

Appendix II of RNTPC
Paper No. A/YL-MP/413

Comparison Table for the Major Development Parameters of the Previous Application
and the Current Application

Major Development Parameters	Previous Application No. A/YL-MP/341 (a)	Current Application No. A/YL-MP/413 (b) ⁽¹⁾	Difference (b) – (a)
Site Area (about)	89,774 m ²	89,774 m ²	No change
Development Site Area (about)	86,854 m ²	86,953 m ² (2)	+99 m ² (+0.1%)
Total Plot Ratio (PR) (about) (3)	0.64	0.58 (4)	-0.06 (-9.4%)
- Domestic	0.63	0.56 (4)	-0.07 (-11.1%)
- Non-domestic	0.01	0.02 (4)	+0.01 (+100%) (4)(5)
Total Gross Floor Area (GFA) (about)	55,510 m ²	50,552 m ² (4)	-4,958 m ² (-8.9%)
- Domestic	54,435 m ²	48,718 m ² (4)	-5,717 m ² (-10.5%)
- Non-domestic	1,075 m ²	1,834 m ² (4)	+759 m ² (+70.6%) (4)(5)
Total Site Coverage (about)	25%	21.70%	-3.30 (-13.2%)
No. of Blocks			
- Residential Blocks	17	10	-7 (-41.2%)
- Non-residential Blocks	14 ⁽⁶⁾	11 ⁽⁷⁾	-3 (-21.4%)
Building Height			
- Residential Blocks	3 storeys (not more than 16.8mPD)	3 storeys (not more than 15.7mPD)	No change (-1.10mPD) (-6.5%)
- Non-residential Blocks	1 storey	1 storey	No change
No. of Units (about)	2,150	2,156	+6 (+0.3%)
Estimated Population	Not more than 5,500	Not more than 5,500	No change
Private Open Space	Not less than 5,500m ²	Not less than 5,500m ²	No change
At-grade Greenery	Not less than 20%	About 23.8%	+3.80 (+19.0%)
Transport Facilities			
- Bicycle Parking Spaces	Not less than 71	71	No change
- Light Good Vehicle Loading/Unloading Spaces	6	7	+1 (+16.7%)
- Taxi Spaces	2	2	No change
- Light Bus Lay-bys	2	2	No change
- Bus Lay-bys	2	2	No change
- Mobile Bank Vehicle Parking Spaces	N/A	2	N/A

Note:

- (1) The major development parameters reflect the as-built light public housing development at the Site in accordance with the approved general building plans (GBPs).
- (2) According to the applicant, the difference of development site area is due to setting out of site boundary during land administration procedures.
- (3) PR calculation based on the development area.
- (4) Excluding Modular Integrated Construction floor area.
- (5) According to the applicant, the increase in non-domestic PR/GFA is due to the standalone building services blocks and guard houses, which were assumed to be exempted from calculation under the previous application No. A/YL-MP/341, but were considered GFA accountable by relevant authorities in GBPs submission.
- (6) Including two amenity blocks, one sewage pumping station, two guardhouses, nine building service blocks (including E&M blocks and two refuse collection point).
- (7) Including three amenity blocks, one sewage pumping station, one guardhouse, six building services blocks (including E&M blocks and two refuse collection points).

Government Departments with No Objection/No Adverse Comment

The following government departments have no objection to or no adverse comment on the application:

- (a) District Lands Officer/Yuen Long, Lands Department;
- (b) Commissioner for Transport;
- (c) Chief Highway Engineer/New Territories West, Highways Department (HyD);
- (d) Chief Engineer/Railway Development 2-1, HyD;
- (e) Director of Leisure and Cultural Services;
- (f) Director of Agriculture, Fisheries and Conservation;
- (g) Chief Town Planner/Urban Design and Landscape, Planning Department;
- (h) Chief Architect/Advisory and Statutory Compliance, Architectural Services Department;
- (i) Director of Environmental Protection;
- (j) Chief Engineer/Mainland North, Drainage Services Department;
- (k) Chief Engineer/Construction, Water Supplies Department;
- (l) Director of Fire Services;
- (m) Chief Building Surveyor/New Territories West, Buildings Department;
- (n) Project Manager (West), Civil Engineering and Development Department (CEDD);
- (o) Head of the Geotechnical Engineering Office, CEDD;
- (p) Director of Electrical and Mechanical Services;
- (q) Director of Food and Environmental Hygiene;
- (r) Director of Social Welfare;
- (s) Commissioner of Police; and
- (t) District Officer (Yuen Long), Home Affairs Department.

Recommended Advisory Clauses

- (a) the applicant is reminded to resolve any land issues relating to the applied development with the concerned owner(s) of the application site (the Site);
- (b) to note the comments of the Commissioner for Transport that no vehicle is allowed to queue back to or reverse onto/from public road due to the applied development at any time during the planning approval period;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that adequate drainage measures should be provided at the Site to prevent surface water running from the Site to the nearby public roads and drains;
- (d) to note the comments of the Director of Environmental Protection (DEP) that:
 - all the environmental-related measures as committed in the approved previous applications and the related approval conditions should continue to be implemented for the applied development during the planning approval period; and
 - the applied development is covered under a DEP's decision on permission to apply directly for permit (DIR-296/2023) and an Environmental Permit issued (FEP-01/629/2023) under the Environmental Impact Assessment Ordinance (EIAO). The applied development should comply with all statutory requirements under the EIAO;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that for any change of existing ground level and associated works proposed by the applicant that could affect adjacent land and cause other impacts and/or other issues to the public, technical assessment(s) should be submitted and comment from relevant departments should be sought as necessary;
- (f) to note the comments of the Director of Fire Services that the existing fire service installations implemented on the Site should be maintained in efficient working order at all times. If the proposed structures of the applied development are required to comply with the Buildings Ordinance (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
- (g) to note the comments of Chief Town Planner/Urban Design and Landscape, Planning Department (PlanD) that approval of the current application does not imply approval of tree works such as crown and root pruning, transplanting and felling. The applicant shall seek comment and approval for any proposed tree works from relevant departments prior to commencement of the works;
- (h) to note the comments of the Director of Electrical and Mechanical Services that the Site is in the vicinity of the liquefied petroleum gas (LPG) storage installations at Section N, Fairview Park and Bethel High School, Fairview Park, Yuen Long, New Territories. From the LPG safety point of view, if there is any construction works in the vicinity of the abovementioned LPG installation, the applicant is reminded to coordinate with the Registered Gas Supply Company (Sinopec (Hong Kong) Petroleum Holding Company Limited and DSG Energy Limited respectively) about the delivery route of their LPG cylinder wagon and maintain liaison with them about the construction works in the vicinity of LPG installation. Also, the requirement of minimum separation distance

with the mentioned LPG storage installations stipulated in the Code of Practice for Hong Kong LPG Industry, Module 1, shall be observed; and

- (i) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
- no Food and Environmental Hygiene Department's (FEHD) facilities should be affected. If any FEHD facility is affected by the applied development, FEHD's prior consent must be obtained. Reprovisioning of the affected facilities by the applicant up to the satisfaction of FEHD may be required. Besides, the applicant may be required to provide to FEHD sufficient amount of additional recurrent cost for management and maintenance of the reprovisioned facilities;
 - proper licence / permit issued by FEHD is required if there is/are any food business / catering service / activities regulated by DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public:
 - (a) under the Food Business Regulation, Cap. 132X, a food business licence is required for the operation of the relevant type of food business listed in the Regulation. For any premises intended to be used for food business (e.g. a restaurant, a food factory, a fresh provision shop), a food business licence from FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132) shall be obtained. The application for licence, if acceptable by FEHD, will be referred to relevant government departments such as the Buildings Department, Fire Services Department and PlanD for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;
 - (b) depending on the mode of operation, generally there are several types of food business licence/permits that the operator of shop may apply for under the Food Business Regulation:
 - i. if food is sold to customers for consumption on the premises, a restaurant licence should be obtained;
 - ii. if food is only prepared for sale for consumption off the premises, a food factory licence should be obtained;
 - iii. if fresh, chilled or frozen beef, mutton, pork, reptiles (including live snake), fish (including live fish) and poultry is sold, a fresh provision shop licence should be obtained; and
 - iv. if milk, frozen confections, non-bottled drinks, cut fruit etc. are to be sold, relevant restricted food permits should be obtained;
 - (c) the operation of the eating place must not cause any environmental nuisance to the surrounding. The refuse generated by the eating place are regarded as trade refuse, and the applicant or concerned management/operator is responsible for the removal and disposal at their expenses. The operation of any business should not cause any obstruction or environmental nuisance in the vicinity;

- proper licence issued by FEHD is required if related place of public entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public Entertainment Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment;
- there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state, if any, should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from such activities/operation, the applicant or concerned management/operator should arrange disposal properly at their own expenses;
- if provision of cleansing service for new roads, streets, cycle tracks, footpaths, paved areas etc, is required, FEHD should be separately consulted. Prior consent from FEHD must be obtained and sufficient amount of recurrent cost may have to be provided to them; and
- if domestic waste collection service of FEHD is required in future, prior comments from FEHD on the waste collection plan, including the accessibility and manoeuvrability of refuse collection vehicle to refuse collection point, should be sought.