

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL/303

- Applicants** : Onfine Development Limited, Gainbo Limited, Waygent Investment Limited and Magic Sign Limited
- Site** : Lots 4614 and 4615 RP in D.D. 116, Lots 1753 S.B ss.3 RP, 1753 S.B ss.4, 1753 S.B RP, 1756 S.A RP, 1756 S.B, 1756 RP, 1757, 1758 RP and 1760 RP in D.D. 120 and adjoining Government Land (GL), Tai Kei Leng, Yuen Long, New Territories
- Site Area** : About 2,701.7m² (including GL of about 235m² or 8.70%)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Yuen Long Outline Zoning Plan (OZP) No. S/YL/27
(currently in force)

Draft Yuen Long OZP No. S/YL/26
(in force at the time of submission)

[no change to the zoning and development restrictions for the site]
- Zoning(s)** : “Residential (Group B)” (“R(B)”) (about 2,631.7m²) (about 97.4%); and
[Restricted to a maximum plot ratio (PR) of 3.5 and a maximum building height (BH) of 25 storeys (excluding basement car park)]

An area shown as ‘Road’ (about 70m²) (about 2.6%)
- Application** : Proposed Minor Relaxation of PR Restriction for Permitted Flat Use and Proposed Shop and Service Use in “R(B)” zone; and Proposed Flat and Shop and Services Uses in area shown as ‘Road’

1. The Proposal

- 1.1 The applicants seek planning permission for minor relaxation of PR restriction for permitted flat use and proposed shop and services use at the application site (the Site) (**Plan A-1**). The Site mainly falls within the “R(B)” zone (97.4%) and area shown as ‘Road’ (2.6%) on the approved OZP (**Plan A-1**). According to the Notes of the OZP, the “R(B)” zone is subject to a maximum PR of 3.5 and a maximum BH of 25 storeys (excluding basement car park) with ‘Flat’ use as a Column 1 use which is always permitted while ‘Shop and Services’ use is

a Column 2 use requiring planning permission from the Town Planning Board (the Board). Minor relaxation of the PR restriction may be considered by the Board on application under section 16 of the Town Planning Ordinance (the Ordinance) based on individual merits of the development proposal. According to the covering Notes of the OZP, all uses or developments except those specified also require planning permission within an area shown as 'Road'. The Site is paved and currently mainly occupied by an open-air vehicle park, partly by open storage of construction materials and site office and partly vacant (**Plans A-2, A-4a and A-4b**).

- 1.2 According to the applicants, a strip of land of about 161.7m² (i.e. Lots 1753 S.B ss.4 and 1756 S.B in D.D. 120) (the Encumbrances Lots) within the Site is subject to encumbrances (**Drawing A-1 and Plan A-2**), namely a Deed of Mutual Grant and a Deed of Confirmation and Release of Easements which allow access and wayleave for the discharge of rainwater, treated effluent and sewage from the adjoining lots and developments (including Sereno Verde) through an underground route. As this strip of land is subject to the aforementioned encumbrances which would affect the surrender of these two Encumbrances Lots, the area of this strip of land is not included in the Development Site Area (DSA) of the proposed development for PR calculation and will not be included in the future land exchange application (**Appendix Ia**).
- 1.3 With reference to the DSA, the applicants seek planning permission for minor relaxation of PR restriction of the "R(B)" zone from 3.5 to 4.287 (+22.48%), which comprises a domestic PR of 4.2 for private housing development and a non-domestic PR of 0.087 for the 'Shop and Services' use. Planning permission is also sought for 'Flat' and 'Shop and Services' uses for the portion shown 'Road' on the OZP and for 'Shop and Services' use in the "R(B)" zone on the OZP.
- 1.4 According to the applicants' submission (**Drawings A-1 and A-4**), the proposed development involves a 25-storey residential tower with a domestic gross floor area (GFA) of 10,888m² in the southern part of the Site and a single-storey retail block with a non-domestic GFA of 220m² in the northern part of the Site. According to the applicants, a strip of land of about 3.5m adjoining Tai Shu Ha Road East falling within the "R(B)" zone and another strip of land of about 3m wide adjoining Tai Tong Road within an area shown as 'Road' are proposed as 'non-building areas' within the Site to allow flexibility for future road widening (**Drawing A-1**). To allow pedestrian access between the northern and southern portions of the Site, right-of-way (ROW) along the strip of land on the Encumbrances Lots will be obtained under separate arrangement (**Drawing A-1**). Car parking spaces for residents and visitors, loading/unloading (L/UL) spaces, motorcycle and bicycle parking spaces are also proposed within the Site (**Drawing A-1**). The major development parameters of the proposed development are as follows:

Key Development Parameters	
Total Site Area	About 2,701.7m ² (including GL of about 235m ²)
Development Site Area (DSA) ^(a)	About 2,540m ² (including GL of about 235m ²)

Total PR ^(b)	4.287
- Domestic PR ^(b)	4.2
- Non-domestic PR ^(b)	0.087
Total GFA	About 10,888m ²
- Domestic GFA	About 10,668m ²
- Non-domestic GFA	About 220m ²
Site Coverage (SC)	Not more than 33.33%
Number of Building Blocks	2
BH (in mPD)	
- Residential Tower	Not more than 101mPD
- Retail Block	Not more than 13mPD
Number of Storeys	
- Residential Tower	25
- Retail Block	1
Number of Flats	345
Design Population	966
Total No. of Vehicle Parking Spaces	75
- Private Car (Residents)	44
- Private Car (Visitors)	5
- Bicycle	23
- Motorcycle	3
Total No. of L/UL Spaces	2
- Light Goods Vehicles	1
- Heavy Goods Vehicles	1
Greenery Coverage	Not less than 20%

Remarks:

- (a) The Development Site Area excludes the Encumbrances Lots of about 161.7m² (i.e. Lots 1753 S.B ss.4 and 1756 S.B in D.D. 120).
- (b) The PR calculation is based on the Development Site Area only.

- 1.5 The applicant has submitted a set of relevant technical assessment reports including Traffic Impact Assessment (TIA), Noise Impact Assessment (NIA), Air Quality Impact Assessment (AQIA), Sewerage Impact Assessment (SIA) and a tree survey report in support of the application. The master layout plan, ground floor plan, typical floor plan, section plan and green roof plan of the development scheme submitted by the applicants are shown in **Drawings A-1 to A-5**.
- 1.6 In support of the application, the applicants have submitted the following documents:
- (a) Application Form received on 3.4.2023 **(Appendix I)**
 - (b) Further Information (FI) received on 20.9.2024 **(Appendix Ia)**
enclosing a Consolidated Planning Report*

[Supporting Planning Statement and FIs received on 3.4.2023, 5.5.2023, 20.6.2023, 28.6.2023, 15.9.2023, 24.10.2023, 11.12.2023, 18.1.2024, 8.3.2024, 11.4.2024, 6.5.2024, 5.6.2024, 22.7.2024, 26.8.2024, 3.9.2024*, 4.9.2024*, 5.9.2024* and 16.9.2024 were superseded and not attached]*

(c) FI received on 28.10.2024 (Appendix Ib)

(d) FI received on 6.12.2024* (Appendix Ic)

** accepted and exempted from publication and recounting requirements*

- 1.7 On 19.5.2023 and 25.8.2023, the Rural and New Town Planning Committee (the Committee) of the Board agreed to defer making a decision on the application each for two months as requested by the applicants.

2. **Justifications from the Applicants**

The justifications put forth by the applicants in support of the application are detailed in the Consolidated Planning Report and FIs at **Appendices Ia, Ib and Ic**. They can be summarised as follows:

In line with Government policy to increase housing supply

- (a) The proposed minor relaxation of domestic PR from 3.5 to 4.2 for the proposed private housing development is in line with the 2014 Policy Address (PA) to allow increase of domestic PR of both public and private housing sites to a maximum of 20% where technically feasible.

Better utilisation of land resources and carbon emission reduction

- (b) There is no local convenience store in the vicinity and thus the proposed retail block is well located to serve the local community with a green roof enhancing sustainability. The proposed retail stores could provide daily necessities for local residents nearby. From the carbon emission perspective, better air quality could be achieved with less vehicular shopping trips involved.

Planning gain for providing flexibility for road widening

- (c) Setbacks of about 3.5m from Tai Shu Ha Road East and about 3m from Tai Tong Road are reserved in order to allow flexibility for future road widening, if necessary.

No adverse visual impact

- (d) As the proposed BH of the residential tower in the southern part complies with the OZP restriction (i.e. 25 storeys) and the proposed retail block in the northern part is a single-storey building (i.e. about 5m), adverse visual impact will not be induced. The retail block could also improve the aesthetic quality of streetscape in the vicinity.

No insurmountable technical impacts

- (e) As compared to the OZP compliant scheme, the proposed development only involves an increase of 55 flats and a relatively small retail GFA of 220m².

The daily traffic generated is minimal and no significant adverse impact in terms of air quality, noise, sewerage and public utilities is anticipated.

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

The applicants are the sole ‘current land owners’. Detailed information would be deposited at the meeting for Members’ inspection. For the GL portion, the requirements under Town Planning Board Guidelines PG-No. 31A are not applicable.

4. Background

The Site has mainly been zoned “R(B)” with a minor portion within an area shown as ‘Road’ since the gazettal of the draft Yuen Long OZP No. S/YL/1 on 12.4.1991¹. Development restrictions for “R(B)” zone regarding the maximum PR, BH and SC were then amended in 1999², 2000³ and 2023⁴.

5. Previous Application

There is no previous application covering the Site.

6. Similar Application

There is one similar application (No. A/YL/76)⁵ involving proposed minor relaxation of PR restriction for permitted flat use within the same “R(B)” zone on the OZP. Application No. A/YL/76 for minor relaxation of the then PR and SC restrictions from 3 to 3.5 (+16.7%) and 30% to 50% (+66.7%) respectively was approved with conditions by the Committee on 8.12.2000 mainly on the considerations that the proposed residential development was in line with the planning intention of “R(B)” zone which was for low-to-medium density residential development; and the proposed relaxation in PR and SC was in line with the Board’s decision⁶ made on 24.3.2000 to relax the PR restriction of the “R(B)” zone from 3 to 3.5 and the SC restriction from 30% to 50%³. Details of the application are summarised in **Appendix II** and its location is shown on **Plan A-1**.

¹ Development or redevelopment within the “R(B)” zone on the draft Yuen Long OZP No. S/YL/1 was subject to a maximum PR of 3, a maximum BH of 12 storeys and a maximum SC of 30%.

² According to the draft Yuen Long OZP No. S/YL/5 exhibited on 12.2.1999, the BH restriction was revised from 12 storeys to 25 storeys (excluding basement car park).

³ According to the draft Yuen Long OZP No. S/YL/8 exhibited on 22.12.2000, the PR restriction was relaxed from 3 to 3.5 and the maximum SC restriction was relaxed from 30% to 50%.

⁴ Given the streamlined arrangement provided in the Joint Practice Note No. 7, the maximum SC restriction for “R(B)” zone was removed in the draft Yuen Long OZP No. S/YL/26 exhibited on 6.1.2023.

⁵ The site of the similar application (No. A/YL/76) was eventually developed into private housing developments, namely ‘Serenio Verde’, ‘La Pradera’ and ‘Reach Summit’ to the east of the Site (**Plan A-1b**).

⁶ Subsequently, the draft OZP No. S/YL/8, incorporating the relaxation of PR and SC restrictions of “R(B)” zone, was exhibited for public inspection on 22.12.2000.

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

7.1 The Site is:

- (a) located near the junction of Tai Tong Road and Tai Shu Ha Road East; and
- (b) mainly occupied by an open-air vehicle park, partly by open storage of construction materials and site office and partly vacant (**Plans A-2, A-4a and A-4b**).

7.2 The surrounding areas have the following characteristics:

- (a) predominantly occupied by low to medium-rise residential developments and village settlements intermixed with storage yards, warehouses, open-air vehicle park, car repairing workshop, shop, eating place, toilet, refuse collection point, and some vacant/unused land (**Plan A-2**); and
- (b) the residential developments to its north and northeast include The Brand (BH of 87.7mPD), Sereno Verde (BHs ranging from 47.8mPD to 50.5mPD), La Pradera (BHs ranging from 47.8mPD to 48.5mPD) and Reach Summit (BHs of 88mPD) (**Plan A-1b**).

7.3 In terms of a wider context, the Site is located in the southeast of the Yuen Long New Town with a planned public housing development at Tai Kei Leng subject to a BH restriction of 185mPD in its further southeast, some private housing developments to its further east and northeast including The Reach (BHs of 88.6mPD to 89.7mPD), Residence 88 (BHs of 86.9mPD to 90.1mPD), Grand Del Sol (BHs of 44.3mPD to 45.3mPD), Villa Premiere (BH of 47.1mPD) and a residential development under construction at the junction of Shap Pat Heung Road and Tai Tong Road (i.e. Lot 5384 in D.D. 116) (BHs of 97.3mPD to 100.8mPD), and the Po Leung Kuk Lee Shau Kee Youth Oasis (the Youth Oasis) (BH of 94.7mPD) to its further west (Plan A-1b**).**

8. Planning Intentions

8.1 The “R(B)” zone is primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board.

8.2 According to the Explanatory Statement (ES) of the OZP, to provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the PR restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits and the relevant criteria for consideration of such relaxation set out in paragraph 9.1.7 of the ES of the OZP are as follows:

- (a) amalgamating smaller sites for achieving better urban design and local area improvements;

- (b) accommodating the bonus PR granted under the Buildings Ordinance in relation to surrender/dedication of land/area for use as public passage/street widening;
- (c) providing better streetscape/good quality street level public space;
- (d) providing separation between buildings to enhance air ventilation and visual permeability; and
- (e) other factors, such as site constraints, need for tree preservation, innovative building design and planning merits that would bring about improvements to townscape and amenity of the locality, provided that no adverse landscape, visual and air ventilation impacts, as appropriate, would be resulted from the innovative building design.

8.3 The area shown as 'Road' is intended for the provision of road connection between the rural area in the south and the Yuen Long New Town in the north.

9. Comments from Relevant Government Departments

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

Land Administration

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

- (a) The Site involves various private lots in D.D. 116 and D.D. 120, which are all old scheduled agricultural lots, and adjoining GL. The ownership details will be checked upon receipt of formal land application.
- (b) As quoted by the applicants, the Site has an area of about 2,701.7m² (including about 235m² GL), which should be subject to further verification and survey. In case of any discrepancy in site area found, the proposed development parameters will have to be revised accordingly. His other detailed comments on the application are at **Appendix III**.

Traffic

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

- (a) She has no comment on the application from traffic engineering perspective.

- (b) There is currently no planned programme for potential road widening/improvement works at Tai Tong Road and Tai Shu Ha Road East. Her other detailed comments on the application are at **Appendix III**.

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

He has no adverse comment on the application from the highways maintenance point of view and his other detailed comments on the application are at **Appendix III**.

Environment

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

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

- (i) the submission of an EA and implementation of mitigation measures identified therein to the satisfaction of DEP or of the Board; and
- (ii) the submission of a revised SIA and the implementation of recommended mitigation measures identified therein to the satisfaction of DEP and the Director of Drainage Services (D of DS) or of the Board.

Drainage

9.1.5 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 SIA from the public drainage point of view.

Urban Design, Visual and Landscape

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

Urban Design

- (a) The Site is bounded by Tai Tong Road to the northwest and Tai Shu Ha Road East to the west and is located in a predominantly low to high-rise neighbourhood in the southern part of the Yuen Long New Town (**Plan A-1a**). To its south, west and north are mainly existing low-rise village houses/residential dwellings and temporary structures (**Plan A-2**). To its east are some medium to high-rise private residential developments with BHs ranging from 33mPD to 89.7mPD intermixed with

some village houses/low-rise settlements. There are also a youth hostel with 94.7mPD to the further northwest, and a planned public housing development at Tai Kei Leng subject to a BH restriction of 185mPD to the further east in a wider context (**Plan A-1b**).

- (b) The application mainly for the proposed minor relaxation of PR restriction does not involve exceedance of BH restriction as stipulated in the OZP. Being located in a predominantly low to high-rise neighbourhood, and given the emerging/planned developments in the wider surrounding area (**Plan A-1b**), the proposed development (with BH of not more than 101mPD) is considered not incompatible with the surrounding context. Besides, design measures are incorporated into the proposed development, including the proposed low-rise retail block at the corner for an interesting streetscape and provision of green roof at the retail block (**Drawings A-4 and A-5**). Her other detailed comments on the application are at **Appendix III**.

Landscape

- (c) There are no Old and Valuable Trees/ protected or rare and precious plant species found with the Site. It is noted that a total of nine existing trees within the Site are proposed to be removed. The applicants commit to plant nine new trees in heavy standard size and planters within the Site. In view of such, she has no comment on the application from the landscape planning perspective. Her other detailed comments on the application are at **Appendix III**.

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

It is noted that the proposed development (with BH of not more than 101mPD) is considered not incompatible by CTP/UD&L of PlanD. To this end, she has no comment from architectural and visual impacts point of view.

District Officer's Comments

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

His office has not received any comment from the locals regarding the application.

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

- (a) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);

- (b) Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
- (c) Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);
- (d) Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD);
- (e) Director of Fire Services (D of FS)
- (f) Director of Leisure and Cultural Services (DLCS);
- (g) Director of Electrical and Mechanical Services (DEMS);
- (h) Director of Food and Environmental Hygiene (DFEH); and
- (i) Commissioner of Police (C of P).

10. Public Comments Received During Statutory Publication Period

10.1 The application and relevant FIs were published for public inspection. During the statutory publication periods, a total of 14 public comments were received, including nine raising objection/expressing adverse comments (**Appendix IVa**) from individuals, one providing views from an individual (who claimed to be from Hong Kong Gas Company Limited (HKCGCL)) and four without expressing any view from a Yuen Long District Council member and the chairman of the Yuen Long Town Centre and Rural East Area Committee (**Appendix IVb**). The comments/views are summarised as follows:

Objections/Adverse Comments (nine comments)

- (a) the residential tower, the retail block and the open space are segregated and located within different plots of land;
- (b) increase in open space provision cannot cope with the proposed increase in number of flats at the site;
- (c) insufficient greenings for future residents as only a green roof is proposed at the rooftop of the proposed retail block, while it is believed that some rooftop area will be required to accommodate electrical and mechanical facilities;
- (d) parking spaces are not provided at the underground level to allow provision of open space and recreational space for future use of the residents;
- (e) no parking space is provided at the retail block even the applicants claim that such retail provision is to serve the wider community; and
- (f) concerns on the road capacity, traffic congestion and insufficient provision of ancillary transport facilities.

Providing Views (five comments)

- (a) as the proposed development is in close proximity to HKCGCL's high-pressure pipeline at Yuen Long Highway, the applicants should conduct a Quantitative Risk Assessment (QRA) to evaluate the potential risk and determine the necessary mitigation measures if required. The applicants should consult HKCGCL during the detailed design stage and closely monitor with HKCGCL during construction stage and provide protective measures; and
- (b) four without expressing any view.

11. Planning Considerations and Assessment

- 11.1 The Site mainly falls within an area zoned "R(B)" (about 97.4%), with a minor strip of land encroaching onto an area shown as 'Road' (about 2.6%) on the OZP. With reference to the DSA of about 2,540m² (i.e. excluding the two Encumbrances Lots which will not be included in the future land exchange application), the application is for minor relaxation of the overall PR restriction from 3.5 to 4.287 (i.e. +22.48%) for a proposed development of a 25-storey residential tower and a single-storey retail block. The overall PR of 4.287 comprises a domestic PR of 4.2 and a non-domestic PR of 0.087. According to the applicants, the proposed development would provide a total of about 345 flats, i.e. an increase of about 55 flats as compared to the OZP compliant scheme.
- 11.2 Though the strip of land at the Encumbrances Lots is not included in the DSA for PR calculation in the future land exchange application stage, the applicants have committed to obtain a ROW under separate private arrangement in order to allow pedestrian access between the northern and southern portions of the Site (**Appendix Ia and Drawing A-1**).

Planning Intention

- 11.3 The proposed development for 'Flat' and 'Shop and Services' uses is in line with the planning intention of the "R(B)" zone which is primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board. For the small strip of land in the northwest encroaching onto the area shown as 'Road' on the OZP which is proposed as a 'non-building area' (**Drawing A-1**), C for T advises that there is currently no planned programme for widening Tai Tong Road. To include this strip of land in the Site for the proposed development would optimise the use of land resources and facilitate proper management of the land.

Land Use Compatibility and Development Intensity

- 11.4 The Site is located at the southeastern part of the Yuen Long New Town generally surrounded by low to high-rise residential developments and village settlements intermixed with some storage yards, warehouses, open-air vehicle parks. The proposed residential development and retail block are considered not incompatible with the surrounding land uses (**Plans A-2 and A-3**).

- 11.5 The Site is located in close proximity to medium-rise private residential developments including The Brand, Sereno Verde, La Pradera and Reach Summit within the same “R(B)” zone which are subject to a maximum PR of 3.5 (**Plans A-1a and A-1b**). Considering the recently-completed and planned developments in the wider context such as the Youth Oasis to the northwest within “G/IC(5)” zone (with a PR of 5.53) and the planned public housing development at Tai Kei Leng at the “R(A)6” zone (with the PR restriction of 6.7), the proposed relaxation of PR from 3.5 to 4.287 (i.e. +22.48%) is considered not incompatible with the wider surrounding context (**Plan A-1b**).

No Significant Visual and Landscape Impacts

- 11.6 The proposed 25-storey residential tower (about 101mPD in height) and the 5m-tall single-storey retail block would unlikely cause any adverse visual impact on the surrounding environment. Various planning and design measures, including low-rise design, planting of nine trees at a compensatory ratio of 1:1, provision of green roof at the proposed retail block and designation of ‘non-building areas’ along Tai Shu Ha Road East and Tai Tong Road, are proposed to enhance the visual amenity of the proposed development, to provide better streetscape and to allow the possibility of future road widening/improvement works (**Appendix Ic, Drawings A-1, A-4 and A-5**). In view of such, CTP/UD&L of PlanD and CA/ASC of ArchSD have no adverse comment on the application from the urban design, visual and landscape perspectives.

Other Technical Aspects

- 11.7 In support of the application, the applicants have submitted technical assessments on various aspects, including TIA, NIA, AQIA and SIA. C for T and CHE/NTW of HyD have no adverse comment on the application from traffic engineering and highway maintenance points of view. Other relevant Government departments consulted including DEP, CE/MN of DSD, D of FS, CE/C of WSD and H(GEO) of CEDD also have no objection to or no adverse comment on the application from the environmental, drainage, sewerage, fire safety, water supply and geotechnical perspectives respectively. The technical requirements of the concerned departments could be addressed through implementation of approval conditions as recommended in paragraphs 12.2(a) to 12.2(c) below.

Similar Application

- 11.8 There is one similar application (No. A/YL/76) involving minor relaxation of PR restriction from 3 to 3.5 (i.e. +16.7%) and SC restriction from 30% to 50% (i.e. +66.7%) which was approved with conditions by the Committee in 2000. The applicants’ current proposal is to relax the PR restriction of the “R(B)” zone from 3.5 to 4.287 (i.e. +22.48%) for the proposed development of a 25-storey residential block and a single-storey retail block. Approval of the current application is generally in line with the Committee’s previous decision.

Public Comments

- 11.9 Regarding the concerns raised by HKCGCL on the requirement to conduct a QRA, the applicants have undertaken to coordinate with HKCGCL, conduct the QRA and implement mitigation measures if required (**Appendix Ia**). Besides, on the concerns about greenery provision being insufficient within the Site, the applicants will provide a minimum of 20% greenery coverage which may also include climbing plants (**Appendix Ia**) while CTP/UD&L of PlanD has no objection from the urban design, visual and landscape perspectives. Regarding other public comments received, the departmental comments and planning considerations and assessment in paragraphs 11.1 to 11.8 above are relevant.

12. Planning Department's Views

- 12.1 Based on the assessment made in paragraph 11 above and having taken into account the public comments mentioned in paragraph 10, the Planning Department has no objection to the application.
- 12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 20.12.2028 and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The following conditions of approval and advisory clauses are also suggested for Members' consideration:

Approval conditions

- (a) the submission of an environmental assessment and implementation of the mitigation measures identified therein to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;
- (b) the submission of a revised sewerage impact assessment to the satisfaction of the Director of Environmental Protection or of the Town Planning Board; and
- (c) in relation to (b) above, the provision of sewerage works identified in the revised sewerage impact assessment to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

Advisory clauses

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

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

The applicants fail to demonstrate that there are sufficient planning and design merits to justify the proposed minor relaxation of plot ratio restriction within the "Residential (Group B)" zone.

13. Decision Sought

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

14. Attachments

Appendix I	Application Form received on 3.4.2023
Appendix Ia	FI received on 20.9.2024
Appendix Ib	FI received on 28.10.2024
Appendix Ic	FI received on 6.12.2024
Appendix II	Similar Application
Appendix III	Recommended Advisory Clauses
Appendices IVa to IVb	Public Comments
Drawing A-1	Indicative Master Layout Plan
Drawing A-2	Ground Floor Plan
Drawing A-3	Typical Floor Plan for Residential Tower
Drawing A-4	Section Plan
Drawing A-5	Green Roof Plan on top of the Retail Block
Plan A-1a	Location Plan with Similar Application
Plan A-1b	Plan showing Building Heights of Nearby Developments
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a and A-4b	Site Photos

**PLANNING DEPARTMENT
DECEMBER 2024**