

2023年 5月 5日  
此文件在 收到・城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期。

This document is received on - 5 MAY 2023  
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

A/YL/304

## 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](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](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	A / YL / 304
	Date Received 收到日期	- 5 MAY 2023

- 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/tpl/>. 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/tpl/>), 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 )

Star Success International Limited

## 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 )

KTA Planning 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)Nos. 21-35 Wang Yip Street East, Yuen Long  
(Yuen Long Town Lot 362)(b) Site area and/or gross floor area involved  
涉及的地盤面積及/或總樓面面積
☒ Site area 地盤面積 ..... 7,271 ..... sq.m 平方米 ☒ About 約  
☒ Gross floor area 總樓面面積 ..... 45,226\* ..... sq.m 平方米 ☒ About 約
(c) Area of Government land included (if any)  
所包括的政府土地面積 (倘有)..... Nil ..... sq.m 平方米 ☐ About 約

\* GFA that is constructed or intended for use solely as GIC facilities (about 1,779.3sqm) as required by the Government, has been disregarded

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Draft Yuen Long Outline Zoning Plan No. SYL/26
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group E) 2"
(f) Current use(s) 現時用途	Industrial

(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)

#### 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"<sup>#</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#</sup> (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"<sup>#</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#</sup> (請夾附業權證明文件)。

☐ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

☐ 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

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 .....03/04/2023..... (DD/MM/YYYY), this application involves a total of .....1..... "current land owner(s)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 -

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

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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 \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (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<sup>&</sup>
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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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
- ☒ 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 <input type="checkbox"/> About 約		
	Non-domestic part 非住用部分 ..... sq.m 平方米 <input type="checkbox"/> About 約		
	Total 總計 ..... sq.m 平方米 <input type="checkbox"/> 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	

**(iii) 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		
	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		
	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)
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)			

**(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 Domestic.P.R.5 到至 Domestic.P.R.6
- ☐ 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 .....85..... mPD 米 (主水平基準上) to 至  
.....100.75.....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

'Flat', 'Shop and Services'/'Eating Place', 'Social Welfare Facility'  
(with minor relaxation of Plot Ratio and Building Height Restrictions)

(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**

- Proposed gross floor area (GFA) 擬議總樓面面積 .....45,226\*..... sq.m 平方米 ☒ About 約
- Proposed plot ratio 擬議地積比率 Domestic: 6; Non-domestic: 0.22 ☒ About 約
- Proposed site coverage 擬議上蓋面積 Domestic: Not more than 33% ☒ About 約
- Non-domestic: Not more than 65% ☐ About 約
- Proposed no. of blocks 擬議座數 2 ± 1 non-domestic block
- Proposed no. of storeys of each block 每座建築物的擬議層數 T1 & T2: 29
- Non-domestic Block: 3 storeys 層
- ☐ include 包括 .....storeys of basements 層地庫
- ☒ exclude 不包括 .....storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 T1: 100.75mPD / 96.3m (about)
- T2: 91.3-97.6mPD / 86.85-93.15m (about)
- Non-domestic Block: 19.45mPD / 15m (about)

\* GFA that is constructed or intended for use solely as GIC facilities (about 1,779.3sqm) as required by the Government, has been disregarded

☒ Domestic part 住用部分

GFA 總樓面面積 ..... 43,626 ..... sq. m 平方米 ☒ About 約  
 number of Units 單位數目 ..... 1,019 .....  
 average unit size 單位平均面積 ..... 42.8 ..... sq. m 平方米 ☒ About 約  
 estimated number of residents 估計住客數目 ..... 2,854 .....

☒ Non-domestic part 非住用部分

GFA 總樓面面積

☒ eating place 食肆 / shop and services ..... 1,600\* ..... sq. m 平方米 ☒ About 約  
☐ hotel 酒店 \* GFA that is constructed or intended for use solely as GIC facilities (about 1,779.3sqm) as required by the Government, has been disregarded ..... sq. m 平方米 ☐ About 約  
 (please specify the number of rooms 請註明房間數目) .....  
☐ office 辦公室 ..... sq. m 平方米 ☐ About 約  
☐ shop and services 商店及服務行業 ..... 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)

- Main-base of Short-term Food Assistance Service Team;
  - One team of Home Care Services (HCS) for Frail Elderly Persons (2-team size non-kitchen based); and .....
  - 120-p Day Care Centre for the Elderly (kitchen-based); .....
- Total GFA: about 1,779.3sqm (as required by SWD; disregarded from non-domestic GFA calculation)

☐ 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)

.....

.....

.....

☒ 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 ..... 2,854 ..... 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]
T1, T2, Non-domestic Block	B1-B2/F	Car parking spaces, E&M
.....	..... G/F .....	Loading/Unloading, Shop/Eating Place, Recreational Facilities, E&M, Residential Lobby, GIC Facilities .....
.....	..... 1/F .....	Shop/Eating Place, Recreational Facilities, GIC Facilities .....
Non-domestic Block	2/F	E&M (Non-domestic Block only)
..... T1, T2 .....	Residential	Residential Flats (26 floors only for T2)
	Floor 1-27	.....

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

Landscaped area, swimming pool, EVA .....

.....

.....

.....

.....



### 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)

December 2029. (tentative) .....

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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)) <u>Wang Yip Street East</u> .....</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>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>192</td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td>13</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>Bicycle</td> <td>136</td> </tr> <tr> <td>For GIC Facilities (as requested by SWD):</td> <td></td> </tr> <tr> <td>Private Light Bus Parking Spaces</td> <td>7</td> </tr> </table> <p><input type="checkbox"/></p>	Private Car Parking Spaces 私家車車位	192	Motorcycle Parking Spaces 電單車車位	13	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)		Bicycle	136	For GIC Facilities (as requested by SWD):		Private Light Bus Parking Spaces	7
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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>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>1</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>3</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td></td> </tr> <tr> <td>For GIC Facilities (as requested by SWD):</td> <td></td> </tr> <tr> <td>Heavy Goods Vehicle Space</td> <td>1</td> </tr> <tr> <td>Ambulance/Private Light Bus Lay-by</td> <td>1</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	1	Medium Goods Vehicle Spaces 中型貨車車位		Heavy Goods Vehicle Spaces 重型貨車車位	3	Others (Please Specify) 其他 (請列明)		For GIC Facilities (as requested by SWD):		Heavy Goods Vehicle Space	1	Ambulance/Private Light Bus Lay-by	1
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## 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，請另頁註明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 checked="" 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 checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積...7.271... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 .....9.15.....m 米 <input checked="" 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>	<p>On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	<p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/></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>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>		

## 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 the Supporting 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 this application 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

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

.....  
GLADYS NG  
.....  
Name in Block Letters  
姓名（請以正楷填寫）

..... Principal Town Planner .....  
Position (if applicable)  
職位（如適用）

Professional Qualification(s) ☒ Member 會員 / ☐ Fellow of 資深會員

專業資格

☐ 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 .....

on behalf of  
代表

..... KTA Planning Limited .....

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

Date 日期

..... 04/04/2023 ..... (DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in this application 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。

**S16 PLANNING APPLICATION  
DRAFT YUEN LONG OZP NO.S/YL/26**

**Proposed Residential Development with Minor Relaxation of Plot  
Ratio and Building Height Restrictions  
At 21 – 35 Wang Yip Street East, Yuen Long**

## **CONSOLIDATED SUPPORTING PLANNING STATEMENT**

---

December 2023

**Applicant:**

**Star Success International Limited**

**Consultancy Team:**

**KTA Planning Limited**

**DLN Architects Ltd**

**Ramboll Hong Kong Limited**

**CKM Asia Limited**

**Landes Limited**



**PLANNING LIMITED**

規 劃 顧 問 有 限 公 司

**Similar s.16 Application within the subject “R(E)1”/ “R(E)2” Zone on the Yuen Long OZP in the Past Five Years**

**Rejected Application**

<b>Application No.</b>	<b>Uses/Development</b>	<b>Date of Consideration</b>
A/YL/231	Proposed Flat, Shop and Services, Easting Place and Minor Relaxation of Plot Ratio Restriction	18.5.2018

**Main Reason for Rejection:**

- There was no strong planning justification in the submission for minor relaxation of the plot ratio restriction. The approval of such a relaxation would set an undesirable precedent.

**Recommended Advisory Clauses**

- (a) to note the comments of Chief Estate Surveyor/Land Supply, Lands Department (CES/LS, LandsD) that:
- should the Town Planning Board (the Board) approve the s.16 planning application, the applicant is required to apply for a modification of the lease of YLTL No. 362 for the proposal. However, there is no guarantee that such application will be approved. Such application will be dealt with by LandsD acting in the capacity as the landlord at his discretion and if it is approved will be subject to such terms and conditions including among others, the payment of such appropriate fees and premium as may be imposed by LandsD;
- (b) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- (i) if the proposed access on Wang Yip Street East and Po Yip Street is approved by Transport Department (TD), they should ensure the run-in/outs are constructed in accordance to with the latest version of HyD Standard Drawings no. H1113 and H1114, or H5133, H5134 and H5135, whichever set if appropriate to match with the existing adjacent pavement; and
- (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (c) to note the comments of the Director of Fire Services (D of FS) that:
- (i) the height restriction as stipulated in relevant regulations governing the proposed social welfare facilities should be observed;
- (ii) detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
- (iii) the Emergency Vehicular Access provision shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 under the Regulation 41D of Building (Planning) Regulation (B(P)R) which is administered by the Buildings Department (BD); and
- (iv) to consult Social Welfare Department on the proposed development and that licensing requirements will be formulated upon receipt of formal application via the Licensing Authority;
- (d) to note the comments of the Director of Food and Environmental Hygiene (D of FEH) that:
- (i) no Food and Environmental Hygiene Department's (FEHD) facilities will be affected;
- (ii) proper licence / permit issued by FEHD is required if there is any food business / catering service / activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. The operation of any eating place should be under a food licence issued by the FEHD. If the operator intends to operate a restaurant business in the territory, a restaurant licence should be obtained from FEHD in accordance with the Cap. 132;
- (iii) for the operation of other types of food business, relevant food licences should also be

obtained from FEHD in accordance with Cap. 132. Under the Food Business Regulation, Cap. 132X, a food factory licence should be obtained for food business which involves the preparation of food for sale for human consumption off the premises before commencement of such business. The application for food business licences under Cap.132, if acceptable by FEHD, will be referred to relevant government departments for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;

- (iv) the operation of the food business place must not cause any environmental nuisance to the surrounding. The refuse generated by the proposed eating place is regarded as trade refuse. The management or owner of the site is responsible for its removal and disposal at their expenses. The operation of any business should not cause any obstruction or environmental nuisance in the vicinity;
  - (v) proper licence issued by FEHD is required if related place of entertainment is involved;
  - (vi) any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public Entertainment Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment;
  - (vii) a swimming pool licence must be obtained from FEHD for any artificially constructed pool used for swimming or bathing and to which the public have access (whether on payment or otherwise) or which is operated by any club, institution, association or other organization. A swimming pool licence is not required for any swimming pool which serves not more than 20 residential units and to which the public have no access;
  - (viii) there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from such activities/ operation, the applicant should arrange disposal properly at their own expenses;
  - (ix) if provision of cleansing service for new roads, streets, cycle tracks, footpaths, paved areas etc, is required, FEHD should be separately consulted. Prior consent from FEHD must be obtained and sufficient amount of recurrent cost may have to be provided; and
  - (x) if domestic waste collection service of FEHD is required in future, prior comments on the waste collection plan, including the maneuverability of refuse collection vehicles to refuse collection point (RCP) should be sought. The RCP of domestic waste and the commercial waste should be clearly separated. The shared use of RCP for both domestic and commercial waste is not recommended;
- (e) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) the development intensity shall not exceed the permissible figures under the 1<sup>st</sup> schedule



of the B(P)R. The proposed non-domestic Site Coverage (SC) is 65% which exceeds the maximum permitted non-domestic SC for Class A site, i.e. 60%;

- (ii) the Site shall be provided with means of obtaining access thereto from a street under the B(P)R 5 and Emergency Vehicular Access 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) if the applicant applies for gross floor area (GFA) concession under Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) No. APP-151, compliance with the Sustainable Building Design guideline stipulated in PNAP APP-152 is required. Particular attention is drawn to the compliance with building separation requirements for buildings in close proximity to the site boundary;
  - (iv) car parking spaces may be excluded from gross floor area (GFA) calculation under Regulation 23(3)(a) of B(P)R and to comply with PNAP No. APP-2;
  - (v) the proposed social welfare facility with GFA of about 1,779.3m<sup>2</sup> should be GFA accountable under the Building Ordinance (BO);
  - (vi) if the roof is not used as refuge floor, an additional refuge floor would be required and the building height might be affected;
  - (vii) the proposed noise barriers and vertical acoustic fins are accountable for GFA and SC calculation under the BO unless exempted; and
  - (viii) detailed checking of plans will be carried out during building plan submission stage;
- (f) 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 BO; and
  - (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;
- (g) to note the comments of the Chief Architect/ Advisory & Statutory Compliance, Architectural Services Department (CA/ASC, ArchSD) that:
- to review the treatment/articulation of the building massing/façades in the design stage to reduce the visual impact, particularly from the Tung Tau Industrial Area Playground; and
- (h) 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;

- (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; and
- (iii) to explore the corresponding mitigation measure with reference to Chapter 11 of the Hong Kong Planning Standards and Guidelines on acoustic barriers, e.g. quality design, visually unobtrusive or incorporation in a landscape scheme to minimise any potential visual impact.

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

參考編號

**Reference Number:**

230529-160224-46886

提交限期

**Deadline for submission:**

06/06/2023

提交日期及時間

**Date and time of submission:**

29/05/2023 16:02:24

有關的規劃申請編號

**The application no. to which the comment relates:**

A/YL/304

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. Connie Chen

意見詳情

**Details of the Comment :**

改變作住宅發展能減少大貨車出入，小孩將更加安全，我很支持

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

參考編號  
**Reference Number:** 230530-114353-78968

提交限期  
**Deadline for submission:** 06/06/2023

提交日期及時間  
**Date and time of submission:** 30/05/2023 11:43:53

有關的規劃申請編號  
**The application no. to which the comment relates:** A/YL/304

「提意見人」姓名/名稱  
**Name of person making this comment:** 小姐 Miss Pinky So

意見詳情  
**Details of the Comment :**

增加發展密度為大勢所趨，既沒有不良影響，又可增加單位供應，我支持是次申請

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

參考編號

**Reference Number:**

230530-150116-57880

提交限期

**Deadline for submission:**

06/06/2023

提交日期及時間

**Date and time of submission:**

30/05/2023 15:01:16

有關的規劃申請編號

**The application no. to which the comment relates:**

A/YL/304

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss Phoebe Ho Sin Tung

意見詳情

**Details of the Comment :**

I think the neighborhood is going to benefit from the proposed retail and social facilities of the development. The whole Long Ping industrial estate is undergoing a change anyway, I would rather to have a decent residential development with greenery than a bulky industrial buildings.

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

參考編號  
**Reference Number:** 230531-153739-71822

提交限期  
**Deadline for submission:** 06/06/2023

提交日期及時間  
**Date and time of submission:** 31/05/2023 15:37:39

有關的規劃申請編號  
**The application no. to which the comment relates:** A/YL/304

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

意見詳情  
**Details of the Comment :**

站旁邊的大廈不是應該建高點, 建多點嗎? 位於鄉郊的, 交通不方便的發展規模反而應該少點. 這不是很合理嗎?

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

參考編號  
**Reference Number:** 230601-110606-74512

提交限期  
**Deadline for submission:** 06/06/2023

提交日期及時間  
**Date and time of submission:** 01/06/2023 11:06:06

有關的規劃申請編號  
**The application no. to which the comment relates:** A/YL/304

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

意見詳情  
**Details of the Comment :**

Units in the YOHO area is quite expensive. I think it is very good news for people like me to have more housing supply in this equally convenient area on a more affordable prices. I support the proposed scheme!

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

230603-173501-42552

**提交限期****Deadline for submission:**

06/06/2023

**提交日期及時間****Date and time of submission:**

03/06/2023 17:35:01

**有關的規劃申請編號****The application no. to which the comment relates:**

A/YL/304

**「提意見人」姓名/名稱****Name of person making this comment:**

先生 Mr. Eddy Yip

**意見詳情****Details of the Comment :**

- 1) 關注將來嘈音影響到周圍民居
- 2) 建築時的空氣污染
- 3) 會否完善附近道路到港鐵站
- 4) 有蓋行天路，工業區道路設施太過簡約



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**A/YL/304 21-35 Wang Yip Street Lai Sun**  
06/06/2023 21:39

From: [REDACTED]  
To: tpbpd <tpbpd@pland.gov.hk>  
File Ref:

A/YL/304 (Y/YL/16)

21-35 Wang Yip Street East, Tung Tau Industrial Area, Yuen Long

Site area : About 7,271sq.m

Zoning : "Res Group E(2)"

Applied Development : 2 Blocks / 1,019 (828) Units / PR 6.22 (5.22) / 101mPD (85) /  
205 (87) Vehicle Parking / OS 2,854 (2,382)sq.m / 1 Block Retail

Dear TPB Members,

Strong objections to naked greed. The number of unsold and vacant units is increasing by the week. There is absolutely no need to substantially increase the PR and height to add to the glut.

Why was this application published when the Yuen Long OZP Y/YL/26 has not yet been discussed by the board?

Does the developer know something Joe Public is not aware of?

Is the process now so degraded that the OZP hearing is, as those who attend the meetings suspect, now nothing more than a rubber stamp and box ticking exercise?

This preempting exercise renders the Yuen Long OZP redundant.

The Site Coverage is misleading as the entire site will be occupied with retail and GIC accommodate in the podium underneath the OS that is all at podium level. No indication of canopies to provide protection from the elements.

GIC - no details provided with regard to the type of facilities or the GFA.

That plans are now tweaked even before the ink is applied never mind dried is most disturbing.

Mary Mulvihill

**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Friday, 16 October 2020 1:34 AM CST  
**Subject:** Y/YL/16 21-35 Wang Yip Street Lai Sun

Y/YL/16  
21-35 Wang Yip Street East, Tung Tau Industrial Area, Yuen Long  
Site area : About 7,271sq.m  
Zoning : "Other Specified Uses" annotated "Business"  
Proposed Amendment(s) : Rezone the application site from "Other Specified Uses" annotated "Business" to "Res (Group E) 2" / 3 Blocks / 828 Units / PR 5.22 / 85mPD / 87 Vehicle Parking / OS 2,382sq.m

Dear TPB Members,

So Lai Sun believes there is more money to be made with a residential development. The duplicity of the blurb in the application is distasteful.

When it applied for Minor Relaxation of Plot Ratio Restriction A/YL/259 for the redevelopment of the existing 10-storey industrial building into a 15-storey (excluding one basement carpark floor) commercial building, which was within the building height restriction on the Outline Zoning Plan one of the justifications then was "Increase in employment opportunities"???

Plan D: The proposed commercial uses would help facilitate the gradual transformation of the Tung Tau Industrial Area for non-polluting commercial uses. The proposed minor relaxation of plot ratio (PR) generally followed the policy on revitalisation of pre-1987 industrial buildings. The proposal was in line with the building height restriction of the "OU(B)" zone and was considered not incompatible with the adjacent developments.

**Members generally considered that the application was in line with the Government's policy on revitalising industrial buildings**, and the proposed voluntary setbacks and green design features were design merits of the current scheme.

Again the housing mantra is being touted. However this is no longer such an urgent issue as the economy has weakened and immigration is rising. Experts predict that developers will have problems offloading the 11,000+ units to be released in coming months.

What Hong Kong needs going forward, particularly NT, is JOBS. The Covid crisis has demonstrated the importance of having a certain level of local production to rely on when transport is limited and there are restrictions on the usual supply chains.

Members should recommend that Lai Sun work with its approved plan and that

'Business' zooming be kept in tact to ensure a supply of premises for manufacturing, logistics and other employment generating activities.

Mary Mulvihill

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**Re: A/YL/304 21-35 Wang Yip Street Lai Sun**

06/09/2023 03:09

From:

To: tpbpd <tpbpd@pland.gov.hk>

File Ref:

Dear TPB Members,

Strong objections also to an application for additional PR and height being process while the OZP for the approved plan is still going through the OZP process.

Another example that it is a sham?

Mary Mulvihill

**From:** I

**To:** tpbpd <tpbpd@pland.gov.hk>

**Date:** Tuesday, 6 June 2023 9:39 PM CST

**Subject:** A/YL/304 21-35 Wang Yip Street Lai Sun

A/YL/304 (Y/YL/16)

21-35 Wang Yip Street East, Tung Tau Industrial Area, Yuen Long

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Zoning : "Res Group E(2)"

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**Subject:** Y/YL/16 21-35 Wang Yip Street Lai Sun

Y/YL/16

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Mary Mulvihill