

- 1 NOV 2022

The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-I
表格第 S16-I 號

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP.131)**

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

- (i) **Construction of "New Territories Exempted House(s)";**
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas; and**
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) **Renewal of permission for temporary use or development in rural areas**
位於鄉郊地區的臨時用途或發展的許可續期

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.info.gov.hk/tpb/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知,以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟,請瀏覽以下網址有關在指定的報章刊登通知:
https://www.info.gov.hk/tpb/tc/plan_application/apply.html

General Note and Annotation for the Form
填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足,請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A14L/298
	Date Received 收到日期	1 NOV 2022

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件(倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載(網址: <http://www.info.gov.hk/tpb/>)。亦可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☒ Organisation 機構)

Hong Kong Housing Society

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Llewelyn-Davies Hong Kong Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lot Nos. 461 RP, 462 S.B, 463 S.B, 464 RP, 495 RP in D.D. 116 and Yuen Long Town Lot (Y.L.T.L.) 504 and adjoining Government land, Yuen Lung Street, Yuen Long, New Territories (The Subject Matter of this application is Phase III of the current scheme which involves Government land only)
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	Total Application Site Area: about 36,070 sq. m <input checked="" type="checkbox"/> Phase III Development Site Area (i.e. Subject Matter): about 5,260 sq. m <input checked="" type="checkbox"/> Total GFA for Application Site: about 209,975 sq. m <input checked="" type="checkbox"/> Total GFA for Phase III Development Site Area (i.e. Subject Matter): about 36,590 sq. m
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	5,440 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Yuen Long Outline Zoning Plan No. S/YL/25
(e) Land use zone(s) involved 涉及的土地用途地帶	"Comprehensive Development Area" Zone and area shown as 'Road'
(f) Current use(s) 現時用途	The Application Site is mostly occupied by a completed commercial/residential development known as YOHO Midtown (i.e. Phase I of the current scheme) at the northern and eastern portions. At the northwestern portion (i.e. Phases IIa & IIb of the current scheme), it is used as site office and open storage. For the southwestern portion (i.e. Phase III and Subject Matter of the current scheme), it is currently occupied by a temporary open carpark with some temporary structures and existing trees along the southwestern boundary. The northeastern portion of the Phase III Development Site is used as a landscaped area.

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☐ is the sole "current land owner"[#] (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」[#] (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"[#] (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」[#] (請夾附業權證明文件)。
- ☒ is not a "current land owner"[#]. (The Subject Matter of this application is Phase III of the current scheme which involves Government land only)
並不是「現行土地擁有人」[#]。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification (For land owners outside of Phase III Development site boundary) 就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☒ published notices in local newspapers on 28/10/2022 (DD/MM/YYYY)[&]
於 28/10/2022 (日/月/年)在指定報章就申請刊登一次通知[&]

- ☒ posted notice in a prominent position on or near application site/premises on
27/10/2022 (DD/MM/YYYY)[&]
於 27/10/2022 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]

- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」, Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號
申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

- ☐ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☒ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制 [Minor relaxation of domestic plot ratio for Phase III Development (i.e. Subject Matter Only)]
- ☒ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 □About 約
	Non-domestic part 非住用部分		sq.m 平方米 □About 約
	Total 總計		sq.m 平方米 □About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 供第(ii)類申請	
(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 <p>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))</p>
(b) Intended use/development 有意進行的用途/發展	

(ii) For Type (iii) application 供第(iii)類申請													
(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 <p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度</p> <table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長 x 闊 x 高)									
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長 x 闊 x 高)											

(iv) For Type (iv) application 供第(iv)類申請

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☒ Plot ratio restriction 地積比率限制 From 由 5 to 至 6.5
[Minor relaxation of domestic plot ratio for Phase III Development (i.e. Subject Matter) Only]
- ☐ Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由% to 至 %
- ☐ Building height restriction 建築物高度限制
From 由m 米 to 至 m 米
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由m to 至 m
- ☐ Others (please specify) 其他 (請註明)

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development
擬議用途/發展

Proposed Amendments to Phase III of Approved "CDA" Development South of Castle Peak Road, Area 12, Yuen Long (under Application No. A/YL/205) and Minor Relaxation of Plot Ratio Restriction in Support of Proposed Subsidized Sale Flats (SSF) Development with Social Welfare Facility [Note 1]

[Note 1: The subject matter of the current application is Phase III only. No change is proposed for Phase I (i.e. the completed YOHO Midtown development) and Phases IIa & IIb (approved under Application No. A/YL/205) within the Application Site.]

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

- (b) Development Schedule 發展細節表 [Parameters presented below are for the Application Site. Please refer to Sheet 1 for the specific development schedule of the Phase III Development Site (i.e. the subject matter)]

Proposed gross floor area (GFA) 擬議總樓面面積	Not more than 209,975 sq.m 平方米	<input type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	5.8213 ⁽¹⁾	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	About 16.6% ⁽¹⁾	
Proposed no. of blocks 擬議座數	11	
Proposed no. of storeys of each block 每座建築物的擬議層數	Please refer to Sheet 2	

Proposed building height of each block 每座建築物的擬議高度 Please refer to Sheet 2

(1) Based on Application Site area of about 36,070 sq. m

☒ Domestic part 住用部分

GFA 總樓面面積

Not more than 169,159 sq. m 平方米

☐ About 約

number of Units 單位數目

Not more than 2,766

average unit size 單位平均面積

Phase I: 69.52; Phase IIb: 22.94; Phase III: 47.5 sq. m 平方米

☒ About 約

estimated number of residents 估計住客數目

About 7,745⁽¹⁾☒ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆

..... sq. m 平方米

☐ About 約☒ hotel 酒店 (Phase IIa only)

Not more than 12,207 sq. m 平方米

☐ About 約

(please specify the number of rooms

請註明房間數目) 324

☐ office 辦公室

..... sq. m 平方米

☐ About 約☒ shop and services 商店及服務行業
/ eating place 食肆 (Phase I only)

Not more than 21,709 sq. m 平方米

☐ About 約☒ Government, institution or community facilities
政府、機構或社區設施(please specify the use(s) and concerned land
area(s)/GFA(s) 請註明用途及有關的地面面積/總
樓面面積)

Phase I: 1,400 sq. m

Phase III: 2,400 sq. m [including a 32-place Small
Group Home for Mildly Mentally Handicapped Children
(About 1,200 sq. m) (i.e. NOFA of about 536 sq. m); and
District Elderly Community Centre (About 1,200 sq. m) (i.e.
NOFA of about 522 sq. m)]☒ other(s) 其他(please specify the use(s) and concerned land
area(s)/GFA(s) 請註明用途及有關的地面面積/總
樓面面積)Phase I:
Recreational Facilities (For Residents only) - Not more than
3,941 sq. m (exempted from plot ratio / GFA calculation); and
Public Right of Way - Not more than 3,100 sq. mPhase III:
Recreational Facilities (For Residents only) - Not more
than 513 sq. m (exempted from plot ratio / GFA
calculation)☒ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☒ private open space 私人休憩用地

..... 25,000 sq. m 平方米

☒ Not less than 不少於☐ public open space 公眾休憩用地

..... sq. m 平方米

☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....
.....
.....
.....
.....
.....

Please refer to Sheet 2

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

Recreational Facilities (for residents only), Garden, Public Bicycle Parking, Residential Bicycle Parking, EVA /
Driveway, L/UL Bays, Podium Garden

.....

.....

.....

(1) Based on a person-per-flat ratio of 2.8.

7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)
擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)
(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))
(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

It is anticipated that the Proposed Development will be completed by 2028

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8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行車通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p>Please refer to Indicative Master Layout Plan in Figure 3.1</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)</p> <p><input type="checkbox"/></p>																				
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?</p> <p>(Please refer to Appendix A of Planning Statement for details)</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <table border="0"> <tr> <td>Private Car Parking Spaces 私家車車位</td> <td>622⁽¹⁾</td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td>7⁽²⁾</td> </tr> <tr> <td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td> <td></td> </tr> <tr> <td>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</td> <td></td> </tr> <tr> <td>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</td> <td></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td></td> </tr> <tr> <td>Public Vehicle Park</td> <td>70⁽²⁾</td> </tr> <tr> <td>Public Bicycle Park</td> <td>64⁽²⁾</td> </tr> <tr> <td>Residential Bicycle Parking Spaces</td> <td>56⁽²⁾</td> </tr> <tr> <td><input type="checkbox"/> G/IC Parking Spaces</td> <td>2⁽³⁾</td> </tr> </table>	Private Car Parking Spaces 私家車車位	622 ⁽¹⁾	Motorcycle Parking Spaces 電單車車位	7 ⁽²⁾	Light Goods Vehicle Parking Spaces 輕型貨車泊車位		Medium Goods Vehicle Parking Spaces 中型貨車泊車位		Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		Others (Please Specify) 其他 (請列明)		Public Vehicle Park	70 ⁽²⁾	Public Bicycle Park	64 ⁽²⁾	Residential Bicycle Parking Spaces	56 ⁽²⁾	<input type="checkbox"/> G/IC Parking Spaces	2 ⁽³⁾
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<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?</p> <p>(Please refer to Appendix A of Planning Statement for details)</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <table border="0"> <tr> <td>Taxi Spaces 的士車位</td> <td></td> </tr> <tr> <td>Coach Spaces 旅遊巴車位</td> <td></td> </tr> <tr> <td>Light Goods Vehicle Spaces 輕型貨車車位</td> <td>3⁽²⁾</td> </tr> <tr> <td>Medium Goods Vehicle Spaces 中型貨車車位</td> <td></td> </tr> <tr> <td>Heavy Goods Vehicle Spaces 重型貨車車位</td> <td>10⁽⁴⁾</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td></td> </tr> <tr> <td>Retail</td> <td>22⁽³⁾</td> </tr> <tr> <td>G/IC</td> <td>4⁽³⁾</td> </tr> <tr> <td>Hotel</td> <td>9⁽⁵⁾</td> </tr> </table> <p><input type="checkbox"/></p>	Taxi Spaces 的士車位		Coach Spaces 旅遊巴車位		Light Goods Vehicle Spaces 輕型貨車車位	3 ⁽²⁾	Medium Goods Vehicle Spaces 中型貨車車位		Heavy Goods Vehicle Spaces 重型貨車車位	10 ⁽⁴⁾	Others (Please Specify) 其他 (請列明)		Retail	22 ⁽³⁾	G/IC	4 ⁽³⁾	Hotel	9 ⁽⁵⁾		
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(1) Including 315 nos. residential, 40 nos. visitors and 182 nos. retail private car parking spaces in Phase I and 80 nos. residential and 5 nos. visitors in Phase III.

(2) Provided in Phase III only.

(3) Provided in Phase I only.

(4) Including 8 nos. in Phase I and 2 nos. in Phase III for residential towers. 9

(5) Provided in Phase II only. The L/UL bays include 3 taxi lay-bys, 3 coach lay-bys (24 seat light bus) and 3 L/UL bays for light goods vehicle at Phase IIa for the proposed hotel. Shared use of one of the L/UL bays for residential development at Phase IIb.

9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是 No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																													
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是 No 否</p>	<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p>																													
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input checked="" type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>Please refer to Appendices of the attached Planning Statement.</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input checked="" type="checkbox"/>	No 不會 <input type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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10. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

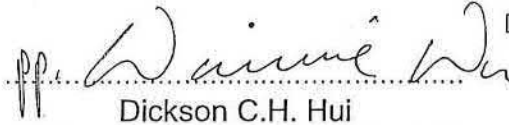
Please refer to Section 10 of the attached Planning Statement.

11. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in an application to the Board and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署



Dickson C.H. Hui

Name in Block Letters
姓名（請以正楷填寫）

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Director

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☒ Member 會員 / ☐ Fellow of 資深會員

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☒ HKIUD 香港城市設計學會 /

☒ RPP 註冊專業規劃師

Others 其他

MRTPI

Llewelyn-Davies

on behalf of
代表

Llewelyn-Davies Hong Kong Limited

Hong Kong Limited

Authorised Signature

☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

28/10/2022

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in an application to the Board and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第1段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第486章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道333號北角政府合署15樓。

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量[@]

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

[@] Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該骨灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lot Nos. 461 RP, 462 S.B, 463 S.B, 464 RP, 495 RP in D.D. 116 and Yuen Long Town Lot (Y.L.T.L.) 504 and adjoining Government land, Yuen Lung Street, Yuen Long, New Territories 元朗元龍街丈量約份第116約地段第461號餘段、第462號B分段、第463號B分段、第464號餘段、第495號餘段、元朗市地段第504號和毗連政府土地 (The Subject Matter of this application is Phase III of the current scheme which involves Government land only) (本申請主題為第三期發展用地並只牽涉政府土地)		
Site area 地盤面積	Total Application Site Area 總申請地盤面積 36,070 sq. m 平方米 <input checked="" type="checkbox"/> About 約 Phase III Development Site Area (i.e. Subject Matter) 第三期發展用地面積 (申請主題) 5,260 (includes Government land of 包括政府土地 5,440 sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
Plan 圖則	Approved Yuen Long Outline Zoning Plan No. S/YL/25 元朗分區計劃大綱核准圖編號 S/YL/25		
Zoning 地帶	"Comprehensive Development Area" Zone and area shown as 'Road' 「綜合發展區」及顯示為「道路」的地方		
Applied use/ development 申請用途/發展	Proposed Amendments to Phase III of Approved "CDA" Development South of Castle Peak Road, Area 12, Yuen Long (under Application No. A/YL/205) and Minor Relaxation of Plot Ratio Restriction in Support of Proposed Subsidized Sale Flats (SSF) Development with Social Welfare Facility [Note 1] 對位於元朗第12區青山公路以南的已核准綜合發展(申請編號A/YL/205)作出修訂及略為放寬地積比率，作擬議資助出售房屋及社會福利設施 [備註1] [Note 1: The subject matter of the current application is Phase III only. No change is proposed for Phase I (i.e. the completed YOHO Midtown development) and Phases IIa & IIb (approved under Application No. A/YL/205) within the Application Site. Parameters presented below are for the overall Application Site.] [備註1: 本申請主題僅為第三期發展用地並沒有對第一期和第二期發展作任何改動。以下的發展參數為整個申請地盤之參數。]		
(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	169,159 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	4.6897 (Note: 1) <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	40,816 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	1.1316 (Note: 1) <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	10	
	Non-domestic 非住用	1	
	Composite 綜合用途		

(Note 1) - Based on Application Site area of about 36,070 sq. m

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		172.65	<input checked="" type="checkbox"/> mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		Phase I: 33-40 residential + 5 storeys high podium and a mezzanine for kindergarten Phase IIb: 26 residential storeys + 1 refuge floor + 1 sky garden floor + 1 floor for covered landscaped area + 1 lobby/E&M floor Phase III: 36 residential storeys + 1 storey of recreational facilities (for residents only) / podium garden + 2 storeys of GIC + 1 entrance lobby / E&M floor over 2 storeys of basement carpark	
	Non-domestic 非住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		135.7	<input checked="" type="checkbox"/> mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		Phase IIa: 32 hotel storeys + 1 refuge floor + 4 storeys for E&M, BOH, footbridge connection, lobby and EVA	
	Composite 綜合用途	m 米 <input type="checkbox"/> (Not more than 不多於)	
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)	
(iv) Site coverage 上蓋面積	16.6%		<input checked="" type="checkbox"/> About 約
(v) No. of units 單位數目	Not more than 2,766 residential units and 324 guestrooms		
(vi) Open space 休憩用地	Private 私人	25,000	sq.m 平方米 <input checked="" type="checkbox"/> Not less than 不少於
	Public 公眾		sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	821
	Private Car Parking Spaces 私家車車位	622
	Motorcycle Parking Spaces 電單車車位	7
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	
	Others (Please Specify) 其他 (請列明)	70
	Public Vehicle Park	
	Public Bicycle Park / Residential Bicycle Parking Spaces	64 / 56
	G/IC Parking Spaces	2
	Total no. of vehicle loading/unloading bays/lays-bys 上落客貨車位／停車處總數	48
	Taxi Spaces 的士車位	
	Coach Spaces 旅遊巴車位	
	Light Goods Vehicle Spaces 輕型貨車車位	3
	Medium Goods Vehicle Spaces 中型貨車位	
	Heavy Goods Vehicle Spaces 重型貨車車位	10
	Others (Please Specify) 其他 (請列明)	22
	Retail	4
	G/IC	9
	Hotel	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
元朗分區計劃大綱核准圖編號S/YL/25的提要圖 Extract of the Approved Yuen Long Outline Zoning Plan No. S/YL/25		
位置圖 Location Plan, 申請地點及周邊狀況圖 Site and Surrounding Context Plan, 城市設計概念圖 Urban Design Concept Illustration		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
園境設計及樹木保育建議 Landscape Design and Tree Preservation Proposals		
空氣流通評估 Air Ventilation Assessment, 供水影響評估 Water Supply Impact Assessment		

Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

S16 Planning Application for Proposed Amendments to Phase III of Approved "CDA" Development South of Castle Peak Road, Area 12, Yuen Long (under Application No.A/YL/205) and Minor Relaxation of Plot Ratio Restriction in Support of Proposed Subsidized Sale Flats (SSF) Development with Social Welfare Facility

Development Parameters	Proposed Subsidized Sale Flats in Phase III ⁽¹⁾
Development Site Area (i.e. Phase III)	About 5,260m ²
Total GFA	Not more than about 36,590m ²
Total Plot Ratio	About 6.96
Maximum Site Coverage	Below 15m: Not more than 60% Above 15m: Not more than 33.3%
Maximum Building Height (to the main roof)	Not more than 137.0mPD
Total No. of Storeys ⁽²⁾	36 residential storeys + 1 storey of recreational facilities (for residents only) podium garden + 2 storeys of GIC + 1 entrance lobby / E&M floor over 2 storeys of basement car park
Domestic Portion	
Domestic GFA	Not more than 34,190m ²
Domestic Plot Ratio	Not more than 6.5
No. of Towers	1
No. of Units	Not more than 720
Average Flat Size	About 47.5m ²
Anticipated Population ⁽³⁾	2,016
Private Open Space ⁽⁴⁾	Not less than 2,016m ²
Non-domestic Portion (GIC Facilities) ⁽⁵⁾	
Non-domestic GFA ⁽⁶⁾	About 2,400m ²
- 32-Place Small Group Home for Mildly Mentally Handicapped Children	About 1,200m ²
- District Elderly Community Centre	About 1,200m ²
Non-domestic Plot Ratio	About 0.46
Recreational Facilities (For Residents Only)	
Recreational Facilities GFA ⁽⁷⁾	About 513m ²
Car Parking Provision	
Private Residential Parking Spaces	
- Residents	80
- Visitors	5
- Motorcycle	7
- Bicycle	56
Public Parking Spaces	
- Public Vehicle Park	70
- Public Bicycle Park	64
Loading/Unloading	
- HGV	2
- LGV	3

Remarks:

- (1) Development parameters shown on this indicative development schedule are for Phase III development only (i.e. subject matter of the current planning application).
- (2) Excluding transfer plate.
- (3) Adopting a Person-Per-Flat ratio of 2.8 as per the average house size for subsidized sale flats in *Housing in Figures 2022*.
- (4) Not less than 1m² per person according to HKPSG.
- (5) Includes to a 32-place Small Group Home for Mildly Mentally Handicapped Children with a NOFA of 536m², and a District Elderly Community Centre with a NOFA of 522m². The final GFA and layout will be subject to detailed design by the relevant government departments.
- (6) Equivalent to not less than 5% of total domestic GFA as per Policy Address 2020.
- (7) Equivalent to not more than 5% of total domestic GFA which is exempted from GFA and PR calculation according to PNAP APP-151 of the Buildings Department.

(a) Proposed number of storeys of each block

Towers	No. of Storeys above Ground	
Phase I YOHO Midtown Tower 1	33 residential storeys +	5 storeys high podium and a mezzanine for kindergarten
Phase I YOHO Midtown Tower 2	33 residential storeys +	
Phase I YOHO Midtown Tower 3	33 residential storeys +	
Phase I YOHO Midtown Tower 5*	33 residential storeys +	
Phase I YOHO Midtown Tower 6	40 residential storeys +	
Phase I YOHO Midtown Tower 7	39 residential storeys +	
Phase I YOHO Midtown Tower 8	39 residential storeys +	
Phase I YOHO Midtown Tower 9	38 residential storeys +	
Phase IIa Hotel Tower	32 hotel storeys + 1 refuge floor + 4 storeys for E&M, BOH footbridge connection, lobby and EVA	
Phase IIb Residential Tower	26 residential storeys + 1 refuge floor + 1 sky garden floor + 1 floor for covered landscaped area + 1 lobby/E&M floor	
Phase III (Proposed SSF Tower)	36 residential storeys + 1 storey of recreational facilities (for residents only) / podium garden + 2 storeys of GIC + 1 entrance lobby / E&M floor	

* T4 is omitted

(b) Proposed building height of each block

Towers	No. of Storeys above Ground
Phase I YOHO Midtown Tower 1	not more than 140.5mPD
Phase I YOHO Midtown Tower 2	not more than 140.5mPD
Phase I YOHO Midtown Tower 3	not more than 140.5mPD
Phase I YOHO Midtown Tower 5*	not more than 140.5mPD
Phase I YOHO Midtown Tower 6	not more than 172.65mPD
Phase I YOHO Midtown Tower 7	not more than 169.35mPD
Phase I YOHO Midtown Tower 8	not more than 169.35mPD
Phase I YOHO Midtown Tower 9	not more than 166.05mPD
Phase IIa Hotel Tower	not more than 135.7mPD
Phase IIb Residential Tower	not more than 109.85mPD
Phase III (Proposed SSF Tower)	not more than 137.0mPD

* T4 is omitted

(c) Use(s) of different floors

Towers	Floors	Proposed Uses
Phase I YOHO Midtown Tower 1 – 9*	G/F – 3/F	L/UL / E&M / Drop Off Facilities / Shops / Kindergarten / Carpark / Clubhouse
	5/F	Clubhouse / Landscaped Area
	6/F – 38/F (T1-T5)	Residential Flats
	6/F – 45/F (T6)	
	6/F – 44/F (T7-T8)	
	6/F – 43/F (T9)	
Phase IIa Hotel Tower	G/F – 2/F	EVA / Entrance Lobby / Passage / E&M / Back of House
	3/F – 12/F [#]	Guestrooms
	13/F	Refuge Floor
	15/F – 39/F [#]	Guestrooms
Phase IIb Residential Tower	G/F	Entrance Lobby / E&M
	1/F	Covered Landscaped Area
	2/F	Sky Garden
	3/F	Refuge Floor
	5/F – 32/F [#]	Residential Flats
Phase III Proposed SSF Tower	B/2	Car Park / Driveway / E&M
	B/1	Car Park / L/UL / Driveway / E&M
	G/F	Residential Entrance Lobby / Lobby to GIC Facilities / E&M (including TX) & Back of House / Driveway & EVA / L/UL / Landscaped Area
	1/F & 2/F	GIC Facilities / E&M
	3/F	Recreational Facilities (For Residents Only) / Podium Garden / E&M
	4/F to 39/F	Residential Flats

*T4 is omitted

4/F, 14/F and 24/F are omitted

24 March 2023

The Secretary
Town Planning Board
c/o Planning Department
15/F North Point Government Offices
333 Java Road, Hong Kong

By Hand and Email

Dear Sir,

Section 16 Planning Application for Proposed Amendments to Phase III of Approved "CDA" Development South of Castle Peak Road, Area 12, Yuen Long (under Application No. A/YL/205) and Minor Relaxation of Plot Ratio Restriction in Support of Proposed Subsidized Sale Flats (SSF) Development with Social Welfare Facility at Lot Nos. 461 RP, 462 S.B, 463 S.B, 464 RP, 495 RP in D.D. 116 and Yuen Long Town Lot (Y.L.T.L.) 504 and Adjoining Government Land, Yuen Lung Street, Yuen Long, New Territories (Application No. A/YL/298)

Reference is made to the captioned Application submitted to the Town Planning Board (the Board) on 28 October 2022 and the multiple subsequent submissions of Further Information (FI) for planning statement and technical assessments which have already been accepted by the Board.

As requested by the Tuen Mun and Yuen Long West District Planning Office of Planning Department and in accordance with TPB PG-No. 32A, the Applicant herewith submits 40 copies of consolidated planning statement to supersede all previous FI submissions to facilitate the Board's consideration of the planning application.

In response to the verbal comments received from Tuen Mun and Yuen Long West District Planning Office on 16 March 2023, the Applicant wishes to clarify that the applied use in the subject Section 16 planning application also includes 'Public Vehicle Park (excluding container vehicle)', which has already been reflected in the planning statement and corresponding technical assessments since the first submission of the planning application on 28 October 2022.

Please note that this enclosed set of documents mainly serves to consolidate all previously submitted FI submissions and does not contain any information other than that already accepted by the Board. According, it should be exempted from the publication and recounting requirements. As all departmental and public comments have been satisfactorily addressed, the Board is cordially invited to give favorable consideration to the captioned application at the upcoming meeting on 31 March 2023 as scheduled.

.../2

Town Planning Board
Page 2 of 2
24 March 2023

Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at 2957 9603 or our Ms. Winnie Wu at 2957 9602 / Mr. Arnold Koon at 2957 9667 / Mr. Jackin Yip at 2957 9612.

Yours faithfully
for Llewelyn-Davies Hong Kong Ltd



Dickson Hui
Director

DH/MW/AK/jy

S:\13543 HKHS - Yuen Lung Street_Consolidated Planning Statement\20230324 - Cover letter to TPB (consolidated submission)

cc (w/ encl)
DPO/TMYLW

Attn: Ms Carol Kan / Mr Ajyum Distinction Chan (by email)

Detailed Comparison Table on Development Parameters of All Phases

Development Parameters	Approved Scheme under Application No. A/YL/205 (a)	Proposed Scheme under the current application (b)	Differences (b) - (a)
Site Area			
Total Site Area (about)	36,080m²	36,070m²	-10m² (-0.03%)
- Phase I	28,711m ²	no change	--
- Phase IIa	1,285m ²	no change	--
- Phase IIb	814m ²	no change	--
- Phase III	5,270m ²	5,260m ²	-10m ² (-0.19%)
Gross Floor Area (GFA)			
Total GFA	200,208m²	209,975m²	+9,767m² (+4.88%)
- Phase I	157,600m ²	no change	--
- Phase IIa	12,207m ²	no change	--
- Phase IIb	3,578m ²	no change	--
- Phase III	26,823m ²	36,590m ²	+9,767m ² (+36.41%)
Domestic GFA	160,792m²	169,159m²	+8,367m² (+5.20%)
- Phase I	131,391m ²	no change	--
- Phase IIa	--	no change	--
- Phase IIb	3,578m ²	no change	--
- Phase III	25,823m ²	34,190m ²	+8,367m ² (+32.40%)
Non-domestic GFA	39,416m²	40,816m²	+1,400m² (+3.55%)
- Phase I	26,209m ²	no change	--
- Phase IIa	12,207m ²	no change	--
- Phase IIb	--	no change	--
- Phase III	1,000m ²	2,400m ²	+1,400m ² (+140%)
Plot Ratio (PR)			
Total PR	5.55	5.82	+0.27 (+4.86%)
- Phase I	5.49	no change	--
- Phase IIa	9.50	no change	--
- Phase IIb	4.40	no change	--
- Phase III	5.09	6.96	+1.87 (+36.74%)
Domestic PR	4.46	4.69	+0.23 (+5.23%)
- Phase I	4.58	no change	--
- Phase IIa	--	no change	--
- Phase IIb	4.40	no change	--
- Phase III	4.90	6.50	+1.60 (+32.65%)
Non-domestic PR	1.09	1.13	+0.04 (+3.67%)
- Phase I	0.91	no change	--
- Phase IIa	9.50	no change	--
- Phase IIb	--	no change	--
- Phase III	0.19	0.46	+0.27 (+142%)

Development Parameters	Approved Scheme under Application No. A/YL/205 (a)	Proposed Scheme under the current application (b)	Differences (b) - (a)
Building Height (BH)			
Maximum No. of Storeys	40 residential storeys over a 5-storey podium (at Phase I)	no change	--
- Phase I	33 to 40 residential storeys over a 5-storey podium	no change	--
- Phase IIa	37 hotel storeys	no change	--
- Phase IIb	28 residential storeys over a 2-storey podium	no change	--
- Phase III	28 residential storeys over a 3-storey podium and a 1-storey basement carpark	36 residential storeys over a 4-storey podium and a 2-storey basement carpark	+9 (+29.03%) (8 residential storeys, 1 podium storey and 1 basement storey)
Maximum BH (in mPD)	172.65mPD (at Phase I)	no change	--
- Phase I	140.75–172.65mPD	no change	--
- Phase IIa	135.70mPD	no change	--
- Phase IIb	109.85mPD	no change	--
- Phase III	110.30mPD	137.00mPD	+26.7m (+24.21%)
No. of Towers, No. of Guestroom/Residential Flats and Average Room/Flat Size			
No. of Towers	12	11	-1 (-8.33%)
- Phase I	8	no change	--
- Phase IIa	1 (Hotel)	no change	--
- Phase IIb	1	no change	--
- Phase III	2	1	-1 (-100%)
No. of Guestrooms / Residential Units	2,494 flats and 324 guestrooms	2,766 flats and 324 guestrooms	+272 flats (+9.65%)
- Phase I	1,890	no change	--
- Phase IIa	324 (Guestrooms)	no change	--
- Phase IIb	156	no change	--
- Phase III	448	720	+272 (+60.71%)
Average Room/Flat Size	60.05m²	57.47m²	-2.57m² (-4.29%)
- Phase I	69.52m ²	no change	--
- Phase IIa	26m ² (Guestrooms)	no change	--
- Phase IIb	22.94m ²	no change	--
- Phase III	57.64m ²	47.50m ²	-10.14m ² (-17.59%)
Open Space Provision and Clubhouse			
Private Open Space	not less than 25,000m²	no change	--

Development Parameters	Approved Scheme under Application No. A/YL/205 (a)	Proposed Scheme under the current application (b)	Differences (b) - (a)
Residential Clubhouse	not more than 3,941m²	not more than 4,454m²	+513m² (+13.02%)
- Phase I	not more than 3,941m ²	no change	--
- Phase IIa	N/A	no change	--
- Phase IIb	--	no change	--
- Phase III	--	513m ²	+513m ²
Ancillary Car Parking and Loading/Unloading Provision for the “CDA” Development			
Residential Parking Spaces	390	402	+12 (+3.08%)
- Phase I	315	no change	--
- Phase IIa	--	no change	--
- Phase IIb	--	no change	--
- Phase III	75	80 (private cars) and 7 (motorcycles)	+12 (+16.00%)
Visitor Parking Spaces	50	45	-5 (-10.00%)
- Phase I	40	no change	--
- Phase IIa	--	no change	--
- Phase IIb	--	no change	--
- Phase III	10	5	-5 (-50.00%)
Retail Parking Spaces	182	no change	--
- Phase I	182	no change	--
- Phase IIa	--	no change	--
- Phase IIb	--	no change	--
- Phase III	--	no change	--
G/IC Parking Spaces	7	2	-5 (-71.43%)
- Phase I	2	no change	--
- Phase IIa	--	no change	--
- Phase IIb	--	no change	--
- Phase III	5	--	-5 (-100%)
Bicycle Parking Spaces	--	56	+56
- Phase I	--	no change	--
- Phase IIa	--	no change	--
- Phase IIb	--	no change	--
- Phase III	--	56	+56
Loading/Unloading Spaces	46	48	+2 (+4.35%)
- Phase I	34	no change	--
- Phase IIa	9	no change	--
- Phase IIb	--	no change	--
- Phase III	3	5	+2 (+66.67%)

Development Parameters	Approved Scheme under Application No. A/YL/205 (a)	Proposed Scheme under the current application (b)	Differences (b) - (a)
Public Vehicle Park			
Private Car Parking Spaces⁽¹⁾	--	70	+70
- Phase I	--	no change	--
- Phase IIa	--	no change	--
- Phase IIb	--	no change	--
- Phase III	--	70	+70
Bicycle Parking Spaces⁽²⁾	--	64	+64
- Phase I	--	no change	--
- Phase IIa	--	no change	--
- Phase IIb	--	no change	--
- Phase III	--	64	+64

Remarks: ⁽¹⁾ According to the Practice Note for Authorised Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) No. APP-2, GFA of the underground public private car park at B1/F, with EV charging-enabling car parking spaces, can be disregarded under the Buildings Ordinance.

⁽²⁾ Open-air bicycle parking spaces at G/F are uncovered as shown on the indicative G/F Plan, thus no GFA will be involved.

Previous Applications Covering the Application Site

Approved Applications

Application No.	Proposed Development	Date of Consideration	Approval Conditions (See Remarks)
A/YL/17	Comprehensive Commercial/Residential Development	19.5.1995	A1 to A13
A/YL/25	- ditto -	6.9.1996	A1, A2, A3, A4, A6, A9, A10, A12, A13, A14, A15, A16 and A17
A/YL/46	- ditto -	25.9.1998	A1, A3, A6, A9, A10, A12, A13, A14, A15, A16, A17 and A18
A/YL/65	- ditto -	14.4.2000	A1, A2, A3, A5, A6, A9, A10, A11, A13, A17, A18 and A19
A/YL/73	- ditto -	22.9.2000	A1, A2, A3, A5, A6, A9, A10, A11, A13, A14, A17, A18 and A19
A/YL/84	- ditto -	17.8.2001	A1, A2, A3, A5, A6, A9, A10, A11, A13, A14, A17, A18 and A19
A/YL/103	- ditto -	17.1.2003	A1, A2, A3, A5, A6, A9, A10, A11, A13, A14, A17, A18 and A19
A/YL/112	- ditto -	19.9.2003	A1, A2, A3, A5, A6, A9, A10, A11, A13, A14, A17, A18 and A19
A/YL/118	- ditto -	27.2.2004	A1, A2, A3, A5, A6, A9, A10, A11, A13, A14, A17, A18, A19 and A20
A/YL/122	- ditto -	13.8.2004	A1, A2, A3, A5, A6, A9, A10, A11, A13, A14, A17, A18 and A19
A/YL/123	- ditto -	19.11.2004	A1, A2, A3, A5, A6, A9, A10, A11, A13, A14, A17, A18 and A19
A/YL/128	- ditto -	28.1.2005	A1, A2, A3, A5, A6, A9, A10, A11, A13, A14, A17, A18, A19 and A21
A/YL/130	- ditto -	4.2.2005	A1, A2, A3, A5, A6, A9, A10, A11, A13, A14, A17, A18 and A19
A/YL/132	- ditto -	29.7.2005	A1, A2, A3, A5, A6, A9, A10, A11, A13, A14, A17, A18 and A19
A/YL/134	- ditto -	23.9.2005	A1, A2, A3, A5, A6, A9, A10, A11, A13, A14, A17, A18, A19 and A21
A/YL/134-1	- ditto -	28.4.2006	A1, A2, A3, A5, A6, A9, A10, A11, A13, A14, A17, A18, A19 and A21
A/YL/151	- ditto -	2.11.2007	A1, A2, A5, A6, A9, A10, A11, A13, A14, A17, A18, A19 and A21
A/YL/205	- ditto -	2.1.2015	A1, A2, A3, A6, A9, A10, A11, A13, A14, A18, A19, A21, A22, A23 and A24

Approval Conditions

- A1. The submission and implementation of a Master Layout Plan.
- A2. The submission of a noise impact assessment and/or the design and/or provision of noise mitigation measures.
- A3. The submission of a drainage impact assessment (DIA) and the implementation/provision of flood mitigation measures.
- A4. The submission of a traffic impact assessment and implementation of any traffic mitigation measures.
- A5. The design and implementation of adjacent public roads and/or junction improvements.
- A6. The traffic arrangement and design and/or provision of vehicular access arrangement including internal roads, ingress/egress points, loading/unloading and car parking spaces.
- A7. The design and provision of public transport facilities including taxi stands, a green minibus stand, public light bus terminus and loading/unloading bays on the ground floor.
- A8. The submission of a building layout to take into account findings of detailed site investigations and geotechnical assessments.
- A9. The design and provision of structural openings and supports for footbridges or vehicular bridge connecting to adjacent developments.
- A10. The design and/or provision of emergency vehicular access (EVA), water supplies for fire-fighting and fire services installations to the residential blocks or proposed development.
- A11. The design and provision of a nursery/kindergarten and/or government office space.
- A12. The design and construction of the decking over of the nullah.
- A13. The submission and implementation of the Landscape Master Plan including tree preservation proposals.
- A14. The submission of an implementation programme.
- A15. No occupation prior to completion of Road 6/L4, 6/L6 and Fung Yau Street East Extension.
- A16. Setting back of boundaries to avoid encroaching other developments.
- A17. The diversion of existing water mains.
- A18. The submission of a sewerage impact assessment (SIA), and provision and/or maintenance of mitigation measures for sewage treatment as identified in the SIA.
- A19. The provision of a Drainage Reserve and/or maintenance of the nullah along the southwestern boundary of the site.
- A20. The spacing between residential blocks to facilitate ventilation and minimize possible wall effect.
- A21. The design and implementation of vehicular access/EVA/pedestrian crossing along the southwestern boundary of the application site/cycle parking provision on the nullah deck, or across the nullah connecting the nearby roads and modifications of the associated junctions.

A22. The design and provision of vehicular access

A23. The design, provision, maintenance and management of a temporary footbridge connecting to the existing footbridge to the west of the site, and necessary modifications to the existing footbridge.

A24. The provision of waterworks reserve areas for protection of existing water mains and any diversion required by the proposed development.

Rejected Application

Application No.	Proposed Development	Date of Consideration	Rejection Reasons
A/YL/181	Temporary Shop and Services (Real Estate Agency and Grocery Store) for a Period of 6 Years	11.11.2011 (on review)	1 and 2

Rejection Reasons:

1. The development was not in line with the planning intention of the "CDA" zone. There was no strong planning justification for a departure from such planning intention.
2. The development would frustrate the implementation of the approved comprehensive development at the site. The applicant failed to demonstrate that the proposed development could integrate with the approved comprehensive development within the "CDA" zone and was technically feasible.

**Similar Applications for Comprehensive Development
within "CDA" Zones of the Yuen Long OZP**

Location	Application No.	Proposed Development	Date of Consideration
“CDA” to the immediate north of Castle Peak Road, Area 15	A/YL/10	Comprehensive Commercial / Residential Development	19.11.1993
	A/YL/12	- ditto -	6.1.1995 (TPB)
	A/YL/23	- ditto -	17.1.1997 (TPB)
	A/YL/45	- ditto -	15.1.1999 (TPB)
	A/YL/64	- ditto -	14.4.2000
	A/YL/72	- ditto -	22.9.2000
	A/YL/79	- ditto -	5.2.2001 ⁽¹⁾
	A/YL/83	- ditto -	17.8.2001
	A/YL/104	- ditto -	29.8.2003
	A/YL/114	- ditto -	12.11.2003 ⁽²⁾
	A/YL/129	- ditto -	18.2.2005
	A/YL/131	- ditto -	29.4.2005
	A/YL/139	- ditto -	2.6.2006
“CDA” covering the Yuen Long Station and the associated public transport interchange, Area 15	A/YL/61	Comprehensive Commercial / Residential Development with Public Transport Interchange	15.6.2001 (Rejected) ⁽³⁾
	A/YL/90	- ditto -	25.1.2002
	A/YL/125	- ditto -	28.1.2005
	A/YL/209	- ditto -	26.9.2014
“CDA” to the north of Ha Yau Tin Tsuen, Area 12	A/YL/48	Comprehensive Residential Development	22.1.1999
	A/YL/63	- ditto -	18.8.2000 (TPB)
	A/YL/75	- ditto -	8.12.2000
	A/YL/87	- ditto -	7.12.2001
	A/YL/92	- ditto -	15.2.2002 ⁽¹⁾
	A/YL/95	- ditto -	21.5.2002 ⁽¹⁾
	A/YL/100	- ditto -	3.12.2002 ⁽¹⁾
	A/YL/101	- ditto -	9.12.2002 ⁽²⁾

Location	Application No.	Proposed Development	Date of Consideration
“CDA” at Tai Kiu	A/YL/136	Comprehensive Commercial / Residential Development	27.8.2010
	A/YL/136-1	- ditto -	27.8.2014 ⁽¹⁾

Notes:

- (1) Applications No. A/YL/79, A/YL/92, A/YL/95 and A/YL/100 and A/YL/136-1 were approved by the Director of Planning on 5.2.2001, 15.2.2002, 21.5.2002, 3.12.2002 and 27.8.2014 respectively under the delegated authority of the Town Planning Board.
- (2) Applications No. A/YL/101 and A/YL/114 were approved by the District Planning Officer/TMYL on 9.12.2002 and 12.11.2003 respectively under the delegated authority of the Town Planning Board.
- (3) The Board decided to reject with the reasons that the submitted MLP for the proposed development has not adequately demonstrated environmental sensitivity in its design in relation to the surrounding developments including the adjoining Sun Yuen Long Centre and village type developments; and there is scope for improvement in the overall scheme in terms of blocks disposition, elevation and edge treatment, podium design, landscaping and pedestrian circulation.

Detailed Comments of Relevant Government Departments

Comments of the District Lands Officer/Yuen Long, Lands Department:

- (a) The application site (the Site) is accessible from Yuen Lung Street via a strip of unleased and unallocated Government Land (G.L.) and the existing public footpath maintained by the Highways Department (HyD). Comments from the Transport Department (TD) and HyD should be sought on the proposed vehicular access.
- (b) Various technical assessments at Appendices C to H of the Planning Statement such as Visual Impact Assessment, Environmental Assessment and Traffic Impact Assessment, etc., should be subject to the comments of relevant departments.
- (c) The proposed tree felling/transplanting/tree compensation as stated in paragraph 5.2 and Appendix B of the Planning Statement should be subject to separate application to be submitted for formal approval upon implementation of the development proposal.

Comments of the Chief Highway Engineer/New Territories West, HyD:

- (a) The proposed access arrangement of the Site should be commented and approved by TD.
- (b) If the proposed access on Yuen Lung Street is 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 is appropriate to match with the existing adjacent pavement.
- (c) Adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains.
- (d) It is not anticipated that the applicant will propose any low noise road surfacing on the public roads maintained by HyD.
- (e) Should there be any proposed works related to traffic improvement proposals, the proposed works should be designed and constructed in accordance with the latest Transport Planning and Design Manual of TD and the latest version of HyD's standard drawings and to the satisfaction of TD and HyD.

Comments of the Director of Fire Services:

- (a) Detailed fire services requirements will be formulated upon receipt of formal submission of general building plans.
- (b) Nevertheless, the applicant is advised to observe the requirement of emergency vehicular access (EVA) as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 under the Building (Planning) Regulation 41D which is administered by the Buildings Department (BD).
- (c) Project proponent is also advised to consult the Social Welfare Department on the proposed development and should be reminded that licensing requirements will be formulated upon receipt of formal application via the Licensing Authority.

Comments of the Chief Engineer/Construction, Water Supplies Department (WSD):

- (a) The applicant is reminded that the exact connection points (both fresh water and flushing water) should be agreed with New Territories West Region of WSD.
- (b) The proposed flushing water system of the Site should be conforming to the specification of reclaimed water supply system.

Comments of the Chief Building Surveyor/New Territories West, BD:

- (a) He has record on the existing buildings as indicated Phase I in the Site. An Occupation Permit for “A development of eight residential towers over a podium” in respect of the said existing buildings was issued on 15 June 2010.
- (b) It is noted that there is a piece of unleased G.L. between the Site and Yuen Lung Street. Also, Yau Tin East Road is not a specified street not less than 4.5m wide. As the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the Building (Planning) Regulation (B(P)R) at the building plan submission stage.
- (c) The Site shall be provided with means of obtaining access thereto from a street under the B(P)R 5 and EVA shall be provided for all the buildings to be erected on the Site in accordance with the requirements under the Regulation 41(D) of the B(P)R.
- (d) It is noted from the proposal that the proposed vehicular run-in/out and pedestrian access for the development are via a piece of G.L. between the Site and Yuen Lung Street. The applicant should consult LandsD’s view on whether a right of way will be granted by LandsD to the owner for the proposed access.
- (e) A narrow EVA with small turning circle was noted in the schematic design of the supporting planning statement. The applicant shall ensure that design of EVA shall comply with the Code of Practice for Fire Safety in Building 2011 and comments from the D of FS would be relevant.
- (f) The proposed 32-place Small Group Home for Mildly Mentally Handicapped Children is domestic use and should be included in domestic site coverage and plot ratio calculation, unless modification is granted for treating the home for handicapped children as non-domestic use for purposes of site coverage and plot ratio.
- (g) The proposed high headroom of G/F (6.4m) should be justified and considered during plan submission stage.
- (h) Adequate open space should be provided for the proposed domestic building under Regulation 25(2) of the B(P)R.
- (i) For any car parking spaces to be disregarded from gross floor area (GFA) calculation under Regulation 23(3)(b) of the B(P)R, the applicant shall comply with Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) No. APP-2.
- (j) The applicant should be reminded that the proposed development should follow and comply with the pre-requisite for GFA concession in PNAP No. APP-151 and the Sustainable Building Design guideline stipulated in PNAP No. APP-152 during the preparation of detailed building design.

- (k) The proposed Small Group Home for Mildly Mentally Handicapped Children is subject to the issue of a licence/registration. The applicant is reminded that any proposed structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority.
- (l) Detailed checking of plans will be carried out during building plan submission stage.

Comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (CEDD):

- (a) The applicant is reminded to submit plans of proposed building works, as necessary, to the BD for approval as required under the provisions of the Buildings Ordinance.
- (b) The applicant is reminded that 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.

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- (a) The applicant is reminded that approval of the s.16 application by the Board does not imply approval of the tree works such as pruning, transplanting and/or felling under lease. Applicant is reminded to approach relevant authority/government department(s) direct to obtain the necessary approval on tree works.
- (b) The applicant is reminded that approval of the s.16 application by the Board does not imply approval of site coverage of greenery requirements under PNAP No. APP-152 and/or under the lease. The site coverage of greening calculation should be submitted separately to BD for approval.

Date : 26 November 2022

Ms. Ho Pui Ling, JP,
Chairperson of Town Planning Board
15/F, North Point Government Offices,
333 Java Road, North Point,
Hong Kong



Dear Ms. Ho,

Re: Grounds of Objection to Planning Application No. A/YL/298

We received the letter from Planning Department dated 8 November 2022 regarding the planning application no. A/YL/298 ("the Application").

We would like to reiterate that we have no comment on the Proposed Subsidised Sales Flats ("SSF") Development with social welfare facility at the application site, which would be beneficial to the surrounding residents. Meanwhile, we only object the proposal submitted by Hong Kong Housing Society regarding the development of ONE 40-storey building, as it would greatly affect the surrounding developments. In this regard, we would like to seek the kind assistance of Town Planning Board ("TPB") to insist Hong Kong Housing Society to maintain the Original Plan of TWO 28-storey buildings, a copy of which is attached for your easy reference.

Unless otherwise defined in this letter, capitalised terms used herein shall have the same meanings as those in the Application. Among other things, the Application proposes to relax the ratio restriction in order to maximise the density of the Proposed SSF Development on the following basis:

- (1) Proposed SSF Development is in line with the Government policy to increase public housing supply through intensifying the development density of public housing sites where technically feasible ("Ground 1");
- (2) Proposed SSF Development is compatible with the surrounding development setting in terms of use, development density and building height ("Ground 2");
- (3) Proposed SSF Development fosters harmonious integration with adjoining developments ("Ground 3");

- (4) Proposed SSF Development provides additional planning gains as compared with the Phase III development under the Approved CDA Development (“Ground 4”);
- (5) Proposed SSF Development is technical feasible and will not impose insurmountable impacts to the surrounding from various technical aspects (“Ground 5”); and
- (6) Proposed SSF Development will not constitute any change to the planning intention and nature of the proposed development compared to the approved scheme (“Ground 6”).

For the reasons stated below, we submit that the Grounds 1-6 have little, if not none, merit:

(a) Response to Ground 1

We understand that the proposed plot ratio of the Proposed SSF Development in the Application is the maximum plot ratio of 6.5. While page 26 of the Chief Executive’s 2022 Policy Address dated 19 October 2022 states that “***as a guideline**, the maximum plot ratio for residential sites will be 6.5*”, we are of the view that such guideline regarding the maximum plot ratio for residential sites should only be adopted after careful considerations with clear justifications.

In the Application, there is no justification for increasing the plot ratio to 6.5. Adopting the maximum plot ratio of 6.5, the number of residential flats expected is 720. This would represent a 61% increase in the number of flats as compared to the planning application no. A/YL/205 which was previously approved by the TPB in 2015 (i.e. two 28-storey buildings providing 448 flats) (“Original Plan”). We are of the view that the proposed drastic increase failed to take into account as to the impact on the surrounding, including the congested traffic situation (which is already extremely severe) and worsen ventilation of the Yuen Long MTR station area, being one of the most busy areas in Yuen Long.

We therefore strongly urge the TPB to reject the proposed increase in plot ratio, and remain the plot ratio of 4.75 as stated in the Original Plan. We also respectfully request the TPB to furnish us a copy of the traffic impact assessment and visual impact assessment in relation to the Application submitted to TPB for our kind attention.

(b) Response to Ground 2

Ground 2 purported that the Proposed SSF Development is in line with the surrounding development setting in terms of use, development density and building height (“Ground 2”). However, we submit that the Proposed SSF Development, being located in the south-west of YOHO Midtown, will severely obstruct the main ventilation corridor for the whole Yuen Long MTR station area as well as

the vicinity thereof. It follows that any references to the development density and building height of surrounding development are of little assistance.

According to the Original Plan, the two 28-storey buildings were to be built in the Application Site, which allowed a ventilation corridor to exist between them (albeit narrowed). However, in the Proposed SSF Development, a single building with a wide surface area facing the south-west will be built. This will not only completely obstruct the ventilation corridor and worsen the already serious air pollution problem caused by the heavy traffic in the Yuen Long MTR station area, posing an adverse impact on the health of the residents and road users in the Yuen Long district.

Given that the obstruction of ventilation corridor is against the public interest, we urge the TPB to reject the one-building proposal in the Proposed SSF Development and to maintain the Original Plan (two 28-storey buildings). We would also urge the TPB to reject any alternative proposal which would lead to a complete obstruction of the ventilation corridor.

(c) Response to Ground 3

We submit that the Proposed SSF Development, being a building for subsidized housing, fosters no harmonious integration with adjoining developments whatsoever. There is currently no subsidized housing in the adjacent development but luxury shopping mall surrounded by private residence. As such, it would be outrageous to claim that there is any harmonious integration with the surrounding. Moreover, given that Proposed SSF Development is a single building divided into 720 flats, while YOHO Midtown has 8 buildings divided into 1,890 flats (236.25 flats per building), the density of the Proposed SSF Development is 205% higher than YOHO Midtown, being the immediately adjacent development, which is grossly out of proportion and is unreasonable in all aspects.

Objectively speaking, the Proposed SSF Development is clearly unharmonious with the adjacent development and the claim in the Application is baseless, unreasonable and merely subjective. We strongly urge the TPB to reject such an outrageous proposal.

(d) Response to Ground 4

It was asserted in the Application that the Proposed SSF Development provides additional gains. However, such assertion is baseless and superficial. We submit that the outrageously high density as a result of the proposed increase in the number of flats may cause additional losses as explained in our responses to Grounds 1-3 above, namely, the adverse impacts on traffic, air pollution and public interest.

We again urge the TPB to reject the Proposed SSF Development.

(e) Response to Ground 5

Even if the Proposed SSF Development is technically feasible as asserted in the Application, the claim that it will not impose insurmountable impacts to the surrounding from various technical aspects is not supported with any solid evidence. In fact, technical feasibility is just one of the many factors considered by the TPB. Again, as explained in our response to Ground 1 above, the totality must be carefully considered.

(f) Response to Ground 6

While Ground 6 asserted that the Proposed SSF Development will not constitute any change to the planning intention and nature of the proposed development compared to the approved scheme, we submit that the Proposed SSF Development has deviated from the planning intention and nature of the proposed development in the approved scheme given that it is against the public interest (as explained above).

Furthermore, the high density of the Proposed SSF Development creates an unfavourable living and working environment for the Yuen Long residents (especially those living in the vicinity of the Application Site) as well as the occupants of the Proposed SSF Development, which is against TBP's aim to promote *"the health, safety, convenience and general welfare of the community through the process of guiding and controlling the development and use of land, and to bring about a better organized, efficient and desirable place to live and work"*.

For the reasons stated above, we strongly urge the TPB to reject the Application. Acknowledging the importance and benefit of a well-planned subsidized housing, we urge the TPB to maintain the Original Plan (i.e two 28-storey buildings with a plot ratio of 4.75 to be built in the Application Site) as soon as possible.

In addition to our objection above made on the basis that the Application has no merit, we also cast doubt on the legality and procedural propriety of the Application. We noted that as stated in paragraph one of the section *"Executive Summary- Purpose of Submission"* of the Application, the Application is purportedly submitted to the TPB under section 16 of the Town Planning Ordinance. Given that the change to the maximum domestic plot ratio in the Application from that of the Original Plan is substantially increased (i.e. from 4.75 to 6.5) and thus rendering the Application radically different from the Original Plan. We are of the view that the proposed plot ratio of the intended development has, in contravention of the Outline Zoning Plan to which it is subject, exceeded the maximum allowed therein by almost 37% (i.e. $(6.5-4.75)/4.75$), which the Town Planning Board, being a statutory body having to use approved plans as standards for guidance in the exercise of its powers under Section 14 of the Town Planning Ordinance, has no jurisdiction to deal with and grant permission to under Section 16 of the said Ordinance. In this regard, we are of the

view that the Application should instead be made under section 12 of the Town Planning Ordinance, being the appropriate section which allows the public to participate in the process of obtaining approval from the TPB in respect of the Application.

We also noted that there are some old and valuable trees situated in the land lot in the Application. We hope that TBP would make appropriate measures to conserve the trees and maintain a green community in the Yuen Long district.

We trust that the above clarifies our position in respect of the captioned matter.



Owners' Committee of Yoho Midtown



Owners' Committee of Grand Yoho



The Incorporated Owners of Sun Yuen Long Centre

The Incorporated Owners of Shun Fung Building



The Incorporated Owners of Cheong Wai Building

The Incorporated Owners of Yik Fat Building

cc. Mr. Chan Kar Lok SBS, JP (Chairman of Hong Kong Housing Society)

YOHO MIDTOWN 業主委員會

Owners' Committee of YOHO MIDTOWN

通訊地址：新界元朗元龍街九號 YOHO MIDTOWN 五樓平台服務處(近 M8 座後面)

Correspondence Address: Management Services Office, 5/F, Residential Podium (Behind Tower M8), YOHO MIDTOWN, 9 Yuen Lung Street, Yuen Long, N.T.

Ref : YMT/OC/L005/11/2022

Date : 26 November 2022

Ms. Ho Pui Ling, JP,
Chairperson of Town Planning Board
15/F, North Point Government Offices,
333 Java Road, North Point,
Hong Kong



Dear Ms. Ho,

Re: Grounds of Objection to Planning Application No. A/YL/298

We are the Owners' Committee of YOHO Midtown and on behalf of the owners of YOHO Midtown, 9 Yuen Long Street, Yuen Long, New Territories ("YOHO Midtown").

We received the letter from Planning Department dated 8 November 2022 regarding the planning application no. A/YL/298 ("the Application"). We conducted the Owners' Committee meeting dated 10 November 2022 to discuss the mentioned planning application and it is concluded that we object to the mentioned planning application. Meanwhile, we have collected 1,773 nos. of signatures of Yoho Midtown residents during November 2022 that object to the mentioned planning application and attached herewith for your perusal (Appendix 1).

We would like to reiterate that we have no comment on the Proposed Subsidised Sales Flats ("SSF") Development with social welfare facility at the application site, which would be beneficial to the surrounding residents. Meanwhile, we only object the proposal submitted by Hong Kong Housing Society regarding the development of ONE 40-storey building, as it would greatly affect the surrounding developments. In this regard, we would like to seek the kind assistance of Town Planning Board ("TPB") to insist Hong Kong Housing Society to maintain the Original Plan of TWO 28-storey buildings, a copy of which is attached for your easy reference.

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(a) Response to Ground 1

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In the Application, there is no justification for increasing the plot ratio to 6.5. Adopting the maximum plot ratio of 6.5, the number of residential flats expected is 720. This would represent a 61% increase in the number of flats as compared to the planning application no. A/YL/205 which was previously approved by the TPB in 2015 (i.e. two 28-storey buildings providing 448 flats) (“Original Plan”). We are of the view that the proposed drastic increase failed to take into account as to the impact on the surrounding, including the congested traffic situation (which is already extremely severe) and worsen ventilation of the Yuen Long MTR station area, being one of the most busy areas in Yuen Long.

We therefore strongly urge the TPB to reject the proposed increase in plot ratio, and remain the plot ratio of 4.75 as stated in the Original Plan. We also respectfully request the TPB to furnish us a copy of the traffic impact assessment and visual impact assessment in relation to the Application submitted to TPB for our kind attention.

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Objectively speaking, the Proposed SSF Development is clearly unharmonious with the adjacent

development and the claim in the Application is baseless, unreasonable and merely subjective. We strongly urge the TPB to reject such an outrageous proposal.

(d) Response to Ground 4

It was asserted in the Application that the Proposed SSF Development provides additional gains. However, such assertion is baseless and superficial. We submit that the outrageously high density as a result of the proposed increase in the number of flats may cause additional losses as explained in our responses to Grounds 1-3 above, namely, the adverse impacts on traffic, air pollution and public interest.

We again urge the TPB to reject the Proposed SSF Development.

(e) Response to Ground 5

Even if the Proposed SSF Development is technically feasible as asserted in the Application, the claim that it will not impose insurmountable impacts to the surrounding from various technical aspects is not supported with any solid evidence. In fact, technical feasibility is just one of the many factors considered by the TPB. Again, as explained in our response to Ground 1 above, the totality must be carefully considered.

(f) Response to Ground 6

While Ground 6 asserted that the Proposed SSF Development will not constitute any change to the planning intention and nature of the proposed development compared to the approved scheme, we submit that the Proposed SSF Development has deviated from the planning intention and nature of the proposed development in the approved scheme given that it is against the public interest (as explained above).

Furthermore, the high density of the Proposed SSF Development creates an unfavourable living and working environment for the Yuen Long residents (especially those living in the vicinity of the Application Site) as well as the occupants of the Proposed SSF Development, which is against TBP's aim to promote *"the health, safety, convenience and general welfare of the community through the process of guiding and controlling the development and use of land, and to bring about a better organized, efficient and desirable place to live and work"*.

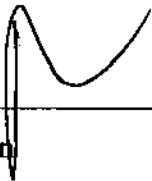
For the reasons stated above, we strongly urge the TPB to reject the Application. Acknowledging the importance and benefit of a well-planned subsidized housing, we urge the TPB to maintain the Original Plan (i.e two 28-storey buildings with a plot ratio of 4.75 to be built in the Application Site) as soon as possible.

In addition to our objection above made on the basis that the Application has no merit, we also cast doubt on the legality and procedural propriety of the Application. We noted that as stated in paragraph one of the section *"Executive Summary- Purpose of Submission"* of the Application, the Application is purportedly submitted to the TPB under section 16 of the Town Planning Ordinance. Given that the change to the maximum domestic plot ratio in the Application from that of the Original Plan is substantially increased (i.e. from 4.75 to 6.5) and thus rendering the Application radically different from the Original Plan. We are of the view that the proposed plot ratio of the intended development has, in contravention of the Outline Zoning Plan to which it is subject, exceeded the maximum allowed therein by almost 37% (i.e. $(6.5-4.75)/4.75$), which the Town Planning Board, being a statutory body having to use approved plans as standards for guidance in the exercise of its powers under Section 14 of the Town Planning Ordinance, has no jurisdiction to deal with and grant permission to under Section 16 of the said Ordinance. In this regard, we are of the view that the Application should instead be made under section 12 of the Town Planning Ordinance, being the appropriate section which allows the public to participate in the process of obtaining approval from the TPB in respect of the Application.

We also noted that there are some old and valuable trees situated in the land lot in the Application. We hope that TBP would make appropriate measures to conserve the trees and maintain a green community in the Yuen Long district.

We trust that the above clarifies our position in respect of the captioned matter.

Should you have any queries on the above, please feel free to contact Mr. Chung or Mr. Lun of Yoho Midtown Management Services Office staff at


Priscilla Poon
Chairperson

Eleventh Owners' Committee of YOHO MIDTOWN

Encl. Appendix 1 – 1,773 nos. of signatures of Yoho Midtown residents that object to the planning application no. A/YL/298

cc. Mr. Shum Ho Kit, BBS, JP (Chairman of Yuen Long District Council)

Mr. Chan Kar Lok SBS, JP (Chairman of Hong Kong Housing Society)

YOHO MIDTOWN 業主委員會

Owners' Committee of YOHO MIDTOWN

通訊地址：新界元朗元龍街九號 YOHO MIDTOWN 五樓平台服務處(近 M8 座後面)

Correspondence Address: Management Services Office, 5/F, Residential Podium (Behind Tower M8), YOHO MIDTOWN, 9 Yuen Lung Street, Yuen Long, N.T.

檔案編號：YMT/OC/L002/02/2023

香港房屋協會

香港鰂魚涌英皇道 1063 號 8 樓

敬啟者：

有關：促撤銷元龍街建屋計劃規劃許可申請(編號：A/YL/298)(「該申請」)

貴會代表應邀與本屋苑業委會代表及居民於 2022 年 2 月 9 日就該申請進行會面。會面中，貴會代表回應對貴會提出該申請的質疑時解釋，貴會是因 2018 年 12 月行政長官就《提升公營房屋用地發展的密度》所作出的指令(「該指令」)而提出該申請，處境十分被動。

政府於 2021 年公布收回上述土地作房屋發展後，本屋苑業委會代表曾在行政會議成員及立法會議員陪同下與發展局副局長及官員會面，並獲悉相關房屋發展項目將會按原有規劃許可進行。會面中，副局長及官員均也沒有表示收地後項目負責人會按該指令向城規會重新申請規劃許可以增加發展的地積比、高度、密度、設計佈局等等；而根據相關紀錄，政府官員亦從未在任何公開場合(包括區議會會議)表示項目負責人將會作出如此申請。

由此可見，政府當時已經清楚地向持份者及公眾表示該指令不適用有關房屋發展項目。貴會現在提出該申請，有違政府當時向持份者及市民大眾所作的表述及解釋。

基於上述理由，本屋苑現促請及要求貴會立刻撤回該申請，並在此保留就貴會繼續該申請的決定(如有者)提出司法覆核的權利。

此外，本屋苑重申，該申請的地積比遠超規劃大綱圖上限 37.5%，幅度之大絕非所稱的「略為放寬(minor relaxation)」，若不撤回又獲城規會強行通過，本屋苑將積極考慮就城規會的決定提出司法覆核。

如貴會有任何最新消息，敬請以書面形式通知本會或致電

與劉家榮先生或鍾正剛先生聯絡。

專此奉達，期盼賜覆！

此致

香港房屋協會主席

陳家樂先生 SBS, JP

副本抄送：發展局局長甯漢豪女士 JP

城市規劃委員會主席何珮玲女士 JP

YOHO MIDTOWN 第十一屆業主委員會

主席 潘綺紅 謹啟

2023 年 3 月 2 日

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

230306-172613-55576

Reference Number:**提交限期**

10/03/2023

Deadline for submission:**提交日期及時間**

06/03/2023 17:26:13

Date and time of submission:**有關的規劃申請編號**

A/YL/298

The application no. to which the comment relates:**「提意見人」姓名/名稱**小姐 Miss AU YEUNG KI
T YING**Name of person making this comment:****意見詳情****Details of the Comment :**

On behalf of myself and certain owners of Yoho Midtown, 9 Yuen Lung Street, Yuen Long, New Territories ("Yoho Midtown"), we are writing to reiterate our objection to the planning application no. A/YL/298 submitted to the Town Planning Board ("TPB") on 1 November 2022 as supplemented on 16 December 2022, 30 December 2022, 9 February 2023 and 10 February 2023 (the "Application"). Unless otherwise defined herein, capitalised terms used herein shall have the same meanings as those in the Application.

Inter alia, the Application proposes to relax the ratio restriction to maximise the density of the Proposed SSF Development, based on, purportedly, the following grounds where the Proposed SSF Development:

- (1) is in line with the Government policy to increase public housing supply through intensifying the development density of public housing sites where technically feasible ("Ground 1");
- (2) is compatible with the surrounding development setting in terms of use, development density and building height ("Ground 2");
- (3) fosters harmonious integration with adjoining developments ("Ground 3");
- (4) provides additional planning gains as compared with the Phase III development under the Approved CDA Development ("Ground 4");
- (5) is technical feasible and will not impose insurmountable impacts to the surrounding from various technical aspects ("Ground 5"); and
- (6) will not constitute any change to the planning intention and nature of the proposed development compared to the approved scheme ("Grounds 6").

We submit that the Grounds 1-6 have little, if not none, merit, and we set out our reasons below:

(a) Ground 1

The proposed plot ratio of the Proposed SSF Development in the Application is the maximum plot ratio, being 6.5. Although in page 26 of the Chief Executive's 2022 Policy Address dated 19 October 2022 (the "Policy Address"), it states "We will make the best use of the land resources in the Northern Metropolis by adopting higher plot ratios. As a guideline, the maximum plot ratio for residential sites will be 6.5", we submit that the whole idea of increasing development intensity and the suggested maximum plot ratio were only briefly mentioned in the Policy Address (32

words in total, substantially shorter than other parts of the Policy Address) and at best a guideline, which should neither be applied indiscriminately nor lightly invoked. Instead, the use of the maximum plot ratio for residential sites should only be used sparingly and should not be used unless the totality is carefully considered and with ample justifications.

While we acknowledge that a plot ratio of 6.5 might be suitable for certain areas of the Northern Metropolis such as the New Development Areas (as defined in the Policy Address), namely Kwu Tung North, Fanling North and Hung Shui Kiu, such a plot ratio is not suitable for certain areas in Yuen Long. A recent example is the application no. Y/YL/19 submitted to the TPB on 17 February 2023, where the plot ratio being applied for is only 6 despite the proposed development is in a wide-open space in Shap Pat Heung Road without any other residential buildings in the surrounding. Given that the areas surrounding the Application Site (Yoho Midtown) are far more developed and crowded, any new buildings to be built here should only be granted a lower plot ratio, namely 5 or below.

Further, in the Application, there is no justification for increasing the plot ratio to 6.5. With the maximum plot ratio of 6.5, the number of residential flats expected is 720, representing a 61% increase compared to that previously approved by the TPB in 2015 (two 28-storey buildings providing 448 flats). Such a large increase must be supported by detailed assessment as to the impact on the surrounding, including but not limited to the increased traffic (which is already extremely severe) and worsen ventilation of the Yuen Long MTR station area, which is one of the most busy area in Yuen Long.

We also submit that such a substantial increase in plot ratio constitutes a radical change to the previously approved plan and therefore the Application should be dealt with under section 12 of the Town Planning Ordinance ("TPO") instead of section 16.

Therefore, we strongly request the TPB to reject the proposed increase in plot ratio, and remain the previously approved plot ratio of 5. We also expressly reserve our rights to judicially review any decision to be made by the TPB in relation to the Application.

(b) Ground 2

Ground 2 purported that the Proposed SSF Development is compatible with the surrounding development setting in terms of use, development density and building height. In contrast, the fact is that the whole Yung Long town centre, including the Yung Long MTR station area which has the highest density, does not have any building that has a plot ratio higher than 5. Therefore, a building with a plot ratio of 6.5 is utterly incompatible with the surrounding development.

We further submit that, the Proposed SSF Development, being located in the south-west of Yoho Midtown, will severely obstruct the main ventilation corridor for the whole Yuen Long MTR station area and the vicinity thereof. It follows that any references to the development density and building height of surrounding development is unhelpful because of the incomparability - the Proposed SSF Development does pose a severe wall effect that obstructs the main ventilation corridor, whereas the surrounding development does not.

According to the previously approved plan, the TPB approved two buildings to be built in Phase III Development Site, which allowed a ventilation corridor to exist between the two buildings (albeit narrowed). However, in the Proposed SSF Development, a single building with a wide surface area facing the south-west will be built. As a result, the ventilation corridor will be completely obstructed, which will worsen the severe air pollution problem caused by the heavy traffic in the Yuen Long MTR station area and will in turn pose an adverse impact on health of the population of Yuen Long residents, road users coming from other districts and, in particular, the thousands of households living that area.

We submit that the Proposed SSF Development is objectively incompatible with the surrounding development in terms of development density and that such obstruction of ventilation corridor is against the public interest. Therefore, we urge the TPB to reject the Application.

(c) Ground 3

We submit that the Proposed SSF Development, being a building for subsidized housing, fosters no harmonious integration with adjoining developments whatsoever. Currently, there is no subsidized housing in the adjacent development but luxury shopping mall surrounded by private residence; it would be outrageous to claim that there is any harmonious integration with the surrounding. Moreover, given that Proposed SSF Development is a single building divided into 720 flats, while YOHO Midtown has 8 buildings divided into 1,890 flats (236.25 flats per building), the density of the Proposed SSF Development is 205% higher than YOHO Midtown, being the immediately adjacent development, which is outrageously out of proportion and is unreasonable in all aspects.

Based on the above, we submit that the Proposed SSF Development is objectively unharmonious with the adjacent development and the claim in the Application is baseless, unreasonable and merely subjective. We therefore strongly urge the TPB to reject such an outrageous proposal.

(d) Ground 4

It was asserted in the Application that the Proposed SSF Development provides additional gains. However, such assertion is baseless and superficial. We submit that the outrageously high density as a result of the proposed increase in the number of flats may cause additional losses as explained in our responses to Grounds 1-3 above, namely, the adverse impacts on traffic, air pollution and public interest.

(e) Ground 5

Even if there is no insurmountable impacts to the surrounding from technical aspects, we submit that technical feasibility is just one of the many factors when TPB considers the Application. Again, as explained in our response to Ground 1 above, the totality must be carefully considered.

(f) Ground 6

Ground 6 asserted that the Proposed SSF Development will not constitute any change to the planning intention and nature of the proposed development compared to the approved scheme. However, we submit that the Proposed SSF Development has deviated from the planning intention and nature of the proposed development in the approved scheme given that it is against the public interest as explained above.

For the reasons above, we strongly urge the TPB to reject the Application. At the same time, we acknowledge the importance and benefit of well-planned subsidized housing, and therefore we also urge the TPB to maintain the previously approved plan (i.e. plot ratio of 5).

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

參考編號

Reference Number:

221109-160320-67193

提交限期

Deadline for submission:

29/11/2022

提交日期及時間

Date and time of submission:

09/11/2022 16:03:20

有關的規劃申請編號

The application no. to which the comment relates:

A/YL/298

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. TAM

意見詳情

Details of the Comment :

To. District Planning Officer/TM&YLW,
Planning Department

Dear Sir/Madam

Re. Objection to the Planning Application No. A/YL/298

I would like to make a objections to the captioned planning application submitted to Town Planning Board (TPB) regarding proposed amendments to Phase III of Approved "Comprehensive Development area" (CDA) Development and minor relaxation of plot ratio restriction with the following grounds:

Government Policy

(i) the proposed Subsidized Sale Flats (SSF) Development is a project of Hong Kong Housing Society (HKHS) and shall not regarded as "public housing" development. Therefore, "the Government Policy to increase public housing supply" as mentioned in the planning justification of application is not applicable;

(ii) according to the meeting among the "Under Secretary for Development" of "Development Bureau" (DB) and "Business and Professionals Alliance for Hong Kong" (BPA) held on June 2021, DB had expressed that the development intensity and design of the concerned site would be generally in line with the pervious approved planning application, i.e. two 28-storey residential buildings providing approx. 500 flats to be erected along the nullah besides the Yau Tin Road East. It is noted that, after relaxation of plot ratio, the proposed development in this application is a 40-storey height building providing 720 flats and the floor area of each floor is much larger than the original design. The height of building and number of flat is therefore increased 43% and 44% respectively;

(iii) although the chief executive's 2022 policy address proposed to increase the maximum plot ratio (PR) for residential sites to 6.5 in the Northern Metropolis, the maximum PR shall be "as a

guideline" as stated in the policy address and it should not be applicable to all the approved OZPs and all the sites in Yuen Long and Northern Districts, in particular that the concern site is located in the Town Centre of Yuen Long and included substantially completed development. Also, increasing max. PR from 5 to 6.5 is not a minor relaxation as there are 20% increase in development density and additional 7,890m² for a site of 5,260m². There is no preceding case of the relaxation of plot ratio from 5 to 6.5 at the surrounding areas in Yuen Long Town Centre under OZP No. S/YL/25 and similar applications for relaxation of PR had been only made for the sites in New Development Areas, such as Hung Shui Kiu New Town and Kwu Tung North, as the new development areas can be planned in overall consideration with package for the districts, but it is not applicable to Yuen Long Town Centre with mature and completed development. Also, the application site is a CDA site under OZP, which may not be regarded as "residential" sites mentioned in policy address in view of absence of details of the policy;

Development is not compatible with surrounding development

(iv) the application site is within CDA 12 which also included a completed development site - Phase I "YOHO Midtown" and the site of approved hotel and flat development in Phases IIa and IIb under the approved planning application no. A/YL/205. The development intensity Phase I of CDA 12 is already completed in accordance with the previous approved planning application and Master Layout Plan submitted. The development intensity and design of proposed development in the remaining portion of site shall be therefore developed in line with the approved planning application and the previous Master Layout Plan submitted respectively in one CDA. Otherwise, the point of "compatible with surrounding development" shall be not justified;

(v) the maximum domestic PR of all the existing developments (including Yoho Town, Yoho Midtown, Grand Yoho, Yoho Hub at CDAs, Sun Yuen Long Centre at "OU" and other developments at "R(A)" between Fung Yau Street East and Fung Cheung Round. Disregarding more Gross Floor Area concession/exemption can be granted in prevailing policy, the proposed max. PR of 6.5 is already 20% higher than the surrounding development and it is not minor relaxation and impossible to be compatible with surrounding development;

(vi) also, the max. domestic PR of "R(A)" at whole Yuen Long Town centre under OZP No. S/YL/25 is "5" and the maximum building height of the completed buildings nearby in "R(A)" 11, such as Ho Shun Yee Building, Wing Fu Court and Lin Fat Building, are just ranged from 10-storey to 20-storey. Also, both the schools, villages of Ha Yau Tin and Grand Del Sol at south of the development are low density development. The proposed development with 40-storey height with 720 flats is obviously not compatible with surrounding development;

No harmonious integration with adjoining development

(vii) there is no compelling justification to claim such SSF development with single tower dividing into 720 flats can harmonious integration with adjoining private residence. The nature of development, design, disposition and density of building are total various from the adjoining private residences. For instance, the proposed development intended to provide approximate 20 flats on each typical floor, while the adjoining private residence only provided 6-8 flats on each typical floors;

(viii) the proposed development will aggravate the insufficient resources and facilities serving a adjoining development and community nearby, such as sport and leisure facilities, provision of transports, carparks, school, clinic and hospital. For instance, there is no sufficient carparking spaces provided at surrounding development. How the proposed development with 720 flats and G/IC facilities providing with 80 residential car park and 5 visitor car park only can harmonious integration with adjoining development? ;

(ix) the building to be erected is proposed built on part of designated open areas as indicated on the building plans approved on 27.6.2007 of the completed development - Phase I (Yoho Midtown). The proposed development will compress the enjoyment of open space of adjoining development;

The development will impose insurmountable impacts to the surrounding

(x) the proposed high-density building with huge volume and façade will obstruct the major ventilation corridor of surrounding developments. With reference to the ventilation assessment report prepared by MTRC for the development of Yuen Long Station, which had been presented in the meeting of Yuen Long District Council on 23.4.2009 and the meeting of Panel on Development of Lego on 25.11.2008, the proposed building is located on the major ventilation corridor of prevailing southeast wind. The increased density of the development and design of continuous building facades will make the bad situation of surrounding more worse due to aggravated air pollution and rise in temperature. Also, the efforts and measures on the vista enhancement and improvement of ventilation to the buildings around Yuen Long Station provided in the revised planning scheme of Yuen Long Station approved previously and to be completed soon, which had been mentioned in the previous Policy Address 07-08 will be therefore lost.

(xi) the curtain walls, glass walls and windows of the proposed building facing South West will reflect the sun light to the adjoining buildings, i.e. Ho Shun Yee Building Wing Fu Court and Lin Fat Building, and also the street level in the opposite of the proposed building;

(xii) the proposed run-in/out and pedestrian entrance is located at Yuen Lung Street and near to the junction of Yuen Lung Street, Yau Tin East Road, Yau Tin West Road, Fung Yau Street South and Fung Kwan Street. Also, the pavements of Yuen Lung Street in width of 2m to 3m is the major route of pedestrian access to the surrounding schools and shopping arcade. The proposed run-in/out and pedestrian entrance of such high density development will form a bottle neck of traffic and impose insurmountable impacts to the surrounding in view of traffic engineering; and

(xiii) although there are many road improvement works carried out time and again to the surrounding area in recent years and countless proposals of improvement works to the traffic situation in Yuen Long Town provided in various traffic assessment, the traffic congestion issue and parking problem within Yuen Long Town, in particular to Yuen Long Station Area, has not be solved and the poor situation become worse, as the development density in Yuen Long Town is already exceeded the urban carrying especially the infrastructure and community facilities in Yuen Long Town. The increasing of density of proposed development will impose insurmountable impacts to the surrounding.

In view of above, I strongly urge the Town Planning Board to refuse the Planning Application No. A/YL/298 and ensure the development can be compatible with surrounding environment.

For enquiry, please feel free to contact me on

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

參考編號

Reference Number:

221110-005050-70853

提交限期

Deadline for submission:

29/11/2022

提交日期及時間

Date and time of submission:

10/11/2022 00:50:50

有關的規劃申請編號

The application no. to which the comment relates:

A/YL/298

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss 劉

意見詳情

Details of the Comment:

本人現就有關申請編號A/YL/298的規劃申請提交以下反對意見：

一、 房屋供應政策方面，因應申請土地的面積所限，放寬有關申請用地的地積比率並不能有效增加整體房屋供應量，但將會在交通、通風、採光、觀景及配套方面對附近社區帶來不可逆轉的惡劣影響，長遠來說，申請對附近整個社區的影響是弊多於利。

二、 根據元朗分區計劃大綱核准圖（OZP）編號 S/YL/25，元朗市中心所有已規劃或已發展的土地並沒有超過5的最高住用地積比率。若城規會批准是次申請，將會訂立一個壞先例，長遠會改變元朗市中心的發展密度。考慮到相關大綱核准圖上所包括的地區即元朗市中心現有的規劃、人口密度，道路網絡及社區的承載能力，以及人車爭路的日常情況，放寬地積比率顯然並不合適。

三、 施政報告提出放寬北部都會區最高住用用地的地積比率到6的建議，應為指引性質，並不適合對元朗及北區內所有用地均一刀切放寬，尤其元朗市中心原來的規劃是按5或更低的最高住用地積比率來發展，並且大部份範圍已經完成相關建設。因此，北部都會區的現時在新發展區所採用的最高地積比率並不適合用於已發展的元朗市中心。再者，申請用地為綜合發展區，在OZP中並不是Residential “住宅”用地，並應根據批准的總綱計劃（master layout plan）作發展。

四、 申請地盤中位於綜合發展區(CDA)內，相關的綜合發展區包括的已發展及已獲城規批准的申請均採用5作為的最高的住用地積比率。因此，於同一綜合發展區內提高發展的地積比率，並不能融合同一CDA內發展項目及附近發展的環境。而且，上面提到，綜合發展區在規劃上須為整個發展提交總綱計劃布局圖(master layout plan)。在Yoho midtown發展時整個CDA的總綱計劃已經批准，申請的地盤位於同一個CDA的剩餘部份，規劃的密度也應當按照當初發展的master layout plan 及批准的規劃申請的發展密度及佈局作為發展參考，否則難言已經配合周邊發展項目。

五、 附近其他所有住宅發展最高地積比均不超過5。是次申請放寬的6.5，比附近發展密度出達20%，不能視為稍微放寬的申請，而且重大改變規劃。而且一旦開始放寬限制，勢必蔓延到同一OZP的整個元朗市中心區。此外，除Yoho系列的發展項目外，附近鳳攸東街到鳳翔路，以至南面到大旗嶺一帶樓宇只有20層左右。申請中40層的樓宇根本不可以配合區內已發展的狀況。

六、 是次申請樓宇高度及單位數目增加超過44%，及45%，對附近發展居住環境，通風帶來惡劣影響。尤其元朗站發展時，於曾因附近發展密度過高而要減低發展密度，以維

特區內的通風走廊及可持續發展的宜居環境。而按當年港鐵於立法會及區議會提交的文件顯示有關通風研究，保留了由yoho midtown 到元朗站的通風走廊。是次申請將當年07施政報告，立法會，區議會及地區各界為改善環境修改規劃的成果和努力徹底清零。

七、元朗市區交通配套嚴重不足，道路經常人車爭路，交通擠塞情況嚴，尤其在元龍街至大棠道之間，因為原來規劃所限，任何改善措施都已經無法扭轉局面。放寬地積比及規劃密度無疑是火上加油，進一步破壞社區生活品質，及增加居民的生活成本。汽車停留時間長，亦造成噪音及空氣污染等等

八、元朗站附近車位數目嚴重不足，Yoho商場幾每天均出現排隊車龍，車流倒灌到元朗市內外，以至經八鄉及博愛迴旋處，並擠到元朗公路及青朗公路。申請用地本來是一個有近百個車位的停車場而申請加大發展提供720伙住宅，弱能兒童宿舍及老人中心等，但只提供80個車位，而且申請項目位於元龍街，攸田東路，攸田西唔，鳳攸東街，及鳳群街交界，高密度的話設計勢將癱瘓元朗市內，尤其難地一帶的交通。

九、元朗東的社區配套嚴重不足。泳池，體育館，大球場，圖書館其至市鎮公園在元朗西，球場亦寥寥可數。而且元朗西橫州及元朗南以至唐人新村的大型發展均依靠元朗市的康體設施。在沒有配套的元朗市中心東再放寬規劃密度增加人口實在不適合。

十、元朗東的學校，醫療設施也未能追上發展，小學長期借用72區天水圍的學位，甚至有些年份雖要借用本來短缺的73區元朗西的學位。而博愛醫院的規模只能提供有限專科服務，政府診所，建康院在元朗站附近均沒有提供。放寬規劃密度增加人口的先例打開將嚴重挑戰社區的健康發展。

十一、樓宇設計方面 申請放寬比率下，建議興建一幢700伙的樓宇規模，幾乎等於附近發展3至4幢樓宇的大小。而大字型40層的大樓，每層有20多伙，尤如怪獸大樓，外型，設計，座向和附近發展根本格格不入，高大連續的外牆，實實在在是典型的屏風樓宇再次登場。而屏風樓再現實在是社會倒退的規劃設計。

十二、發展局副局長和經民聯的代表於2021年6月的會議中會面。副局長在會上指出相關用地的規劃大致沿用及限隨早前批准的OZP. 即沿攸田東路排水道興建兩座28屋住宅並提供大約500單位。並指出會就相關規劃向公眾諮詢意見。是次規劃申請與政府早前公佈所提出的發展密度有很大差異。

綜合以上各點，有關於寬地積比限制未能配合周邊發展密度，加重區內交通嚴重擠塞的問題及已經不足社區設施的負荷，加上在環境，通風，採光，空氣污染方面對附近社區及發展造成不可逆轉的惡劣影響。現懇請城市規劃委員會考慮有關意見，並否決有關放寬地積比率的申請。

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

參考編號
Reference Number: 221110-115413-90887

提交限期
Deadline for submission: 29/11/2022

提交日期及時間
Date and time of submission: 10/11/2022 11:54:13

有關的規劃申請編號
The application no. to which the comment relates: A/YL/298

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

意見詳情
Details of the Comment :

本人一向支持政府發展住宅用地，亦明白很多人等候上車，但希望政府發展土地時，能因應地方及環境作出適當的規劃，並不要為做而做，將一件好事變成一件壞事，令更多人對政府失望。故本人就此申請提出反對，並有以下之意見。

1)交通配套問題

元朗主要交通工具都是依靠港鐵及巴士，而元朗青山公路及博愛迴旋處為進入元朗市中心主要道路，但有關道路每逢返工及放工時候，都會造成嚴重阻塞，而且如一旦發生交通意外，基本上元朗主要道路已經接近癱瘓，加上元朗、天水圍及八鄉相繼陸續有更多住宅落成，有關元朗區人口已經飽和，大部份人乘搭巴士及港鐵都需要輪候更多班次，如將來720伙入伙，交通仍無做任何規劃，到時只會令元朗區區民怨聲四起。

2)屏風樓問題

香港於90年代曾因屏風樓問題被人批評，但政府現今竟然漠視屏風樓的問題，就本規劃設計，原本Yoho Midtown位置已有多棟私樓，鄰近Yoho Town及 grand Yoho、The yoho Hub及新元朗中心，Yoho Midtown原先設計已避免屏風樓，已預留位置給予光線及空氣流動，但政府為了增加房屋配設，無視屏風樓問題，並直插式於Yoho Midtown旁發展房屋，有關房屋設計更樓高40層，完全形成屏風樓問題，對附近居民造成嚴重影響，因720伙家庭福利，而對其它數千伙家庭造成影響。

3)綠化環境影響

一個社區配套更需要綠化環境配合，而原先Yoho商場外已設有綠化環境供區內及區外市民使用，但因需要建造資助房屋，而將有關綠化用地拆除，實對區內市民造成不便，附近用戶從此缺少一個休憩之處。

4)校網學額問題

Yoho附近一帶住宅均74校網，但因74校網缺少，故需長期向72校網借學位，但因天水圍及元朗陸續有多棟住宅落成，故學額需求會更大，可能造成元朗學生被派到外區學校，造成家長及學童不便。

5)插針式建築對附近住宅造成不便

因附近住宅單位已一早落成，如現時插針式於住宅旁建造資助房屋，會更加對附近造成環境、空氣及噪音影響，受影響之伙戶涉及數千戶。

故本人懇請城市規劃委員會能慎重考慮，現時元朗人口密度已飽和，附近休閒及娛樂設施並不足夠，而交通規劃亦不完善，如貿然為了增加房屋配額，而忽略元朗區內市民之

需求，這會令市民對政府更加失去信心。

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

參考編號
Reference Number: 221111-023209-68224

提交限期
Deadline for submission: 29/11/2022

提交日期及時間
Date and time of submission: 11/11/2022 02:32:09

有關的規劃申請編號
The application no. to which the comment relates: A/YL/298

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

意見詳情
Details of the Comment :

致城規會

本人是當區居民，不同意是次規劃申請：

原因如下：

1. 屏風效應：大樓有一面過闊，高密度相當於三幢大樓連為一體，猶如一面大屏風。嚴重影響yoho midtown的採光，通風和空氣質素，當區居民的生活造成重大影響。

2. 密度過高，當區交通阻塞嚴重，中小學位不足，鐵路繁忙時間已經飽和，商場人流過多，購物排長龍。再加上當區來年有六棟大廈，接近2500個單位落成，將來更有酒店規劃，勢必大大加重當區人口負荷。

3. 沉降再現誰負責？：

附近鐵路路軌和屋苑曾出現沉降，擔心高密度發展會令沉降加劇，造成公眾安全問題。

4. 社區設施重疊：

新鴻基地產已捐旁邊土地給聖公會，建「社區綜合服務大樓」，已確定興建長者宿舍，特殊兒童中心，兒童之家等大型社區設施。是次規劃，應該避免社區設施重疊。

改善建議：

1. 把一幢大樓分析為二至三幢，中間加設通風廊，減少對原居民的影響。

2. 降低發展密度：

政府早前已公布覓得足夠未來10至20年的房屋土地供應。所以新規劃的樓宇沒必要發展成極高密度。應以改善市民生活空間為首要目的。配合政府「吸引人才」來港居住的政策。

3. 增加地舖出租：

一方面便利區內市民，降低區內商場壟斷，配合中央「反壟斷」政策。

一方面給予市民創業機會，增加就業，配合中央「共富」政策。

4. 興建文康設施，：

元朗區內所有文康設施也集中在西邊，Yoho區內居住大量人口，但卻完全沒有文康設施

希望城規會能重新考慮規劃

就規劃申請/變地用途意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

221112-183525-72693

提交限期

Deadline for submission:

29/11/2022

提交日期及時間

Date and time of submission:

12/11/2022 18:35:25

有關的規劃申請編號

The application no. to which the comment relates:

A/YL/298

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. TIM LAM

意見詳情

Details of the Comment :

I hereby object the current application by the following reasons.

1. Relaxation of plot ratio suggested in police address should not applied to the developed area.

Although the police address this year suggested the relaxation of plot ratio to 6.5, it is only a general idea which should not be applied lightly without considering the current condition of developed land. The current application site is in the middle of a well-developed area and actually a part of Yoho Midtown CDA. The plot ratio of this land was designed at 4.5 and it was more than 13 years ago. Years past, this area near YL MTR station has already become a highly populated area. Any new development should consider the current situation and the plot ratio should be lowered as much as possible so as to minimize the impact the community. That said, the Housing Authority only followed the police address blindly without considering the actual condition of the application site.

2. The new application site will cause unbearable impact to the community

Yuen Lung Street is only a three-lanes road. Traffic jams happened all the time especially during weekends and rush hours. The application site not only included high population density but also had a car park and social facilities. Such design will inevitably draw extra traffic to Yuen Lung Street. That said, the application site should not allow building with high plot ratio.

For the same reason, TPB actually turned down another application at No.21 Wang Yip West Street in 2018. It was not allowed to build properties with plot ratio 5.5 as TPB reckoned it will cause unbearable traffic to the area. Yuen Lung street is even a shorter and narrower road comparing to Wang Yip West district. Therefore, I urge the TPB to turn down the current application.

3. The application plot ratio is much higher than the newly built property in YL MTR station area.

As per the public information, the plot ratio of Yoho Hub was decreased to 3.93 when it was designed. The grounds of TPB at that time was the population density near MTR station was already unacceptably high. That application was modified for a few times and reached this 3.93 plot ratio. After this development, YL MTR station area became even more crowded. Following such logic, the building in this application site should be even lowered under 3.93 so as to avoid further impact to the community.

In fact, the designed plot ratio of the application site was designed along with the development of Yoho Midtown 13 years ago. It should not take it for granted that the site could build in that high ratio anymore.

4. The suggested building of subsidized housing is incompatible to the surrounding.

The areas near the application site are the most high-valued lands in Yuen Long without any subsidized housing in vicinity. Any changes of this setting will detrimentally affect the livelihood of the residence. Not to mention that the application intended to build a monstrous high rise.

The designed building is a screen-wall high rise which is the same height as the building of Yoho Midtown. On the one hand, as the land is part of Yoho Midtown, it will be unacceptably close to the current residence. It blocks all the air channels and lighting. On the other hand, comparing to the other residences such as Ho Shun Li building, Ho Shun Fok Building and other 10-20 storey building in the area, this new building will definitely look awkward as it is almost three times higher than the adjacent buildings.

In fact, the Yuen Lung street area is already developed. The application site should not be used as a residence at all. Any increase in population will detrimentally affect the community.

For such reason, other newly built property in Yuen Long town also had low plot ratio. For instance, also a subsidized housing, Wang Fu Court in Wang Yip West Street is also under 20 storey. For other private properties in vicinity such as Twin Regency, The Spectra and Sol City were also built in low plot ratio. As such I hope the TPB follow the whole picture of Yuen Long and turn down the current application.

All in all, the current application is an irrational proposal which followed the policy address blindly. It did not take into account of the rapid development of Yuen Lung street area. It also did not consider the livelihood of the current resident and also the future occupants at all as such high population density will cause detrimental effect of the general living standard of YL-MTR station area. To safeguard the living standard of Yuen Long residences, TPB had turned down so many suggestions in the past. The existing properties were also built in low plot ratio. I hoped that TPB could maintain the same standard and reject the current application.

To my opinion, the application site was designed for residence years ago. Nowadays, this area lacked public facilities and is extremely crowded. The site should be used as social facilities such as parks or library. It should not be used for residences at all. Yet, if building subsidized housing is inevitable, I hope TPB could maintain its function and outstanding decisions in the past and turn down the current application concerning its unacceptable layout of the building and high plot ratio.

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

參考編號

Reference Number:

221123-185910-28990

提交限期

Deadline for submission:

29/11/2022

提交日期及時間

Date and time of submission:

23/11/2022 18:59:10

有關的規劃申請編號

The application no. to which the comment relates:

A/YL/298

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. CHING

意見詳情

Details of the Comment :

1. 目前從元龍街出上水或九龍,車輛都係經過鳳攸北街、朗日路、十八鄉路,這些路段不時已經堵塞,再加上其它支路如:鳳群路、鳳琴路、鳳攸南路、鳳攸東路等等都不時有大量車輛停泊使車道更窄,亦不時有大型貨車使用及停泊。交通配套根本成一個問題,請局方考慮交通飽和。不適合再有大量人遷入政府現計劃新樓宇地址。請當局有一個全面的考量,實地了解,研究及了解當地居民的計劃。請萬萬不要先起樓,再慢條斯理處理配套問題。車輛噪音對你將來的老人院及輕度弱智人仕是否一個好的環境,請當局思考清楚。不要只依賴數據,數據令方案通過不等如合適。如油塘PENINSULA EAST 坐落於工廠正中心,當初亦做了ENVIRONMENTAL ASSESSMENT REPORT,有針對工廠區帶來的各種污染影響有如何對策,方案通過了那又如何,居民對環境有多少投訴,上網都搵到啦。
2. YOHO MIDTOWN商場於地面層有部分雖然已經賣給政府,但原址已經被發展商規劃出一個都市農地,有不少當地及外區人到此打卡,請當局上網了解一下,此處已經成為市民中一個特色地標,此農地不但給予一家大細活動的地方,亦宣傳綠色生活教育新一代這概念,加上由商場負責管理,不時有活動與商場合作,再者農地四周亦餐廳林立更有助帶動當地消費,還有,當地居民,不單單是YOHO MIDTOWN 住戶都會到此溜狗、散步、種植等等。如果當局把此地劃掉再興建同一類型的空間(按目前計劃書所展示是綠化地及單車停泊場),只會浪費公帑,而且之後由政府管理。比較由商家管理一定遜色。最後,此地已經有不少大樹林立,除掉後,市民更少了休憩遮陽的地方。所以希望歸還該地給發展商,不要改動。
3. 政府要求在此地加入安老院之類等等的公能,有助社區實為好事,不過亦請政府考慮提供什麼給上址附近的居民,現況是政府強行收地并連帶已發展了地地塊亦收回(見第2項),市民買樓當然朝向有更好的新活質數,同時亦不想霸佔政府房屋而靠自己,但政府則於非常鄰近私樓的地方興建公共房屋,生活是有影響的,本人亦是長大於公共房屋,亦住過不同地點,公共房屋人種(不是指來自不同國家的人,而是人的質素)確比私樓複雜,這些人如何使用公共空間。本人不是排擠或歧視。但這問題確實是存在及要處理。人們終得脫離公共房屋的環境,不強行霸佔政府房屋,政府就強行擾亂人們多年辛苦先得到既生活質數,其實此問題政府應該好清楚,沙田瀝源邨之前曾提出插針樓,該處的情況比YOHO 更好,"已所不慾,勿施於人"特別現況是政府從上址附近拿走了部分當地

居民的生活質數。難道住私樓的人就不是你的市民嗎? 每一個是富戶嗎?

4. 不同意當局不但插針式於私人地塊內興建公共房屋而沒有彌補當地市民的設計方案，同時亦把高度放寬，將設計炒到"盡"，於約2014年的方案遠遠沒有現況的霸道。完全漠視當地居民，而效果圖中只顯示最少影響的數個角度。

請政府好好考慮一下，住私樓的人不代表一定全數都比"上不到樓"的人富有，我地都係辛辛苦苦捱，希望不靠政府，努力爭取好些的生活質數，你就一下子干涉我地已有既生活質數。

亦希望政府多落區了解情況，例如元朗公園南路亦發本質相近的事，政府批准做學車路線，但完全無去了解當地車輛何等多，學校亦多，塞車、快車撞車亦不時發生。當地市民已多次反對，成功反對後，有關人仕又再申請，居民又要勞獅動眾籌集簽名。申請人多次申請政府最終批准。政府做事，俾人既感覺係好似不停同你周旋同一問題，一不留神，原本不同意既事都可以突然通過，你搞到市民好劫。

其實元朗YOHO MIDTOWN 要建屋，我本人無完全地反對，始終能夠幫到社區，不過，政府是否已經完整地考量好所有事才決定??? 現在的方案無說服力。請問政府如何服眾? 而且需要如此霸道嗎??? 做人做事唔需要咁絕架。本人懇請當局高抬貴手，考慮清楚。

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publ



元朗區議會2022年第六次會議有關「反對YOHO Midtown鄰近土地興建資助房屋」
[規劃申請編號: A/YL/298]
28/12/2022 17:00

From:

To: <tpbpd@pland.gov.hk>

Cc: "DO/YLDO" <gordonwu@had.gov.hk>, "ADO/YLDO\1" <sunny_chan@had.gov.hk>, "ADO/YLDO\2" <lukechan@had.gov.hk>, "SLO\1" <john_yh_huen@had.gov.hk>, "SLO\2" <polly_pl_chui@had.gov.hk>, "SLO\3" <christina_lk_or@had.gov.hk>, "EO\DC" <cherry_cy_wong@had.gov.hk>, "EO\DC\3" <brandon_wy_siu@had.gov.hk>, "EA\DC\2" <lian_zhou_weng@had.gov.hk>, "EA\DC\5" <yik_tung_chan@had.gov.hk>

File Ref:

1 attachment



Cover letter.pdf

城市規劃委員會秘書處

執事先生／女士：

元朗區議會2022年第六次會議
有關「反對YOHO Midtown鄰近土地興建資助房屋」
[規劃申請編號: A/YL/298]

元朗區議會於2022年12月20日舉行2022年第六次會議，席上議員就題述規劃申請（申請編號A/YL/298）的第三期發展用地內擬議資助出售房屋的規劃提出意見，摘錄如下：

- (i) 認為申請人應檢視住宅大樓的設計，避免造成屏風效應；
- (ii) 有關擬議提高地積比率至不多於6.5，認為申請人應參考鄰近發展的地積比率，並考慮住宅大樓的地積比率是否與鄰近發展配合；
- (iii) 支持於發展計劃加入社會福利設施；及
- (iv) 認為申請人應開放於第三期發展約2,016平方米的私人休憩用地予公眾使用。

詳情請參照載於元朗區議會網頁的區議會文件2022／第50號及會議錄音（https://www.districtcouncils.gov.hk/yl/tc_chi/meetings/dcmeetings/dc_meetings.php）。請秘書處將上述元朗區議會就題述規劃申請的意見轉交城市規劃委員會考慮。

如有查詢，請與本人（電話： ）或助理秘書黃卓湓女士（電話： ）聯絡。

元朗區議會秘書
譚裕欣

元朗區議會
元朗橋樂坊 2 號
元朗政府合署十三樓



YUEN LONG DISTRICT COUNCIL
13/F, Yuen Long Government Offices,
No. 2, Ku Lok Square,
Yuen Long, N.T.

檔號：HAD YLDC 13/10/1 (2022)

電話：

傳真：

電郵文件

城市規劃委員會秘書處

執事先生／女士：

元朗區議會 2022 年第六次會議
有關「反對 YOHO Midtown 鄰近土地興建資助房屋」
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如有查詢，請與本人（電話： ）或助理秘書黃卓濠女士（電話： ）聯絡。

元朗區議會秘書

（譚裕欣



）

2022 年 12 月 28 日

副本送

元朗民政事務專員

元朗民政事務助理專員 (1)

元朗民政事務助理專員 (2)

元朗民政事務處高級聯絡主任 (1)

元朗民政事務處高級聯絡主任 (2)

元朗民政事務處高級聯絡主任 (3)

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

參考編號
Reference Number: 221109-105357-55397

提交限期
Deadline for submission: 29/11/2022

提交日期及時間
Date and time of submission: 09/11/2022 10:53:57

有關的規劃申請編號
The application no. to which the comment relates: A/YL/298

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

意見詳情
Details of the Comment :

為何要設立大範圍露天公園而不設立圖書館等多層建築設施，附近已設有鳳攸北街休憩處及鳳群街花園等地。
希望能建設更多社區服務設施有助民生,附件亦有多間中小學,可以方便學生。

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

參考編號

Reference Number:

221126-133624-66051

提交限期

Deadline for submission:

29/11/2022

提交日期及時間

Date and time of submission:

26/11/2022 13:36:24

有關的規劃申請編號

The application no. to which the comment relates:

A/YL/298

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Kit

意見詳情

Details of the Comment :

煩請加入狗公園規劃！

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned land owners of the application site (the Site);
- (b) to revise the Master Layout Plan (MLP) to take into account the conditions of approval imposed by the Town Planning Board (the Board). The approved MLP, together with the set of approval conditions, would be certified by the Chairman of the Board and deposited in the Land Registry in accordance with section 4(A)(3) of the Town Planning Ordinance. Efforts should be made to incorporate the relevant approval conditions into a revised MLP for deposition in the Land Registry as soon as practicable;
- (c) to continue to liaise with relevant Government departments on the implementation of vehicular access/emergency vehicular access (EVA)/pedestrian crossing across the nullah and footbridges, if applicable;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the development site area of about 5,260m² as quoted by the applicant should be subject to further verification and survey during the land application stage;
 - (ii) there is no guarantee at this stage that the land grant application will be approved. Such application will be dealt with by LandsD acting in the capacity of the landlord at his discretion, and if it is approved under such discretion, the approval will be subject to such terms and conditions including amongst others, the payment of premium and administrative fee as may be imposed by LandsD;
 - (iii) the Site is accessible from Yuen Lung Street via a strip of unleased and unallocated Government Land (G.L.) and the existing public footpath maintained by the Highways Department (HyD). Comments from the Transport Department (TD) and HyD should be sought on the proposed vehicular access;
 - (iv) the proposed tree felling/transplanting/tree compensation should be subject to separate application to be submitted for formal approval upon implementation of the development proposal;
- (e) to note the comments of the Commissioner for Transport (C for T) that the proposed public vehicle park and bicycle parking spaces shall be managed by the applicant or its agent;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) if the proposed access on Yuen Lung Street is 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 is appropriate to match with the existing adjacent pavement;
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;

- (iii) it is not anticipated that the applicant will propose any low noise road surfacing on the public roads maintained by HyD;
 - (iv) should there be any proposed works related to traffic improvement proposals, the proposed works should be designed and constructed in accordance with the latest Transport Planning and Design Manual of TD and the latest version of HyD's standard drawings and to the satisfaction of TD and HyD;
- (g) to note the comments of the Director of Fire Services (D of FS) that:
- (i) detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
 - (ii) the applicant is advised to observe the requirement of EVA as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 under the Building (Planning) Regulation 41D which is administrated by the Buildings Department (BD);
 - (iii) project proponent is also advised to consult the Social Welfare Department on the proposed development and should be reminded that licensing requirements will be formulated upon receipt of formal application via the Licensing Authority;
- (h) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
- (i) the exact connection points (both fresh water and flushing water) should be agreed with the New Territories West Region of WSD;
 - (ii) the proposed flushing water system of the Site should be conforming to the specification of reclaimed water supply system;
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) there is a piece of unleased G.L. between the Site and Yuen Lung Street. Also, Yau Tin East Road is not a specified street not less than 4.5m wide. As the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the Building (Planning) Regulation (B(P)R) at the building plan submission stage;
 - (ii) the Site shall be provided with means of obtaining access thereto from a street under the B(P)R 5 and EVA shall be provided for all the buildings to be erected on the Site in accordance with the requirements under the Regulation 41(D) of the B(P)R;
 - (iii) it is noted from the proposal that the proposed vehicular run-in/out and pedestrian access for the development are via a piece of G.L. between the Site and Yuen Lung Street. The applicant should consult LandsD's view on whether a right of way will be granted by LandsD to the owner for the proposed accesses;
 - (iv) a narrow EVA with small turning circle was noted in the schematic design of the supporting planning statement. The applicant shall ensure that design of EVA shall comply with the Code of Practice for Fire Safety in Building 2011 and comments from D of FS would be relevant;

- (v) the proposed 32-place Small Group Home for Mildly Mentally Handicapped Children is domestic use and should be included in domestic site coverage and plot ratio calculation, unless modification is granted for treating the home for handicapped children as non-domestic use for purposes of site coverage and plot ratio;
 - (vi) the proposed high headroom of G/F (6.4m) should be justified and considered during plan submission stage;
 - (vii) adequate open space should be provided for the proposed domestic building under Regulation 25(2) of the B(P)R;
 - (viii) for any car parking spaces to be disregarded from gross floor area (GFA) calculation under Regulation 23(3)(b) of the B(P)R, the applicant shall comply with Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) No. APP-2;
 - (ix) the applicant should be reminded that the proposed development should follow and comply with the pre-requisite for GFA concession in PNAP No. APP-151 and the Sustainable Building Design guideline stipulated in PNAP No. APP-152 during the preparation of detailed building design;
 - (x) the proposed Small Group Home for Mildly Mentally Handicapped Children is subject to the issue of a licence/registration. The applicant is reminded that any proposed structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
 - (xi) detailed checking of plans will be carried out during building plan submission stage;
- (j) to note the comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD) that:
- (i) the applicant is reminded to submit the proposed building works plans to BD for approval as required under the provisions of the Buildings Ordinance;
 - (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;
- (k) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that:
- (i) approval of the s.16 application by the Board does not imply approval of the tree works such as pruning, transplanting and/or felling under lease. Applicant is reminded to approach relevant authority/government department(s) direct to obtain the necessary approval on tree works; and
 - (ii) approval of the s.16 application by the Board does not imply approval of site coverage of greenery requirements under PNAP No. APP-152 and/or under the lease. The site coverage of greening calculation should be submitted separately to BD for approval.