## Broad Development Parameters of the Applied Use/Development in respect of Application No. A/HSK/474

## 關乎申請編號 A/HSK/474 的擬議用途/發展的概括發展規範

Application No. 申請編號	A/HSK/474				
Location/address 位置/地址	Lots 361 S.A (Part), 362 (Part) and 422 (Part) in D.D. 127 and Adjoining Government Land, Kiu Tau Wai, Yuen Long, New Territories 新界元朗橋頭圍丈量約份第 127 約地段第 361 號 A 分段(部分)、第 362 號(部分)及第 422 號(部分)和毗連政府土地				
Site area 地盤面積	About 約 15,394 sq. m 平方米 (Includes Government Land of about 包括政府土地約 924 sq. m 平方米) sq. m 平方米				
Plan 圖則	Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2 洪水橋及厦村分區計劃大綱核准圖編號 S/HSK/2				
Zoning 地帶	"Other Specified Uses" annotated "Mixed Use" 「其他指定用途」註明「混合用途」				
Applied use/ development 申請用途/發展	Proposed Min-	or Relaxation of Plot Ratio Restriction for Permitted Residential and Commercial Development			
	擬議略為放寬地積比率限制,以作准許的住宅及商業發展				
Gross floor area and/or plot ratio 總樓面面積及/ 或地積比率		sq. m 平方米	Plot ratio 地積比率		
	Domestic 住用	About 約 86,591.25	About 約 5.625		
	Non-domestic 非住用	About 約 21,166.75	About 約 1.375		
No. of block 幢數	Domestic 住用	-			
	Non-domestic 非住用	1			
	Composite 綜合用途	5	Residential Towers (sitting on retail podium) 住宅大廈(座落在零售平台上)		
Building height/No.	Domestic	- m米			

of storeys 建築物高度/ 層數	住用	-	mPD 米(主水平基準上)		
		-	Storey(s) 層		
	Non-domestic 非住用	-	m米		
		45	mPD 米(主水平基準上)		
		7	Storey(s) 層		
		2	Exclude 不包括 Basement 地庫		
	Composite 綜合用途	-	m米		
		160	mPD 米(主水平基準上)		
		47	Storey(s) 層		
		2 1	Exclude 不包括 Basement 地庫 Transfer Plate 轉換層		
Site coverage	Not we	above 15 m 米以上			
上蓋面積	Not more than 不多於 65%		below 15 m 米以下		
No. of units 單位數目	1,850 Flats 住宅單位				
Open space	Private 私人	Not less than 不少於 4,810 sq. m平方米			
休憩用地	Public 公眾	- sq. m 平方米			
No. of parking	Total no. of vehice	otal no. of vehicle spaces 停車位總數			
spaces and loading					
/ unloading spaces	Private Car Pa	551			
停車位及上落客貨	Motorcycle Pa	43			
車位數目	Bicycle Parkin	355			
	Total no. of vehice	33			
	上落客貨車位/				
	Light Goods V	19			
	Heavy Goods	14			

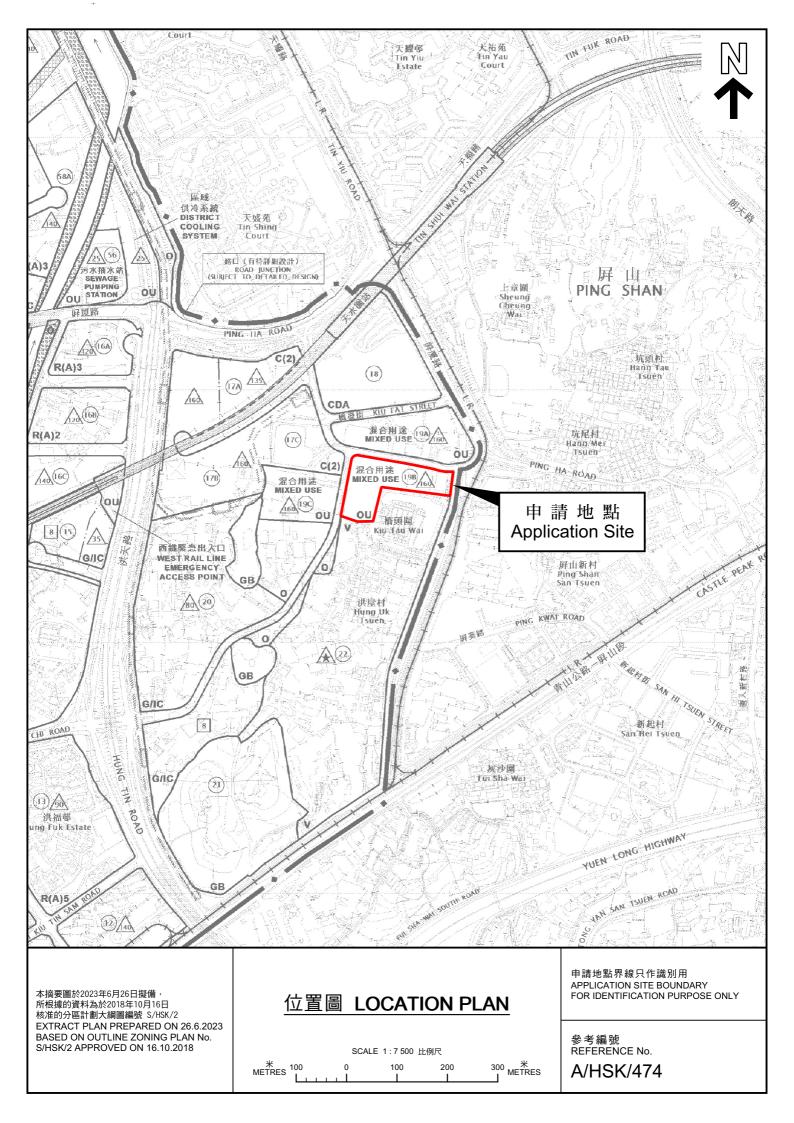
<sup>\*</sup> 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異,城市規劃委員會概不負責。若有任何疑問,應查閱申請人提交的文件。

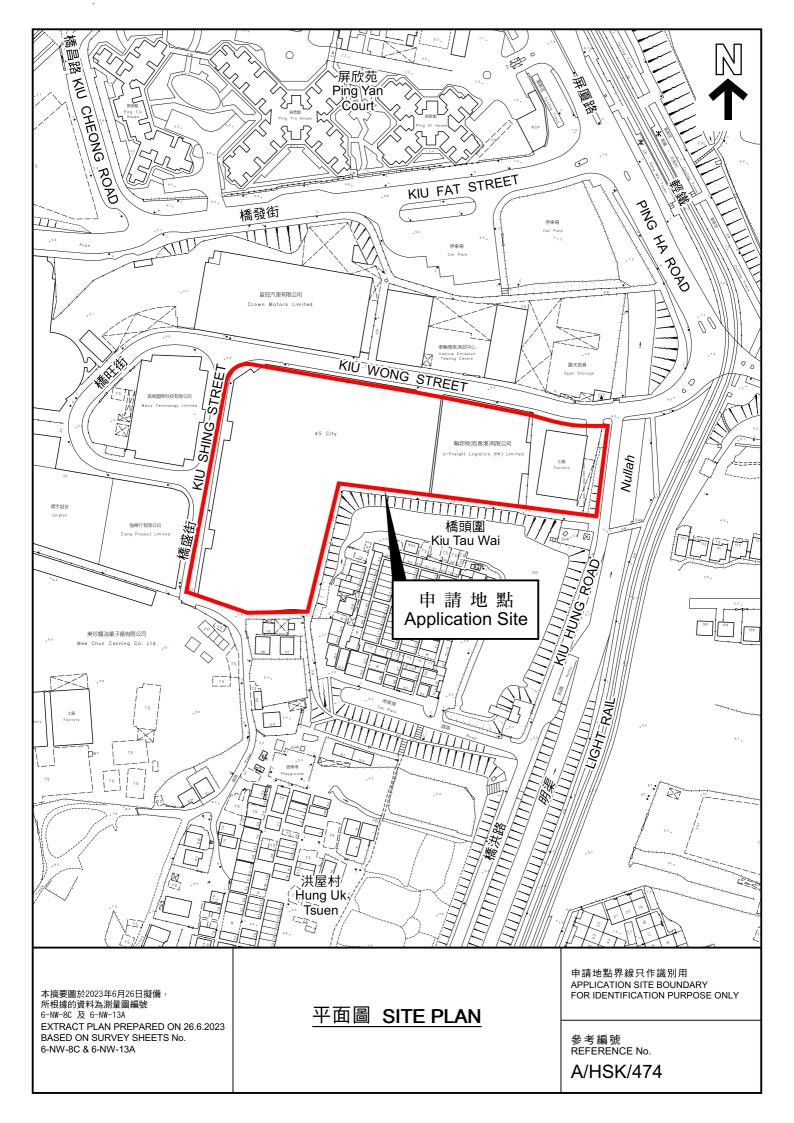
The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese	<b>English</b>
	中文	英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖		<b>√</b>
Block plan(s) 樓宇位置圖		<b>✓</b>
Floor plan(s) 樓宇平面圖		<b>✓</b>
Sectional plan(s) 截視圖		<b>√</b>
Elevation(s) 立視圖		
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片		<b>✓</b>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖		<b>√</b>
Others (please specify) 其他(請註明)		$\checkmark$
Location plan 位置圖		
Lot index plan 地段索引圖		
Site and surrounding photos 實地及周邊照片		
Reports 報告書		
Planning Statement / Justifications 規劃綱領 / 理據		<b>✓</b>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空		<b>✓</b>
氣及/或水的污染)		
Traffic impact assessment (on vehicles) 就車輛的交通影響評估		$\checkmark$
Traffic impact assessment (on pedestrians) 就行人的交通影響評估		$\checkmark$
Visual impact assessment 視覺影響評估		
Landscape impact assessment 景觀影響評估		$\checkmark$
Tree Survey 樹木調査		<b>√</b>
Geotechnical impact assessment 土力影響評估		
Drainage impact assessment 排水影響評估		$\checkmark$
Sewerage impact assessment 排污影響評估		<b>✓</b>
Risk Assessment 風險評估		
Others (please specify) 其他(請註明)		$\checkmark$
Visual Appraisal 視覺評估		
Note: May insert more than one 「✔」. 註:可在多於一個方格內加上「✔」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註: 上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異,城市規劃委員會概不負責。若有任何疑問,應查閱申請人提交的文件。





## **EXECUTIVE SUMMARY**

申請編號 Application No.: <u>A/HSK/474</u> 此頁摘自申請人提交的文件。 This page is extracted from applicant's submitted documents.

Pursuant to Section 16 (S16) of the Town Planning Ordinance (TPO), this Supporting Planning Statement is prepared and submitted to seek approval from the Town Planning Board (TPB) for Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Residential and Commercial Development (the Proposed Development) in "Other Specified Uses" annotated "Mixed Use" ("OU(MU)") Zone at Lots 361 S.A (Part), 362 (Part) and 422 (Part) in D.D. 127 and Adjoining Government Land, Kiu Tau Wai, Yuen Long, New Territories (the Application Site).

The Application Site is zoned "OU(MU)" on the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/2 with the planning intention for high-density residential development and commercial development in close proximity to the railway stations. The Application Site is subject to a total maximum plot ratio (PR) of 7 (of which the domestic plot ratio should not exceed 4.5), and a maximum building height (BH) of 160mPD, or the PR and height of the existing building, whichever is the greater. The Application Site has a set of General Building Plans (GBP) approved on 19 August 2022 (Approved Scheme) which complies with the OZP requirements and comprised of 4 residential towers (BH not more than 160mPD) and a retail block (BH of 54.85 mPD). The proposed minor relaxation of plot ratio restriction put forward in this Planning Application is formulated using previous GBP Approved Scheme as a basis with the intention to increase the provision of housing units to cater with the pressing housing demand and to realise the planning intention of the "OU(MU)" zone.

The existing industrial use at the Application Site are found incompatible with the future development of the Hung Shui Kiu / Ha Tsuen New Development Area (HSK/HT NDA) as the area is transforming into an integral part of the District Commercial Node, providing residential and commercial developments anticipated to be completed by 2037/38. To respond to the public aspiration for more residential flats and to support the growing economic activities induced from the strengthened position of HSK/HT NDA under the Northern Metropolis Strategy, a review has been made to optimise the flat production at the Application Site. The Proposed Development has a proposed domestic PR of 5.625 with the overall PR of 7 remains unchanged, providing a total of 1,850 flats (equivalent to 498 flats more than the Approved Scheme) and is fully in line with the planning intention of the "OU(MU)" zone. The Proposed Development is intended to create a lively and mixeduse destination comprised of residential and retail facilities, which will become a focal point in the District Commercial Node of HSK/HT NDA.

The specific site environment, requirements and planning design have been taken into account when creating an Architectural Plan for the Proposed Development at the Application Site. Considering the following planning merits, the Proposed Development at the Application Site is effectively justified:

- Responding with the Government's Prevailing Policy to Increase the Housing Supply at a Readily Available Site;
- Fully In Line with the Planning Intention of the "OU(MU)" Zone;
- Echoing with the Prevailing Policy of the Government at the Heart of the Secondary Node of the Hung Shui Kiu/ Ha Tsuen New Development Area;
- Ensuring Compatibility with the Surrounding Neighbourhood;
- Expediting the Phasing Out of Incompatible Industrial Uses and Early Realisation of the



Planning Intention for the High-Density Residential and Commercial Developments;

- Resulting in NO Adverse Impacts to Surrounding Environment; and
- Setting a Desirable Precedent for Optimising the Development Opportunities through Mixed Residential and Commercial Development.

The Applicant has demonstrated their genuine intention and commitment in taking forward the Proposed Development at the Application Site. Considering planning merits and justifications put forward in this Supporting Planning Statement, we sincerely seek the favourable consideration from the TPB to support this S16 Planning Application.



June 2023 Supporting Planning Statement Page ii

## 行政摘要

申請編號 Application No.: A/HSK/474 此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

(內容如與英文版本有任何差異,應以英文版本為準)

本規劃申請根據《城市規劃條例》(第131章)第16條,就位處新界元朗橋頭圍丈量約份第 127 約地段第361號A分段(部分)、第362號(部分)及第422號(部分)和毗連政府土地 「其他指定用途」註明「混合用途」地帶(申請地點)的擬議略為放寬地積比率限制,以作 准許的住宅和商業發展(擬議發展)擬備規劃綱領並向城市規劃委員會(城規會)提出申請。

申請地點位於洪水橋及厦村分區計劃大綱核准圖編號S/HSK/2(分區計劃大綱圖)的「其他指定用途」註明「混合用途」地帶。此地帶的規劃意向,主要是在鐵路站附近一帶作高密度住宅發展及商業發展。申請地點的合計最高地積比率為7倍(其中住用部分的地積比率不得超過4.5倍)和最高建築物高度為主水平基準上160米,或現有建築物的地積比率和高度,兩者中以數目較大者為準。申請地點於2022年8月19日已獲屋宇署核准一套符合分區計劃大綱圖要求,並由4幢住宅大厦(建築物高度不超過主水平基準上160米)及1幢零售設施建築(建築物高度為主水平基準上54.85米)組成的建築圖則(核准方案)。是次申請擬議略為放寬地積比率限制是以核准方案作為基礎並旨在增加住房單位供應而擬備的,以回應迫切的住屋需求及實現「其他指定用途」註明「混合用途」地帶的規劃意向。

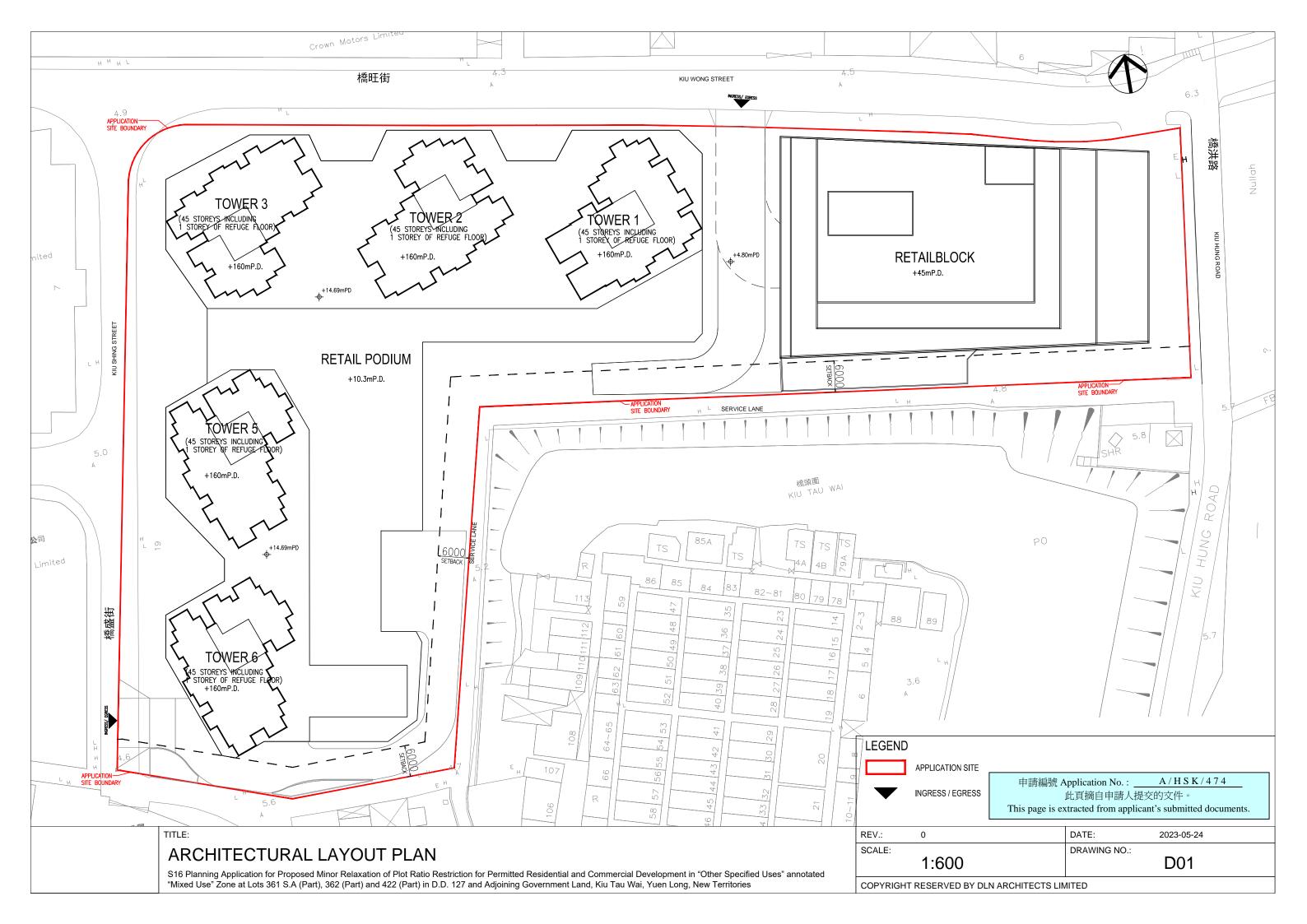
申請地點現有的工業用途未能符合洪水橋/厦村新發展區的未來發展,因為該地區正轉型為地區商業中心的重要部分,並預計於2037/38年完成提供住宅和商業項目。為回應公眾對增加住宅單位的訴求以及配合北部都會區發展策略為洪水橋/厦村新發展區帶來的經濟機遇,擬議方案已檢討並優化申請地點的住宅單位供應。擬議發展的住用地積比率為5.625倍而最高地積比率維持7倍,提供總共1,850個單位(比核准方案多出498個單位),並完全符合「其他指定用途」註明「混合用途」地帶的規劃意向。擬議發展旨在打造一個充滿活力和備有混合住宅和零售設施用途的地點,並成為洪水橋/厦村新發展區地區商業中心的焦點。

申請人考慮了申請地點的獨特環境、規劃及設計要求,為擬議發展擬備了一份建築圖則具備以下的規劃增益:

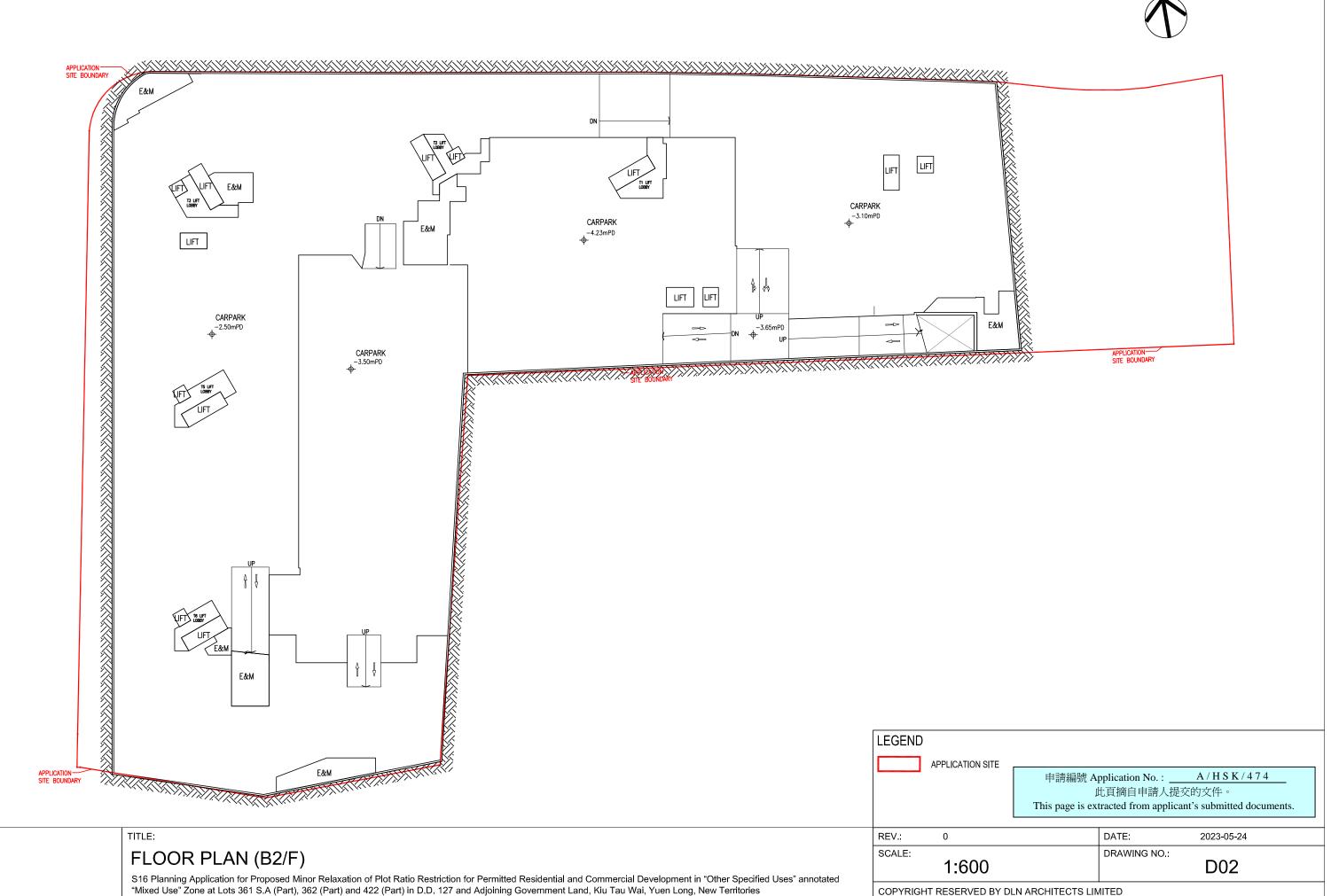
- 配合政府現行政策,在現成用地增加房屋供應;
- 完全符合「其他指定用途」註明「混合用途」地帶的規劃意向;
- 呼應政府在洪水橋/厦村新發展區的第二個中心點的政策;
- 確保發展與周邊環境兼容;
- 加快取替現有不兼容的工業用途以及早日實現高密度住宅和商業發展的規劃意向;
- 不會對周圍環境造成負面影響;及
- 為優化發展機會作混合住宅和商業發展創立良好先例。

申請人對在申請地點推進此擬議發展持有誠懇和積極的態度。基於本規劃綱領所闡述的規劃增益及理據,我們懇請城市規劃委員會支持是次規劃申請。



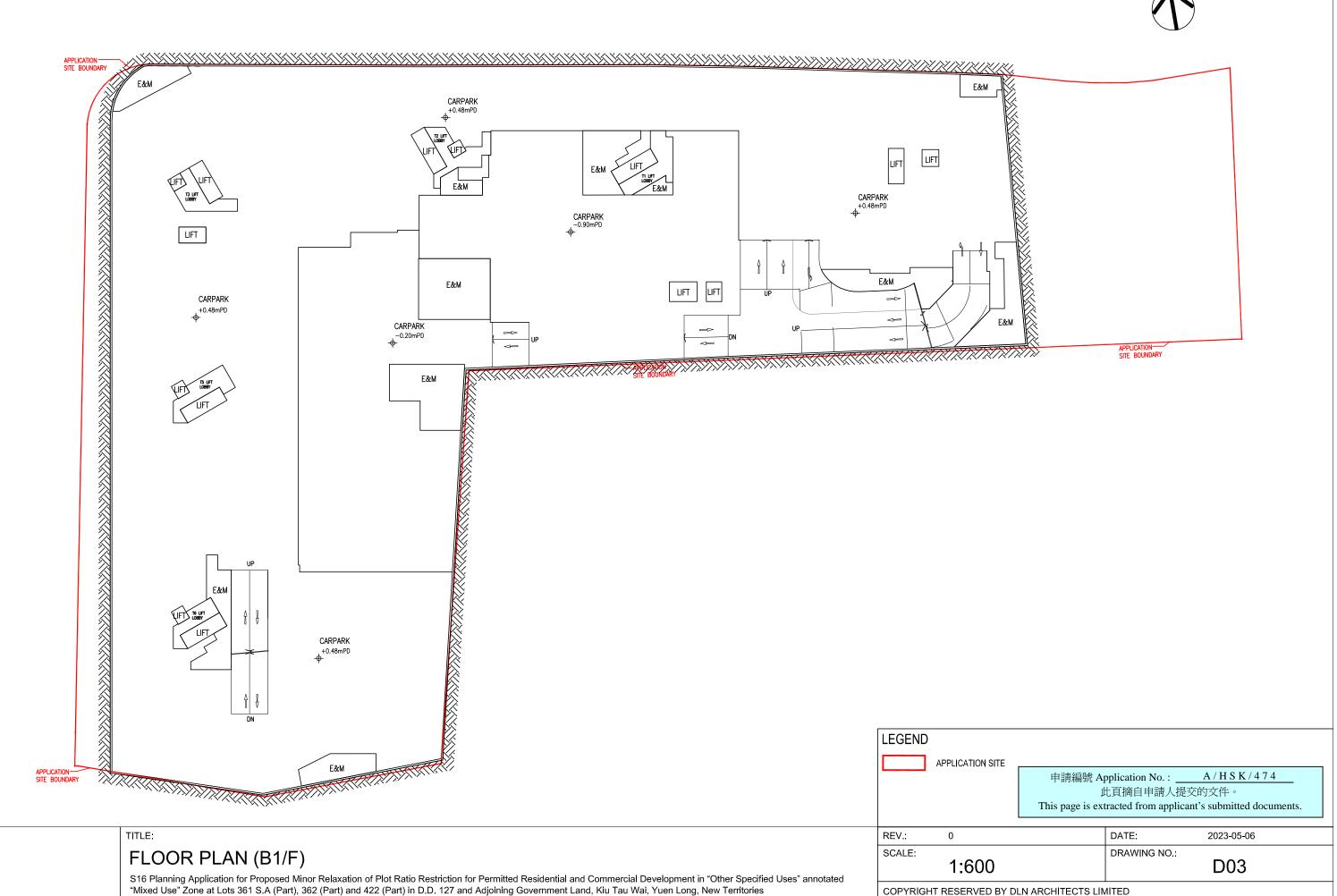


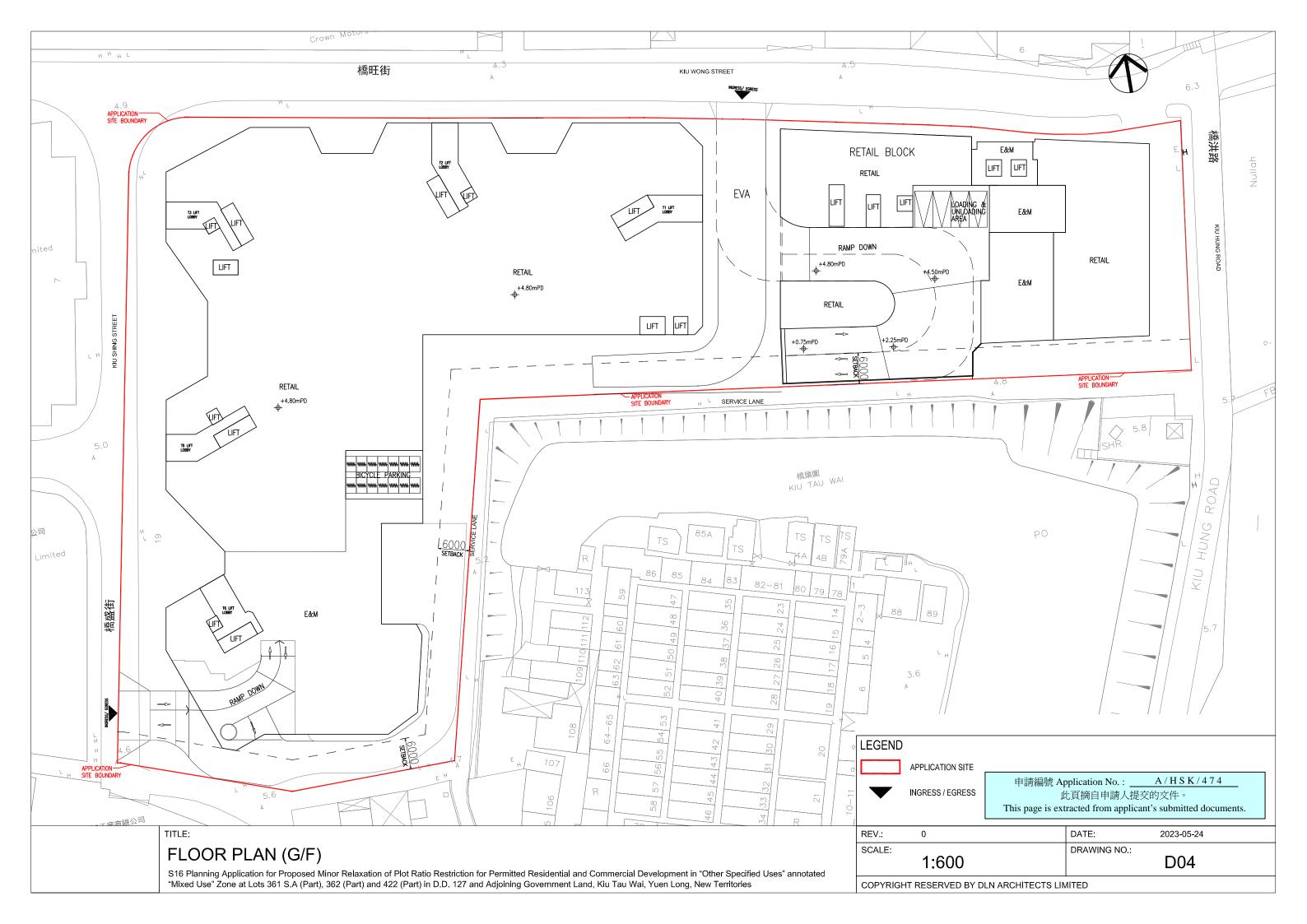




"Mixed Use" Zone at Lots 361 S.A (Part), 362 (Part) and 422 (Part) in D.D. 127 and Adjoining Government Land, Kiu Tau Wai, Yuen Long, New Territories

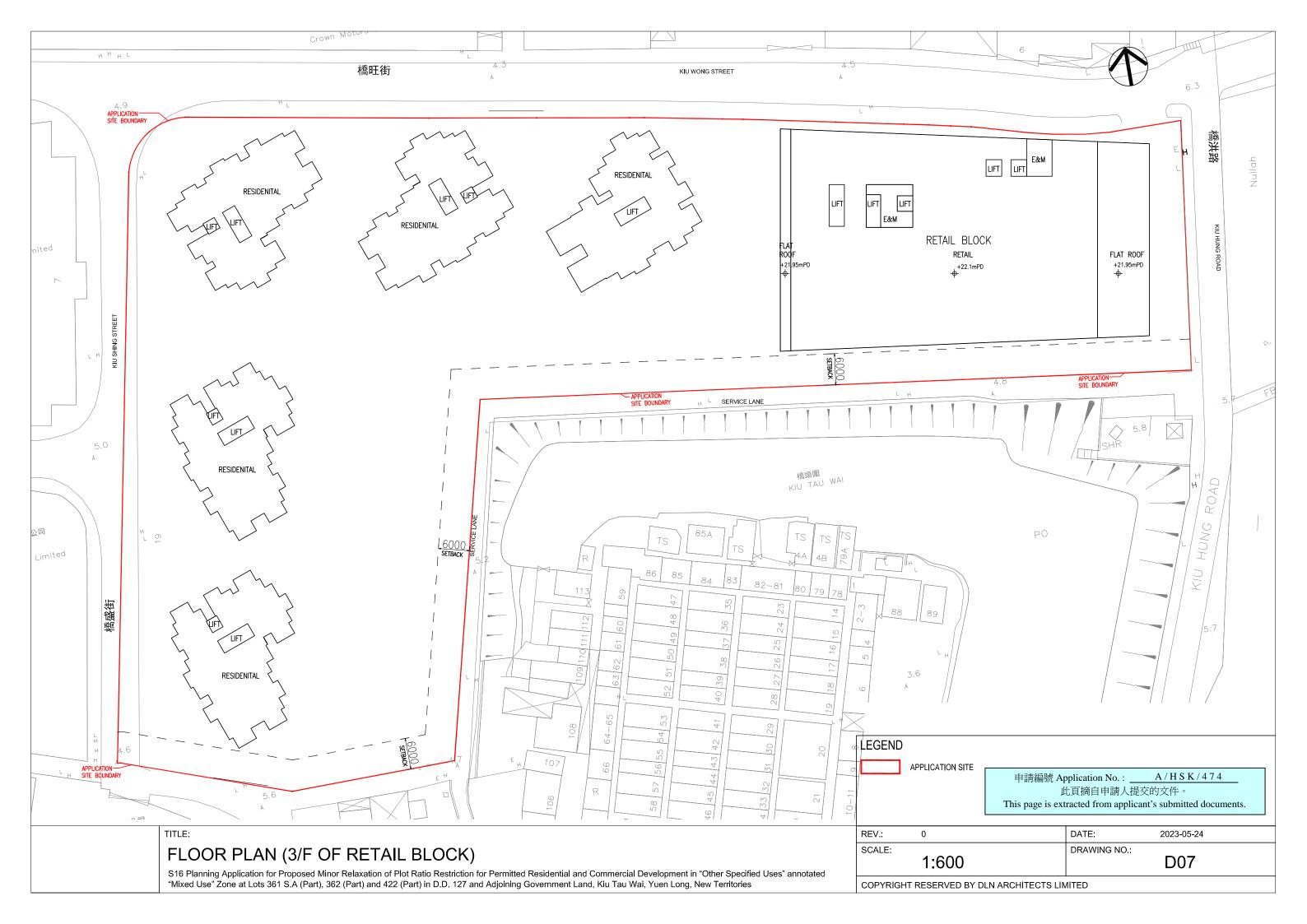


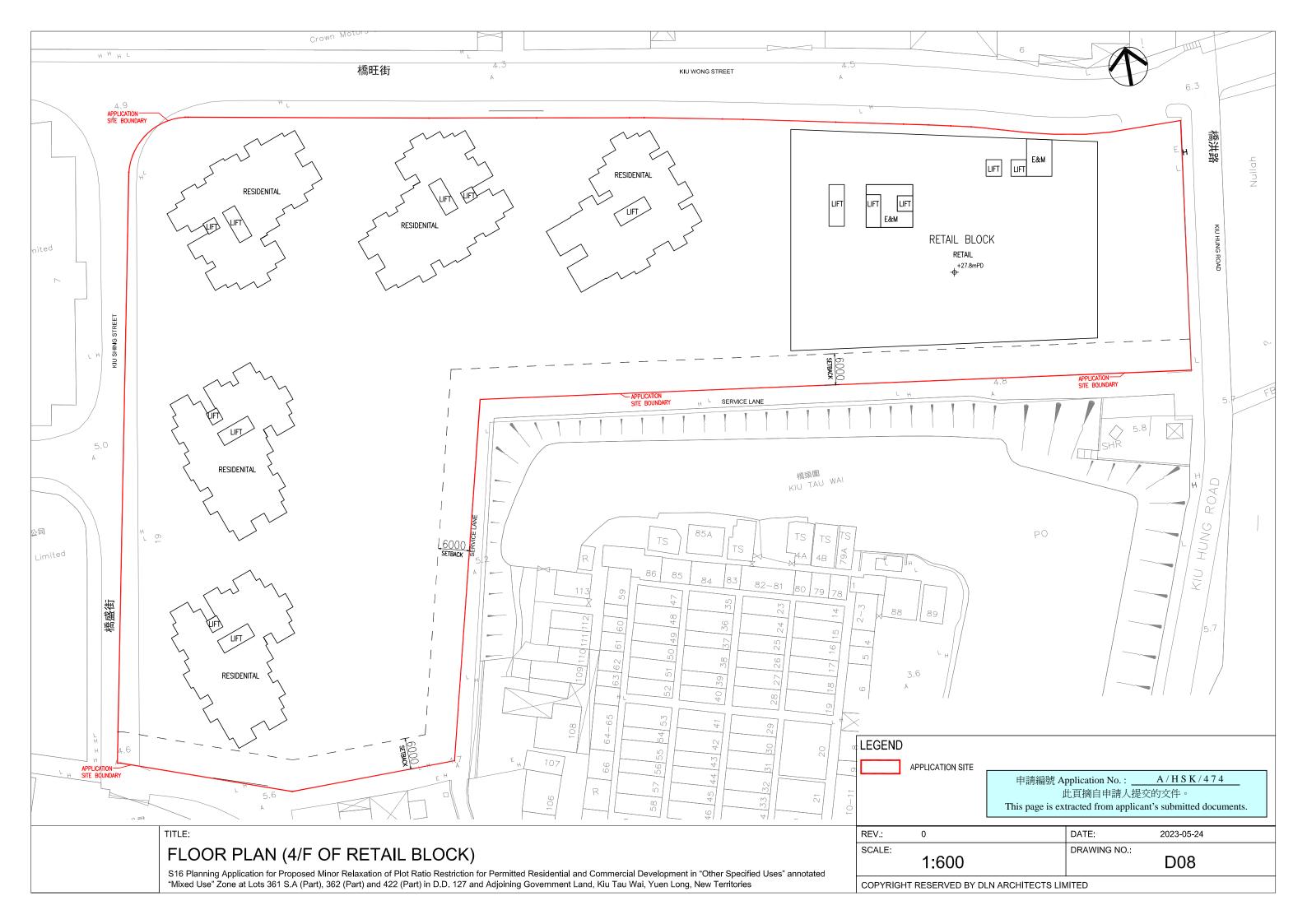


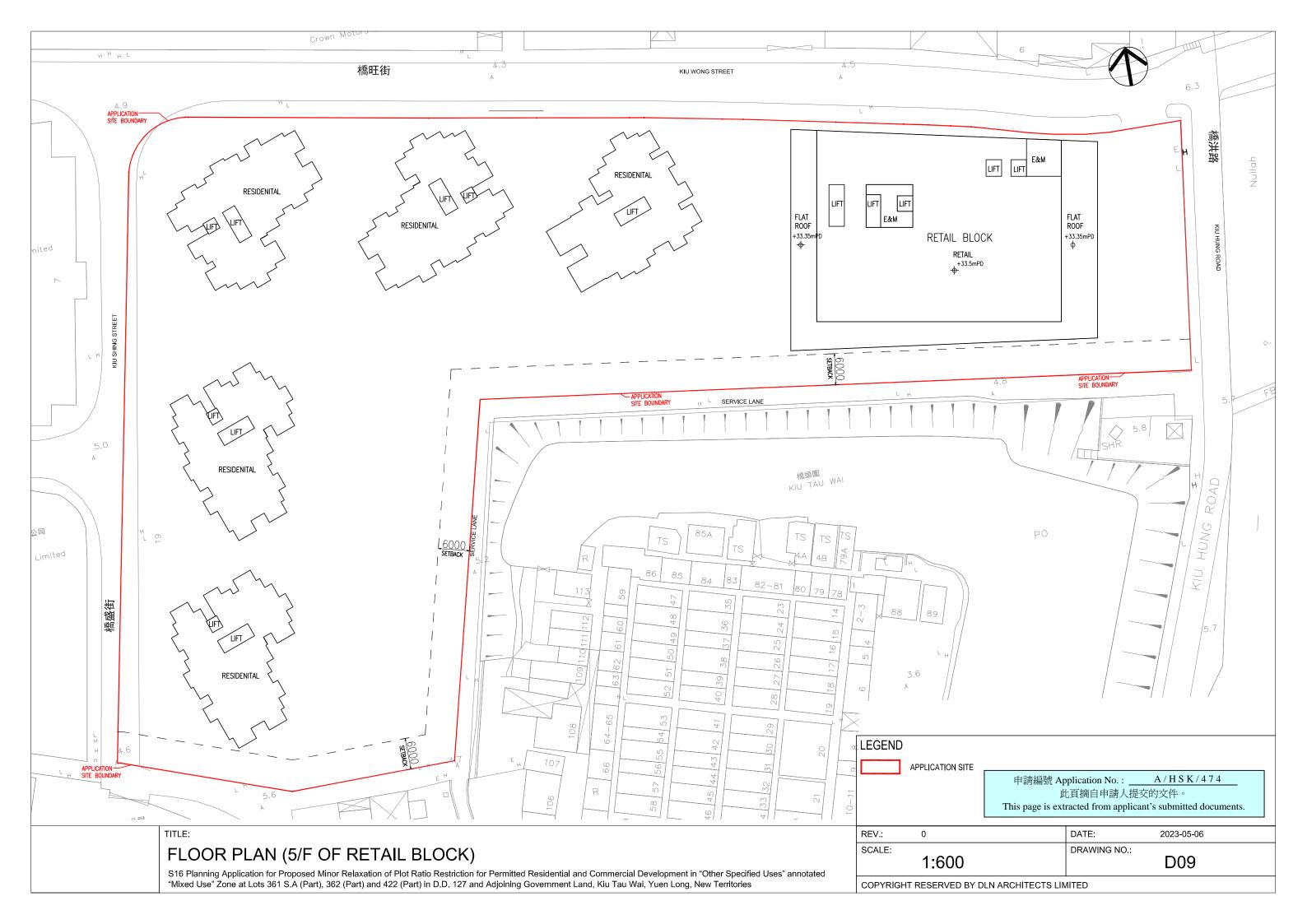


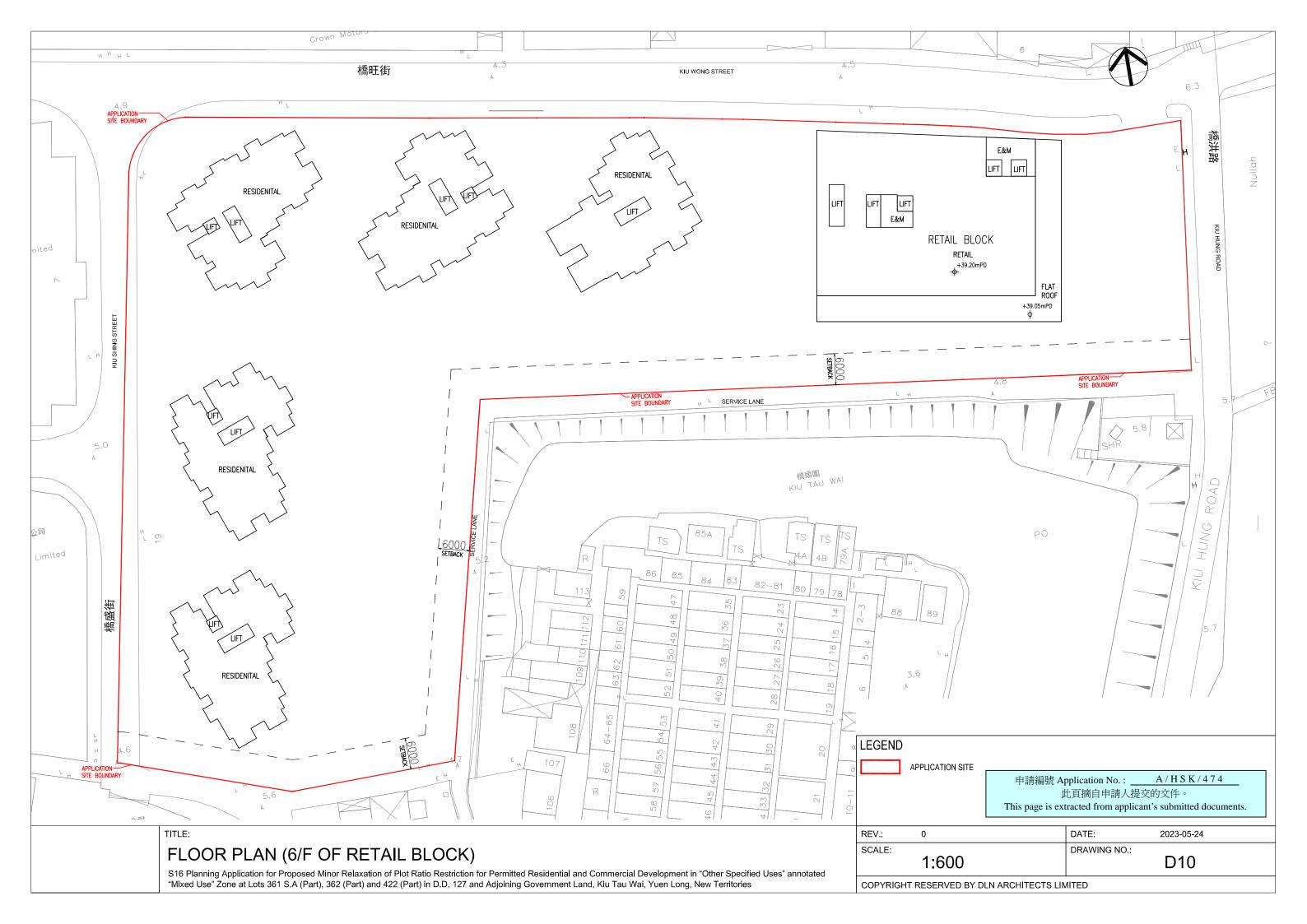


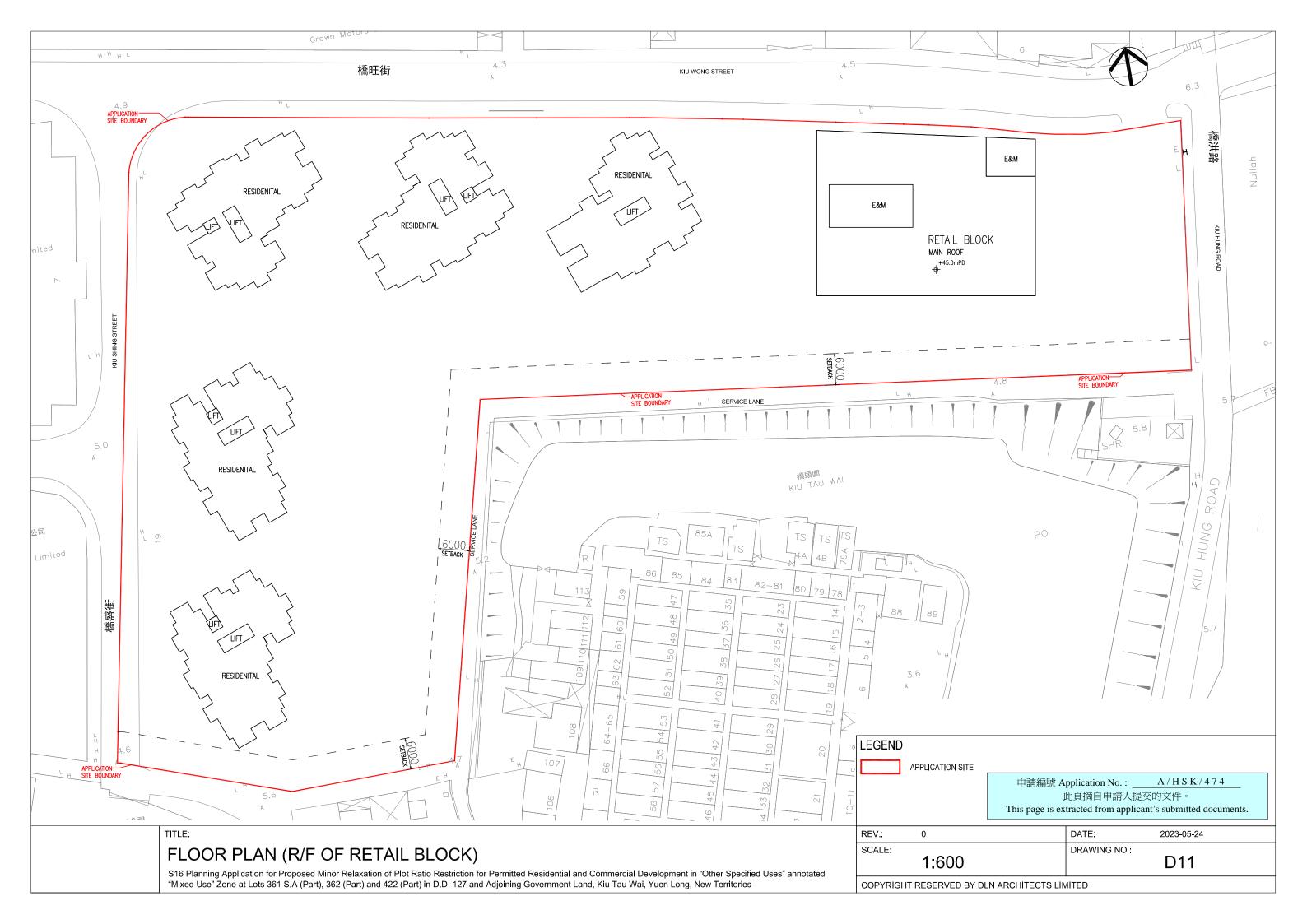


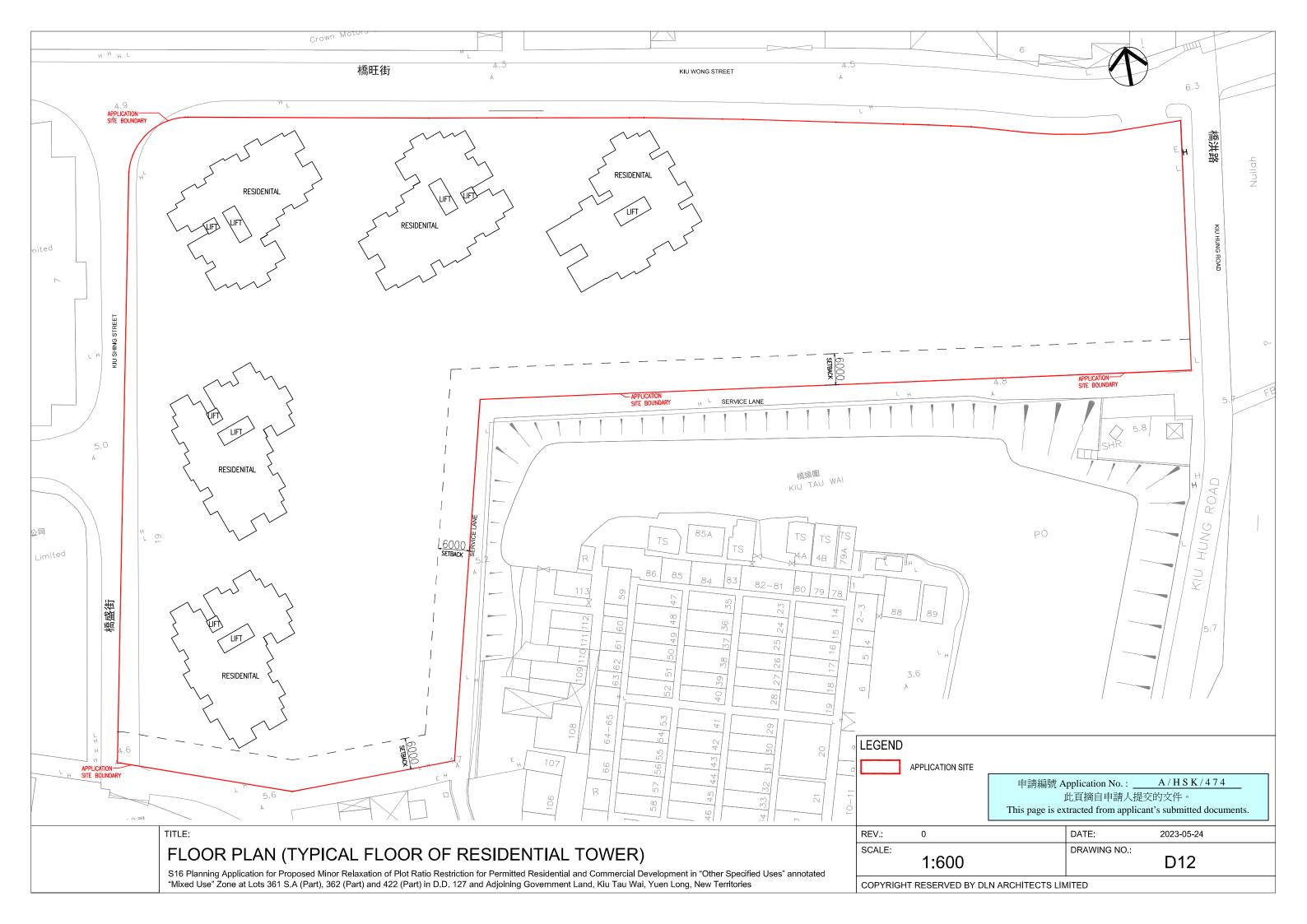


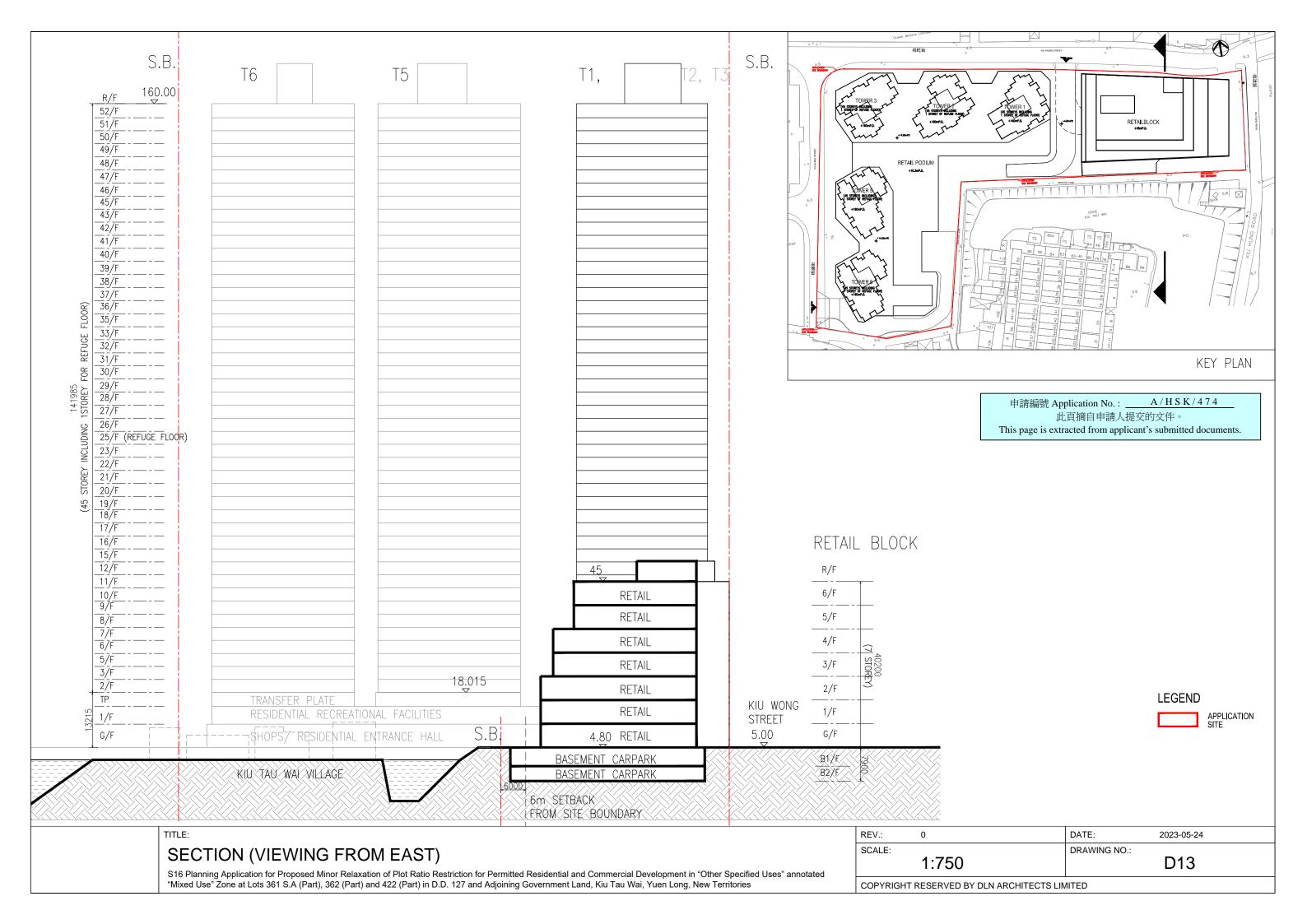


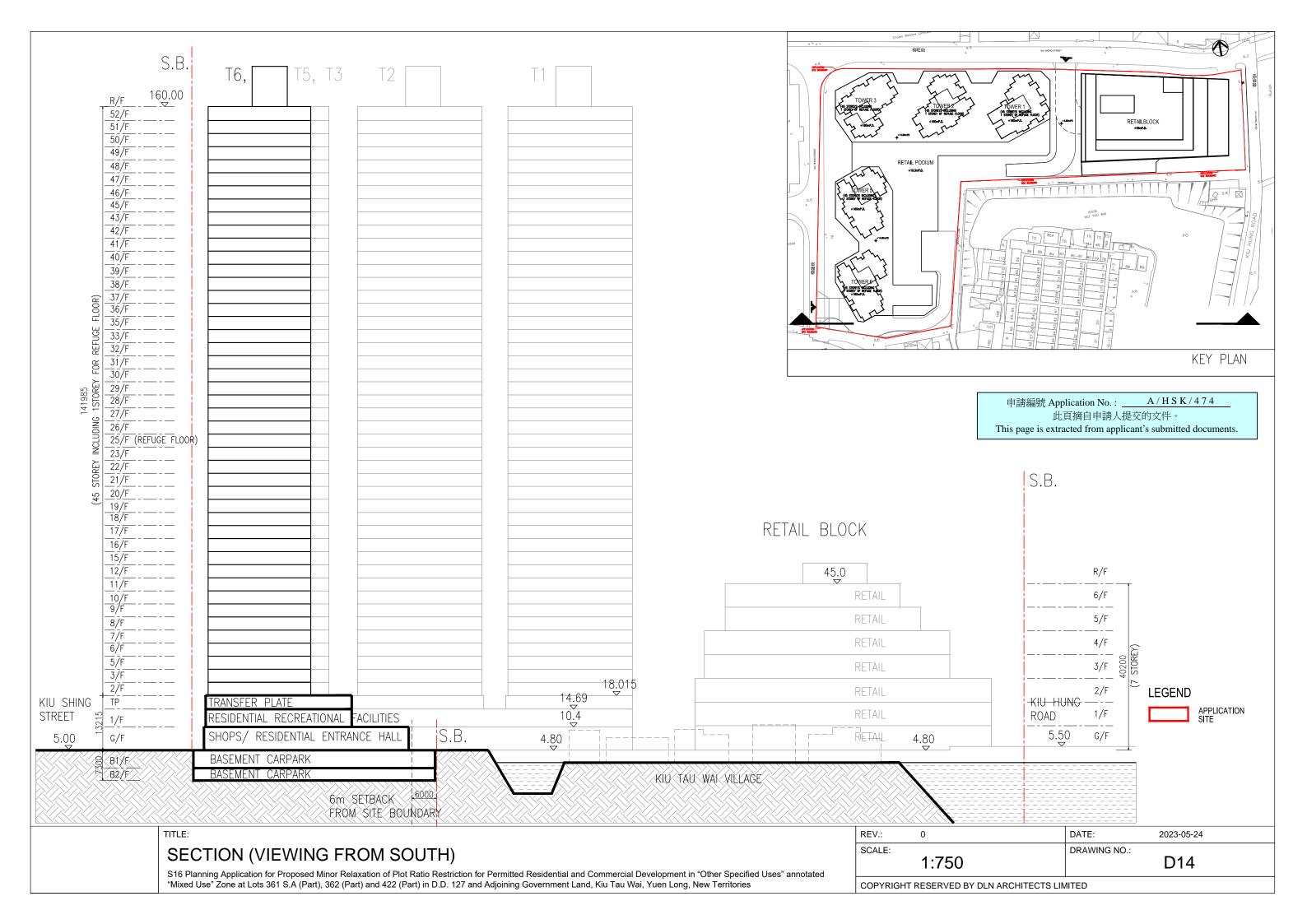


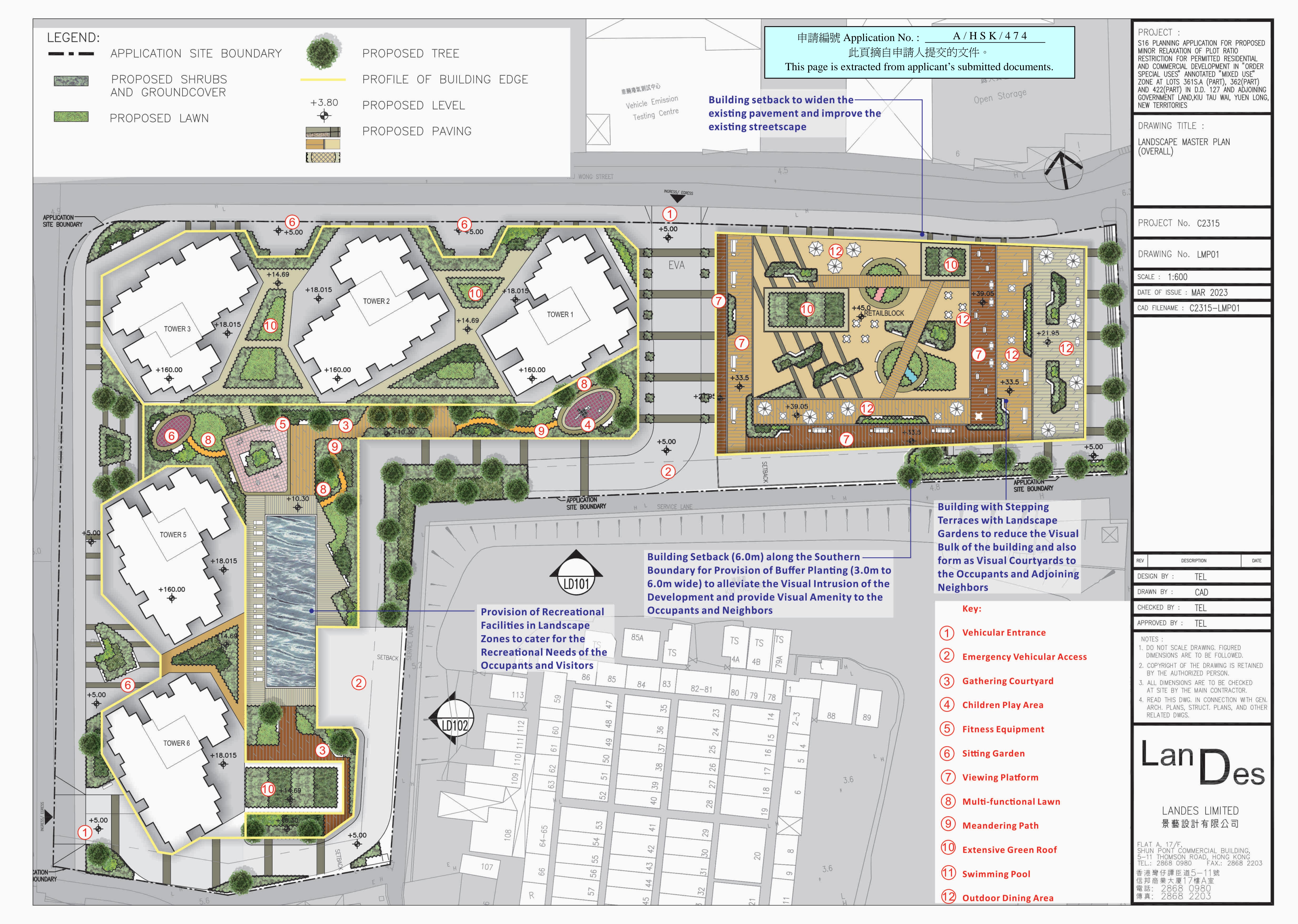


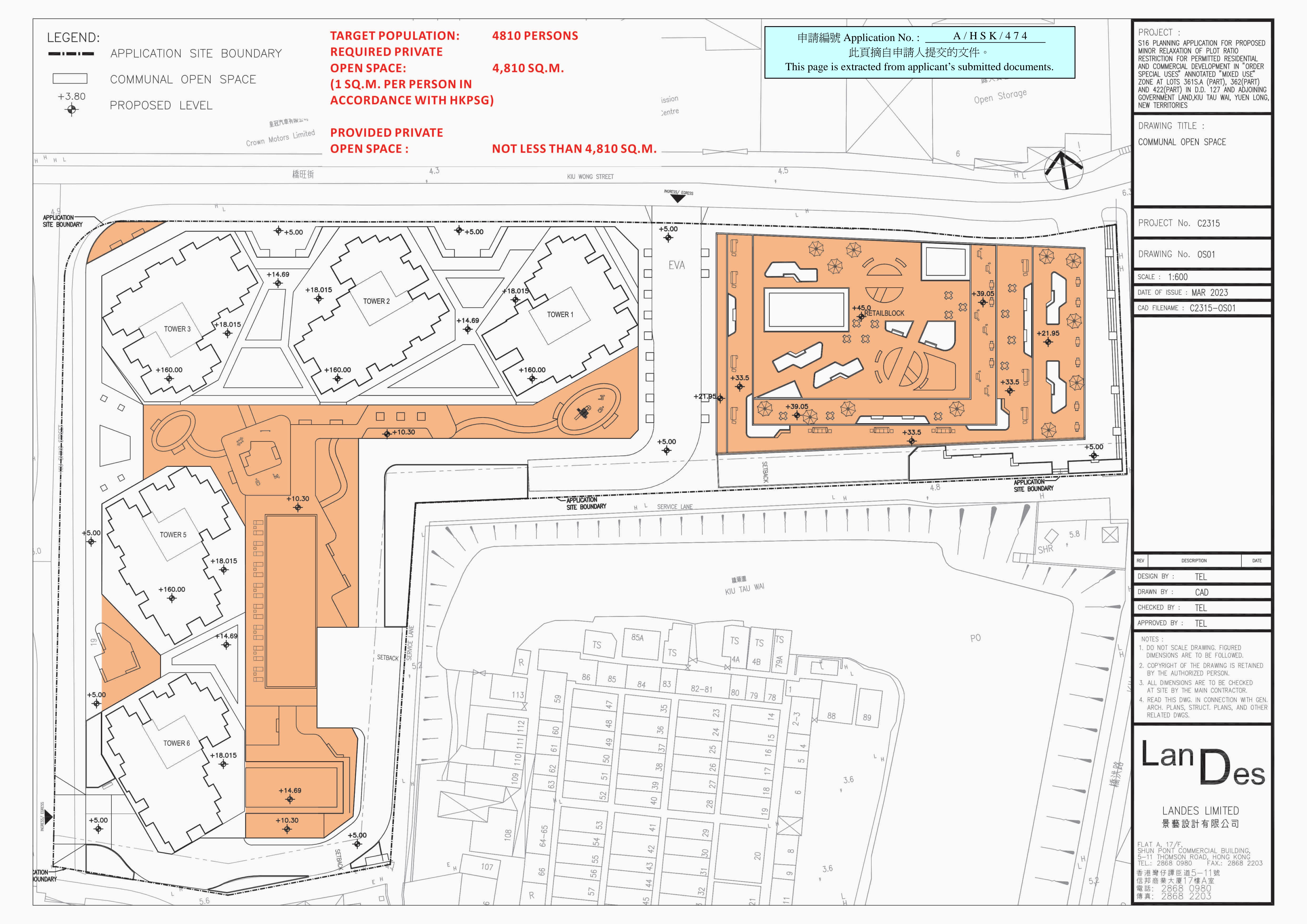














申請編號 Application No.: \_\_ A/HSK/474 此頁摘自申請人提交的文件。 This page is extracted from applicant's submitted documents.

Key Plan

**Existing View** 



Approved Scheme



Proposed Scheme



Site photos

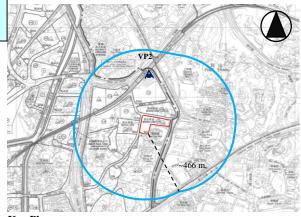
Date June 23

Ping Yan Court (about 116.5 - 116.8mPD)



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Key Plan

**Existing View** 



Approved Scheme



Proposed Scheme

**ARUP** 

Figure Title

**Viewing Point 2: Tin Shui Wai Station** 

Source

Date June 23

Scale

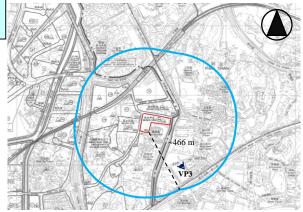
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Site photos



申請編號 Application No.: <u>A/HSK/474</u> 此頁摘自申請人提交的文件。

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**Key Plan** 

**Existing View** 



Approved Scheme



**Proposed Scheme** 



Figure Title

Viewing Point 3: Ping Pak Lane Park

Source Site photos Date June 23

Scale \_



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Key Plan







**Proposed Scheme** 



Viewing Point 4: Ping Shan Tang Clan Gallery cum Heritage Trail Visitors Centre

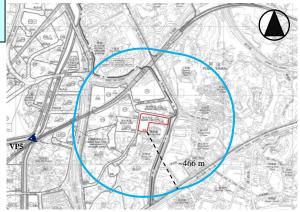
Date June 23

Site photos



申請編號 Application No.: \_\_\_\_ A/HSK/474 此頁摘自申請人提交的文件。

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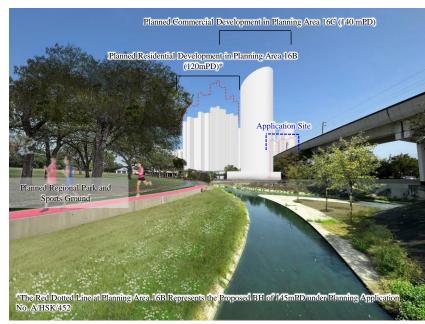


**Key Plan** 

**Existing View** 



Approved Scheme



Proposed Scheme



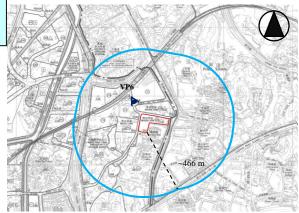
Site photos

Date June 23



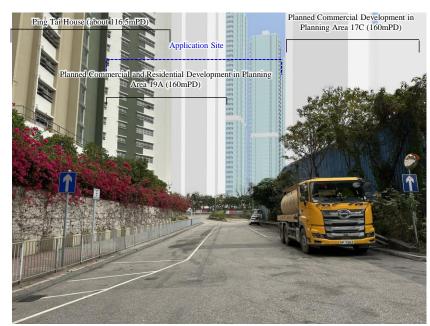
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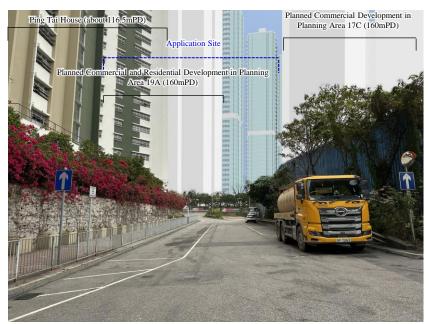


Key Plan

**Existing View** 



**Approved Scheme** 



Proposed Scheme



Figure Title

**Viewing Point 6: Potential EFTS Station at Planning Area 17C** 

Source Site photos

Date June 23

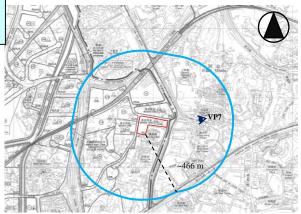
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Figure No.



申請編號 Application No.: A/HSK/474 此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.



Key Plan





Approved Scheme



Proposed Scheme



Figure Title

Viewing Point 7: Hang Mei Tsuen Park

Source

Date June 23

Figure No.

Site photos