

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL/298

- Applicant** : Hong Kong Housing Society (HKHS) represented by Llewelyn-Davies Hong Kong Limited
- Site** : Yuen Long Town Lot (Y.L.T.L.) 504, Lots 461 RP, 462 S.B, 463 S.B, 464 RP and 495 RP in D.D. 116 and adjoining Government Land (G.L.), Yuen Lung Street, Yuen Long, New Territories
- Site Area** : About 36,070m² (including G.L. of about 5,440m² or 15.1%)
- Lease** : (a) Y.L.T.L. 504 (YOHO Midtown): restricted to non-industrial use (about 28,712m² or 79.6%)
(b) Various Lots in D.D. 116: Block Government Lease (demised for agricultural use) (about 1,918m² or 5.3%)
(c) Government Land (about 5,440m² or 15.1%)
- Plan** : Draft Yuen Long Outline Zoning Plan (OZP) No. S/YL/26
(currently in force)
Approved Yuen Long OZP No. S/YL/25
(in force at the time of submission)
[no change to the zoning and development restrictions for the site]
- Zoning** : “Comprehensive Development Area” (“CDA”) (about 35,677m²) (98.9%)
[Restricted to a maximum domestic plot ratio (PR) of 5 for a domestic building or a maximum non-domestic PR of 9.5 for a non-domestic building]
Area shown as ‘Road’ (about 393m²) (1.1%)
- Application** : Proposed Comprehensive Residential, Commercial, Social Welfare Facility (SWF) and Public Vehicle Park (PVP) Development with Minor Relaxation of Plot Ratio (PR) Restriction for Phase III Development for Proposed Subsidised Sale Flats (SSF) and SWF (Amendments to an Approved Master Layout Plan (MLP))

1. The Proposal

- 1.1 The applicant seeks planning permission for the Phase III of a comprehensive commercial/residential development (hotel and flats) at the application site (the Site). According to the Notes for the “CDA” zone on the OZP, ‘Flat’, ‘SWF’ and ‘PVP’ uses are Column 2 uses which require planning permission from the

Board and should be supported by a MLP. The applicant also seeks planning permission for minor relaxation of domestic PR restriction from 5 to 6.5 (i.e. +30%) with a non-domestic PR of 0.46 for the Phase III development of the Site (i.e. with reference to the site area of about 5,260m² for Phase III only). Minor relaxation of the PR restriction may be considered by the Town Planning Board (the Board) on application under section 16 of the Town Planning Ordinance (the Ordinance) based on individual merits of the development proposal.

- 1.2 The Site is the subject of a number of previous applications for comprehensive commercial/residential development, and the last one is Application No. A/YL/205 which was approved with conditions¹ by the Rural and New Town Planning Committee (the Committee) of the Board on 2.1.2015. The whole “CDA” site will be implemented by phases, i.e. Phases I, IIa, IIb and III (**Plan A-2 and Drawing A-1**). The layout and development parameters of the commercial/residential developments at Phases I, IIa and IIb under the current application remain the same as the approved scheme under Application No. A/YL/205. A comparison of the overall major development parameters of the last approved scheme and the proposed scheme for the whole “CDA”, incorporating proposed changes to Phase III development only, is summarised in the following table while the detailed comparison table for all phases is at **Appendix II**:

Development Parameters for the whole “CDA” Site	Approved Scheme under Application No. A/YL/205	Proposed Scheme under the current application	Differences
	(a)	(b)	(b) - (a)
Total Site Area (about)	36,080m²	36,070m²	-10m² (-0.03%)
Total GFA	200,208m²	209,975m²	+9,767m² (+4.88%)
- Domestic GFA	160,792m ²	169,159m ²	+8,367m ² (+5.20%)
- Non-domestic GFA	39,416m ²	40,816m ²	+1,400m ² (+3.55%)
Total PR	5.55	5.82	+0.27 (+4.86%)
- Domestic PR	4.46	4.69	+0.23 (+5.23%)
- Non-domestic PR	1.09	1.13	+0.04 (+3.67%)
No. of Towers	12	11	-1 (-8.33%)
Private Open Space	not less than 25,000m²	no change	--

- 1.3 To facilitate the proposed SSF development with SWF and PVP, major changes to the Phase III development are proposed in the current application and highlighted in the comparison table below. The proposed MLP, indicative floor plans, section plans, landscape master plan and photomontages of the indicative scheme, incorporating proposed changes to Phase III development only, submitted by the applicant are shown in **Drawings A-1 to A-14**.

¹ Planning permission under Application No. A/YL/205 subsequently lapsed on 3.1.2023 as Phases IIa, IIb and III developments had not commenced.

Development Parameters (for Phase III only)	Approved Scheme under Application No. A/YL/205 (a)	Proposed Scheme under the current application (b)	Differences (b) - (a)
Site Area (about)	5,270m ²	5,260m ²	-10m ² (-0.19%)
Total GFA	26,823m ²	36,590m ²	+9,767m ² (+36.41%)
- Domestic GFA	25,823m ²	34,190m ²	+8,367m ² (+32.40%)
- Non-domestic GFA	1,000m ² (for GIC)	2,400m ² (for GIC)	+1,400m ² (+140%)
Total PR	5.09	6.96	+1.87 (+36.74%)
- Domestic PR	4.90	6.50	+1.60 (+32.65%)
- Non-domestic PR	0.19	0.46	+0.27 (+142%)
Maximum BH			
- (in number of storeys)	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)
- (in mPD)	110.30mPD	137.00mPD	+26.7m (+24.21%)
No. of Towers	2	1	-1 (-100%)
No. of flats	448	720	+272 (+60.71%)
Average Flat Size	57.64m ²	47.50m ²	-10.14m ² (-17.59%)
Private Open Space	N/A	Not less than 2,016 m ²	--
Ancillary Parking Provision			
- Residential Parking Spaces	75	87 (80 for private cars and 7 for motorcycles)	+12 (+16.00%)
- Visitor Parking Spaces	10	5	-5 (-50.00%)
- Bicycle Parking Spaces	--	56	+56
- Loading/Unloading Spaces	3	5	+2 (+66.67%)
Public Vehicle Park (PVP)			
- Private Car Parking Spaces ⁽¹⁾	--	70	+70
- Bicycle Parking Spaces ⁽²⁾	--	64	+64

Remarks: ⁽¹⁾ According to the Practice Note for Authorised Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) No. APP-2, the GFA of the proposed underground public private car park (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.

1.4 The proposed changes to Phase III also involve an increase in non-domestic GFA from 1,000m² to 2,400m² for provision of two proposed government, institution and community (GIC) facilities, namely a 32-place Small Group Home for Mildly Mentally Handicapped Children (SGH) and a District Elderly Community Centre (DECC).

- 1.5 A PVP with 70 private car parking spaces and a public bicycle park with 64 bicycle parking spaces are proposed at B1/F and G/F of the Phase III development respectively in order to address parking need of the neighbourhood and as a re-provision of the PVP and bicycle parking spaces at the Phase III site being affected by the proposed development.
- 1.6 In support of the application, the applicant submitted the following documents:
- (a) Application form received on 1.11.2022 **(Appendix I)**
 - (b) Further Information (FI) received on 24.3.2023 **(Appendix Ia)** enclosing a Consolidated Planning Report
(exempted from publication and recounting requirements)
[Supporting Planning Statement and FIs received on 1.11.2022, 7.11.2022, 16.12.2022, 30.12.2022, 9.2.2023, 10.2.2023, 7.3.2023, 9.3.2023 and 13.3.2023 were superseded and not attached]

2. Justifications from the Applicant

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

In line with Government Policy to increase Public Housing Supply

- (a) The proposed minor relaxation of domestic PR from 5 to 6.5 for the SSF at the Phase III site is in line with the Government's policy announced in 2018 to allow increase of domestic PR of public housing sites to a maximum of 30% where technically feasible.
- (b) The Phase III site is one of the sites identified for public housing development upon the review on private land zoned for high-density housing development, which is one of the policy measures announced in the 2019 Policy Address (PA) to intensify Government-led planning and land resumption efforts. The proposed SSF development would provide about 720 SSF flats within a short time frame and bring benefits to the public by offering affordable housing that is conveniently located and well-served by public transport facilities.
- (c) The proposed SSF development will enrich the housing ladder, encourage home ownership and facilitate upward mobility. The proposal is totally in line with the Government's policy to increase housing land supply and optimise the utilisation of land resources.

Compatible with Surrounding Context

- (d) The Phase III site is surrounded by high-density comprehensive residential developments with a general stepped BH profile descending from the north near Yuen Long Station towards YOHO Town in the south. The proposed Phase III development with a BH of 137mPD, sandwiching between the completed Phase I (namely YOHO Midtown) and the previously approved development of Phases IIa and IIb, not only respects the existing and approved BH profile stepping down from east to west within the Site, but is also compatible with the surroundings in terms of use, development intensity and the stepped BH profile.

Harmonious Integration with the Surroundings

- (e) With respect to the distance between the Phase III site and the existing towers of YOHO Midtown, the proposed residential tower at Phase III is placed along the southwestern boundary to optimise building separation and to avoid the potential impact of overlooking.
- (f) To enhance smooth integration with YOHO Midtown, the northeastern portion of Phase III has been reserved for private open space with a series of landscaped areas incorporating a children playground, a multi-purpose lawn, an elderly exercise equipment zone and a pocket garden in lush green setting.
- (g) The proposed scheme would enhance the streetscape and facilitate a harmonious integration with the surroundings, such as setback of residential tower along Yau Tin East Road with planting and landscaping abutting the nullah to create a comfortable pedestrian environment, and provision of a welcoming entrance to the GIC facilities located at the podium.

Additional Planning Gains as compared to the Approved MLP

- (h) The Phase III development has dedicated not more than 2,400m² in GFA for provision of two proposed GIC facilities, namely a 32-place SGH and a DECC, to cater for children with special needs and the elderly respectively. The total GFA for SWF at Phase III (i.e. 2,400m²), as compared to the approved MLP under Application No. A/YL/205 (i.e. 1,000m² for GIC provision), has been increased by 140% which is in line with the Government policy of providing not less than 5% of domestic GFA of public housing projects for GIC facilities.

No Change in Planning Intention and No Insurmountable Technical Impact

- (i) Compared with the previously approved MLP, the proposed SSF development at Phase III remains for residential purpose despite a change in housing type. There is no change in overall planning intention and nature of the “CDA” site. Various technical assessments conducted have demonstrated that the proposed SSF development would not induce adverse/insurmountable impacts on air ventilation, environmental, sewerage, drainage, traffic and visual aspects, etc.

3. Compliance with the “Owner’s Consent/Notification” Requirements

The applicant is not a ‘current land owner’. The applicant has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31A) by publishing newspapers notice and posting notice. Detailed information would be deposited at the meeting for Members’ inspection. For the G.L. portion, the “Owner’s Consent/Notification” Requirements as set out in TPB PG-No. 31A are not applicable.

4. Town Planning Board Guidelines

- 4.1 The Town Planning Board Guidelines (TPB PG-No. 18A) for “Submission of Master Layout Plan under section 4A(2) of the Town Planning Ordinance” are applicable to the application. The main points are summarised as follows:

- (a) all applications for permission in area zoned as “CDA” should be in the form of MLP and supported by other relevant information whilst the format and details of the MLP submission are set out in the guidelines;
 - (b) for “CDA” site not under single consolidated ownership, the applicant should be required to demonstrate that the proposed phasing of development has taken due consideration of the development potential of the lots which are not under his ownership, with corresponding GFA and flat number distribution as well as provision of GIC, open space and other public facilities in each phase clearly indicated; and
 - (c) any subsequently revised MLPs to incorporate the relevant approval conditions imposed by the Board or any proposed amendments to the scheme approved by the Board should also be deposited as soon as practicable. Upon completion of the development, the final version of an approved MLP should be deposited in the Land Registry for public inspection.
- 4.2 According to TPB PG-No. 17A for “Designation of “CDA” Zones and Monitoring the Progress of “CDA” Developments”, phased development could be allowed for “CDA” sites which are not under single ownership. Besides, according to TPB PG-No. 35D for “Extension of Time for Commencement of Development”, for comprehensive development which is not under single ownership and involves different implementation phases as specified in the approved scheme, phased commencement could be allowed provided that it has been demonstrated in the approved scheme that phased development will not undermine the planning intention of the comprehensive development.

5. Background

- 5.1 The Site was mainly zoned “CDA” with a minor portion shown as ‘Road’ on the draft Yuen Long OZP No. S/YL/1 exhibited under section 5 of the Ordinance on 12.4.1991. The draft OZP was approved by the Chief Executive in Council under section 9(1)(a) of the Ordinance on 9.12.1997. The lease and occupation permit for Phase I of the Site (namely YOHO Midtown) was executed in 2004 and 2010 respectively. The commercial and GIC facilities at Phase I have also been in operation since 2015.
- 5.2 According to the Gazette Notice dated 9.6.2022, private land within Phase III (namely private lots previously known as Lots 419, 422, 454 RP, 455 S.C RP, 455 S.G&H RP, 457 S.C and 470 RP in D.D. 116) was resumed by the Government under the Lands Resumption Ordinance (Cap. 124) for subsidised housing development.
- 5.3 As announced in the 2014 PA, the maximum domestic PR that can be allowed for housing sites located in New Towns would be raised generally by about 20% as appropriate. According to the 2015 PA and decision of the Executive Council (ExCo) in 2018, the Government will increase development intensity as appropriate by allowing further increase of domestic PR for public housing sites by 10% (i.e. up to 30% in total) where technically feasible. Furthermore, the 2022 PA stated that in order to increase development intensity, the maximum PR for residential sites in the Northern Metropolis could be increased to 6.5 where technically feasible.

- 5.4 In the 2020 PA, the Chief Executive announced to increase the PR of future public housing projects so that 5% of the attainable domestic GFA would be set aside for SWF without compromising flat production.

6. Previous Applications

- 6.1 The Site, in part or whole, is involved in 19 previous applications (No. A/YL/17, 25, 46, 65, 73, 84, 103, 112, 118, 122, 123, 128, 130, 132, 134, 134-1, 151, 181 and 205). Details of the applications are summarised in **Appendix III** and the locations of the sites are shown on **Plan A-1b**.
- 6.2 Apart from Application No. A/YL/181, the remaining 18 previous applications for comprehensive commercial/residential development were approved with conditions by the Committee between 1995 and 2015 on similar considerations that the proposed development was in line with the planning intention/ approval of the application would facilitate an early implementation of the CDA site which would enhance the development of Yuen Long Town as a regional centre in the North West New Territories; and relevant departments had no adverse comment on the application.
- 6.3 Phase I of the Site has been implemented in accordance with the approved scheme under Application No. A/YL/151 for comprehensive residential/ commercial development and minor relaxation of PR restriction approved with conditions by the Committee on 2.11.2007. Application No. A/YL/205 covering mainly the proposals for Phases IIa, IIb and III for hotel and flat uses was approved with conditions by the Committee on 2.1.2015. Application for extension of time for commencement of development was also approved and extended to 2.1.2023. However, the planning permission subsequently lapsed on 3.1.2023 as Phases IIa, IIb and III developments had not commenced.
- 6.4 Application No. A/YL/181 at a small portion of undeveloped land in Phase III for proposed temporary shop and services (real estate agency and grocery) for a period of 6 years was rejected by the Board on review on 11.11.2011.

7. Similar Applications

There are a total of 27 similar applications for comprehensive developments within various “CDA” zones in the Yuen Long New Town. Except one application (No. A/YL/61) was rejected by the Committee on 15.6.2001, 26 of these applications were approved with conditions by the Committee/Board or the Director of Planning/District Planning Officer under delegated authority of the Board. Details of these applications are summarized in **Appendix IV** and their locations are shown on **Plan A-1a**.

8. The Site and Its Surrounding Areas (Plans A-1a, A-1b, A-2, A-3, A-4a to A-4d)

- 8.1 The Site is:
- (a) located at the eastern part of Yuen Long New Town to the immediate south of Castle Peak Road – Yuen Long;

- (b) mostly occupied by a completed commercial/residential development known as YOHO Midtown (BHs of residential blocks ranging from 140.6mPD to 172.7mPD) at the northern and eastern portions (i.e. the completed Phase I) (**Plans A-2, A-3, A-4a to A-4d**);
- (c) partly used as site office and open storage of timber at the northwestern portion (i.e. Phases IIa and IIb under the current scheme) (**Plans A-2 and A-4a**); and
- (d) partly under ground investigation works at the southwestern and central portions (i.e. Phase III under the current scheme) (**Plans A-2, A-4a, A-4c and A-4d**).

8.2 The surrounding areas have the following characteristics:

- (a) Lots 392 RP and 403 RP in D.D. 116 to the immediate south of Phase I are currently used as a car washing workshop and a car beauty workshop respectively (**Plan A-2**);
- (b) to its north across Castle Peak Road – Yuen Long are the Light Rail Transit terminus, some commercial/residential developments including Grand YOHO (BHs ranging from 147.1mPD to 174.2mPD), Sun Yuen Long Centre (BHs ranging from 104.8mPD to 108.5mPD) and a residential development, namely The YOHO Hub, under construction (under approved Application No. A/YL/209) near and atop Yuen Long Station in the partially-developed “CDA” sites in Area 15 (**Plans A-1a and A-2**);
- (c) to its east across Yuen Ching Road which is zoned “G/IC” are currently occupied by a temporary fish market, an open-air public vehicle park, site offices and a primary school (**Plan A-2**);
- (d) to its south across Yuen Lung Street is another “CDA” site in Area 12 for a comprehensive residential development, namely YOHO Town (BHs ranging from 110.8mPD to 121.7mPD), which has been completed and occupied (**Plan A-2**);
- (e) to its southwest across the nullah and Fung Yau Tung Street East are some residential developments and to its further southwest are three secondary schools (**Plan A-2**); and
- (f) to its immediate west is a vacant site zoned “G/IC(6)” planned for a social welfare service complex cum youth hostel development, and to its further west are the Shap Pat Heung Rural Committee building, a nullah and Fung Yau Street North Sitting-out Area (**Plans A-1a, A-2 and A-4a**).

9. **Planning Intention**

The “CDA” zone is intended for comprehensive development/redevelopment of the area for residential and/or commercial uses with the provision of open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the

development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

10. Comments from Relevant Government Departments

- 10.1 The following Government departments have been consulted and their views on the application and the public comments received are summarised as follows:

Policy Aspect

- 10.1.1 Comments of the Secretary for Housing (S for H):

The Housing Bureau is pleased to support the planning application submitted by HKHS to develop SSF at the Site.

Land Administration

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

- (a) It is noted that the proposed development in the current application falls within Phase III of the Site only. The Phase III site is a piece of G.L. resumed under the Land Resumption Ordinance (Cap. 124) for subsidised housing development under G.N. 2880 gazetted on 9.6.2022 and the land was reverted to the Government on 10.9.2022. 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.
- (b) A land grant application for the proposed SSF development is being processed by his office. However, 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.
- (c) Other detailed comments on the application are at **Appendix V**.

Traffic

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

- (a) He has no comment on the revised Traffic Impact Assessment (TIA) report from traffic engineering perspective.
- (b) The proposed PVP and bicycle parking spaces shall be managed by the applicant or its agent.

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

His detailed comments on the application from highways maintenance point of view are at **Appendix V**.

Environment

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

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

- (i) the design and provision of noise mitigation measures to the satisfaction of the DEP or of the Board; and
- (ii) the submission of a revised Sewerage Impact Assessment (SIA) to the satisfaction of the DEP or of the Board.

Drainage

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

He has no in-principle objection to the application and no comment on the Drainage and Sewerage Impact Assessment from the public drainage point of view subject to the following approval conditions:

- (i) the provision of sewerage works identified in the SIA to the satisfaction of the Director of Drainage Services (D of DS) or of the Board;
- (ii) in relation to Phases IIa and IIb developments, the submission and implementation of a revised Drainage Impact Assessment (DIA), including flood relief mitigation measures to ascertain the effects of the proposed development and any proposed vehicular access/emergency vehicular access (EVA)/pedestrian crossing, to the satisfaction of D of DS or of the Board;
- (iii) in relation to Phase III development, the submission and implementation of the revised drainage proposal to the satisfaction of D of DS or of the Board; and
- (iv) in relation to Phases IIa and IIb developments, the provision of a Drainage Reserve for the operation and maintenance of the nullah along the south western boundary of the Site to the satisfaction of D of DS or of the Board.

Fire Safety

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

He has no objection in principle to the application provided that the fire service installations and water supplies for firefighting being

provided to the satisfaction of the D of FS and that height restriction of relevant ordinances governing the proposed SWF being observed. Other detailed comments on the application are at **Appendix V**.

Architectural and Visual

- 10.1.8 Comments of the Chief Architect/Central Management Division 2, Architecture Services Department (CA/CMD2, ArchSD):

It is noted that the proposed development mainly consists of one residential tower with BH of about 137mPD (40 storeys) and a total PR of 6.96. Since the BHs of residential towers at adjacent “CDA” areas are ranging from about 140.5mPD to 172.65mPD, he has no comment from architectural and visual impact points of view.

Urban Design, Air Ventilation and Landscape

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

Urban Design

- (a) Being situated at the strategic location of Yuen Long New Town, the Site is part of the residential cluster formed by relatively recent comprehensive commercial/residential developments in the three “CDA” zones to the south of Yuen Long Station and along both sides of Castle Peak Road, with BHs ranging from about 111mPD to 174mPD. The proposed development is considered not incompatible with the surrounding developments.
- (b) Besides, various design measures are incorporated into the proposed development, including sensible building disposition, building separations from the existing developments and landscaping for streetscape enhancement, etc.

Air Ventilation

- (c) An Air Ventilation Assessment Initial Study (AVA-IS) using computational fluid dynamic modelling has been carried out for the baseline scheme (i.e. the last approved scheme under Application No. A/YL/205) and the proposed scheme for the Site. As set out in the AVA-IS report (**Appendix E of Appendix Ia**), mitigation measures including (i) 4.5m-wide setback from Yau Tin East Road; (ii) 15m-wide setback from Yuen Lung Street; (iii) a large open/landscape area in the northern portion of the Phase III site; and (iv) cross-ventilated garden on the podium roof at 20mPD, have been incorporated in the proposed scheme with the aim to address the potential adverse air ventilation impact induced by the proposed development on the surroundings.

- (d) According to the simulation results, the performances of the proposed scheme on overall pedestrian wind environment are in general comparable with the approved scheme under both annual and summer conditions. As such, it is not anticipated that the proposal under the current application would generate any significant adverse impact on the pedestrian wind environment when compared with the baseline scheme (i.e. the approved scheme).

Landscape

- (e) With reference to the tree preservation and removal proposal and tree survey and treatment plan submitted by the applicant (**Appendix B of Appendix Ia**), about 50 existing trees of common species were identified and proposed to be felled. For the new planting proposal, 21 new trees in heavy standard size and 29 in standard size, shrub planting and amenity lawn would be proposed at ground level, and shrub planting would be proposed at 3/F of the proposed development.
- (f) According to the applicant, not less than 2,016m² of private open space will be provided for about 2,016 residents, and the overall greenery provision of about 20% would be provided within the Site. As such, significant adverse landscape impact arising from the proposed development is not envisaged and the applied use is considered not incompatible to the landscape character of the surrounding area. She has no comment from landscape planning perspective.

Social Welfare

10.1.10 Comments of the Director of Social Welfare (D of SW):

As a 32-place SGH and a DECC are included in the current proposal, he has no comment from welfare perspective at this stage.

Local Views

10.1.11 Comments of the District Officer (Yuen Long), Home Affairs Department (DO(YL), HAD):

His office has no comment on the application and the local comments should be submitted to the Board directly, if any.

10.2 The following Government departments have no objection to or no comment on the application, and their advisory comments, if any, are at **Appendix V**:

- (a) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (b) Director of Leisure and Cultural Services (DLCS);
- (c) Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
- (d) Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD);

- (e) Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);
- (f) Director of Electrical and Mechanical Services (DEMS); and
- (g) Commissioner of Police (C of P).

11. Public Comments Received During Statutory Publication Period

- 11.1 The application and relevant FIs were published for public inspection. During the statutory publication periods, a total of 146 public comments were received, including 143 raising objection/expressing adverse comments and three providing views (samples of comments are extracted at **Appendices VI-1 to VI-12**). A full set of public comments will be deposited at the meeting for Members' inspection.

Objections/Adverse Comments (143 Comments)

- 11.2 Objections/adverse comments were received from a joint letter from the Owners' Committees/Incorporated Owners of YOHO Midtown, Grand YOHO, Sun Yuen Long Centre, Shun Fung Building, Cheong Wai Building and Yik Fat Building (**Appendix VI-1**), separate letters from the Owners' Committee of YOHO Midtown (**Appendices VI-2a and VI-2b**), nearby residents and individuals (extracted samples of similar natures are at **Appendices VI-3 to VI-9**). The salient issues of the objections/adverse comments are summarised as follows:

Adverse Traffic and Transport Impacts

- (a) The current traffic capacity of Yuen Long New Town, especially Yuen Lung Street, Pok Oi Interchange and the area near Yuen Long Station, has been overloaded with traffic congestions. Additional population due to increased density of the proposed SSF will impose extra burden on the overloaded traffic capacity and further aggravate the existing air and noise pollution. Besides, provision of car parking spaces is insufficient to cater for the needs of both current and future population and public transport services within the area are already overloaded. Introduction of more population into the area would worsen the situation.

Adverse Air Ventilation, Visual and Environmental Impacts

- (b) The increased density of the SSF development and design of the continuous building façade would block the view and natural sunlight penetrating to the surrounding developments. The creation of wall effect and air pollution caused by nearby traffic would adversely affect the health of residents.

Compatibility Issues with the Surroundings

- (c) The proposed development is not compatible with the surrounding private housing developments in terms of housing type, BH and PR. As the proposed SSF development is surrounded by private housing developments with PR of 5 or below, the proposed SSF development with such high PR is considered not compatible with the surrounding developments.

Insufficient Provision of Various Types of Facilities

- (d) There are insufficient welfare, educational and recreational facilities, as well as public open space to address the demand from the current and future population. Introduction of more population would worsen the current situation.

Other Issues

- (e) Phase I of the comprehensive commercial/residential development was completed in accordance with the previously approved MLP. Phase III should also be developed in accordance with the approved MLP in order to maintain its compatibility with the surrounding developments, while the proposed PR relaxation for more than 20% should not be considered 'minor'.
- (f) With reference to the PA, it is understood that the policy to increase the domestic PR to 6.5 for certain areas of the Northern Metropolis and the New Development Areas, such as Kwu Tung North, Fanling North and Hung Shui Kiu, while the Yuen Long New Town area is not applicable for such policy.
- (g) Approval of the application would set an undesirable precedent which would encourage further PR relaxation in future developments of Yuen Long New Town, eventually resulting in a high density area.

Providing Views (three Comments)

- 11.3 There were a total of three comments providing views from the Secretariat of the Yuen Long District Council (YLDC) (**Appendix VI-10**) and two individuals (**Appendices VI-11 to VI-12**). YLDC opined that the applicant should review the design of the residential block so as to prevent wall effect and to ensure that the proposed domestic PR of 6.5 is compatible with the surrounding developments. Besides, YLDC urged HKHS to consider opening up the private open space at the Phase III development for public enjoyment. On the other hand, YLDC supported the proposal to include SWF at the Phase III development. The two individuals expressed concerns regarding the provision of community facilities, schools and pet garden to cater the needs of the residents and students in the area.

12. Planning Considerations and Assessment

- 12.1 The application is to seek planning permission for a proposed SSF development with SWF and PVP within the Site zoned "CDA" on the OZP with minor relaxation of domestic PR restriction from 5 to 6.5 with a non-domestic PR of 0.46 for the Phase III site (i.e. with reference to the site area of about 5,260m² only), while the layout and development parameters of Phases I, IIa and IIb remain the same as the approved scheme under Application No. A/YL/205. Phase I of the Site, namely YOHO Midtown comprised of eight residential towers with commercial and GIC facilities, has been completed with occupation permit issued in 2010, while Phases IIa, IIb and III developments have not commenced yet.

- 12.2 When comparing to the last approved scheme under Application No. A/YL/205, the proposed changes to the Phase III development (**Plan A-5**) mainly involve the change from the two private residential blocks of 28-storeys over a 3-storey podium with non-domestic GFA of 1,000m² for GIC facilities and a single-storey basement carpark to one SSF block of 36-storeys over a 4-storey podium with non-domestic GFA of 2,400m² for SWF facilities (including a 32-place SGH and a DECC) and a two-storey basement carpark including a PVP. The proposed amendments would result in an increase in overall GFA/PR of the Site and an increase in number of flats from 448 to 720 at the Phase III development. According to the applicant, the current scheme is in line with Government policy to optimise land resources and to increase development intensity as appropriate by allowing the increase of domestic PR for public housing sites up to 30% where technically feasible. The provision of SWF at the podium levels is also in line with Government policy of providing not less than 5% of domestic GFA for GIC facilities in public housing projects and would serve the local community.

Compliance of Planning Intention

- 12.3 The planning intention of the “CDA” zone is for comprehensive development/redevelopment of the area with the provision of open space and other supporting facilities. The proposed SSF development with SWF and PVP at Phase III is generally in line with the planning intention of the “CDA” zone. In accordance with the relevant requirements under TPB PG-No. 17A and 18A, the applicant has submitted a MLP (**Drawing A-1**) and other relevant information including various technical assessments in support of the application to demonstrate the feasibility of the proposed scheme at Phase III.

Land Use Compatibility

- 12.4 The Site is located at the eastern part of the Yuen Long New Town. It is mainly within an area intermixed with residential and commercial developments and GIC facilities in close proximity to the Yuen Long Station and the Light Rail Transit terminus (about 200m away) to the north (**Plan A-1a**). Compared with the last approved scheme, the proposed SSF development at Phase III remains primarily as residential use and is considered not incompatible with the surrounding land uses, in particular the adjoining completed Phase I development (namely YOHO Midtown), which are predominantly high-rise residential and commercial in nature (**Plans A-2, A-3, A-4a to A-4d**).

Minor Relaxation of PR and Development Intensity

- 12.5 The applicant proposes to relax the domestic PR restriction from 5 to 6.5 with a non-domestic PR of 0.46 for the Phase III development of the Site (based on the area of the Phase III site only), of which the domestic PR of 6.5 would be for the SSF development while the non-domestic PR of 0.46 would be for SWF (i.e. a 32-place SGH and a DECC). Due to the proposed increase in PR for Phase III, the overall PR of the whole “CDA” site will be increased from 5.55 to 5.82 (+4.86%).
- 12.6 In accordance with the ExCo decision in 2018 and prevailing government policy, the maximum PR for public housing sites could be increased to 6.5 where technically feasible. Besides, the Chief Executive announced in the 2020 PA to increase the PR of future public housing projects so that 5% of the attainable

domestic GFA would be set aside for SWF without compromising flat production. As such, the proposed minor relaxation to achieve a domestic PR of 6.5 for the SSF development at Phase III and a non-domestic PR of 0.46 for SWF is generally in line with the prevailing government policies. In this regard, S for H supports the current application to develop SSF by HKHS at the Site while D of SW has no comment on the application from welfare perspective.

Visual, Air Ventilation and Landscaping Aspects

- 12.7 Residential developments in the vicinity of the Phase III site are of BHs ranging from about 111mPD to 174mPD. As compared to the proposed private residential blocks within Phase III under the last approved scheme, the BH of the proposed SSF block under the proposed scheme has increased from 110.3mPD to 137.0mPD (i.e. +26.7m or +24.21%). The proposed SSF block is located along the southwestern boundary of the Site (**Drawings A-1, A-10 and A-11**) in order to optimise building separation from the adjoining residential towers of YOHO Midtown. The submitted AVA-IS has demonstrated that the overall pedestrian wind environment resulted from the last approved scheme and the proposed scheme is comparable under both annual and summer conditions, and no significant adverse air ventilation impact is anticipated as a result of the current proposal. Design measures, such as sensible building disposition, landscaping for streetscape enhancement and tree compensation, have also been proposed to minimise the potential visual, air ventilation and landscape impacts. With consideration to BHs of the residential towers at the adjacent areas within the “CDA” site (i.e. YOHO Midtown), ArchSD has no comment from architectural and visual impact points of view. CTP/UD&L, PlanD also opines that the proposed development is considered not incompatible with the surrounding developments and has no adverse comment on the application from urban design, air ventilation and landscape planning perspectives.

Other Technical Aspects

- 12.8 In support of the application, the applicant conducted technical assessments on various aspects, including TIA, Environmental Assessment, Drainage and Sewerage Impact Assessment and Water Supply Impact Assessment, to demonstrate that the proposed amendments to the approved scheme with minor relaxation of PR restriction would not create adverse impacts on the surrounding areas. Taking account of the implementation of planned road and junction improvement works (including that of the Planning and Engineering Study for Housing Sites in Yuen Long South to be implemented by the Government), both C for T and CHE/NTW, HyD have no adverse comment on the application from traffic engineering and highway maintenance points of view and agree that approval conditions in paragraphs 13.2(d), 13.2(f) to 13.2(i) below be imposed.
- 12.9 Other relevant Government departments consulted including DEP, CE/MN, DSD, D of FS, CE/C, WSD and H(GEO), CEDD have no objection/adverse comment on the application from the environmental, drainage, sewerage, fire safety, water supply and geotechnical perspectives while the outstanding technical matters could be addressed via approval conditions as recommended in paragraphs 13.2(e), 13.2(j) to 13.2(p) below. Comments from CBS/NTW, BD and DLO/YL, LandsD on building and land administrative matters can be further addressed during the building plan submission and land grant stages.

Public Comments

- 12.10 There were 146 public comments received during the statutory publication periods as summarised in paragraph 11 above. The objections were mainly related to traffic, environmental, visual and air ventilation aspects, as well as development intensity, provision of supporting facilities in the vicinity, open space provision and that the approval of the application would set an undesirable precedent leading the area to become a high density area. Regarding the suggestion to opening up the private open space proposed in Phase III development for public enjoyment, the applicant considers it more appropriate for such open space to serve only the future SSF residents to avoid future disputes in terms of management and maintenance issues. For other concerns expressed in the public comments received, the planning considerations and assessments in paragraphs 12.1 to 12.9 above are also relevant.

13. Planning Department's Views

- 13.1 Based on the assessment made in paragraph 12 above and having taken into account the public comments mentioned in paragraph 11, the Planning Department has no objection to the application.
- 13.2 Should the Committee decide to approve the MLP and the application under s.4A and s.16 of the Ordinance, it is suggested that the permission shall be valid until 31.3.2027, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval conditions

- (a) the submission and implementation of a revised Master Layout Plan to take into account conditions (b) to (j), (o) and (p) below to the satisfaction of the Director of Planning or of the Town Planning Board;
- (b) the submission and implementation of the Landscape Master Plan including a tree preservation proposal to the satisfaction of the Director of Planning or of the Town Planning Board;
- (c) the submission of an implementation programme with phasing proposal to the satisfaction of the Director of Planning or of the Town Planning Board;
- (d) in relation to Phase IIa development, the design and provision of structural openings and supports connecting to the west of the site to the satisfaction of the Director of Highways or of the Town Planning Board;
- (e) the provision of water supplies for fire fighting and fire services installations to the proposed development to the satisfaction of the Director of Fire Services or of the Town Planning Board;
- (f) the design and provision of internal vehicular access and ingress/egress points and car parking and loading/unloading facilities for the proposed development to the satisfaction of the Commissioner for Transport or of the Town Planning Board;

- (g) the design and provision of vehicular access for the proposed development to the satisfaction of the Commissioner for Transport and the Director of Highways or of the Town Planning Board;
- (h) in relation to Phases IIa and IIb developments, the design and provision of vehicular access/emergency vehicular access/pedestrian crossing across the nullah connecting to Yau Tin East Road, Fung Yau Street East and Fung Yau Street North and modifications of the associated junctions to the satisfaction of the Commissioner for Transport and the Director of Highways or of the Town Planning Board;
- (i) in relation to Phases IIa and IIb developments, 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 to the satisfaction of the Commissioner for Transport and Director of Highways or of the Board;
- (j) the design and provision of noise mitigation measures to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;
- (k) the submission of a revised sewerage impact assessment to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;
- (l) the provision of sewerage works identified in the sewerage impact assessment to the satisfaction of the Director of Drainage Services or of the Town Planning Board;
- (m) in relation to Phases IIa and IIb developments, the submission and implementation of a drainage impact assessment, including flood relief mitigation measures to ascertain the effects of the proposed development and any proposed vehicular access/emergency vehicular access/pedestrian crossing, to the satisfaction of the Director of Drainage Services or of the Town Planning Board;
- (n) in relation to Phase III development, the submission and implementation of the revised drainage proposal to the satisfaction of the Director of Drainage Services or of the Town Planning Board;
- (o) in relation to Phases IIa and IIb developments, the provision of a Drainage Reserve for the operation and maintenance of the nullah along the south western boundary of the application site to the satisfaction of the Director of Drainage Services or of the Town Planning Board; and
- (p) in relation to Phase IIa development, the provision of waterworks reserve areas for protection of existing water mains and any diversion required to the satisfaction of the Director of Water Supplies or of the Town Planning Board.

Advisory clauses

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

- 13.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Members' consideration:

The applicant fails to demonstrate that there are sufficient planning and design merits to justify the proposed minor relaxation of plot ratio restriction.

14. Decision Sought

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 14.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the date when the validity of the permission should expire.
- 14.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicants.

15. Attachments

Appendix I	Application Form received on 1.11.2022
Appendix Ia	FI received on 24.3.2023
Appendix II	Detailed Comparison Table
Appendix III	Previous Applications
Appendix IV	Similar Applications
Appendix V	Detailed Comments of Relevant Government Departments
Appendices VI-1 to VI-12	Public Comments
Appendix VII	Recommended Advisory Clauses
Drawing A-1	Indicative Master Layout Plan
Drawing A-2	Indicative Master Layout Plan (Blow-up) (Phase III only)
Drawings A-3 to A-8	Indicative Floor Plans (Phase III only)
Drawings A-9 and A-10	Indicative Section Plans (Phase III only)
Drawing A-11	Landscape Master Plan (Phase III only)
Drawings A-12 to A-14	Photomontages (Phase III only)
Plan A-1a	Location Plan with Similar Applications
Plan A-1b	Previous Application Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a to A-4d	Site Photos
Plan A-5	Comparison of the Approved Scheme under Application No. A/YL/205 and the Proposed Scheme

**PLANNING DEPARTMENT
MARCH 2023**