

Previous Applications Covering the Application Site

Approved Applications

Application No.	Proposed Development	Date of Consideration	Approval Conditions (See Remarks)
A/YL/259 [#]	Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Office, Shop and Services and Eating Place Uses	15.5.2020	A1 to A6
A/YL/304	Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Flat with Shop and Services/Eating Place and Social Welfare Facility Uses	22.12.2023	A7 and A8

[#] The application site was zoned “OU(B)” at the time of consideration.

Approval Conditions

- A1. The submission of a consolidated Traffic Impact Assessment.
- A2. The design and implementation of relocation of parking meter for goods vehicle at Wang Yip Street East.
- A3. The design and provision of vehicular access, car parking and loading/ unloading facilities for the proposed development.
- A4. The submission of documentary justification to substantiate whether there is any land contamination issue for the Site and, where appropriate, the implementation of appropriate land decontamination works in accordance with relevant prevailing guidelines prior to the construction works or development of the Site.
- A5. The submission and implementation of a drainage proposal.
- A6. The submission and implementation of sewerage proposal.
- A7. The submission of a revised noise impact assessment and implementation of noise mitigation measures identified therein.
- A8. The submission of a land contamination assessment and completion of the necessary remedial works before the commencement of construction works

Agreed Application for Amendment of Plan

Application No.	Proposed Development	Date of Consideration
Y/YL/16	To rezone the application site from “Other Specified Uses” annotated “Business” to “Residential (Group E) 2”	27.8.2021

Similar s.16 Application within the subject “R(E)1”/ “R(E)2” Zone on the Yuen Long OZP

Rejected Application

Application No.	Uses/Development	Date of Consideration
A/YL/231	Proposed Flat, Shop and Services, Easting Place and Minor Relaxation of Plot Ratio Restriction	18.5.2018

Main Reason for Rejection:

- There was no strong planning justification in the submission for minor relaxation of the plot ratio restriction. The approval of such a relaxation would set an undesirable precedent.

Recommended Advisory Clauses

- (a) to note the comments of Chief Estate Surveyor/Land Supply, Lands Department that the proposed schematic design would be examined in detail during the building plan submission stage and there is no guarantee that the schematic design as presenting in the application if reflected in future building plan submission(s) will be acceptable under the New Grant;
- (b) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) if any proposed road improvements (including but not limited to works for road widening, junction improvements, transport lay-by etc.) in the Traffic Impact Assessment, are considered necessary by Transport Department (TD) due to the proposed development, they shall be implemented by the applicant to the satisfaction of TD and HyD at the applicant's own cost;
 - (ii) there are two vehicular access points, at Wang Yip Street East and Po Yip Street respectively, proposed by the applicant. The proposed access arrangement of the application site (the Site) should be commented and approved by TD;
 - (iii) if the proposed access points are approved by TD, the applicant should ensure a run-in/out is constructed in accordance with the latest version of HyD Standard Drawings no. H1113 and H1114, or H5133, H5134 and H5135, whichever set if appropriate to match with the existing adjacent pavement; and
 - (iv) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (c) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:
 - (i) the Sewerage Impact Assessment (SIA) shall meet the satisfaction of Environmental Protection Department, which is the planning authority for sewerage infrastructure; and
 - (ii) the corresponding drainage submission to the Buildings Department (BD) shall tally with the information presented in the latest SIA;
- (d) to note the comments of the Director of Fire Services that:
 - (i) detailed fire services requirements will be formulated upon receipt of formal submission of general building plans or referral of the application via the relevant licensing authority; and
 - (ii) the provision of Emergency Vehicular Access (EVA) in the Site shall comply with the requirements as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011;
- (e) to note the comments of the Director of Electrical and Mechanical Services that in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable (and

overhead line, where applicable) under the mentioned document should approach the electricity supplier (i.e. CLP) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line in the vicinity of the concerned site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines;

- (f) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
- (i) no Food and Environmental Hygiene Department’s (FEHD) facilities will be affected;
 - (ii) proper licence / permit issued by FEHD is required if there is any food business / catering service / activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. In accordance with Section 4 of Food Business Regulation, Cap.132X, the expression “food business” means any trade or business for the purpose of which any person engages in the handling of food or food is sold by means of a vending machine but does not include any canteen in work place (other than a factory canteen referred to in section 31) for the use exclusively of the persons employed in the work place. As such, a staff canteen that exclusively use by the staff members of that working place does not require a food business licence from this department. However, if the said canteen provides foods to the outsiders with payment, a food business licence is required;
 - (iii) pursuant to section 4 of the Food Business Regulation (Cap. 132X), the expression of “food business” does not include any club;
 - (iv) proper licence issued by FEHD is required if related place of 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 (PPE) 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, a circus, a lecture or story-telling, an exhibition of any 1 or more of the following, namely, pictures, photographs, books, manuscripts or other documents or other things, a sporting exhibition or contest, a bazaar, a dance part 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;
 - (v) a swimming pool licence must be obtained from FEHD for any artificially constructed pool used for swimming or bathing and to which the public have access (whether on payment or otherwise) or which is operated by any club, institution, association or other organization. A swimming pool licence is not required for any swimming pool which serves not more than 20 residential units and to which the public have no access;
 - (vi) there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state 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 should arrange disposal properly at their own expenses;

- (vii) if provision of cleansing service for new public 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 FEHD; and
 - (viii) if domestic waste collection service of FEHD is required in future, prior comments from FEHD on the waste collection plan, including the accessibility and maneuverability of RCV to RCP, should be sought;
- (g) to note the comments of the Chief Building Surveyor/New Territories West, BD that:
- (i) the Site is not a corner site that abuts two specified streets of not less than 4.5m wide, i.e. Wang Yip Street East and Po Yip Street and could be classified as Class A sites under Regulation 18A of Building (Planning) Regulations (B(P)R). Its development intensity shall not exceed the permissible as stipulated under the First Schedule of B(P)R;
 - (ii) the proposed social welfare facility with gross floor area (GFA) of about 422.1m² shall be included in GFA calculation under the Building Ordinance (BO). Otherwise GFA exemption may be granted in accordance with Joint Practice Note 4 at building plan submission stage;
 - (iii) the Site shall be provided with means of obtaining access thereto from a street and EVA in accordance with the Regulations 5 and 41D of the B(P)R;
 - (iv) if the applicant applies for GFA concession under Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) No. APP-151, compliance with the Sustainable Building Design guideline stipulated in PNAP APP-152 is required. Particular attention is drawn to the compliance with building separation requirements for buildings in close proximity to the site boundary;
 - (v) for any car parking spaces to be disregarded from GFA calculation under Regulation 23(3)(a) of B(P)R, the applicant shall comply with PNAP No. APP-2; and
 - (vi) detailed checking of plans will be carried out during building plan submission stage;
- (h) to note the comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department that:
- (i) the applicant is reminded to submit the proposed building works to BD for approval as required under the provisions of the BO if applicable; and
 - (ii) the Site is located within Scheduled Area No. 2 and may be underlain by cavernous marble. Depending on the nature of foundation of the new development proposed at the Site, extensive geotechnical investigation may be required as necessary. This would require a high-level involvement of experienced geotechnical engineer(s), both in the design and supervision of geotechnical aspects of the works to be carried out on the Site; and

- (i) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that the approval of the planning application does not imply approval of site coverage of greenery requirements under PNAP No. APP-152. The site coverage of greening calculation should be submitted separately to BD for approval.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260528-142512-26058

3

提交限期

Deadline for submission:

12/06/2026

提交日期及時間

Date and time of submission:

28/05/2026 14:25:12

有關的規劃申請編號

The application no. to which the comment relates:

A/YL/332

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Fong

意見詳情

Details of the Comment :

支持本案！15米樓宇廊道與階梯式高度能提升通風採光，三面後退擴闊狹窄的行人路。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260528-143757-98218

4

提交限期

Deadline for submission:

12/06/2026

提交日期及時間

Date and time of submission:

28/05/2026 14:37:57

有關的規劃申請編號

The application no. to which the comment relates:

A/YL/332

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Anges Yeung

意見詳情

Details of the Comment :

環境評估報告建議的擋板式隔音陽台和多重固定玻璃效果好，技術上減低了屯馬線軌道噪音。同意方案。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260528-150306-49928

5

提交限期

Deadline for submission:

12/06/2026

提交日期及時間

Date and time of submission:

28/05/2026 15:03:06

有關的規劃申請編號

The application no. to which the comment relates:

A/YL/332

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Samantha Yung

意見詳情

Details of the Comment :

同意方案。2樓平台提供游泳池、燒烤 Terrace 和兒童玩樂區，補充了元朗北部不足的共有康樂空間。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260528-152414-13871

6

提交限期

Deadline for submission:

12/06/2026

提交日期及時間

Date and time of submission:

28/05/2026 15:24:14

有關的規劃申請編號

The application no. to which the comment relates:

A/YL/332

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Gilbert Ho

意見詳情

Details of the Comment :

麗新元朗中心已建40年，設施非常陳舊。改建為住宅並兼顧社會福利，是一舉多得的項目。同意方案。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260528-160216-69606

7

提交限期

Deadline for submission:

12/06/2026

提交日期及時間

Date and time of submission:

28/05/2026 16:02:16

有關的規劃申請編號

The application no. to which the comment relates:

A/YL/332

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Tse

意見詳情

Details of the Comment :

同意, 這是一個兼顧商業、住宅、社福和交通的方案, 沒有拒絕的理由。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260528-161752-88304

8

提交限期

Deadline for submission:

12/06/2026

提交日期及時間

Date and time of submission:

28/05/2026 16:17:52

有關的規劃申請編號

The application no. to which the comment relates:

A/YL/332

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Mui

意見詳情

Details of the Comment :

強烈支持！保留了社署要求的長者服務隊基地，讓區內體弱長者能原居安老。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260528-162613-44469

9

提交限期

Deadline for submission:

12/06/2026

提交日期及時間

Date and time of submission:

28/05/2026 16:26:13

有關的規劃申請編號

The application no. to which the comment relates:

A/YL/332

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Edwin Leong

意見詳情

Details of the Comment :

支持. 項目緊鄰港鐵朗屏站, 提供1,108個分層住宅, 切合年輕一輩和新婚家庭的置業需要。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260528-163151-61118

10

提交限期

Deadline for submission:

12/06/2026

提交日期及時間

Date and time of submission:

28/05/2026 16:31:51

有關的規劃申請編號

The application no. to which the comment relates:

A/YL/332

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Lee

意見詳情

Details of the Comment :

工業區午餐選擇太少。底層增設1600平米食肆和商舖，能方便附近員工日常消費。支持
~

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260528-163958-20375

11

提交限期

Deadline for submission:

12/06/2026

提交日期及時間

Date and time of submission:

28/05/2026 16:39:58

有關的規劃申請編號

The application no. to which the comment relates:

A/YL/332

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Gary Fong

意見詳情

Details of the Comment :

支持方案。平台階梯退台與漸進式天際線很有現代感打破傳統高樓的壓迫感。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260528-164209-62015

12

提交限期

Deadline for submission:

12/06/2026

提交日期及時間

Date and time of submission:

28/05/2026 16:42:09

有關的規劃申請編號

The application no. to which the comment relates:

A/YL/332

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Wendy Yu

意見詳情

Details of the Comment :

綠化率達21.29% 且集中在行人的區域，兼顧了高密度與宜居性。支持。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260528-164515-35164

13

提交限期

Deadline for submission:

12/06/2026

提交日期及時間

Date and time of submission:

28/05/2026 16:45:15

有關的規劃申請編號

The application no. to which the comment relates:

A/YL/332

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Rainbow Wu

意見詳情

Details of the Comment :

支持! 規劃了144個單車泊位, 積極響應低碳出行。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260528-165447-33549

14

提交限期

Deadline for submission:

12/06/2026

提交日期及時間

Date and time of submission:

28/05/2026 16:54:47

有關的規劃申請編號

The application no. to which the comment relates:

A/YL/332

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Kwong

意見詳情

Details of the Comment :

支持方案。改建住宅能加速淘汰40年舊工廈，可解決工住錯配帶來的噪音空氣污染，推動東頭工業區轉型。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260528-171125-85579

15

提交限期

Deadline for submission:

12/06/2026

提交日期及時間

Date and time of submission:

28/05/2026 17:11:25

有關的規劃申請編號

The application no. to which the comment relates:

A/YL/332

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Xaverie Cheng

意見詳情

Details of the Comment :

強業街休憩花園現時嚴重缺乏周邊配套。項目底層開舖能提高公共公園的使用率。支持方案。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260528-171459-27288

16

提交限期

Deadline for submission:

12/06/2026

提交日期及時間

Date and time of submission:

28/05/2026 17:14:59

有關的規劃申請編號

The application no. to which the comment relates:

A/YL/332

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Sze

意見詳情

Details of the Comment :

108米至114米的階梯高度 profile 豐富了元朗天際線，退台式裙樓設計更將地面視覺壓迫感降低。支持。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260528-172120-49336

17

提交限期

Deadline for submission:

12/06/2026

提交日期及時間

Date and time of submission:

28/05/2026 17:21:20

有關的規劃申請編號

The application no. to which the comment relates:

A/YL/332

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Wong

意見詳情

Details of the Comment :

寶業街一側後退達3.5米並種植大量綠化，能有效阻隔傳統工業區噪音，淨化行人步行的空氣。同意方案。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260528-172931-62387

18

提交限期

Deadline for submission:

12/06/2026

提交日期及時間

Date and time of submission:

28/05/2026 17:29:31

有關的規劃申請編號

The application no. to which the comment relates:

A/YL/332

「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs.

意見詳情

Details of the Comment :

同意方案。平均單位面積約42.66平米，總價合理，是目前市場最受歡迎的戶型，適合小型家庭上車。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260529-090348-81778

19

提交限期

Deadline for submission:

12/06/2026

提交日期及時間

Date and time of submission:

29/05/2026 09:03:48

有關的規劃申請編號

The application no. to which the comment relates:

A/YL/332

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Patrick Chan

意見詳情

Details of the Comment :

項目把上落客貨全部移至建築內部完成，自設4個貨車位，絕不霸佔公共行車廊道，規劃合理。同意方案。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260529-091939-18367

20

提交限期

Deadline for submission:

12/06/2026

提交日期及時間

Date and time of submission:

29/05/2026 09:19:39

有關的規劃申請編號

The application no. to which the comment relates:

A/YL/332

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Miffy Cheung

意見詳情

Details of the Comment :

支持方案,因為完全符合2025年最新地積比導向,善用鐵路沿線土地,為本港提供私人房屋供應。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260529-093944-76264

21

提交限期

Deadline for submission:

12/06/2026

提交日期及時間

Date and time of submission:

29/05/2026 09:39:44

有關的規劃申請編號

The application no. to which the comment relates:

A/YL/332

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lo

意見詳情

Details of the Comment :

私人及共有休憩用地超過三千平米，平台更有泳池、兒童遊樂場，有利於孩子身心健康發展。支持方案。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260529-100130-23192

22

提交限期

Deadline for submission:

12/06/2026

提交日期及時間

Date and time of submission:

29/05/2026 10:01:30

有關的規劃申請編號

The application no. to which the comment relates:

A/YL/332

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Gloria Tse

意見詳情

Details of the Comment :

報告證實周邊幹道能消化新增車流，項目自設充足內部上落客貨車位，支持!!

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260529-101829-02714

23

提交限期

Deadline for submission:

12/06/2026

提交日期及時間

Date and time of submission:

29/05/2026 10:18:29

有關的規劃申請編號

The application no. to which the comment relates:

A/YL/332

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Cheng

意見詳情

Details of the Comment :

麗新元朗中心業權單一，契約修訂已在進行中，屬於可立即動工的土地，建屋效率極高。支持方案。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260529-102613-01725

24

提交限期

Deadline for submission:

12/06/2026

提交日期及時間

Date and time of submission:

29/05/2026 10:26:13

有關的規劃申請編號

The application no. to which the comment relates:

A/YL/332

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. S.F. Yu

意見詳情

Details of the Comment :

支持, 引入一千多戶年輕的高消費常住人口, 能與周邊屋苑呼應, 活化元朗北部商業。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260529-111951-14722

25

提交限期

Deadline for submission:

12/06/2026

提交日期及時間

Date and time of submission:

29/05/2026 11:19:51

有關的規劃申請編號

The application no. to which the comment relates:

A/YL/332

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Esther Lee

意見詳情

Details of the Comment :

政府無需出資收地即可獲得高質量社福設施，公私營合作提升社區福利，支持方案。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260529-112716-36022

26

提交限期

Deadline for submission:

12/06/2026

提交日期及時間

Date and time of submission:

29/05/2026 11:27:16

有關的規劃申請編號

The application no. to which the comment relates:

A/YL/332

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Ho

意見詳情

Details of the Comment :

支持, 東頭工業區位置優越, 改建高密度住宅能補充房屋供應, 讓我們有更多機會留在此區安居。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260529-114944-06698

27

提交限期

Deadline for submission:

12/06/2026

提交日期及時間

Date and time of submission:

29/05/2026 11:49:44

有關的規劃申請編號

The application no. to which the comment relates:

A/YL/332

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Sandy Lau

意見詳情

Details of the Comment :

改建能起積極的帶頭示範作用，鼓勵東頭工業區其他舊工廈加快轉型，逐步將舊區活化為新社區。支持方案!

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260529-115934-50841

28

提交限期

Deadline for submission:

12/06/2026

提交日期及時間

Date and time of submission:

29/05/2026 11:59:34

有關的規劃申請編號

The application no. to which the comment relates:

A/YL/332

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Chong

意見詳情

Details of the Comment :

項目沿路種植重型標準樹木並提供寬敞遮陰，大為改善日常步行環境。支持方案。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260529-120951-19145

29

提交限期

Deadline for submission:

12/06/2026

提交日期及時間

Date and time of submission:

29/05/2026 12:09:51

有關的規劃申請編號

The application no. to which the comment relates:

A/YL/332

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Gilbert Lee

意見詳情

Details of the Comment :

底層1,600平米商業面對花園，適合引入咖啡廳、書店等休閒配套，為元朗北增添活力。
支持方案。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260529-122925-72615

30

提交限期

Deadline for submission:

12/06/2026

提交日期及時間

Date and time of submission:

29/05/2026 12:29:25

有關的規劃申請編號

The application no. to which the comment relates:

A/YL/332

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Lucy Yau

意見詳情

Details of the Comment :

支持方案。項目採用兩層地上停車場，大為減少了深層挖掘，能有效降低施工期的碳排放

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260529-143613-94452

31

提交限期

Deadline for submission:

12/06/2026

提交日期及時間

Date and time of submission:

29/05/2026,14:36:13

有關的規劃申請編號

The application no. to which the comment relates:

A/YL/332

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. CK Yu

意見詳情

Details of the Comment :

支持方案。作為毗鄰屋苑居民，強烈支持項目增設完善的緊急車輛通道（EVA），全面提升整條街區的消防安全。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260529-144618-07746

32

提交限期

Deadline for submission:

12/06/2026

提交日期及時間

Date and time of submission:

29/05/2026 14:46:18

有關的規劃申請編號

The application no. to which the comment relates:

A/YL/332

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Cherry Au

意見詳情

Details of the Comment :

項目地契修改已進入最後階段，政府應全力支持這種能快出分層住宅的私人優質發展項目。支持。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260529-150152-23399

33

提交限期

Deadline for submission:

12/06/2026

提交日期及時間

Date and time of submission:

29/05/2026 15:01:52

有關的規劃申請編號

The application no. to which the comment relates:

A/YL/332

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Ada Wong

意見詳情

Details of the Comment :

支持方案。短期食物援助服務隊，配合鄰近交通，能讓更多低收入街坊直接受惠。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260529-154358-98769

34

提交限期

Deadline for submission:

12/06/2026

提交日期及時間

Date and time of submission:

29/05/2026 15:43:58

有關的規劃申請編號

The application no. to which the comment relates: A/YL/332

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Li

意見詳情

Details of the Comment :

同意, 方案細心規劃了1個專門的救護車停泊處, 對未來頻繁出入社福設施的體弱長者而言是生命的保障。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260529-160353-01561

35

提交限期

Deadline for submission:

12/06/2026

提交日期及時間

Date and time of submission:

29/05/2026 16:03:53

有關的規劃申請編號

The application no. to which the comment relates:

A/YL/332

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lam

意見詳情

Details of the Comment :

同意方案。攀緣植物的大量應用，打造了立面的垂直多層綠化，讓工廈區變得有朝氣。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260529-162414-19127

36

提交限期

Deadline for submission:

12/06/2026

提交日期及時間

Date and time of submission:

29/05/2026 16:24:14

有關的規劃申請編號

The application no. to which the comment relates:

A/YL/332

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Frank Chau

意見詳情

Details of the Comment :

通過私營機構代建福利設施，是公私營合作高效率提升民生福利的典範方案。同意方案。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260529-163330-27405

37

提交限期

Deadline for submission:

12/06/2026

提交日期及時間

Date and time of submission:

29/05/2026 16:33:30

有關的規劃申請編號

The application no. to which the comment relates:

A/YL/332

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Tom Ng

意見詳情

Details of the Comment :

Support. Excellent project near Long Ping Station! Optimizing the plot ratio to 6.5 delivers compact private housing where infrastructure capacity is highest.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260529-165107-56130

38

提交限期

Deadline for submission:

12/06/2026

提交日期及時間

Date and time of submission:

29/05/2026 16:51:07

有關的規劃申請編號

The application no. to which the comment relates:

A/YL/332

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Maggie Tsui

意見詳情

Details of the Comment :

Tung Tau badly needs decent dining choices. The proposed 1,600 sqm retail layout will quickly transform this district into a vibrant neighbourhood node. Agree.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260529-170106-11754

39

提交限期

Deadline for submission:

12/06/2026

提交日期及時間

Date and time of submission:

29/05/2026 17:01:06

有關的規劃申請編號

The application no. to which the comment relates:

A/YL/332

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lee

意見詳情

Details of the Comment :

Support the application. The 15m building separation gap combined with a terraced podium allows daylight penetration and keeps air ventilation optimal for neighbours.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260529-171432-03865

40

提交限期

Deadline for submission:

12/06/2026

提交日期及時間

Date and time of submission:

29/05/2026 17:14:32

有關的規劃申請編號

The application no. to which the comment relates:

A/YL/332

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Luk

意見詳情

Details of the Comment :

The non-kitchen based Home Care service team premises establishes permanent government assets to support elderly aging-in-place. Support.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260529-172055-89453

41

提交限期

Deadline for submission:

12/06/2026

提交日期及時間

Date and time of submission:

29/05/2026 17:20:55

有關的規劃申請編號

The application no. to which the comment relates:

A/YL/332

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Sam Ho

意見詳情

Details of the Comment :

I completely support this wonderful residential project. It is situated right next to Long Ping Station, making daily transit highly sustainable and convenient.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260529-172915-05716

42

提交限期
Deadline for submission: 12/06/2026

提交日期及時間
Date and time of submission: 29/05/2026 17:29:15

有關的規劃申請編號
The application no. to which the comment relates: A/YL/332

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Fong

意見詳情
Details of the Comment :

Finding a budget-friendly private flat in Yuen Long is tough. I strongly support increasing the domestic plot ratio here to bring more attainable housing options for youths.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260601-090316-40568

43

提交限期

Deadline for submission:

12/06/2026

提交日期及時間

Date and time of submission:

01/06/2026 09:03:16

有關的規劃申請編號

The application no. to which the comment relates:

A/YL/332

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Kwan

意見詳情

Details of the Comment :

This application deserves full support. The 15-meter building separation gap acts as a wind corridor, effectively maintaining air ventilation for the nearby neighbourhood blocks.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260601-092445-25147

44

提交限期

Deadline for submission:

12/06/2026

提交日期及時間

Date and time of submission:

01/06/2026 09:24:45

有關的規劃申請編號

The application no. to which the comment relates:

A/YL/332

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Angle Tung

意見詳情

Details of the Comment :

Integrating STFAST and elderly Home Care Services under one private residential scheme saves public land while boosting social welfare provision significantly. Support!

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260601-095829-31634

45

提交限期

Deadline for submission:

12/06/2026

提交日期及時間

Date and time of submission:

01/06/2026 09:58:29

有關的規劃申請編號

The application no. to which the comment relates:

A/YL/332

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Winnie Kwok

意見詳情

Details of the Comment :

Support. 1,108 new residential flats with an average size of 42.66 sqm directly address the immediate shortage of attainable private housing in Yuen Long.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260601-104335-70758

46

提交限期

Deadline for submission:

12/06/2026

提交日期及時間

Date and time of submission:

01/06/2026 10:43:35

有關的規劃申請編號

The application no. to which the comment relates:

A/YL/332

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Cindy Lai

意見詳情

Details of the Comment :

Agree. The 144 bicycle parking spaces provide connection to the existing cycling network, genuinely championing the government's low-carbon transit policy.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260601-110004-78680

47

提交限期

Deadline for submission:

12/06/2026

提交日期及時間

Date and time of submission:

01/06/2026 11:00:04

有關的規劃申請編號

The application no. to which the comment relates:

A/YL/332

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Tony Liu

意見詳情

Details of the Comment :

Support! Glad to see the 3.5m setback along Po Yip Street. Heavy standard pavement trees will beautifully soften hard walls and improve the sidewalk.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260601-111658-61465

48

提交限期

Deadline for submission:

12/06/2026

提交日期及時間

Date and time of submission:

01/06/2026 11:16:58

有關的規劃申請編號

The application no. to which the comment relates:

A/YL/332

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Tsang

意見詳情

Details of the Comment :

The project is entirely owned by one applicant with ongoing lease modifications, which guarantees fast implementation without complicated site clearances. Support.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260601-113821-66379

49

提交限期

Deadline for submission:

12/06/2026

提交日期及時間

Date and time of submission:

01/06/2026 11:38:21

有關的規劃申請編號

The application no. to which the comment relates:

A/YL/332

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Candy Cheung

意見詳情

Details of the Comment :

Agree. Utilizing aboveground car parks reduces construction time and minimizes massive underground soil displacement.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260601-120756-45961

50

提交限期

Deadline for submission:

12/06/2026

提交日期及時間

Date and time of submission:

01/06/2026 12:07:56

有關的規劃申請編號

The application no. to which the comment relates:

A/YL/332

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Peggy Tsang

意見詳情

Details of the Comment :

Agree, as this mixed-use scheme effectively balance domestic density with GIC facilities.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260601-122705-17281

51

提交限期

Deadline for submission:

12/06/2026

提交日期及時間

Date and time of submission:

01/06/2026 12:27:05

有關的規劃申請編號

The application no. to which the comment relates:

A/YL/332

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Abby Lo

意見詳情

Details of the Comment :

Providing communal open space equipped with a swimming pool and children's playground will greatly benefit children's physical wellbeing. Support.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260601-123821-87137

52

提交限期

Deadline for submission:

12/06/2026

提交日期及時間

Date and time of submission:

01/06/2026 12:38:21

有關的規劃申請編號

The application no. to which the comment relates:

A/YL/332

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Yeung

意見詳情

Details of the Comment :

Support. The stepped building height profile from 108.15mPD to 114.8mPD adds brilliant visual interest to Yuen Long's urban skyline while keeping massing acceptable.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

tpbpd/PLAND

A/YL/332.

1

寄件者: [REDACTED]
寄件日期: 2026年05月26日星期二 18:17
收件者: tpbpd/PLAND
主旨: 反對麗新元朗中心加密發展申請
類別: Internet Email

城規會秘書處收：

本人為元朗區居民，現就麗新元朗中心申請放寬地積比率及高度限制一事，提出反對意見。

理由如下：

一、交通及基建壓力

元朗區現時交通已十分擠塞，公共交通及道路承載力不足。若項目增加至 1,108 伙，將進一步加重交通壓力，影響居民日常出行。

二、公共設施不足

現時區內醫療、教育及社區設施已供不應求。若增加住宅單位而未有同步改善配套，將令居民生活質素下降。

三、環境及社區影響

放寬地積比率及高度限制，令建築密度過高，影響採光、通風及社區空間感，破壞原有城市景觀及居住環境。

四、規劃原則

原本批出的方案已平衡供應與社區承受能力。若再放寬，將違背合理規劃原則，對區內居民造成長遠不利。

基於以上原因，本人反對麗新元朗中心放寬地積比率及高度限制的申請，並促請城規會維持原有批核方案，以保障居民生活質素及社區可持續發展。

此致
敬禮

香港市民

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260527-192043-96943

2

提交限期

Deadline for submission:

12/06/2026

提交日期及時間

Date and time of submission:

27/05/2026 19:20:43

有關的規劃申請編號

The application no. to which the comment relates:

A/YL/332

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. WMC

意見詳情

Details of the Comment :

While I support the provision of GIC uses in the development for social benefit, and good design merits to enhance the streetscape, I object the application based on the following grounds:

- a) the disposition of the towers in the proposed scheme is unacceptable would potentially block air ventilation corridors from Castle Peak Road / Long Yip Street to open spaces to the northeast and Hi Yip Street to the northwest, and that the 15m setback proposed cannot provide a direct wind corridor, let alone provide visual relief;
- b) The claim that the very minimal and barely noticable changes in mPD constitutes as "stepped building height profile" and claimed as a design merit is highly misleading and should not be considered by the Board. The photomontages demonstrated in the VIA is a good example that how the stepped building height will not change the fact that the proposed development would still bring about negative visual impacts;
- c) the TIA has not duly addressed the capacity of the MTR Tuen Ma Line at the design year, especially with the future extension to Tuen Mun Pier Head and Hung Shui Kiu station; and
- d) No information are provided on whether relevant operators of the GIC facilities were approached, given that the GIC uses are very specific.

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年06月12日星期五 23:21
收件者: tpbpd/PLAND
主旨: A/YL/332 21-35 Wang Yip Street Lai Sun

類別: Internet Email

A/YL/332 (304) (Y/YL/16)

21-35 Wang Yip Street East, Tung Tau Industrial Area, Yuen Long

Site area: About 7,271sq.m

Zoning: "Res Group E(2)"

Applied Development: 2 Blocks / (1,108 1,019) (828) Units / PR 6.82 (6.22) (5.22) / 1115mPD (101) (85) / 204 (205) (87) Vehicle Parking / OS 2,881 (2,854) (2,382) sq.m / I Block Retail / Sub-base/premises for: Short Term Food Assistance Service Team / Care Services (HCS) for Frail Elderly Persons (2-team size non-kitchen based)

Dear TPB Members,

304 approved 22 Dec 2023.

Lai Sun is having financial problems so looking for a quick fix with a further GIMME MORE application for this redevelopment. The incremental increase is substantial so the developer has thrown in a few small community services that will not despoil its shopping facilities with client movement.

The only problem members had with the previous plan was the possible impact on ventilation to the open space. Developer claimed to have resolved this, but who knows whether the finished development will in fact not impede ventilation.

However, there was no mention in the brief meeting of the impact ever increasing height would have on the penetration of sunlight to the OS. And there is no indication that this has been addressed in the current application.

There is no point in providing community recreational facilities if they do not enjoy considerable exposure to sunlight and the very important Vit D that is so essential to the health of particularly young children.

Members should demand to see images of the shadow thrown by the two towers at different times of the day.

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53

There is need to question the provision of retail space when there are many similar malls under housing developments that can no longer find tenants.

Previous objections relative and upheld.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Wednesday, 6 September 2023 3:09 AM HKT
Subject: Re: A/YL/304 21-35 Wang Yip Street Lai Sun

Dear TPB Members,

Strong objections also to an application for additional PR and height being process while the OZP for the approved plan is still going through the OZP process.

Another example that it is a sham?

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 6 June 2023 9:39 PM CST
Subject: A/YL/304 21-35 Wang Yip Street Lai Sun

A/YL/304 (Y/YL/16)

21-35 Wang Yip Street East, Tung Tau Industrial Area, Yuen Long

Site area : About 7,271sq.m

Zoning : "Res Group E(2)"

Applied Development : 2 Blocks / 1,019 (828) Units / PR 6.22 (5.22) / 101mPD (85) / 205 (87)
Vehicle Parking / OS 2,854 (2,382)sq.m / I Block Retail

Dear TPB Members,

Strong objections to naked greed. The number of unsold and vacant units is increasing by the week. There is absolutely no need to substantially increase the PR and height to add to the glut.

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53

Why was this application published when the Yuen Long OZP Y/YL/26 has not yet been discussed by the board?

Does the developer know something Joe Public is not aware of?

Is the process now so degraded that the OZP hearing is, as those who attend the meetings suspect, now nothing more than a rubber stamp and box ticking exercise?

This preempting exercise renders the Yuen Long OZP redundant.

The Site Coverage is misleading as the entire site will be occupied with retail and GIC accommodate in the podium underneath the OS that is all at podium level. No indication of canopies to provide protection from the elements.

GIC - no details provided with regard to the type of facilities or the GFA.

That plans are now tweaked even before the ink is applied never mind dried is most disturbing.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 16 October 2020 1:34 AM CST
Subject: Y/YL/16 21-35 Wang Yip Street Lai Sun

Y/YL/16
21-35 Wang Yip Street East, Tung Tau Industrial Area, Yuen Long
Site area : About 7,271sq.m
Zoning : "Other Specified Uses" annotated "Business"
Proposed Amendment(s) : Rezone the application site from "Other Specified Uses" annotated "Business" to "Res (Group E) 2" / 3 Blocks / 828 Units / PR 5.22 / 85mPD / 87 Vehicle Parking / OS 2,382sq.m

Dear TPB Members,

So Lai Sun believes there is more money to be made with a residential development. The duplicity of the blurb in the application is distasteful.

When it applied for Minor Relaxation of Plot Ratio Restriction A/YL/259 for the redevelopment of the existing 10-storey industrial building into a 15-storey (excluding one basement carpark floor) commercial building, which was within the building height restriction on the Outline Zoning Plan one of the justifications then was "Increase in employment opportunities"???

Plan D: The proposed commercial uses would help facilitate the gradual transformation of the Tung Tau Industrial Area for non-polluting commercial uses. The proposed minor relaxation of plot ratio (PR) generally followed the policy on revitalisation of pre-1987 industrial

53
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buildings. The proposal was in line with the building height restriction of the "OU(B)" zone and was considered not incompatible with the adjacent developments.

Members generally considered that the application was in line with the Government's policy on revitalising industrial buildings, and the proposed voluntary setbacks and green design features were design merits of the current scheme.

Again the housing mantra is being touted. However this is no longer such an urgent issue as the economy has weakened and immigration is rising. Experts predict that developers will have problems offloading the 11,000+ units to be released in coming months.

What Hong Kong needs going forward, particularly NT, is JOBS. The Covid crisis has demonstrated the importance of having a certain level of local production to rely on when transport is limited and there are restrictions on the usual supply chains.

Members should recommend that Lai Sun work with its approved plan and that 'Business' zooming be kept in tact to ensure a supply of premises for manufacturing, logistics and other employment generating activities.

Mary Mulvihill

Seq 1 54

城市規劃委員會秘書

香港北角渣華道 333 號北角政府合署 15 樓

FAX : 2877 0245 / 2522 8426

副本： 規劃署屯門及元朗西規劃處

申請編號： A/YL/332

申請地址： 元朗東頭工業區宏業東街 21-35 號（元朗市地段第 362 號）

申請內容： 擬議分層住宅發展、商店及服務行業、食肆和社會福利設施用途，以及略為放寬地積比率及建築物高度限制

提意見人： 富華工業大廈業主立案法團

通訊地址：

聯絡人：楊顯誠 先生（秘書）

電話號碼：

日期：2026 年 8 月 4 日

就規劃申請編號 A/YL/332 的反對意見書



致城市規劃委員會秘書：

反對改建意見書

本函代表富華工業大廈業主立案法團，就上述規劃申請正式提出強烈反對。本大廈全體業主及租戶均對該擬議改建計劃深表憂慮，並認為其對本大廈及周邊社區的負面影響嚴重，現陳述反對理由如下：

1. 對周邊交通造成難以承受的壓力

元朗東頭工業區的道路網絡（包括宏業東街、喜業街）現已長期處於飽和狀態，繁忙時段塞車情況嚴重。擬議的住宅、商業及食肆用途將帶來大量新增車流及人流，勢必導致區內交通全面癱瘓，嚴重影響本大廈業主及租戶的日常出入，亦會加劇區內泊車位不足的問題。

2. 工廈轉住宅帶來的安全及管理隱憂

本區以工業樓宇為主，配套設施、消防規劃及管理模式均以工業用途為設計標準。將毗鄰用地改建為住宅用途，會帶來 24 小時的人流、噪音及治安問題，與工業用途的運作模式存在根本性衝突。此外，住宅用途產生的家居廢物、食肆帶來的油煙及污水，亦會對本大廈的衛生環境及設施造成負面影響。

3. 嚴重影響本大廈的物業價值及營商環境

擬議的高密度住宅及商業發展，會破壞本區現有的工業氛圍，改變區內整體規劃定位，對本大廈作為工業樓宇的營商環境造成不可逆轉的損害，直接影響本大廈業主的物業價值及租戶的營運成本。

4. 公共配套設施完全不足以應付新增人口

元朗東頭工業區的公共服務設施（如公共交通、學校、醫療、街市等）均以工業區人口規模規劃，現已供不應求。擬議住宅項目帶來的新增人口，將進一步加劇公共服務資源的短缺，對包括本大廈在內的周邊居民及使用者造成沉重負擔。

基於以上理由，本法團代表富華工業大廈全體業主及租戶，強烈反對申請編號 A/YL/332 的規劃申請，懇請城規會否決該申請，以保障本大廈業主及租戶的合法權益。

54

如有任何查詢，請隨時透過上述聯絡方式與本法團聯絡。

此致

敬禮！



富華工業大廈業主立案法團

楊顯誠 秘書

2026 年 8 月 4 日

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tpbpd/PLAND

Seq 1 55

寄件者: [REDACTED]
寄件日期: 2026年08月09日星期日 1:37
收件者: tpbpd/PLAND
主旨: Re: A/YL/332 21-35 Wang Yip Street Lai Sun
類別: Internet Email

Dear TPB Members,

A/YL/332 (304) (Y/YL/16)

21-35 Wang Yip Street East, Tung Tau Industrial Area, Yuen Long

Site area: About 7,271sq.m

Zoning: "Res Group E(2)"

Applied Development: 2 Blocks / 1,068 (1,108) (1,019) (828) Units / PR 6.22 (6.82) (6.22) (5.22) / 1115mPD (101) (85) / 156 (204) (205) (87) Vehicle Parking / OS 2,777 (2,881) (2,854) (2,382) sq.m / I Block Retail / Sub-base/premises for: Short Term Food Assistance Service Team / Care Services (HCS) for Frail Elderly Persons (2-team size non-kitchen based)

Dear TPB Members,

Response to departmental comments, replacement pages of the application form, revised supporting planning statement, **revised plans and drawings, revised environmental assessment, revised traffic impact assessment, revised visual impact assessment, revised sewerage impact assessment and revised landscape proposal.**

So 332 should have been withdrawn as this is effectively a new plan.

Previous objections applicable and upheld. No images to demonstrate the shadow impact on the public garden.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 12 June 2026 11:21 PM HKT
Subject: A/YL/332 21-35 Wang Yip Street Lai Sun

A/YL/332 (304) (Y/YL/16)

21-35 Wang Yip Street East, Tung Tau Industrial Area, Yuen Long

Site area: About 7,271sq.m

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Dear TPB Members,

304 approved 22 Dec 2023.

Lai Sun is having financial problems so looking for a quick fix with a further GIMME MORE application for this redevelopment. The incremental increase is substantial so the developer has thrown in a few small community services that will not despoil its shopping facilities with client movement.

The only problem members had with the previous plan was the possible impact on ventilation to the open space. Developer claimed to have resolved this, but who knows whether the finished development will in fact not impede ventilation.

However, there was no mention in the brief meeting of the impact ever increasing height would have on the penetration of sunlight to the OS. And there is no indication that this has been addressed in the current application.

There is no point in providing community recreational facilities if they do not enjoy considerable exposure to sunlight and the very important Vit D that is so essential to the health of particularly young children.

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Subject: Y/YL/16 21-35 Wang Yip Street Lai Sun

Y/YL/16

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Mary Mulvihill

55