

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-TYST/1285

<u>Applicant</u>	: Hong Kong Housing Authority (HKHA)
<u>Site</u>	: Lot 1768 in D.D. 122 and Adjoining Government Land (GL), Long Bin, Yuen Long
<u>Site Area</u>	: 79,000 m ² (about) (including about 56,000 m ² of GL)
<u>Lease</u>	: (i) GL (about 70.9% of the site area); and (ii) Private lot ¹ (about 29.1% of the site area)
<u>Plan</u>	: Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/14
<u>Zonings</u>	: “Residential (Group A) 1” (“R(A)1”) (about 99.8%); and <i>[Restricted to a maximum plot ratio of 6.5 and a maximum building height of 155mPD]</i> “Residential (Group B) 1” (“R(B)1”) (about 0.2%) ² <i>[Restricted to a maximum plot ratio of 1, a maximum site coverage of 40% and a maximum building height of 4 storeys over single-storey car park (15m)]</i>
<u>Application</u>	: Proposed Minor Relaxation of Plot Ratio (PR) and Building Height (BH) Restrictions for Permitted Public Housing Development

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed minor relaxation of PR restriction from 6.5 to 7.16 (i.e. +10.2%) and BH restriction from 155mPD to 170mPD (i.e. +9.7%) for permitted public housing development with social welfare facilities³, kindergartens, public transport interchange (PTI), retail and other ancillary facilities at the application site (the Site), which falls within an area zoned “R(A)1” on the OZP (**Plan A-1a**). According to the Notes of the OZP for “R(A)” zone, ‘Flat’, ‘Social Welfare Facility’ and ‘Public Transport Terminus or Station (excluding open-air terminus or station)’ are Column 1 uses which are always permitted, while ‘School’, ‘Eating Place’ and ‘Shop and Services’ uses are also always permitted on the lowest three floors of a building including basements, or in

¹ Granted to HKHA for Phase 1 of Long Bin Public Housing Development under Home Ownership Scheme.

² Regarded as minor boundary adjustment allowed under the covering Notes of the OZP.

³ There is no provision under the Notes of the OZP for the “R(A)1” zone to disregard the gross floor area (GFA) of the social welfare facilities in determining the maximum PR.

the purpose-design non-residential portion of an existing building. Minor relaxation of the PR and BH restrictions may be considered by the Town Planning Board (the Board) on application under section 16 of the Town Planning Ordinance (the Ordinance) based on the individual merits of the development proposal. The Site is accessible from Castle Peak Road – Ping Shan and Long Tin Road and is currently under construction works for public housing development (**Plans A-2 to A-4c**).

- 1.2 The proposed public housing development at the Site comprises ten residential blocks over two to eight-storey podia with BHs ranging from 41 to 50 storeys (from +150mPD to +170mPD), two stand-alone two-storey non-domestic blocks at the northern part, and a free-standing covered PTI in the middle part of the Site fronting Long Tin Road (**Drawings A-1 to A-3**). The podia and the stand-alone non-domestic blocks are mainly to accommodate social welfare facilities, kindergartens, retail, educational facilities, car parking and other supporting facilities. Subject to detailed design, the proposed development will provide about 11,940 flats and accommodate a population of about 28,300 with the proposed minor relaxation of PR and BH restrictions. The proposed public housing development would be developed in three phases which is scheduled for completion in 2025/26 for Phase 1 and 2030/31 for Phases 2 and 3 respectively (**Drawing A-1**).
- 1.3 According to the applicant, the current application is submitted in order to allow the provision of additional social welfare facilities in the proposed development, which amounts to about 18,590m², including 1,330m² for Phase 1 and 17,260m² for Phases 2 and 3 (i.e. about 5% of the total attainable domestic GFA of Phases 2 and 3 development), to support the daily needs of the residents and local community⁴. According to the indicative scheme, social welfare facilities for elderly, children and persons with disabilities will be provided.
- 1.4 According to the applicant's submission, not less than 28,300m² of local open space (LO) will be provided within the Site in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG). Podium gardens, children's play area and amenity plant at G/F, 1/F and podium floor will be provided (**Drawings A-4 to A-9**). A minimum of 30% green coverage will be provided for the Site and about 466 new trees will be planted at the Site (**Appendix Ib**). Design features including BH variation, building set back of 20m from Long Tin Road and Castle Peak Road – Ping Shan, and building separations of 15m are proposed to achieve visual permeability and air ventilation through the Site (**Drawing A-1**).
- 1.5 The applicant has submitted environmental assessment (EA), reviews of traffic and transport impact assessment (TTIA), sewerage impact assessment (SIA), drainage impact assessment (DIA), qualitative statements on visual impact assessment (VIA) and air ventilation assessment (AVA), and broad-brush tree survey based on an indicative scheme to demonstrate acceptability of the proposed minor relaxation in PR and BH. Site layout plan, section plans, indicative landscape master plans and sections, photomontages and plan showing the air ventilation mitigation measures for the proposed public housing development submitted by the applicant are shown at **Drawings A-1 to A-17**.

⁴ According to the applicant, further increase in GFA for social welfare facilities for Phase 1, which is currently under construction stage, is not pursued to avoid delay in the implementation programme.

- 1.6 The Site was involved in nine previous applications including one application (No. A/YL-TYST/1074) for proposed minor relaxation of PR (from 6.5 to 6.94) and BH (from 155mPD to 170mPD) restrictions for the same proposed public housing development which was approved by the Rural and New Town Planning Committee (the Committee) of the Board in 2021 (details at paragraph 5 below). Compared with the last approved application, the current application mainly involves an increase in non-domestic PR and GFA to accommodate the additional social welfare facilities in Phases 2 and 3, while the remaining major development parameters remain largely similar. A comparison of the major development parameters of the current application and the last approved application is summarised as follows:

Development Parameters	Last Approved Application No. A/YL-TYST/1074 (a)	Current Application No. A/YL-TYST/1285 (b)	Difference (b)-(a)
Site Area (m ²) (about)	79,510	79,000	-510 (-0.6%)
GFA (m ²) (about)	551,901	565,490	+13,589 (+2.5%)
- Domestic	516,816	513,910	
- Non-domestic ^[1]	35,085	51,580	
Total PR	6.94	7.16	+0.22 (+3.2%)
- Domestic	6.5	6.5	
- Non-domestic	0.44	0.66	
Maximum BH (main roof level)	+170mPD		---
No. of Blocks	11 (10 domestic, 1 non-domestic)	12 (10 domestic, 2 non-domestic)	+1
No. of Storeys (incl. Podium Levels)			Changes in No. of Storeys for Individual Blocks
- Residential blocks	48 – 52	47 – 52	
- Non-domestic blocks	2	2	
No. of Flats (about)	11,940		---
Design population ^[2]	About 33,432	About 28,300	-5,132 (-15.4%)
Local Open Space	Not less than 33,432 m ²	Not less than 28,300 m ²	-5,132 m ² (-15.4%)
No. of PTI	1		---
No. of Parking Spaces			
- Private Car	1,009	952	-57
- Motorcycle	90	86	-4
- Light Goods Vehicle	28 27	25	+3 -2
-48 seater Van	4	N/A	-4

- Bicycle Private Light Bus - For Welfare Facilities	Nil 1,002 3 Nil 5	1,002 Nil 8	+1,002 Nil -3 +8 +3
No. of Loading/ Unloading Spaces	25 33	29	+4 -4

Notes:

- [1] The non-domestic GFA includes social welfare facilities, retail facilities, wet market, kindergartens, a PTI, and other ancillary facilities to the public housing development (e.g. management office, car park, etc.).
- [2] Design population for Phase 1 is based on a persons per flat ratio of 2.8 and for Phases 2 & 3 based on individual household size of the proposed flat mix.

1.7 In support of the application, the applicant has submitted the following documents:

- (a) Application form received on 27.9.2024 **(Appendix I)**
- (b) Supplementary Planning Statement (SPS) with technical assessments **(Appendix Ia)**
- (c) Further Information (FI) received on 15.11.2024 **(Appendix Ib)**
[accepted and exempted from publication and recounting requirements]

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the SPS and FI (**Appendices Ia and Ib**). They can be summarised as follows:

- (a) the proposed minor relaxation of PR and BH restrictions is in line with Government's relevant initiatives/policies to set aside a GFA equivalent to about 5% of attainable domestic GFA for the provision of welfare facilities to address the space shortfall of the welfare sector;
- (b) the maximum BH of the proposed public housing development has been increased from 155mPD to 170mPD under the approved planning application No. A/YL-TYST/1074 and the previously approved BH restriction would be maintained under the current application;
- (c) responsive design measures, such as stepped BH profile, building separations, building setbacks and provision of LO are proposed in the development. Furthermore, with respect to the urban planning and design framework of Yuen Long South (YLS) development, the proposed development is considered compatible with the surrounding areas. The provision of LO, education, welfare and retail facilities will further enhance vibrancy to the local community;
- (d) to minimise the need for residents to cross the vehicular areas at ground level in Phases 2 and 3 of the development, the first floor of the podia is strategically designed to serve as the primary residential entrances and recreational spaces;
- (e) aboveground car parks are proposed since the construction of underground car parks would adversely affect the public housing production target and incur higher costs; and

- (f) various technical assessments conducted have demonstrated that, with implementation of mitigation measures, the proposed public housing development would not result in adverse/insurmountable impacts in terms of air ventilation, environmental, water supply, sewerage, drainage, traffic, landscape and visual aspects.

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. For the GL portion, the requirements under the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Sections 12A and 16 of the Town Planning Ordinance” (TPB PG-No. 31B) are not applicable.

4. Background

- 4.1 As announced in the 2014 Policy Address (PA), the maximum domestic PR that can be allowed for housing sites located in New Towns would be raised generally by about 20% as appropriate. According to the 2015 PA and decision of the Executive Council in 2018, the Government will increase development intensity as appropriate by allowing further increase of domestic PR for public housing sites by 10% (i.e. up to 30% in total) where technically feasible. Furthermore, the 2022 PA stated that in order to increase intensity, the maximum PR for residential sites in the Northern Metropolis could be increased to 6.5 where technically feasible.
- 4.2 In the 2020 PA, the Chief Executive announced to increase the PR of future public housing projects so that 5% of the attainable domestic GFA would be set aside for social welfare facilities without compromising flat production.

5. Previous Applications

- 5.1 The Site was, in whole or in part, involved in nine previous applications, including one for proposed minor relaxation of PR and BH restrictions for permitted public housing development (No. A/YL-TYST/1074). The remaining applications (No. A/YL-TYST/11, 43, 308, 349, 417, 567, 712 and 975) are for temporary interim housing, sewage pumping station, filling of pond and temporary shop and services uses and their considerations are not relevant to the current application. Details of the applications are summarised in **Appendix II** and the boundaries of the sites are shown on **Plan A-1b**.
- 5.2 Application No. A/YL-TYST/1074, involving relaxation of BH restriction from 155mPD to 170mPD and PR restriction from 6.5 to 6.94, was approved by the Committee on 30.4.2021 mainly on the considerations that the proposed public housing development is generally in line with the planning intention of the “R(A)” zone; the proposal is in line with the Government’s policy to increase housing supply; the proposed residential development with increase in PR and BH would not be incompatible with the surrounding developments; relevant technical assessments submitted had demonstrated that the proposed development would not have significant impacts on drainage, sewerage, traffic, water supply, visual, air

ventilation and environmental aspects; and there was no adverse comment from relevant government departments.

6. Similar Application

There is a similar application (No. A/YL-TYST/1201) for minor relaxation of PR (from 6.5 to 7.2 (i.e. +11%)) and BH (from 205mPD to 240mPD (i.e. +17%)) restrictions for permitted public housing development in another “R(A)” zone within the Tong Yan San Tsuen OZP, which was approved by the Committee on 28.7.2023 mainly on similar considerations mentioned in paragraph 5.2 above. Details of the application are summarised at **Appendix II** and its location is shown on **Plan A-1a**.

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

7.1 The Site is:

- (a) abutting Castle Peak Road – Ping Shan to the north and Long Tin Road to the east (**Plans A-2 and A-3**); and
- (b) currently under construction works for public housing development (**Plans A-2 to A-4c**).

7.2 The surrounding areas have the following characteristics: (**Plans A-2 to A-4c**)

- (a) predominantly bounded by existing low-rise residential developments located within the adjoining “Residential (Group B) 1” (“R(B)1”) zones on the OZP, namely Villa Sunshine, Green Lodge, Evergreen Place and Jasper Court to its immediate northwest, west and southwest, as well as an electricity substation, Girl Guide Association, a halfway house, graves and vacant/unused land;
- (b) to the east across Long Tin Road is mainly residential in character, with medium-rise residential developments namely Park Royale, Scenic Gardens and Parkside Villa within areas zoned “R(B)” on the approved Yuen Long OZP No. S/YL/27, as well as Yuen Long Park, a school and parking of trucks;
- (c) to the north across Castle Peak Road – Ping Shan is mixed in character with low-rise residential developments/structures, a residential care home for the elderly, an open storage yard, parking of vehicles, graves and vacant/unused land; and
- (d) in terms of a wider context, the Site is located near to the YLS Development Area and the Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA) comprising some planned high-rise residential and commercial developments with BH restrictions up to 160mPD and 200mPD.

8. Planning Intention

8.1 The planning intention of the “R(A)” zone is primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.

- 8.2 According to the Explanatory Statement of the OZP, to provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the BH and PR restrictions may be considered by the Board through the planning permission system. Each proposal will be considered based on its individual planning merits.

9. Comments from Relevant Government Bureau/Departments

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

Land Administration

- 9.1.1 Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- (a) no adverse comment on the application;
- (b) the Site consists of the followings:
 - the GL allocated to the Civil Engineering and Development Department (CEDD) for site formation and infrastructure works in connection with the public housing development at Long Bin under the STLA No. GLA-TYL3940 for a term up to 31.3.2028 and GLA-TYL3882 for a term from 31.7.2021 to 31.3.2028;
 - Lot 1768 in D.D. 122 granted to HKHA for the development of public housing development at Long Bin Phase 1; and
 - the GL granted to HKHA for carrying out such site formation, building and associated works as necessary for the public housing development at Long Bin under STT 3195; and
- (c) it is noted that minor boundary amendment has been made to the southwestern portion, western portion and eastern portion of the Site when comparing to the scheme in the planning brief (PB) approved on 31.1.2019 and the amended PB provided by the Housing Department on 10.6.2021.

Traffic

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

No comment on the application.

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

No objection to the application and the TTIA report from highways maintenance point of view.

Environment

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

- (a) no objection to the application; and
- (b) it is noted from the executive summary of the EA and paragraph 4.10 of the SPS that the applicant is committed to continue to carry out the EA under the existing mechanism between Housing Department and his department in the detailed design stage to address the potential environmental impacts with suitable mitigation measures proposed for his agreement. Having reviewed the information provided, no insurmountable environmental problem arising from the proposed development will be anticipated.

Drainage

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

No comment on the revised DIA and SIA from operation and maintenance point of view.

Fire Safety

9.1.6 Comments of the Director of Fire Services (D of FS):

- (a) no comment on the application; and
- (b) the applicant should note his advisory comments at **Appendix III**.

Urban Design and Landscape

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

Urban Design and Visual

- (a) the Site is located next to the Yuen Long New Town across Long Tin Road to its east and sandwiched between the Yuen Long Highway/Tong Yan San Tsuen Interchange on its south and Castle Peak Road – Ping Shan on its north. Its immediate locality mainly comprises low and medium-rise residential developments with BHs ranging from about 7mPD to 46mPD intermixed with some open spaces, government, institution and community (GIC) facilities and

vegetated areas/knolls, etc. The proposed development with a maximum BH of 170mPD will be taller than the surrounding developments in its locality. Notwithstanding this, the proposed development does not exceed the maximum BH of 170mPD under the approved application No. A/YL-TYST/1074;

- (b) the Site is located near to the YLS Development Area, which is under ongoing studies on review of intensification. The planning and hence urban design context of the surrounding area of the Site is subject to the recommendations of the Study;
- (c) according to the submitted qualitative statement on VIA in **Appendix Ia**, as compared with the approved scheme under application No. A/YL-TYST/1074, the proposed scheme is unlikely to cause significant adverse visual impact on the surroundings. Various design/mitigation measures in the proposed scheme, which are similar to those in the approved scheme including building separations, building setbacks, BH variations, landscape treatment along the boundary, etc., (with the three non-building areas (NBAs) and one building separation revised to four building separations), are incorporated to ameliorate the visual impact of the proposed development;

Air Ventilation

- (d) a qualitative statement on AVA has been carried out to support the application. Two scenarios, i.e. the approved scheme under application No. A/YL-TYST/1074 and the proposed scheme, have been studied. It is noted that the proposed scheme has maintained most of the key mitigation measures (i.e. four empty bays with minimum widths of 5m; setbacks from podia and towers to the site boundary along Long Tin Road and stepped BHs ranged from 150mPD to 170mPD) from the approved scheme, while four building separations with minimum width of 15m were proposed to replace three NBAs and one building separation with minimum width of 15m identified in the approved scheme (**Drawing A-17**);
- (e) considering that most of the key mitigation measures are preserved in the proposed scheme, it is not anticipated that the proposed scheme with mitigation measures described above would generate significant adverse air ventilation impact on the overall pedestrian wind environment compared to the approved scheme; and

Landscape

- (f) noting the applicant proposes to plant a total of 466 new trees (i.e. approximately 100 new trees in Phase 1, while approximately 320 new tree and 46 whip trees in Phases 2 and 3) to mitigate the landscape impact arising from the proposed development. She has no comment on the application and FI from landscape perspective.

9.1.8 Comments of the Chief Architect/Advisory & Statutory Compliance, Architectural Services Department (CA/ASC, ArchSD):

- (a) no comment from architectural and visual impact points of view; and
- (b) it is noted that the proposed development consists of ten building blocks with a total PR of 7.16 and a maximum BH of 170mPD. It is also noted that a PR of 6.94 and BH of 170mPD were previously approved by the Board under planning application No. A/YL-TYST/1074 in April 2021. From the photomontages provided, it appears that the proposal would not create additional visual impact to the surrounding environment compared with the approved scheme.

District Officer's Comments

9.1.9 Comment of the District Officer (Yuen Long), Home Affairs Department (DO/YL, HAD):

His office did not receive any comments from locals.

9.2 The following Government bureau/departments have no objection to/no adverse comment on the application:

- (a) Secretary for Education (SED);
- (b) Director of Social Welfare (D of SW);
- (c) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (d) Chief Engineer/Railway Department 1-1, HyD (CE/RD 1-1, HyD);
- (e) Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
- (f) Director of Electrical and Mechanical Services (DEMS);
- (g) Head of Geotechnical Engineering Office (Head (GEO)), CEDD;
- (h) Project Manager (West) (PM(W)), CEDD;
- (i) Director of Food and Environmental Hygiene (DFEH);
- (j) Director of Leisure and Cultural Services (DLCS); and
- (k) Commissioner of Police (C of P).

10. Public Comment Received During the Statutory Publication Period

On 8.10.2024, the application was published for public inspection. During the statutory public inspection period, one public comment was received from an individual objecting to the application mainly on the grounds that there is inadequate provision of recreational facilities, in particular spaces for children's play and elderly exercise equipment, in the proposed public housing development (**Appendix IV**).

11. Planning Considerations and Assessments

- 11.1 The application is for minor relaxation of PR and BH restrictions from 6.5 to 7.16 (i.e. +10.2%) and from 155mPD to 170mPD (i.e. +9.7%) respectively for a

permitted public housing development and additional social welfare facilities at the Site zoned “R(A)1” on the OZP. The proposed public housing development is in line with the planning intention of the “R(A)” zone, which is primarily for high-density residential development. The development proposal is also in line with Government’s policies of enhancing development intensity of public housing sites (up to domestic PR of 6.5, i.e. +30%) to increase housing supply and better utilise land resources, and to increase the provision of social welfare facilities by providing about 5% of domestic GFA for welfare uses.

Housing Policy and Additional Social Welfare Facilities

- 11.2 While the surrounding areas are mixed in character with predominantly low to medium-rise residential developments to the east, north and west of the Site (**Plans A-2 and A-3**), residential developments with PR of 6.5 and BH not exceeding 155mPD within the Site is always permitted within the subject “R(A)1” zone. Furthermore, an approved scheme with a PR of 6.94 was already approved under application No. A/YL-TYST/1074 with a domestic PR of 6.5 and a non-domestic PR of 0.44. The current application proposes to further increase the PR to 7.16 so as to provide additional social welfare facilities in meeting the community need. Compared with the PR allowed in OZP which is 6.5, the proposed PR of 7.16 could enhance the development intensity of the Site (i.e. a domestic PR of 6.5) while at the same time accommodate the additional social welfare facilities. In the proposed scheme, social welfare facilities with a total GFA of about 18,590 m² will be provided to serve the needs of the future residents and the local community, including 1,330 m² for Phase 1 and 17,260 m² for Phases 2 and 3 (i.e. about 5% of domestic GFA of Phases 2 and 3 development). D of SW has no adverse comment on the application. In this regard, the proposed minor relaxation of PR restriction will optimise the use of scarce land resources to meet the acute public housing demand in Hong Kong and to provide additional floor space for social welfare facilities, which is in line with the Government’s policies on intensification of public housing sites and provision of social welfare facilities without compromising flat production.

Compatibility with Surrounding Areas

- 11.3 In terms of BH, although the proposed development with a maximum BH of 170mPD will be taller than the surrounding developments in its locality, the proposed development does not exceed the maximum BH of 170mPD under the approved application No. A/YL-TYST/1074. In a wider context, high-rise residential and commercial developments with BH restrictions up to 200mPD and 160mPD are planned in the HSK/HT NDA and YLS Development Area to the west and south of the Site (**Plan A-1a**). In view of the above, the proposed minor relaxation of BH restriction from 155mPD to 170mPD is considered not incompatible with the existing and planned development context.
- 11.4 Furthermore, the applicant has proposed various design measures, such as stepped BH profile for visual interest, setback of 20m from the Long Tin Road and Castle Peak Road – Ping Shan, 15m-wide building separations and air paths for better air and visual permeability (**Drawing A-17**). Various landscape measures including planting of 466 new trees and a green coverage of at least 30% are also proposed to minimise the perceived bulk of the development and enhance landscape and greening quality of the Site (**Drawings A-4 to A-9**). According to the qualitative

statement on VIA, the proposal would unlikely cause any significant adverse visual impact. Taking into account the above design measures and the photomontages for the indicative scheme (**Drawings A-10 to A-16**), CTP/UD&L of PlanD has no adverse comment on the application from urban design, visual and landscape perspectives. CA/ASC of ArchSD also has no adverse comment on the application from visual and architectural points of view. The proposed increase in BH by 9.7% is considered acceptable in scale.

Provision of Open Space and GIC Facilities

- 11.5 Taking into account the requirements of the HKPSG and the advice of relevant departments, the overall planned provision of GIC facilities and LO will be adequate to serve the needs of the new population and will not have significant adverse impact on the provision of open space and GIC facilities in the Tong Yan San Tsuen area. Relevant concerned departments, including SED, DSW, DLCS, DFEH and CTP/UD&L of PlanD have no objection to/no adverse comments on the application.

Technical Aspects

- 11.6 The applicant has submitted various technical assessments, such as TTIA, SIA, DIA, WSIA, AVA and EA to demonstrate that the proposed minor relaxation of PR and BH restrictions is acceptable from traffic, sewerage, drainage, water supply, air ventilation and environmental perspectives. Relevant concerned departments, including C for T, CE/MN of DSD, CE/C of WSD, CTP/UD&L of PlanD and DEP have no objection to/no adverse comments on the application.

Previous and Similar Applications

- 11.7 As stated in paragraphs 5 and 6 above, the Committee has approved a previous application (No. A/YL-TYST/1074) for minor relaxation of PR and BH restrictions in 2021 with PR and BH relaxed from 6.5 to 6.94 and from 155mPD to 170mPD respectively. Besides, a similar application (No. A/YL-TYST/1201) for minor relaxation of PR and BH restrictions for permitted public housing development in another “R(A)2” zone within the OZP was approved by the Committee in 2023. Approval of the current application is generally in line with the Committee’s previous decisions.

Public Comment

- 11.8 Regarding the public comment as summarised in paragraph 10 above, the planning considerations and assessments in paragraphs 11.1 to 11.7 above are relevant.

12. Planning Department’s Views

- 12.1 Based on the assessments made in paragraph 11 above and having taken into account the public comment mentioned in paragraph 10 above, the Planning Department 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 **22.11.2028**, 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 recommended advisory clauses attached at **Appendix III** are suggested for Members' reference.

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 27.9.2024
Appendix Ia	SPS with technical assessments
Appendix Ib	FI received on 15.11.2024
Appendix II	Previous and Similar Applications
Appendix III	Recommended Advisory Clauses
Appendix IV	Public Comment
Drawing A-1	Proposed Layout Plan
Drawings A-2 and A-3	Section Plans
Drawings A-4 to A-9	Landscape Master Plans and Sections
Drawings A-10 to A-16	Photomontages
Drawing A-17	Proposed Air Ventilation Mitigation Measures for the Proposed Public Housing Development
Plan A-1a	Location Plan with Similar Application
Plan A-1b	Previous Applications Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a to A-4c	Site Photos

**PLANNING DEPARTMENT
NOVEMBER 2024**