

**CONSIDERATION OF REPRESENTATIONS
IN RESPECT OF THE DRAFT YUEN LONG OUTLINE ZONING PLAN NO. S/YL/22**

Subject of Representation/ Representation Site	Representers	Commenters
Support	Total: 2	
Support Amendment Items A1 and A2	R1: Po Leung Kuk (PLK)	Nil
Support Amendment Items A1 and A2 and the Notes of Plan	R2: Individual	Nil
Oppose	Total: 2	
Oppose to Amendment Items A1 and A2, for reasons on land donation mechanism and the closing down of the existing orchard on site	R3: Individual	Nil
Oppose to Amendment Items A1 and A2, for reasons on impact on trees	R4: Individual	Nil
Grand Total	4	0

1. Introduction

- 1.1 On 11.12.2015, the draft Yuen Long Outline Zoning Plan (OZP) No. S/YL/22 (the Plan) was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance) (**Annex I**). The amendments on the Plan are the rezoning of an area to the southwest of the junction of Shap Pat Heung Road and Tai Shu Ha Road West in Ma Tin Pok from “Village Type Development” (“V”) to “Government, Institution or Community (5)” (“G/IC(5)”) (Amendment Item A1) and the rezoning of an area at the junction of Shap Pat Heung Road and Tai Shu Ha Road West in Ma Tin Pok from “G/IC(1)” to “G/IC(5)” to facilitate the development of a youth hostel as well as corresponding amendments to the Notes of the OZP (**Annex II**).
- 1.2 During the 2-month exhibition period, a total of 4 representations were received. On 4.3.2016, the representations were published for public comments for 3 weeks. No comment was received during the publication period. All the representations are related to the Amendment Items A1 and A2.

- 1.3 On 20.5.2016, the Town Planning Board (the Board) decided to consider the representations collectively by the full Board at the same meeting.
- 1.4 This paper is to provide the Board with information for consideration of the representations. The representers have been invited to attend the meeting in accordance with section 6B(3) of the Ordinance.

2. **Background**

- 2.1 It was stated in the 2014 Policy Address that the Government will continue to implement the Youth Hostel Scheme (YHS) 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.
- 2.2 To in line with the Government's initiative, a site to the southwest of the junction of Shap Pat Heung Road and Tai Shu Ha Road West in Ma Tin Pok (about 0.67ha) has been identified for the development of a youth hostel (Amendment Items A1 and A2) (**Plan H-1**).
- 2.3 The site concerned is mainly of private land for donation to PLK for development and operation of the proposed youth hostel (**Plan H-1**). The proposed youth hostel is one of the proposals received under the YHS. In June 2016, the Finance Committee of the Legislative Council approved the funding proposal for PLK to conduct pre-construction works.
- 2.4 The proposed 24-storey youth hostel tower providing a total of 1,248 units would be over a landscaped void podium deck on 1/F, communal facilities on G/F and a carpark with E&M facilities on basement level. Technical assessments have been conducted by PLK including traffic impact assessment, noise impact assessment, quantitative risk assessment, air ventilation assessment (expert evaluation report), visual impact assessment, tree preservation proposal and landscape master plan (LMP), sewerage impact assessment and drainage impact assessment. Relevant Government departments consulted have no in-principle objection to/adverse comment on the proposed indicative scheme and the technical assessments.

3. **Local Consultation**

- 3.1 On 15.7.2015, the Home Affairs Bureau and PLK consulted the Town Planning and Development Committee of Yuen Long District Council (TP&DC of YLDC). The proposed youth hostel development was strongly supported by the TP&DC members. TP&DC also passed a motion urging all relevant Government departments to cooperate so as to facilitate the smooth implementation of the youth hostel. An extract of the minutes of the TP&DC meeting on 15.7.2015 is at **Annex III-1**.
- 3.2 On 16.9.2015, TP&DC was consulted on the proposed amendments to the OZP to facilitate the youth hostel project and they supported the proposal. An extract of the minutes of TP&DC meeting on 16.9.2015 is at **Annex III-2**.

- 3.3 After gazetting of the OZP, TP&DC of YLDC was further consulted on 15.1.2016. TP&DC supported the amendments. An extract of the minutes of the TP&DC meeting on 15.1.2016 is at **Annex III-3**.

4. **Representations**

Supportive Representations

- 4.1 The representation **R1** submitted by PLK, the project proponent of the youth hostel development, states that the amendments are essential for the development of the youth hostel which is in line with the Government's policy on the YHS. Technical assessments of the proposed development have been accepted by relevant Government departments and the proposal was supported by TP&DC of YLDC (**Annex IV-1**).
- 4.2 The representation **R2** submitted by an individual states that the proposed youth hostel development would meet the aspirations of the working youths in having their own living space and enable them to accumulate savings within a period to meet their future plans. The location is suitable and the project would promote social harmony and enhance development potential of the site (**Annex IV-2**).

Adverse Representations

- 4.3 The objection grounds of **R3** submitted by an individual is that if a 'land donation' mechanism between the developer and the Government is established with reference to the youth hostel project, it would set an undesirable precedent affecting the land transaction and use of land in future. The representer also raises concerns on the closing down of the existing orchard on site, which has been operating for years, upon the development of the youth hostel (**Annex IV-3**).
- 4.4 The objection grounds of **R4** submitted by an individual is that the existing trees on site would be affected by the proposed development. The representer requests that a tree compensatory planting plan should be provided (**Annex IV-4**).

5. **Planning Considerations and Assessments**

The Representation Site and the Surrounding Areas

- 5.1 The representation site (the site) covers Amendment Items A1 and A2 (about 0.67ha) (**Plan H-1**). The site is abutting Shap Pat Heung Road and accessible via Tai Shu Ha Road West. It is largely vacant with fallow agricultural land covered by trees and shrubs and a few temporary structures. The eastern portion of the site is currently occupied by a commercial nursery (**Plans H-2 to H-4**).
- 5.2 The site is at the southern portion of the Yuen Long New Town. The surrounding area of the site has the following characteristics (**Annex I and Plans H-1 to H-4**):

- (a) to its east across the nullah are residential dwellings, a car park, recreation and industrial uses and some vacant land on land zoned “Open Space” (“O”);
- (b) to its further east (about 200m away) is a medium-rise residential development namely Sereno Verde with a plot ratio (PR) of 3 and building height (BH) of 14 storeys (51mPD) on land zoned “Residential (Group B)” (“R(B)”) (**Plan H-1**);
- (c) to its southwest is an area zoned “O” where residential dwellings/structures and unused land are found;
- (d) to its southeast is the village settlements of Fraser Village on land zoned “V”;
- (e) to its immediate west is a planned petrol cum liquefied petroleum gas (LPG) filling station on land zoned “OU” annotated “Petrol Filling Station” (“OU(PFS)”);
- (f) to its further west (about 200m away) are high-rise residential developments namely La Grove and Park Signature with a PR of 5 and BH of 21 (75mPD) and 24 storeys (81mPD) respectively on land zoned “Residential (Group A)1” (“R(A)1”) (**Plan H-1**); and
- (g) to its north across Shap Pat Heung Road are village dwellings on land zoned “V”.

5.3 The indicative development parameters of the proposed youth hostel development are as follows:

Site Area (Donation Site)	About 6,340m ² (including 500m ² of Government land)
Total Gross Floor Area	About 35,060 m ²
- <i>domestic</i>	About 31,450m ²
- <i>non-domestic</i>	About 3,610m ²
PR	About 5.53
No. of Block	1
No. of Storeys	26 storeys over 1 level of basement for carpark and E&M facilities (i.e. a 24-storey youth hostel tower on top of a landscaped podium deck at 1/F and communal facilities at G/F)
Maximum BH	About 91.6 mPD
No. of Hostel Units	1,248
Estimated Population	About 1,680
Private Open Space	1,880m ²
Greening Area	1,360m ²

Planning Intention

- 5.4 The “G/IC” zone (including “G/IC(5)”) 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, organisations providing social services to meet community needs, and other institutional establishments.

Responses to Grounds of Representations

- 5.5 **R1** and **R2** supporting amendments to the OZP are noted.
- 5.6 **R3** objects to the amendment items mainly because of the concern on the lack of a mechanism to process land donation by developers and the closing down of the existing nursery on site. It should be noted that the site will be passed to PLK from the donor as a vacant site. The Government is only liaising with PLK, not the land donor, for the development of the youth hostel concerned. The Government will process applications for the YHS in accordance with the established policies and procedures. The Secretary for Home Affairs advises that the Government will only fund the development of youth hostels on sites that are already in the hands of non-governmental organisation (NGOs). Upon the completion of the youth hostels, the NGOs operating the youth hostels should strictly adhere to the regulations of the YHS. The mechanism of land donation is not related to the land use of the site and thus, outside the Board’s jurisdiction.
- 5.7 The existing nursery on site falls mostly on private land within the site. The tenancy agreement between the land owner and the occupier falls outside the ambit of the Board and should be dealt with by the land owner separately in taking forward the proposed youth hostel.
- 5.8 The land use zoning for the site should be determined based on planning considerations. As far as land use planning is concerned, the site is considered suitable for the proposed youth hostel development and relevant government departments have advised that there would be no insurmountable technical problems. The proposed development will not only allow better utilisation of the site but also benefit about 1,700 youth occupants by providing an alternative to meet their aspirations in having their own living space. Moreover, TP&DC of YLDC was duly consulted before amendments to the OZP and after the gazetting of the amendments, and support the proposed youth hostel development. In this regard, the “G/IC(5)” zoning is considered appropriate to reflect the intended use on the site.
- 5.9 **R4** is concerned about the impacts on trees and requests the submission of a tree compensatory planting plan. Tree preservation proposal and a LMP for the indicative scheme of the proposed youth hostel have been prepared by the project proponent. The trees on site are common native or exotic amenity species. No Registered Old and Valuable Trees or Potentially Registrable Trees were found. Relevant government departments consulted including the Chief Town Planner/Urban Design and Landscape of Planning Department and the Director of Agriculture, Fisheries and Conservation have no adverse comment. Moreover, as a capital works project, the project proponent will need to obtain

approval from relevant authorities for any tree felling/transplanting and be responsible to follow relevant practice notes and guidelines.

6. Consultation

6.1 The following Government departments have been consulted and their comments have been incorporated in the above paragraphs, where appropriate:

- Secretary for Development;
- Secretary for Home Affairs;
- District Lands Officer/Yuen Long, Lands Department;
- Director of Agriculture, Fisheries and Conservation; and
- Chief Town Planner/Urban Design & Landscape of Planning Department.

6.2 The following departments have no comment on the representations:

- Secretary for Transport & Housing;
- Secretary for Commerce & Economic;
- Secretary for Food and Health;
- Secretary for Education;
- 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 of Water Supplies Department;
- Project Manager (New Territories West), New Territories West Development Office, 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 Food and Environmental Hygiene;
- Director of Leisure and Cultural Services;
- Executive Secretary (Antiquities and Monuments), Leisure and Cultural Services Department;
- Director of Social Welfare;
- Director of Health;
- Director of the Hong Kong Observatory;
- Director-General of Trade and Industry;
- Commissioner of Police;
- District Officer (Yuen Long), Home Affairs Department; and
- Government Property Administrator.

7. **Planning Department's Views**

- 7.1 The supportive views of **R1** and **R2** are noted.
- 7.2 Based on the assessments made in paragraph 6 above, the Planning Department does not support **R3** and **R4** for the following reasons and considers that no amendment should be made to the Plan to meet the representations:
- (a) The representation site is considered suitable for proposed youth hostel development. The "G/IC(5)" zoning is considered appropriate for the planned development. (**R3** and **R4**)
 - (b) The project proponent will be required to carry out tree survey and take appropriate mitigation measures, if tree felling is required, in accordance with the existing guidelines and tree preservation mechanism. (**R4**)

8. **Decision Sought**

The Board is invited to give consideration to the representations and decide whether to propose/not to propose any amendment to the Plan to meet/partially meet the representation.

9. **Attachments**

Annex I	Draft Yuen Long Outline Zoning Plan No. S/YL/22 (plan only of reduced size)
Annex II	Schedule of Amendments to the approved Yuen Long Outline Zoning Plan No. S/YL/21
Annex III-1	Extract of Minutes of the 4th Town Planning & development Committee of Yuen Long District Council held on 15.7.2015
Annex III-2	Extract of Minutes of the 5th Town Planning & development Committee of Yuen Long District Council held on 16.9.2015
Annex III-3	Extract of Minutes of the 1st Town Planning & development Committee of Yuen Long District Council held on 15.1.2016
Annexes IV-1 to IV-4	Representations R1 to R4
Plan H-1	Location of Representation Site
Plan H-2	Site Plan
Plan H-3	Aerial Photo

Plan H-4

Site Photos

**PLANNING DEPARTMENT
JULY 2016**