

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL/312

- Applicant** : Civil Engineering and Development Department (CEDD) represented by Mott Macdonald Hong Kong Limited
- Site** : Yuen Long INNOPARK, Yuen Long, New Territories
- Site Area** : Application Site
About 863,298m² (including Government Land (GL) of about 185,965m² or 21.5%)
- Development Site
About 32,300m² (including GL of about 28,400m² or 87.9%)
- Lease** : Application Site
- (i) Y.L.T.L. 313 & Extensions Thereto (Yuen Long INNOPARK) (about 672,633m² or 78%)
 - (a) Restricted to industrial (including ancillary offices and research facilities) or godown or both; and
 - (b) Except retail and office not ancillary to industrial purposes; other purposes as permitted under the Town Planning Ordinance.
 - (ii) Y.L.T.L. 360 (restricted to electricity substation and dangerous goods store) (about 983m² or 0.1%)
 - (iii) Y.L.T.L. 537 (restricted to electricity substation) (about 3,717m² or 0.4%)
 - (iv) GL (about 185,965m² or 21.5%)
- Development Site
- (i) Y.L.T.L. 313 & Extensions Thereto Section N: designated as ‘Estate Centre’ for Yuen Long INNOPARK and restricted to non-industrial use (excluding residential purposes) (about 3,900m² or 12.1%)
 - (ii) Government Land (about 28,400m² or 87.9%)
- Plan** : Draft Yuen Long Outline Zoning Plan (OZP) No. S/YL/26
- Zoning** : “Other Specified Uses” annotated “Industrial Estate” (“OU(IE)”) *[Restricted to a maximum gross floor area (GFA) of 1,687,625m² and a maximum building height (BH) of 8 and 10 storeys excluding basement(s) for areas annotated Area (a) and Area (b) respectively]*
- Application** : Proposed Minor Relaxation of GFA and BH Restrictions for Permitted Industrial Use, Public Vehicle Park (Excluding Container Vehicle) and Ancillary Facilities within Development Site

1. **The Proposal**

- 1.1 The applicant seeks planning permission for (i) minor relaxation of GFA restriction in the area zoned “OU(IE)” (i.e. Application Site) from 1,687,625m² to 1,849,125m² (i.e. +161,500m² or 9.6%) and (ii) minor relaxation of BH restriction from 8 to 10 storeys excluding basement(s) (i.e. +2 storeys or 25%) for the areas within Area (a) of the “OU(IE)” zone at a site sandwiched between Yuen Long INNOPARK and Chu Wong Ling (i.e. Development Site) to facilitate the development of Multi-Storey Buildings (MSBs) for industrial uses, including vehicle servicing and maintenance and/or logistics uses, public vehicle park (PVP) (excluding container vehicle) and ancillary facilities. Both the Application Site and the Development Site fall within the “OU(IE)” zone on the OZP (**Plan A-1**). According to the Notes of the OZP for “OU(IE)” zone, ‘Industrial Use’, ‘Warehouse (excluding Dangerous Goods Godown)’, ‘Cargo Handling and Forwarding Facility’ and ‘Public Vehicle Park (excluding container vehicle)’ uses are always permitted¹. Minor relaxation of the GFA and BH restrictions may be considered by the Town Planning Board (the Board) on application under section 16 of the Town Planning Ordinance (the Ordinance) based on individual merits of the development proposal.
- 1.2 The Development Site is partly vacant and partly occupied by a temporary storage compound, a public car park, a bus terminus and the estate management office (Estate Centre) of Yuen Long INNOPARK currently operated by the Hong Kong Science and Technology Parks Corporation (HKSTPC) (**Plans A-1 and 2b**).
- 1.3 According to the applicant’s submission, the Development Site has been divided into three sub-sites² of about one hectare each (i.e. Sites A, B and C) for development of three MSB blocks (**Drawing A-1**). The proposed MSB developments will provide a total GFA of about 161,500m² mainly for vehicle servicing and maintenance and/or logistics uses. The Development Site will be disposed by tender and the future developer will be required to develop the site with MSB(s) and hand over not less than 30% of the GFA to the Government to accommodate eligible brownfield operations displaced by the government-led development projects and designated as Government Accommodation (GA). According to the indicative scheme submitted by the applicant, ancillary car parking spaces and loading/unloading (L/UL) facilities will be provided at G/F of each of the three MSBs while a PVP is proposed at B/F of Site B³. A 6m-wide building setback along the boundaries of the Development Site fronting Wang Lee Street and Fuk Wang Street is proposed and not less than 20% site coverage of greenery will be provided at each of the three sub-sites (**Drawing A-1**).

¹ The Notes of OZP for “OU(IE)” zone also stipulates that in determining the maximum GFA, any floor space that is constructed or intended for use solely as public utility installations, public car/lorry parks, public transportation facilities or Government, institution or community facilities, as required by Government, may be disregarded.

² To allow flexibility in future land disposal, the subdivision of the Development Site and actual development layout would be subject to change in the implementation stage.

³ The location and layout of PVP is indicative only and subject to change at the detailed design and implementation stage.

1.4 According to the submission, the proposed minor relaxation of GFA restriction from 1,687,625m² to 1,849,125m² at the Application Site is to allow additional GFA (i.e. 161,500m²) for the proposed MSB developments without compromising the maximum GFA (i.e. 1,687,625m²) currently permitted under the “OU(IE)” zone which has already been granted for Yuen Long INNOPARK⁴ under lease. To enhance the viability of the MSBs, a PR of 5 is proposed. Consequential relaxation of BH restriction for part of the Development Site which falls within Area (a) of the “OU(IE)” zone from 8 to 10 storeys is also proposed to cater for the industrial floor space of the MSB developments. The indicative layout plan, floor plans, section plans and photomontages of the indicative scheme submitted by the applicant are at **Drawings A-1 to A-13** respectively.

1.5 As the applicant only seeks planning permission for minor relaxation of the GFA and BH restrictions, the submitted scheme is for indicative purpose which will be subject to change upon detailed design. The major development parameters of the indicative scheme are summarised in the tables below.

Development Parameters of MSBs	Site A	Site B	Site C	Total
Site Area (about)	9,800m ²	12,500m ²	10,000m ²	32,300 m²
GFA⁽¹⁾	49,000m ²	62,500m ²	50,000m ²	161,500 m²
Total PR	5			
Maximum BH⁽²⁾	10 storeys			

Ancillary Parking Provision⁽³⁾				
	Site A	Site B	Site C	Total
- Private Car Parking Spaces	54	68	54	176
- Disabled Private Car Parking Spaces	2	2	2	6
- Motorcycle Parking Spaces	6	7	6	19
- Light Goods Vehicle (LGV) Parking Spaces	7	9	7	23
- Heavy Goods Vehicle (HGV) Parking Spaces	4	5	4	13
- LGV L/UL Spaces	22	28	22	72
- HGV L/UL Spaces	9	12	9	30
- Container Vehicle L/UL Spaces	2	2	2	6
Total				345

⁴ According to the Explanatory Statement of the OZP, the maximum GFA is equivalent to the plot ratio (PR) of 2.5 for the area designated for industrial development and a PR of 5 for a site designated for estate centre as set out in the lease for the Yuen Long INNOPARK. Except for the Estate Centre portion, the Development Site is not covered by the lease for Yuen Long INNOPARK and therefore not entitled for any GFA under lease.

PVP Parking Provision⁽³⁾⁽⁴⁾	Total
- Private Car Parking Spaces	56
- Disabled Private Car Parking Spaces	2
- Motorcycle Parking Spaces	19
- HGV Parking Spaces	12
- Coach Parking Spaces	15
Total	104

- Remarks:
- (1) Not less than 30% of the total GFA will be reserved for accommodating displaced brownfield operations, subject to future adjustment by relevant government policy.
 - (2) The proposed BH is about 71.5mPD with the assumption of a higher floor-to-floor headroom (i.e. 6.5m).
 - (3) The location and layout of both ancillary car park and PVP are indicative only subject to detailed design. Ancillary car park including car parking spaces, loading and unloading spaces, manoeuvring spaces, queuing spaces and lay-bys as requested by Transport Department, and such floor areas may be disregarded under the Notes of the OZP.
 - (4) The proposed PVP with parking spaces for private cars, motorcycles, HGVs and coaches are provided at B/F of Site B as the re-provisioning arrangement of the existing open-air public car park which will be affected by the proposed development.

1.6 In support of the application, the applicant submitted the following documents:

- (a) Application Form received on 10.10.2023 **(Appendix I)**
 - (b) Supporting Planning Statement **(Appendix Ia)**
 - (c) Further Information (FI) received on 1.11.2023* **(Appendix Ib)**
 - (d) FI received on 9.11.2023* **(Appendix Ic)**
 - (e) FI received on 15.11.2023* **(Appendix Id)**
- [*accepted and exempted from publication and recounting requirements]*

2. **Justifications from the Applicant**

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

In line with Government Policy

- (a) The Government announced in the 2022 Policy Address (PA) to develop MSBs from 2023 in Yuen Long and Hung Shui Kiu with lease conditions requiring a certain portion of floor area to be leased to displaced brownfield operators at below market rent.
- (b) The proposed development is also in line with the Northern Metropolis Development Strategy to facilitate displaced brownfield operators to re-establish their business in MSBs. The proposed uses in MSBs are mainly private vehicle servicing and maintenance and/or logistic uses, which are in

response to the findings and recommendations of market sounding exercises conducted by the Government.

Providing Land for Sustainable Development of Hong Kong

- (c) As stated in 2020 PA, 330 hectares of land had been identified for providing 316,000 public housing units to meet housing demand in the coming 10 years. Redevelopment of brownfield sites will be one of the Government's multi-pronged land supply strategy. Resumption of those sites will cause displacement of brownfield operations thereon. The proposed development could therefore mitigate the impact from land resumption and create industrial spaces for accommodating eligible displaced brownfield operators in the MSBs developments.

Compatible with Surrounding Land Uses

- (d) The proposed uses are always permitted for "OU(IE)" zone under the OZP and are therefore compatible the surrounding land uses within Yuen Long INNOPARK.
- (e) There is no GFA reserved for the GL portion within the Application Site. The proposed minor relaxation of GFA restriction could facilitate the proposed MSB developments without affecting the overall development potential of the existing Yuen Long INNOPARK.

Enhancing Land Utilisation

- (f) Majority of the current uses within the Development Site are temporary uses, car parking and public transport facilities. The affected uses due to development, such as the open-air public car park, will be re-provisioned at the Development Site. The proposed development could therefore enhance land utilisation and enable better use of land.

Planning and Design Merits

- (g) The proposed development will adopt various design considerations to enhance street environment and provide adequate air paths in accordance with relevant guidelines⁵, including adopting a minimum 6m-wide building setbacks along Wang Lee Street and Fuk Wang Street with tree plantings and/or vertical greening, unenclosed ramp drums and opening façade in MSBs.
- (h) Not less than 20% site coverage for greenery is proposed at the Development Site area, in which 10% of the greenery will be provided within primary zone. Of the about 128 existing trees identified within the Development Site, no trees of particular interests, including registered, potential Old and Valuable Trees or tree species of conservation importance are found, and 15 trees are

⁵ The proposed development shall comply with the greenery provision requirement under the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-152 on Sustainable Building Design Guideline, etc.

recommended to be retained while about 113 trees are proposed to be felled for the implementation of the proposed MSB developments⁶.

Technically Feasible

- (i) Various technical assessments on traffic, environmental, infrastructure capacity, air ventilation and visual impacts conducted have confirmed the technical feasibility of the proposed development. Adverse impacts on traffic, environmental, water supply, sewerage, drainage, air ventilation and visual aspects due to the proposed MSB developments is not anticipated.

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. 31B) by sending a request for consent to the postal address of each and every ‘current land owner’. Detailed information would be deposited at the meeting for Members’ inspection. For the GL portion, the “Owner’s Consent/Notification” Requirements as set out in TPB PG-No. 31B are not applicable.

4. Background

- 4.1 The Application Site was zoned “OU(IE)” 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 “OU(IE)” zone has been largely developed as the Yuen Long INNOPARK.
- 4.2 As announced in the 2022 PA, the Government will redevelop over 1,000 hectares of brownfield sites across New Territories for large-scale development projects in New Development Areas. To cater for the needs of displaced brownfield operators due to resumption of brownfield sites, the Government will make available land in Yuen Long and Hung Shui Kiu for development of MSBs. The MSB sites will be disposed through tender, and land sale conditions would be imposed to require no less than 30% of the floor spaces to be taken up by the Government for leasing to the affected brownfield operators by the Government below market rent. An invitation of expression of interest was conducted from June to August 2023 and market interest in MSB developments has been ascertained.

5. Previous Application

There is one previous application within the Application Site for a proposed Asphalt Plant. The application is not relevant to the current application.

⁶ Compensatory tree planning should be as far as possible of a ratio not less than 1:1 in terms of number. The detailed compensatory planting proposal shall be submitted with the tree removal application for approval in accordance with Lands Administration Office Practice Note No. 2/2020.

6. **Similar Application**

There is no similar application within the same zone on the OZP.

7. **The Site and Its Surrounding Areas (Plans A-1 to A-4b)**

7.1 The Application Site is:

- (a) located at the northern part of Yuen Long New Town and bounded by Shan Pui River to the east and Chu Wong Ling to the south; and
- (b) mostly occupied by factories and industrial buildings in Yuen Long INNOPARK, which is accessible via Fuk Hi Street, Wang Lok Street and Fuk Shun Street.

7.2 The Development Site is: (**Plans A-2b, A-4a to A-4b**)

- (a) located at the junction of Wang Lee Street and Fuk Wang Street (**Plan A-2b**);
- (b) partly occupied by a temporary storage compound and a vacant site office (GLA-TYL 164) at the western portion; a site with demolition works under progress (STT 2575); and a public car park and a bus terminus⁷ at the northern portion (**Plans A-4a and A-4b**); and
- (c) partly occupied by a single-storey structure within Y.L.T.L. 313 & Extensions Thereto Section N which is occupied by the Estate Centre of Yuen Long INNOPARK⁸, and partly vacant land/unused land at the southeastern portion.

7.3 The Development Site is bounded by industrial buildings/factories of Yuen Long INNOPARK in the west, east and north. A local knoll namely Chu Wong Ling zoned “Green Belt” is located to the south of the Development Site across a nullah.

8. **Planning Intention**

8.1 The “OU(IE)” zone is intended to provide/reserve land for the development of an industrial estate for industries to be admitted by the HKSTPC according to the criteria set by the Corporation. Industries to be included would normally not be accommodated in conventional industrial buildings because of their specific requirements.

8.2 A minor relaxation clause in respect of BH restriction is incorporated into the Notes in order to provide incentive for developments/redevelopments with planning and design merits. Each application for minor relaxation will be

⁷ The existing open-air public car park will be re-provisioned within the Development Site, while the bus terminus will be re-provisioned outside of Site B along Wang Lee Street (**Drawing A-1**) which is subject to detailed design.

⁸ A portion of STT 2575 adjoining the Development Site on the west with similar area size would be granted to HKSTPC as re-provision arrangement. The detailed arrangement is being discussed between the Government and the HKSTPC.

considered on its own merits and the relevant criteria for consideration of such relaxation set out in paragraph 9.1.7 of the Explanatory Statement of the OZP are as follow:

- (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.

9. Comments from Relevant Government Bureau/Departments

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

Policy Aspect

9.1.1 Comments of the Secretary for Development (SDEV):

- (a) She supports the planning application for MSB developments at the Development Site.
- (b) Sufficient land supply is key to enhancing Hong Kong's capacity for economic and industrial development. In pursuing large-scale developments in the New Territories, the Government aspires to make available sufficient land for the long-term development of industries, through comprehensive planning with due regard to the benefits of cluster development. Of the about 1,600 hectares brownfield sites in the New Territories, over 1,000 hectares will be resumed for high density housing and other land uses. Given that brownfield sites are accommodating operations supporting different industries of our economy at present, the Government must resume these sites for development in a controlled manner, provide assistance for affected brownfield operators to minimise the impact of clearance and development works on related economic activities, and take this opportunity to facilitate brownfield operations to consolidate and operate in a more land-efficient manner.

- (c) In the light of the above, the Development Bureau (DEVB) seeks to leverage market forces in the development of MSBs through land sale, with a view to achieving the dual policy objectives of promoting development of relevant industries and consolidating brownfield operations. Specifically, when these MSB sites are disposed through open cash tender, land sale conditions would be imposed to request the developer-owner of the MSB to set aside no less than 30% of the floor space to be taken up by the Government as GA, and the Government will appoint an agent to manage the GA and lease the space to brownfield operators displaced by government projects. The first batch of MSB sites to be rolled out includes the three sites near Yuen Long INNOPARK involved in the subject planning application.
- (d) A consultancy study earlier has confirmed the viability of the above proposal. Legislative Council Panel on Development was briefed and indicated support. Subsequently, DEVB conducted an invitation of expression of interest from June to August 2023 and ascertained market interest.
- (e) The subject application seeks a minor relaxation of the GFA and BH restrictions to facilitate the development of MSBs near Yuen Long INNOPARK, which is in line with DEVB's policy intent as mentioned above. With the proposed increase of GFA by 161,500 m² and relaxation of BH restriction from 8 storeys to 10 storeys, the development potential of the sites under application could be unleashed for the MSBs thereon to support the logistics and/or vehicle maintenance industries and provide more spaces to accommodate brownfield operations displaced by government projects. This application is also compatible with the planning intention of the "OU(IE)" zone and the land uses in Yuen Long INNOPARK, and its proposed planning and design merits (including building setback, design features at the street level, green building design, etc.), if materialised, can provide better streetscape and bring about amenity of the locality. DEVB also notes that although the development layout is indicative and subject to change in the implementation stage, no technical problem in relation to traffic, environment, infrastructure capacity, air ventilation, or other constraints has been identified by the applicant so far thus agreeable.

Innovation and Technology

9.1.2 Comments of the Commissioner for Innovation and Technology (C for I and T):

- (a) He has no comment on the application.
- (b) It is noted that application is for minor relaxation of GFA and BH restrictions for "OU(IE)" zone to allow additional GFA for the MSB developments, and the Estate Centre site will be

relocated outside the Development Site. Detailed arrangement is being discussed between the Government and the HKSTPC.

Land Administration

- 9.1.3 Comments of the Chief Estate Surveyor/Land Supply, Lands Department (CES/Land Supply, LandsD):

She has no comment on the application from land disposal point of view.

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

- (a) He has no comment on the application.
- (b) A section of a private lot of Y.L.T.L 313 & Extensions Thereto Section N falls within the Development Site, which would be surrendered to the Government. A portion of STT 2575 adjoining the Development Site on the west with similar area size would be granted to HKSTPC as lot extension to Y.L.T.L 313 & Extensions Thereto as re-provision arrangement. The detailed arrangement is being discussed between the Government and the HKSTPC.

Traffic

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

He has no objection in principle to the application from traffic perspective.

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

He has no objection in principle to the application and detailed advisory comments on the application from highways maintenance point of view are at **Appendix II**.

Environment

- 9.1.7 Comments of the Director of Environmental Protection (DEP):

Based on the Environmental Assessment and Sewerage Impact Assessment submitted, it is considered that there will be no adverse environmental impact due to the proposed development. He has no objection to the application from environmental planning perspective.

Urban Design, Air Ventilation and Landscape

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

It is noted that the proposed MSBs for industrial uses with a PVP and ancillary facilities mainly consists of 10-storey buildings among other medium and low-rise buildings in the surrounding area, and the buildings are planned to set back from existing streets and neighbouring sites. He has no comment from architectural and visual impact points of view.

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

Urban Design

- (a) Being located at the Yuen Long INNOPARK, the Development Site is surrounded by some 1 to 6-storey industrial buildings/factories (with BHs ranging from 7.3mPD to 44.3mPD which are subject to BH restriction of 8 storeys excluding basement(s) in the OZP) to the immediate north, west and east, and flanking Chu Wong Ling to the immediate south. The proposed MSB developments (with maximum BH of 10 storeys above ground/ 71.5mPD) are considered not incompatible with the surrounding and planned contexts of industrial developments in terms of building footprint and height.
- (b) Compared to the Baseline Scheme (i.e. in compliance to the OZP BH restriction), the proposed development would result in negligible to slightly adverse visual impacts on the selected public viewing points.
- (c) Besides, various design measures are incorporated into the proposed development, including provision of minimum 6m wide building setback along Wang Lee Street and Fuk Wang Street, and tree planting and /or vertical greening at the building façade and at the Development Site boundary.

Air Ventilation

- (d) An Air Ventilation Assessment Initial Study (AVA-IS) using computational fluid dynamic modelling has been carried out for the Baseline Scheme and indicative proposed scheme for the Development Site. According to the simulation results, the overall performances of Baseline Scheme and indicative proposed scheme on pedestrian wind environment are comparable under both annual and summer conditions. As such, it is not anticipated that the indicative proposed scheme would generate significant adverse air ventilation impact on the overall pedestrian wind environment as compared with the Baseline Scheme. Detailed advisory comments on the AVA-IS are at **Appendix II**.

Landscape

- (e) With reference to the revised submission by the applicant (**Appendix Ib**), about 128 existing trees were identified in the Development Site. No trees of particular interests, including registered, potential Old and Valuable Trees or tree species of conservation importance was identified. 15 trees are proposed to be retained and approximately 113 trees are proposed to be felled for the implementation of the proposed development.
- (f) Noting the applicant stated that compensatory tree planting should be as far as possible of a ratio not less than 1:1 in terms of number, and the proposed landscape treatment shown in the indicative Master Layout Plan (**Drawing A-1**), she has no comment on the application from landscape planning perspective. Her detailed advisory comments are at **Appendix II**.

Local Views

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

There are two replies received from locals. An individual objects to the application mainly on the grounds that the proposed development would cause adverse traffic impacts. The other comment received from the Village Representative (VR) of Wang Chau Lam Uk Tsuen, which is identical with the public comment received during statutory publication period, is detailed at paragraph 10.1 (b) below.

- 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 II**:

- (a) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (b) Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD);
- (c) Director of Agriculture, Fisheries and Conservation (DAFC);
- (d) Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
- (e) Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD);
- (f) Director of Fire Services (D of FS);
- (g) Director of Electrical and Mechanical Services (DEMS); and
- (h) Commissioner of Police (C of P).

10. Public Comments Received During Statutory Publication Period

- 10.1 On 13.10.2023, the application was published for public inspection. During the statutory publication period, two public comments with suggestions were received from an individual and the VR of Wang Chau Lam Uk Tsuen

(**Appendices III-1 to III-2**). Their major views/suggestions are summarised as follows:

- (a) The provision of car parking spaces will increase traffic flow on the nearby roads (i.e. Wang Lok Street and Fuk Hi Street) (**Plan A-2a**). It is suggested to provide pedestrian crossing facilities for the safety of nearby villagers (**Appendix III-1**).
- (b) The VR of Wang Chau Lam Uk Tsuen suggested that all planning applications or Government's land resumption proposals falling within 300m of 'Village Environs' or Permitted Burial Grounds should include an impact assessment on the interests of villagers in New Territories (**Appendix III-2**).

11. Planning Considerations and Assessment

- 11.1 The application is for minor relaxation of (i) GFA restriction of the "OU(IE)" zone (from 1,687,625m² to 1,849,125m²) (i.e. +161,500m² or 9.6%) at the Application Site and (ii) BH restriction (from 8 to 10 storeys excluding basement(s)) (i.e. +2 storeys or 25%) for part of the Development Site which falls within Area (a) of the "OU(IE)" zone for permitted industrial uses, PVP (excluding container vehicle) and ancillary facilities in proposed MSB developments. According to the Notes of the OZP, 'Industrial Use', 'Warehouse (excluding Dangerous Goods Godown)', 'Cargo Handling and Forwarding Facility' and 'Public Vehicle Park (excluding container vehicle)' uses are always permitted in the "OU(IE)" zone. The proposed MSB developments will provide a total GFA of 161,500m² to accommodate specific industries that could not normally be accommodated in conventional industrial buildings because of their specific requirements, which is in line with the planning intention for the "OU(IE)" zone and necessary for catering the needs of the displaced brownfield operators due to the land resumption of brownfield sites by government projects.

Policy Aspect and Planning Merits

- 11.2 The proposed MSB developments are mainly for industrial uses including vehicle servicing and maintenance and/or logistics uses with not less than 30% of the GFA reserved as GA for accommodating displaced brownfield operations. The application is in line with the Government's policy in developing MSBs and providing assistance for displaced brownfield operators as mentioned in paragraph 4.2 above. The proposed minor relaxation of GFA and BH restrictions can further enhance the efficiency in the use of land resources and provide more floor spaces to accommodate brownfield operations including those displaced by government projects. SDEV has rendered policy support to the application as the MSB developments could provide assistance for affected brownfield operators to minimise the impact of clearance and development works on related economic activities, while the Government could take this opportunity to facilitate brownfield operations to consolidate and operate in a more land-efficient manner.

Land Use Compatibility

- 11.3 The Development Site is bounded by industrial buildings/factories of Yuen Long INNOPARK in the west, east and north (**Plan A-2a**). The proposed MSB developments, which are mainly for industrial uses including vehicle servicing and maintenance and/or logistics uses, are considered not incompatible with the surrounding land uses.

Development Intensity

- 11.4 The proposed minor relaxation of GFA restriction from 1,687,625m² to 1,849,125m² (i.e. an increase of 161,500m² or 9.6%) is to allow additional GFA to enable the development of MSBs without compromising the maximum GFA currently permitted under the “OU(IE)” zone (i.e. 1,687,625m²) which has already been granted for Yuen Long INNOPARK under lease. The proposed minor relaxation of GFA restriction would not result in any change to the existing GFA entitlement of the Yuen Long INNOPARK. While the proposed PR of 5 for the MSB developments is generally higher than the development intensity of industrial developments within Yuen Long INNOPARK (i.e. PR of 2.5), it is comparable to other existing industrial buildings in Yuen Long District such as those in Tung Tau Industrial Estate which are subject to maximum PR of 5 as well as the planned MSB sites in Yuen Long South Development and Hung Shui Kiu/ Ha Tsuen New Development Area which are subject to a maximum PR of 5 and 7 respectively. As elaborated in paragraphs 11.5 to 11.7 below, the proposed MSB developments are technically feasible and would not create significant adverse traffic, visual, landscaping and air ventilation impacts on the surrounding areas.

Minor Relaxation of BH Restriction

- 11.5 On visual impact, CTP/UD&L advises that the proposed minor relaxation of BH restriction from 8 to 10 storeys for Area (a) within the “OU(IE)” zone would only result in negligible to slightly adverse visual impacts when compared to the Baseline Scheme (**Drawings A-12 to A-13**). She also considers that the proposed development is not incompatible with the surrounding developments and has no adverse comment on the application from urban design perspective. With consideration to the existing BHs (maximum 6 storeys) of the industrial buildings within Yuen Long INNOPARK, CA/ASC, ArchSD also has no comment from architectural and visual impact points of view. On landscaping, with the proposed compensatory tree planting and landscape treatment, CTP/UD&L, PlanD has no adverse comment on the application in this regard.
- 11.6 Given the extent of relaxation of BH restriction sought (i.e. increase of 2 storeys) is not significant and the application is in line with the Government’s policy in developing MSBs to accommodate displaced brownfield operations, the proposed minor relaxation of BH restriction is considered acceptable.

Other Technical Aspects

- 11.7 The submitted Traffic Impact Assessment has demonstrated that the proposed development would not induce insurmountable traffic impact and C for T has no adverse comment on the application from traffic engineering point of view. The submitted AVA-IS has demonstrated that the Baseline Scheme and the proposed indicative scheme is comparable under both annual and summer conditions and CTP/UD&L has no adverse comment on the application from air

ventilation perspective. The applicant has also conducted other technical assessments including environment, water supply and utilities, sewerage, drainage and geotechnical impact assessments to demonstrate that the proposed development would not generate significant adverse impacts to the surrounding areas. With the implementation of proposed mitigation measures, the proposed minor relaxation of GFA and BH restrictions is found acceptable from the technical point of view. In this regard, concerned government departments consulted including CHE/NTW of HyD, DEP, CE/MN of DSD, CE/C of WSD and H(GEO) of CEDD have no objection to or no adverse comment on the application.

Indicative Scheme

- 11.8 It should be noted that the building block layout for the Development Site submitted by the applicant is indicative and solely for technical assessment purpose. It is used to illustrate that the proposed relaxation of GFA and BH restrictions would have no significant adverse impacts in terms of traffic, environmental, air ventilation and visual quality, etc. Should the Committee approve the application, the approval is for the applied minor relaxations as stated in paragraph 11.1 only while the layout of the Development Site would not form part of the approval. This is to allow flexibility for formulating building design and layout at the Development Site which can only be finalised at detailed design stage after land disposal. Besides, it should be noted that the actual site area of the Development Site is subject to detailed survey at a later stage.

Local Views and Public Comments

- 11.9 The comments as conveyed by DO/YL of HAD in paragraph 9.1.10 and public comments on the application received during the statutory publication periods are summarised in paragraph 10.1 above. Regarding the commenter's suggestion on pedestrian crossing facilities outside the Application Site, it has been conveyed to relevant departments including HAD, TD and HyD for consideration. Regarding the commenter's suggestion on inclusion of impact assessment on the interests of villagers in New Territories in planning submissions, the Development Site is not within the extent of 'Village Environs' or Permitted Burial Grounds. Regarding the objecting comment, the planning considerations and assessments 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 local views and public comments mentioned in paragraphs 9.1.10 and 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 24.11.2027, 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 advisory clauses at **Appendix II** are suggested for Members' reference.
- 12.3 There is no strong reason to recommend rejection of the application.

13. Decision Sought

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

14. Attachments

Appendix I	Application Form received on 10.10.2023
Appendix Ia	Supporting Planning Statement
Appendix Ib	FI received on 1.11.2023
Appendix Ic	FI received on 9.11.2023
Appendix Id	FI received on 15.11.2023
Appendix II	Recommended Advisory Clauses
Appendices III-1 to III-2	Public Comments
Drawing A-1	Indicative Master Layout Plan
Drawing A-2 to A-3	Indicative Floor Plans (Site A)
Drawings A-4 to A-6	Indicative Floor Plans (Site B)
Drawings A-7 to A-8	Indicative Floor Plans (Site C)
Drawings A-9 and A-11	Indicative Section Plans
Drawings A-12 to A-13	Photomontages
Plan A-1	Location Plan
Plan A-2a	Site Plan (Application Site)
Plan A-2b	Site Plan (Development Site)
Plan A-3	Aerial Photo
Plans A-4a to A-4b	Site Photos

**PLANNING DEPARTMENT
NOVEMBER 2023**