a vehicular repair workshop. The site is accessible from Lam Hi Road leading from Kung Um Road. To its north across Lam Hi Road and a nullah is a medium-rise residential development namely Park Signature with a building height of 22 storeys over 2 levels of podium (81mPD) on land zoned “R(A)1”. To its immediate east are Kung Um Road, a nullah and Kiu Hing Road. To its immediate south is a warehouse. Yuen Long Highway is located to its further south and to its immediate west are intermixed with some residential structures, some workshops and open storage yard (**Plans 2b, 3b and 4b**).
- 4.21 To ensure that the development scheme would be implemented to tie in with the above in support of the rezoning proposal, it is proposed to rezone the site to “OU (Art Storage and POS)” with a maximum GFA of 12,694m² and a maximum BH of 23mPD, and provision of POS not less than 590m². To rationalize the associated zoning boundaries, a strip of Government land (**Plan 2b**) along Lam Hi Road and Kung Um Road (about 1,208m²) adjoining to the above site will be rezoned together from “O” to “OU (Art Storage and POS)”.

Item C - Rezoning of a site at Sai Kai Road, Sai Pin Wai for proposed Small House Development (Plans 1a, 2c, 3c and 4c)

- 4.22 On 11.8.2017, the Committee agreed a s.12A application (No. Y/YL/13) for rezoning of an area of about 251m² at Sai Kai Road, Sai Pin Wai from “O” to “Village Type Development” (“V”) to facilitate a development of a Small House. The associated boundary of the “O” zone is rationalized. As only

amendment to the boundary of “O” and “V” zones is involved, the respective Notes under the OZP remain unchanged.

- 4.23 The site is currently paved and used as open-air carpark and accessible via Sai Kai Road. To its immediate northwest is a large cluster of Small House development Kwan Lok San Tsuen, within “V” zone. Two recognised villages Sai Pin Wai and Nam Pin Wai are located to its north and northeast and there is no village ‘environs’ covering these two villages. To its southeast are parking of vehicles and car servicing/selling uses within the adjacent “O” zone and to its north is Sai Kai Road which serves as an vehicular access to Sai Pin Wai.

Items D1 to D2 and E1 to E4 - Rezoning of the “CDA” sites at Yuen Long Kau Hui Road (Area 16) and Kwong Yip Street (Area 7) to reflect the as-built developments (Plans 1a, 1c, 2d, 2e, 3d, 3e, 4d, 4e)

- 4.24 The two sites (about 5.28 ha) at Yuen Long Kau Hui Road “The Parcville” and Kwong Yip Street ‘The Spectra’ are zoned “CDA” on the current OZP. The developments have been completed in 2002 and 2018 respectively. In the 2017 and 2019 reviews of “CDA” sites, the Committee agreed to rezone these two “CDA” sites to reflect the existing developments. It is therefore proposed to rezone the sites to “Residential (Group B)2” (“R(B)2”) and “R(A)5” respectively to reflect the as-built developments.
- 4.25 The site with an area of about 3.18 ha at Yuen Long Kau Hui Road is proposed to be rezoned from “CDA” to “R(B)2” under **Item D1** subject to a maximum BH of 55mPD and a maximum domestic plot ratio (PR) of 3 to reflect the existing development ‘The Parcville’. A strip of land of about 0.2 ha to the northwest of the development is rezoned to an area shown as ‘Road’ under **Item D2** to reflect the existing road of Chui Tung Lane.
- 4.26 The Site with an area of about 1.02 ha at Kwong Yip Street is proposed to be rezoned from “CDA” to “R(A)5” under **Item E1** subject to a maximum domestic PR of 5 or a maximum non-domestic PR of 9.5 and a maximum BH of 90mPD to reflect the existing development ‘The Spectra’. A strip of land of about 0.77 ha surrounding the development is rezoned to an area shown as ‘Road’ under **Item E2** to reflect the existing condition. The corner site of about 0.1 ha, adjoining Wang Yip Street South and Kwong Yip Street, is rezoned to “GIC(1)” to reflect the existing condition of a public toilet and bicycle parking area, subject to a maximum BH of 3 storeys excluding basement(s) (and 8 storeys for school or hospital use).
- 4.27 Opportunity is also taken to rezone an area of about 0.23 ha adjoining the “CDA” site at Kwong Yip Street, currently shown as ‘Nullah’ and ‘Road’, to “O” under **Item E4** to reflect the existing condition of a sitting-out area.

5. Provision of GIC Facilities and Open Space

- 5.1 The provision of GIC facilities and open space within the planning scheme area of the Yuen Long OZP has been assessed (**Attachment VI**). Based on a planned population of about 180,607 persons, the planned provision of major GIC facilities is generally sufficient to meet the requirements of the planned

population according to the HKPSG. For hospital beds, it would be provided in regional context. Although there are shortfall in child care centre, community care services facilities and RCHE, they are subject to relevant departments' requirements. These facilities should be carefully planned/reviewed by relevant government departments/bureaux and premises-based GIC facilities could be incorporated in future development/redevelopment when opportunities arise.

- 5.2 For the provision of public open space in Yuen Long, there is sufficient planned local and district open space provision in the New Town to meet the requirements as stipulated in the HKPSG.

6. Proposed Amendments to the Matters shown on the OZP

The proposed amendments to the approved OZP are shown on the draft OZP No. S/YL/23A at **Attachment II**. Details of the amendment items are as follows:

Item A (about 0.15 ha)

Rezoning of a site near the junction of Castle Peak Road - Yuen Long and Yau Tin East Road from "G/IC" to "G/IC(6)".

Item B (about 0.73 ha)

Rezoning of a site at the junction of Kung Um Road and Lam Hi Road from "O" to "OU (Art Storage and POS)".

Item C (about 0.025 ha)

Rezoning of a site at Sai Kai Road, Sai Pin Wai from "O" to "V".

Item D1 (about 3.18 ha)

Rezoning of a residential development site 'The Parcville' at Yuen Long Kau Hui Road from "CDA" to "R(B)2".

Item D2 (about 0.2 ha)

Rezoning a strip of land of Chui Tung Lane from "CDA" to an area shown as 'Road' to reflect the as-built condition.

Item E1 (about 1.02 ha)

Rezoning of a residential development site 'The Spectra' at Kwong Yip Street from "CDA" to "R(A)5".

Item E2 (about 0.77 ha)

Rezoning a strip of land of Kwong Yip Street and Fo Yip Street from "CDA" to an area shown as 'Road' to reflect the as-built condition.

Item E3 (about 0.1 ha)

Rezoning of a site adjoining Wang Yip Street South and Kwong Yip Street from “CDA” to “GIC(1)” to reflect the as-built condition.

Item E4 (about 0.23 ha)

Rezoning of a site near the junction of Kwong Yip Street and Long Yip Street from “CDA” and areas shown as ‘Road’ and ‘Nullah’ to “O” to reflect the as-built condition.

7. **Proposed Amendments to the Notes of the OZP**

7.1 The proposed amendments to the Notes of the OZP with additions in ***bold and italics*** and deletions in ‘~~crossed-out~~’ are at **Attachment III** for Members’ consideration. The proposed amendments are summarised below:

- (a) in relation to Item A, the Notes of the “G/IC” are amended to incorporate ‘Residential Institution (Hostel and Dormitory only) (on land designated “G/IC(5)” and “G/IC(6)” only)’ as a Column 1 use. New remarks are incorporated in the Notes for “G/IC” zone to stipulate the maximum BH restriction for the new “G/IC(6)” sub-zone as mentioned in paragraph 4.5 above;
- (b) in relation to Item B, the new “OU” zone is proposed for the rezoning proposal under the approved s.12A application No. Y/YL/11 as mentioned in paragraphs 4.19 and 4.21 above, and a set of new Notes for “OU” annotated “Art Storage and POS” is incorporated;
- (c) in relation to Item D1, the Remarks for “R(B)” zone will be revised to incorporate new development restrictions for “R(B)2” sub-area as mentioned in paragraph 4.25 above; and
- (d) in relation to Item E1, the Remarks for “R(A)” zone will be revised to incorporate new development restrictions for “R(A)5” sub-area as mentioned in paragraph 4.26 above. In addition, in determining the maximum PR for the “R(A)5” zone, new remarks are incorporated to disregard the floor space that is solely for GIC facilities, as required by the Government, from PR calculation.

Technical amendments

7.2 The Board has promulgated a revised set of Master Schedule of Notes to Statutory Plans on 16.6.2017 and 11.1.2019 respectively, to incorporate ‘Art Studio (excluding those involving direct provision of services or goods)’ as a Column 1 use in Schedule II of the “Other Specified Uses” annotated “Business”(“OU(B)”) and “Industrial” zones; and with ‘Market’ use being subsumed under ‘Shop and Services’ use respectively. To effectuate such changes, correspondence updates have been made to the Notes of “R(A)”, “R(B)”, “Residential (Group E)”, “CDA”, “G/IC”, “V”, “OU(B)”, “OU(Public Car Park with Ground Floor Retail Shops)”, “OU(Public Car Park and Petrol

Filling Station with Ground Floor Retail Shops)", "OU(Public Car Park to include Retail and Residential Uses)" and "OU(LRT Terminus with Commercial/Residential Development)" zones.

8. **Revision to the Explanatory Statement of the OZP**

- 8.1 The Explanatory Statement (ES) of the OZP has been revised to take into account the proposed amendments as mentioned in the above paragraphs. Opportunity has also been taken to update the general information for the various land use zones to reflect the latest status and planning circumstances of the OZP.
- 8.2 The revised ES (with additions in ***bold and italics*** and deletions in ~~crossed-out~~) is at **Attachment IV** for Members' consideration.

9. **Plan Number**

Upon exhibition for public inspection, the OZP will be renumbered as S/YL/24.

10. **Consultations**

Consultation with District Council and Rural Committee

- 10.1 On 18.11.2020, the HAB, Social Welfare Department, PlanD and SKH consulted the Housing, Town Planning and Development Committee of Yuen Long District Council (HTPDC of YLDC) regarding the proposed social welfare service cum youth hostel development (Amendment Item A). The proposed development was generally supported by the HTPDC members. The HTPDC urged all relevant government departments to facilitate the smooth and early implementation of the proposed social welfare service complex cum youth hostel development under **Item A**.
- 10.2 On 4.5.2020, the Shap Pat Heung Rural Committee (SPHRC) was consulted regarding the proposed social welfare service complex cum youth hostel development. The SPHRC supported the implementation of the project.

Departmental Consultation

- 10.3 The proposed amendments have been circulated to relevant Government bureaux and departments for comments. Their comments have been incorporated where appropriate. Concerned bureaux/departments have no objection to or no adverse comments on the proposed amendments and no insurmountable problems have been raised by the Government departments consulted:

- Secretary for Home Affairs;
- Secretary for Labour and Welfare;
- Secretary for Development;
- Secretary for Transport and Housing;

- Secretary for Education;
- District Lands Officer/Yuen Long, Lands Department;
- Commissioner for Transport;
- Chief Highway Engineer/New Territories West, Highways Department;
- Chief Engineer5/Major Works, Major Works Project Management Office, Highways Department;
- Director of Environmental Protection;
- Director of Fire Services;
- Chief Engineer/Mainland North, Drainage Services Department;
- Chief Engineer/Construction, Water Supplies Department;
- Chief Town Planner/Urban Design & Landscape, Planning Department;
- Project Manager (West), Civil Engineering and Development Department;
- Head of the Geotechnical Engineering Office, Civil Engineering and Development Department;
- Chief Architect/Central Management Division 2, Architectural Services Department;
- Chief Building Surveyor/New Territories West, Buildings Department;
- Director of Electrical and Mechanical Services;
- Director-General of Civil Aviation;
- Director of Housing;
- Director of Agriculture, Fisheries and Conservation;
- Director of Food and Environmental Hygiene;
- Director of Leisure and Cultural Services;
- Director of Social Welfare;
- Director of Health;
- Commissioner of Police;
- District Officer (Yuen Long), Home Affairs Department; and
- Government Property Administrator.

Public Consultation

- 10.4 If the proposed amendments are agreed by the Committee, the draft Yuen Long OZP No. S/YL/23A (to be renumbered as S/YL/24 upon exhibition) and its Notes will be exhibited under section 5 of the Ordinance for public inspection. Members of the public can submit representations on the OZP to the Board during the statutory exhibition period. The YLDC will be informed on the proposed amendments during the statutory exhibition period of the draft OZP.

11. Decision Sought

Members are invited to:

- (a) agree that the proposed amendments to the approved Yuen Long OZP No. S/YL/23 and that the draft Yuen Long OZP No. S/YL/23A at **Attachment II** (to be renumbered as S/YL/24 upon exhibition) and its Notes at **Attachment III** are suitable for exhibition under section 5 of the Ordinance; and
- (b) adopt the revised ES at **Attachment IV** for the draft Yuen Long OZP No. S/YL/23A as an expression of the planning intentions and objectives of the Board for the various land use zones on the OZP and agree that the revised ES is suitable for exhibition together with the OZP.

12. Attachments

Attachment I	Approved Yuen Long OZP No. S/YL/23 (reduced scale)
Attachment II	Draft Yuen Long OZP No. S/YL/23A
Attachment III	Notes of the Draft Yuen Long OZP No. S/YL/23A
Attachment IV	Explanatory Statement of the Draft Yuen Long OZP No. S/YL/23A
Attachments V	Summary of technical assessments for the proposed youth hostel development
Attachment VI	Provision of GIC facilities and open space in Yuen Long Town
Plan 1a to 1c	Location Plans
Plans 2a to 2e	Site Plans
Plans 3a to 3e	Aerial Photos
Plans 4a to 4e	Site Photos
Plans 5a to 5g	Indicative elevation, floor plans and section of the proposed social welfare service complex cum youth hostel development
Plans 6a to 6b	Photomontages showing the proposed development

**PLANNING DEPARTMENT
JANUARY 2021**



圖例
NOTATION

ZONES		地帶
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
RESIDENTIAL (GROUP A)	RA(A)	住宅 (甲類)
RESIDENTIAL (GROUP B)	RA(B)	住宅 (乙類)
RESIDENTIAL (GROUP E)	RE(E)	住宅 (戊類)
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶
COMMUNICATIONS		交通
RAILWAY AND STATION (ELEVATED)		鐵路及車站 (高架)
LIGHT RAIL AND STOP		輕鐵及車站
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
PLANNING AREA NUMBER	1	規劃區編號
PETROL FILLING STATION	P F S	加油站

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %	用途
	公頃 HECTARES	% 百分比
COMPREHENSIVE DEVELOPMENT AREA	23.96	4.27 綜合發展區
RESIDENTIAL (GROUP A)	82.21	11.10 住宅 (甲類)
RESIDENTIAL (GROUP B)	33.82	6.03 住宅 (乙類)
RESIDENTIAL (GROUP E)	4.63	0.83 住宅 (戊類)
VILLAGE TYPE DEVELOPMENT	99.97	17.83 鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	44.61	7.96 政府、機構或社區
OPEN SPACE	52.41	9.35 休憩用地
OTHER SPECIFIED USES	104.50	18.64 其他指定用途
GREEN BELT	38.80	6.92 綠化地帶
MULLEN	11.09	1.98 明渠
MAJOR ROAD ETC.	84.57	15.09 主要道路等
TOTAL PLANNING SCHEME AREA	560.57	100.00 規劃範圍面積

夾附的《註釋》屬這份圖則的一部分
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN

行政長官會同行政會議於2016年10月18日根據城市規劃條例第9(1)(a)條批准的圖則
APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER SECTION 9(1)(a) OF THE TOWN PLANNING ORDINANCE ON 18 OCTOBER 2016

Ms Winnie WONG
CLERK TO THE EXECUTIVE COUNCIL

黃潔怡女士
行政會議秘書

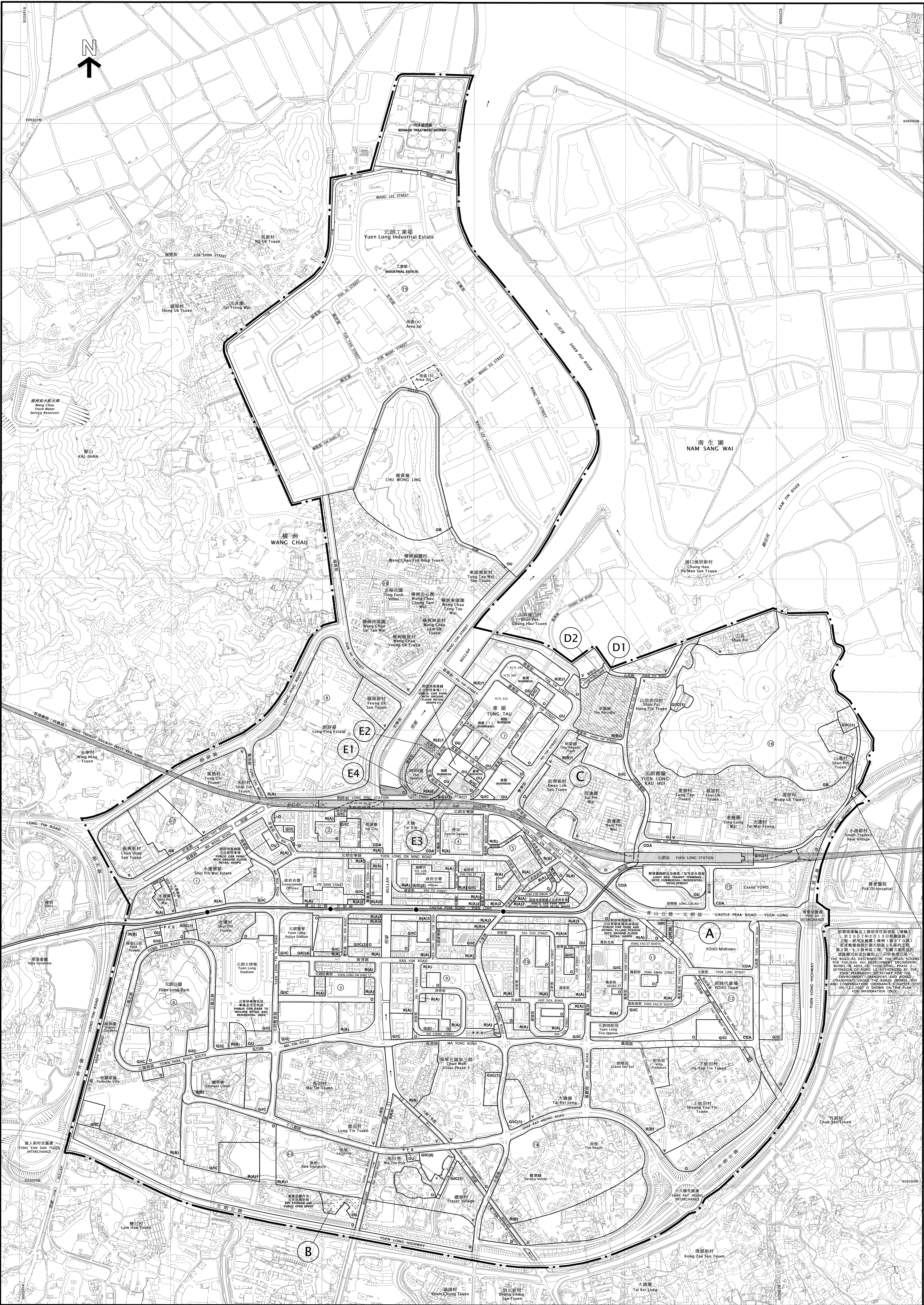
香港城市規劃委員會依據城市規劃條例擬備的元朗分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
YUEN LONG - OUTLINE ZONING PLAN

SCALE 1:5000 比例尺

0 200 400 600 800 METRES

規劃署運用城市規劃委員會指示擬備
PREPARED BY THE PLANNING DEPARTMENT UNDER THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號
PLAN No. S/YL/23



圖例
NOTATION

ZONES		地帶
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
RESIDENTIAL (GROUP A)	R(A)	住宅 (甲類)
RESIDENTIAL (GROUP B)	R(B)	住宅 (乙類)
RESIDENTIAL (GROUP E)	R(E)	住宅 (戊類)
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶
COMMUNICATIONS		交通
RAILWAY AND STATION (ELEVATED)		鐵路及車站 (高架)
LIGHT RAIL AND STOP		輕鐵及車站
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
PLANNING AREA NUMBER	①	規劃區編號
PETROL FILLING STATION	P F S	加油站

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
COMPREHENSIVE DEVELOPMENT AREA	18.68	3.33	綜合發展區
RESIDENTIAL (GROUP A)	63.23	11.28	住宅 (甲類)
RESIDENTIAL (GROUP B)	37.00	6.60	住宅 (乙類)
RESIDENTIAL (GROUP E)	4.63	0.83	住宅 (戊類)
VILLAGE TYPE DEVELOPMENT	100.00	17.84	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	44.71	7.98	政府、機構或社區
OPEN SPACE	51.88	9.25	休憩用地
OTHER SPECIFIED USES	105.23	18.77	其他指定用途
GREEN BELT	38.80	6.92	綠化地帶
NULLAH	10.83	1.93	明渠
MAJOR ROAD ETC.	85.58	15.27	主要道路等
TOTAL PLANNING SCHEME AREA	560.57	100.00	規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分，
現經修訂並按照城市規劃條例第 5 條展示。
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN
AND HAVE BEEN AMENDED FOR EXHIBITION UNDER
SECTION 5 OF THE TOWN PLANNING ORDINANCE

核准圖編號 S/YL/23 的修訂
AMENDMENTS TO APPROVED PLAN No. S/YL/23

AMENDMENTS EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE	按原城市規劃條例第 5 條 展示的修訂
AMENDMENT ITEM A	修訂項目 A 項
AMENDMENT ITEM B	修訂項目 B 項
AMENDMENT ITEM C	修訂項目 C 項
AMENDMENT ITEM D1	修訂項目 D 1 項
AMENDMENT ITEM D2	修訂項目 D 2 項
AMENDMENT ITEM E1	修訂項目 E 1 項
AMENDMENT ITEM E2	修訂項目 E 2 項
AMENDMENT ITEM E3	修訂項目 E 3 項
AMENDMENT ITEM E4	修訂項目 E 4 項

(參看附表)
(SEE ATTACHED SCHEDULE)

香港城市規劃委員會依據城市規劃條例擬備的元朗分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
YUEN LONG - OUTLINE ZONING PLAN

SCALE 1:5,000 比例尺

* METRES 100 0 200 400 600 800 METRES 米

規劃署遵照城市規劃委員會指示擬備
PREPARED BY THE PLANNING DEPARTMENT UNDER
THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號
PLAN No. S/YL/23A

APPROVED DRAFT YUEN LONG OUTLINE ZONING PLAN NO. S/YL/23A

(Being ~~an Approved~~ **a draft** Plan for the Purposes of the Town Planning Ordinance)

NOTES

(N.B. These form part of the Plan)

- (1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.
- (2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.
- (3)
 - (a) No action is required to make the existing use of any land or building conform to this Plan until there is a material change of use or the building is redeveloped.
 - (b) Any material change of use or any other development (except minor alteration and/or modification to the development of the land or building in respect of the existing use which is always permitted) or redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Town Planning Board.
 - (c) For the purposes of subparagraph (a) above, “existing use of any land or building” means -
 - (i) before the publication in the Gazette of the notice of the first statutory plan covering the land or building (hereafter referred as ‘the first plan’),
 - a use in existence before the publication of the first plan which has continued since it came into existence; or
 - a use or a change of use approved under the Buildings Ordinance which relates to an existing building; and

- (ii) after the publication of the first plan,
- a use permitted under a plan which was effected during the effective period of that plan and has continued since it was effected; or
 - a use or a change of use approved under the Buildings Ordinance which relates to an existing building and permitted under a plan prevailing at the time when the use or change of use was approved.
- (4) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.
- (5) Road junctions, alignments of roads and railway tracks, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (6) Temporary uses (expected to be 5 years or less) of any land or building are always permitted as long as they comply with any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, and there is no need for these to conform to the zoned use or these Notes. For temporary uses expected to be over 5 years, the uses must conform to the zoned use or these Notes.
- (7) The following uses or developments are always permitted on land falling within the boundaries of the Plan except where the uses or developments are specified in Column 2 of the Notes of individual zones:
- (a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, bus/light rail/public light bus stop or lay-by, cycle track, light rail track, taxi rank, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
 - (b) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
 - (c) maintenance or repair of watercourse and grave.
- (8) In any area shown as 'Road', all uses or developments except those specified in paragraph (7) above and those specified below require permission from the Town Planning Board :
- toll plaza, on-street vehicle park and railway track.

- (9) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.

- (10) In these Notes,

“existing building” means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.

“New Territories Exempted House” means a domestic building other than a guesthouse or a hotel; or a building primarily used for habitation, other than a guesthouse or a hotel, the ground floor of which may be used as ‘Shop and Services’ or ‘Eating Place’, the building works in respect of which are exempted by a certificate of exemption under Part III of the Buildings Ordinance (Application to the New Territories) Ordinance (Cap. 121).

Schedule of Uses

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COMPREHENSIVE DEVELOPMENT AREA

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
	Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Flat Government Refuse Collection Point Government Use (not elsewhere specified) Hotel House Institutional Use (not elsewhere specified) Library Market Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Residential Institution School Shop and Services Social Welfare Facility Utility Installation for Private Project

Planning Intention

This zone is intended for comprehensive development/redevelopment of the area for residential and/or commercial uses with the provision of open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (cont'd)

Remarks

- (a) Pursuant to section 4A(2) of the Town Planning Ordinance, and except as otherwise expressly provided that it is not required by the Town Planning Board, an applicant for permission for development on land designated "Comprehensive Development Area" ("CDA") shall prepare a Master Layout Plan for the approval of the Town Planning Board and include therein the following information :
- (i) the area of proposed land uses, the nature, position, dimensions, and heights of all buildings to be erected in the area;
 - (ii) the proposed total site area and gross floor area for various uses, total number of flats and flat sizes, where applicable;
 - (iii) the details and extent of Government, institution and community (GIC) and recreational facilities, public transport and parking facilities, and open space to be provided within the area;
 - (iv) the alignment, widths and levels of any road proposed to be constructed within the area;
 - (v) the landscape and urban design proposals within the area;
 - (vi) programmes of development in detail;
 - (vii) an environmental assessment report to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;
 - (viii) a drainage and sewerage impact assessment report to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
 - (ix) a traffic impact assessment report to examine any possible traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
 - (x) a quantitative air ventilation assessment report to examine any possible air ventilation problems that may be caused by the proposed development and the proposed mitigation measures to tackle them; and
 - (xi) such other information as may be required by the Town Planning Board.

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (cont'd)

Remarks (cont'd)

- (b) The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the characters of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of GIC facilities, and recreational and open space facilities.
- (c) On land designated "CDA", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum plot ratio and site coverage specified below:

Site	Development Restrictions
"CDA" at Tai Kiu in Area 4	A maximum domestic plot ratio of 5 for a domestic building or a maximum non-domestic plot ratio of 9.5 for a non-domestic building. For a building that is partly domestic and partly non-domestic, the plot ratio for the domestic part of the building shall not exceed the product of the difference between the maximum non-domestic plot ratio of 9.5 and the actual non-domestic plot ratio proposed for the building and the maximum domestic plot ratio of 5 divided by the maximum non-domestic plot ratio of 9.5.
"CDA" to the immediate south of Castle Peak Road in Area 12	
"CDA" to the immediate north of Castle Peak Road in Area 15	
"CDA" covering the public transport interchange associated with the West Rail Long Ping Station to the south and north of Yuen Long On Lok Road in Areas 2 and 7 respectively	
"CDA" covering the West Rail Yuen Long Station and the associated public transport interchange in Area 15	
"CDA" to the immediate north of Ha Yau Tin Tsuen in Area 12	A maximum plot ratio of 5.
"CDA" at Hung Tin in Area 16	A maximum plot ratio of 3 and a maximum site coverage of 30%.

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (cont'd)

Remarks (cont'd)

- (d) In determining the maximum plot ratio and site coverage for the purposes of paragraph (c) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (e) In addition to paragraph (d) above, in determining the maximum plot ratio for the "CDA" covering the public transport interchange associated with the West Rail Long Ping Station to the south ~~and north~~ of Yuen Long On Lok Road in Areas 2 ~~and 7~~ ~~respectively~~ and the "CDA" covering the West Rail Yuen Long Station and the associated public transport interchange in Area 15 for the purposes of paragraph (c) above, any floor space that is constructed or intended for use solely as railway station development and associated public transport facilities or GIC facilities, as required by the Government, may also be disregarded.
- (f) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and site coverage restrictions stated in paragraph (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP A)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Commercial Bathhouse/Massage
Flat	Establishment
Government Use (not elsewhere specified)	Eating Place
House	Educational Institution
Library	Exhibition or Convention Hall
Market	Government Refuse Collection Point
Place of Recreation, Sports or Culture	Hospital
Public Clinic	Hotel
Public Transport Terminus or Station (excluding open-air terminus or station)	Institutional Use (not elsewhere specified)
Residential Institution	Office
School (in free-standing purpose-designed building only)	Petrol Filling Station
Social Welfare Facility	Place of Entertainment
Utility Installation for Private Project	Private Club
	Public Convenience
	Public Transport Terminus or Station (not elsewhere specified)
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Religious Institution
	School (not elsewhere specified)
	Shop and Services (<i>not elsewhere specified</i>)
	Training Centre

In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room :

Eating Place
Educational Institution
Institutional Use (not elsewhere specified)
Off-course Betting Centre
Office
Place of Entertainment
Private Club
Public Convenience
Recyclable Collection Centre
School
Shop and Services
Training Centre

(Please see next page)

RESIDENTIAL (GROUP A) (cont'd)

Planning Intention

This zone is intended primarily for high-density residential development. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.

Remarks

- (a) On land designated “Residential (Group A)” (“R(A)”), “Residential (Group A)2” (“R(A)2”), “Residential (Group A)3” (“R(A)3”), ~~and~~ “Residential (Group A)4” (“R(A)4”) **and “Residential (Group A)5” (“R(A)5”)**, no new development for a domestic or non-domestic building shall exceed a maximum domestic plot ratio of 5 or a maximum non-domestic plot ratio of 9.5, as the case may be, and a maximum building height of 30 storeys excluding basement(s) for “R(A)” and “R(A)2” zones, ~~and~~ a maximum building height of 25 storeys excluding basement(s) for “R(A)3” and “R(A)4” zones, **and a maximum building height of 90mPD for “R(A)5” zone**. For new development of a building that is partly domestic and partly non-domestic, the plot ratio for the domestic part of the building shall not exceed the product of the difference between the maximum non-domestic plot ratio of 9.5 and the actual non-domestic plot ratio proposed for the building and the maximum domestic plot ratio of 5 divided by the maximum non-domestic plot ratio of 9.5.
- (b) On land designated “R(A)”, “R(A)2”, “R(A)3”, ~~and~~ “R(A)4” **and “R(A)5”**, no addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the relevant maximum domestic and/or non-domestic plot ratio(s), and the maximum building height stated in paragraph (a) above, or the domestic and/or non-domestic plot ratio(s), and the height of the existing building, whichever is the greater, subject to, as applicable -
 - (i) the plot ratio(s) and height of the existing building shall apply only if any addition, alteration and/or modification to or redevelopment of an existing building is for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building; or
 - (ii) the maximum domestic and/or non-domestic plot ratio(s), and the maximum building height stated in paragraph (a) above shall apply if any addition, alteration and/or modification to or redevelopment of an existing building is not for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building.
- (c) On land designated “R(A)2” and “R(A)3”, no new development or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum site coverage of 80%. No addition, alteration and/or modification to an existing building shall exceed the site coverage restriction stated above or the site coverage of the existing building, whichever is the greater.

(Please see next page)

RESIDENTIAL (GROUP A) (cont'd)

Remarks (cont'd)

- (d) On land designated “Residential (Group A)1”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall exceed a maximum domestic plot ratio of 5 or a maximum non-domestic plot ratio of 9.5, as the case may be, and a maximum building height of 25 storeys excluding basement(s). For a building that is partly domestic and partly non-domestic, the plot ratio for the domestic part of the building shall not exceed the product of the difference between the maximum non-domestic plot ratio of 9.5 and the actual non-domestic plot ratio proposed for the building and the maximum domestic plot ratio of 5 divided by the maximum non-domestic plot ratio of 9.5.
- (e) In determining the maximum plot ratio for the purposes of paragraphs (a), (b) and (d) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, or caretaker’s quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (f) ***In determining the maximum plot ratio on land designated “R(A)5”, any floor space that is constructed or intended for use solely as GIC facilities as required by the Government, may be disregarded.***
- (~~f~~)(g) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (a), (b) or, (d) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraphs (a), (b) and (d) above may thereby be exceeded.
- (~~g~~)(h) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio, building height and site coverage restrictions stated in paragraphs (a), (b), (c) and (d) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP B)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat	Ambulance Depot
Government Use (Police Reporting Centre, Post Office only)	Eating Place
House	Educational Institution
Library	Government Refuse Collection Point
Residential Institution	Government Use (not elsewhere specified)
School (in free-standing purpose-designed building only)	Hospital
Utility Installation for Private Project	Hotel
	Institutional Use (not elsewhere specified)
	Market
	Off-course Betting Centre
	Office
	Petrol Filling Station
	Place of Entertainment
	Place of Recreation, Sports or Culture
	Private Club
	Public Clinic
	Public Convenience
	Public Transport Terminus or Station
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Recyclable Collection Centre
	Religious Institution
	School (not elsewhere specified)
	Shop and Services
	Social Welfare Facility
	Training Centre

(Please see next page)

RESIDENTIAL (GROUP B) (cont'd)

Planning Intention

This zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

Remarks

- (a) On land designated “Residential (Group B)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 3.5, a maximum site coverage of 50% and a maximum building height of 25 storeys (excluding basement car park).
- (b) On land designated “Residential (Group B)1”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 3 and a maximum building height of 25 storeys (excluding basement car park).
- (c) ***On land designated “Residential (Group B)2”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 3 and a maximum building height of 55mPD.***
- ~~(e)~~(d) In determining the maximum plot ratio and site coverage for the purposes of paragraphs (a), ~~and~~ (b) **and** (c) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, or caretaker’s quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- ~~(d)~~(e) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio, site coverage and building height restrictions stated in paragraphs (a), ~~and~~ (b) **and** (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP E)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Schedule I: for open-air development or for building other than industrial or industrial-office building [@]	
Ambulance Depot	Commercial Bathhouse/Massage
Government Use (not elsewhere specified)	Establishment
Public Transport Terminus or Station (excluding open-air terminus or station)	Eating Place
Utility Installation for Private Project	Educational Institution
	Exhibition or Convention Hall
	Flat
	Government Refuse Collection Point
	Hospital
	Hotel
	House
	Institutional Use (not elsewhere specified)
	Library
	Market
	Office
	Petrol Filling Station
	Place of Entertainment
	Place of Recreation, Sports or Culture
	Private Club
	Public Clinic
	Public Convenience
	Public Transport Terminus or Station (not elsewhere specified)
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Religious Institution
	Residential Institution
	School
	Shop and Services
	Social Welfare Facility
	Training Centre

(Please see next page)

RESIDENTIAL (GROUP E) (cont'd)

Column 1	Column 2
Uses always permitted	Uses that may be permitted with or without conditions on application to the Town Planning Board

Schedule I: for open-air development or for building other than industrial or industrial-office building[@] (cont'd)

In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room :

Eating Place
Educational Institution
Institutional Use (not elsewhere specified)
Library
Off-course Betting Centre
Office
Place of Entertainment
Place of Recreation, Sports and Culture
Private Club
Public Clinic
Public Convenience
Recyclable Collection Centre
School
Shop and Services
Social Welfare Facility
Training Centre

(Please see next page)

RESIDENTIAL (GROUP E) (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Schedule II: for existing industrial or industrial-office building [@]	
Ambulance Depot	Cargo Handling and Forwarding Facility
Art Studio (excluding those involving direct provision of services or goods)	Industrial Use (not elsewhere specified)
Bus Depot	Off-course Betting Centre
Eating Place (Canteen only)	Office (not elsewhere specified)
Government Refuse Collection Point	Petrol Filling Station
Government Use (not elsewhere specified)	Place of Recreation, Sports or Culture (not elsewhere specified)
Information Technology and Telecommunications Industries	Private Club
Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods ^Δ)	Shop and Services (not elsewhere specified) (ground floor only except Ancillary Showroom [#] which may be permitted on any floor)
Office (Audio-visual Recording Studio, Design and Media Production, Office Related to Industrial Use only)	Vehicle Repair Workshop
Public Convenience	Wholesale Trade
Public Transport Terminus or Station	
Public Utility Installation	
Public Vehicle Park (excluding container vehicle)	
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation	
Recyclable Collection Centre	
Research, Design and Development Centre	
Shop and Services (Motor-vehicle Showroom on ground floor, Service Trades only)	
Utility Installation for Private Project	
Warehouse (excluding Dangerous Goods Godown)	

(Please see next page)

RESIDENTIAL (GROUP E) (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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Schedule II: for existing industrial or industrial-office building[@] (cont'd)

In addition, the following uses are always permitted in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the uses are separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:	In addition, the following use may be permitted with or without conditions on application to the Town Planning Board in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the use is separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:
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Commercial Bathhouse/Massage Establishment
Eating Place
Educational Institution
Exhibition or Convention Hall
Institutional Use (not elsewhere specified)
Library
Off-course Betting Centre
Office
Place of Entertainment
Place of Recreation, Sports or Culture
Private Club
Public Clinic
Religious Institution
School (excluding kindergarten)
Shop and Services
Training Centre

Social Welfare Facility (excluding those involving residential care)

[@] An industrial or industrial-office building means a building which is constructed for or intended to be used by industrial or industrial-office purpose respectively as approved by the Building Authority.

[△] Dangerous Goods refer to substances classified as Dangerous Goods and requiring a licence for their use/storage under the Dangerous Goods Ordinance (Cap. 295).

[#] Ancillary Showroom requiring planning permission refers to showroom use of greater than 20% of the total usable floor area of an industrial firm in the same premises or building.

(Please see next page)

RESIDENTIAL (GROUP E) (cont'd)

Planning Intention

This zone is primarily intended for the 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.

Remarks

- (a) On land designated “Residential (Group E)”, no new development or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 5 and a maximum building height of 30 storeys excluding basement(s).
- (b) On land designated “Residential (Group E)1”, no new development or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 5, a maximum site coverage of 60% for the lowest two floors (excluding basement(s)) and 30% for the floors above, and a maximum building height of 85mPD.
- (c) No addition, alteration and/or modification to an existing building shall result in a total development in excess of the plot ratio, building height and site coverage stated in paragraphs (a) and (b) above, or the plot ratio, height and site coverage of the existing building, whichever is the greater, except for modification of an existing building to a domestic building or a building that is partly domestic and partly non-domestic, in which case the development shall not exceed the relevant maximum plot ratio, building height and site coverage specified in paragraphs (a) and (b) above.
- (d) In determining the maximum plot ratio for the purposes of paragraphs (a), (b) and (c) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, or caretaker’s quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (e) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (a), (b) or (c) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraphs (a), (b) and (c) above may thereby be exceeded.
- (f) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio, building height and site coverage restrictions stated in paragraphs (a), (b) and (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

RESIDENTIAL (GROUP E) (cont'd)

Remarks (cont'd)

- (g) On land designated “Residential (Group E)1”, non-building area(s) with a minimum width of 1.5m from the lot boundaries abutting Wang Yip Street West and Tak Yip Street shall be provided.
- (h) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the non-building area restriction stated in paragraph (g) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

VILLAGE TYPE DEVELOPMENT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use	Eating Place
Government Use (Police Reporting Centre, Post Office only)	Flat
House (New Territories Exempted House only)	Government Refuse Collection Point
On-Farm Domestic Structure	Government Use (not elsewhere specified) #
Religious Institution (Ancestral Hall only)	House (not elsewhere specified)
Rural Committee/Village Office	Institutional Use (not elsewhere specified) #
	Market
	Petrol Filling Station
	Place of Recreation, Sports or Culture
	Private Club
	Public Clinic
	Public Convenience
	Public Transport Terminus or Station
	Public Utility Installation #
	Public Vehicle Park
	(excluding container vehicle)
	Religious Institution (not elsewhere specified) #
	Residential Institution #
	School #
	Shop and Services
	Social Welfare Facility #
	Utility Installation for Private Project

In addition, the following uses are always
permitted on the ground floor of a New
Territories Exempted House :

Eating Place
Library
School
Shop and Services

(Please see next page)

VILLAGE TYPE DEVELOPMENT (cont'd)

Planning Intention

The planning intention of this zone is to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the existing building, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Animal Boarding Establishment
Animal Quarantine Centre (in Government building only)	Animal Quarantine Centre (not elsewhere specified)
Broadcasting, Television and/or Film Studio	Columbarium
Cable Car Route and Terminal Building	Correctional Institution
Eating Place (Canteen, Cooked Food Centre only)	Crematorium
Educational Institution	Driving School
Exhibition or Convention Hall	Eating Place (not elsewhere specified)
Field Study/Education/Visitor Centre	Flat
Government Refuse Collection Point	Funeral Facility
Government Use (not elsewhere specified)	Helicopter Fuelling Station
Hospital	Helicopter Landing Pad
Institutional Use (not elsewhere specified)	Holiday Camp
Library	Hotel
Market	House
Place of Recreation, Sports or Culture	Off-course Betting Centre
Public Clinic	Office
Public Convenience	Petrol Filling Station
Public Transport Terminus or Station	Place of Entertainment
Public Utility Installation	Private Club
Public Vehicle Park (excluding container vehicle)	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Recyclable Collection Centre	Refuse Disposal Installation (Refuse Transfer Station only)
Religious Institution	Residential Institution (not elsewhere specified)
Residential Institution (Hostel and Dormitory only) (on land designated “G/IC(5)” and “G/IC(6)” only)	Sewage Treatment/Screening Plant
Research, Design and Development Centre	Shop and Services (<i>not elsewhere specified</i>)
Rural Committee/Village Office	Utility Installation for Private Project
School	Zoo
Service Reservoir	
Social Welfare Facility	
Training Centre	
Wholesale Trade	

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (cont'd)

Planning Intention

This zone is intended primarily for the provision of Government, institution or community 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, organizations providing social services to meet community needs, and other institutional establishments.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height specified below or the height of the existing building, whichever is the greater:

Sub-area	Maximum Building Height (Number of Storeys excluding basement(s))
Government, Institution or Community (G/IC)	8
G/IC(1)	3 (8 for 'School' and 'Hospital' uses)
G/IC(2)	15
G/IC(3)	17
G/IC(4)	25

- (b) On land designated "G/IC(5)", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 95mPD or the height of the existing building, whichever is the greater.
- (c) *On land designated "G/IC(6)", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 75mPD or the height of the existing building, whichever is the greater.*
- (e)(d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraphs (a), ~~and~~ (b) *and* (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

OPEN SPACE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Aviary Barbecue Spot Field Study/Education/Visitor Centre Park and Garden Pavilion Pedestrian Area Picnic Area Playground/Playing Field Public Convenience Sitting Out Area Zoo	Cable Car Route and Terminal Building Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Service Reservoir Shop and Services Tent Camping Ground Utility Installation for Private Project

Planning Intention

This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

OTHER SPECIFIED USES

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For “Business” only</u>	
Schedule I: for open-air development or for building other than industrial or industrial-office building [@]	
Ambulance Depot	Broadcasting, Television and/or Film Studio
Commercial Bathhouse/Massage Establishment	Cargo Handling and Forwarding Facility
Eating Place	Government Refuse Collection Point
Educational Institution	Government Use (not elsewhere specified)
Exhibition or Convention Hall	Hotel
Government Use (Police Reporting Centre, Post Office only)	Non-polluting Industrial Use (not elsewhere specified)
Information Technology and Telecommunications Industries	Petrol Filling Station
Institutional Use (not elsewhere specified)	School (not elsewhere specified)
Library	Social Welfare Facility (excluding those involving residential care)
Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods ^Δ)	Warehouse (excluding Dangerous Goods Godown)
Off-course Betting Centre	Wholesale Trade
Office	
Place of Entertainment	
Place of Recreation, Sports or Culture	
Private Club	
Public Clinic	
Public Convenience	
Public Transport Terminus or Station	
Public Utility Installation	
Public Vehicle Park (excluding container vehicle)	
Radar, Telecommunications Electronic	
Microwave Repeater, Television and/or Radio	
Transmitter Installation	
Recyclable Collection Centre	
Religious Institution	
Research, Design and Development Centre	
School (excluding free-standing purpose- designed building and kindergarten)	
Shop and Services	
Training Centre	
Utility Installation for Private Project	

(Please see next page)

OTHER SPECIFIED USES (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Business" only (cont'd)

Schedule II: for industrial or industrial-office building[@]

Ambulance Depot	Broadcasting, Television and/or
Art Studio (excluding those involving direct provision of services or goods)	Film Studio
Bus Depot	Cargo Handling and Forwarding Facility
Eating Place (Canteen only)	Industrial Use (not elsewhere specified)
Government Refuse Collection Point	Off-course Betting Centre
Government Use (not elsewhere specified)	Office (not elsewhere specified)
Information Technology and	Petrol Filling Station
Telecommunications Industries	Place of Recreation, Sports or Culture (not elsewhere specified)
Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods ^Δ)	Private Club
Office (excluding those involving direct provision of customer services or goods)	Shop and Services (not elsewhere specified) (ground floor only except Ancillary Showroom [#] which may be permitted on any floor)
Public Convenience	Vehicle Repair Workshop
Public Transport Terminus or Station	Wholesale Trade
Public Utility Installation	
Public Vehicle Park (excluding container vehicle)	
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation	
Recyclable Collection Centre	
Research, Design and Development Centre	
Shop and Services (Motor-vehicle Showroom on ground floor, Service Trades only)	
Utility Installation for Private Project	
Warehouse (excluding Dangerous Goods Godown)	

In addition, for building without industrial undertakings involving offensive trades or the use/storage of Dangerous Goods^Δ, the following use is always permitted:

Office

(Please see next page)

OTHER SPECIFIED USES (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Business" only (cont'd)

Schedule II: for industrial or industrial-office building[@] (cont'd)

In addition, the following uses are always permitted in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the uses are separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:	In addition, the following use may be permitted with or without conditions on application to the Town Planning Board in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the use is separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:
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Commercial Bathhouse/Massage
Establishment

Eating Place

Educational Institution

Exhibition or Convention Hall

Institutional Use (not elsewhere specified)

Library

Off-course Betting Centre

Office

Place of Entertainment

Place of Recreation, Sports or Culture

Private Club

Public Clinic

Religious Institution

School (excluding kindergarten)

Shop and Services

Training Centre

Social Welfare Facility (excluding those
involving residential care)

[@] An industrial or industrial-office building means a building which is constructed for or intended to be used by industrial or industrial-office purpose respectively as approved by the Building Authority.

^Δ Dangerous Goods refer to substances classified as Dangerous Goods and requiring a licence for their use/storage under the Dangerous Goods Ordinance (Cap. 295).

[#] Ancillary Showroom requiring planning permission refers to showroom use of greater than 20% of the total usable floor area of an industrial firm in the same premises or building.

(Please see next page)

OTHER SPECIFIED USES (cont'd)

For “Business” only (cont'd)

Planning Intention

This zone is intended primarily for general business uses. A mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses are always permitted in new “business” buildings. Less fire hazard-prone office use that would not involve direct provision of customer services or goods to the general public is always permitted in existing industrial or industrial-office buildings.

Remarks

- (a) On land designated “Other Specified Uses” annotated “Business” (“OU(B)”), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 5 and a maximum building height of 15 storeys excluding basement(s), or the plot ratio and height of the existing building, whichever is the greater.
- (b) On land designated “OU(Business(1))”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 9.5 and a maximum building height of 20 storeys excluding basement(s).
- (c) In determining the maximum plot ratio for the purposes of paragraphs (a) and (b) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (d) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (a) or (b) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraphs (a) and (b) above may thereby be exceeded.
- (e) On Yuen Long Town Lots (YLTLs) No. 392, 393 and ~~the land bounded by Wang Yip Street West, Hong Yip Street, YLTLs No. 386, 387 and 487~~**532**, a non-building area of 5m wide should be provided abutting Wang Yip Street West and Tak Yip Street.
- (f) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and building height restrictions stated in paragraphs (a) and (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For “Petrol Filling Station” only

Petrol Filling Station

Government Use
Utility Installation not ancillary to
the Specified Use

Planning Intention

This zone is primarily intended for the provision of petrol filling station.

Remarks

No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 1 storey excluding basement(s).

For “Sewage Treatment Works” only

Sewage Treatment Plant

Government Use
Utility Installation not ancillary to
the Specified Use

Planning Intention

This zone is primarily intended for the provision of sewage treatment works.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 2 storeys excluding basement(s) or the height of the existing building, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Industrial Estate" only

Ambulance Depot	Asphalt Plant/Concrete Batching Plant
Broadcasting, Television and/or Film Studio	Electric Power Station
Cargo Handling and Forwarding Facility	Library
Dangerous Goods Godown	Off-course Betting Centre
Eating Place	Offensive Trades
Gas Works	Oil Depot, Oil Refinery and Petro-chemical Plant
Government Refuse Collection Point	Place of Recreation, Sports or Culture
Government Use (not elsewhere specified)	Service Industries (not elsewhere specified)
Industrial Use	
Information Technology and Telecommunications Industries	
Office	
Petrol Filling Station	
Private Club	
Public Convenience	
Public Transport Terminus or Station	
Public Utility Installation	
Public Vehicle Park (excluding container vehicle)	
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installations	
Refuse Disposal Installation	
Research, Design and Development Centre	
Shop and Services	
Social Welfare Facility (excluding those involving residential care)	
Training Centre	
Utility Installation for Private Project	
Warehouse (excluding Dangerous Goods Godown)	
Wholesale Trade	

Planning Intention

This zone is intended to provide/reserve land for the development of an industrial estate for industries to be admitted by the Hong Kong Science and Technology Parks Corporation according to the criteria set by the Corporation. Industries to be included would normally not be accommodated in conventional industrial buildings because of their specific requirements.

(Please see next page)

OTHER SPECIFIED USES (cont'd)

For "Industrial Estate" only (cont'd)

Remarks

- (a) On land designated "OU(Industrial Estate)", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 1,687,625m² and a maximum building height of 8 and 10 storeys excluding basement(s) for areas annotated Area (a) and Area (b) respectively.
- (b) In determining the maximum gross floor area for the purposes of paragraph (a) above:
 - (i) any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded; and
 - (ii) any floor space that is constructed or intended for use solely as public utility installations, public car/lorry parks, public transportation facilities or Government, institution or community facilities, as may be required by Government, may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the gross floor area and building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For “LRT Terminus with Commercial/Residential Development” only</u>	
Ambulance Depot	Commercial Bathhouse/Massage
Flat	Establishment
Government Use (not elsewhere specified)	Eating Place
Library	Educational Institution
Market	Exhibition or Convention Hall
Place of Entertainment	Government Refuse Collection Point
Place of Recreation, Sports or Culture	Hotel
Public Clinic	Institutional Use (not elsewhere specified)
Public Transport Terminus or Station (excluding open-air terminus or station)	Office
Residential Institution	Petrol Filling Station
School (in free-standing purpose-designed building only)	Place of Entertainment
Social Welfare Facility	Private Club
Utility Installation for Private Project	Public Convenience
	Public Transport Terminus or Station (not elsewhere specified)
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Religious Institution
	School (not elsewhere specified)
	Shop and Services (<i>not elsewhere specified</i>)
	Training Centre

In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room :

Eating Place
Educational Institution
Institutional Use (not elsewhere specified)
Off-course Betting Centre
Office
Place of Entertainment
Private Club
Public Convenience
Recyclable Collection Centre
School
Shop and Services
Training Centre

(Please see next page)

OTHER SPECIFIED USES (cont'd)

For "LRT Terminus with Commercial/Residential Development" only (cont'd)

Planning Intention

This zone is intended primarily for LRT terminus with residential and/or commercial uses, and other supporting public transport facilities.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic gross floor area of 66,460m², a maximum non-domestic gross floor area of 25,940m² and a maximum building height of 32 storeys excluding basement(s), or the domestic gross floor area, non-domestic gross floor area and height of the existing building, whichever is the greater.
- (b) In determining the maximum gross floor area for the purposes of paragraph (a) above:
 - (i) any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded; and
 - (ii) any floor space that is constructed or intended for use solely as public transport facilities, railway station development, or Government, institution, community or social welfare facilities, as required by the Government, may also be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the gross floor area and building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For “Public Car Park with Ground Floor Retail Shops” only</u>	
Public Vehicle Park (excluding container vehicle)	Commercial Bathhouse/Massage Establishment
Shop and Services (ground floor only)	Eating Place
	Educational Institution
	Government Refuse Collection Point
	Government Use (Police Reporting Centre, Post Office only)
	Library
	Market
	Off-course Betting Centre
	Office
	Petrol Filling Station
	Place of Entertainment
	Place of Recreation, Sports or Culture
	Private Club
	Public Convenience
	Public Transport Terminus or Station
	Public Utility Installation
	Religious Institution
	School (excluding free-standing purpose-designed building)
	Shop and Services (not elsewhere specified)
	Social Welfare Facility
	Utility Installation for Private Project

Planning Intention

This zone is intended primarily for public car park with ground floor retail shops.

Remarks

- (a) On land designated “OU(Public Car Park with Ground Floor Retail Shops)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 9.5 and a maximum building height of 30 storeys excluding basement(s).
- (b) On land designated “OU(Public Car Park with Ground Floor Retail Shops(1))”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 5 and a maximum building height of 15 storeys excluding basement(s).

(Please see next page)

OTHER SPECIFIED USES (cont'd)

For "Public Car Park with Ground Floor Retail Shops" only (cont'd)

Remarks (cont'd)

- (c) In determining the maximum plot ratio for the purposes of paragraphs (a) and (b) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded. Any floor space that is constructed or intended for use as public car park shall be included for plot ratio calculation.
- (d) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (a) or (b) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraphs (a) and (b) above may thereby be exceeded.
- (e) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and building height restrictions stated in paragraphs (a) and (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For “Public Car Park and Petrol Filling Station with Ground Floor Retail Shops” only</u>	
Public Vehicle Park (excluding container vehicle)	Commercial Bathhouse/Massage Establishment
Petrol Filling Station	Eating Place
Shop and Services (ground floor only)	Educational Institution
	Government Refuse Collection Point
	Government Use (Police Reporting Centre, Post Office only)
	Library
	Market
	Off-course Betting Centre
	Office
	Place of Entertainment
	Place of Recreation, Sports or Culture
	Private Club
	Public Convenience
	Public Transport Terminus or Station
	Public Utility Installation
	Religious Institution
	School (excluding free-standing purpose-designed building)
	Shop and Services (not elsewhere specified)
	Social Welfare Facility
	Utility Installation for Private Project

Planning Intention

This zone is intended primarily for public car park and petrol filling station with ground floor retail shops.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 9.5 and a maximum building height of 25 storeys excluding basement(s).
- (b) In determining the maximum plot ratio for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded. Any floor space that is constructed or intended for use as public car park shall be included for plot ratio calculation.

(Please see next page)

OTHER SPECIFIED USES (cont'd)

For “Public Car Park and Petrol Filling Station with Ground Floor Retail Shops” only (cont'd)

Remarks (cont'd)

- (c) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (a) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraph (a) above may thereby be exceeded.
- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For "Public Car Park to include Retail and Residential Uses" only</u>	
As specified on the Plan	Broadcasting, Television and/or Film Studio Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Government Refuse Collection Point Government Use (Police Reporting Centre, Post Office only) Library Market Off-course Betting Centre Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Religious Institution School (excluding free-standing purpose-designed building) Shop and Services (not elsewhere specified) Social Welfare Facility Utility Installation for Private Project

Planning Intention

This zone is intended primarily for public car park with retail and residential uses.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic gross floor area of 11,356m², a maximum non-domestic gross floor area of 11,777m² and a maximum building height of 25 storeys excluding basement(s).

(Please see next page)

OTHER SPECIFIED USES (cont'd)

For "Public Car Park to include Retail and Residential Uses" only (cont'd)

Remarks (cont'd)

- (b) In determining the maximum gross floor area for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded. Any floor space that is constructed or intended for use as public car park shall be included for gross floor area calculation.
- (c) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the gross floor area for the building on land to which paragraph (a) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum gross floor area specified in paragraph (a) above may thereby be exceeded.
- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the gross floor area and building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

OTHER SPECIFIED USES (cont'd)

Column 1	Column 2
Uses always permitted	Uses that may be permitted with or without conditions on application to the Town Planning Board

For “Art Storage and Public Open Space” only

As specified on the Plan

*Government Use
Utility Installation not ancillary to
the Specified Use*

Planning Intention

This zone is primarily intended for art storage and provision of public open space.

Remarks

- (a) *No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area (GFA) of 12,694m² and a maximum building height of 23mPD, and provision of public open space not less than 590m².*
- (b) *Based on the individual merits of a development or redevelopment proposal, minor relaxation of GFA and building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.*

GREEN BELT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Barbecue Spot Government Use (Police Reporting Centre only) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Public Convenience Tent Camping Ground Wild Animals Protection Area	Animal Boarding Establishment Broadcasting, Television and/or Film Studio Burial Ground Cable Car Route and Terminal Building Columbarium (within a Religious Institution or extension of existing Columbarium only) Crematorium (within a Religious Institution or extension of existing Crematorium only) Field Study/Education/Visitor Centre Firing Range Flat Golf Course Government Refuse Collection Point Government Use (not elsewhere specified) Helicopter Landing Pad Holiday Camp House Petrol Filling Station Place of Recreation, Sports or Culture Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Religious Institution Residential Institution Rural Committee/Village Office School Service Reservoir Social Welfare Facility Utility Installation for Private Project Zoo

Planning Intention

The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.

~~APPROVED~~ **DRAFT** YUEN LONG OUTLINE ZONING PLAN NO. S/YL/23A

EXPLANATORY STATEMENT

EXPLANATORY STATEMENT

APPROVED *DRAFT* YUEN LONG OUTLINE ZONING PLAN NO. S/YL/23A

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APPROVED DRAFT YUEN LONG OUTLINE ZONING PLAN NO. S/YL/23A

(Being ~~an Approved~~ *a Draft* Plan for the Purposes of the Town Planning Ordinance)

EXPLANATORY STATEMENT

Note : For the purposes of the Town Planning Ordinance, this statement shall not be deemed to constitute a part of the Plan.

1. INTRODUCTION

This explanatory statement is intended to assist an understanding of the ~~approved~~ *draft* Yuen Long Outline Zoning Plan (OZP) No. S/YL/23A. It reflects the planning intentions and objectives of the Town Planning Board (the Board) for the various land use zonings of the Plan.

2. AUTHORITY FOR THE PLAN AND PROCEDURES

- 2.1 On 10 July 1987, under the power delegated by the then Governor, the then Secretary for Lands and Works, directed the Board, under section 3 of the Town Planning Ordinance (the Ordinance), to prepare a draft OZP for Yuen Long New Town. The draft Yuen Long OZP No. S/YL/1 was exhibited under section 5 of the Ordinance on 12 April 1991. The draft Yuen Long OZP No. S/YL/2 incorporating amendments to reflect changing circumstances was exhibited for public inspection under section 7 of the Ordinance on 3 November 1995. On 9 December 1997, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Yuen Long OZP, which was renumbered as S/YL/3.
- 2.2 On 5 May 1998, the CE in C referred the approved Yuen Long OZP No. S/YL/3 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was then amended three times and exhibited for public inspection under section 5 or 7 of the Ordinance to reflect the changing circumstances. On 14 December 1999, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Yuen Long OZP, which was subsequently renumbered as S/YL/7.
- 2.3 On 21 November 2000, the CE in C referred the approved Yuen Long OZP No. S/YL/7 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was then amended four times and exhibited for public inspection under section 5 or 7 of the Ordinance to reflect the changing circumstances. On 26 November 2002, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Yuen Long OZP, which was subsequently renumbered as S/YL/12.
- 2.4 On 17 February 2004, the CE in C referred the approved Yuen Long OZP No. S/YL/12 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was then amended twice and exhibited for public inspection under section 5 or 7 of the Ordinance to reflect the changing circumstances. On 14 March 2006, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Yuen Long OZP, which was subsequently renumbered as S/YL/15.

- 2.5 On 20 June 2006, the CE in C referred the approved Yuen Long OZP No. S/YL/15 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was then amended twice and exhibited for public inspection under section 5 or 7 of the Ordinance to reflect the changing circumstances. On 21 October 2008, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Yuen Long OZP, which was subsequently renumbered as S/YL/18.
- 2.6 On 4 January 2011, the CE in C referred the approved Yuen Long OZP No. S/YL/18 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was then amended twice and exhibited for public inspection under section 5 or 7 of the Ordinance to reflect the changing circumstances. On 6 December 2011, the CE in C under section 9(1)(a) of the Ordinance, approved the draft Yuen Long OZP, which was subsequently renumbered as S/YL/21. ~~On 16 December 2011, the approved Yuen Long OZP No. S/YL/21 was exhibited for public inspection under section 9(5) of the Ordinance.~~
- 2.7 On 8 September 2015, the CE in C referred the approved Yuen Long OZP No. S/YL/21 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. ~~The reference back of the OZP was notified in the Gazette on 18 September 2015 under section 12(2) of the Ordinance.~~ *The OZP was then amended and exhibited for public inspection under section 5 of the Ordinance. On 18 October 2016, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Yuen Long OZP, which was subsequently renumbered as S/YL/23.*
- 2.8 ~~On 11 December 2015, the draft Yuen Long OZP No. S/YL/22, incorporating amendments related to the rezoning of a site at Shap Pat Heung Road and Tai Shu Ha Road West from “Government, Institution or Community(1)” and “Village Type Development” to “Government, Institution or Community(5)”, was exhibited for public inspection under section 5 of the Ordinance. During the 2-month exhibition period, 4 representations were received. On 4 March 2016, the representations were published for 3 weeks for public comments and no comment was received. After giving consideration to the representations on 8 July 2016, the Board decided not to propose any amendment to the draft OZP to meet the representations under section 6(B)(8) of the Ordinance.~~
- 2.9 ~~On 18 October 2016, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Yuen Long OZP, which was subsequently renumbered as S/YL/23. On 28 October 2016, the approved Yuen Long OZP No. S/YL/23 (the Plan) was exhibited for public inspection under section 9(5) of the Ordinance.~~
- 2.8 *On 4 June 2019, the CE in C referred the approved Yuen Long OZP No. S/YL/23 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 14 June 2019 under section 12(2) of the Ordinance.*
- 2.9 *On xx January 2021, the draft Yuen Long OZP No. S/YL/24 (the Plan) was exhibited for public inspection under section 5 of the Ordinance. The main amendments on the Plan included (i) the rezoning of a site at Yau Tin Road East from “Government, Institution or Community (1)” (“G/IC(1)”) to “G/IC(6)”; (ii) the rezoning of a site at the junction of Kung Um Road and Lam Hi Road from “Open Space” (“O”) to “Other Specified Uses” annotated “Art Storage and Public Open Space”; (iii) the rezoning of a site at Sai Kai Road, Sai Pin Wai from “O” to “Village Type Development” (“V”), and other amendments to reflect the current uses and as-built site conditions.*

3. OBJECT OF THE PLAN

- 3.1 The object of the Plan is to indicate the broad land use zonings and transport networks for Yuen Long New Town so that development and redevelopment within the New Town can be put under statutory planning control. Such control is necessary to achieve the Government's objective of developing Yuen Long New Town into a balanced new town and a regional centre for the North West New Territories (NWNT).
- 3.2 The Plan is to illustrate the broad principles of development only. It is a small scale plan. The transport alignments and boundaries between land use zones may be subject to minor adjustments as detailed planning proceeds. There would be cases that small pieces of land not intended for building development purposes, such as amenity area, slope, access road, are included in the development zones. In general, such areas should not be taken into account in plot ratio and site coverage calculations.

4. NOTES OF THE PLAN

- 4.1 Attached to the Plan is a set of Notes which shows the type of uses or developments which are always permitted within the Planning Scheme Area (the Area) and in particular zones and which may be permitted by the Board, with or without conditions on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land use planning and control of development to meet changing needs.
- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department and can be downloaded from the Board's website at <http://www.info.gov.hk/tpb>.

5. PLANNING SCHEME AREA

- 5.1 The Area, covering Yuen Long New Town, is about 561 ha. The Area is situated in the middle of the Yuen Long plain in NWNT. It is bounded by the outer edge of Yuen Long Industrial Estate in the north, Yuen Long Highway in the south, the Yuen Long Kau Hui group of villages in the east and Long Tin Road in the west. The boundary of the Area is shown by a heavy broken line on the Plan.
- 5.2 The Area contains a wide variety of existing land uses which include arable land mainly in the south, high-rise commercial and residential developments in the Yuen Long Town proper and industrial developments in the north. Yuen Long New Town is one of the major centres for the provision of commercial and community facilities in the NWNT. The proposals on the Plan would enhance the role of Yuen Long New Town as the regional centre for the NWNT.
- 5.3 For planning and reference purposes, the Area is subdivided into 19 Planning Areas as shown on the Plan.

6. POPULATION

According to the ~~2011~~ **2016 Population By-Census**, the total population of the Area was about ~~147,700~~ **160,050**. It is estimated that the planned population of the Area would be about ~~185,700~~ **180,607**.

7. OPPORTUNITIES AND CONSTRAINTS

7.1 Development Opportunities

7.1.1 Yuen Long New Town is located at the centre of a large plain and is suitable for development into the regional centre of the NWNT.

7.1.2 Yuen Long New Town is the focal point of the existing and planned transport networks in the region. With the improvement in the external transportation network with the Mainland and urban Kowloon, in particular the West Rail, Yuen Long New Town has been developed as the regional centre of the NWNT.

7.1.3 There are large pieces of flat land which would be put to more intensive use around the Yuen Long Town proper and would enhance Yuen Long New Town as the regional centre of the NWNT. The eastern development area located close to the West Rail Yuen Long Station is a new development node and is being developed as the gateway to the New Town.

7.2 Development Constraints

7.2.1 Underground cavernous marble is found in some parts of the Area. The underground cavities may affect the design of foundations and hence the location and construction cost of high-rise developments.

7.2.2 There are many recognized villages within the Area. It is necessary to preserve them and provide adequate areas for village expansion purpose.

7.2.3 Developments in the Yuen Long Town proper along both sides of Castle Peak Road have been substantially completed. Redevelopment will largely be left to market forces. Additional community and commercial facilities would mainly be provided in the peripheral areas.

8. FORM AND STRUCTURE OF THE NEW TOWN

8.1 The development form of the New Town is basically a “core” of high-rise developments along both sides of Castle Peak Road with the development intensity and building height generally descending to the peripheral areas, and industrial developments are situated at the northern fringe. The southern, eastern and western parts of the New Town are bounded and well served by Yuen Long Highway, Tsing Long Highway, as well as Long Tin Road and Long Ping Road respectively. Local distributor roads are connected to these major roads at strategic locations.

8.2 To the south and east of the existing built-up areas of the New Town are the

extension areas where new developments are completed or proposed. Higher-order commercial and residential developments are located in the eastern extension area. Strips of land in the southern extension area are reserved for the provision of open space to serve as buffer to Yuen Long Highway to the south. Within the extension areas, vehicular access will be improved. Government, institution or community (GIC) facilities will be consolidated at suitable locations to meet planning standards.

9. LAND USE ZONINGS

9.1 Comprehensive Development Area (“CDA”) : Total Area 23.96 **18.68** ha

9.1.1 This zone is intended for comprehensive development/redevelopment of the area for residential and/or commercial uses with the provision of open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

~~9.1.2 The area at Yuen Long Kau Hui Road near Hung Tin in Area 16 is designated as a “CDA” in order to resolve the industrial/residential interface problem between Tung Tau Area and the Kau Hui villages. The planning intention of this zone is to encourage comprehensive medium-density residential development. The maximum permitted plot ratio within this zone is 3 with a maximum site coverage of 30%. This “CDA” has been developed to “The Parcville”.~~

9.1.32 The areas adjacent to the West Rail Long Ping Station in Areas 2 and 7 and at the West Rail Yuen Long Station and its adjoining area in Area 15 are designated as “CDA” to facilitate the implementation of comprehensive commercial/residential developments adjacent to or on top of the railway stations and the associated public transport interchanges. These ~~three~~ **two** “CDA” sites are subject to a maximum domestic plot ratio of 5 for a domestic building or a maximum non-domestic plot ratio of 9.5 for a non-domestic building.

9.1.43 The “CDA” zone at Tai Kiu in Area 4 is intended for commercial/residential development. The “CDA” zoning is to encourage redevelopment of the area in a comprehensive manner, taking into account its proximity to the town centre. However, due to the presence of the existing Tai Kiu Village, there is a need for resolving the problems associated with the clearance and relocation arrangement of the village. This “CDA” site is subject to a maximum domestic plot ratio of 5 for a domestic building or a maximum non-domestic plot ratio of 9.5 for a non-domestic building.

9.1.54 There are three other “CDAs” located along both sides of Castle Peak Road near the Light Rail terminus in Areas 12 and 15 intended for comprehensive commercial/residential developments. The “CDA” located to the north of Ha Yau Tin Tsuen in Area 12 is subject to a maximum plot ratio of 5 and has been developed for residential use, known as YOHO Town. The other two CDAs are subject to a maximum domestic plot ratio of 5 for a domestic building or a maximum non-domestic plot ratio of 9.5 for a non-domestic building. One of

them to the immediate south of Castle Peak Road has been developed as YOHO Midtown. Owing to the strategic locations of these areas and the presence of underground cavities, these sites are purposely zoned “CDA” so that the developers are required to prepare Master Layout Plans (MLPs) for the approval of the Board.

- 9.1.65 Pursuant to section 4A(1) of the Ordinance, any development/redevelopment in this zone would require the approval of the Board by way of planning application under section 16 of the Ordinance. Except as otherwise expressly provided that it is not required by the Board, an applicant for permission for development on land designated “CDA” shall prepare a MLP together with the information as specified in the Notes of the Plan which includes, amongst others, an environmental assessment report, a traffic impact assessment report, a drainage and sewerage impact assessment report, landscape and urban design proposals, programmes of development and a quantitative air ventilation assessment (AVA) report, for the approval of the Board under section 4A(2) of the Ordinance. A copy of the approved MLP shall be made available for public inspection in the Land Registry pursuant to section 4A(3) of the Ordinance.
- 9.1.76 The achievement of the maximum plot ratio is subject to the satisfactory demonstration to the Board that a proposed development has taken account of the capacities of infrastructure and other environmental constraints on the site.
- 9.1.87 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the above development restrictions may be considered by the Board through the planning permission system. Each application will be considered on its individual planning merits and the relevant criteria for consideration of such relaxation are as follows:
- (a) amalgamating smaller sites for achieving better urban design and local area improvements;
 - (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;
 - (c) providing better streetscape/good quality street level public space;
 - (d) providing separation between buildings to enhance air ventilation and visual permeability; and
 - (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.

9.2 Residential (Group A) (“R(A)”) : Total Area ~~62.21~~ **63.23**ha

- 9.2.1 This zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.
- 9.2.2 The zone covers mainly public and private residential developments. Existing public housing estates in Yuen Long that fall within this zone include Shui Pin Wai Estate in Area 1 and Long Ping Estate in Area 8. ~~The ex-Yuen Long Estate site in Area 4 is partly planned for private housing and partly for public housing development. According to the consultancy study of AVA on Redevelopment of Former Yuen Long Estate conducted in 2010, developments on the sites based on the planned development parameters and layout would not cause significant air ventilation impact on the surrounding areas. However, in the event that the recommendations stated in the study report are not adopted in the future design scheme, a further detailed AVA study shall be required to demonstrate that the future development scheme proposal would not have any significant or unacceptable pedestrian level air ventilation impact in the vicinity.~~ Private residential developments within this zone are located in Areas 2, 3, 4, 5, 7, 9, 10, 11 and 13, covering mainly the central areas of the Yuen Long Town proper. Under this zoning, a range of commercial uses as indicated in the Notes are permitted as of right on the lowest three floors of a building. In fact, the ground and first floors of most of the existing private residential buildings under this zoning are usually occupied by retail shops *and services*, banks and eating places.
- 9.2.3 Apart from public housing estates and private residential developments, some sites under this zoning along Castle Peak Road – Yuen Long have been developed entirely for commercial/office purposes. The purpose-built commercial/office buildings were built mainly when the area was zoned “Commercial/Residential”.
- 9.2.4 Developments or redevelopments in areas zoned “R(A)” are subject to a maximum domestic plot ratio of 5 or a maximum non-domestic plot ratio of 9.5, and a maximum building height of 30 storeys excluding basement(s).
- 9.2.5 Five strips of land abutting the northern side of the section of Castle Peak Road – Yuen Long between Fung Cheung Road and Fung Nin Road are zoned “R(A)2” subject to a maximum domestic plot ratio of 5 or a maximum non-domestic plot ratio of 9.5, and a maximum building height of 30 storeys excluding basement(s). According to the consultancy study of Expert Evaluation on AVA of Yuen Long Town (YL AVA(E) Study) (the YL AVA(E) Study) conducted in 2008, sites zoned “R(A)2” are restricted to a maximum site coverage of 80% with a minimum of 2m wide non-building area to be provided abutting Castle Peak Road – Yuen Long.
- 9.2.6 For sites zoned “R(A)3” and “R(A)4”, which are on the southern side of the section of Castle Peak Road – Yuen Long between Fung Cheung Road and Fung Nin Road are restricted to a maximum domestic plot ratio of 5 or a maximum non-domestic plot ratio of 9.5. According to the

YL AVA(EF) Study, to improve future local wind environment, the building height in the southern side of Castle Peak Road – Yuen Long should be lower than that for the northern side so as to avoid skimming flow. Thus, land zoned “R(A)3” and “R(A)4” is restricted to a maximum building height of 25 storeys excluding basement(s). Land zoned “R(A)3”, being abutting the southern side of Castle Peak Road – Yuen Long, is restricted to a maximum site coverage of 80% with a minimum of 2m wide non-building area to be provided abutting Castle Peak Road – Yuen Long. Upon redevelopment of the sites in the “R(A)2” and “R(A)3” zones, a separation of buildings between the northern and southern sides of the road will be about 35m-40m and, thus, contribute to the future wind environment in the area.

9.2.7 Two sites in Area 13 are zoned “R(A)1” subject to a maximum domestic plot ratio of 5 or a maximum non-domestic plot ratio of 9.5. The “R(A)1” site to the south of Shap Pat Heung Road has been developed as “La Grove” and “Park Signature”. To be in line with the nearby low to medium-rise developments including medium-rise residential developments, village housing and open space, developments in this zone are restricted to a maximum building height of 25 storeys excluding basement(s). According to the YL AVA(EF) Study, Area 13 would enjoy ample breezes. However, to avoid potential local adverse air ventilation problem, the concepts of ‘inter-building spacing’ or ‘courtyard’ by providing adequate space between buildings at wind direction should be applied as far as practicable in the design and layout of future developments in the “R(A)1” zone.

9.2.8 *A site in Area 7 zoned “R(A)5” has been developed for residential use known as “The Spectra”, which is subject to a maximum domestic plot ratio of 5 or a maximum non-domestic plot ratio of 9.5 and a maximum building height of 90mPD.*

9.2.89 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio/gross floor area, building height and site coverage restrictions may be considered by the Board through the planning permission system. Each application will be considered on its individual planning merits with reference to the criteria in paragraph 9.1.87 above.

9.2.910 The residential developments along Castle Peak Road – Yuen Long are subject to traffic noise impacts. Where appropriate, the building design of new developments/redevelopments should incorporate the best practicable environmental mitigation measures. The Director of Environmental Protection should be consulted on the environmental mitigation measures if needed. Efforts should also be made to reduce the noise level at source, such as the provision of noise reducing friction course on road surface.

9.2.1011 According to the YL AVA(EF) Study, future developers are encouraged to adopt other design measures that could minimize negative air ventilation impact. These include, inter alia, lower podium height, greater permeability of podium, wider gap between buildings, reducing building height for buildings with wide façade facing prevailing wind directions, irregular building heights stepping towards the north and minimizing the blocking of breezeway through positioning of building

towers and podiums.

- 9.2.44~~12~~ The width of some sections of the footways along Castle Peak Road – Yuen Long falls short of the standard requirement. Setting back of some new buildings may be required for widening the footways. The maximum site coverage restriction mentioned in paragraphs 9.2.5 and 9.2.6 above are also relevant for the purpose of footway widening.

9.3 Residential (Group B) (“R(B)”) : Total Area 33.8237 ha

- 9.3.1 Residential sites within this zone are in Areas 6, 13, 14 and 16 mainly located in the southern part of the Town. This zone is intended primarily for medium-density residential development where commercial uses serving the residential neighbourhood may be permitted on application to the Board.
- 9.3.2 “Park Royale”, “Scenic Gardens”, “Parkside Villa” and “Emerald Green” in Area 13 and “The Reach”, “Serenio Verde”, “Grand Del Sol” and “Villa Premiere” in Area 14 are zoned “R(B)”. Within the “R(B)” zone, residential development is restricted to a maximum plot ratio of 3.5, a maximum site coverage of 50% and a maximum building height of 25 storeys (excluding basement car park).
- 9.3.3 According to the YL AVA(E) Study, Areas 13 and 14 would enjoy ample breezes. However, to avoid potential local adverse air ventilation problem, the concepts of ‘inter-building spacing’ or ‘courtyard’ by providing adequate space between buildings at wind direction should be applied as far as practicable in the design and layout of future developments in the “R(B)” zone in Areas 13 and 14.
- 9.3.4 ~~A site in~~ **In** Area 16, ~~a site~~ zoned “R(B)1” has been developed for residential use known as “One Regent Place” with a maximum plot ratio of 3 and a maximum building height of 25 storeys (excluding basement car park) so as to be compatible with the developments in the surrounding areas. ***Similarly, another site zoned “R(B)2” has been developed for residential use known as “The Parcville” with a maximum plot ratio of 3 and a maximum building height of 55mPD.*** According to the YL AVA(E) Study, buildings on sites should avoid blocking north-easterlies or easterlies, which are the prevailing wind directions.
- 9.3.5 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the above restrictions may be considered by the Board through the planning permission system. Each application will be considered on its individual planning merits with reference to the criteria in paragraph 9.1.87 above.

9.4 Residential (Group E) (“R(E)”) : Total Area 4.63 ha

- 9.4.1 This zone covers an area at Wang Chau Road in Area 5 and part of Tung Tau Industrial Area to the west of Wang Yip Street West and to the north of Tak Yip Street in Area 7. This zone is intended primarily for phasing out of existing industrial uses through redevelopment (or conversion) for residential use on application to the Board. Whilst existing industrial uses will be tolerated, new industrial developments

are not permitted in order to avoid perpetuation of industrial/residential interface problems. The developers will be required to submit adequate information to demonstrate that the new residential development will be environmentally acceptable, and suitable mitigation measures, if required, will be implemented to address the potential industrial/residential interface problems.

- 9.4.2 The “R(E)1” sites in Tung Tau are subject to environmental impacts including adverse traffic noise impacts, noise from the pumping station to its north and industrial/residential interface problems from nearby industrial operations. The building design of new developments/redevelopments within “R(E)1” should incorporate environmental mitigation measures, including self-protecting building layout design with no direct line of sight to the noise sources, noise barriers and adequate separation, where appropriate, to meet all relevant criteria under the Hong Kong Planning Standards and Guidelines (*HKPSG*). Besides, according to the YL AVA(EE) Study, developers in developing these sites should adopt a podium-free building design, or if podium cannot be avoided, to provide a stepped podium or allow greater permeability of podium to minimize air ventilation impact on the local area. Slab-type building facing north-east which would block prevailing wind of north-easterlies should be avoided. Furthermore, if the proposed development falls within the scope of projects that require AVA as specified under the Housing, Planning and Lands Bureau and Environment, Transport and Works Bureau Joint Technical Circular No. 1/2006 on AVA, the developer is required to undertake an AVA to examine the local wind environment and identify any possible opportunity/problem areas for design improvement.
- 9.4.3 In existing industrial buildings, new developments involving offensive trades will not be permitted. Any modification of use from non-industrial to industrial uses within existing industrial buildings except those specified in Column 1 of Schedule II in the Notes will also require the permission of the Board.
- 9.4.4 Developments or redevelopment within sites zoned “R(E)” are subject to a maximum plot ratio of 5 and a maximum building height of 30 storeys excluding basement(s).
- 9.4.5 For sites zoned “R(E)1” at Tung Tau, they are restricted to a maximum plot ratio of 5, a maximum site coverage of 60% for the lowest two floors (excluding basement(s)) and 30% for the floors above and a maximum building height of 85mPD. Non-building area(s) with a minimum width of 1.5m is designated from the lot boundaries abutting Wang Yip Street West and Tak Yip Street to create a pleasant pedestrian environment. No structures other than minor landscape structures and street furniture should be provided on the non-building area(s). Ancillary car parking should be accommodated in the basement. Strong justifications are required for providing ancillary carpark above ground level.
- 9.4.6 To provide flexibility for innovative design, minor relaxation of the plot ratio, building height and site coverage restrictions may be considered by the Board through the planning permission system. Each application will be considered on its individual planning merits with

reference to the criteria in paragraph 9.1.87 above. Under exceptional circumstances, minor relaxation of the non-building area restriction may be considered by the Board through the planning permission system.

9.5 Village Type Development (“V”) : Total Area 99.971~~100.00~~ ha

9.5.1 The planning intention of this zone is to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.

9.5.2 There are many well-established recognized villages within the Area, such as Wang Chau Fuk Hing Tsuen, Wang Chau Tung Tau Wai, Wang Chau Yeung Uk Tsuen, Wang Chau Sai Tau Wai, Wang Chau Lam Uk Tsuen, Wang Chau Chung Sum Wai, Fung Chi Tsuen, Shui Pin Wai, Shui Pin Tsuen, Shui Tin Tsuen, Shan Pui, Nam Pin Wai, Sai Pin Wai, Tai Wai Tsuen, Wong Uk Tsuen, Ying Lung Wai, Tsoi Uk Tsuen, Ma Tin Tsuen, Ha Yau Tin Tsuen, Sheung Yau Tin Tsuen and Lung Tin Tsuen. Village expansion areas and other infrastructural improvements will be guided by more detailed layout plans.

9.6 Government, Institution or Community (“G/IC”) : Total Area 44.71 ha

9.6.1 This 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, organizations providing social services to meet community needs, and other institutional establishments.

9.6.2 Major existing GIC facilities include a community centre, Yuen Long Swimming Pool Complex, Yuen Long Town Hall, Long Ping Community Hall and a stadium in Area 6, 3 clinics in Areas 2 and 9, a divisional fire station in Area 11, a police station and Yuen Long Theatre in Area 3, the Government offices in Areas 2 and 4, and a bus terminus in Area 2. Most of the existing schools and the proposed schools also fall within this zone. There are currently 15 primary schools, 19 secondary schools and 2 special schools within this zone in Yuen Long New Town. The proposed/planned school sites are located in Areas 12 and 13.

9.6.3 Developments or redevelopments in areas zoned “G/IC” are restricted to a maximum building height of 8 storeys excluding basement(s). The building height restriction could meet the operational requirements of most GIC facilities and serve as visual and spatial relief in Yuen Long New Town.

- 9.6.4 Eight sites adjacent to “V” zone located in Areas 1, 6, 14, 15 and 16 are zoned “G/IC(1)” and subject to a maximum building height of 3 storeys excluding basement(s), except for school and hospital uses which could be developed up to 8 storeys excluding basement(s). The restriction will help ensure that the developments in these sites are in keeping with the adjacent village environment.
- 9.6.5 There are three existing GIC developments, namely the Government Offices in Area 4, Maxwell House (CLP Power Substation cum Staff Quarters) and Police Staff Quarters in Area 3, which are significantly taller than other GIC facilities in Yuen Long New Town. They are zoned “G/IC(2)”, “G/IC(3)” and “G/IC(4)” with building height restrictions of 15 storeys, 17 storeys and 25 storeys excluding basement(s) to reflect the height of the existing buildings.
- 9.6.6 A site at the junction of Shap Pat Heung Road and Tai Shu Ha Road West is zoned “G/IC(5)”. This zone is intended for a youth hostel development. Developments within this sub-zone are subject to a maximum building height restriction of 95mPD. An AVA EE has been conducted for the proposed youth hostel development scheme. With the implementation of design measures, including (i) minimization of site coverage, (ii) a void podium deck at the first floor of the proposed youth hostel; and (iii) appropriate setbacks from Shap Pat Heung Road, Tai Shu Ha Road West and the western site boundary, permeability is promoted and wind penetration through the site is facilitated. Upon development of the site, the project proponent is required to implement design measures identified in the AVA EE report.
- 9.6.7 *A site near the junction of Castle Peak Road - Yuen Long and Yau Tin East Road is zoned “G/IC(6)”. This zone is intended for a social welfare service complex cum youth hostel. Developments within this sub-zone are subject to a maximum building height restriction of 75mPD. Prior to the development of the site, the project proponent is required to submit noise impact assessment and provide noise mitigation measures to meet all relevant criteria under the HKPSG.***
- 9.6.78 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each application will be considered on its individual planning merits with reference to the criteria in paragraph 9.1.87 above.
- 9.6.89 Adequate areas have been reserved on the Plan for the provision of GIC facilities in accordance with the ~~HKPSGong Kong Planning Standards and Guidelines~~.
- 9.7 Open Space (“O”) : Total Area 52.4151.88 ha
- 9.7.1 This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public. Facilities of particular importance are the Town Park in Area 6, the sports ground in Area 7 and the Town Square in Area 10. More local open spaces will be provided

in the detailed layout plans and these are not shown on the Plan.

9.7.2 A strip of open space with a width of about 80m has been reserved to the north of Yuen Long Highway. Apart from providing recreational and sports facilities, the open space will also serve as a buffer area between Yuen Long Highway and the areas located to the north.

9.7.3 Another strip of land in Area 13 intended for landscape walkway is a key breezeway for the town centre. It is also intended to serve as a pedestrian connection linking the planned open space to the south.

9.8 Other Specified Uses (“OU”) : Total Area ~~104.50~~105.23 ha

9.8.1 This zone denotes areas allocated or reserved for the following specific uses :

(a) Business

(i) About 6.93 ha of land at Tung Tau, Area 7 is zoned “OU” annotated “Business” or “Business(1)”. Land zoned for this purpose is primarily intended for general business uses. A mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses are always permitted in new “business” buildings. However, in order to ensure that the concerns on fire safety and environmental impacts are properly addressed, only less fire hazard-prone office use that would not involve direct provision of customer services or goods to the general public is always permitted in existing industrial or industrial-office (I-O) buildings within this zone. As it is not possible to phase out existing polluting and hazardous industrial uses all at once, it is necessary to ensure compatibility of the uses within the same industrial or I-O building until the whole building is transformed to cater for the new non-polluting business uses. Development within this zone should make reference to the relevant Town Planning Board Guidelines.

(ii) Developments or redevelopments in areas zoned “OU(Business)” are restricted to a maximum plot ratio of 5 and a maximum building height of 15 storeys excluding basement(s). One site is designated “OU(Business(1))” which is restricted to a maximum plot ratio of 9.5 and a maximum building height of 20 storeys excluding basement(s).

(iii) According to the YL AVA(E) Study, to minimize negative air ventilation impact, buildings at Yuen Long Town Lots (YLTs) No. 392, 393 and ~~532~~the land bounded by Wang Yip Street West, Hong Yip Street and YLTs No. 386, 387 and 487, a non-building area of 5m wide should be provided along Wang Yip Street West and Tak Yip Street. Furthermore, developers in developing sites in Area 7 should adopt a podium-free building design, or if podium cannot be avoided, adopt a stepped podium or allow greater permeability of podium to minimize air ventilation impact on the local area. Slab-type building facing north-east which would block prevailing wind of north-easterlies

should be avoided.

(b) Petrol Filling Station

This zone is intended primarily for the provision of petrol filling station. Three petrol filling stations are located in Areas 6, 9 and 14. Development in the zone is restricted to a maximum building height of 1 storey excluding basement(s).

(c) Sewage Treatment Works

This zone is intended primarily for the provision of sewage treatment works. A sewage treatment plant is located in Area 19. Development in the zone is restricted to a maximum building height of 2 storeys excluding basement(s).

(d) Industrial Estate

(i) This zone (about 86.33 ha) is intended to provide/reserve land for the development of an industrial estate for industries to be admitted by the Hong Kong Science and Technology Parks Corporation according to the criteria set by the Corporation. Industries to be included would normally not be accommodated in conventional industrial buildings because of their specific requirements. This zone, located in Area 19, has been developed as the Yuen Long Industrial Estate.

(ii) Within this zone, the maximum total GFA of all developments or redevelopments (except public utility installations, public car/lorry parks, public transport facilities, GIC facilities and ancillary facilities) is 1,687,625m², which is equivalent to a plot ratio of 2.5 for the area designated for industrial development and a plot ratio of 5 for a site designated for estate centre as set out in the lease for the Yuen Long Industrial Estate. Developments in the area annotated Area (a) on the Plan are restricted to a maximum of 8 storeys excluding basement(s) and developments in the area annotated Area (b) on the Plan, i.e. the estate centre site, are restricted to a maximum of 10 storeys excluding basement(s). ~~According to the lease of the lot, individual subdivision in the Yuen Long Industrial Estate may be developed up to a plot ratio of 2.625 provided that the overall plot ratio of the area designated for industrial use within the lot would not exceed a maximum plot ratio of 2.5.~~

(e) LRT Terminus with Commercial/Residential Development

This zone is intended primarily for Light Rail terminus with residential and/or commercial uses, and other supporting public transport facilities and has been developed as “Sun Yuen Long Centre”. It is located in Area 15. Development is restricted to a maximum domestic GFA of 66,460m², a maximum non-domestic GFA of 25,940m² and a maximum building height of 32 storeys excluding basement(s).

(f) Public Car Park with Ground Floor Retail Shops

This zone is intended primarily for public car park with ground floor retail shops. Three sites have been developed under this zoning. Two public car parks with ground floor retail shops are located in Areas 2 and 5. Development is restricted to a maximum plot ratio of 9.5 and a maximum building height of 30 storeys excluding basement(s). The one in Tung Tau business area, Area 7, is designated as “OU(Public Car Park with Ground Floor Retail Shops(1))” and is restricted to a maximum plot ratio of 5 and a maximum building height of 15 storeys excluding basement(s).

- (g) Public Car Park and Petrol Filling Station with Ground Floor Retail Shops

This zone is intended primarily for public car park and petrol filling station with ground floor retail shops. A site has been developed under this zoning in Area 10. It is restricted to a maximum plot ratio of 9.5 and a maximum building height of 25 storeys excluding basement(s).

- (h) Public Car Park to include Retail and Residential Uses

This zone is intended primarily for public car park with retail and residential uses. ~~A site~~ **and** has been developed as “*Springdale Villas*” under this zoning in Area 6. It is restricted to a maximum domestic GFA of 11,356m², a maximum non-domestic GFA of 11,777m² and a maximum building height of 25 storeys excluding basement(s).

- (i) *Art Storage and Public Open Space*

This zone is intended primarily for art storage and the provision of public open space. It is located in Area 13. Development in the zone is restricted to a maximum GFA of 12,694m² and a maximum building height of 23mPD, and provision of public open space not less than 590m². Requirements for the provision of public open space would be stipulated in the conditions of land lease as appropriate.

- 9.8.2 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio/GFA and building height restrictions may be considered by the Board through the planning permission system, except the “OU(Petrol Filling Station)” zone. Each application will be considered on its individual planning merits with reference to the criteria in paragraph 9.1.87 above.

9.9 Green Belt (“GB”) : Total Area 38.80 ha

The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain sprawl as well as to provide passive recreational outlets. This zone includes three well-vegetated knolls in Areas 16, 17 and 18. The intention is to preserve the existing natural setting of these knolls. There is a general presumption against development within this zone. However, limited developments may be permitted with or without conditions on application to the Board, and each application would be considered on its individual merits taking into account the relevant Town Planning Board Guidelines.

10. TRANSPORT AND COMMUNICATIONS

10.1 Roads

- 10.1.1 The road networks in Yuen Long New Town have been improved considerably in recent years.
- 10.1.2 Yuen Long Highway is the main through route for east-west traffic as well as an important trunk road. Castle Peak Road - Yuen Long, Yuen Long On Ning Road, Yuen Long On Lok Road, Kau Yuk Road, Ma Tong Road and Shap Pat Heung Road are important local distributors.
- 10.1.3 Tsing Long Highway is an important trunk linking Yuen Long New Town with Kowloon via Kam Tin and Tsing Yi.
- 10.1.4 Long Tin Road and Long Ping Road provide linkage in the periphery of Yuen Long New Town.
- 10.1.5 Pursuant to section 13A of the Ordinance, the road scheme authorized under the Roads (Works, Use and Compensation) Ordinance (Chapter 370) shall be deemed to be approved under the Ordinance.

10.2 Railways

- 10.2.1 The Light Rail system provides efficient transport service both within the New Town and between Yuen Long, Tin Shui Wai and Tuen Mun. The Light Rail system runs along the Castle Peak Road.
- 10.2.2 The West Rail provides a sub-regional passenger link connecting the NWNT to the urban areas from Nam Cheong in West Kowloon to Tuen Mun via Mei Foo, Tsuen Wan West, Kam Sheung Road, Yuen Long, Long Ping, Tin Shui Wai and Siu Hong.

10.3 Other Public Transport Modes

Apart from bus and public light bus services between Yuen Long New Town and other parts of the territory, the New Town is also served by feeder buses linking up various areas in Yuen Long with the Light Rail system. The bus services are complemented by taxi services.

10.4 Off-street Parking

- 10.4.1 Off-street car parking spaces in the Yuen Long Town proper are in great demand as large number of vehicles from its hinterland are attracted by the availability of higher-order services. Five sites are reserved on the Plan for public car parking use. Some sites may also include commercial and residential uses and petrol filling stations. They are zoned "OU" and annotated "Public Car Park with Ground Floor Retail Shops", "Public Car Park to include Retail and Residential Uses" and "Public Car Park and Petrol Filling Station with Ground Floor Retail Shops" on the Plan.
- 10.4.2 Public vehicle park (excluding container vehicle) in most of the zones may be considered by the Board through the planning permission

system.
11. UTILITY SERVICES

11.1 Water Supply

11.1.1 The existing water treatment works capacity available in the NWNT will soon be fully committed. Further treatment works capacity, if required, would be made available from the future extension to Ngau Tam Mei Water Treatment Works. Extension of water supply system will be required if there is a substantial increase in the future water demand arising from development proposals for large residential developments.

11.1.2 The presence of sub-surface cavities may necessitate restrictions on groundwater abstraction. Because of concern over possible ground movement caused by pumping of water from the marble stratum, a supply of mains water is available for new developments in the Yuen Long Town proper for flushing purpose.

11.2 Sewerage and Sewage Treatment

11.2.1 Yuen Long Town proper has a well-developed sewerage network and provision has been made at the sewage treatment works located to the north of Yuen Long Industrial Estate to treat most of the sewage from Yuen Long. The new development areas in Yuen Long Kau Hui, Yuen Long East and Yuen Long South would be served by the planned NWNT sewerage scheme with a sewage treatment plant at San Wai.

11.2.2 The sewerage system in the southern areas is less formalized. Uncontrolled discharges into the nullahs are common practices. New trunk sewers are being constructed along the southern parts of Yuen Long Town proper. The construction programme of the said trunk sewer would tie in with the building development programme of these areas.

11.3 Electricity

Yuen Long is well supplied with electricity via the 400kV network serving the New Territories. Adequate sites have been reserved for electric sub-stations within the New Town.

11.4 Gas

A piped gas supply system from Tai Po to Yuen Long via the gas takeoff station in Au Tau provides gas supply to all parts of Yuen Long New Town.

12 CULTURAL HERITAGE

12.1 Within the boundary of the Area, there is a declared monument, namely I Shing Temple, a number of graded and proposed graded historic buildings in the “List of the 1,444 Historic Buildings in Building Assessment”, a number of new items pending grading assessment in the “List of new items and new categories with assessment results”. All of the above declared monument, graded and proposed graded historic buildings, and new items are worthy of preservation. Details of the list of 1,444 historic buildings and the new items have been

uploaded onto the website of the Antiquities Advisory Board at <http://www.aab.gov.hk>.

- 12.2 Prior consultation with the Antiquities and Monuments Office of ***Development Bureau*** ~~Leisure and Cultural Services Department~~ should be made if any development, redevelopment or rezoning proposals might affect the above declared monument, graded and proposed graded historic buildings, new items pending grading assessment and their immediate environs.

13. IMPLEMENTATION

- 13.1 Although existing uses non-conforming to the statutory zonings are tolerated, any material change of use and any other development/redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Board. The Board has published a set of guidelines for the interpretation of existing use in the urban and new town areas. Any person who intends to claim an “existing use right” should refer to the guidelines and will need to provide sufficient evidence to support his claim. The enforcement of the zonings mainly rests with the Buildings Department, the Lands Department and the various licensing authorities.
- 13.2 The Plan provides a broad land use framework within which more detailed non-statutory plans for the Area have been and are being prepared by the Planning Department. These detailed plans are used as the basis for public works planning and site reservation within Government departments. Disposal of sites is undertaken by the Lands Department. Public works projects are coordinated by the Civil Engineering and Development Department in conjunction with the client departments and other works departments, such as the Highways Department and the Architectural Services Department. In the course of implementing the Plan, the Yuen Long District Council would also be consulted as appropriate.
- 13.3 Planning applications to the Board will be assessed on individual merits. In general, the Board, in considering the planning applications, will take into account all relevant planning considerations which may include departmental outline development plans and layout plans, and guidelines published by the Board. The outline development plans and layout plans are available for public inspection at the Planning Department. Guidelines published by the Board are available from the Board’s website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and Guidance Notes for planning applications can be downloaded from the Board’s website and are available from the Secretariat of the Board and the Technical Services Division and relevant District Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.

Hong Kong Sheng Kung Hui Welfare
Council Limited

**Brief Summary of Technical Assessments
for Amendment of Plan (Approved Yuen
Long Outline Zoning Plan No. S/YL/23)
to Rezone the Site from “G/IC” to
“G/IC(6)” for a Proposed Social Service
Complex at Lots 462RP (part), 463RP
(part), 495RP, 538RP and 539RP in D.D.
116 and Adjoining Government Land,
Yuen Long, New Territories**

Final | December 2020

This report takes into account the particular
instructions and requirements of our client.

It is not intended for and should not be relied
upon by any third party and no responsibility
is undertaken to any third party.

Job number

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ARUP

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Appendix B Junction Improvement Scheme - Castle Peak Road-Yuen Long/Yuen Long On Lok Road/Long Yat Road (Junction No. J1) (proposed by others and for reference only)

Appendix C Tree Survey Schedule

1 Background

- 1.1.1 This Brief Summary of Technical Assessments is prepared in support of the amendment of the Approved Yuen Long Outline Zoning Plan (OZP) No. S/YL/23 (“current OZP”), with regards to the rezoning of Lots 462RP (part), 463RP (part), 495RP, 538RP and 539RP in D.D.116 and adjoining Government land in Yuen Long (“the Site”) from “Government, Institution or Community” (“G/IC”) to “Government, Institution or Community (6)” (“G/IC(6)”) for a proposed social service complex development.
- 1.1.2 It is the Government policy to make better use of the land granted to non-governmental organizations (NGOs) for the provision of social welfare facilities to meet current and future needs. The Special Scheme on Privately Owned Sites for Welfare Uses (“Special Scheme”) was launched in 2013 to support social welfare organizations to provide the necessary welfare facilities, in particular elderly and rehabilitation facilities. In 2011, the Youth Hostel Scheme (YHS) was launched which supports NGOs to build hostels for youth to help them in meeting various aspirations.
- 1.1.3 Established in 1966, Hong Kong Sheng Kung Hui Welfare Council Limited (“SKHWC”) is the social welfare arm of the Church Body of the Hong Kong Sheng Kung Hui dedicated to offer a wide range of services with person-centred approaches for users of various age groups and strata in the society. SKHWC’s vision is to develop a society of love and care and they serve with the motto “*Individual Caring, Overall Concern*”. Their welfare services include the establishment, operation and management of residential and centre services for children, youth, families, handicapped persons, senior citizens, disadvantaged groups and the community.
- 1.1.4 In July 2016, Sun Hung Kai Properties Limited (SHK) donated a piece of land to the Church Body of the Hong Kong Sheng Kung Hui, who intends to develop a social service complex which will accommodate a range of social welfare facilities including Residential Care Home for Elderly (in type of “CoC Home”, Continuum of Care Home), Day Care Centre for the Elderly (“DE”), Special Child Care Centre (“SCCC”), youth hostel and common/religious activity area for social and inter-generational activities.

2 Indicative Scheme of the Proposed Development

- 2.1.1 The Site, with an area of about 1,372m², is located in the east of the Yuen Long New Town in North West New Territories. It is bounded by Castle Peak Road (Yuen Long) in the north, Yau Tin East Road in the south, YOHO Midtown in the east, a footbridge connecting Castle Peak Road (Yuen Long) and Yau Tin East Road and Shap Pat Heung Rural Committee Building in the west (**Figure 2.1** refers). Currently the Site is occupied by temporary structures and construction site office.
- 2.1.2 The proposed social service complex will offer a range of social welfare facilities comprising CoC Home, DE and SCCC, as well as youth hostel and common/religious activity area for social and inter-generational activities. The social service complex carries a service theme of “Dedication, Love and Inclusion (承擔・愛與共融)”, to cultivate love and acceptance among the service users of different age cohort by enhancing their interaction and mutual support, and to further serve the community at large. The social service complex will be constructed, operated, managed and maintained by SKHWC.
- 2.1.3 Under the Indicative Scheme, the proposed social service complex will be provided in a building with 20 storeys aboveground and 1 storey underground, intermixed with landscape area and supporting facilities. The signature of this project is about the integration between different generations, merging the living of elderly and working youth together and forming a harmonious environment in the community. Our design concept is based on these 3 circles of spaces: the homey and intimate social services portion at the podium, the open-up sharing-and-caring youth hostel portion at the top, and their interconnected area for spiritual enlightenment in the middle. Architectural drawings of the Indicative Scheme, including the Master Layout Plan and Diagrammatic Sections, are provided in **Appendix A**. The key development parameters of the Indicative Scheme are provided in **Table 2.1**.

Table 2.1 Key Development Parameters of the Indicative Scheme

Development Parameters	Indicative Scheme
Site Area	About 1,372 m ²
Plot Ratio	Domestic: about 4.551 Non-domestic: about 2.285
Gross Floor Area	Total: about 9,378 m ² Domestic: about 6,243 m ² (Including Continuum of Care Home and Youth Hostel) Non-domestic: about 3,135 m ² (Including entrance lobby and covered area and common area of welfare services at G/F, covered corridor at 1/F, ancillary facilities for Continuum of Care Home, Day Care Centre for Elderly, Special Child Care Centre, Common/Religious Activity Area)
Site Coverage	Above 15m (max. 33.33%): about 33.00% Below 15m (max. 100%): about 72.49%
No. of Storeys	20 storeys aboveground with 1 floor of basement carpark
Building Height	71.84 mPD / 66.95 m
No. of Units/ Beds	Continuum of Care Home: 120 Beds Day Care Centre for Elderly: 60 Places Special Child Care Centre: 60 Places Youth Hostel: 180 Rooms Common/Religious Activity Area: 160 Seats
Greenery Area	About 24% of the Site
No. of Car Parking Spaces	10 nos. car parking space 4 nos. private light bus parking space 1 no. small coach parking space 1 no. coach parking space
No. of Loading and Unloading Bay	1 no. ambulance lay-by 1 no. HGV loading/unloading bay
Anticipated Completion Year	2026

Design Concepts

- 2.1.4 **Vertical spatial arrangement catering different needs:** Statutorily, there is height restriction on the design of the CoC Home and SCCC, which only allows both to be situated at a height not more than 24m above ground floor; and practically, all social services being collectively located in the bottom portion is considered the most efficient and economical to the circulation flow; therefore, our design proposes having SCCC on 1/F where the children could train their motor muscles by walking up the stairs near the drop-off area, and CoC Home on 3/F – 8/F where the elderly could visit the facilities of CoC Home on 2/F easily.
- 2.1.5 Youth Hostel, on the other hand, due to its characteristics and various functions (e.g. residential and recreational) locates at the top portion, which intertwines with the social services portion in the middle on the common/religious activity floor. Furthermore, car parking spaces will be provided at the minimum for necessary and emergency services only. Located at the basement, this allows the traffic to be swiftly moved without disturbing the calm environment at grade and the enjoyment of both the users and visitors.
- 2.1.6 **Careful disposition and massing overcoming site constraints:** Various site constraints, in terms of size and location, also affect our design strategy. Firstly, this small and narrow site, with only around 22m wide on one side, limits the disposition of the development. In order to satisfy the provision of social services with maximum efficiency in layout planning, one single block of building is the only solution. Secondly, the Castle Peak Road right at the north side of the site requires the building to setback 20m from the boundary line in order to reduce the adverse effect from the noise and air pollution incurred. Taking into account the abovementioned, the current disposition and massing of the proposed building is the optimal for the site.
- 2.1.7 **Façade treatment for harmonious visual profile:** The intertwining concept is thoroughly carried out not only in the interior arrangement of spaces, but also at the exterior. The proposed 20-storey building is more than just a single block building. There are 3 types of façade treatments in the top, middle and bottom portions, which help reflecting the identity of the building on the outside. Social service portion at the podium has a rather rigid façade playing with geometries. This does not only help defining the building at pedestrian level, but also to shield off

some undesirable traffic noise from the nearby footbridge and Castle Peak Road.

- 2.1.8 Above the podium, the setting-back of the CoC Home on 3/F – 8/F allows the design of the façade to reflect the homey feeling. Elongated windows on the façade balances the privacy and transparency of the space, and adds a touch of classiness in the surrounding.
- 2.1.9 In contrast with it, the youth hostel at the topmost of the building uses large window wall to wrap around it. This does not only allow more natural light into the communal spaces on every three floors of the youth hostel, but also emphasizes the openness of the working youth who are willing to share, collaborate and serve the community. The two façade treatments at the top and bottom are then interlocked in the middle, tightening the building together as a whole.
- 2.1.10 **Maximizing greening opportunities:** Apart from the architectural tectonics, the solid building is also broken up and dissolved by the incorporation of trees and greenery on different levels. Transplanted trees and greenery are not only grown on pedestrian level (G/F) for public's appreciation, but also available on the 3/F podium garden and top roof level for all the users of the development and their bona fide visitors. The introduction of greenery is expected to create a relaxing and soothing environment for both the habitants and the neighbourhood.
- 2.1.11 It is anticipated that the whole design of the development, including both the interlocking logistics of spaces internally and the variation in the façade treatment externally, not only can introduce a lively atmosphere to the community, but also symbolically strengthen the bond between the different generations.

3 Technical Assessments

- 3.1.1 Based on the Indicative Scheme, various technical assessments including Traffic Impact Assessment (TIA), Drainage Impact Assessment (DIA), Sewerage Impact Assessment (SIA), Preliminary Environmental Review (PER), Landscape Master Plan (LMP) and Tree Proposal and Visual Impact Assessment (VIA) have been carried out. It is confirmed that the proposed social service complex under the Indicative Scheme will not pose any adverse impacts to itself nor the surroundings.

3.2 Traffic Impact Assessment

- 3.2.1 A TIA has been conducted for the proposed development. Junction capacity assessments were undertaken for design year 2029 covering the key junctions in the vicinity of the Site (**Figure 3.1** refers). The results in Table 1 indicated that all junctions will operate with positive RCs and DFCs in 2029, except for J/O Fung Cheung Road/Fung Yau Street North (Junction J7). However, it is noted that Transport Department is now conducting a traffic review and preliminary findings in the area and shall be ready in Q1 of 2021. It is anticipated that the junction performances of J/O Fung Cheung Road/Fung Yau Street North (Junction J7) shall be improved upon completion of the traffic improvement scheme.

Table 3.1 2029 Junction Performances

No.	Junction Location	Type/Capacity Index ⁽¹⁾	2029 Reference (Without the proposed development)		2029 Design (With the proposed development)	
			AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour
J1	Castle Peak Road – Yuen Long/Yuen Long On Lok Road/Long Yat Road ⁽²⁾	Signalized/RC	16%	14%	15%	13%
J2	Castle Peak Road – Yuen Long/Long Yat Road	Signalized/RC	30%	48%	30%	47%
J3	Castle Peak Road – Yuen Long/Yau Tin East Road	Priority /DFC	0.02	0.02	0.02	0.02
J4	Castle Peak Road – Yuen Long/Fung Cheung Road	Signalized/RC	31%	32%	30%	31%
J5	Fung Kwan Street/Fung Yau Street East	Priority /DFC	0.51	0.59	0.53	0.60
J6	Long Yat Road/Long Wo Road/Long Ming Road	Signalized/RC	41%	69%	40%	68%

J7	Fung Cheung Road/Fung Yau Street North	Priority /DFC	1.09	1.12	1.12	1.16
J8	Pok Oi Interchange	Priority /DFC	0.89 (0.80)	0.90 (0.79)	0.89 (0.81)	0.90(0.80)
J9	Yuen Lung Street/Access Road of Yoho Midtown	Priority /DFC	0.70	0.91	0.72	0.93

Note: (1) RC = Reserve Capacity for signalized junction; DFC = Design Flow to Capacity ratio for priority junction.
 (2) The calculations were based on a junction improvement layout as proposed by others to facilitate the property development at Yuen Long West Rail Station (**Appendix B** refers). The junction improvement works are to be carried out by others.
 (2) Figures in bracket indicated the DFCs with the introduction of exclusive left turn lane at Po Oi Interchange westbound to be constructed by others.

3.2.2 For access to the Site, it is proposed to construct a bridge across the nullah along Yau Tin East Road such that vehicles can access the proposed development from Fung Yau East Street. The overall traffic arrangement, with the proposed future road layout and pedestrian footpaths are shown in **Figure 3.2**.

3.2.3 In general, the internal transport facilities provision for new developments should be provided in accordance with the latest Hong Kong Planning Standards and Guidelines (HKPSG). However, there is no specific guideline set in the HKPSG for the various uses in the proposed development. Therefore, the proposed internal transport facilities provisions will serve both the operational needs and visitors use. The proposed development will provide a total of 10 private car parking spaces, including 1 no. for disable users. In addition, 4 nos. of parking spaces for light bus, 1 no. of parking space for small coach, 1 no. of ambulance lay-by, 1 no. HGV loading/unloading space and 1 coach parking space will be provided.

3.2.4 The findings of the traffic impact assessment indicated that the adjacent road network would be able to cope with the traffic generated by the proposed development and the junction performances of J/O Fung Cheung Road/Fung Yau Street North (Junction J7) shall be improved upon completion of the traffic improvement scheme to be formulated by Transport Department. Therefore, it is considered acceptable in traffic viewpoint.

3.2.5 Having considered the development parameters and future road improvement works, the TIA conducted by the project proponent has demonstrated that no insurmountable traffic impact would be induced

by the development. As such, Transport Department has no comment on the amendment of the item from traffic engineering perspective.

3.3 Drainage Impact Assessment

- 3.3.1 The DIA shows that 0.12 m³/s stormwater runoff can be collected within the proposed development and discharge through a proposed 375mm diameter stormwater pipe with 1:100 gradient. The runoff is then discharged into the existing 14m wide nullah running along Yau Tin East Road. Flap valve would be installed at the outlet of the 375mm diameter pipe to prevent backwater from the nullah. The proposed development will not pose adverse impact in areas within upstream or downstream of the existing drainage system. **Figure 3.3** shows the proposed catchment with service drainage of the service complex.

3.4 Sewerage Impact Assessment

- 3.4.1 The SIA shows that the development will construct a new a 300mm diameter pipe with 1:50 gradient and into the existing public sewerage networks under Castle Peak Road – Yuen Long. The estimated total daily sewer consumption and peak sewer flow rate generated from the proposed development are 115.60m³/day (ADWF) and 10.70L/s respectively would be discharged by gravity flow through the terminal manhole located at the north west of the Site. The proposed development would not cause any adverse sewerage impact in areas within, upstream or downstream of the existing sewerage network. **Figure 3.4** shows the proposed sewage arrangement of the service complex.

3.5 Preliminary Environmental Review

- 3.5.1 The potential environmental impacts during construction and operational phases, including air, noise, waste quality, land contamination, and waste management, have been identified and addressed.

Air Quality

- 3.5.2 Dust mitigation measures and good site management will be implemented during construction phase to minimise the emission of fugitive dust.
- 3.5.3 Based on previous on-site survey, no chimney is identified with 200m study area from the subject site. Besides, a minimum horizontal buffer separation distance between air sensitive uses (including air sensitive uses that rely on opened window for ventilation purpose and fresh air intake point of central air conditioned area) and kerb side of nearby carriageways (i.e. Castle Peak Road – Yuen Long and Yau Tin Road East) as required under the HKPSG will be met (**Figure 3.5** refers). Therefore, no adverse air quality impact is anticipated on the Proposed Development.

Noise Impact

- 3.5.4 Dormitories, sleep-in rooms and youth hostel rooms will rely on openable windows for ventilation. The nearby carriageways, including Castle Peak Road – Yuen Long, Long Yat Road and Fung Cheung Road, are considered as the dominant noise sources contributing to the traffic noise impact on the proposed development. Under base case scenario, the maximum predicted road traffic noise level is up to $L_{10}(1\text{-hr})$ 77 dB(A), with 7 dB(A) exceedance of HKPSG standard. Direct noise mitigation measures (Top-hung Acoustic Window, Baffle Type Acoustic Window, Fixed Glazing with Maintenance Window) are proposed for hostel rooms facing north and west (**Figure 3.6** refers), and full compliance of HKPSG standard can be achieved.
- 3.5.5 The existing West Rail Yuen Long Station and viaducts are located at more than 190m to the north of the site and shielded by existing Sun Yuen Long Centre. On the other hand, there is no existing and planned industrial noise sources identified at the site vicinity. Hence, no adverse railway noise and industrial noise impact is envisaged on the Proposed Development.
- 3.5.6 Potential construction airborne noise impacts emanated from construction activities is reviewed and practicable noise mitigation

measures, such as temporary noise barrier and quiet equipment, will be implemented to minimize the noise impacts on surrounding receivers.

- 3.5.7 VRV units are planned to be installed at 8/F of the proposed building and housed indoor. Acoustic lining will be installed to address the fixed noise impact during its operation. Detailed assessment on surrounding noise sensitive receiver is conducted and it is concluded that the noise impact due to the future operation of the proposed development is insignificant.

Water Quality

- 3.5.8 Water quality impact for construction and operation of the proposed development is assessed. During construction, soil erosion control measures, silt removal facilities and wastewater discharge monitoring will be carried out to ensure the water quality of the nearby water bodies would not be adversely affected by the construction activities. Grease trap, silt trap and oil interceptors will be installed in operational phase to remove grease, debris and oil before discharging to public sewer.

Land Contamination

- 3.5.9 According to on-site investigation and findings from desktop review, no observations were made and that the responses from various Government Departments indicated no records regarding potential land contamination. No adverse land contamination issue is anticipated for the Site.

Waste Management

- 3.5.10 The construction involves demolition of existing site office and construction of a 20-storey building. Waste Management Plan (WMP) will be prepared and implemented by the contractor where other control/mitigation measures like on-sorting and reusing excavated fill are also recommended to reduce the waste generated during construction.

3.6 Landscape Master Plan and Tree Proposal

- 3.6.1 Adopting the concept of biodiversity and diverse activities, the landscape design of the proposed development aims to provide a pleasant living and learning environment for occupants of different age groups to enjoy together. Various spaces such as rock-climbing zone

and roof garden are created for occupants to utilise and enjoy themselves. A seasonal scenery is designed with the introduction of varieties of vegetation species, which also serves as a habitat for butterflies. **Figure 3.7, 3.8, 3.9 and 3.10** respectively shows the Landscape Master Plan and the landscape design on G/F, 3/F and R/F. The proposed social service complex strives to offer good design with more greenery for a better environment of the future users. Landscape amenity is provided in various levels of the development. With the incorporation of a variety of trees and plantings, the proposed complex will enjoy ample open space (about 45% of the Site) and generous greenery coverage (about 24% of the Site).

- 3.6.2 Based on the tree survey (**Appendix C** refers), there are about 14 nos. of trees within the Site, including the large tree T1 which was severely damaged by typhoon Mangkhut in September of 2018 (**Figure 3.11** refers). In total, 10 existing trees within the Site are proposed to be transplanted. 1 no. of the transplanting trees will be located at G/F, while the other 9 nos. of trees will be transplanted to 3/F. 4 nos. of trees are leaning and in poor form. These trees of low amenity value are proposed for felling. As compensation, 4 nos. of trees are proposed on 3/F in the landscape master plan. In addition, Tree T14, a large tree located outside site boundary, is subject to impact by hoarding at the later stage. Taking into account that T14 is a well-established and health mature tree with large crown spread and substantial trunk diameter, attention and protection measures should be implemented before and during construction.

3.7 Visual Impact Assessment

- 3.7.1 The proposed development is located in between two streets, namely Castle Peak Road (Yuen Long) and Yau Tin East Road. There is a footbridge, linking the West Rail Yuen Long Station with the proposed building, on the west side of the site. Land use and building height restriction of the area are shown in **Figure 3.12**.
- 3.7.2 The rezoning proposal for our site comprises the development of a 20-storeys building with a 3-storeys podium providing social services to the community. The highest point of the proposed building is about 66.94m above mean street level (about 71.84mPD).
- 3.7.3 According to the TPB PG No. 41, the Assessment Area is defined by approximately three times of overall BH of the subject development,

i.e. 66.94m (71.84mPD with 4.9mPD at ground level). Thus, a radius of 200.8m from the boundary of the Application Site defines the boundary of the Assessment Area and key public viewing points (VPs) are selected for assessments according as per shown in *Figure 2: Visual Assessment Area and Location of Viewing Points*.

- 3.7.4 Taking into account the siting and scale of the rezoning proposal and its surrounding context, a total of seven viewpoints, which will be perceived by key sensitive viewers, are selected for the Visual Impact Assessment. The visual envelope is determined with regard to the size of the proposed development, the distance of the development and its potential visibility from the seven selected viewing points, and the actual site and surrounding topographical conditions by ground inspection. These vantage points included:
- VP 1 - West Rail Yuen Long Station
 - VP 2 - Footbridge at Junction of Castle Peak Road (Yuen Long) and Yuen Long On Lok Road
 - VP 3 - Fung Cheung Road Garden
 - VP 4 - Castle Peak Road (Yuen Long)
 - VP 5 - Grand YOHO
 - VP 6 - Footbridge adjacent to Pok Oi Hospital
 - VP 7 - Fung Yau Street Sitting Out Area
- 3.7.5 **Figure 3.13** shows the locations of VP 1 to VP 7. **Figures 3.14** to **Figure 3.20** show the existing and results of photomontages of the proposed development side by side.
- 3.7.6 Based on the selected viewing points discussed above, the rezoning proposal is considered as compatible in terms of overall visual context and character within the existing community. From the assessment of the sensitivity of the key public viewers, it is observed that the effect of visual changes from key public viewing points with direct sightlines to the proposed development are graded qualitatively from negligible to slightly adverse.
- 3.7.7 In the assessment area, the visual resources or visual amenities is affected within reasonable acceptance. The magnitude, extent and duration of impact are considered small as demonstrated from the

above, and there will not be any resultant degradation in the visual quality and character of the surrounding area.

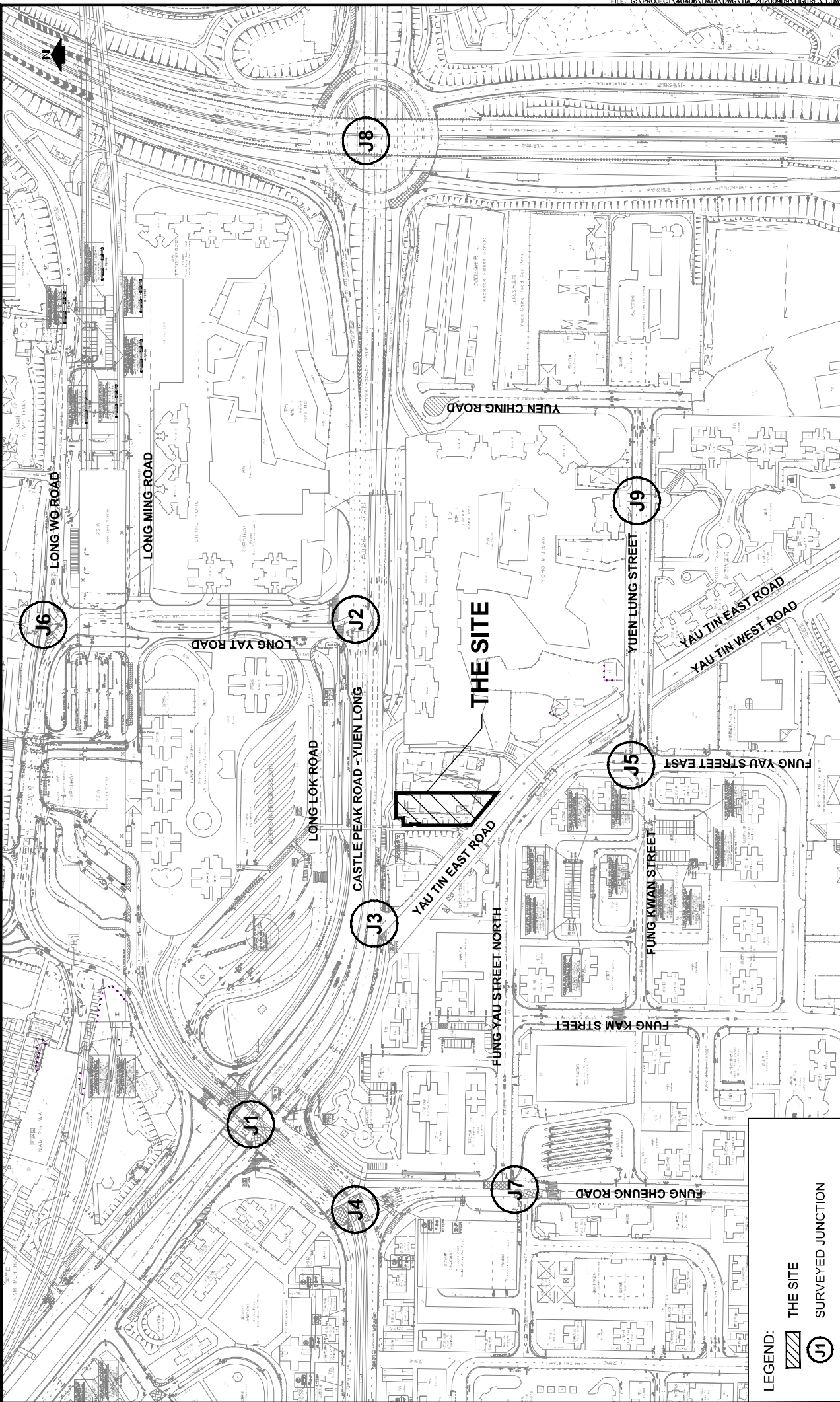
- 3.7.8 The rezoning proposal would not cause any major visual obstruction to any harbour view or existing surrounding buildings envelope outline in the visual backdrop of the proposed development. No significant negative visual impact would result on the public viewers. Several mitigation measures are also implemented to achieve visual balance, compatibility, harmony and unity with the local context.
- 3.7.9 The rezoning proposal in overall term has some visual effects to the identified key public viewing points but still fully compatible with its surrounding context. Taking into the account of the aforementioned mitigation measures, the resultant overall impact is therefore concluded as **negligible**.

Figures

Figure 2.1- Location Plan



Figure 3.1 - Surveyed Junctions



PROJECT NO. 40406		PROJECT TITLE SPECIAL SCHEME FOR THE RESIDENTIAL CARE HOME FOR THE ELDERLY, DAY CARE CENTRE FOR THE ELDERLY, SPECIAL CHILD CARE CENTRE AND YOUTH HOSTEL AT YUEN LONG		DRAWING NO. FIGURE 3.1	REV. F
DESIGNED GWL		SURVEYED JUNCTIONS			
DATE DEC 2019					
SCALE 1:3000					
DRAWN CLL		LLA 顧問有限公司 Consultancy Limited			
CHECKED SLN					

FILE: G:\PROJECT\40408 DATA\DWG\YLM_20200906\FIGURES.1.DWG PLOT SCALE: 1:1

SURVEYED JUNCTIONS

- LEGEND:
- THE SITE
 - SURVEYED JUNCTION

Figure 3.2 - Proposed Road Layout and Pedestrian Footpaths at Vehicular cum Pedestrian Deck across Nullah along Yau Tin East Road

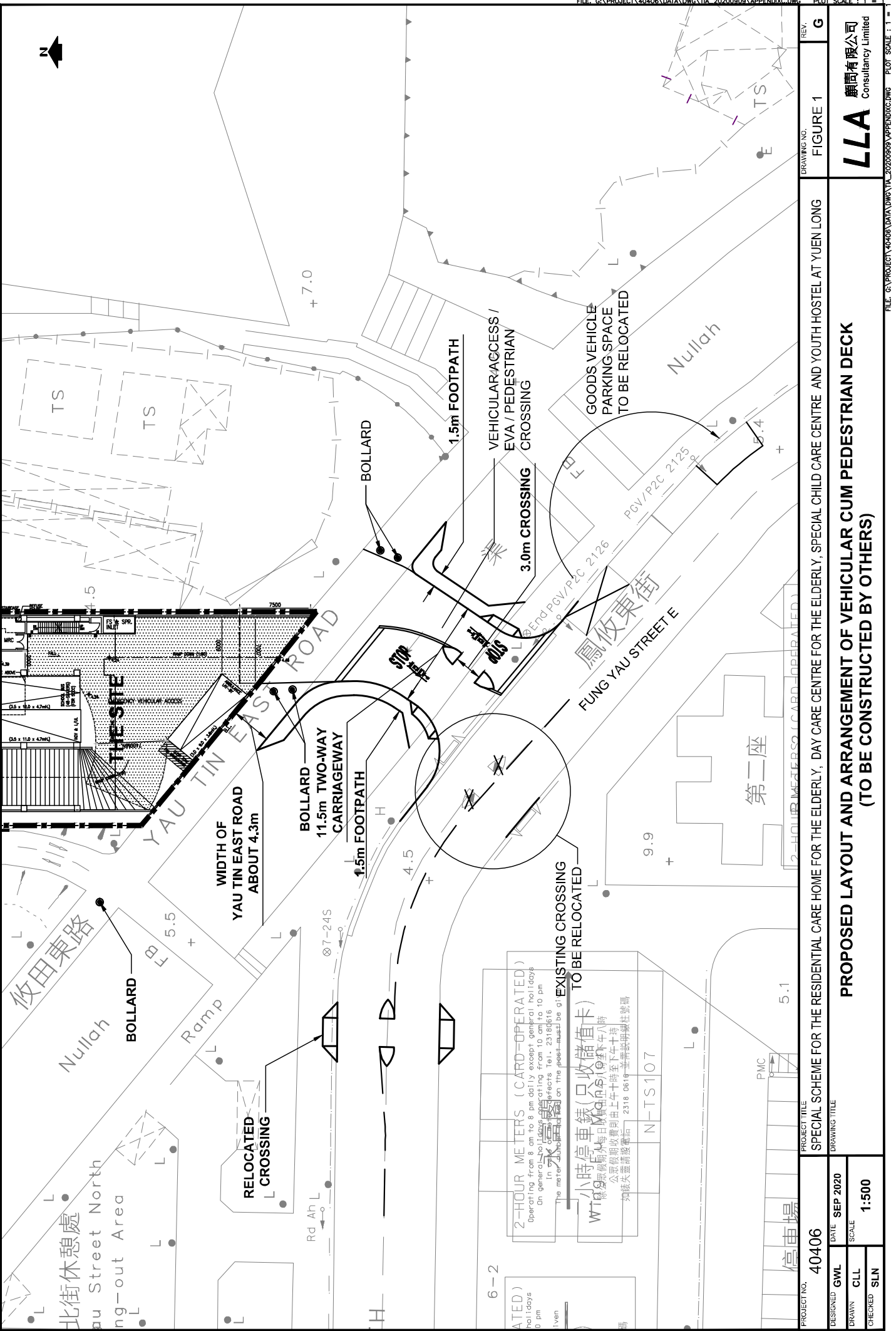


Figure 3.3 - Proposed Stormwater Drainage Arrangement

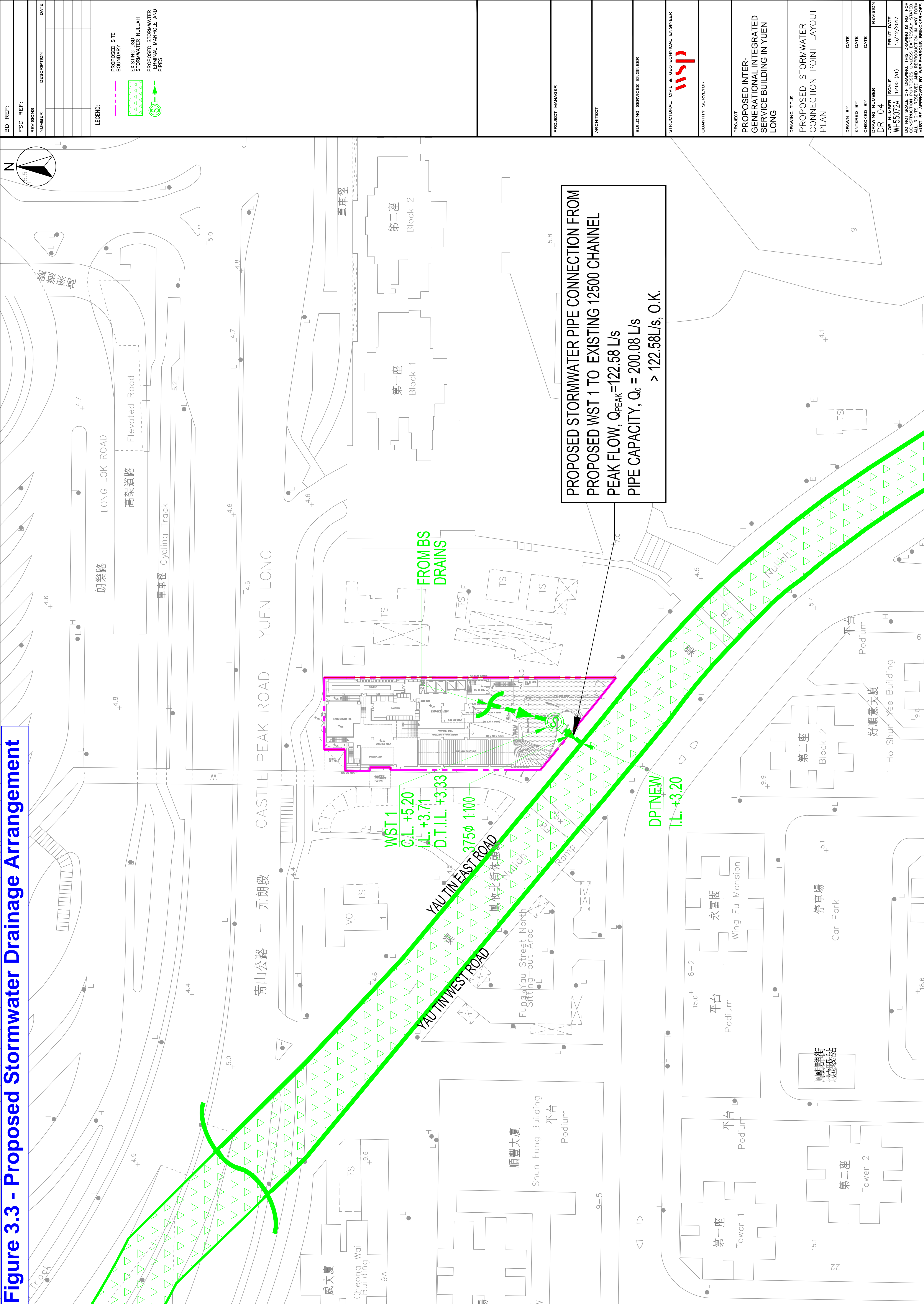


Figure 3.4 - Proposed Sewerage Arrangement

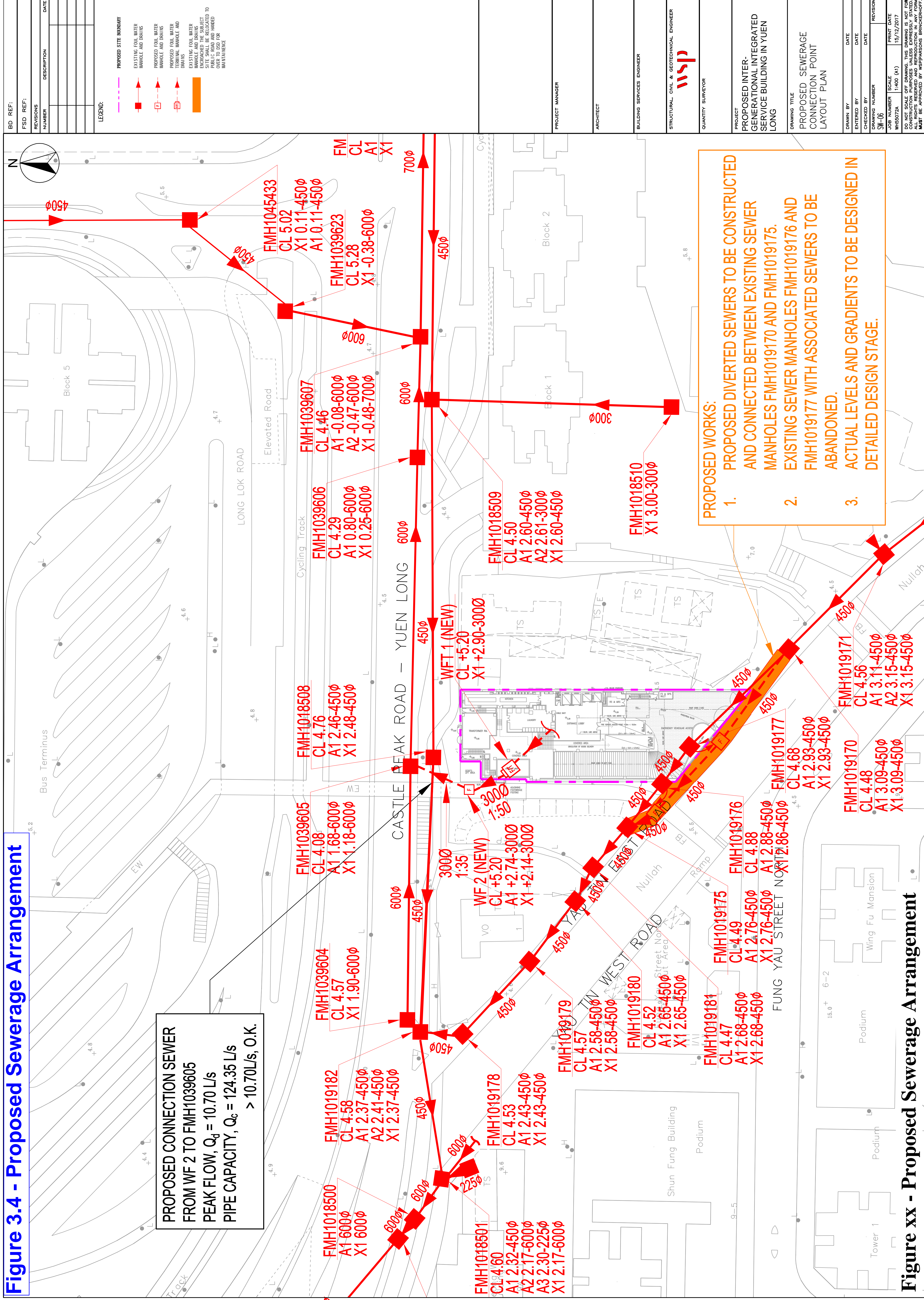


Figure xx - Proposed Sewerage Arrangement






BD REF:	
FSD REF:	
REVISIONS	
NUMBER	DESCRIPTION DATE
LEGEND:	
	PROPOSED SITE BOUNDARY
	EXISTING FOUL WATER MANHOLE AND DRAINS
	PROPOSED FOUL WATER MANHOLE AND DRAINS
	PROPOSED FOUL WATER TERMINAL MANHOLE AND DRAINS
	EXISTING FOUL WATER MANHOLE AND DRAINS TO BE ENLARGED OR ENRICHED THE SUBJECT SITE SHALL BE RELOCATED TO PUBLIC ROAD AND HANDED OVER TO THE ROAD OR MAINTENANCE
<p>DO NOT SCALE OFF DRAWING. THIS DRAWING IS NOT FOR CONSTRUCTION PURPOSES UNLESS EXPRESSLY STATED OTHERWISE.</p> <p>MUST BE APPROVED BY WSP/PAARSONS BRINCKERHOFF</p>	
PROJECT MANAGER	
ARCHITECT	
BUILDING SERVICES ENGINEER	
STRUCTURAL CIVIL & GEOTECHNICAL ENGINEER	
QUANTITY SURVEYOR	
PROJECT	
PROPOSED INTER-GENERATIONAL INTEGRATED SERVICE BUILDING IN YUEN LONG	
DRAWING TITLE	
PROPOSED SEWERAGE CONNECTION POINT LAYOUT PLAN	
DRAWN BY	DATE
ENTERED BY	DATE
CHECKED BY	DATE
DRAWING NUMBER	REVISION
JOB NUMBER [SCALE] 1:400 (A1) WH55072A	PRINT DATE 15/12/2017
DO NOT SCALE OFF DRAWING. THIS DRAWING IS NOT FOR CONSTRUCTION PURPOSES UNLESS EXPRESSLY STATED OTHERWISE. MUST BE APPROVED BY WSP/PAARSONS BRINCKERHOFF	

Figure 3.5 - Buffer Distance and Recommended Fresh Air Intake Location

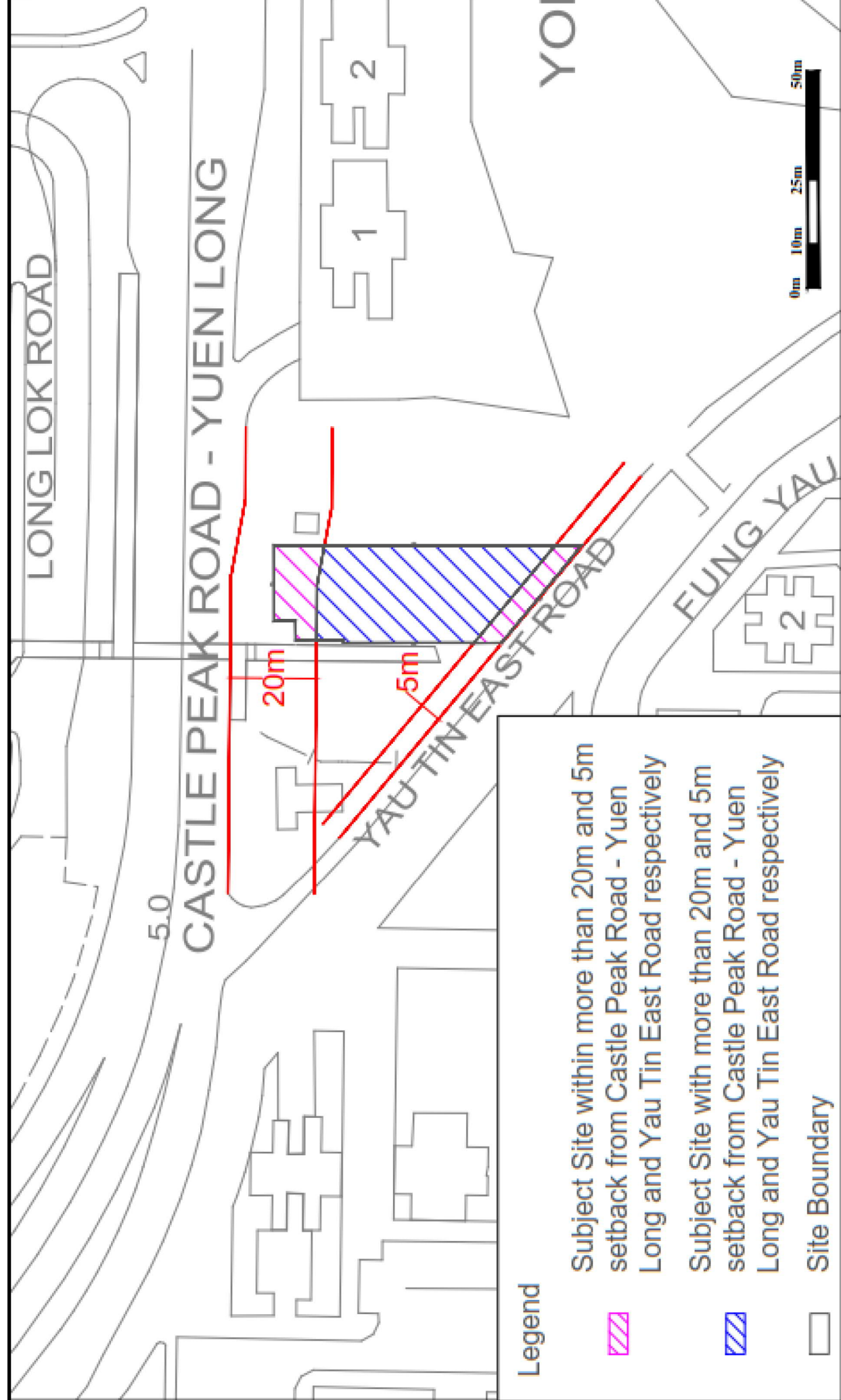
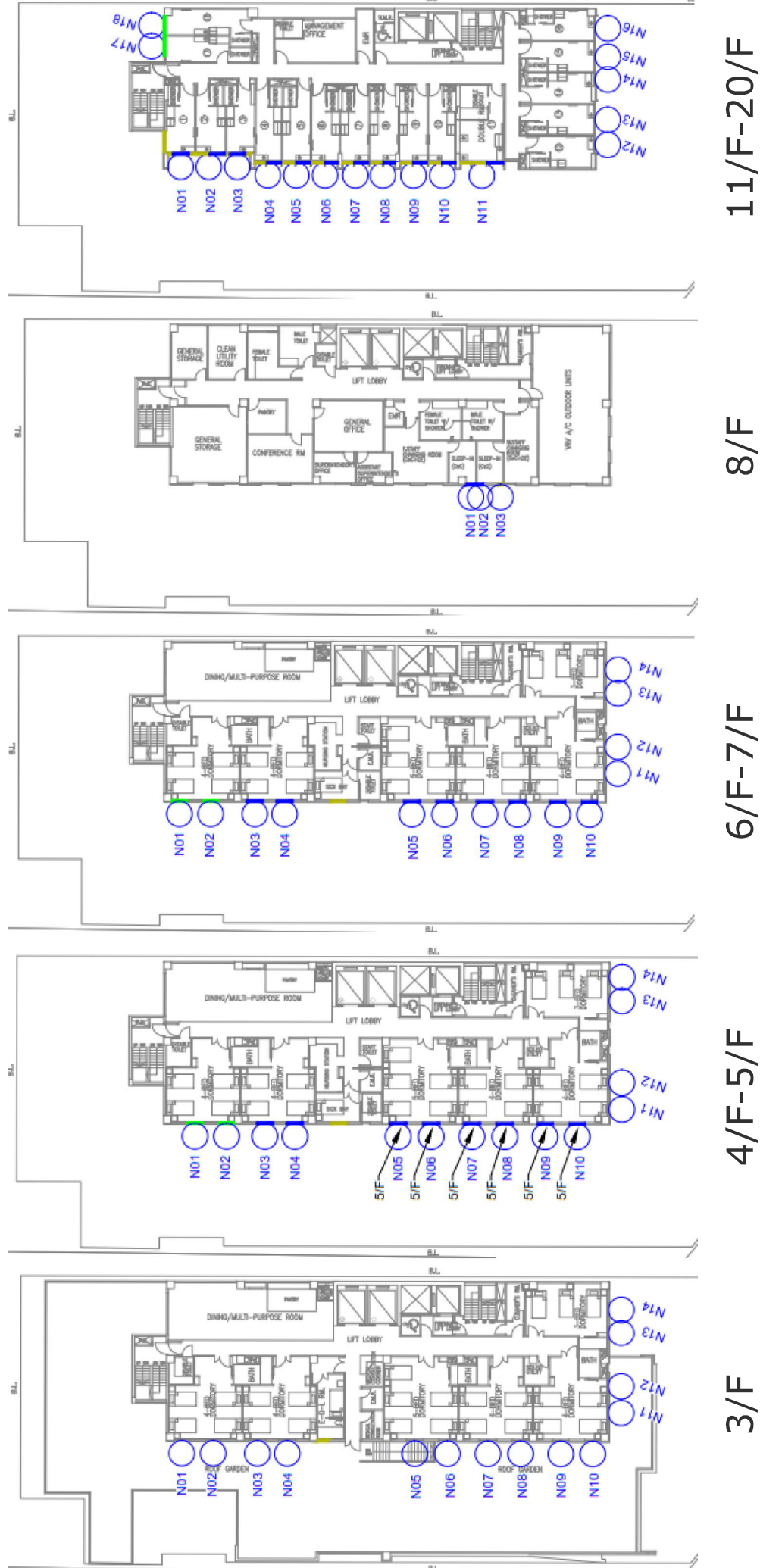


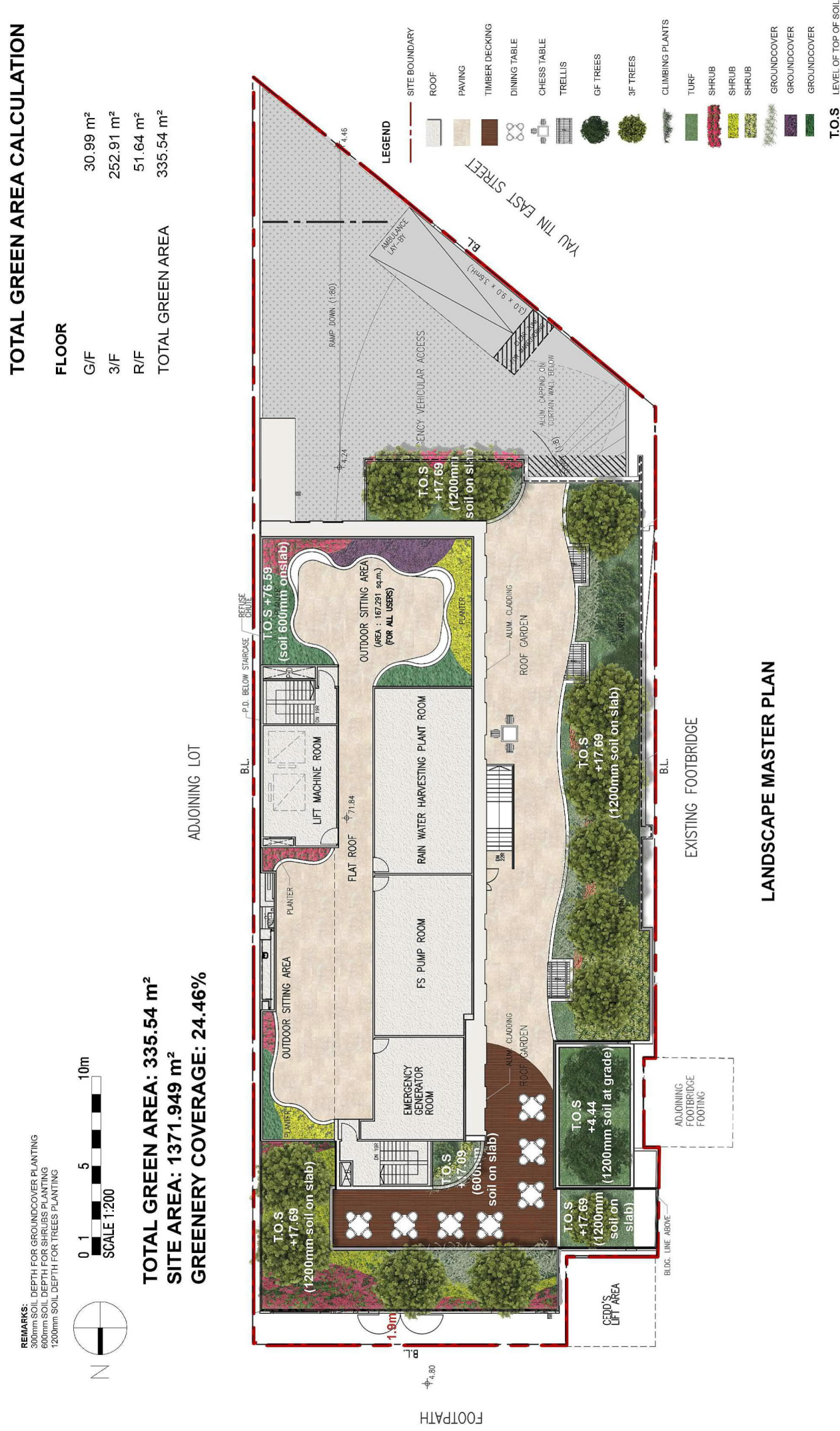
Figure 3.6 - Recommended Road Traffic Noise Mitigation Measures



Legend:

- Acoustic Window (Top-Hung Type) (-5.5 dB(A))
- Acoustic Window (Baffle Type) (-7 dB(A))
- Fixed Glazing with Maintenance Window

Figure 3.7 Landscape Master Plan



REMARKS:
300mm SOIL DEPTH FOR GROUND COVER PLANTING
600mm SOIL DEPTH FOR SHRUBS PLANTING
1200mm SOIL DEPTH FOR TREES PLANTING



Figure 3.9 Landscape Design of 3/F

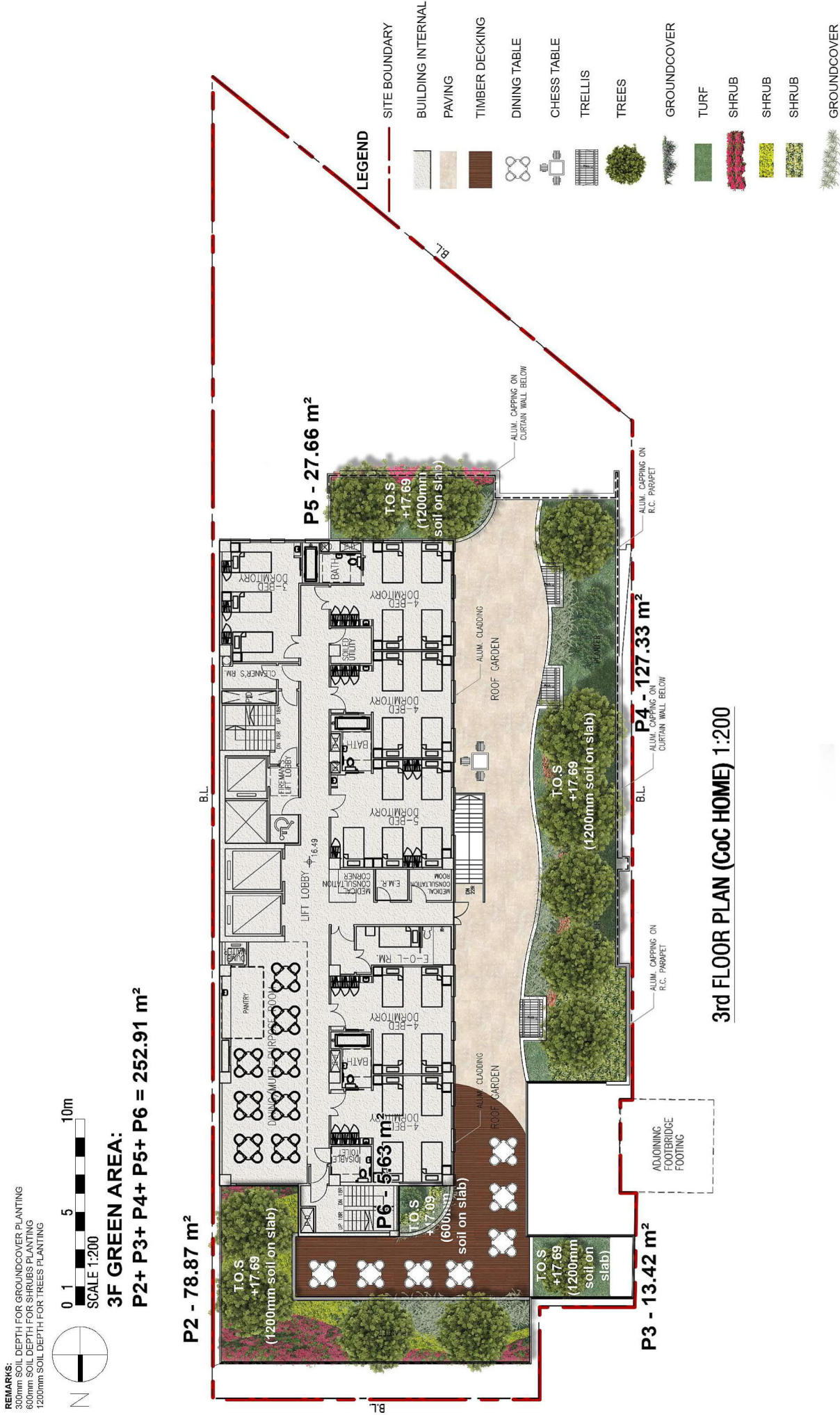


Figure 3.10 Landscape Design of R/F

REMARKS:
300mm SOL DEPTH FOR GROUND COVER PLANTING
600mm SOL DEPTH FOR SHRUBS PLANTING
1200mm SOL DEPTH FOR TREES PLANTING

0 1 5 10m
SCALE 1:200

RF GREEN AREA:
P7 + P8 + P9 = 51.64 m²

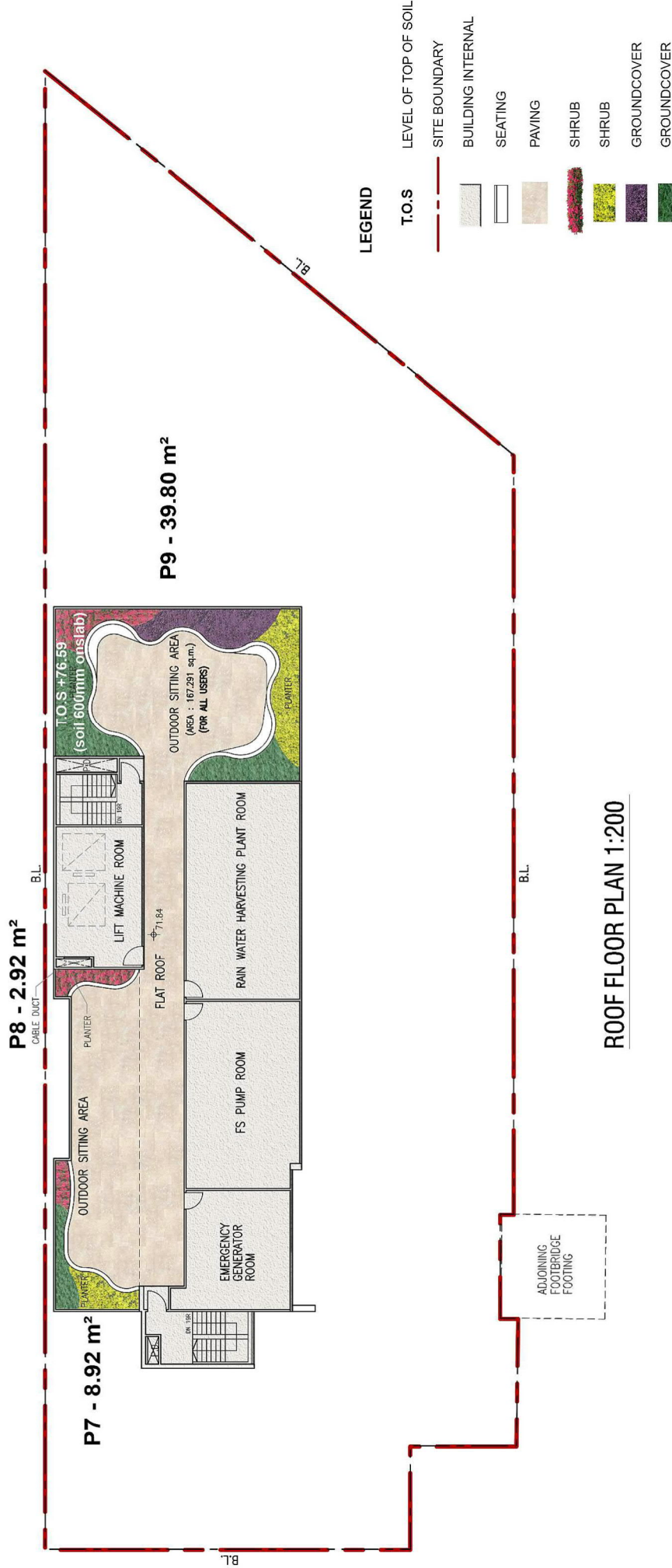


Figure 3.11 Tree Location Plan

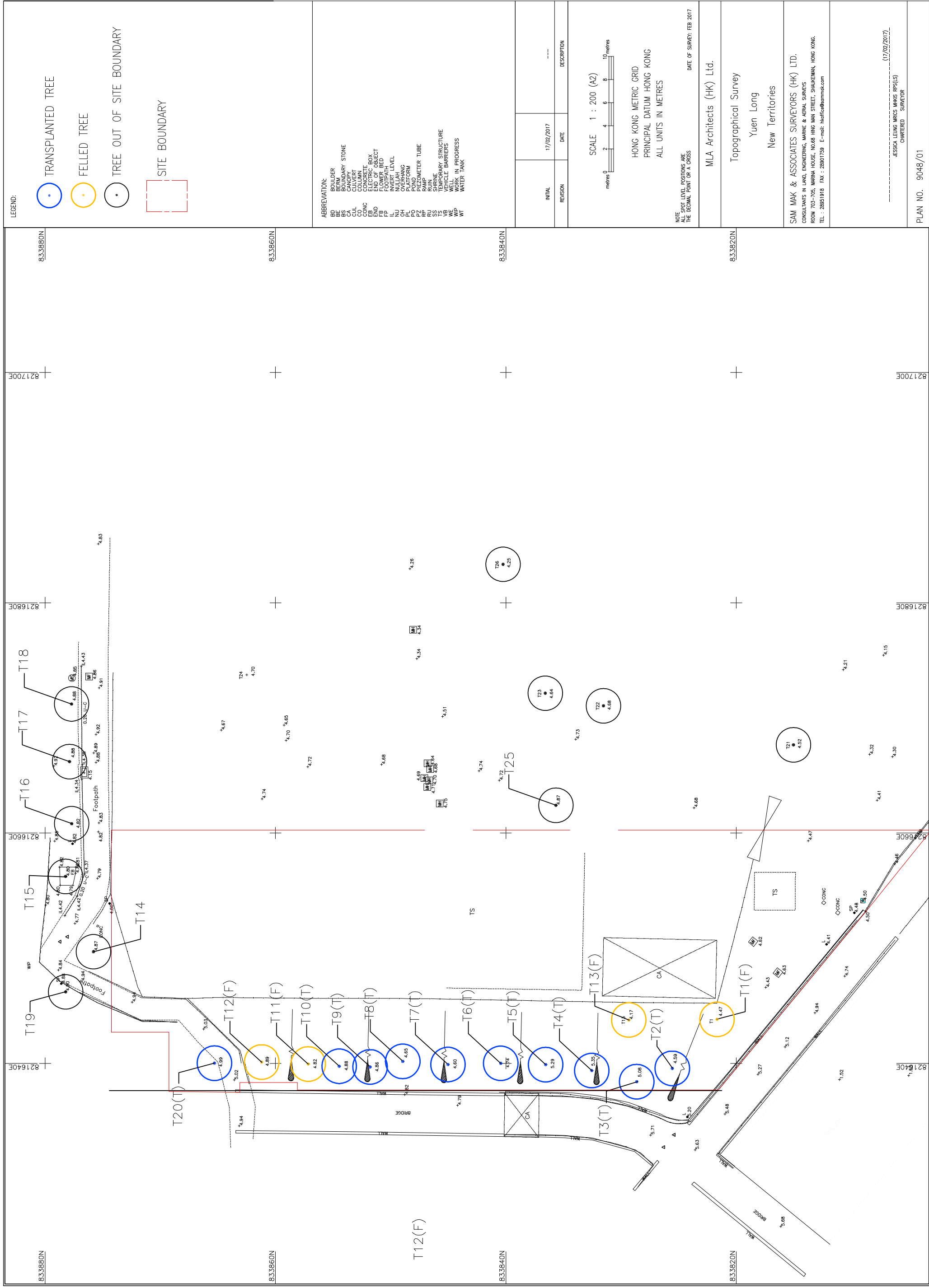


Figure 3.12 Zoning & Height Restriction of the Land Surrounding the Site

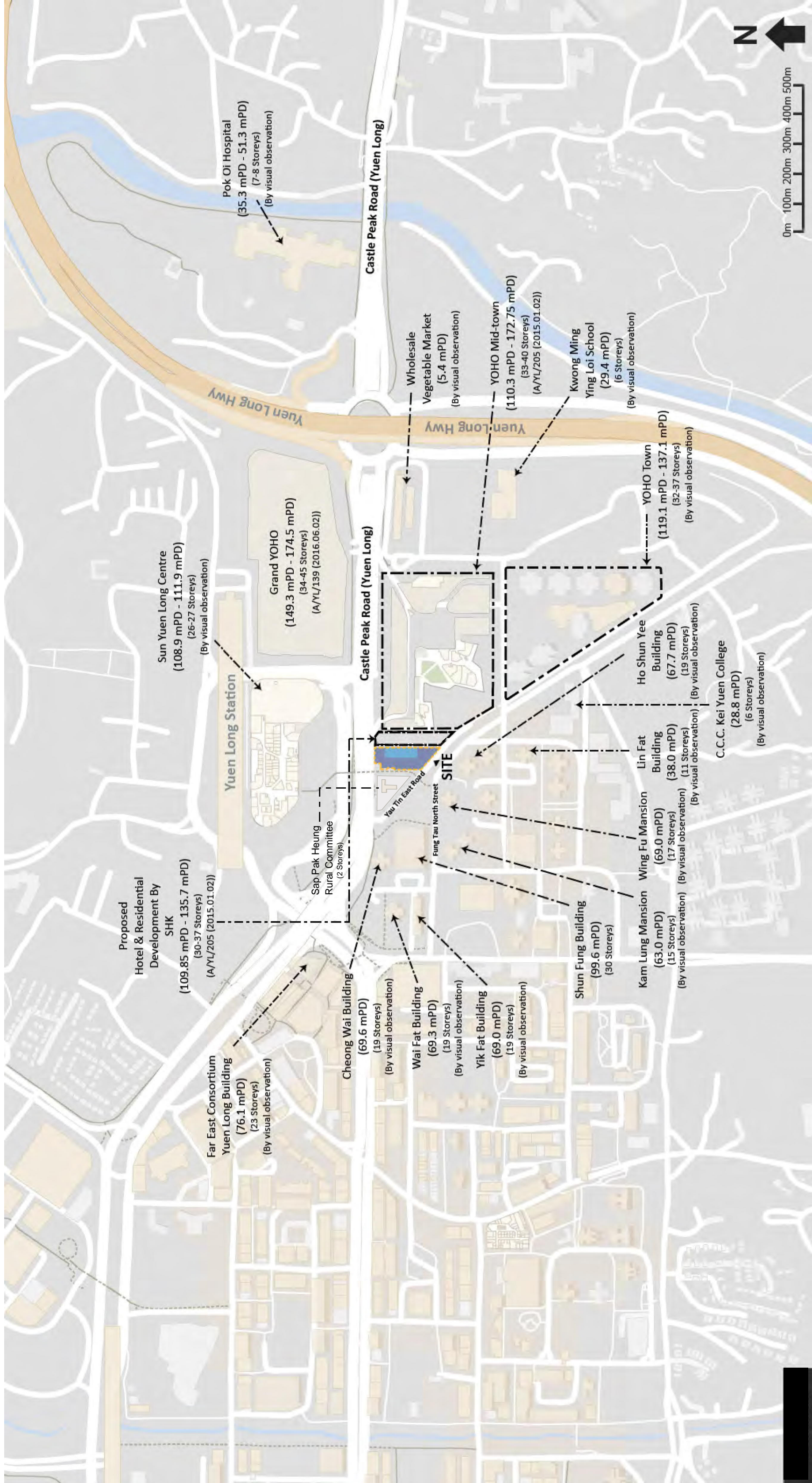


Figure 3.13 Visual Assessment Area and Location of Viewing Points

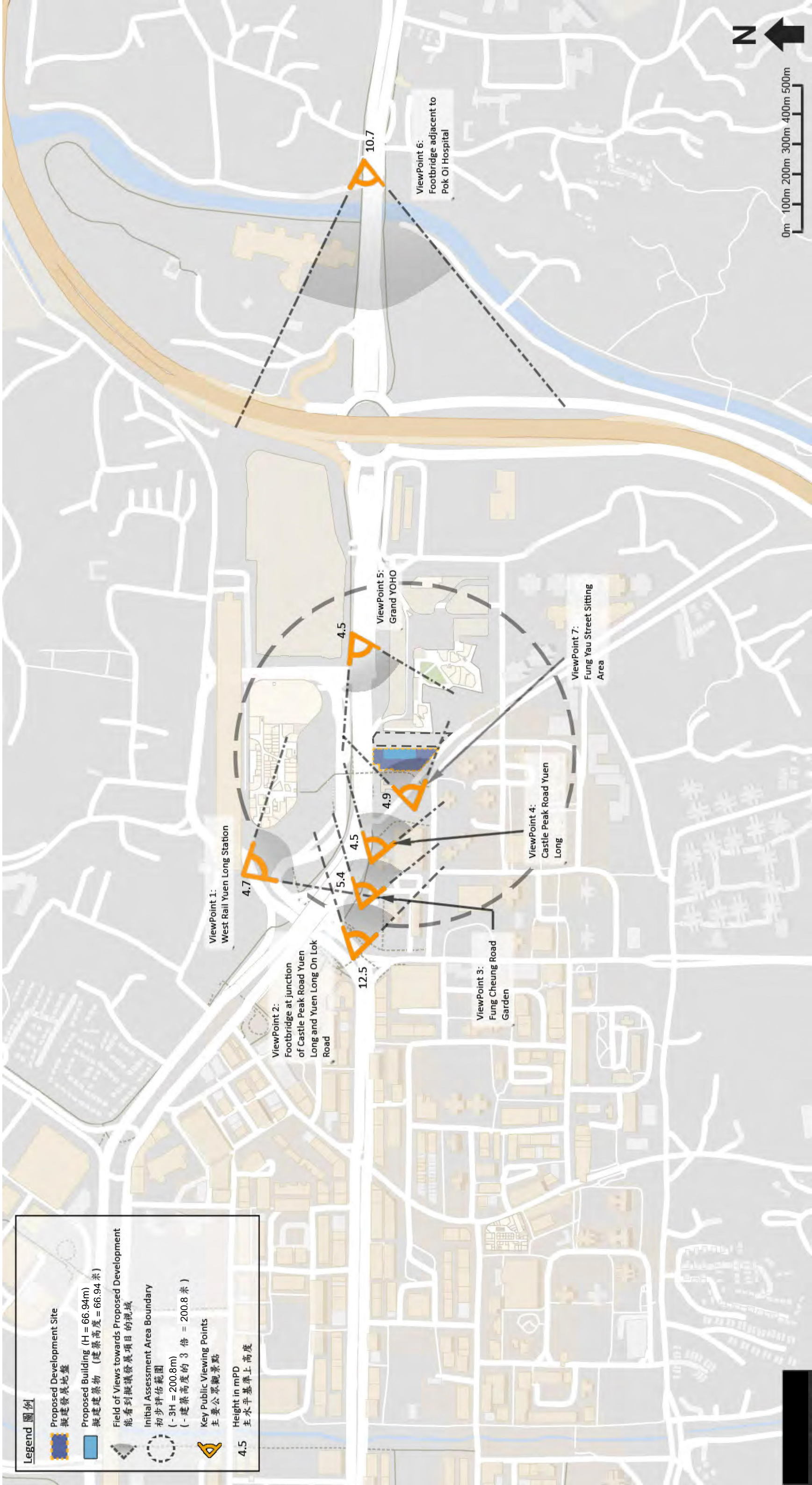


Figure 3.14 Viewpoint 1: West Rail Yuen Long Station

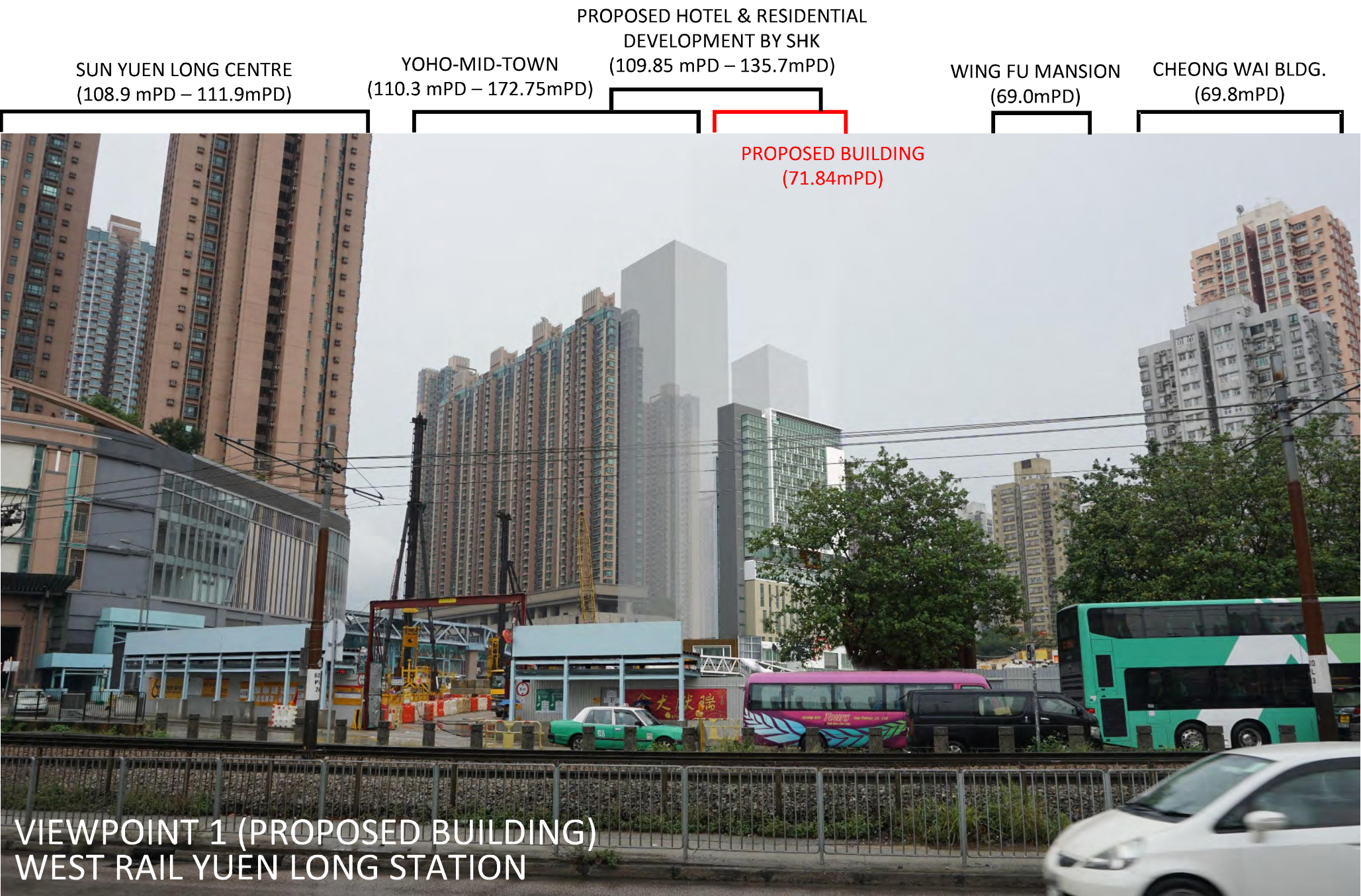


Figure 3.15 Viewpoint 2: Footbridge at Junction of Castle Peak Road Yuen Long and Yuen Long On Lok Road

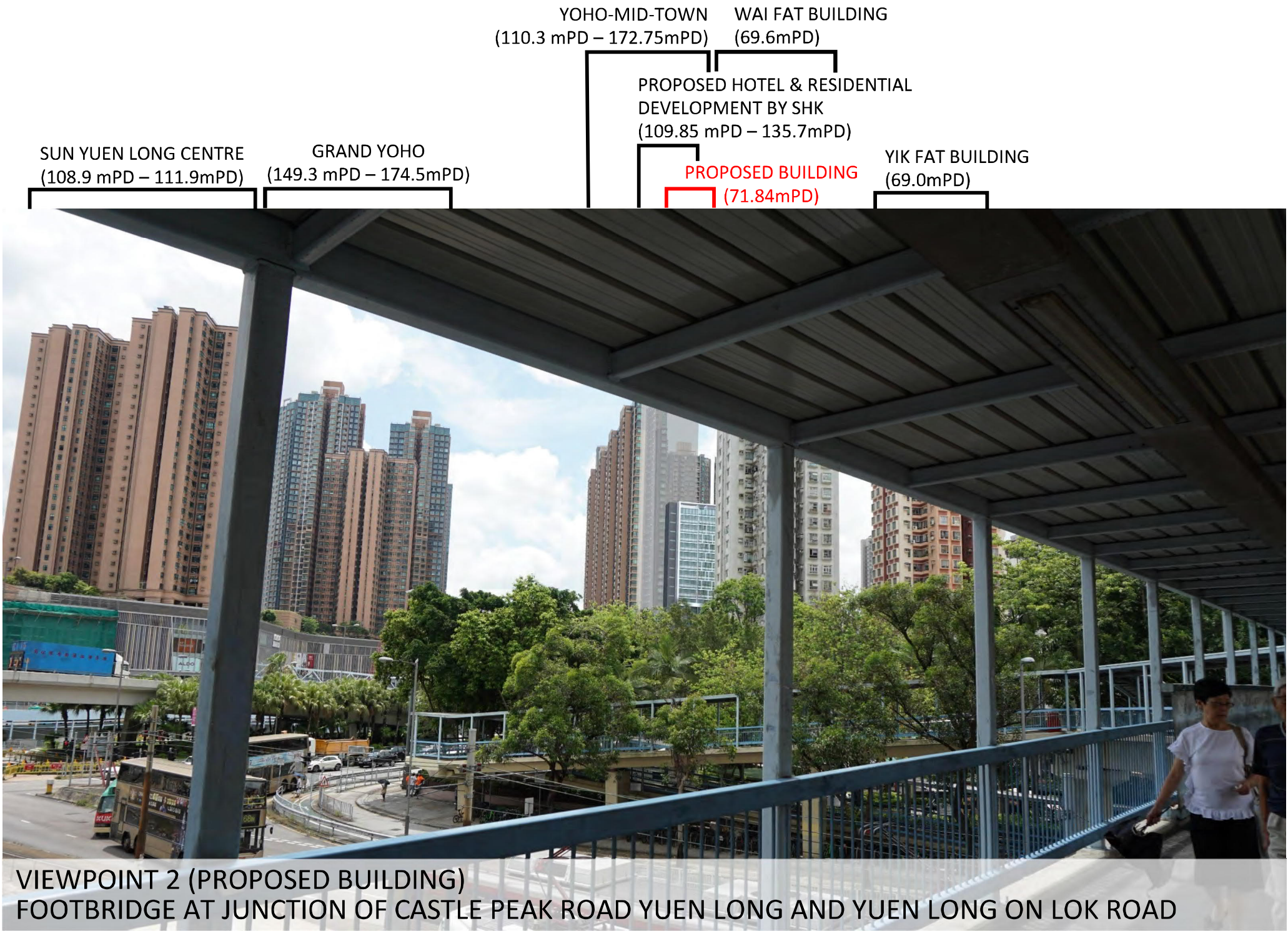
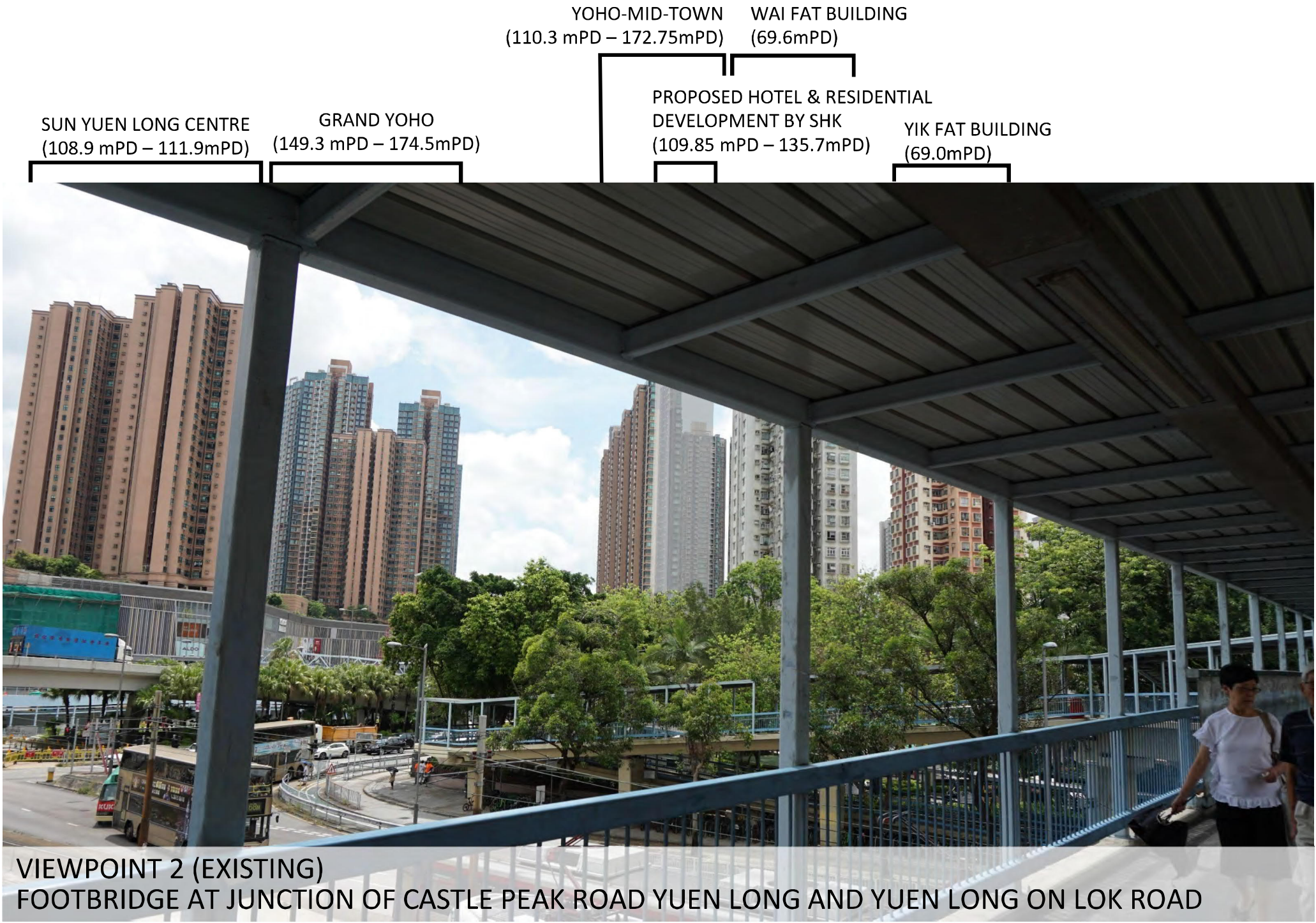


Figure 3.16
Viewpoint 3: Fung
Cheung Road Garden



GRAND YOHO
(149.3 mPD – 174.5mPD)

YOHO MID-TOWN
(110.3 mPD – 172.75mPD)
PROPOSED HOTEL DEVELOPMENT BY SHK
(109.85 mPD – 135.7mPD)

SAP PAK HEUNG RURAL COMMITTEE
(2 STOREYS)



GRAND YOHO
(149.3 mPD – 174.5mPD)

YOHO MID-TOWN
(110.3 mPD – 172.75mPD)
PROPOSED HOTEL DEVELOPMENT BY SHK
(109.85 mPD – 135.7mPD)

PROPOSED BUILDING
(71.84 mPD)

SAP PAK HEUNG RURAL COMMITTEE
(2 STOREYS)

VIEWPOINT 3 (EXISTING)
FUNG CHEUNG ROAD GARDEN

VIEWPOINT 3 (PROPOSED BUILDING)
FUNG CHEUNG ROAD GARDEN

Figure 3.17
Viewpoint 4: Castle Peak
Road Yuen Long

YOHO MID-TOWN
(110.3 mPD – 172.75mPD)

PROPOSED HOTEL DEVELOPMENT BY SHK
(109.85 mPD – 135.7mPD)

GRAND YOHO
(149.3 mPD – 174.5mPD)

SAP PAK HEUNG RURAL
COMMITTEE (2 STOREYS)

VIEWPOINT 4 (EXISTING)
CASTLE PEAK ROAD YUEN LONG



YOHO MID-TOWN
(110.3 mPD – 172.75mPD)

PROPOSED HOTEL DEVELOPMENT BY SHK
(109.85 mPD – 135.7mPD)

GRAND YOHO
(149.3 mPD – 174.5mPD)

PROPOSED BUILDING
(71.84 mPD)

SAP PAK HEUNG RURAL
COMMITTEE (2 STOREYS)

VIEWPOINT 4 (PROPOSED BUILDING)
CASTLE PEAK ROAD YUEN LONG



Figure 3.18
Viewpoint 5: Grand Yoho

FAR EAST
CONSORTIUM
YUEN LONG
BUILDING
(76.1mPD)

SHUN FUNG BUILDING (99.6mPD) CHEONG WAI BUILDING (69.6mPD)

PROPOSED HOTEL DEVELOPMENT BY SHK
(135.7mPD)

PROPOSED BUILDING (71.84mPD)
WILL BE BLOCKED BY SHK'S PROPOSED
HOTEL DEVELOPMENT

VIEWPOINT 5 (EXISTING)
GRAND YOHO

SHUN FUNG BUILDING (99.6mPD) CHEONG WAI BUILDING (69.6mPD)

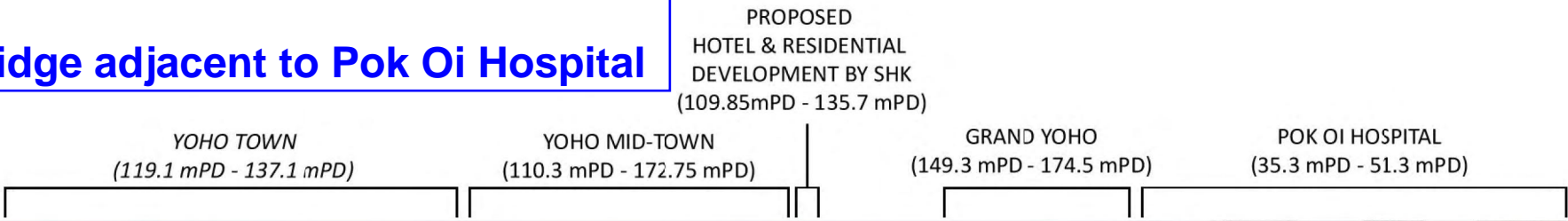
FAR EAST
CONSORTIUM
YUEN LONG
BUILDING
(76.1mPD)

PROPOSED HOTEL DEVELOPMENT BY SHK
(135.7mPD)

PROPOSED BUILDING (71.84mPD)
WILL BE BLOCKED BY SHK'S PROPOSED
HOTEL DEVELOPMENT

VIEWPOINT 5 (PROPOSED BUILDING)
GRAND YOHO

Figure 3.19
Viewpoint 6: Footbridge adjacent to Pok Oi Hospital



VIEWPOINT 6 (EXISTING)
FOOTBRIDGE ADJACENT TO POK OI HOSPITAL



VIEWPOINT 6 (PROPOSED BUILDING)
FOOTBRIDGE ADJACENT TO POK OI HOSPITAL

Figure 3.20
Viewpoint 7: Fung Yau
Street Sitting Area

YOHO MID-TOWN
(110.3 mPD – 172.75mPD)

PROPOSED BUILDING
(71.84 mPD)



VIEWPOINT 7 (EXISTING)
FUNG YAU STREET SITTING AREA

Figure 9

YOHO MID-TOWN
(110.3 mPD – 172.75mPD)

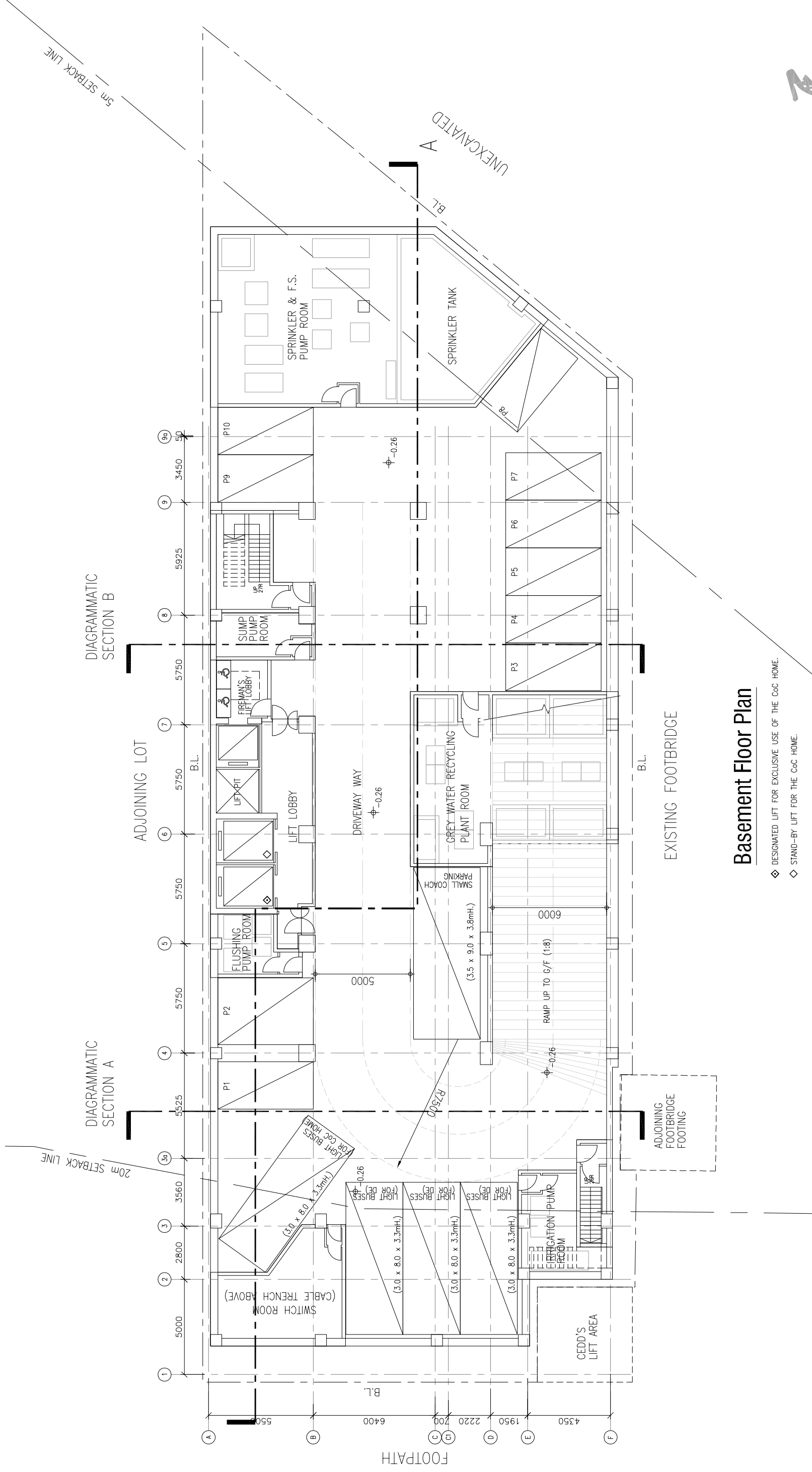
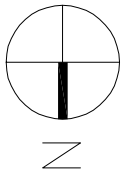
PROPOSED BUILDING
(71.84 mPD)



VIEWPOINT 7 (PROPOSED BUILDING)
FUNG YAU STREET SITTING AREA

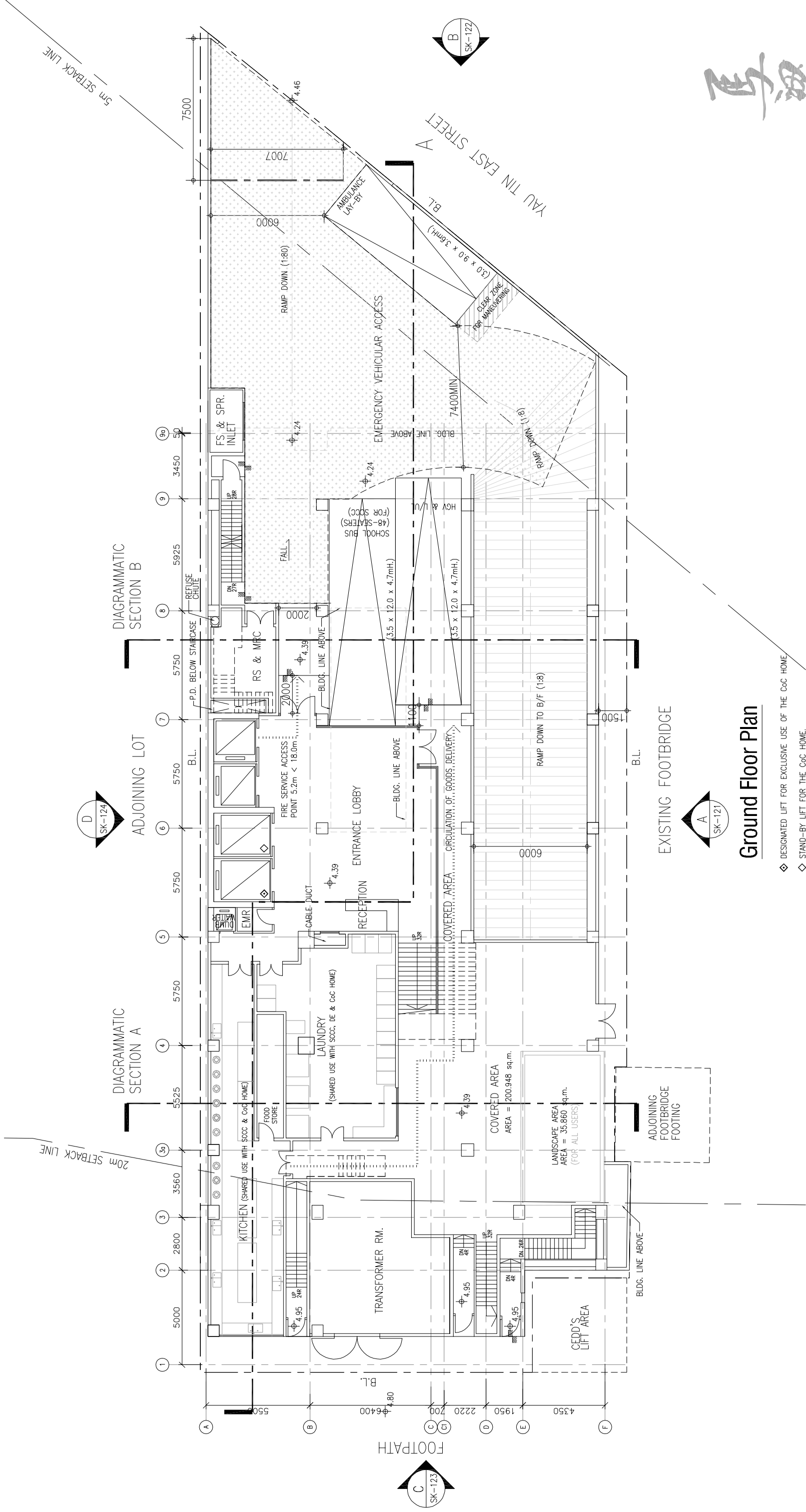
Appendix A

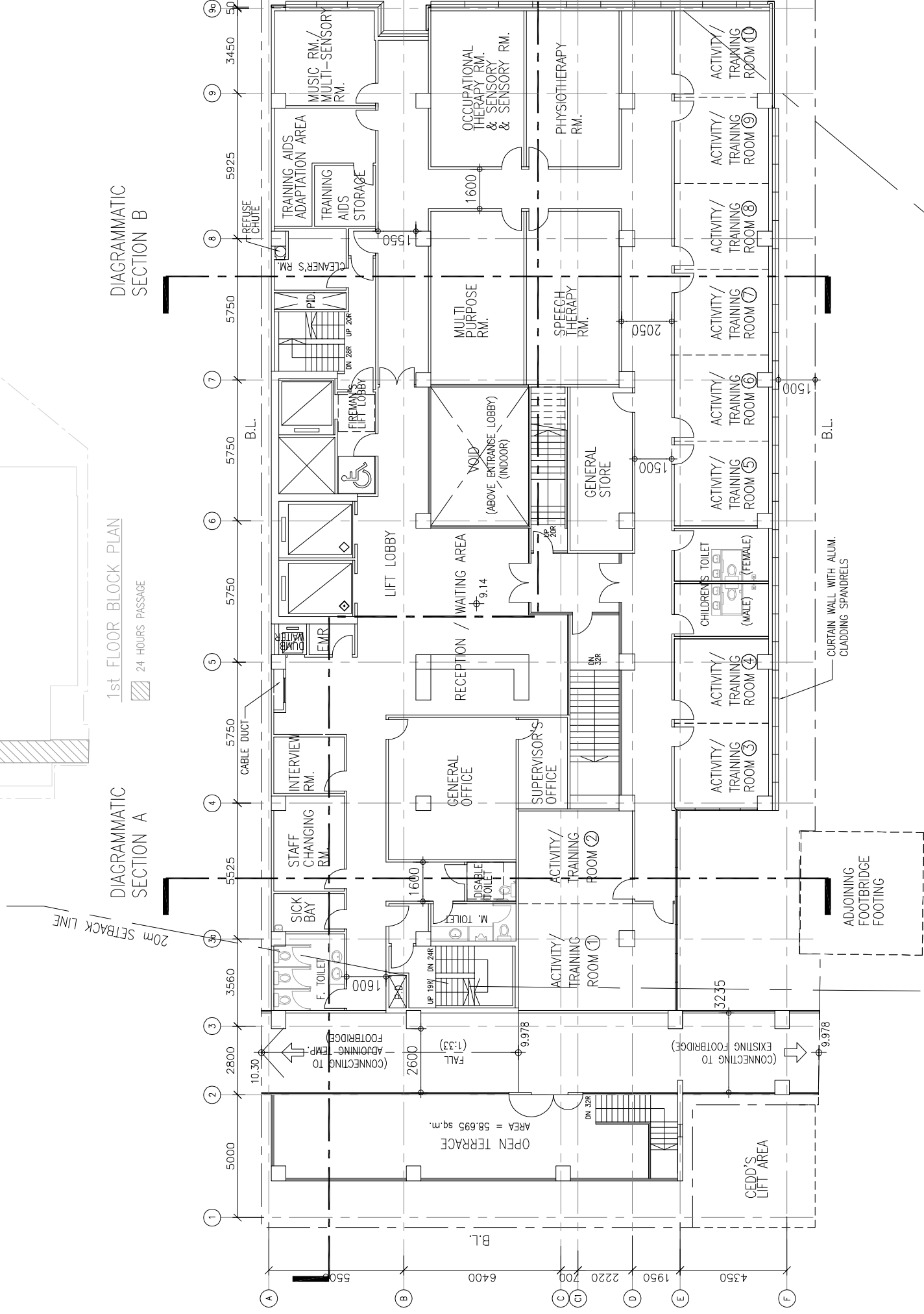
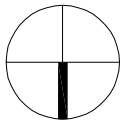
Architectural Drawings of the Indicative Scheme



Basement Floor Plan

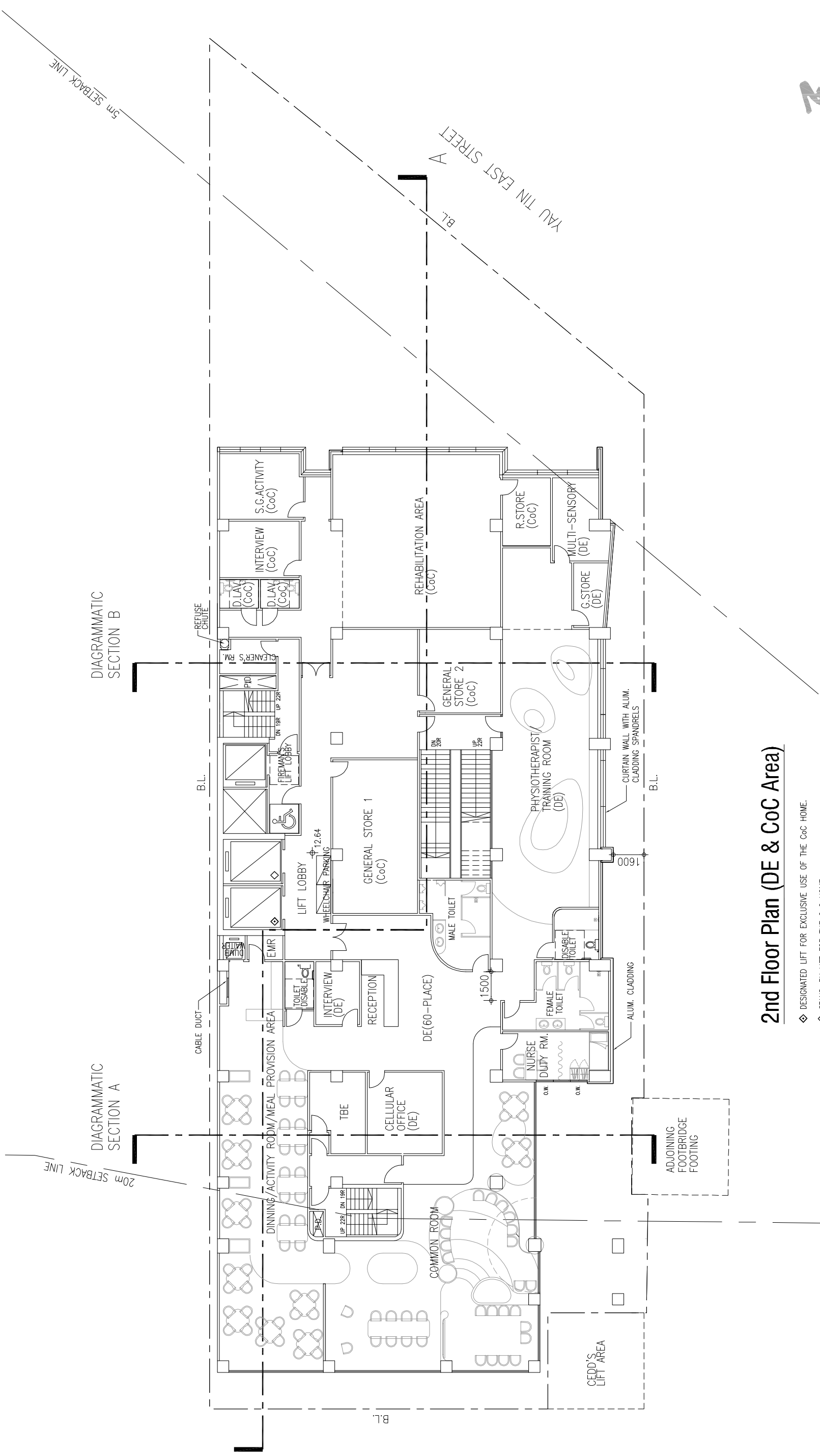
- ◇ DESIGNATED LIFT FOR EXCLUSIVE USE OF THE CoC HOME.
- ◇ STAND-BY LIFT FOR THE CoC HOME.





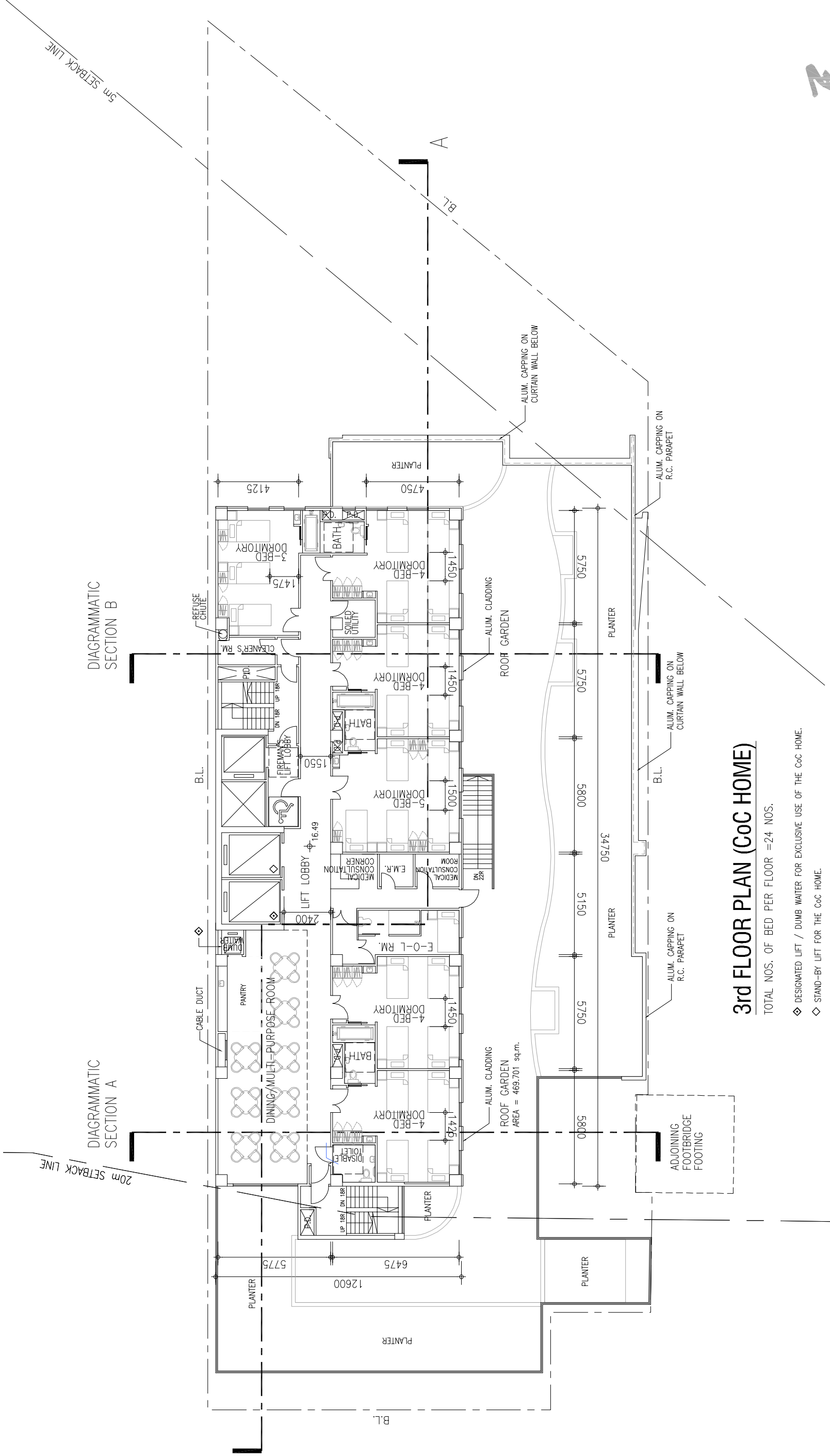
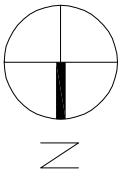
1st Floor Plan (SCCC)

- ◇ DESIGNATED LIFT FOR EXCLUSIVE USE OF THE COC HOME.
- ◇ STAND-BY LIFT FOR THE COC HOME.



- ◆ DESIGNATED LIFT FOR EXCLUSIVE USE OF THE CoC HOME.
- ◆ STAND-BY LIFT FOR THE CoC HOME.

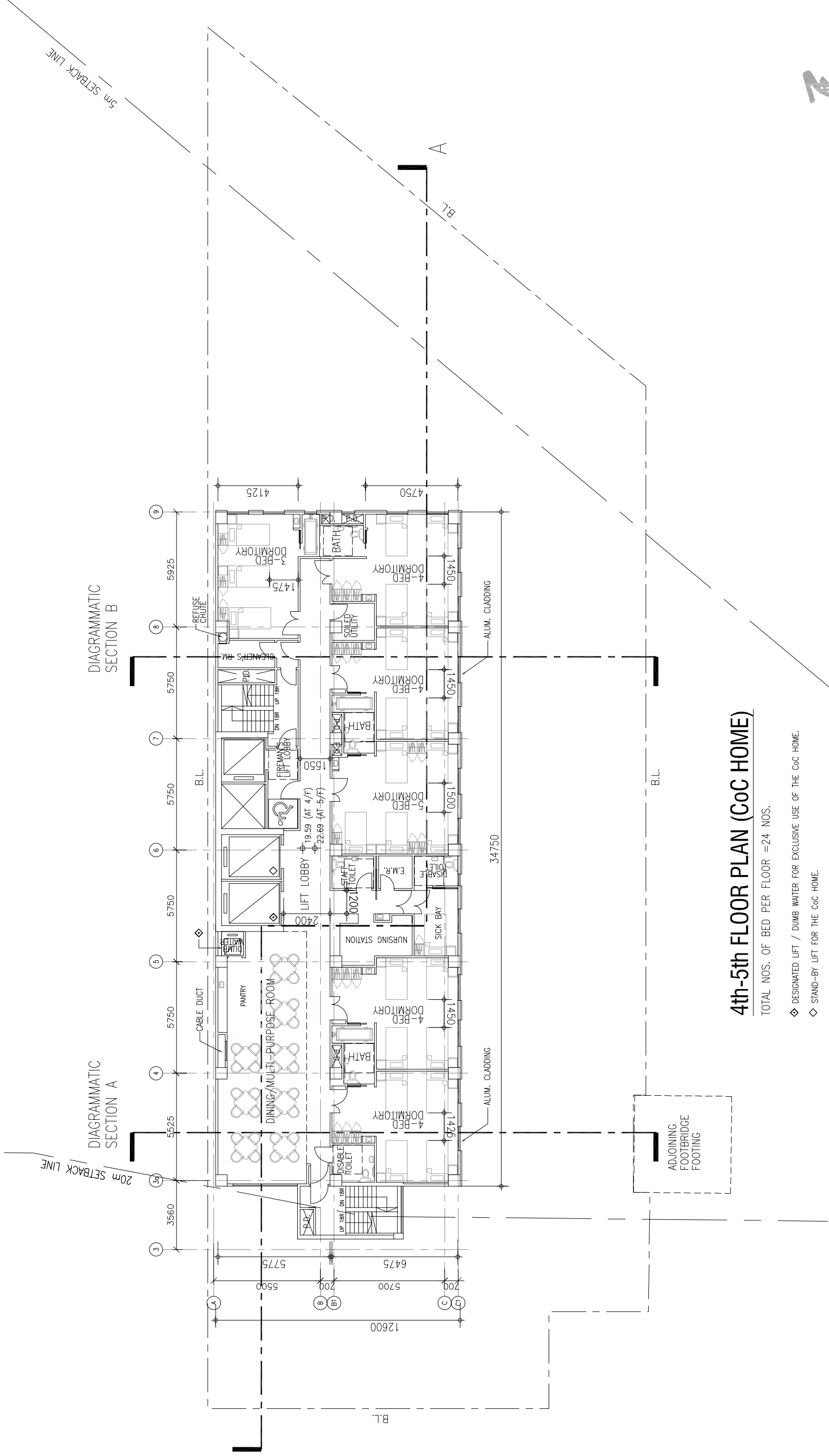
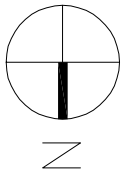
O.W. OPENABLE WINDOW.

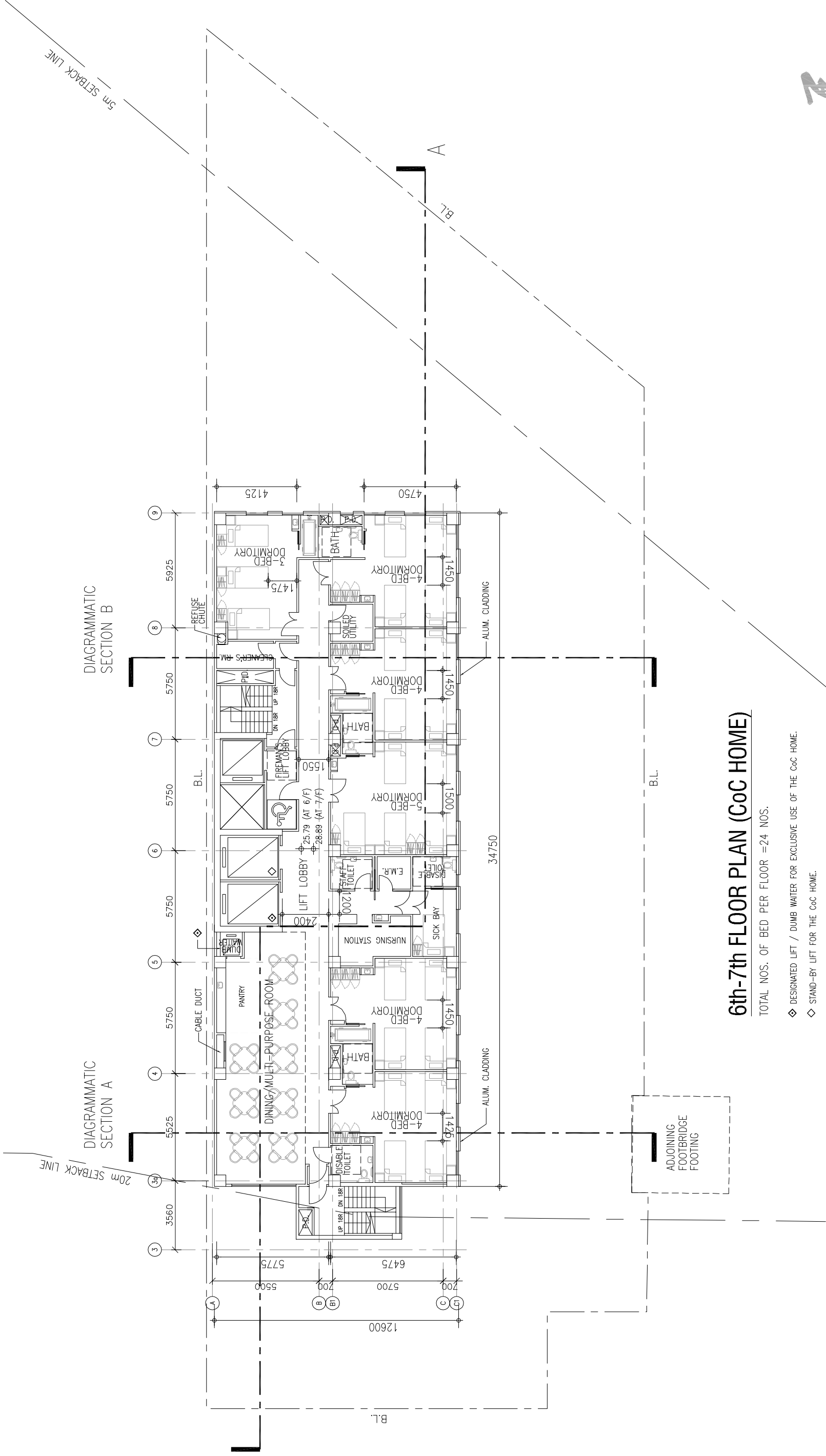


3rd FLOOR PLAN (CoC HOME)

TOTAL NOS. OF BED PER FLOOR =24 NOS.

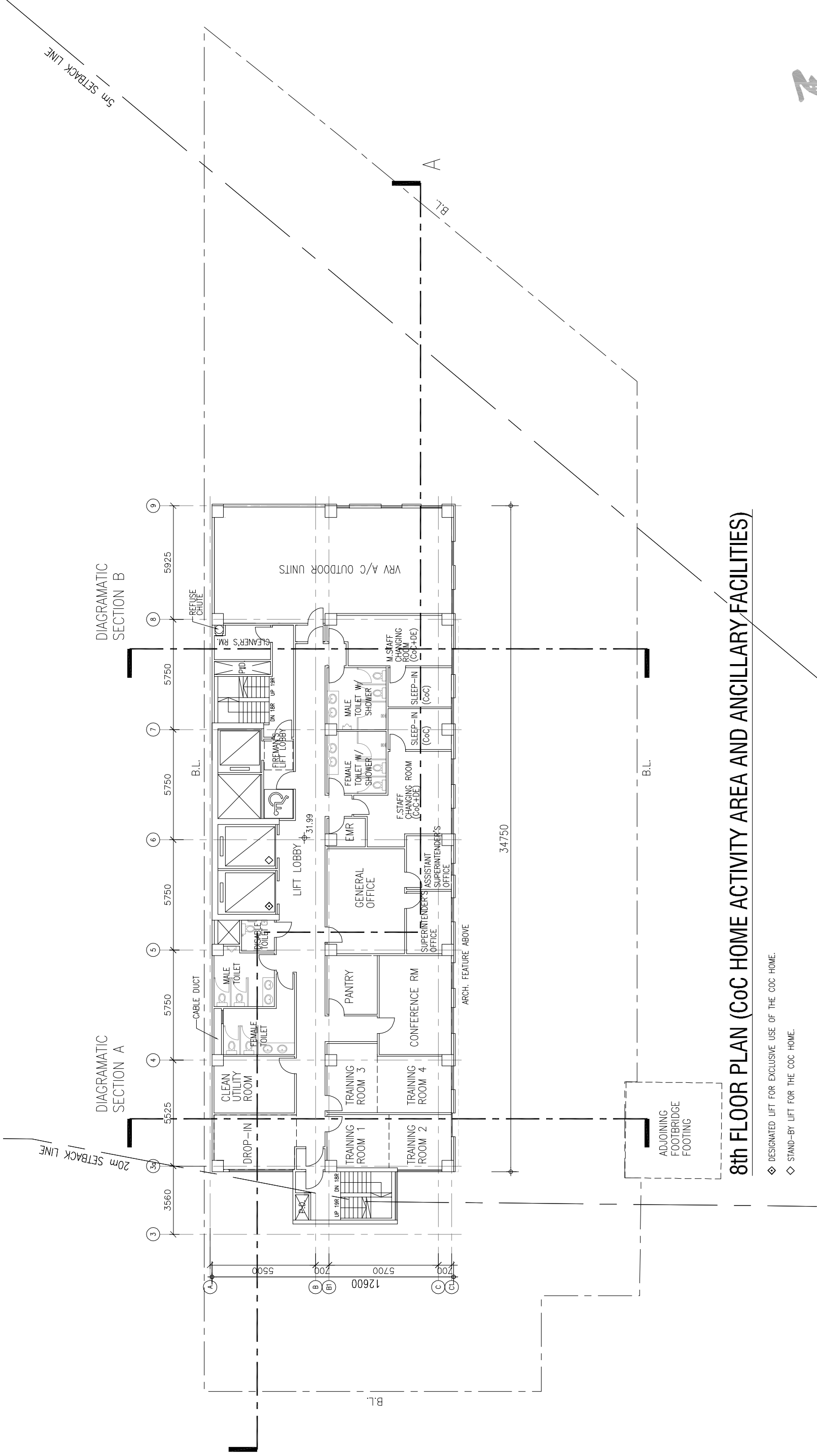
- ◆ DESIGNATED LIFT / DUMB WAITER FOR EXCLUSIVE USE OF THE CoC HOME.
- ◆ STAND-BY LIFT FOR THE CoC HOME.



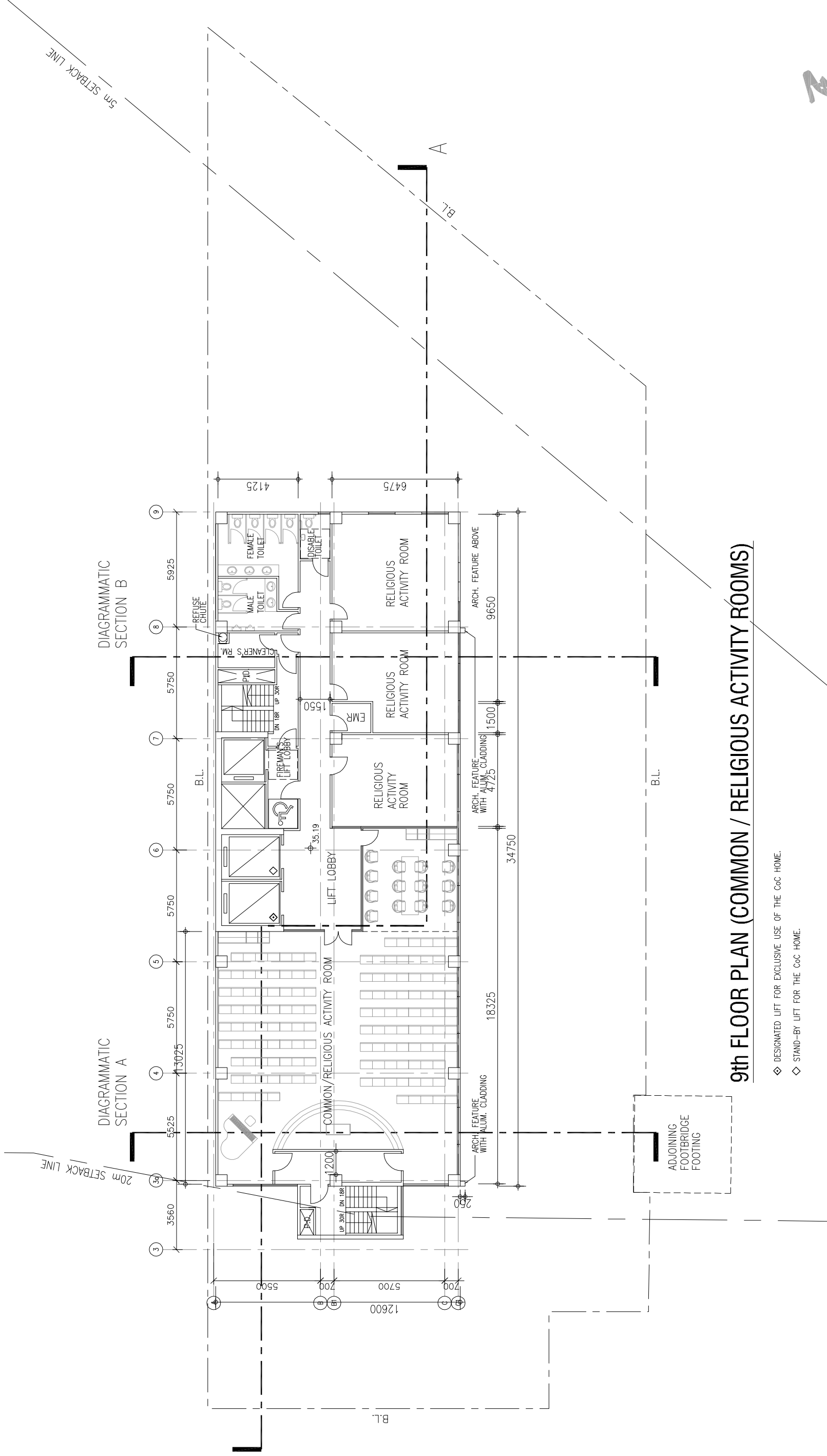
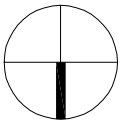


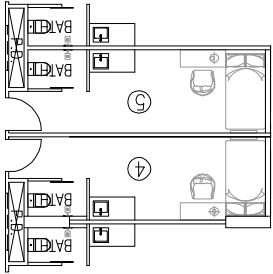
TOTAL NOS. OF BED PER FLOOR = 24 NOS.

- ◆ DESIGNATED LIFT / DUMB WAITER FOR EXCLUSIVE USE OF THE CoC HOME.
- ◆ STAND-BY LIFT FOR THE CoC HOME.



- ◆ DESIGNATED LIFT FOR EXCLUSIVE USE OF THE COC HOME.
- ◆ STAND-BY LIFT FOR THE COC HOME.





20m SETBACK LINE

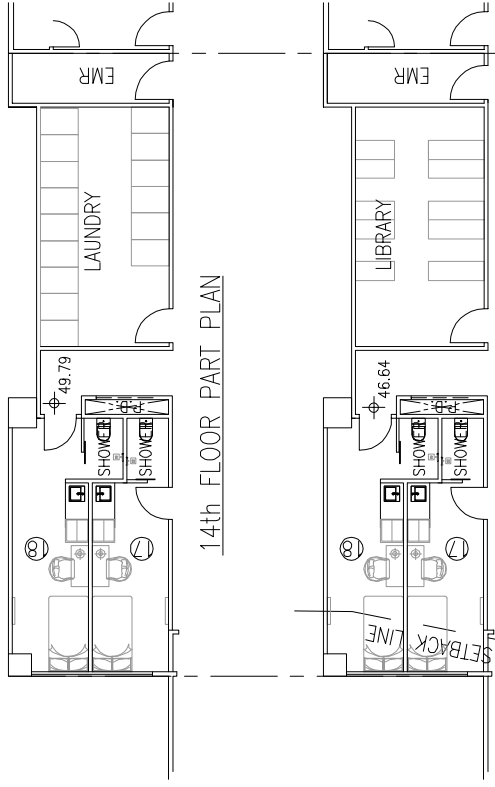


TOTAL NOS. OF SINGLE ROOM PER FLOOR = 17 NOS.
TOTAL NOS. OF DOUBLE ROOM PER FLOOR = 1 NO.

NOFA FOR SINGLE RM. =10.0s.m. to 12.7s.m.
(EXCLUDING SHOWER)

NOFA FOR DOUBLE RM. =15.1s.m.
(EXCLUDING SHOWER)

馬場



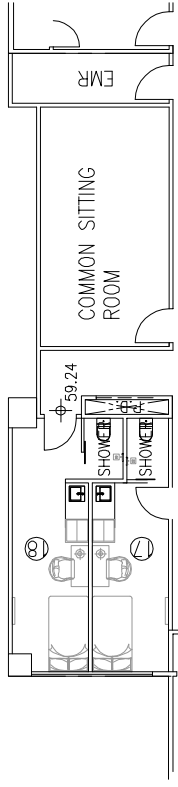
13th FLOOR PART PLAN

[illegible]

TOTAL NOS. OF SINGLE ROOM PER FLOOR = 17 NOS. (x 3 STOREYS = 51 NOS.)
TOTAL NOS. OF DOUBLE ROOM PER FLOOR = 1 NO. (x 3 STOREYS = 3 NOS.)

NOFA FOR DOUBLE RM. = 15.1 s.m.
(EXCLUDING SHOWER)


ARCHITECTS (HK) LTD
 馬錦進建築事務所 (香港) 有限公司
 SK-112 (Scale 1:200)

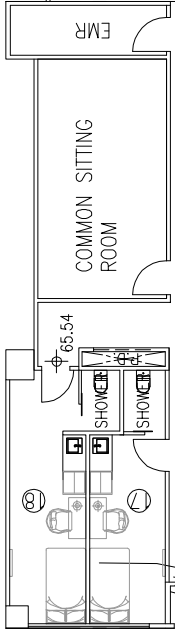
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DIAGRAMMATIC
SECTION B

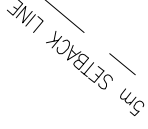
TOTAL NOS. OF SINGLE ROOM PER FLOOR = 17 NOS. (x 3 STOREYS = 51 NOS.)
TOTAL NOS. OF DOUBLE ROOM PER FLOOR = 1 NO. (x 3 STOREYS = 3 NOS.)

NOFA FOR DOUBLE RM. = 15.1 s.m.
(EXCLUDING SHOWER)

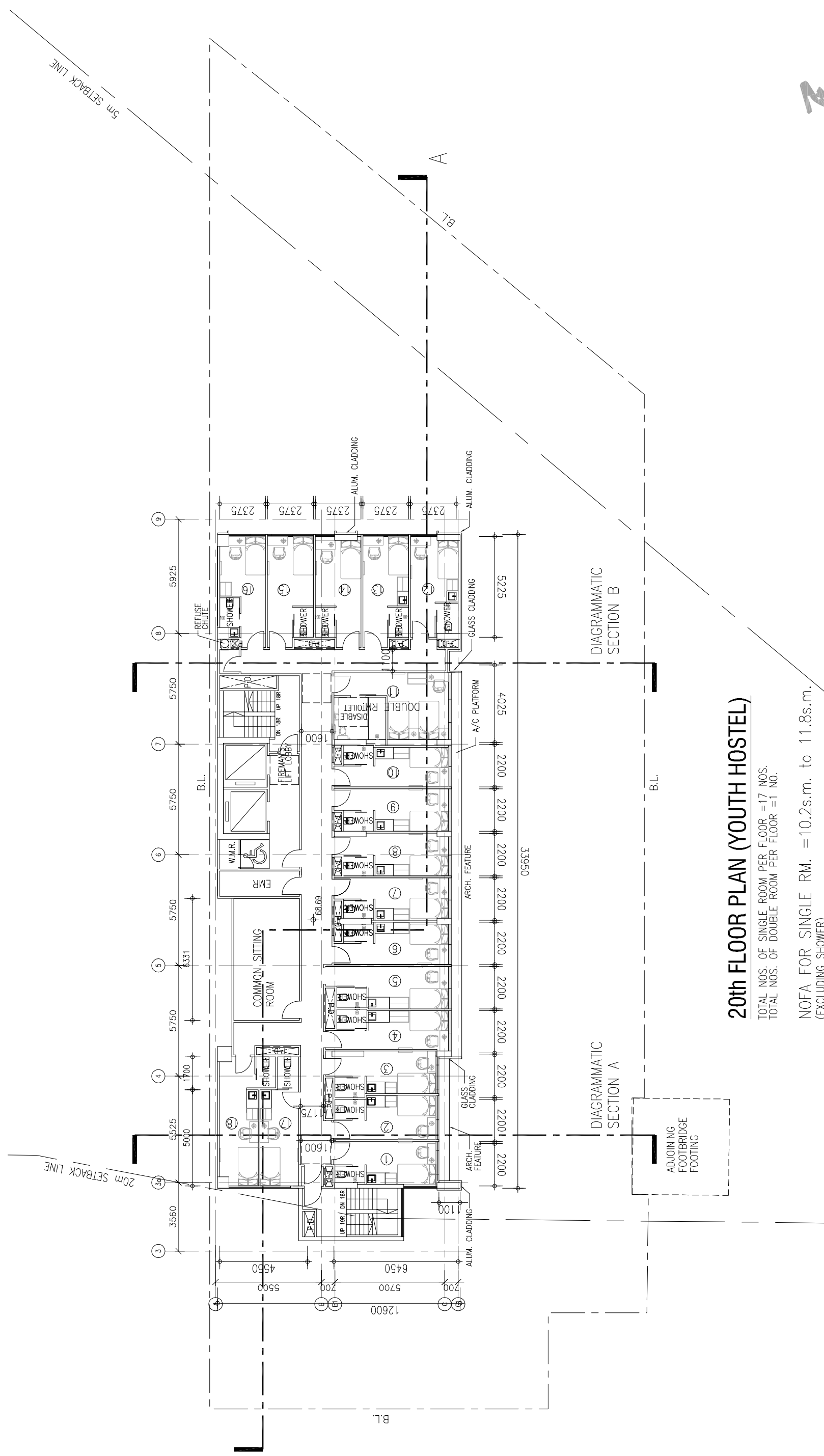




_____m SETBACK LINE



NOFA FOR SINGLE RM. =10.0s.m. to 12.7s.m.
(EXCLUDING SHOWER)
NOFA FOR DOUBLE RM. =15.1s.m.
(EXCLUDING SHOWER)



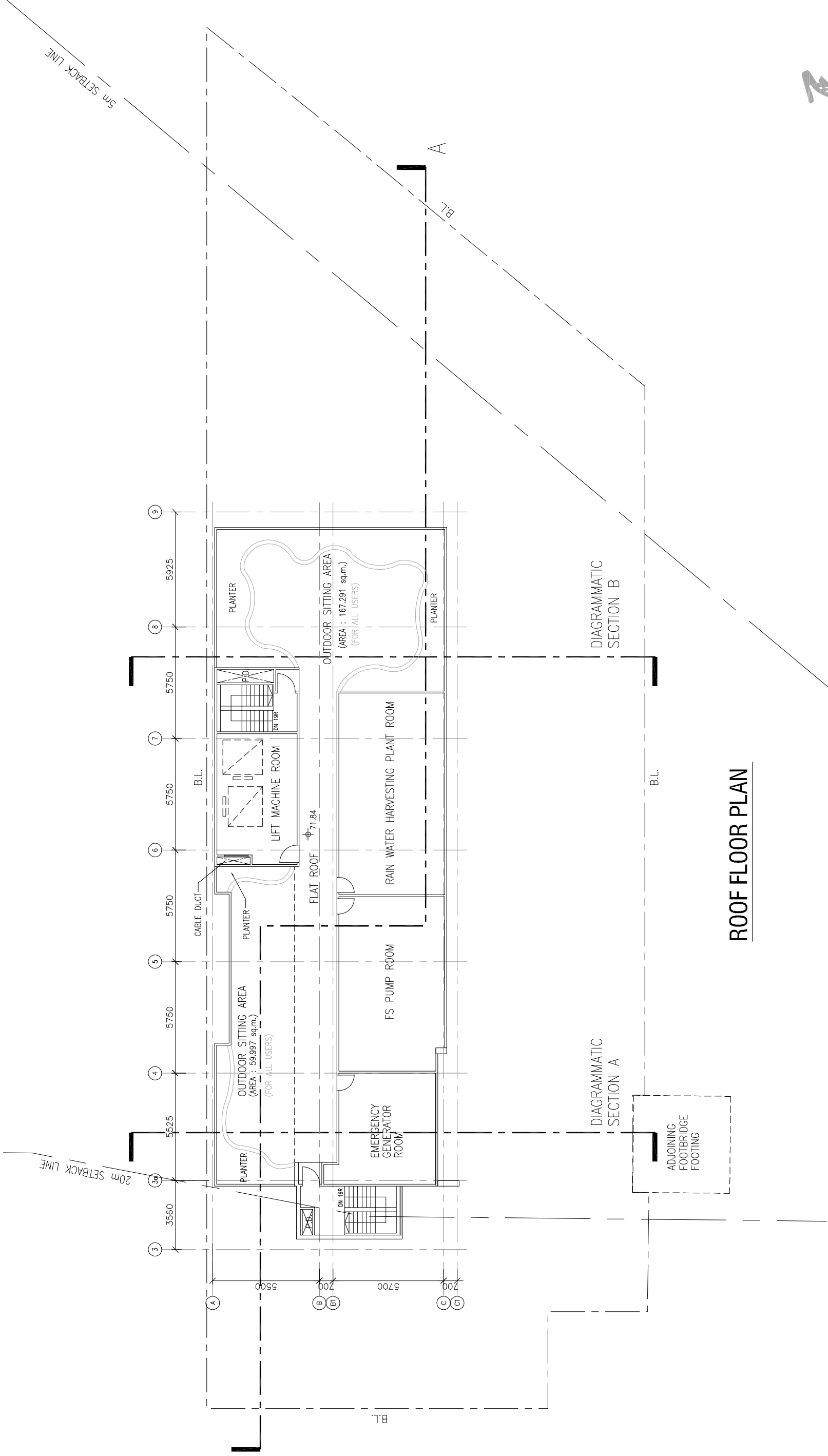
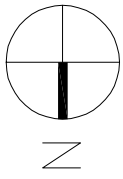
TOTAL NOS. OF SINGLE ROOM PER FLOOR =17 NOS.
TOTAL NOS. OF DOUBLE ROOM PER FLOOR =1 NO.

NOFA FOR SINGLE RM. = 10.2s.m. to 11.8s.m.
(EXCLUDING SHOWER)

NOFA FOR DOUBLE RM. =15.1s.m.
(EXCLUDING SHOWER)

DIAGRAMMATIC
SECTION A

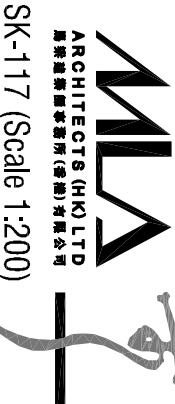
ADJOINING
FOOTBRIDGE
FOOTING



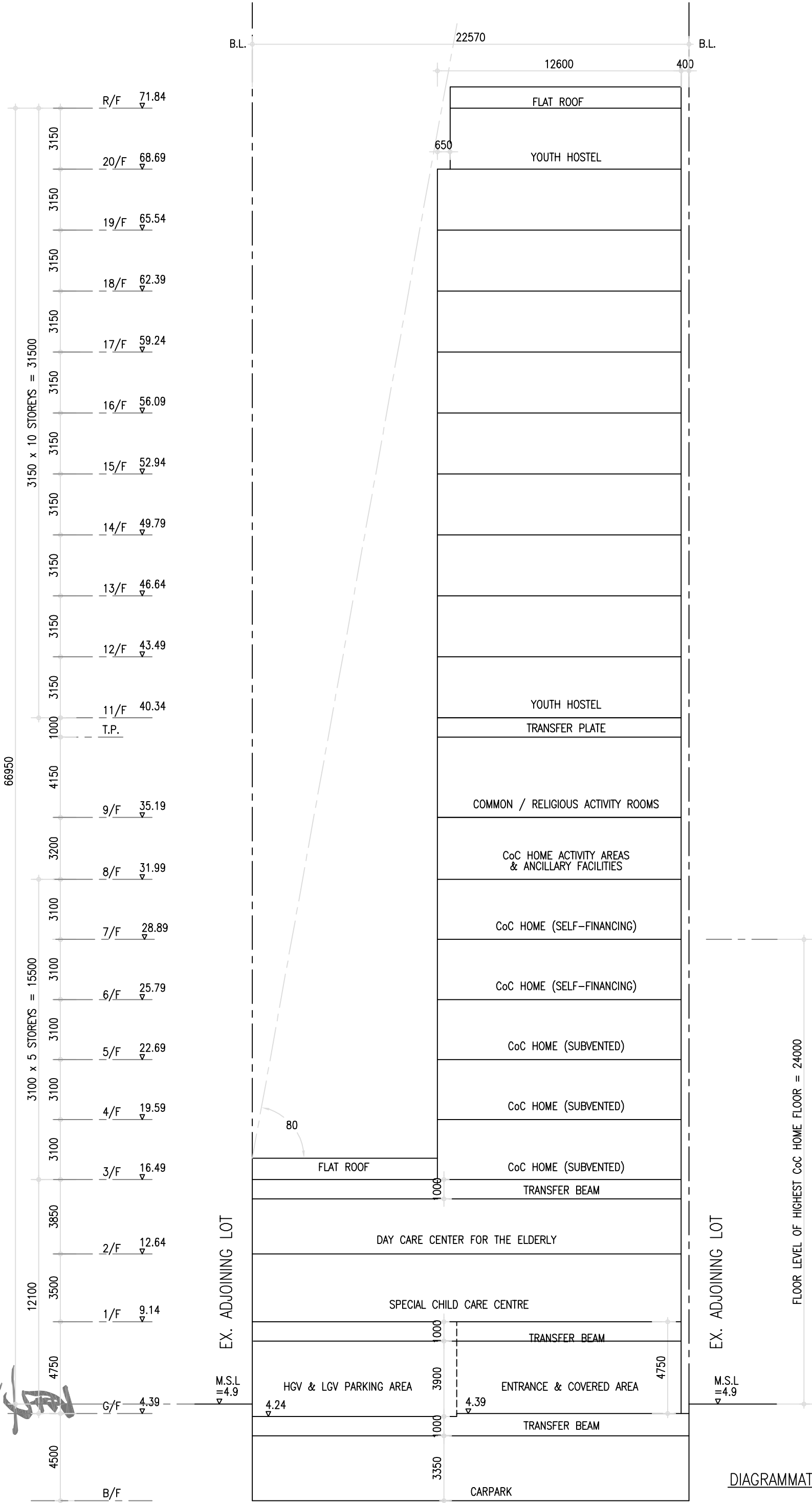
ROOF FLOOR PLAN

Proposed Residential Care Home For The Elderly, Day Care Centre For The Elderly, Special Child Care Centre & Youth Hostel

At Yau Tin East Road, Yuen Long



SK-117 (Scale 1:200)



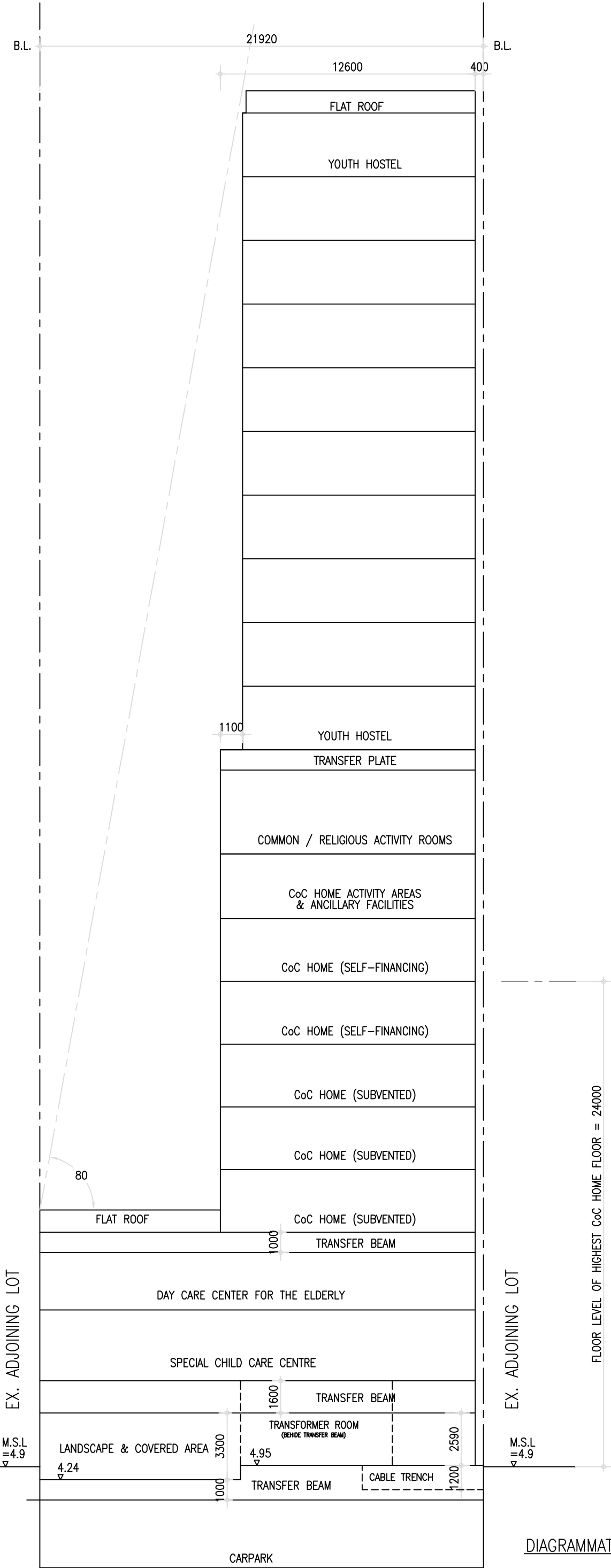
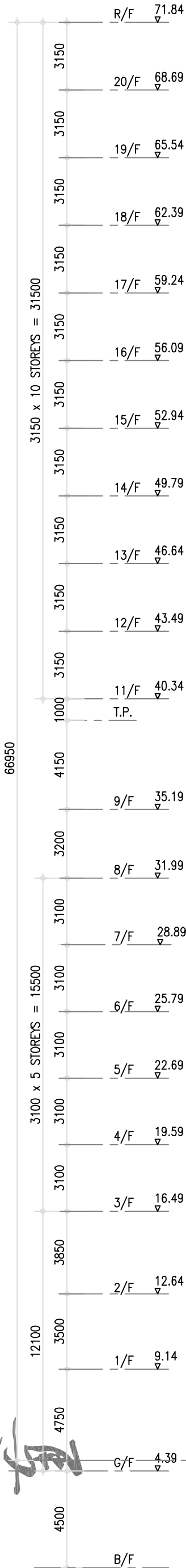
DIAGRAMMATIC SECTION A

Proposed Residential Care Home For The Elderly, Day Care Centre For The Elderly, Special Child Care Centre & Youth Hostel

At Yau Tin East Road, Yuen Long

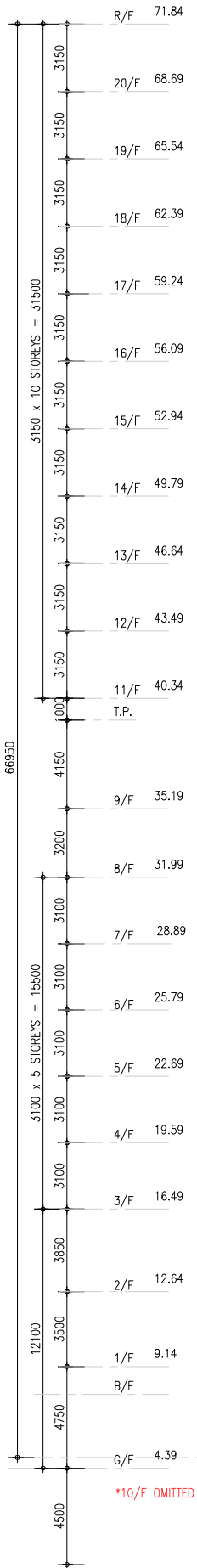


SK-118 (Scale 1:200)

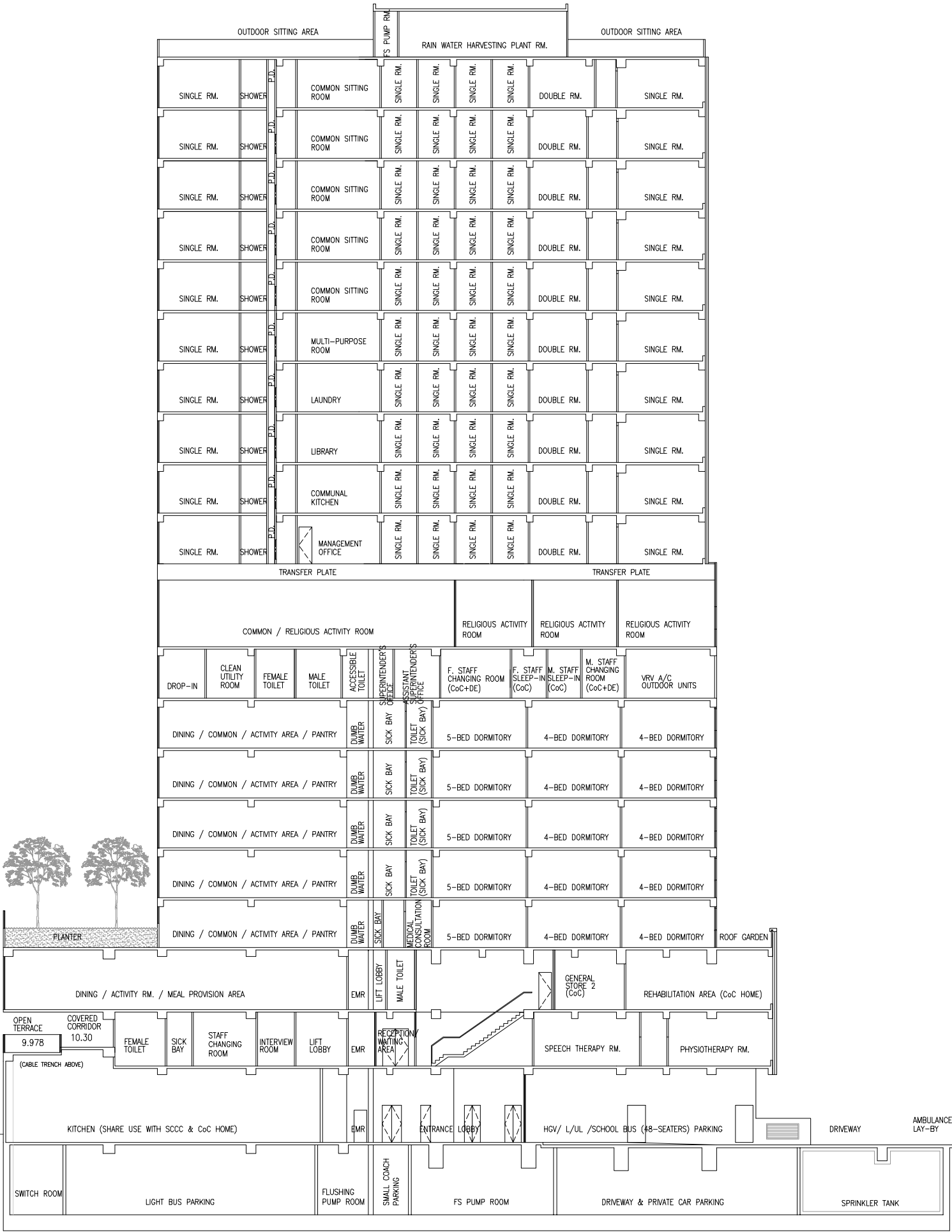


10/F IS OMITTED

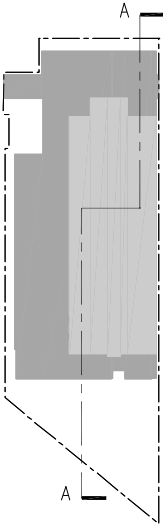
Proposed Residential Care Home For The Elderly, Day Care Centre For The Elderly, Special Child Care Centre & Youth Hostel
At Yau Tin East Road, Yuen Long



B.L.



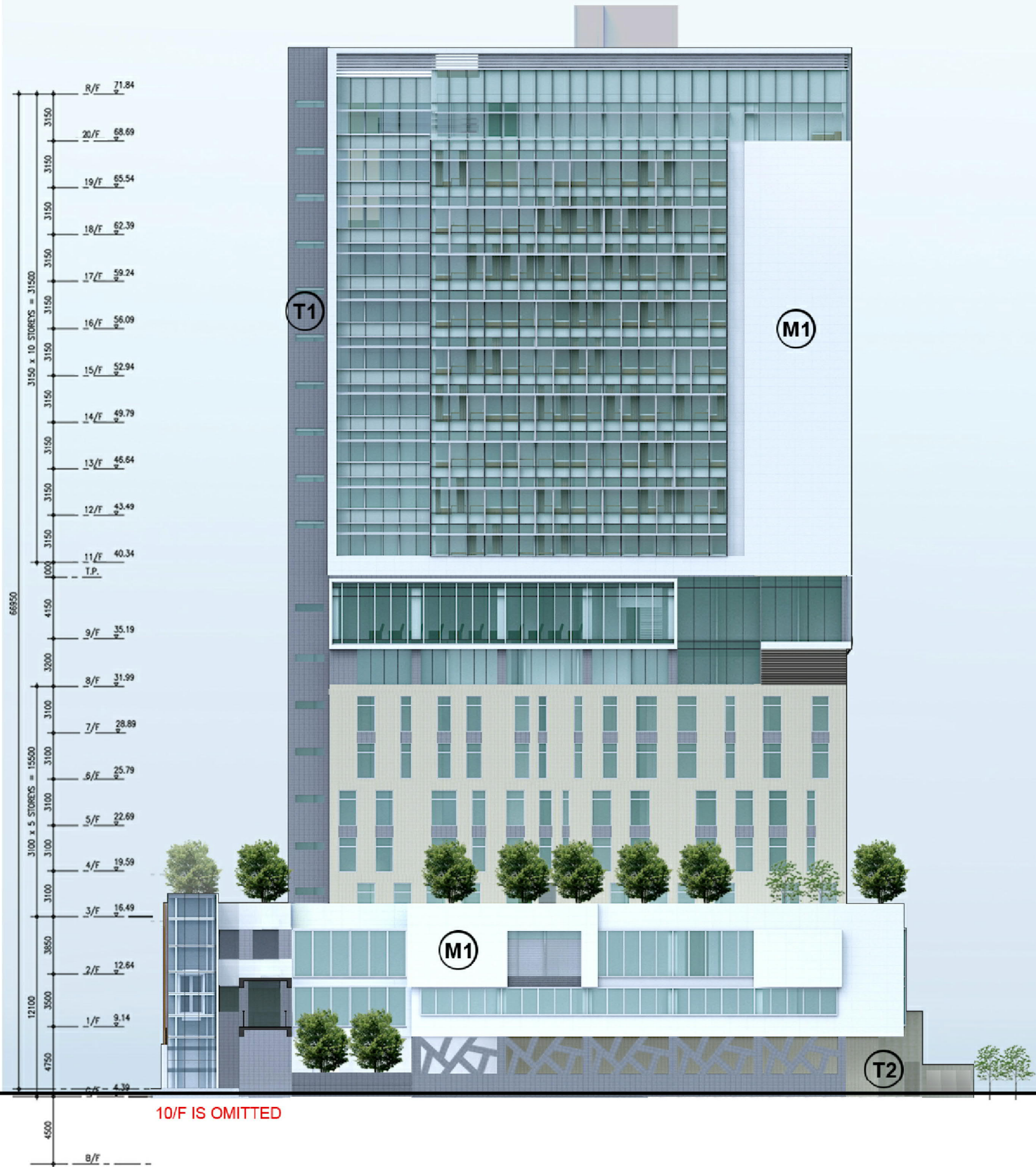
B.L.



KEY PLAN

SECTION A

- T1 - DARK GREY WALLL TILE
- T2 - BEIGE WALLL TILE
- T3 - LIGHT GREY WALLL TILE
- M1 - ALUM CLADDING



ELEVATION A

Proposed Residential Care Home For The Elderly, Day Care Centre For The Elderly, Special Child Care Centre & Youth Hostel
At Yau Tin East Road, Yuen Long

Appendix B

Junction Improvement Scheme -

Castle Peak Road-Yuen Long/Yuen Long On

Lok Road/Long Yat Road (Junction No. J1)

(proposed by others and for reference only)

Appendix C

Tree Survey Schedule

Location: Yuen Long (Elderly Care Home)
Assessed on: 3 October 2018 By Team 73 HK Limited (Landscape Architect)

Tree Ref No.	Botanical name	Chinese name	Tree Size		Heath condition G/F/P/D	Form G/F/P	Amenity value H/M/L	Tree survival rate H/M/L	Action R/F/T/U	Remarks	Department to provide expert advice to LandsD
			DBH (m)	Overall Height (m)							
T1	Ficus virens	大葉榕	1.5	9.0	Poor	Poor	High	Medium	F	On slope, close to the metal chaining fence, multi-trunks, water spouts, broken and overhanging branches , existence of cracks and splits on trunk, root restricted by existing structure, poor wound closure.	Lands Department (LandsD)
T2	Crataeva religiosa	魚木	0.2	7.0	Good	Good	Medium	Medium	T	On slope, close to the nullah, crooked trunk, growing under the canopy of T1.	Highways Deepartment (HyD)
T3	Crataeva religiosa	魚木	0.15	5.0	Good	Good	Medium	Medium	T	On slope, at side of nullah, poor foliage system, unbalance canopy.	HyD
T4	Crataeva religiosa	魚木	0.15	6.0	Good	Fair	Medium	Medium	T	On slope, at side of nullah, poor foliage system, unbalance canopy.	HyD
T5	Crataeva religiosa	魚木	0.13	3.0	Good	Good	Medium	Medium	T	On slope, at side of nullah, poor foliage system, unbalance canopy.	HyD
T6	Crataeva religiosa	魚木	0.16	4.0	Good	Good	Medium	Medium	T	On slope, at side of nullah, poor foliage system, unbalance canopy.	HyD
T7	Crataeva religiosa	魚木	0.15	3.0	Fair	Fair	Medium	Medium	T	On slope, at side of nullah, poor foliage system, unbalance canopy.	HyD
T8	Crataeva religiosa	魚木	0.14	4.0	Fair	Fair	Medium	Medium	T	On slope, at side of nullah, poor foliage system, crooked trunk, unbalance canopy.	HyD
T9	Cinnamomum burmanii	陰香	0.26	7.0	Fair	Fair	Medium	Medium	T	On slope, at side of nullah, poor foliage system, close to the footbridge, unbalance canopy.	HyD
T10	Cinnamomum burmanii	陰香	0.30	8.0	Fair	Fair	Medium	Medium	T	On slope, at side of nullah, poor foliage system, leaning, unbalance canopy.	HyD
T11	Cinnamomum burmanii	陰香	0.13	6.0	Fair	Poor	Low	Low	F	On slope, leaning and crooked trunk, poor foliage system, unbalance canopy.	HyD
T12	Cinnamomum burmanii	陰香	0.15	5.0	Fair	Poor	Low	Low	F	On slope, at side of nullah, leaning and crooked trunk, water spouts, poor foliage system, unbalance canopy.	HyD
T13	Leucaena leucocephala	銀合歡	0.30	8.0	Fair	Poor	Low	Low	F	On slope, at side of nullah, crooked trunk, poor foliage system, unbalance canopy	LandsD
T14	Ficus elastica	印度橡樹	1.88	10.0	Fair	Fair	Medium	Low	R	Exposed root system, broken wounds, dead stubs/twigs, dense and high foliage system.	
T15	Melaleuca leucadendron	白千層	0.55	8.0	Fair	Fair	Medium	Low	R	In tree pit, roadside tree, high canopy and foliage system,leaning, unbalance canopy.	
T16	Melaleuca leucadendron	白千層	0.50	8.0	Good	Good	High	Low	R	In tree pit, roadside tree, high canopy and foliage system.	
T17	Melaleuca leucadendron	白千層	0.75	8.0	Good	Good	High	Low	R	In tree pit, roadside tree, high canopy and foliage system.	
T18	Melaleuca leucadendron	白千層	0.50	8.0	Good	Good	High	Low	R	In tree pit, roadside tree, high canopy and foliage system.	
T19	Melaleuca leucadendron	白千層	0.60	10.0	Good	Good	Medium	Low	R	In tree pit, roadside tree, high canopy and foliage system.	
T20	Cinnamomum burmanii	陰香	0.20	8.0	Fair	Poor	Medium	Low	T	In tree pit, roadside tree, high canopy and foliage system, broken trunk with unbalance canopy, close to the footbriage.	HyD
T25	Cratoxylum cochinchinense	黃牛木	0.10	5.0	Good	Fair	Medium	Medium	R	In raised planter, close to the site office, codominant stem, low branching system, leaning.	

	Amenity value		Action			
Good	H	Good	F	Fell		
Fair	M	Fair	R	Retain		
Poor	L	Poor	T	Transplant		
Dead			D	Dead/Missing		

Note: The text in red refers to trees out of site boundary.

Heath / Form
G F P D

Remarks

Trees with high conservation values such as rare or protected species or of Old and Valuable tree values or will be recorded in the remarks of the Tree Survey Schedule

Tree Diameter -

Trunk Diameter of a tree refers to its diameter at breast height (i.e. measured at 1.3m above ground level)

Provision of Major Community Facilities and Open Space in Yuen Long Outline Zoning Plan

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
District Open Space	10 ha per 100,000 persons [#]	17.47 ha	7.39 ha	27.83 ha	+10.36 ha
Local Open Space	10 ha per 100,000 persons [#]	17.47 ha	17.24 ha	29.34 ha	+11.87 ha
Secondary School	1 whole-day classroom for 40 persons aged 12-17	214 classrooms	412 classrooms	442 classrooms	+228 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6-11	261 classrooms	389 classrooms	479 classrooms	+218 classrooms
Kindergarten/ Nursery	34 classrooms for 1,000 children aged 3 to 6	86 classrooms	146 classrooms	146 classrooms	+60 classrooms
District Police Station	1 per 200,000 to 500,000 persons	0	1	1	+1
Divisional Police Station	1 per 100,000 to 200,000 persons	1	1	1	0
Hospital	5.5 beds per 1,000 persons [^]	993	0	0	-993
Clinic/Health Centre	1 per 100,000 persons	2	2	2	0
Child Care Centre	100 aided places per 25,000 persons	698 places	125 places	125 places	-573 places
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24	2	2	3	+1

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
Integrated Family Services Centre	1 for 100,000 to 150,000 persons	1	3	4	+3
District Elderly Community Centres	One in each new development area with a population of around 170,000 or above	N.A.	2	2	N.A. ^a
Neighbourhood Elderly Centres	One in a cluster of new and redeveloped housing areas with a population of 15,000 to 20,000 persons, including both public and private housing	N.A.	2	2	N.A. ^b
Community Care Services (CCS) Facilities	17.2 subsidised places per 1,000 elderly persons aged 65 or above*	829	286	346	-483 ^c
Residential Care Homes for the Elderly	21.3 subsidised beds per 1,000 elderly persons aged 65 or above [@]	1,026	549	669	-357 ^c
Library	1 district library for every 200,000 persons	1	1	1	0
Sports Centre	1 per 50,000 to 65,000 persons	2	4	5	+3
Sports Ground/ Sport Complex	1 per 200,000 to 250,000 persons	0	1	1	+1
Swimming Pool	1 complex per	0	1	1	+1

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
Complex – standard	287,000 persons				

Note:

The planned resident population in Yuen Long Town is about 174,713. If including transients, the overall planned population is about 180,607. (Excluded not yet rezoned development (YL Area 13 Tai Yuk Road))

The requirements exclude planned population of transients.

^ Provision of hospital services are assessed by Hospital Authority on a separate regional basis.

* Consisting 40% centre-based CCS and 60% home-based CCS.

@ Provision of residential care services are assessed by Social Welfare Department on a separate regional basis.

DPO's remarks:

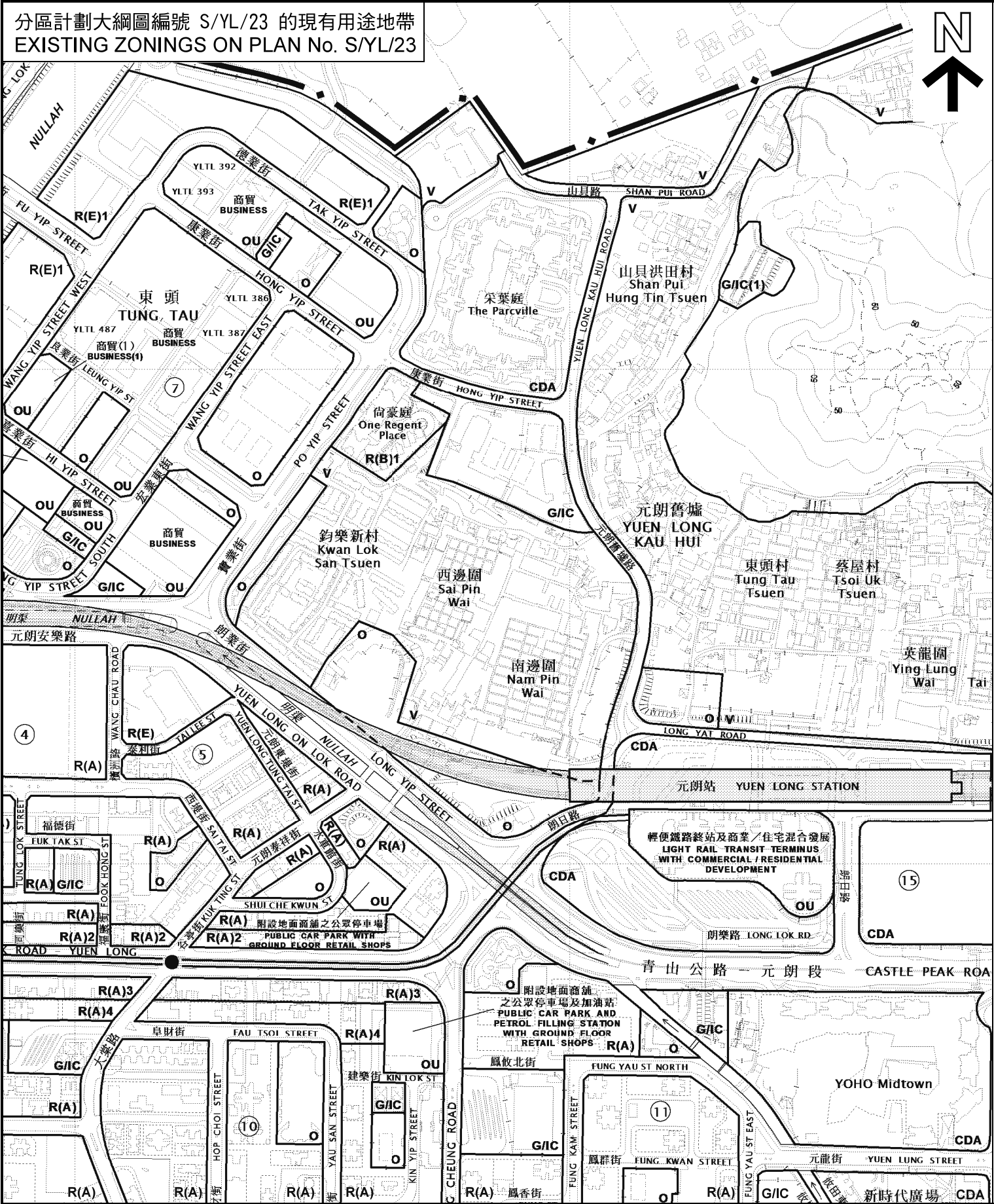
^a Provision of District Elderly Community Centres is only applicable for new development area.

^b Provision of Neighbourhood Elderly Centres is only applicable for clusters of new and redeveloped housing areas with 15,000 to 20,000 persons.

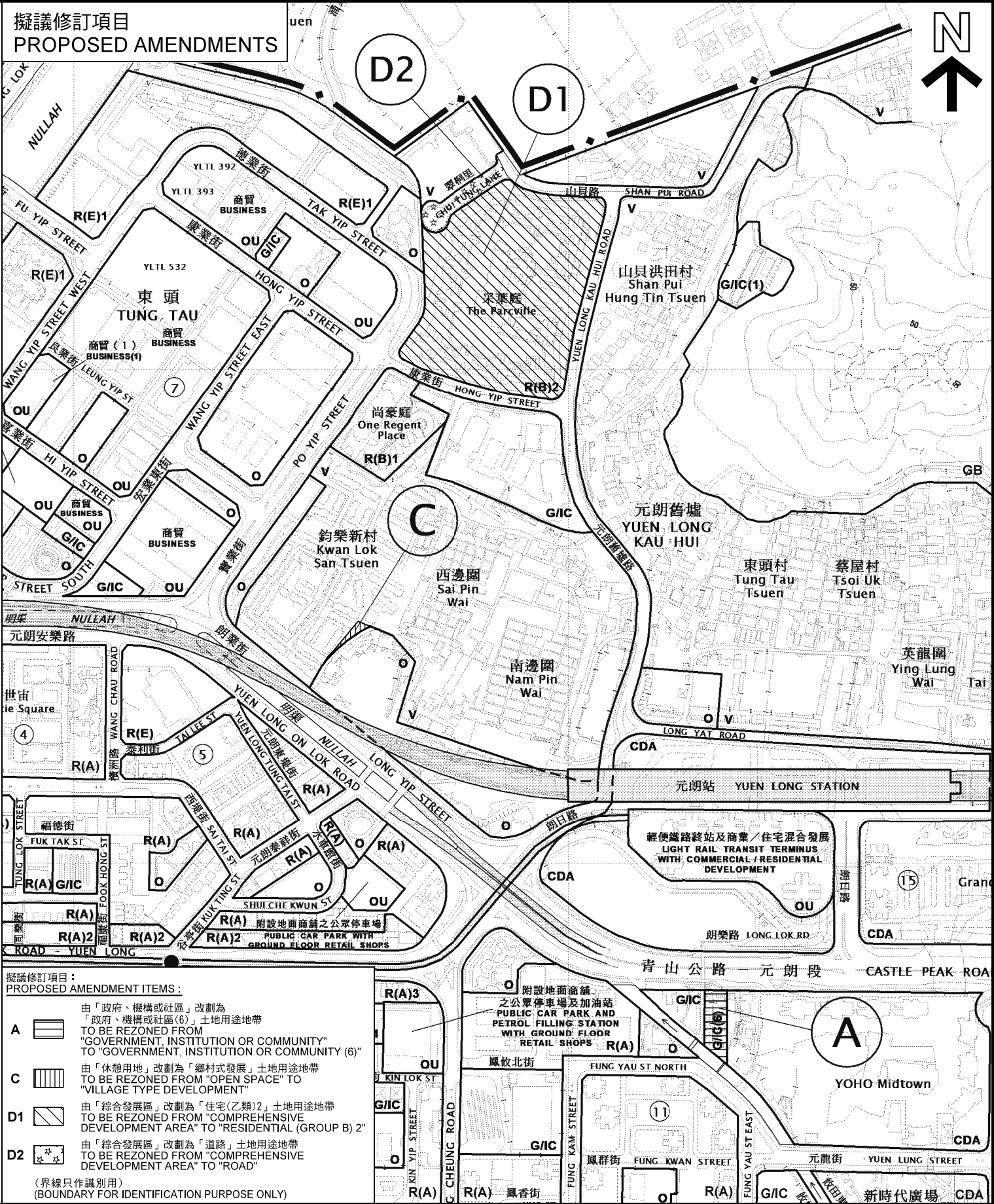
^c This is a long-term goal and the actual provision would be subject to the consideration of the Social Welfare Department in the planning and development process as appropriate.

January 2021

分區計劃大綱圖編號 S/YL/23 的現有用地帶
EXISTING ZONINGS ON PLAN No. S/YL/23



擬議修訂項目
PROPOSED AMENDMENTS



位置圖 LOCATION PLAN

本摘要圖於2021年1月4日擬備，
所根據的資料為於2016年10月18日
核准的分區計劃大綱圖編號 S/YL/23
EXTRACT PLAN PREPARED ON 4.1.2021
BASED ON OUTLINE ZONING PLAN No.
SYL/23 APPROVED ON 18.10.2016

元朗分區計劃大綱核准圖編號 S/YL/23 的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
YUEN LONG OUTLINE ZONING PLAN No. S/YL/23

SCALE 1:5 000 比例尺
100 0 100 200
METRES METRES

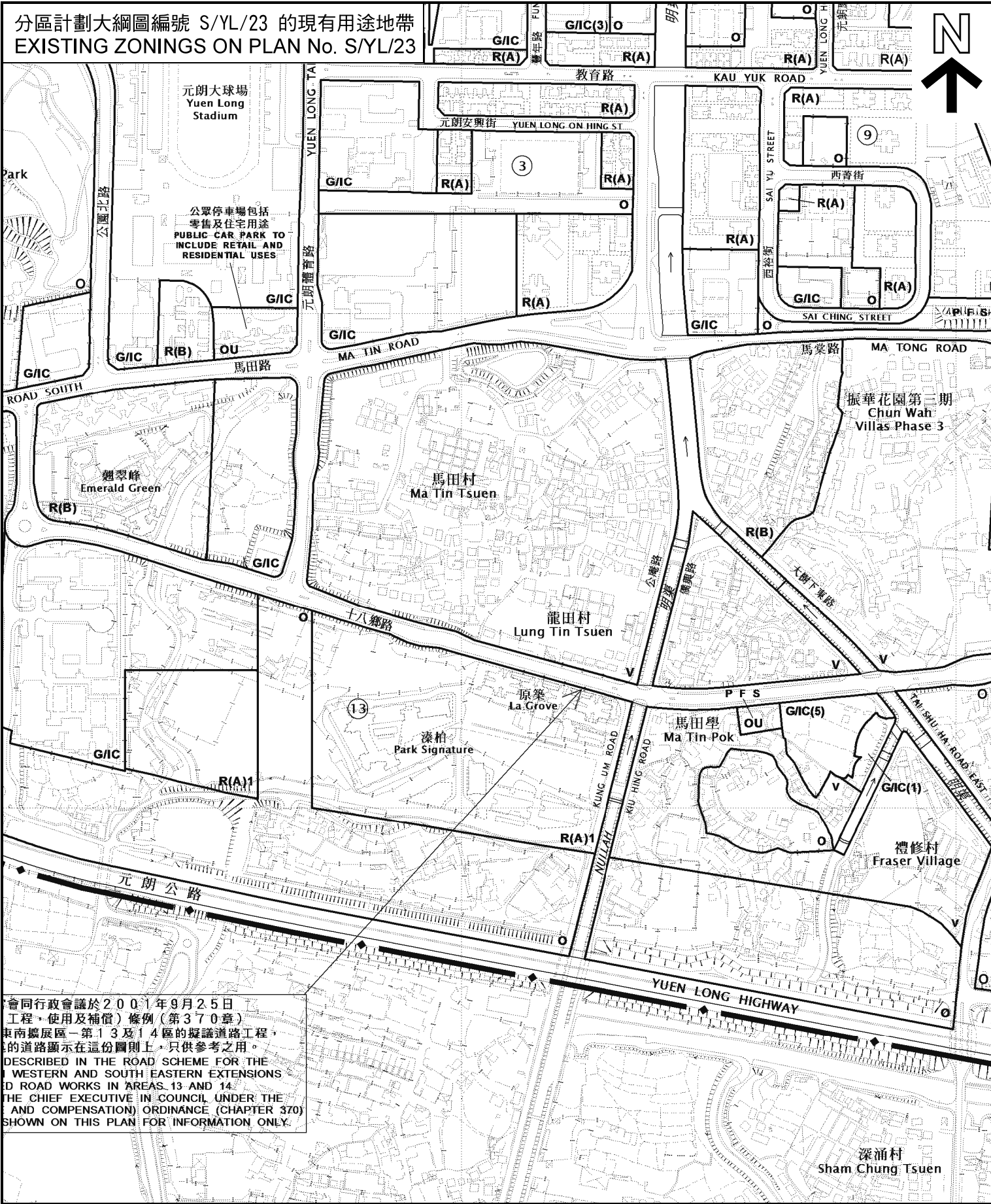
規劃署
PLANNING DEPARTMENT



參考編號 REFERENCE No.
M/YLW1/20/79

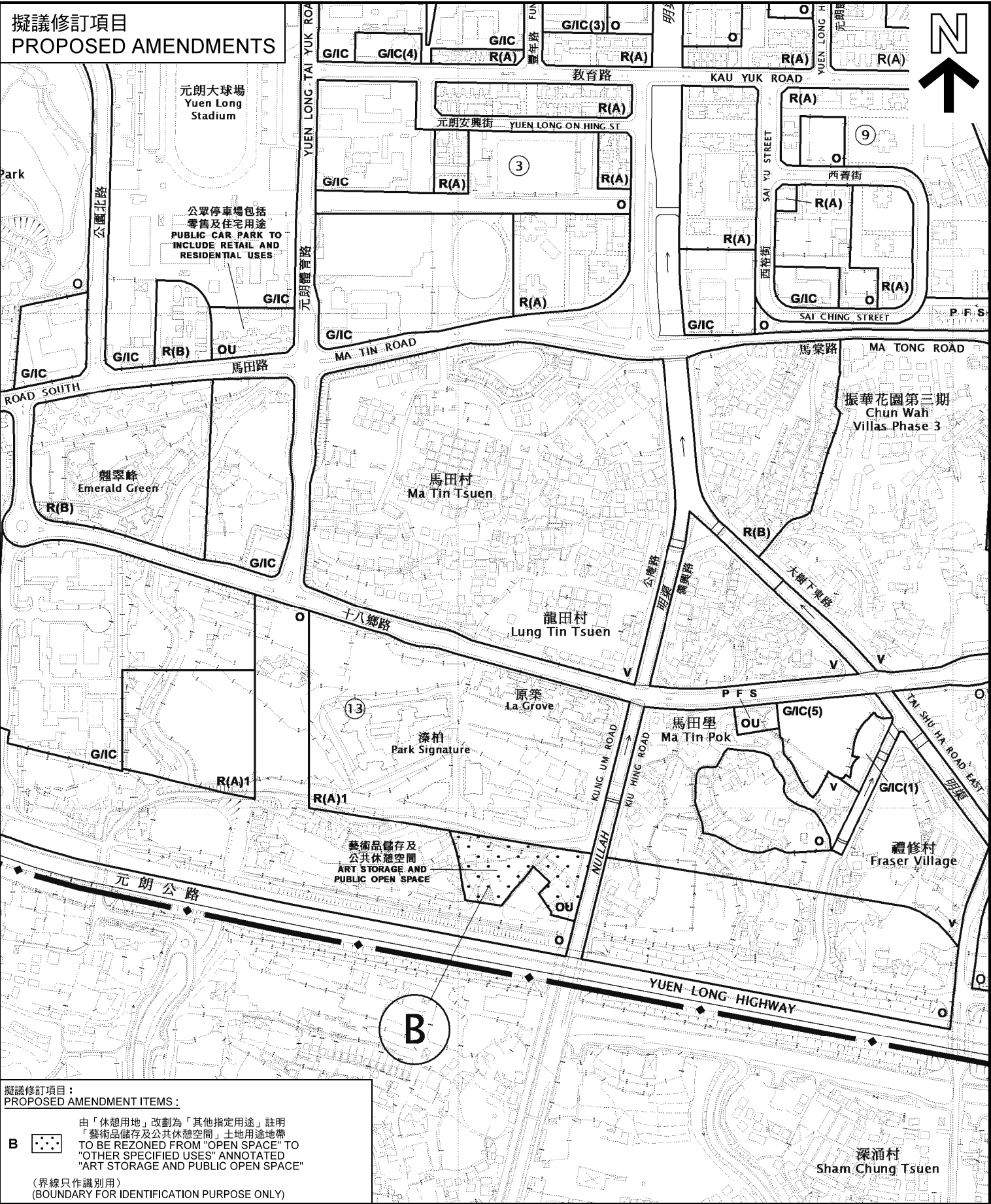
圖 PLAN
1a

分區計劃大綱圖編號 S/YL/23 的現有用地帶
EXISTING ZONINGS ON PLAN No. S/YL/23



會同行政會議於2001年9月25日
工程、使用及補償)條例(第370章)
東南擴展區—第13及14區的擬議道路工程,
的道路顯示在這份圖則上,只供參考之用。
DESCRIBED IN THE ROAD SCHEME FOR THE
WESTERN AND SOUTH EASTERN EXTENSIONS
D ROAD WORKS IN AREAS 13 AND 14.
THE CHIEF EXECUTIVE IN COUNCIL UNDER THE
(AND COMPENSATION) ORDINANCE (CHAPTER 370)
SHOWN ON THIS PLAN FOR INFORMATION ONLY.

擬議修訂項目
PROPOSED AMENDMENTS

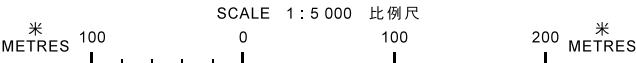


擬議修訂項目:
PROPOSED AMENDMENT ITEMS:
B 由「休憩用地」改劃為「其他指定用途」註明
「藝術品儲存及公共休憩空間」土地用途地帶
TO BE REZONED FROM "OPEN SPACE" TO
"OTHER SPECIFIED USES" ANNOTATED
"ART STORAGE AND PUBLIC OPEN SPACE"
(界線只作識別用)
(BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)

位置圖 LOCATION PLAN

本摘要圖於2020年12月31日擬備,
所根據的資料為於2016年10月18日
核准的分區計劃大綱圖編號 S/YL/23
EXTRACT PLAN PREPARED ON 31.12.2020
BASED ON OUTLINE ZONING PLAN No.
S/YL/23 APPROVED ON 18.10.2016

元朗分區計劃大綱核准圖編號 S/YL/23 的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
YUEN LONG OUTLINE ZONING PLAN No. S/YL/23



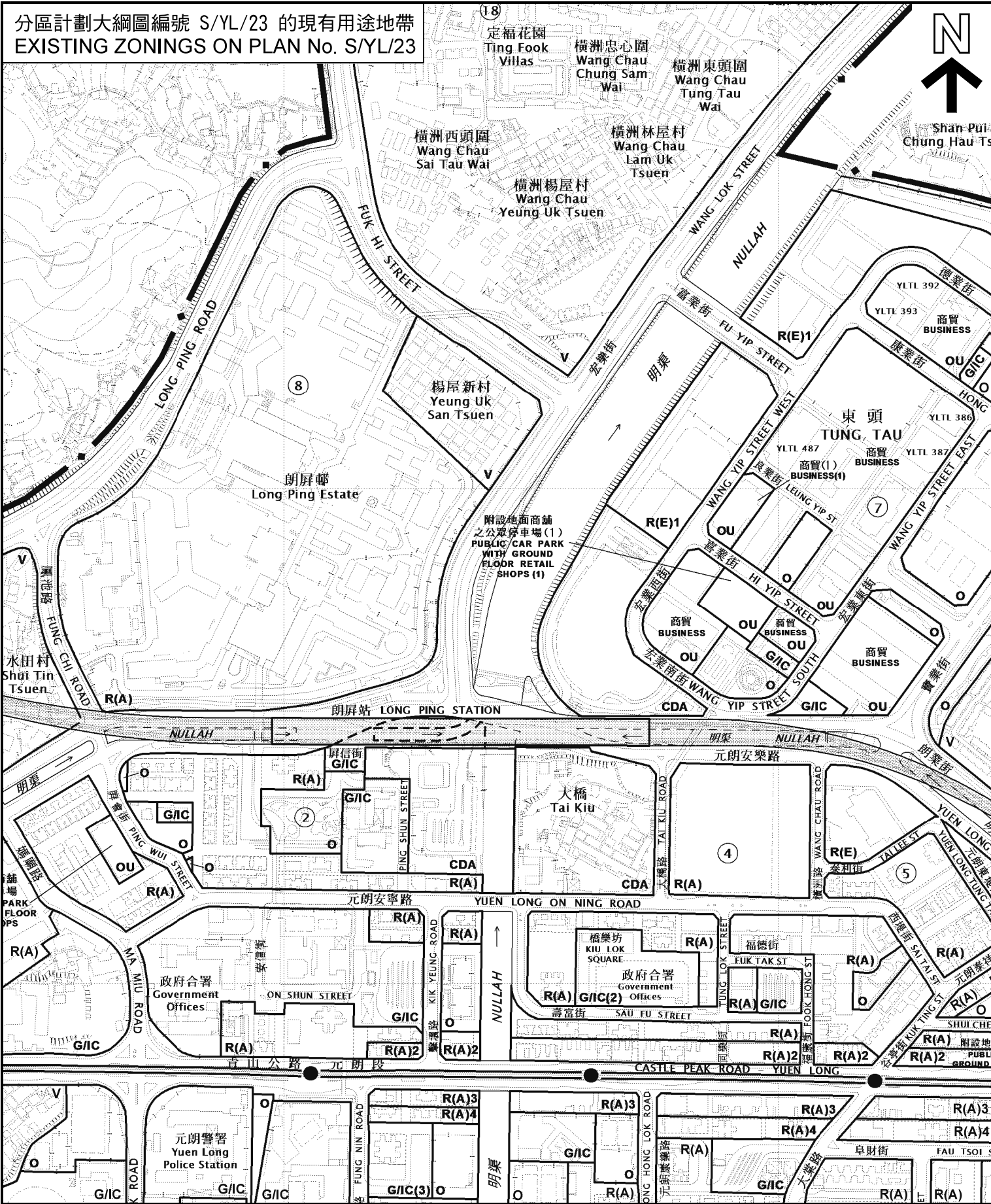
規劃署
PLANNING DEPARTMENT



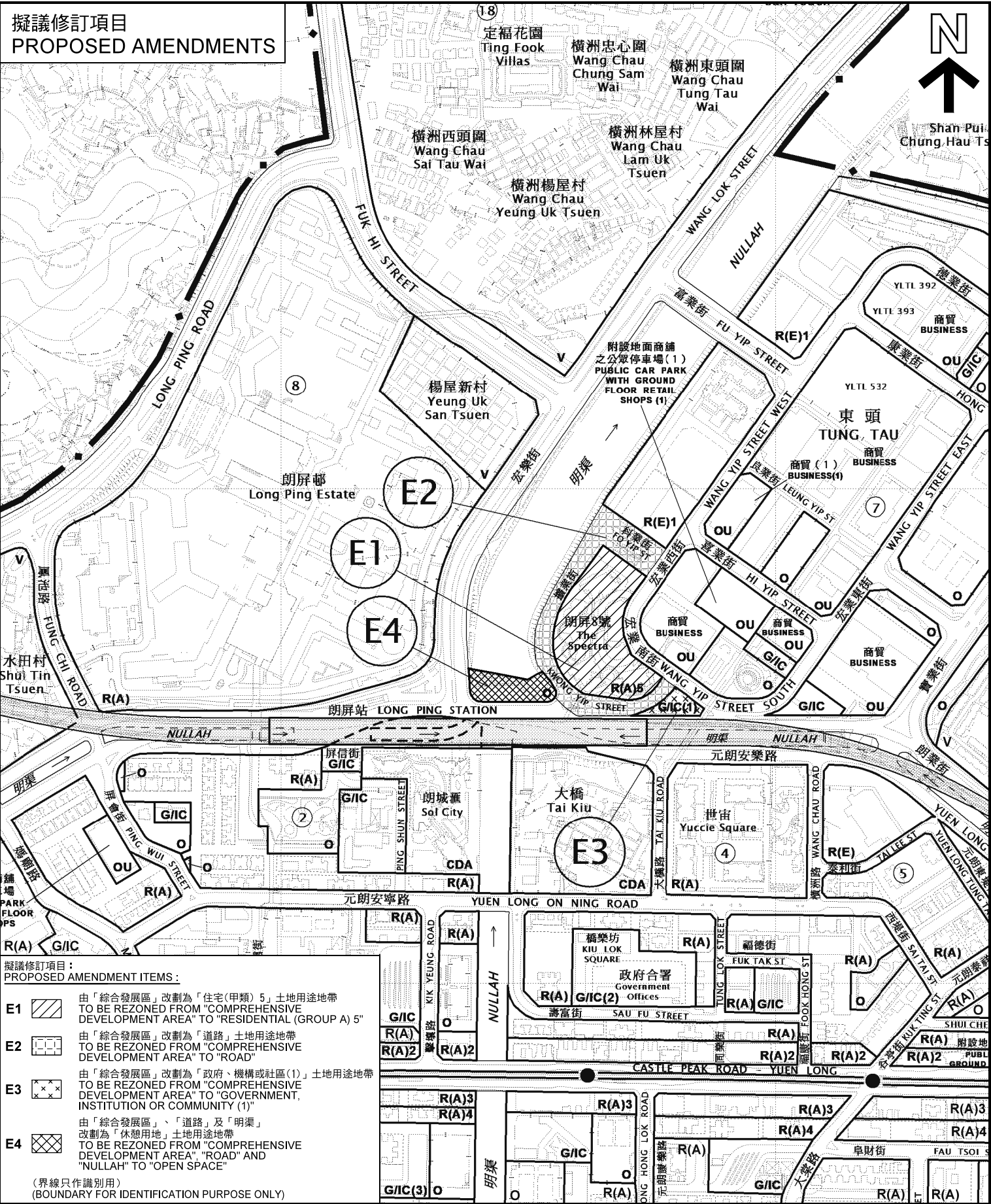
參考編號 REFERENCE No.
M/YLW1/20/79

圖 PLAN
1b

分區計劃大綱圖編號 S/YL/23 的現有用地帶
EXISTING ZONINGS ON PLAN No. S/YL/23



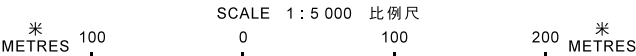
擬議修訂項目
PROPOSED AMENDMENTS



- 擬議修訂項目：
PROPOSED AMENDMENT ITEMS:
- E1 由「綜合發展區」改劃為「住宅(甲類)5」土地用途地帶
TO BE REZONED FROM "COMPREHENSIVE DEVELOPMENT AREA" TO "RESIDENTIAL (GROUP A) 5"
 - E2 由「綜合發展區」改劃為「道路」土地用途地帶
TO BE REZONED FROM "COMPREHENSIVE DEVELOPMENT AREA" TO "ROAD"
 - E3 由「綜合發展區」改劃為「政府、機構或社區(1)」土地用途地帶
TO BE REZONED FROM "COMPREHENSIVE DEVELOPMENT AREA" TO "GOVERNMENT, INSTITUTION OR COMMUNITY (1)"
 - E4 由「綜合發展區」、「道路」及「明渠」改劃為「休憩用地」土地用途地帶
TO BE REZONED FROM "COMPREHENSIVE DEVELOPMENT AREA", "ROAD" AND "NULLAH" TO "OPEN SPACE"
- (界線只作識別用)
(BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)

位置圖 LOCATION PLAN

元朗分區計劃大綱核准圖編號 S/YL/23 的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
YUEN LONG OUTLINE ZONING PLAN No. S/YL/23



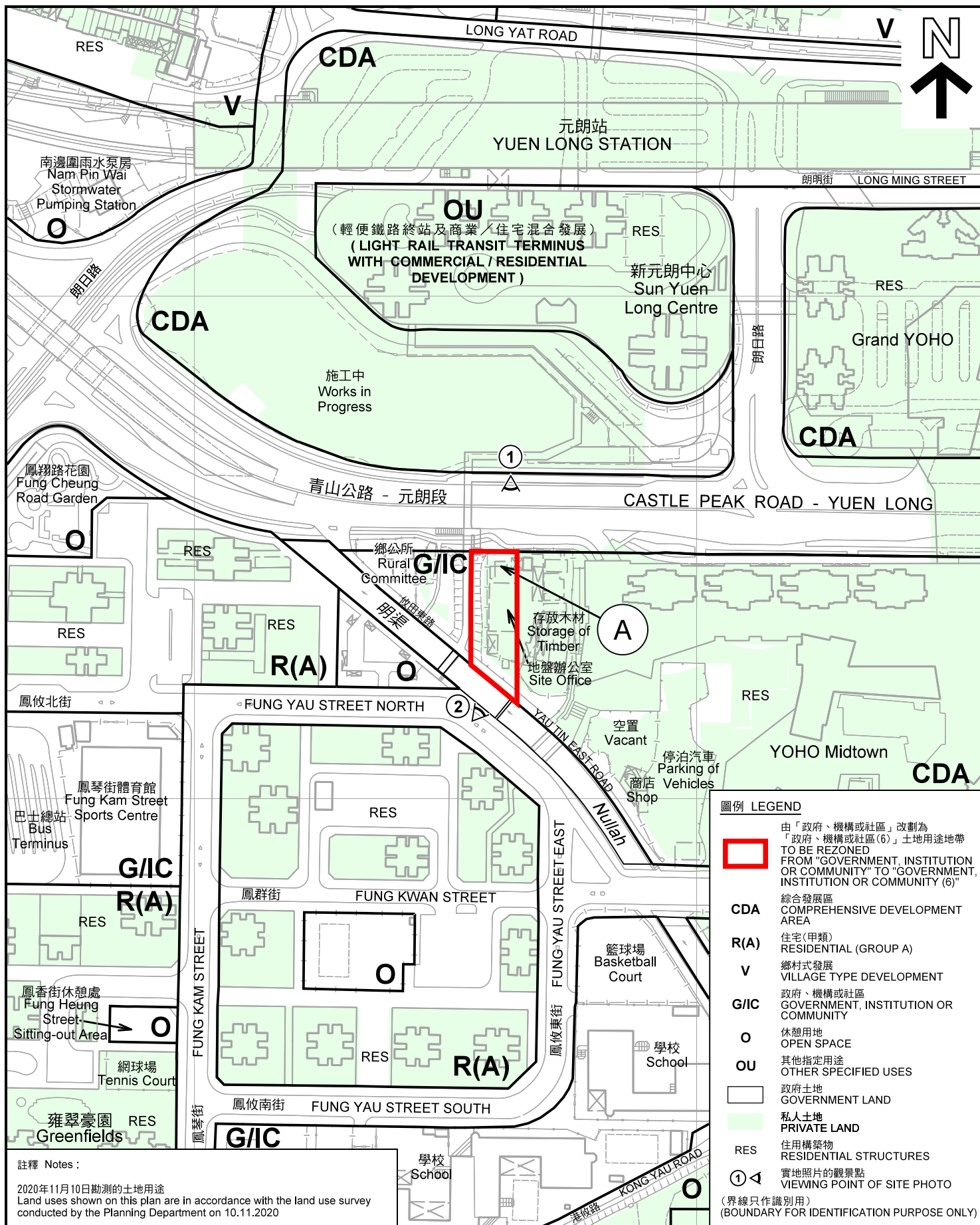
本摘要圖於2021年1月4日擬備，
所根據的資料為於2016年10月18日
核准的分區計劃大綱圖編號 S/YL/23
EXTRACT PLAN PREPARED ON 4.1.2021
BASED ON OUTLINE ZONING PLAN No.
S/YL/23 APPROVED ON 18.10.2016

規劃署
PLANNING DEPARTMENT



參考編號 REFERENCE No.
M/YLW1/20/79

圖 PLAN
1c



平面圖 - 項目A SITE PLAN - ITEM A

元朗分區計劃大綱核准圖編號 S/YL/23 的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
YUEN LONG OUTLINE ZONING PLAN No. S/YL/23

本摘要圖於2020年12月30日擬備，所根據的資料為測量圖編號 6-NW-10C、10D、15A 及 15B
EXTRACT PLAN PREPARED ON 30.12.2020
BASED ON SURVEY SHEETS No. 6-NW-10C, 10D, 15A & 15B

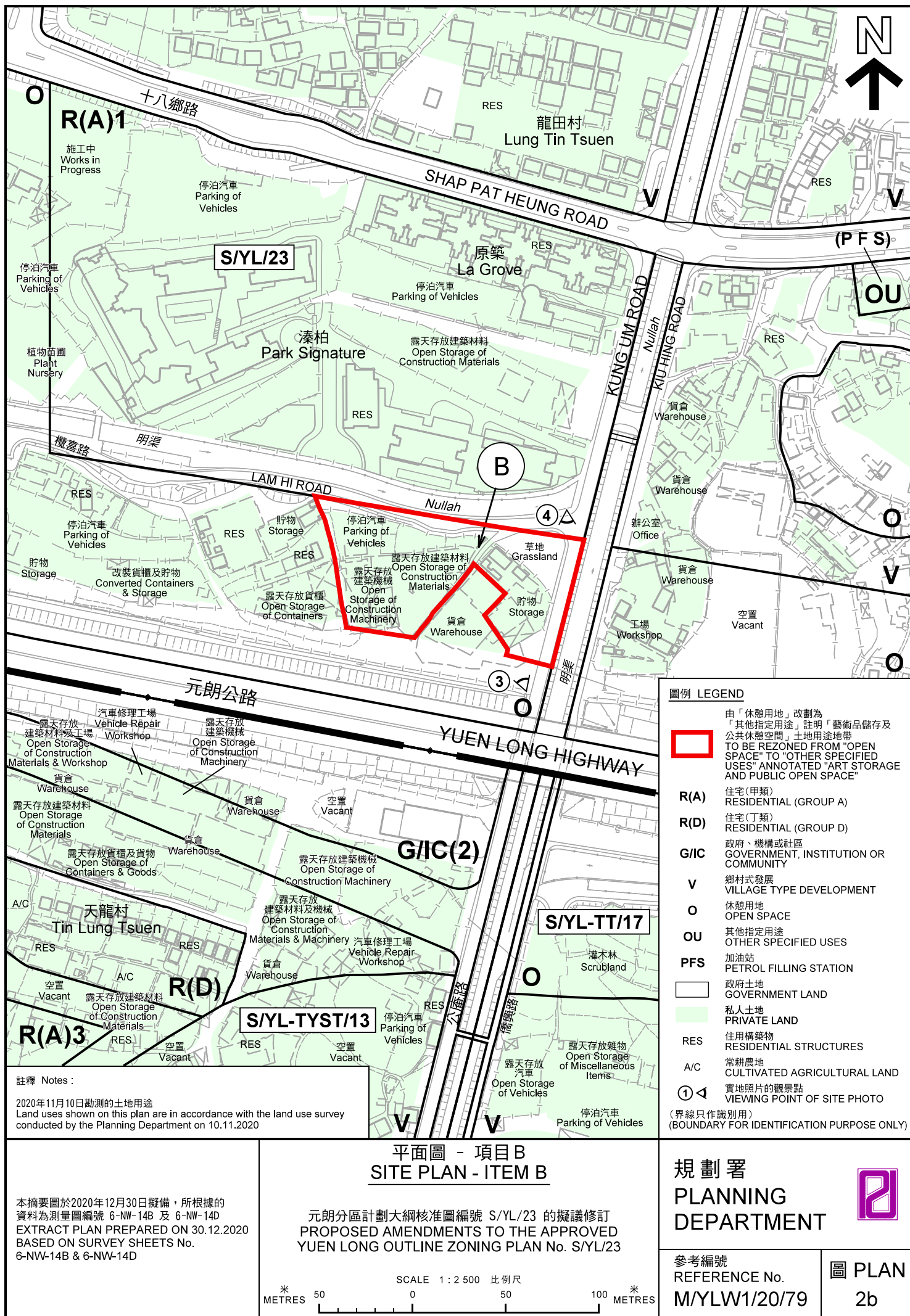
SCALE 1 : 2 500 比例尺
米 50 0 50 100 米
METRES

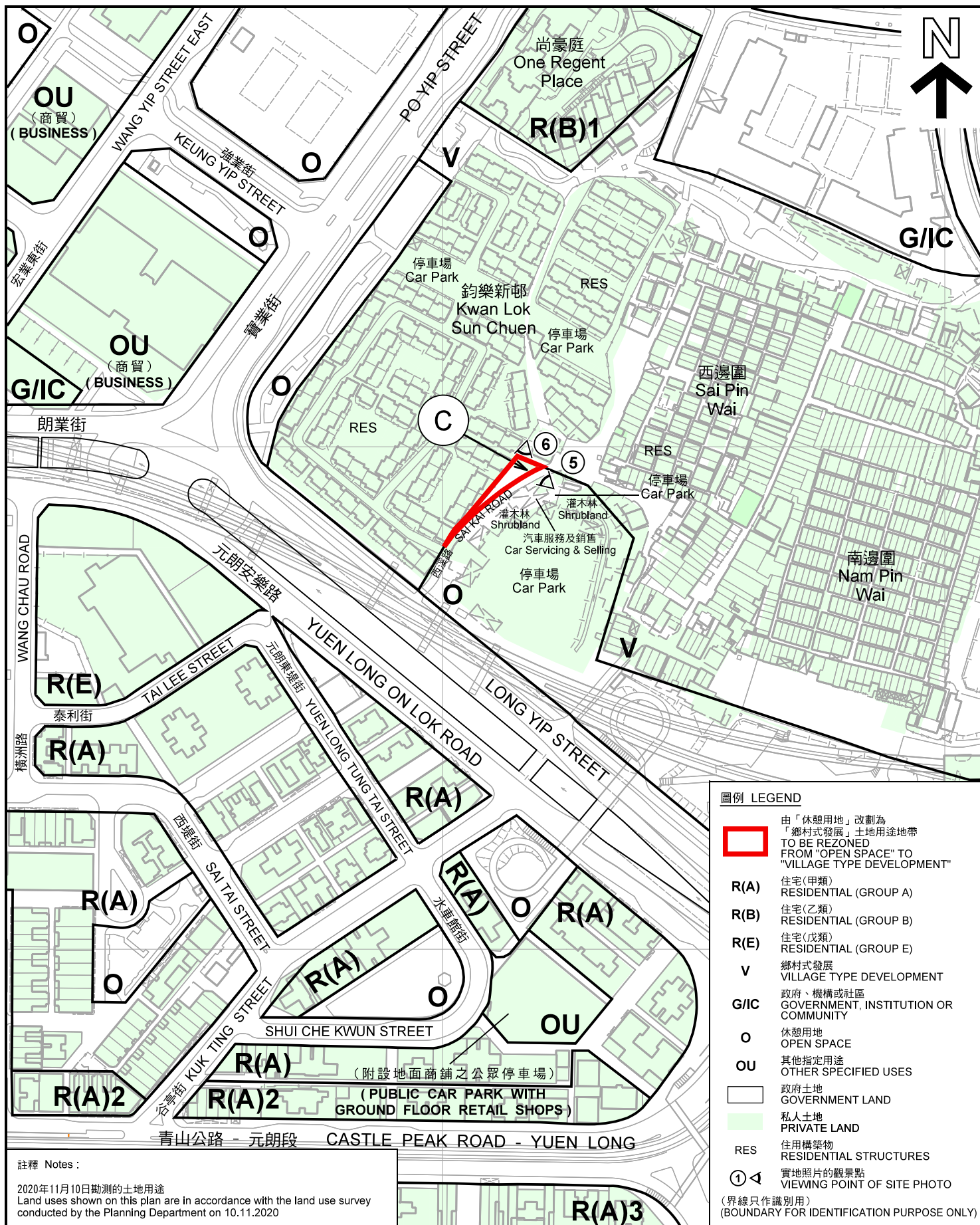
規劃署
PLANNING
DEPARTMENT

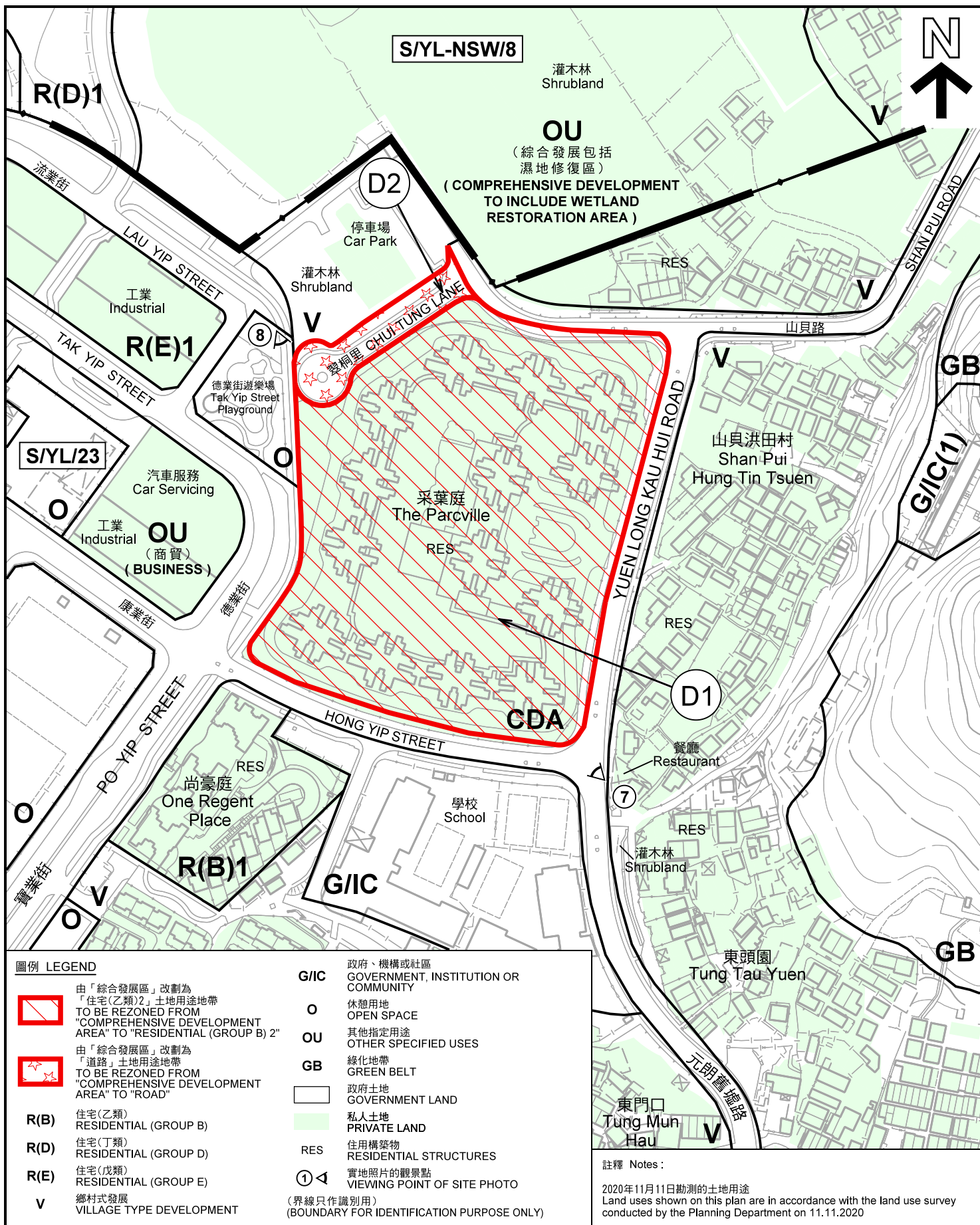


參考編號
REFERENCE No.
M/YLW1/20/79

圖 PLAN
2a







平面圖 - 項目D1 及 D2 SITE PLAN - ITEMS D1 AND D2

元朗分區計劃大綱核准圖編號 S/YL/23 的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
YUEN LONG OUTLINE ZONING PLAN No. S/YL/23

SCALE 1 : 2 500 比例尺
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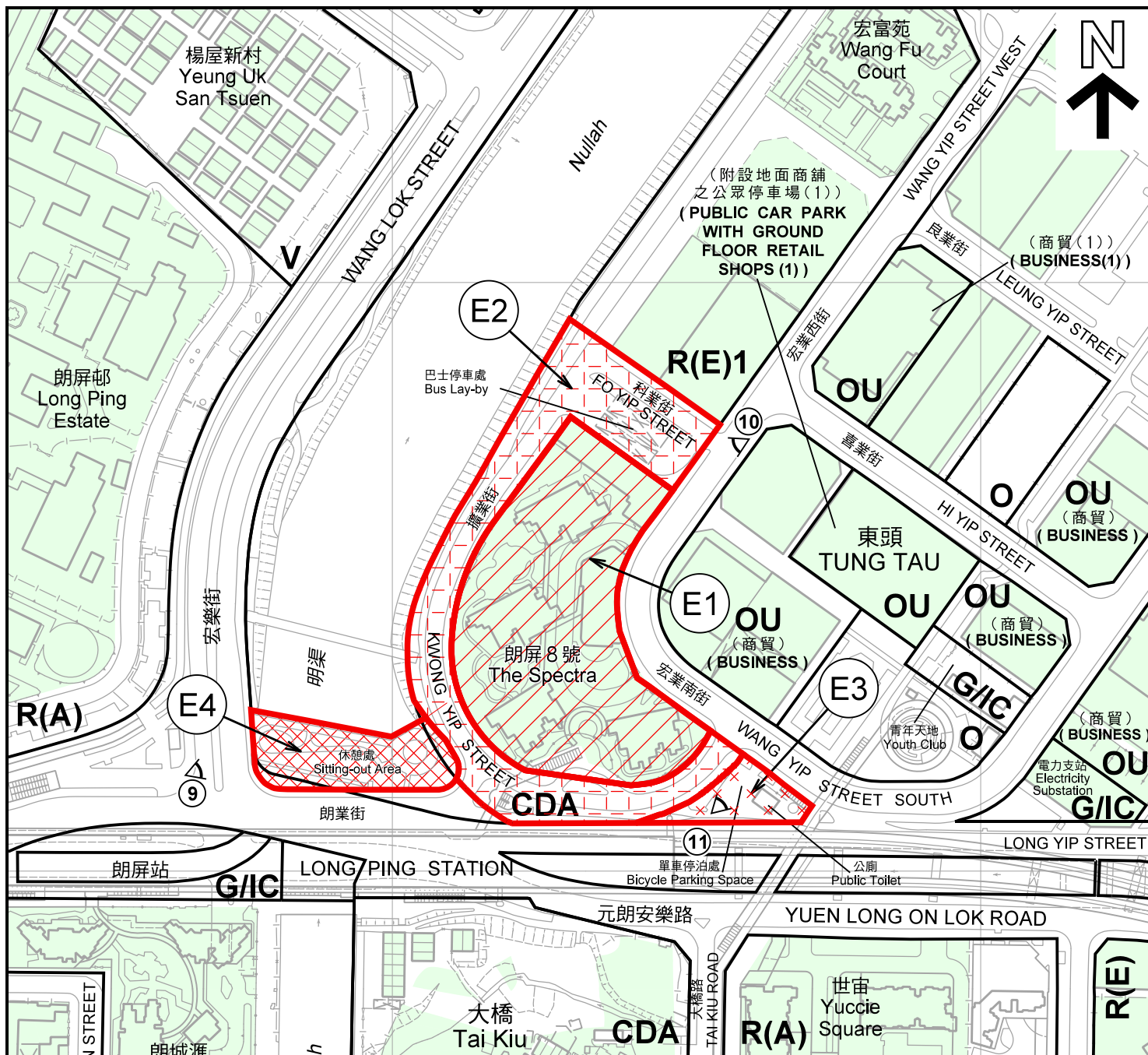
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/YLW1/20/79

圖 PLAN
2d

本摘要圖於2021年1月4日擬備，所根據的資料為測量圖編號 6-NW-5C 及 6-NW-10A
EXTRACT PLAN PREPARED ON 4.1.2021
BASED ON SURVEY SHEETS No. 6-NW-5C & 6-NW-10A



圖例 LEGEND

- 由「綜合發展區」改劃為「住宅(甲類)5」土地用途地帶
TO BE REZONED FROM "COMPREHENSIVE DEVELOPMENT AREA" TO "RESIDENTIAL (GROUP A) 5"
- 由「綜合發展區」改劃為「道路」土地用途地帶
TO BE REZONED FROM "COMPREHENSIVE DEVELOPMENT AREA" TO "ROAD"
- 由「綜合發展區」改劃為「政府、機構或社區(1)」土地用途地帶
TO BE REZONED FROM "COMPREHENSIVE DEVELOPMENT AREA" TO "GOVERNMENT, INSTITUTION OR COMMUNITY (1)"
- 由「綜合發展區」、「道路」及「明渠」改劃為「休憩用地」土地用途地帶
TO BE REZONED FROM "COMPREHENSIVE DEVELOPMENT AREA", "ROAD" AND "NULLAH" TO "OPEN SPACE"

- CDA** 綜合發展區
COMPREHENSIVE DEVELOPMENT AREA
- R(A)** 住宅(甲類)
RESIDENTIAL (GROUP A)
- R(E)** 住宅(戊類)
RESIDENTIAL (GROUP E)
- V** 鄉村式發展
VILLAGE TYPE DEVELOPMENT
- G/I/C** 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY
- O** 休憩用地
OPEN SPACE
- OU** 其他指定用途
OTHER SPECIFIED USES
- 政府土地
GOVERNMENT LAND
- 私人土地
PRIVATE LAND
- 實地照片的觀景點
VIEWING POINT OF SITE PHOTO

(界線只作識別用)
(BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)

註釋 Notes:

2020年11月30日勘測的土地用途
Land uses shown on this plan are in accordance with the land use survey conducted by the Planning Department on 30.11.2020

平面圖 - 項目E1、E2、E3 及 E4 SITE PLAN - ITEMS E1, E2, E3 AND E4

元朗分區計劃大綱核准圖編號 S/YL/23 的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED YUEN LONG OUTLINE ZONING PLAN No. S/YL/23

本摘要圖於2020年12月31日擬備，所根據的資料為測量圖編號 6-NW-9B、9D、10A及10C
EXTRACT PLAN PREPARED ON 31.12.2020 BASED ON SURVEY SHEETS No. 6-NW-9B, 9D, 10A & 10C

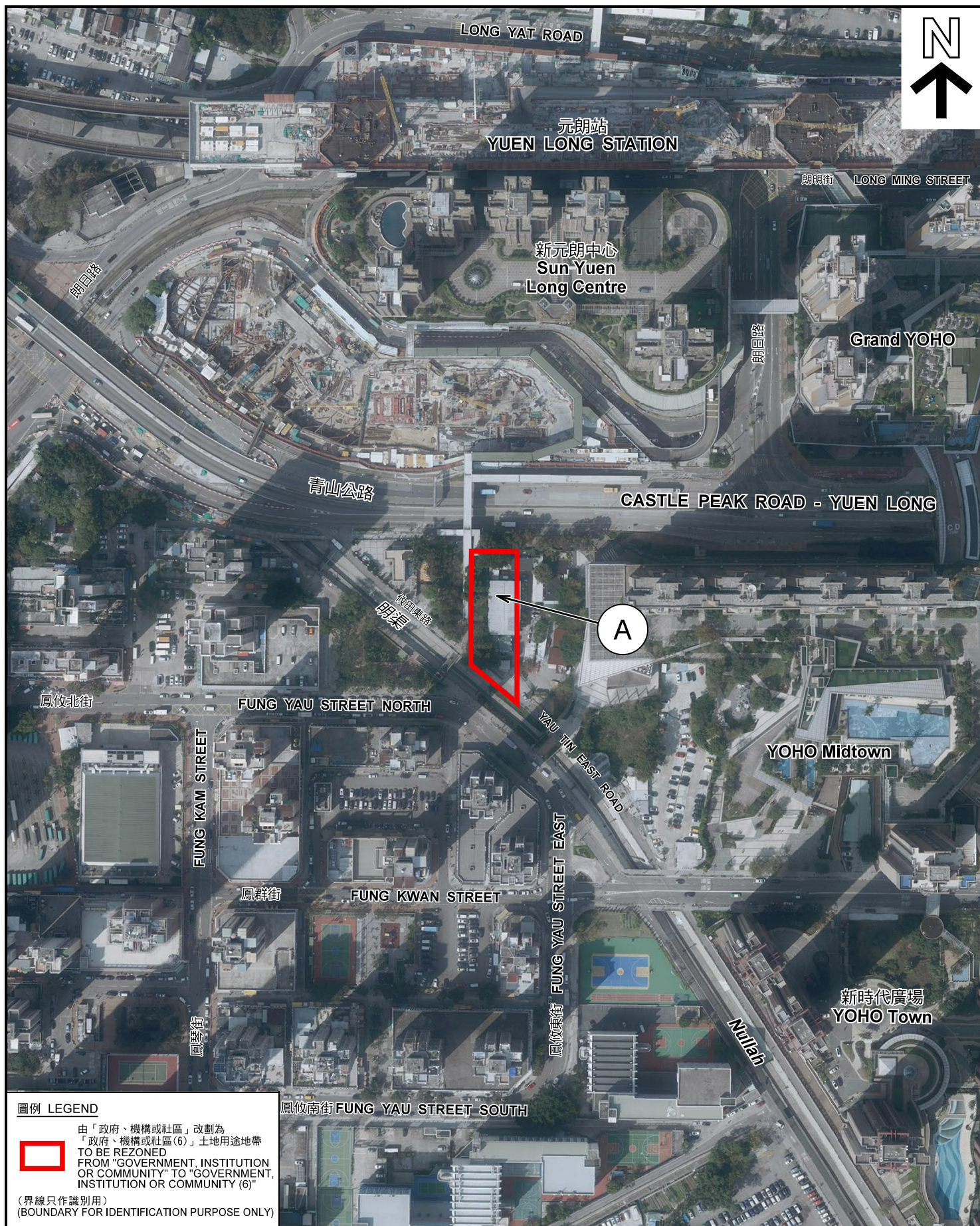
SCALE 1 : 2 500 比例尺
50 0 50 100 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/YLW1/20/79

圖 PLAN
2e



圖例 LEGEND



由「政府、機構或社區」改劃為
「政府、機構或社區(6)」土地用途地帶
TO BE REZONED
FROM "GOVERNMENT, INSTITUTION
OR COMMUNITY" TO "GOVERNMENT,
INSTITUTION OR COMMUNITY (6)"

(界線只作識別用)
(BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)

本摘要圖於2020年11月18日擬備，所根據
的資料為地政總署於2020年2月18日拍得
的航攝照片編號 E089331C
EXTRACT PLAN PREPARED ON 18.11.2020
BASED ON AERIAL PHOTO No.
E089331C TAKEN ON 18.2.2020
BY LANDS DEPARTMENT

航攝照片 - 項目A AERIAL PHOTO - ITEM A

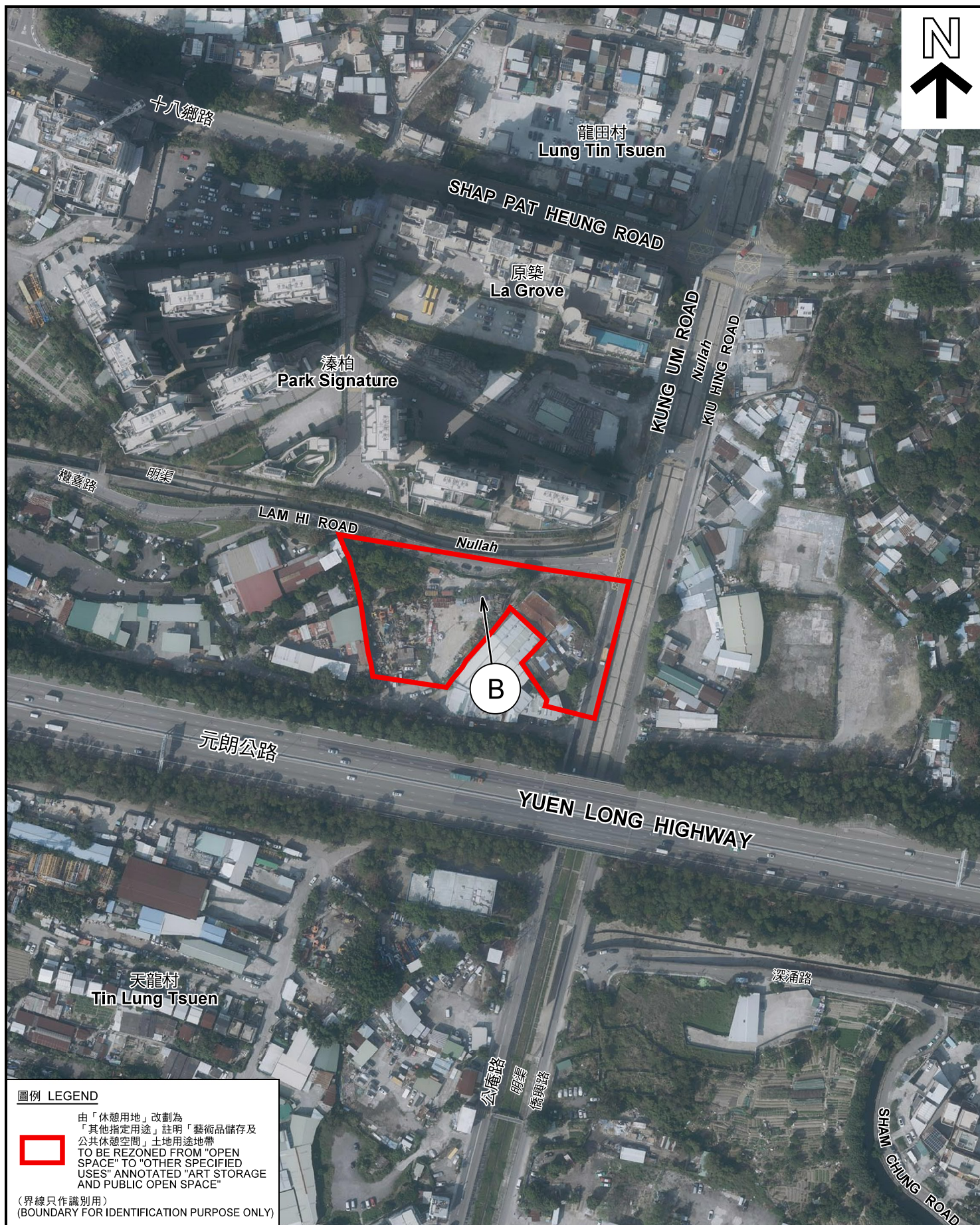
元朗分區計劃大綱核准圖編號 S/YL/23 的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
YUEN LONG OUTLINE ZONING PLAN No. S/YL/23

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/YLW1/20/79

圖 PLAN
3a



圖例 LEGEND



由「休憩用地」改劃為
「其他指定用途」註明「藝術品儲存及
公共休憩空間」土地用途地帶
TO BE REZONED FROM "OPEN
SPACE" TO "OTHER SPECIFIED
USES" ANNOTATED "ART STORAGE
AND PUBLIC OPEN SPACE"

(界線只作識別用)
(BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)

本摘要圖於2020年11月18日擬備，所根據
的資料為地政總署於2020年2月18日拍得
的航攝照片編號 E089559C
EXTRACT PLAN PREPARED ON 18.11.2020
BASED ON AERIAL PHOTO No.
E089559C TAKEN ON 18.2.2020
BY LANDS DEPARTMENT

航攝照片 - 項目B
AERIAL PHOTO - ITEM B

元朗分區計劃大綱核准圖編號 S/YL/23 的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
YUEN LONG OUTLINE ZONING PLAN No. S/YL/23

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/YLW1/20/79

圖 PLAN
3b



圖例 LEGEND



由「休憩用地」改制為
「鄉村式發展」土地用途地帶
TO BE REZONED
FROM "OPEN SPACE" TO
"VILLAGE TYPE DEVELOPMENT"

(界線只作識別用)
(BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)

本摘要圖於2020年11月18日擬備，所根據
的資料為地政總署於2019年10月18日拍得
的航攝照片編號 E073073C
EXTRACT PLAN PREPARED ON 18.11.2020
BASED ON AERIAL PHOTO No.
E073073C TAKEN ON 18.10.2019
BY LANDS DEPARTMENT

航攝照片 - 項目 C
AERIAL PHOTO - ITEM C

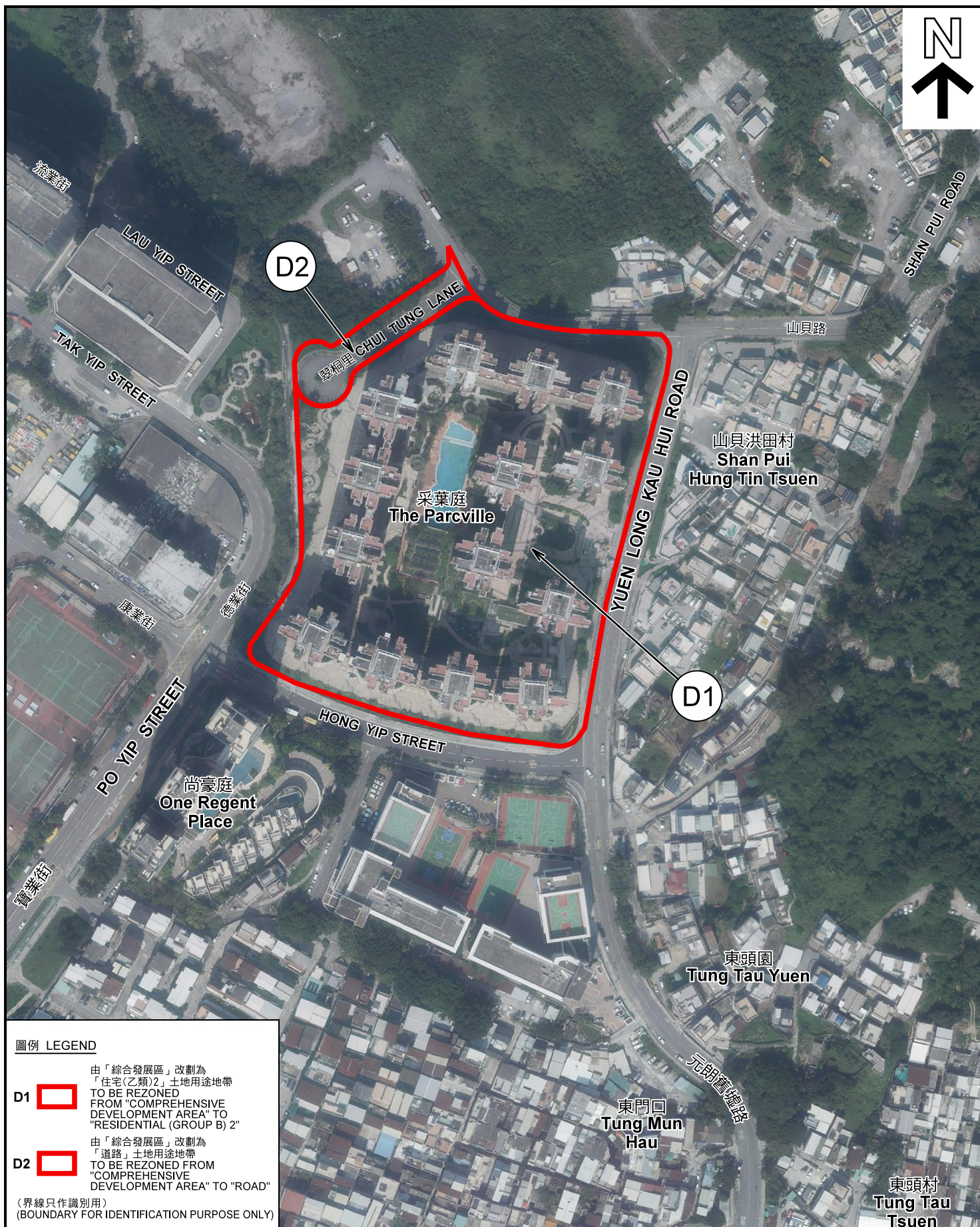
元朗分區計劃大綱核准圖編號 S/YL/23 的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
YUEN LONG OUTLINE ZONING PLAN No. S/YL/23

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/YLW1/20/79

圖 PLAN
3c



圖例 LEGEND

D1



由「綜合發展區」改制為
「住宅(乙類)2」土地用途地帶
TO BE REZONED
FROM "COMPREHENSIVE
DEVELOPMENT AREA" TO
"RESIDENTIAL (GROUP B) 2"

D2



由「綜合發展區」改制為
「道路」土地用途地帶
TO BE REZONED FROM
"COMPREHENSIVE
DEVELOPMENT AREA" TO "ROAD"

(界線只作識別用)
(BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)

航攝照片 - 項目D1 及 D2
AERIAL PHOTO - ITEMS D1 AND D2

元朗分區計劃大綱核准圖編號 S/YL/23 的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
YUEN LONG OUTLINE ZONING PLAN No. S/YL/23

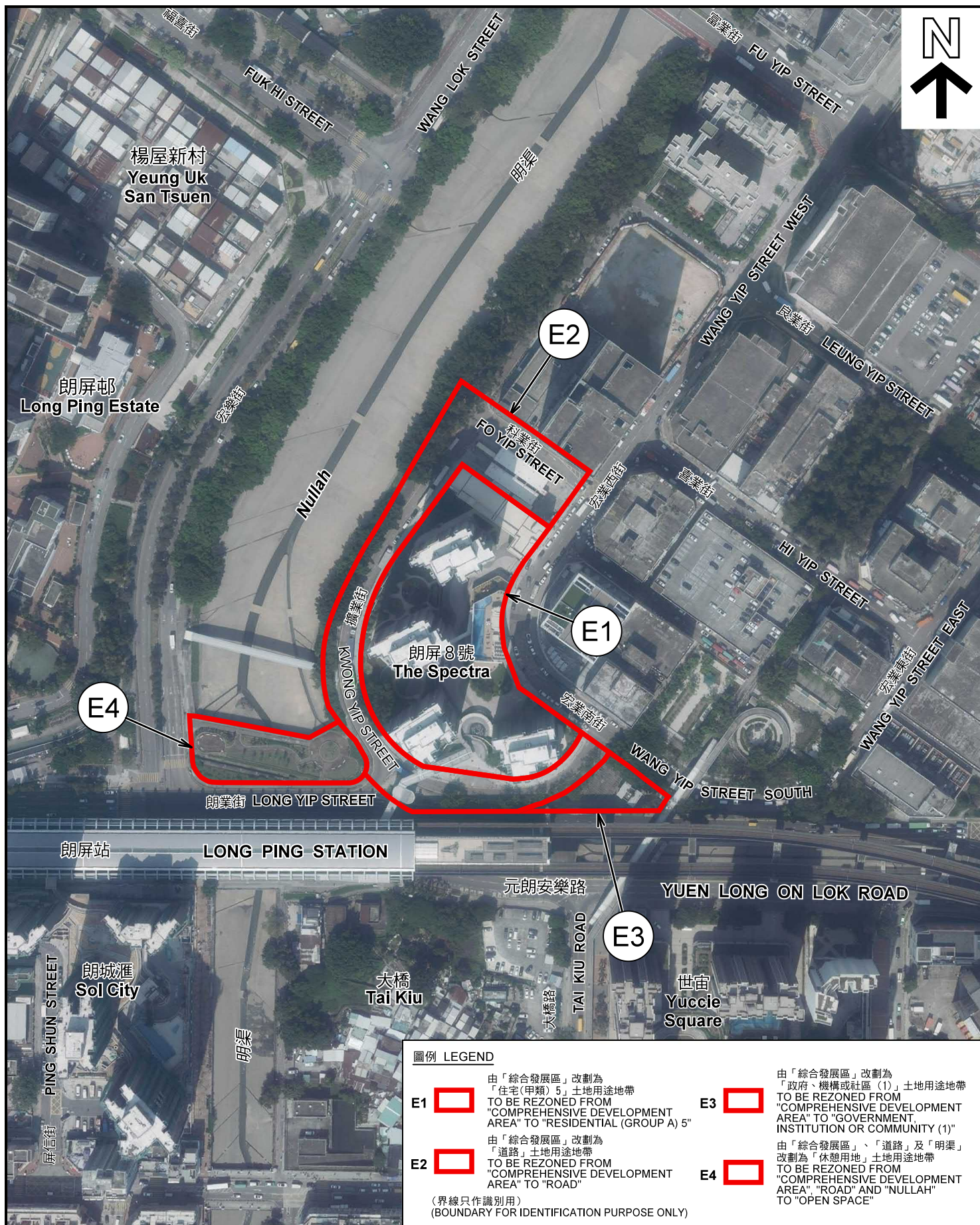
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/YLW1/20/79

圖 PLAN
3d

本摘要圖於2021年1月4日擬備，所根據
的資料為地政總署於2019年10月18日拍得
的航攝照片編號 E072931C
EXTRACT PLAN PREPARED ON 4.1.2021
BASED ON AERIAL PHOTO No.
E072931C TAKEN ON 18.10.2019
BY LANDS DEPARTMENT



本摘要圖於2020年12月31日擬備，所根據的資料為地政總署於2019年10月18日拍得的航攝照片編號 E072934C
EXTRACT PLAN PREPARED ON 31.12.2020
BASED ON AERIAL PHOTO No.
E072934C TAKEN ON 18.10.2019
BY LANDS DEPARTMENT

航攝照片 - 項目E1、E2、E3 及 E4 AERIAL PHOTO - ITEMS E1, E2, E3 AND E4

元朗分區計劃大綱核准圖編號 S/YL/23 的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
YUEN LONG OUTLINE ZONING PLAN No. S/YL/23

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/YLW1/20/79

圖 PLAN
3e



界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2020年12月30日擬備，所根據的資料為攝於2020年11月10日的實地照片
PLAN PREPARED ON 30.12.2020
BASED ON SITE PHOTOS
TAKEN ON 10.11.2020

實地照片 - 項目A SITE PHOTOS - ITEM A

元朗分區計劃大綱核准圖編號 S/YL/23 的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
YUEN LONG OUTLINE ZONING PLAN No. S/YL/23

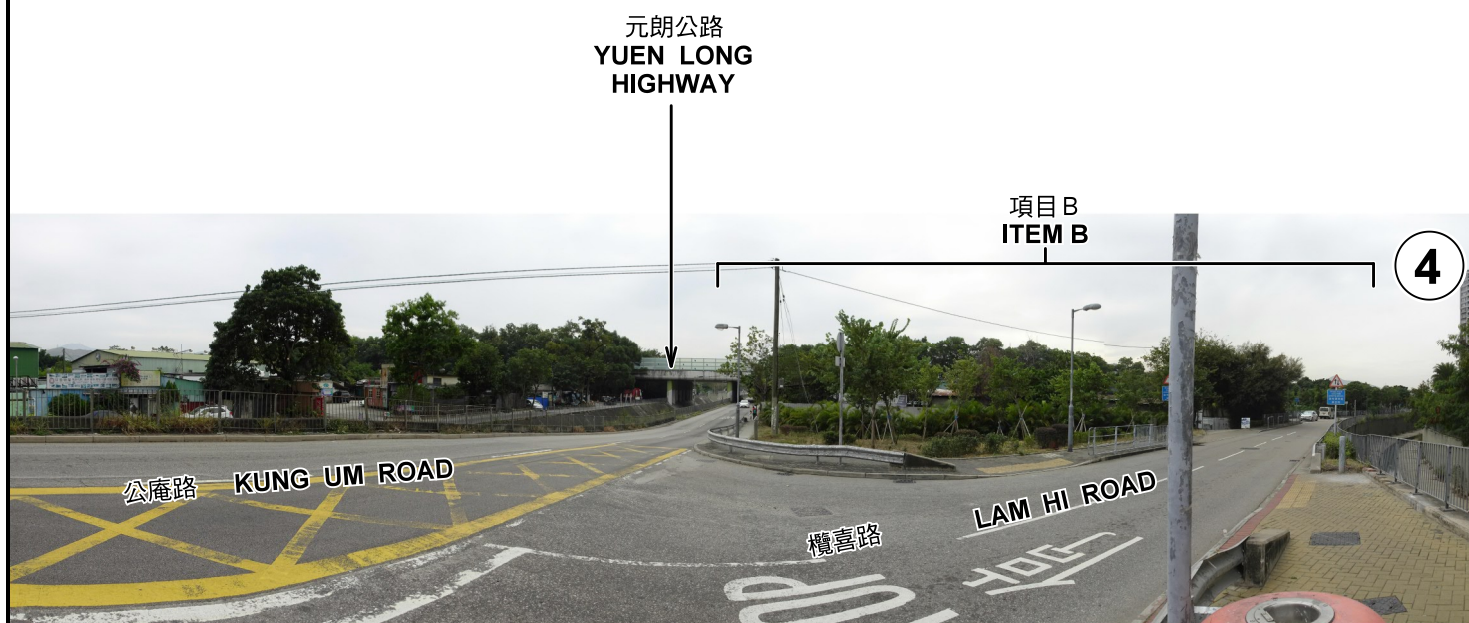
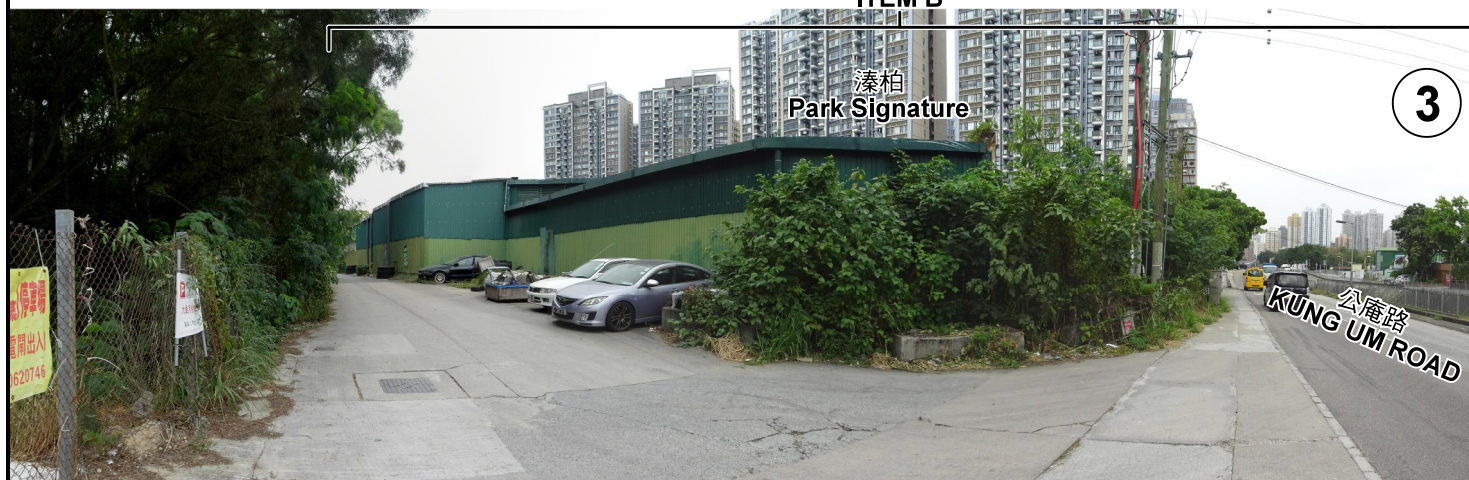
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/YLW1/20/79

圖 PLAN
4a

項目 B
ITEM B



實地照片 - 項目 B
SITE PHOTOS - ITEM B

元朗分區計劃大綱核准圖編號 S/YL/23 的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
YUEN LONG OUTLINE ZONING PLAN No. S/YL/23

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/YLW1/20/79

圖 PLAN
4b

本圖於2020年12月30日擬備，所根據的
資料為攝於2020年11月10日的實地照片
PLAN PREPARED ON 30.12.2020
BASED ON SITE PHOTOS
TAKEN ON 10.11.2019



港鐵(西鐵綫)(高架橋)
MTR (WEST RAIL LINE)
(Viaducts)



界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 - 項目 C
SITE PHOTOS - ITEM C

元朗分區計劃大綱核准圖編號 S/YL/23 的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
YUEN LONG OUTLINE ZONING PLAN No. S/YL/23

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/YLW1/20/79

圖 PLAN
4c

本圖於2020年11月19日擬備，所根據的
資料為攝於2019年1月22日的實地照片
PLAN PREPARED ON 19.11.2020
BASED ON SITE PHOTOS
TAKEN ON 22.1.2019



本圖於2020年12月31日擬備，所根據的資料為攝於2019年1月22日的實地照片
 PLAN PREPARED ON 31.12.2020
 BASED ON SITE PHOTOS
 TAKEN ON 22.1.2019

實地照片 - 項目 D1 及 D2 SITE PHOTOS - ITEMS D1 AND D2

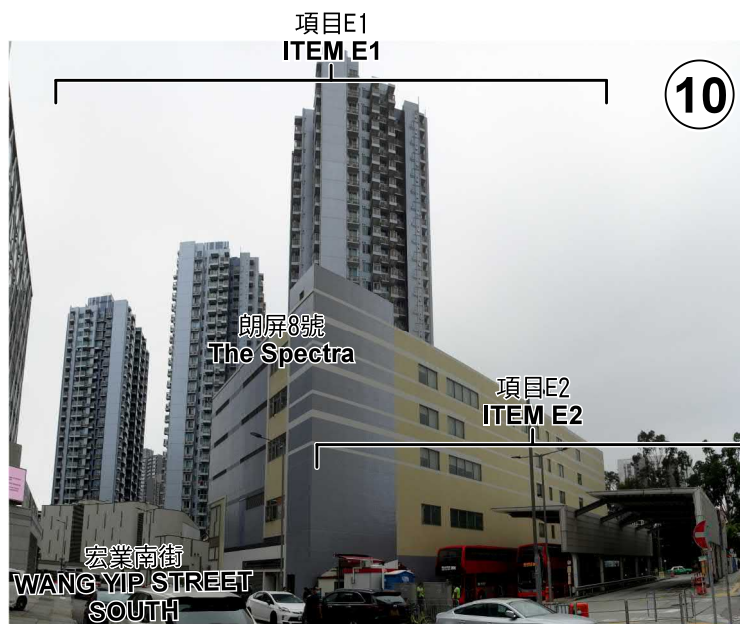
元朗分區計劃大綱核准圖編號 S/YL/23 的擬議修訂
 PROPOSED AMENDMENTS TO THE APPROVED
 YUEN LONG OUTLINE ZONING PLAN No. S/YL/23

規 劃 署
 PLANNING
 DEPARTMENT



參考編號
 REFERENCE No.
 M/YLW1/20/79

圖 PLAN
 4d



界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2020年12月31日擬備，所根據的資料為攝於2020年11月10日及11月30日的實地照片
PLAN PREPARED ON 31.12.2020
BASED ON SITE PHOTOS
TAKEN ON 10.11.2020 & 30.11.2020

實地照片 - 項目E1、E2、E3 及 E4 SITE PHOTOS - ITEMS E1, E2, E3 AND E4

元朗分區計劃大綱核准圖編號 S/YL/23 的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
YUEN LONG OUTLINE ZONING PLAN No. S/YL/23

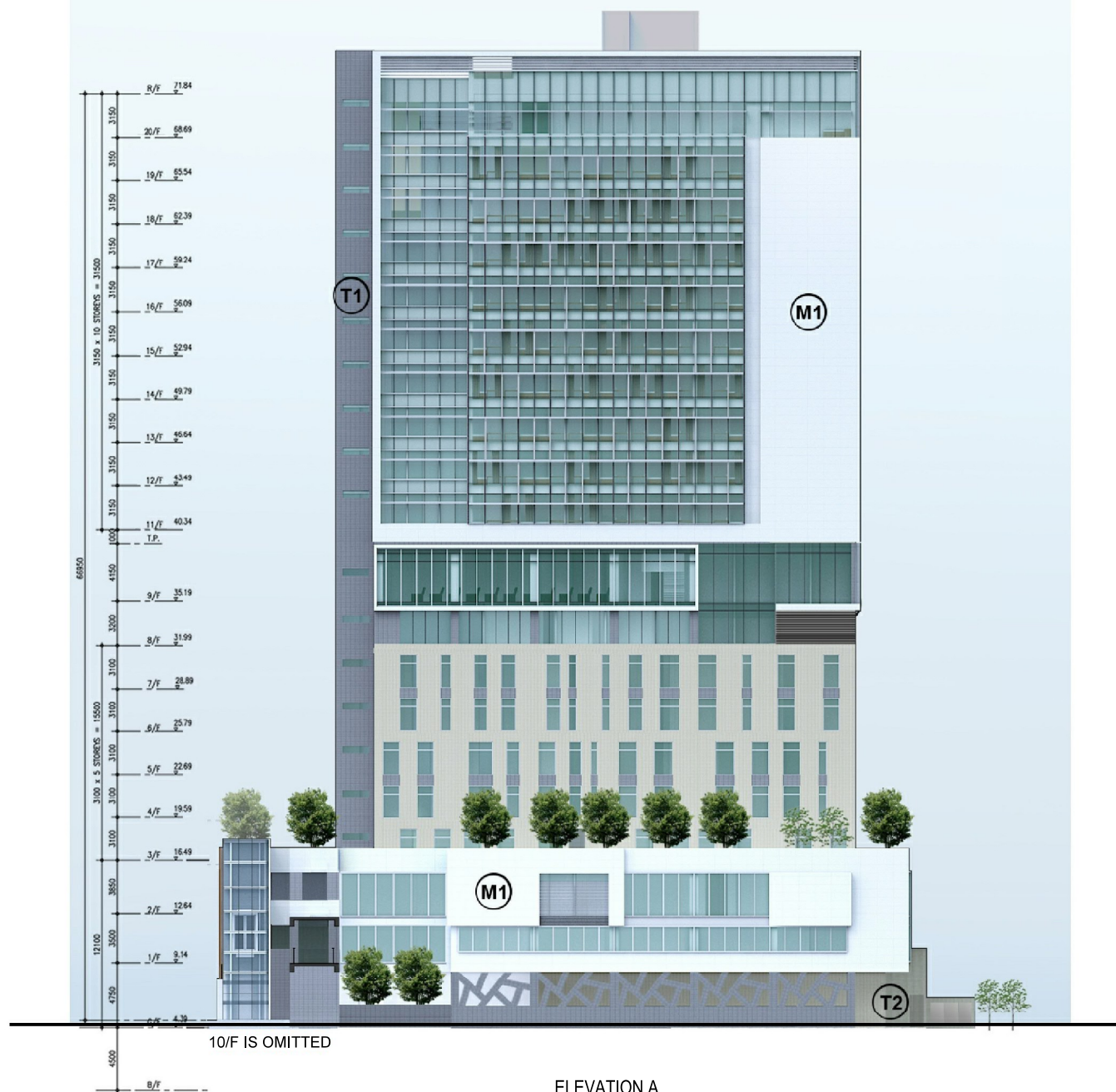
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/YLW1/20/79

圖 PLAN
4e

T1 - DARK GREY WALL TILE
T2 - BEIGE WALL TILE
T3 - LIGHT GREY WALL TILE
M1 - ALUM CLADDING



立面圖 ELEVATION

擬議社會福利及青年宿舍綜合服務大樓
PROPOSED SOCIAL WELFARE SERVICE
COMPLEX CUM YOUTH HOSTEL

本摘要圖於2020年12月31日擬備
EXTRACT PLAN PREPARED ON 31.12.2020

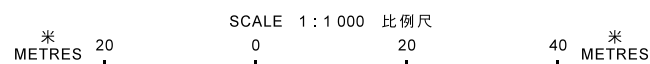
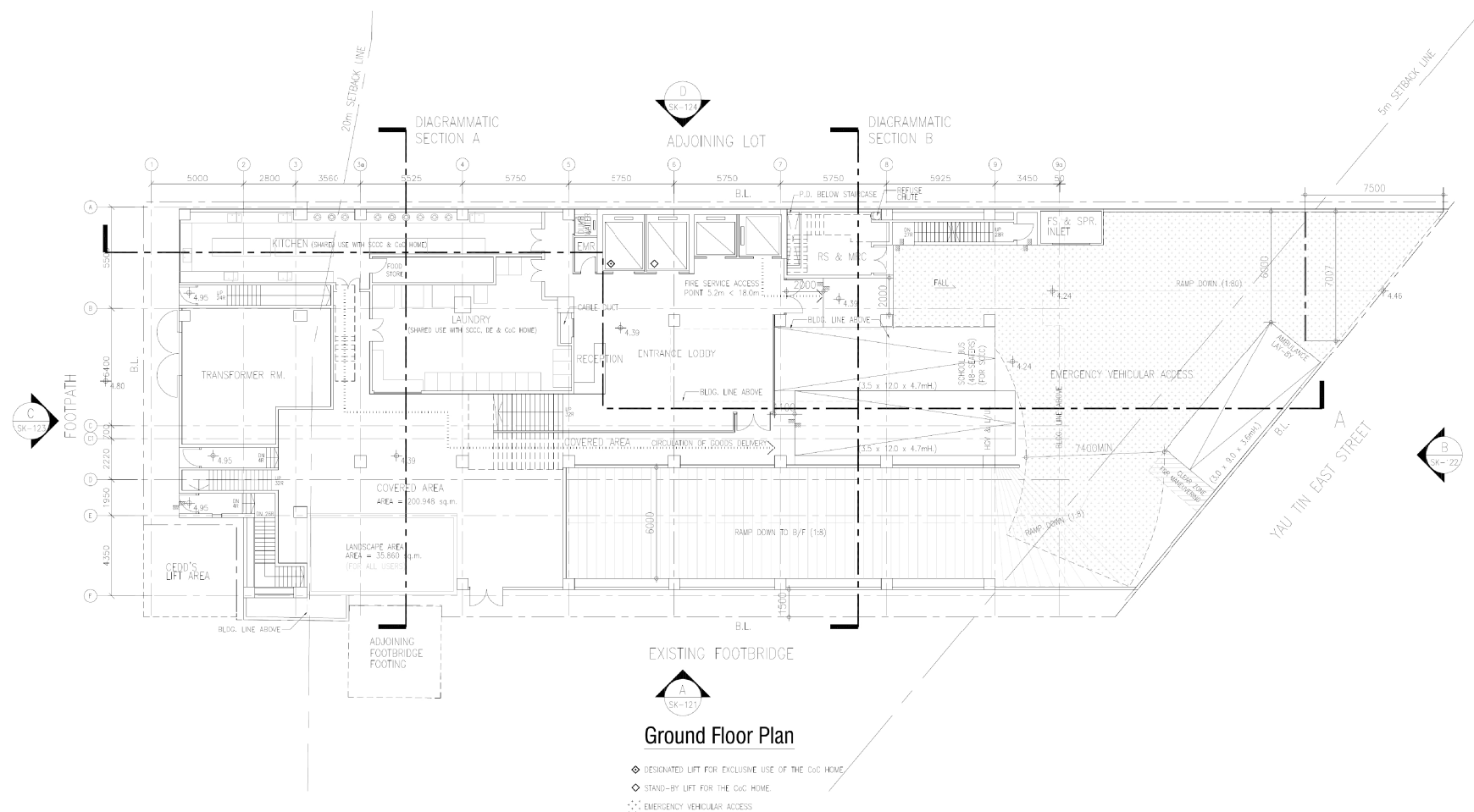
規劃署
PLANNING
DEPARTMENT

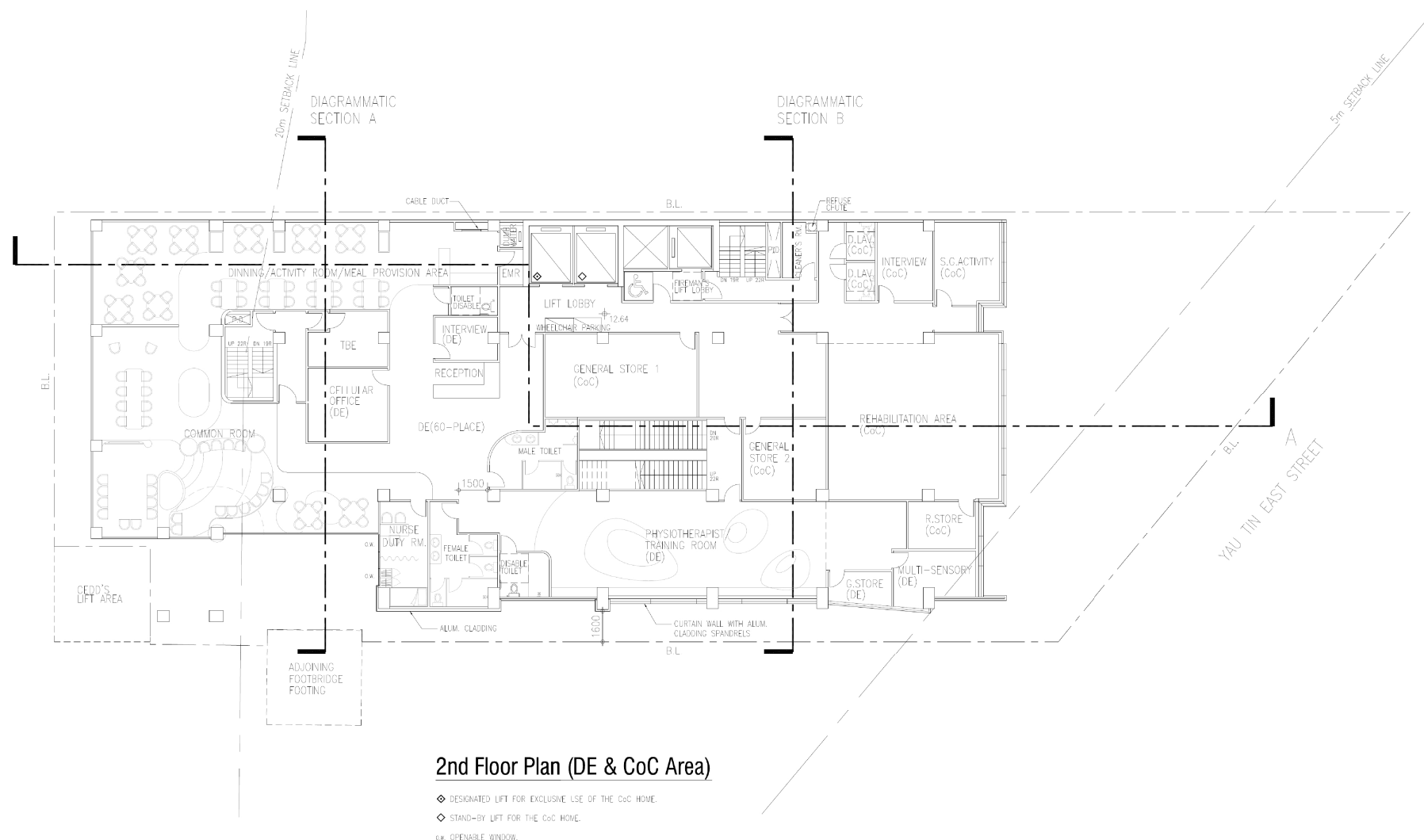
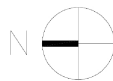


參考編號
REFERENCE No.
M/YLW1/20/79

圖 PLAN
5a

SCALE 1 : 1 000 比例尺
0 20 40 METRES





2nd Floor Plan (DE & CoC Area)

- ◆ DESIGNATED LIFT FOR EXCLUSIVE USE OF THE CoC HOME.
- ◆ STAND-BY LIFT FOR THE CoC HOME.
- o.w. OPENABLE WINDOW.

二樓平面圖 2/F LAYOUT PLAN

長者日間護理中心及持續照顧的護理安老院
DAY CARE CENTRE FOR THE ELDERLY AND CONTINUUM CARE HOME

本摘要圖於2020年11月20日擬備
EXTRACT PLAN PREPARED ON 20.11.2020

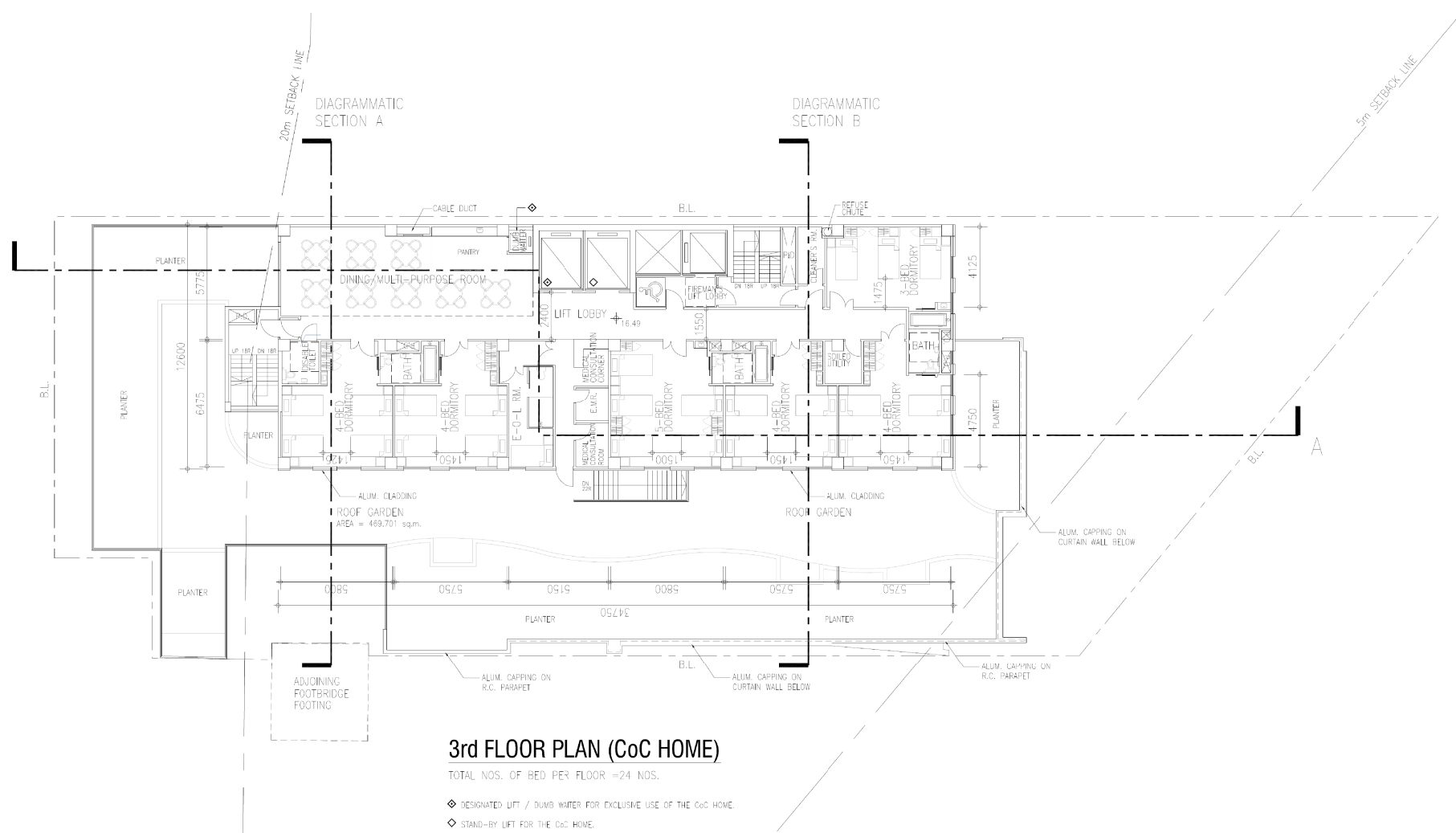
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/YLW1/20/79

圖 PLAN
5d

SCALE 1 : 1 000 比例尺
米 20 0 20 40 米
METRES

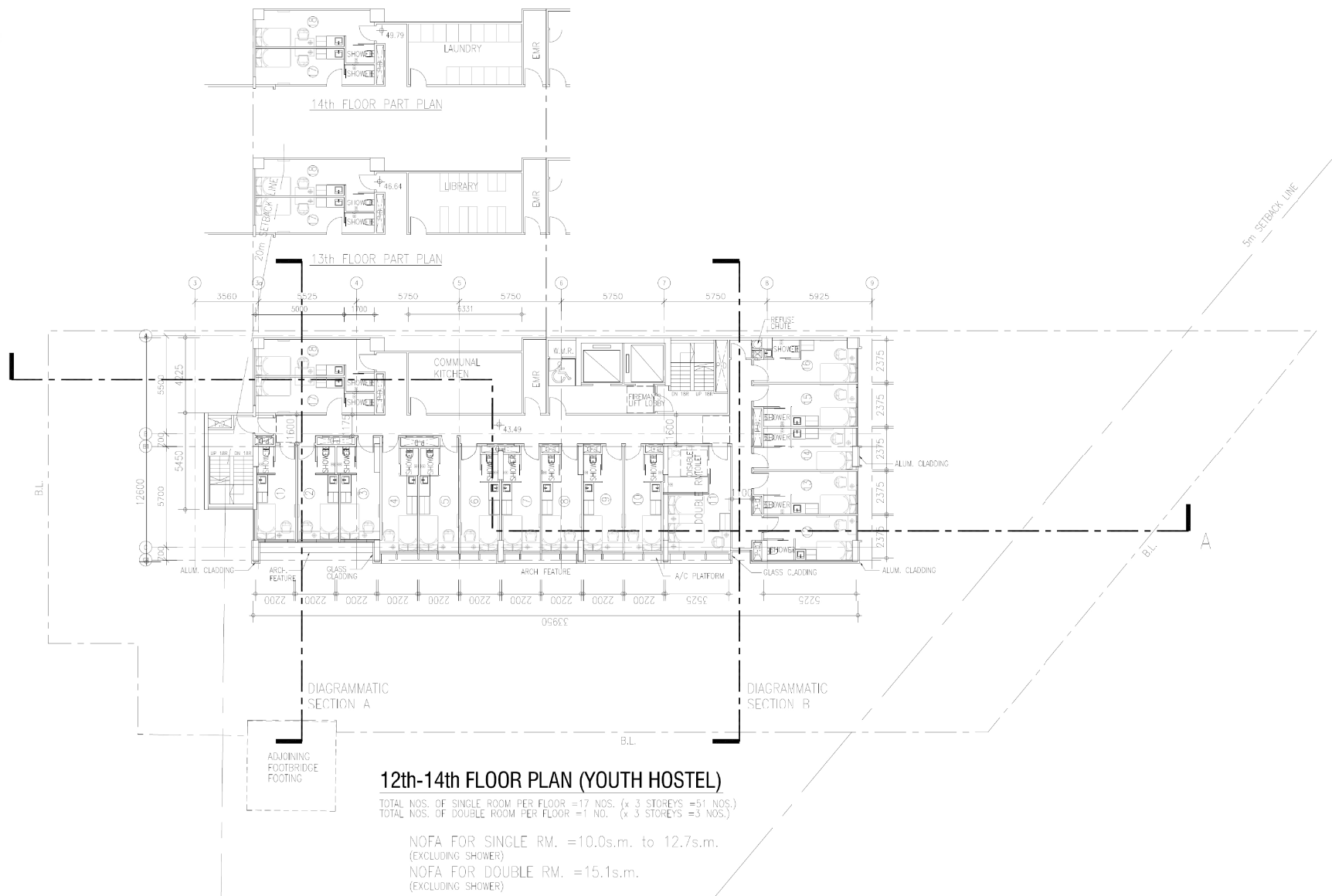
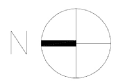


- ◆ DESIGNATED LIFT / DUMB WAITER FOR EXCLUSIVE USE OF THE CoC HOME.
- ◆ STAND-BY LIFT FOR THE CoC HOME.

PLAN
5e

SCALE 1 : 1 000 比例尺

米 20 0 20 40 米
METRES METRES



十二至十四樓平面圖 12/F to 14/F LAYOUT PLAN

青年宿舍
YOUTH HOSTEL

本摘要圖於2020年11月20日擬備
EXTRACT PLAN PREPARED ON 20.11.2020

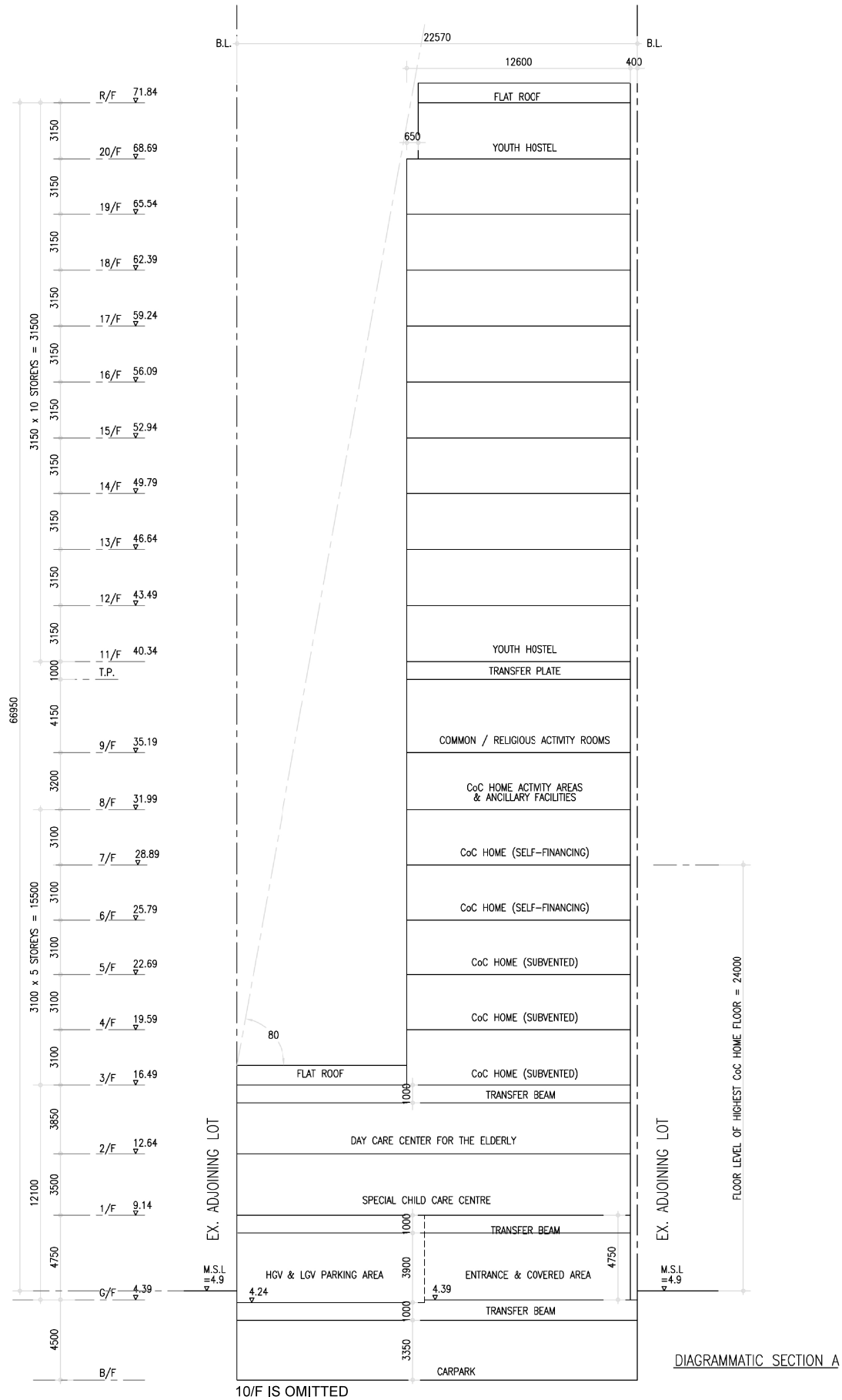
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/YLW1/20/79

圖 PLAN
5f

SCALE 1 : 1 000 比例尺
米 20 0 20 40 米
METRES



剖面圖 SECTION

擬議社會福利及青年宿舍綜合服務大樓
PROPOSED SOCIAL WELFARE SERVICE
COMPLEX CUM YOUTH HOSTEL

本摘要圖於2020年12月31日擬備
EXTRACT PLAN PREPARED ON 31.12.2020

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/YLW1/20/79

圖 PLAN
5g

SCALE 1 : 1 000 比例尺
米 METRES 20 0 20 40 米 METRES

Figure 3



合成照片 PHOTOMONTAGE

顯示擬議發展的合成照片
PHOTOMONTAGES SHOWING
THE PROPOSED DEVELOPMENT

本摘要圖於2020年11月20日擬備
EXTRACT PLAN PREPARED ON 20.11.2020

SCALE 1 : 1 000 比例尺
米 METRES 20 0 20 40 米 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/YLW1/20/79

圖 PLAN
6a

Figure 6



合成照片 PHOTOMONTAGE

顯示擬議發展的合成照片
PHOTOMONTAGES SHOWING
THE PROPOSED DEVELOPMENT

本摘要圖於2020年11月20日擬備
EXTRACT PLAN PREPARED ON 20.11.2020

SCALE 1 : 1 000 比例尺
0 20 40
米 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/YLW1/20/79

圖 PLAN
6b