

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL/332

- Applicant** : Star Success International Limited represented by KTA Planning Limited
- Site** : 21-35 Wang Yip Street East, Tung Tau Industrial Area (TTIA), Yuen Long, New Territories (Yuen Long Town Lot (YLTL) No. 362)
- Site Area** : About 7,271m²
- Lease** : New Grant No. 3121 subject to Modification Letters
(a) restricted for non-industrial (excluding godown, hotel and petrol filling station) purposes
(b) maximum total gross floor area (GFA) of 45,226m², of which the total GFA for private residential purpose shall not exceed 43,626m²
- Plan** : Approved Yuen Long Outline Zoning Plan (OZP) No. S/YL/29
- Zoning** : “Residential (Group E)2” (“R(E)2”)
[Restricted to a maximum domestic plot ratio (PR) of 5, a maximum non-domestic PR of 0.22 and a maximum building height (BH) of 85 mPD]
- Application** : Proposed Flat with Permitted Shop and Services, Eating Place and Social Welfare Facility (SWF) and Minor Relaxation of PR and BH Restrictions

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed flat with permitted shop and services, eating place and SWF and minor relaxation of domestic PR restriction from 5 to 6 (i.e. +1 or 20%) and BH restriction from 85mPD to 112.7mPD (i.e. +27.7m or +32.6%) at the application site (the Site) falling with an area zoned “R(E)2” on the OZP. The proposal is to facilitate redevelopment of an existing 10-storey industrial building (namely Lai Sun Yuen Long Centre) into a 31-storey composite development at the Site. According to Schedule I (for open-air development or for building other than industrial (I) or industrial-office building (I-O)) of the Notes of the OZP for “R(E)2” zone, ‘Flat’ is a Column 2 use requiring planning permission from the Town Planning Board (the Board) while ‘Shop and Services’, ‘Eating Place’ and ‘Social Welfare Facility’ on the lowest three floors of a building, taken to include basements, are Column 1 uses which are always permitted. Development/redevelopment within the “R(E)2” zone is subject to a maximum domestic PR of 5, a maximum non-domestic PR of 0.22 and a maximum BH of 85mPD. Based on the individual merits of a development or redevelopment proposal, minor relaxation of the PR and/or BH restrictions may be considered by the Board on application under

section 16 of the Town Planning Ordinance (the Ordinance). The Site, currently occupied by a 10-storey industrial building and accessible via Wang Yip Street East, is located within TTIA which is mainly occupied by a mixture of residential and I/I-O buildings (**Plan A-1a**).

- 1.2 The Site is the subject of two previous planning applications (No. A/YL/259 and 304) submitted by the same applicant as the current application (details in paragraphs 5.1 to 5.3 below). The last application (No. A/YL/304¹) for the same proposed uses and minor relaxation of domestic PR restriction from 5 to 6 and BH restriction from 85mPD to 100.75mPD, was approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board on 22.12.2023 (the Approved Scheme) (**Plan A-1a**).
- 1.3 The current proposal comprises two residential blocks (i.e. Tower 1 and Tower 2 with 28 storeys) above a three-storey podium for commercial use, SWF, residents' clubhouse, car parking and E&M facilities. The BH of Tower 1 is 112.7mPD while Tower 2 adopts a stepped BH from 105.7mPD to 112.7mPD (**Drawings A-1 to A-8**). The current application also involves proposed minor relaxation of domestic PR restriction from 5 to 6 (i.e. +1 or 20%), which is same as the Approved Scheme, and minor relaxation of BH restriction from 85mPD to 112.7mPD (i.e. +27.7m or +32.6%). The comparison of PR and BH between the OZP restrictions and the proposed scheme are summarised as follows:

Development Parameters	OZP Restrictions (a)	Proposed Scheme (b)	Difference (b) - (a)
Total PR	5.22	6.22	+ 1 (+19.1%)
- Domestic PR	5	6	+1 (+20%)
- Non-domestic PR	0.22	0.22	-
BH (mPD)	85	112.7	+27.7m (+32.6%)

- 1.4 As compared with the Approved Scheme, the proposed scheme mainly involves an increase in BH from 100.75mPD to 112.7mPD (i.e. +11.95m or 11.8%) to facilitate the aboveground car park design for private development under the Government's policy. According to the applicant, the increase in BH comprises relocation of two levels of car park from basement to aboveground (at G/F and 1/F), with adjustment to the floor height of G/F to 6m to accommodate the headroom requirement for L/UL facilities; addition of a 2/F podium level to accommodate resident's clubhouse and landscape area due to change in internal layout for provision of aboveground car parks; and inclusion of a refuge floor within residential blocks to fulfil the latest fire safety requirements. The proposed scheme also involves reconfiguration of the previous 3-storey non-domestic block as the podium of the residential development. Other major development parameters including site area, PR and GFA have remained the same as those of the Approved Scheme.

¹ The approved scheme under planning application No. A/YL/304 comprises two residential blocks (maximum BH of 27 storeys) above a 2-storey podium (for shop and services, eating place, social welfare facilities, residents' clubhouse and landscaped areas at G/F and 1/F of Tower 1 and Tower 2) and a standalone 3-storey non-domestic block (for shop and services and plant rooms) above two levels of basement car parks.

- 1.5 A comparison of the major development parameters of the Approved Scheme and the proposed scheme is summarised in the table below. The layout plans, floor plans, section plans, landscape master plan, photomontages and proposed design merits submitted by the applicant are at **Drawings A-1 to A-12** respectively.

Development Parameters	Approved Scheme under A/YL/304 (a)	Proposed Scheme under current application (b)	Differences (b) - (a)
Site Area (about)	7,271m ²	7,271m ²	No change
Total GFA ^[1] - Domestic - Non-domestic	About 45,226m ² About 43,626m ² About 1,600m ²	About 45,226m ² About 43,626m ² About 1,600m ²	No change
Total PR ^[1] - Domestic - Non-domestic	6.22 6 0.22	6.22 6 0.22	No change
No. of Blocks	3 - 2 for residential blocks - 1 for non-domestic block (for shop and services and E&M)	2 residential blocks	-1
BH	<u>Residential blocks:</u> 100.75mPD / 27 storeys above 2-storey podium (excluding 2 basement levels) ^[2] <u>Non-domestic block:</u> 19.45mPD / 3 storeys	112.7mPD / 28 storeys above 3-storey podium ^[3]	+11.95m (+11.8%) / +2 storey
No. of Flats	1,019	1,068	+49 (+4.8%)
Average Flat Size	About 44m ²	About 40.8m ²	-3.2m ² (-7.3%)
Design Population	2,854	2,777 ^[4]	-77 (-2.7%)
GIC Facilities ^[1]	Sub-base/premises for: - Short Term Food Assistance Service Team (STFAST) - Home Care Services (HCS) for Frail Elderly Persons (2-team size non-kitchen based)	Main-base/premises for: - STFAST - HCS for Frail Elderly Persons (2-team size non-kitchen based)	Change from sub-base to main-base

Private Open Space	Not less than 2,854m ²	Not less than 2,777m ²	-77m ² (-2.7%)
Parking and Loading/Unloading (L/UL) Facilities for Residential and Commercial Portion			
Private Car Parking Spaces	192	150	-42 (-21.8%)
Motorcycle Parking Spaces	13	13	No change
Bicycle Parking Spaces	136	143	+7 (+5.1%)
L/UL Bays	- 3 for Heavy Goods Vehicles (HGV) - 1 for Light Good Vehicle (LGV)	- 3 for HGV - 1 for LGV	No change
Parking and L/UL Facilities for Proposed Social Welfare Facilities^[5]			
Light Bus Parking Spaces	1	1	No change
Ambulance/ Light Bus Lay-by	1	1	No change
L/UL Bay (for shared use)	1 for HGV	1 for HGV	No change

Remarks:

[1] According to the applicant, the estimated total net operating floor area of the proposed facilities are 234.5m² (i.e. about 422.1m² GFA at the assumed conversion factor of 1.8) and these floor spaces dedicated for Government, Institution and Community facilities (GIC), as required by the Government, are disregarded in the calculation. Detailed design, layout and floor area of the proposed GIC facilities will be subject to review by the Social Welfare Department (SWD).

[2] The floor-to-floor heights (FTFHs) range from 4.1m to 4.6m for podium and are 3.15m for residential floors.

[3] Includes one storey of refuge floor but excludes transfer plate. The FTFHs are 4m (1/F), 5m (2/F) and 6m (G/F) for the podium (i.e. G/F to 2/F), 3.15m for residential floors and 3.3m for refuge floor.

[4] The assumed persons per occupied flat is 2.6.

[5] The internal transport facilities provision is subject to the requirements by SWD.

- 1.6 According to the applicant, the urban design measures previously proposed under the Approved Scheme² shall largely be maintained in the proposed scheme. The currently proposed measures include the provision of (i) a 15m-wide building separation between the two residential blocks; (ii) stepped BH profile (for Tower 2) ascending from 105.7mPD to 109.2mPD and 112.7mPD from south to north; (iii) a 3.5m podium (i.e. from G/F to 2/F) setback along Po Yip Street; 3m full-height building setback along the passageway between the Site and On Lok Road Substation; and a 1.5m podium setback along Wang Yip Street East; (iv) an at-grade landscaped area of 120m² at the southwestern corner of the Site facing Wang Yip Street East; and (v) terraced podium design with at-grade shops along Keung Yip Street Rest Garden, with a view to enhancing streetscape and visual permeability (**Drawings A-8 and A-12**).

² Design measures proposed under the Approved Scheme include the provision of a (i) 15m-wide building separation between the two residential towers; (ii) stepped BH profile for Tower 2 (from 91.3mPD to 97.6mPD and 100.75mPD); (iii) at-grade landscaped open space of 240m² at the southern corner of the Site; (iv) landscaping along Po Yip Street; and (v) 1.5m podium setback along Wang Yip Street East.

- 1.7 To minimise potential road traffic and railway noise impacts as well as nearby fixed sources noise impact on the future residents, appropriate building design and mitigation measures such as acoustic window/enhanced acoustic balcony, fixed glazing and vertical acoustic fin, are proposed. The submitted Noise Impact Assessment (NIA) has concluded that the proposed development would not be subject to insurmountable adverse impact with the proposed mitigation measures.
- 1.8 Other various technical assessments including Traffic Impact Assessment (TIA), Environmental Assessment (EA), Sewerage Impact Assessment (SIA), Visual Impact Assessment (VIA), Landscape Proposal (LP) submitted by the applicant have concluded that the proposed development would not induce adverse technical impacts. According to the VIA, the proposed scheme would have a similar overall visual impact to the Approved Scheme (**Drawings A-10 and A-11**). The TIA submitted has concluded that the proposed scheme will not result in adverse traffic and pedestrian impacts to the surrounding road network.
- 1.9 In support of the application, the applicant submitted the following documents:
- (a) Application Form received on 15.5.2026 (**Appendix I**)
 - (b) Consolidated Supporting Planning Statement (SPS) (**Appendix Ia**)
received on 20.10.2026
- (SPS received on 15.5.2026 and Further Information (FI) received on 10.7.2026[#], 3.9.2026*, 2.10.2026*, 8.10.2026* and 15.10.2026* were superseded and are attached at Appendices Ib, Ic, Id, Ie and If respectively).
- [#]*accepted but not exempted from publication and recounting requirements*
^{*}*accepted and exempted from publication and recounting requirements*
- 1.10 On 28.8.2026, the Rural and New Town Planning Committee (the Committee) of the Board agreed to the applicant's request to defer making a decision on the application for two months.

2. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in the consolidated SPS at **Appendix Ia**. They can be summarised as follows:

In Line with Government's Policy

- (a) The proposed development supports the development of Northern Metropolis. With provision of about 1,068 flats, it could help accelerate housing supply in Yuen Long.
- (b) The applicant is the sole landowner of the Site. The Site is readily available for implementation and could benefit from the Government's policy promulgated in November 2025 on granting full GFA exemption for aboveground car parks of up to two storeys in private development. The proposed development therefore aligns with the Government's goal to expedite developments.

Maintaining the Major Development Parameters and Planning and Design Merits from the Approved Scheme

- (c) The proposed scheme maintains major development parameters from the Approved Scheme, including PR, GFA and identical SWF provisions.
- (d) Proposed changes are predominantly confined to the increase in BH to incorporate an aboveground carpark under the latest Government's policy, while the number of domestic storeys remains unchanged. The overall BH has also been adjusted in response to the aboveground carpark design to accommodate a higher headroom clearance for L/UL facilities at G/F, additional podium level for resident's clubhouse, and refuge floor at the residential portion. Other adjustments, including number of flats and number of building blocks are mainly to reflect latest design changes upon detailed design.
- (e) The design merits proposed under the Approved Scheme are largely maintained in the proposed scheme to enhance the surrounding environment and streetscape. The proposed scheme will adopt a 15m-wide building separation; stepped BH profile; building setbacks on three sides of the Site (i.e. a 3.5m podium setback along Po Yip Street; 3m full-height building setback along the passageway between the Site and On Lok Road Substation; and a 1.5m podium setback along Wang Yip Street East); multiple greenery and at-grade greenery of about 120m² at the southern corner of the Site; and terraced podium design (**Drawing A-12**).

Provision of Services and Facilities to the Local Community

- (f) The proposed development could provide retail and dining facilities of about 1,600m² GFA which are currently lacking in TTIA, thereby injecting vibrancy to the area.

Technical Aspects

- (g) Various technical assessments on traffic, environmental, infrastructural capacity, and visual impacts have been conducted and demonstrated the technical feasibility of the proposed development. With the incorporation of mitigation measures, significant adverse impacts on traffic, environmental, water supply, sewerage and drainage due to the proposed development are not anticipated.
- (h) On visual impact, the VIA has concluded that the proposed development would result in a moderately adverse visual change, which is comparable to the Approved Scheme. With the proposed design merits in place, the proposed development is considered acceptable in visual context.

3. Compliance with the "Owner's Consent/Notification" Requirements

The applicant is the sole "current land owner". Detailed information would be deposited at the meeting for Members' inspection.

4. **Background**

Zoning History

- 4.1 The TTIA was previously zoned “Industrial” (“I”) on the first draft Yuen Long OZP No. S/YL/1 and was subsequently rezoned to “Other Specified Uses” annotated “Business” (“OU(B)”) in 2001. A s.12A application No. Y/YL/16 to rezone the Site from “OU(B)” to “R(E)2” to facilitate a 24-storey residential-cum-commercial development with a total PR of 5.22, was agreed by the Committee on 27.8.2021. To take forward the decision of the Committee, the draft OZP No. S/YL/26 incorporating the proposed amendment involving, among others, the rezoning of the Site to “R(E)2” with a BH restriction of 85mPD, a maximum domestic PR of 5 and a non-domestic PR of 0.22, was gazetted on 6.1.2023. The zoning and development restrictions for the Site have remained unchanged since then.

Relaxed GFA Exemption Arrangements for Car Parks

- 4.2 In the Policy Address 2025 (PA 2025), a set of enhanced measures was put forward to allow full GFA exemption for no more than two levels of aboveground car parks to facilitate a shorter construction time, costs and expedite developments³. According to the initiatives, the enhanced arrangement is applicable to: (i) private car parks for residents and visitors; and (ii) public car parks provided by the developer as per the Government’s requirement considering local parking needs within private development projects. Implementation details of enhanced measures have been set out in Building Department’s updated Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-2.

5. **Previous Applications**

- 5.1 The Site was involved in two previous s.16 planning applications (No. A/YL/259⁴ and 304) approved with conditions in 2002 and 2023, and a s.12A application (No. Y/YL/16) agreed by the Committee in 2021 which were all submitted by the same applicant as the current application. Details of these applications are summarised in **Appendix II** and the locations of the sites are shown on **Plan A-1a**.
- 5.2 Application No. A/YL/259 is for proposed minor relaxation of PR restriction for permitted office, shop and services and eating place uses. Its considerations are not relevant to the current application which involves mainly residential use. For the previous s.12A application (No. Y/YL/16) to rezone the Site from “OU(B)” to “R(E)2”, it was agreed by the Committee on 27.8.2021 on the considerations that the proposed rezoning for residential-cum-commercial development with GIC uses was not incompatible with the

³ Other arrangements pertaining to car park GFA exemption will continue to apply, such as all underground car parks (regardless of private or public) will continue to have full GFA exemption.

⁴ The Site was zoned “OU(B)” at the time of consideration of the application.

surrounding land uses, and the proposed PR and BH were not incompatible with the existing and planned developments in the area.

- 5.3 Application No. A/YL/304 for proposed flat with shop and services, eating place and SWF and minor relaxation of PR and BH restrictions was approved with conditions by the Committee on 22.12.2023 on the considerations that the proposed development was in line with the Government policy to increase the development intensity by allowing increase in domestic PR up to 20%; the proposal was in line with the planning intention of “R(E)” zone; the proposed development was compatible with the surrounding land uses; and relevant departments had no adverse comment on the application. The latest general building plan submission has been approved by the Building Authority on 29.5.2025. The lease modification for the development has been executed on 11.6.2026.

6. **Similar Application**

There is one similar application (No. A/YL/231) within TTIA for proposed minor relaxation of PR restriction from 5 to 5.5 for flat, shop and services and eating place in “R(E)1” zone. The application was rejected by the Committee on 18.5.2018 mainly for reasons that there was no strong planning justification for minor relaxation of the PR restriction and approval of such relaxation would set an undesirable precedent. In particular, the applicant was unable to substantiate the need for additional 10% of PR to achieve the setbacks and failed to demonstrate why the additional PR was needed for the provision of ground floor commercial use for better streetscape. Details of the application are summarised in **Appendix III** and its location is shown on **Plan A-1a**.

7. **The Site and Its Surrounding Areas (Plans A-1a to A-4)**

7.1 The Site is:

- (a) located at the southeastern fringe of the TTIA;
- (b) bounded by Wang Yip Street East to its northwest and Po Yip Street to its southeast; and
- (c) currently occupied by a 10-storey industrial building, namely Lai Sun Yuen Long Centre, with occupation permit obtained in 1986 and existing PR/GFA of about 4.95/36,023m².

7.2 I and I-O buildings and commercial buildings on areas zoned “OU(B)” are located to the Site’s northwest. The Site is also adjoined by open spaces and playgrounds, namely Keung Yip Street Rest Garden to its immediate northeast and the TTIA Playground on an area zoned “Open Space” to its further northeast.

7.3 At the western and northern edges of the TTIA, there are residential developments, namely Twin Regency, Wang Fu Court and After the Rain as well as I and I-O buildings, on areas zoned “R(E)1” with BHs ranging from about 40.1mPD to 96mPD, and a residential development, The Spectra, on an area zoned “Residential (Group A) 5” with a BH of about 85mPD (**Plan A-1b**).

To the northeast across Po Yip Street are the villages of Kwan Lok Sun Chuen and Sai Pin Wai and another residential development namely One Regent Place on an area zoned “Residential (Group B) 1” with a BH of about 90mPD. To the further south and east near MTR Tuen Ma Line (TML) Long Ping Station and Yuen Long Station are clusters of high-density residential developments in Yuen Long Town Centre with BHs ranging from about 100mPD to 175mPD.

8. Planning Intention

- 8.1 The “R(E)” zone is primarily intended for the phasing out of existing industrial uses through redevelopment (or conversion) for residential use on application to the Board. Whilst existing industrial uses will be tolerated, new industrial developments are not permitted in order to avoid perpetuation of industrial/residential interface (I/R) problem.
- 8.2 According to the Explanatory Statement of the OZP, the developers will be required to submit adequate information to demonstrate that the new residential development will be environmentally acceptable, and suitable mitigation measures, if required, will be implemented to address the potential I/R interface problems.

9. Comments from Relevant Government Departments

- 9.1 The following government departments have been consulted and their views on the application are summarised as follows:

Land Administration

- 9.1.1 Comments of the Chief Estate Surveyor/Land Supply, Lands Department (CES/Land Supply, LandsD):
- (a) she has no objection to the application;
 - (b) the Site falls within YLTL No. 362 (the Lot) which is held under the New Grant No. 3121 dated 27.11.1981 as varied and modified by modification letters dated 23.1.1987 and 11.6.2026. The Lot is restricted to non-industrial (excluding godown, hotel and petrol filling station) purposes and subject to a maximum total GFA of 45,226m², of which the GFA for private residential purpose shall not exceed 43,626m²; and
 - (c) her detailed advisory comments on the application are at **Appendix IV**.

Traffic

- 9.1.2 Comments of the Commissioner for Transport (C for T):

She has no comment on the application from traffic perspective.

9.1.3 Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

He has no adverse comment on the application and his detailed advisory comments on the application are at **Appendix IV**.

Environment

9.1.4 Comments of the Director of Environmental Protection (DEP):

He has no objection to the application from environmental planning perspective subject to the following approval conditions:

- (a) submission of a detailed NIA and implementation of noise mitigation measures identified therein to the satisfaction of DEP or of the Board; and
- (b) submission of a land contamination assessment and completion of the necessary remedial works before the commencement of construction works to the satisfaction of DEP or of the Board.

Drainage

9.1.5 Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

No in-principle objection to the application from drainage perspective. His detailed advisory comments on the application are at **Appendix IV**.

Urban Design and Landscape

9.1.6 Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

Urban Design

- (a) she has no adverse comment on the application from urban design and visual perspectives;
- (b) the Site is located in the southeastern fringe of the TTIA, which predominantly comprises a mixture of I/I-O, commercial and residential developments with BHs ranging from about 14mPD to 96mPD. Some low-rise village settlements are located to the east of the Site. Clusters of high-rise commercial/residential developments are found to the south and further east in the Yuen Long Town Centre area along Castle Peak Road – Yuen Long and around the MTR TML Long Ping Station and Yuen Long Station, with BHs ranging from about 100mPD to 175mPD;
- (c) the Site is the subject of an approved application (No. A/YL/304) with a BH of 100.75mPD. The proposed

maximum BH of 112.7mPD will result in an increase in a BH of 11.95m (+11.9%) as compared to the Approved Scheme, and 27.7m (+32.6%) as compared to the OZP compliance scheme. According to the applicant, the increase in BH is mainly due to the relocation of basement carpark in the Approved Scheme to aboveground and the inclusion of refuge floor. A VIA has been submitted by the applicant which concludes that significant adverse visual impacts are not anticipated. While the proposed development is comparatively taller than those buildings in the immediate locality, it is considered not incompatible with the BH profile in the wider context;

- (d) the proposed design/mitigation measures, including BH variation, 15m building separation, greening/landscaping measures, terraced podium design and building setbacks, are considered to have urban design merits;

Landscape

- (e) she has no adverse comment on the application from landscape planning perspective;
- (f) according to the aerial photo taken in 2025, the Site was situated in an area of industrial urban landscape character comprising industrial buildings, village houses and residential buildings. The proposed development is considered not incompatible with the landscape setting in the proximity;
- (g) according to the site photos, the Site is entirely formed and occupied by an industrial building. No existing trees are observed within the Site; and
- (h) the applicant has submitted a LP in support of the application (**Appendix Ia**). According to the LP, no less than 20% site coverage of greenery is proposed and 74 new trees are proposed to be planted within the Site. In view of the above, significant adverse landscape impact arising from the proposed development is not anticipated. Her detailed advisory comments are at **Appendix IV**.

9.2 The following government departments consulted have no objection to or no comment on the application, and their advisory comments, if any, are at **Appendix IV**:

- (a) Chief Engineer/Construction, Water Supplies Department;
- (b) District Officer (Yuen Long), Home Affairs Department;
- (c) Chief Building Surveyor/New Territories West, Buildings Department;
- (d) Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD);
- (e) Project Manager (West), CEDD;
- (f) Director of Trade and Industry;

- (g) Director of Leisure and Cultural Services;
- (h) Director of Social Welfare (DSW);
- (i) Director of Food and Environmental Hygiene;
- (j) Director of Fire Services;
- (k) Director of Electrical and Mechanical Services; and
- (l) Commissioner of Police.

10. Public Comments Received During Statutory Publication Periods

- 10.1 The application and relevant FIs were published for public inspection. During the statutory publication periods, a total of 55 public comments were received, including 50 supporting and five objecting to the application.
- 10.2 The 50 supporting comments were submitted by individuals (**Appendix Va**) and their major grounds are summarised as follows:
- (a) the proposed redevelopment could phase out the existing aging industrial building at the Site, reduce industrial noise/air pollution conflicts and accelerate the transformation of the TTIA;
 - (b) the proposed development with provision of retail and social welfare facilities is beneficial to the neighbourhood;
 - (c) the proposed development with the increase in development intensity can provide more housing units in Yuen Long and echoes to the Government's policy. The Site is under single ownership and is readily available for immediate implementation;
 - (d) the proposed design merits including setbacks, building separation and stepped BH could reduce visual bulk and maintain good air ventilation and natural lighting for the surrounding neighbourhood; and
 - (e) the proposed development incorporates various measures to promote environmental sustainability, including high greenery coverage and inclusion of bicycle parking spaces. Replacing the proposed basement car park with an aboveground design could minimise the excavation depth, thereby reducing the carbon emissions.
- 10.3 The five comments objecting to the application were submitted from four individuals and one who claims to be the Incorporated Owners of Fu Wah Industrial Building (**Appendix Vb**). Their comments are summarised as follows:
- (a) the proposed development will adversely affect the already congested road network and overload local public transport;
 - (b) there are insufficient local community, educational and recreational facilities as well as public open space to cope with the demand of the additional population;

- (c) the disposition of the residential towers would potentially block the wind corridor; the building separation cannot form an effective wind corridor and visual relief; the stepped BH profile is too minimal; and the proposed BH will result in obstruction of sunlight and disruption to overall visual amenity of the neighbourhood;
- (d) the proposed residential development is incompatible with the existing industrial/business land uses at TTIA. The proposed redevelopment would adversely impact the property values of nearby industrial building and alter the overall positioning of TTIA. There is also concern on the over saturation of retail floor space in nearby residential developments; and
- (e) given there are major scheme revisions in the FI submission, the applicant should submit a fresh planning application.

11. Planning Considerations and Assessment

- 11.1 The application is for proposed flat, shop and services, eating place and SWF with minor relaxation of domestic PR restriction from 5 to 6 (i.e. +20%) and BH restriction from 85mPD to 112.7mPD (i.e. +32.6%) at the Site zoned “R(E)2” on the OZP. According to the Notes of the OZP for “R(E)2” zone, ‘Flat’ is a Column 2 use requiring planning permission from the Board while ‘Shop and Services’, ‘Eating Place’ and ‘Social Welfare Facility’ on the lowest three floors of a building, taken to include basements, are Column 1 uses which are always permitted. Development/redevelopment within “R(E)2” zone is subject to a maximum domestic PR of 5, a maximum non-domestic PR of 0.22 and a maximum BH of 85mPD. Based on the individual merits of a development or redevelopment proposal, minor relaxation of the PR and/or BH restrictions may be considered by the Board on application under section 16 of the Ordinance.
- 11.2 The Site is subject to a previously approved planning application (No. A/YL/304) for the same proposed uses with minor relaxation of domestic PR restriction to 6 and maximum BH restriction to 100.75mPD. Under the proposed scheme in the current application, the proposed development, with a domestic PR of 6 and a non-domestic PR of 0.22, comprises two residential blocks with a maximum BH of 112.7mPD or 27 domestic storeys above a 3-storey podium for shop and services, eating place, SWF, residents’ clubhouse and car park. As compared to the Approved Scheme, the proposed changes mainly involve the increase in BH from 100.75mPD to 112.7mPD (i.e. +11.95m or 11.8%) or from 29 storeys to 31 storeys (+2 storeys) due to relocation of basement car park to aboveground, reconfiguration of the non-domestic block as podium of the residential development and other refinements in detailed layout design, which result in an increase in number of flats from 1,019 to 1,068 with corresponding changes to internal car parking facilities. Other major development parameters including the site area and PR/GFA have remained unchanged under the proposed scheme.

Planning Intention

- 11.3 The planning intention of the “R(E)” zone is for phasing out existing industrial uses through redevelopment for residential use on application to the Board and

the developer is required to demonstrate that the new residential development is environmentally acceptable and suitable mitigation measures will be implemented to address the environmental impacts and potential I/R interface problems. In this regard, the proposed development is in line with the planning intention of the “R(E)2” zone and the applicant has proposed various environmental mitigation measures such as acoustic window/enhanced acoustic balcony, fixed glazing and vertical acoustic fin to address the environmental and I/R interface issues. DEP has no in-principle objection to the application from environmental planning perspective in this regard. Relevant approval conditions on submission of a detailed NIA and implementation of noise mitigation measures identified are recommended to ensure that the potential noise impacts are properly addressed.

Land Use Compatibility

- 11.4 The Site is located at the southeastern fringe of TTIA which is undergoing gradual transformation from industrial/warehouse/workshop uses to commercial and residential uses. In this regard, although there are existing I/O developments to the northwest of the Site, high-density residential developments are found at the western and northern fringe of TTIA, to the east across Po Yip Street and to further south across MTR TML Long Ping Station in Yuen Long Town Centre (**Plan A-1b**). There are also several commercial developments within TTIA. The proposed development is considered not incompatible with the surrounding land uses.

Minor Relaxation of PR and BH Restrictions

- 11.5 According to the applicant, the proposed relaxation of domestic PR restriction from 5 to 6 (i.e. 20%) echoes with the PA 2022 on adopting a higher PR in the Northern Metropolis which could help accelerate housing supply. For the proposed relaxation of BH restriction, the current application involves an increase in maximum BH from 85mPD to 112.7mPD (i.e. +32.6%) to accommodate the GFA arising from the proposed relaxation of domestic PR and the relocation of basement car park to aboveground in response to the Government’s initiative promulgated in PA 2025 to fast-track construction, reduce costs and expedite flat production by allowing full GFA exemption for no more than two levels of aboveground car parks. Corresponding adjustments are also made to the layout design, including incorporating a higher G/F headroom of 6m for L/UL facilities, addition of 2/F podium level to accommodate resident’s clubhouse, and inclusion of refuge floor within the residential blocks to comply with the latest fire safety requirements. To enhance visual interest, the applicant has proposed a stepped height design for Tower 2, ascending from 105.7mPD to 109.2mPD and 112.7mPD from south to north.
- 11.6 The BHs of the existing developments in TTIA are up to about 96mPD, while clusters of high-rise commercial/residential developments are found to the south and further east of the Site in the Yuen Long Town Centre area along Castle Peak Road – Yuen Long and around the MTR TML Long Ping Station and Yuen Long Station, with BHs ranging from about 100mPD to 175mPD. CTP/UD&L, PlanD advises that while the proposed development is comparatively taller than the existing developments in the immediate locality, it is considered not incompatible with the BH profile in the wider context (**Plan**

A-1b). The VIA submitted by the applicant concludes that the overall visual impact of the proposed scheme is comparable to the Approved Scheme and significant adverse visual impacts are not anticipated (**Drawings A-10 and A-11**). In this regard, CTP/UD&L, PlanD has no adverse comment on the application from urban design and visual perspectives.

Planning and Design Merits

- 11.7 The major design measures proposed under the Approved Scheme are generally retained in the proposed scheme (**Drawing A-12**). In this regard, CTP/UD&L, PlanD considers that the proposed design/mitigation measures, including BH variation, 15m building separation, greening/landscaping measures, terraced podium design and building setbacks as detailed in paragraph 1.6, to have urban design merits.
- 11.8 Besides, the proposed development would provide two GIC facilities, including a main-base of STFAST and HCS for Frail Elderly Persons (2-team size non-kitchen based) as proposed under the Approved Scheme, to serve the local community. The applicant proposes that the floor spaces dedicated for those GIC facilities as required by the Government may be discounted from PR calculation. DSW has no comment on the application in this regard.

Other Technical Aspects

- 11.9 The applicant has submitted various other technical assessments including TIA, NIA, EA, SIA and LP to demonstrate that the proposed development would not generate significant adverse impacts to the surrounding areas. The TIA submitted concluded that the proposed scheme will not result in adverse traffic and pedestrian impact to the surrounding road network. Concerned government departments consulted including C for T, CHE/NTW, HyD, DEP, CE/MN, DSD, and CTP/UD&L, PlanD have no objection to or no adverse comment on the application on traffic, environmental, sewerage and landscape aspects respectively. The technical concerns of relevant departments could also be addressed by implementation of approval conditions recommended in paragraph 12.2 below.

Similar Application

- 11.10 A similar application No. A/YL/231 for proposed minor relaxation of PR restriction from 5 to 5.5 for flat, shop and services, eating place was rejected by the Committee on 18.5.2018 mainly for the reason that there was no strong planning justification in the submission for the proposed relaxation of PR restriction. The considerations of this similar application are not applicable to the current application in that planning justifications are provided in the current submission for the proposed minor relaxation of PR and BH restrictions which are to echo with the PA 2022 on adopting a higher PR in the Northern Metropolis, to facilitate the aboveground car park design for private development under the Government's policy and to accommodate the GFA arising from the proposed relaxation of domestic PR restriction.

Public Comments

- 11.11 Regarding the adverse public comments/concerns related to traffic, visual, development intensity, provision of supporting facilities in the vicinity and the

compatibility with the existing land uses at TTIA as summarised in paragraph 10, the planning considerations and assessments in paragraphs 11.1 to 11.10 above are relevant. Regarding the comment on air ventilation, the Site does not fall within any air ventilation corridor in the area and blockage is not anticipated. Regarding the comment on the acceptance of FI submission, the relevant provisions of the Ordinance and requirements of Town Planning Board guidelines have been duly followed.

12. Planning Department's Views

- 12.1 Based on the assessment made in paragraph 11 above and having taken into account the public comments mentioned in paragraph 10 above, PlanD has no objection to the application.
- 12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 23.10.2030, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The following conditions of approval and advisory clauses are also suggested for Member's reference:

Approval conditions

- (a) the submission of a detailed noise impact assessment and implementation of noise mitigation measures identified therein to the satisfaction of the Director of Environmental Protection or of the Town Planning Board; and
- (b) the submission of a land contamination assessment and completion of the necessary remedial works before the commencement of construction works to the satisfaction of the Director of Environmental Protection or of the Town Planning Board.

Advisory clauses

The recommended advisory clauses are attached at **Appendix IV**.

- 12.3 There is no strong reason to recommend rejection of the application.

13. Decision Sought

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 13.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the date when the validity of the permission should expire.

- 13.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

14. Attachments

Appendix I	Application Form received on 15.5.2026
Appendix Ia	Consolidated Supporting Planning Statement received on 20.10.2026
Appendix Ib	FI received on 10.7.2026
Appendix Ic	FI received on 3.9.2026
Appendix Id	FI received on 2.10.2026
Appendix Ie	FI received on 8.10.2026
Appendix If	FI received on 15.10.2026
Appendix II	Previous Applications
Appendix III	Similar Application
Appendix IV	Recommended Advisory Clauses
Appendices Va and Vb	Public Comments
Drawing A-1	Master Layout Plan
Drawings A-2 to A-6	Floor Plans
Drawings A-7 to A-8	Section Plans
Drawing A-9	Landscape Master Plan
Drawings A-10 and A-11	Photomontages
Drawing A-12	Summary of Design Merits
Plan A-1a	Location Plan
Plan A-1b	Building Heights and Plot Ratios of Nearby Developments
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos

**PLANNING DEPARTMENT
OCTOBER 2026**