

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL/316

- Applicant** : Hong Kong Housing Authority (HKHA)
- Site** : Government Land (GL) along Shap Pat Heung Road, Yuen Long, New Territories
- Site Area** : About 7,100 m²
- Lease** : Government Land
- Plan** : Approved Yuen Long Outline Zoning Plan (OZP) No. S/YL/27
- Zoning** : “Residential (Group A) 1” (“R(A)1”)
[Restricted to a maximum domestic plot ratio (PR) of 5 or a maximum non-domestic PR of 9.5; and a maximum building height (BH) of 25 storeys (excluding basement(s))]
- Application** : Proposed Minor Relaxation of PR and BH Restrictions for Permitted Public Housing and Social Welfare Facilities (SWFs)

1. The Proposal

- 1.1 The applicant seeks planning permission for minor relaxation of PR and BH restrictions for permitted public housing development with the provision of SWFs and other ancillary facilities at the application site (the Site) (**Plan A-1a**). The Site falls entirely within the “R(A)1” zone, which is subject to a maximum domestic/non-domestic PR of 5/9.5 and a maximum BH of 25 storeys (excluding basement(s)). According to the Notes for the “R(A)” zone on the OZP, ‘Flat’ and ‘SWF’ are Column 1 uses which are always permitted. According to the Remarks in the Notes for the “R(A)” zone, based on the individual merits of a development proposal, minor relaxation of PR 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). The Site is accessible from Shap Pat Heung Road (**Drawings A-1 and A-3**) and currently under ground investigation works (**Plans A-4a and A-4b**).
- 1.2 The indicative scheme of the proposed public housing development mainly comprises two housing blocks over a four-storey podium, which will mainly accommodate the SWFs, car parking facilities, covered landscape area and other ancillary facilities (**Drawings A-1 to A-4**).
- 1.3 In pursuit of the Government’s initiatives to increase the maximum domestic PR of public housing sites where technical feasibility permits, and to increase the provision of SWF(s) with about 5% of the domestic gross floor area (GFA), the applicant has reviewed the technical feasibility of intensifying the development at

the Site. Upon technical feasibility study, it is proposed to increase the flat production through minor relaxation of domestic/non-domestic PR restriction from 5/9.5 to a total PR of 7.2 (i.e. domestic PR of 6.5 and non-domestic PR of 0.7) so as to increase the total number of flats from about 700 units for the OZP compliant scheme to about 944 units (i.e. +244 units or 35%) after intensification. According to the applicant, due to various site constraints such as the small and irregular shape of the Site, reservation of a non-building area (NBA) for possible future road connection linking up Shap Pat Heung Road and Lam Hi Road (**Drawings A-1 and A-2**) and carving-out of two strips of land along the northern boundary of the Site for forming the footpath adjoining the bus lay-by along Shap Pat Heung Road (**Plan A-2**), minor relaxation of BH restriction from 25 storeys (excluding basement(s)) to 40 storeys is thus proposed to achieve policy targets and optimise development potential of the Site for the proposed public housing development with incorporation of SWFs.

- 1.4 The layout plans, section plans, Landscape Master Plans and photomontages submitted by the applicant are at **Drawings A-1 to A-6**. The major development parameters of the proposed scheme are included in the table below:

Development Parameters	Proposed Scheme ¹
Site Area (about) ¹	7,100 m ²
Overall GFA (about)	51,120 m ² (equivalent PR of 7.2)
- Domestic (about)	46,150 m ² (equivalent PR of 6.5)
- Non-domestic (about)	4,970 m ² (equivalent PR of 0.7) (for retail and SWFs)
Proposed Maximum BH (main roof level)	40 storeys (about 130mPD) (i.e. +15 storeys / +60% over OZP BH restriction)
No. of Residential Blocks	2
No. of Flats (about)	944 (i.e. +244 / +35% over OZP compliant scheme)
Design Population (about)	2,550
Social Welfare Facilities	About 2,317 m ² (About 5% of the domestic GFA) - a Centre for one team of Home Care Services for Frail Elderly Persons (HCS Centre) (GFA of about 540 m ²) - a 70-place Halfway House (GFA of about 1,777 m ²)
Recreational Facilities	- Local Open Space (Not less than 2,550 m ²) - Communal/Children Play Area (Not less than 204 m ²)
Greenery Coverage	At least 20%
No. of Car Parking Spaces	
- Private Car ²	133 (i.e. 123 for Domestic and 10 for Visitors)
- Motorcycle	9
- Light Goods Vehicle ³	5 (i.e. 4 for Domestic and 1 for HCS Centre)
- Bicycle	63
No. of Loading/Unloading (L/UL) Spaces	
- For Domestic ⁴	4
- For HCS Centre	1
Tentative Completion Year	2028/29

¹ The scheme is for illustrative purpose only and subject to detailed design while site area is subject to detailed survey.

² Shared use of van-type Light Goods Vehicles or Taxis is allowed.

³ Shared use of car parking spaces for domestic portion with Light Bus is allowed in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG).

⁴ Shared use L/UL spaces for domestic portion with overnight parking of medium/heavy goods vehicles and coaches/buses with due consideration of site constraints and local situation is allowed in accordance with HKPSG.

- 1.5 Various technical assessments, including Landscape and Visual Impact Assessment (LVIA), Environmental Assessment Study (EAS), Traffic and Transport Impact Assessment (TTIA), Drainage Impact Assessment (DIA), Water Supply Impact Assessment (WSIA) and Sewerage Impact Assessment (SIA), have been carried out by the applicant to demonstrate that the proposed development, with the adoption of appropriate mitigation measures, would not induce significant adverse impacts in terms of such various aspects.
- 1.6 In support of the application, the applicant submitted the following documents:
- (a) Application Form received on 30.1.2024 (Appendix I)
 - (b) Supplementary Planning Statement (SPS) received on 30.1.2024 enclosing various technical assessment reports (Appendix Ia)
 - (c) Further Information (FI) received on 28.3.2024 (Appendix Ib)
(not exempted from publication and recounting requirements)
 - (d) FI received on 30.4.2024 (Appendix Ic)
(exempted from publication and recounting requirements)
- 1.7 On 15.3.2024, the Rural and New Town Planning Committee (the Committee) of the Board agreed to defer making a decision on the application for two months as requested by the applicant.

2. Justifications from the Applicant

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

In line with Government's Policy on Intensification of Public Housing Sites

- (a) According to the policy initiative on 'Enhanced Development Intensity of Public Housing Sites', the maximum domestic PR of public housing sites located in selected zones may be increased by up to 30% when technically feasible.
- (b) In line with the above policy, the maximum domestic PR of the Site is allowed to increase from 5 to 6.5. With the SWFs and other ancillary facilities, minor relaxation of the maximum overall PR up to 7.2 (including domestic PR of 6.5 and non-domestic PR of 0.7) and the maximum BH from 25 storeys to 40 storeys (excluding basement(s)) is proposed at the Site.

Meet Acute Demand for Public Housing

- (c) The application would increase the public housing production by about 244 units (i.e. +35% / from about 700 to about 944 units), which is in line with the Government's policy to address the acute demand for public housing.

Address the Shortfall of the SWFs

- (d) The 2020 Policy Address (PA) has recommended HKHA to explore setting aside a floor area equivalent to about 5% of attainable domestic GFA in future public housing projects for provision of SWFs to address the space shortfall of the welfare sector. As per the request of the Social Welfare Department, a HCS Centre and a 70-place Halfway House are proposed at the Site to accord with such welfare initiative.

Optimise Development Potential with consideration of Site Constraints

- (e) The Site is small, irregular and surrounded by existing high-rise private residential developments at its east, south and west. Part of the eastern portion of the Site is also required to be reserved as NBA (**Drawings A-1 and A-2**) for possible future road connection linking up Shap Pat Heung Road and Lam Hi Road. Two strips of land are also carved out from the Site (**Plan A-2**) so as to hand over to respective government departments after completion of the proposed development in form of footpath for adjoining bus lay-by along Shap Pat Heung Road. With consideration of these site constraints, a public housing development with a total PR of 7.2 and BH of 40 storeys as shown in the proposed indicative scheme is needed to optimise the development potential of the Site.
- (f) The proposed minor relaxation of BH restriction is sought to accommodate (i) the increased PR (i.e. equivalent GFA) for additional 244 flats and SWFs; (ii) additional parking spaces as compared with the OZP compliant scheme to meet the latest parking standards of the Hong Kong Planning Standards and Guidelines (HKPSG); and (iii) adoption of modular integrated construction (MiC) which, apart from requiring higher floor-to-floor height of MiC floor, allows 10% of the MiC floor area to be disregarded from GFA calculation under the Joint Practice Note No. 8.

No Adverse Technical Impacts

- (g) According to the LVIA, in order to accommodate all the required facilities and to comply with the prescribed window requirement for the dormitories of the Halfway House, a wider building frontage and higher podium coverage are considered inevitable. Nevertheless, building separation, building setback, NBA, sensitive façade treatment, podium greening and vertical greening would be proposed to ameliorate the visual impacts and enhance wind permeability (**Drawings A-1 and A-2**). Tree compensation will also be provided within the Site with associated green measures such as podium greening, vertical greening, green roof and at-grade planting so as to achieve the requirement of a minimum of 20% green coverage at the Site¹ (**Drawings A-3 and A-4**). Various technical assessments, such as TTIA, DIA, SIA and WSIA, also concluded that the proposed development would not induce significant adverse impacts on visual, traffic, drainage, sewerage and water supply aspects respectively.
- (h) The EAS also concluded that with mitigation measures such as acoustic windows and fixed glazing, the proposed development would have no insurmountable environmental impacts. The applicant will also review the EAS for the final scheme to ensure that proper design and mitigation measures will be adopted.

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

As the Site only involves GL, the “owner’s consent/notification” requirement as set out in the Town Planning Board Guidelines on satisfying the “Owner’s Consent/Notification” Requirements under Section 12A and 16 of the Ordinance (TPB PG-No. 31B) is not applicable to the application.

¹ Even without taking into account the proposed planting area in the NBA, a minimum of 20% greenery coverage could be achieved.

4. Background

- 4.1 Pursuant to the Gazette Notice dated 9.6.2022, previous private land where the Site falls upon had been resumed by the Government under the Lands Resumption Ordinance (Cap. 124) for subsidised housing development.
- 4.2 As announced in the 2014 PA, the maximum domestic PR that can be allowed for housing sites located in New Towns would be raised generally by about 20% as appropriate. According to the 2015 PA and decision of the Executive Council in 2018, the Government will increase development intensity as appropriate by allowing further increase of domestic PR for public housing sites by 10% (i.e. up to 30% in total) where technically feasible. Furthermore, the 2022 PA stated that in order to increase development intensity, the maximum PR for residential sites in the Northern Metropolis could be increased to 6.5 where technically feasible.
- 4.3 In the 2020 PA, the Chief Executive announced to increase the PR of future public housing projects so that 5% of the attainable domestic GFA would be set aside for SWF without compromising flat production.

5. Previous Application

The Site is not involved in any previous application.

6. Similar Application

There is no similar application within the “R(A)” zones on the OZP.

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) accessible from Shap Pat Heung Road; and
- (b) currently under ground investigation works (**Plans A-4a and A-4b**).

7.2 The Site is predominantly bounded by existing residential developments located within the same “R(A)1” zone, namely Atrium House, Park Signature and La Grove, to its immediate west, south and east, with BHs ranging from 75mPD to 81mPD (**Plan A-1a**). To the north across Shap Pat Heung Road are the village settlements of Ma Tin Tsuen and Lung Tin Tsuen, while further west of the Site are mainly occupied by temporary structures, open storage yards, vehicle parks and vacant/unused land within the nearby “R(A)1”, “Government, Institution or Community” and “Open Space” zones (**Plans A-2 and A-3**).

7.3 In terms of a wider context, the Site is located in the south of the Yuen Long New Town with some planned public housing developments in its further east, south and northwest, including the proposed public housing development at Tai Kei Leng subject to a BH restriction of 185mPD, several planned public housing sites within the Yuen Long South Development Area subject to a BH restriction of 160mPD, and the public housing development at Long Bin currently under construction with maximum BH of 170mPD as approved under application No. A/YL-TYST/1074 (**Plan A-1b**).

8. **Planning Intention**

The “R(A)” zone is intended primarily for high-density residential development. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing development.

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) According to the record, the Site is a piece of GL resumed under the Land Resumption Ordinance (Cap. 124) via the Government Gazette No. 2881 dated 9.6.2022 and Resumption Plan No. YLM10689 and the land was reverted to the Government on 10.9.2022.
- (b) The Site was handed over to HKHA under Vesting Order No. 288 for advance site possession for implementation of site information and construction works on 30.11.2022. The Site was managed by HKHA since then. The actual site area and site boundary of the Site will be subject to survey and verification during the stage of land application. Other detailed advisory comments are at **Appendix II**.

Traffic

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

The TTIA revealed that there would be no insurmountable traffic impact arising from the proposed development. In this connection, she has no adverse comments on the application from the traffic engineering perspective. Other detailed advisory comments are at **Appendix II**.

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

According to the EAS, only at-receiver noise mitigation measures (i.e. acoustic window) is proposed. Should there be any at-source noise mitigation(s) requiring HyD’s maintenance is proposed, the applicant is reminded to seek specific comments from HyD. Other detailed advisory comments are at **Appendix II**.

Environment

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

Having reviewed the information submitted, no insurmountable environmental problem arising from the proposed development will be anticipated. He has no objection to the application. Other detailed advisory comments are at **Appendix II**.

Drainage

- 9.1.5 Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):
- (a) He has no comment on the DIA and SIA from public drainage point of view.
 - (b) The applicant is reminded that the newly promulgated Stormwater Drainage Manual Corrigendum No. 1/2024 and 2/2024 should be considered in the detailed design stage.

Urban Design and Landscape

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

Based on the information provided, it is noted that the development proposal mainly consists of two 40-storey residential blocks sitting on a 4-storey podium with proposed BH of about 119mPD and 128mPD. The proposal involves minor relaxation of BH restriction from 25 storeys to 40 storeys, and the proposed development would be taller than the existing buildings in the immediate neighbourhood ranging from about 75mPD to 81mPD (**Plan A-1a**). According to the information available, in the wider context, there are sites zoned “R(A)3” on Tong Yan San Tsuen OZP with BH restriction of 160mPD within the Yuen Long South Development Area and a site subject to an approved planning application No. A/YL-TYST/1074 with proposed BH of 170mPD (**Plan A-1b**). Therefore, the proposed BH may not be incompatible considering the approved developments in the wider context of the district. Subject to the view of the Planning Department, she has no comment from the visual impact point of view.

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

Urban Design

- (a) Being located in the southern part of Yuen Long New Town, the Site is bounded by Shap Pat Heung Road to the north and is situated in a predominantly low to high-rise neighbourhood. It is surrounded by some high-rise private residential developments with BHs ranging from about 75mPD to 81mPD to the immediate south, west and east. To its north and further east/west are mainly existing low-rise village houses/residential dwellings, schools and temporary structures (**Plan A-1a**). In a wider context, there are also some planned high-rise residential developments including the “R(A)6” site at Tai Keng Leng subject to a BH restriction of 185mPD to the further southeast on the OZP, the “R(A)3” sites within the Yuen Long South Development Area subject to a BH restriction of 160mPD to the further south and the “R(A)1” site to the west of Long Tin Road to the further northwest, which is subject of an approved application No. A/YL-TYST/1074 for a maximum BH of 170mPD, on the approved Tong Yan San Tsuen OZP No. S/YL-TYST/14 (**Plan A-1b**). Although the proposed development

with a maximum BH of 40 storeys (excluding basement(s)) (i.e. about 130mPD) is taller than the existing developments in the immediate neighbourhood, it is considered not incompatible with the planned wider surrounding context.

- (b) According to the submitted LVIA, as compared with the OZP compliant scheme, the proposed development would cause slightly to moderately adverse visual impacts to the selected public viewing points. Notwithstanding, various design measures including building separation, building setback, non-building area, landscaping, etc. are proposed to mitigate the visual impact of the proposed development.

Landscape

- (c) According to the aerial photo of 2023, the Site is situated in an area of miscellaneous urban fringe predominated by residential blocks, village houses, open vehicle parks and scattered tree groups. From the site photos (**Plans A-4a and A-4b**), the Site is hard-paved and currently with ground investigation works in progress. Existing trees are generally found at the edge of the northern portion within the Site. The proposed development is considered not incompatible with the landscape character of the surrounding area.
- (d) According to the SPS, a total of 49 existing trees were identified and proposed to be felled. No Old and Valuable Trees identified within the Site was reported. According to the landscape plans (**Drawings A-3 and A-4**), a total number of 76 new trees are proposed at G/F (16 trees) and on podium (60 trees) of the proposed development to compensate for the loss of the 49 existing trees. Moreover, vertical green, planting areas at G/F, planting areas and seating at 2/F, and green roof, planting areas, communal/children play area, fitness area and shelters at podium floor are proposed within the Site. She has no comment on the application from landscape planning perspective. Other detailed advisory comments are at **Appendix II**.

Social Welfare

- 9.1.8 Comments of the Director of Social Welfare (D of SW):

As a HCS Centre and a 70-place Halfway House are included in the proposal, she has no comment on the application from welfare point of view.

Local Views

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

His office has received two letters (**Appendices IIIa and IIIb**) from the private housing estates (i.e. Park Signature, La Grove and Atrium House) lodging objections against the application. The same letters were also received during the statutory public inspection periods and regarded as two objecting comments at **Appendix IVb**.

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

10. **Public Comments Received During Statutory Publication Period**

- 10.1 On 2.2.2024 and 5.4.2024, the application was published for public inspection. During the statutory public inspection periods, a total of 350 public comments were received, including one supporting comment from an individual (**Appendix IVa**), 334 objecting comments/expressing adverse comments (**Appendix IVb**) from the Incorporated Owners, Owners' Committees and/or Management Committees of nearby residential developments (i.e. Park Signature, La Grove and Atrium House), nearby residents and other individuals, and 15 providing views (**Appendix IVc**) from individuals. The comments/views are summarised as follows:

Supporting Views (One comment)

- (a) relaxation of PR for the proposed development could increase housing supply and serve public interest; and
- (b) the proposal would not cause adverse impacts to the surroundings on natural air ventilation and sunlight aspects.

Objections/Adverse Comments (334 comments)

- (a) additional population would impose extra burden on the already overloaded traffic capacity of Yuen Long South areas, particularly along Kung Um Road, Shap Pat Heung Road and Kiu Hing Road (**Plan A-1a**); and further aggravate air and noise pollutions during construction stage. Public transport services within the area are already inadequate and existing transportation infrastructures are unable to support a high-intensity development. Introduction of more population would worsen the traffic and living standard of the surrounding areas;
- (b) the Site is surrounded by existing residential developments, of which the view, natural sunlight as well as ventilation would be blocked by the proposed development with excessive BH. A cluster of high-rise buildings would create wall effect and the overall visual landscape of the neighbourhood would also be disrupted;
- (c) the proposed development is not compatible with the surrounding low-to-medium density private housing developments in terms of its housing type, BH and PR, which may disrupt the social harmony and coherence

between neighbourhoods. The construction works of the proposed development would also adversely affect the health of nearby residents and pose public health concerns of rodent nuisance;

- (d) there are insufficient local community, educational and recreational facilities as well as public open spaces to cope with the demand of the current population. Hence, additional population introduced by the proposed development would worsen the living quality of the existing residents;
- (e) the SWFs (i.e. HCS Centre and Halfway House) proposed in the indicative scheme may pose safety concerns for students of nearby schools and young residents living in Youth Oasis (**Plan A-1a**). Additional population would also pose privacy risks to existing residents living in nearby private residential estates such as Park Signature and La Grove (**Plan A-2**);
- (f) a number of existing trees near the Site would be felled due to the proposed development, which does not align with the objective of creating a sustainable green city initiated by the Government; and
- (g) the processing of application is lack of transparency, community engagement and public consultation and thus fails in striking a balance between different stakeholders' interests.

Providing Views (15 comments)

- (a) the proposed four-storey podium is suggested to reduce to two storeys as the BH of the development should be compatible with the nearby existing residential blocks to maintain coherent views;
- (b) current public transportation system and local community facilities should be improved so as to cater for the needs of the existing and future residents. Newly proposed vehicular access is considered not necessary and it is suggested to share access with Park Signature (**Plan A-2**) to reduce traffic flows;
- (c) the proposed L-shaped building block (**Drawing A-1**) should be modified so as to alleviate the possible wall effect given its proximity to Park Signature (**Plan A-2**); more greenery should be designed and sufficient separation between building blocks is recommended; and
- (d) there is concern on why the estimated daily sewerage flows of relevant data zones in Year 2019 is higher than those in Year 2031 as shown in the SIA.

11. Planning Considerations and Assessment

- 11.1 The application is for minor relaxation of PR and BH restrictions of the Site zoned "R(A)1" on the OZP from a domestic/non-domestic PR of 5/9.5 to a total PR of 7.2 (i.e. domestic PR of 6.5 and non-domestic PR of 0.7) and from 25 storeys to 40 storeys (excluding basement(s)) (+15 storeys/+60%) respectively for permitted public housing development and SWFs. The proposed uses are in line with the planning intention of the "R(A)1" zone.

Minor Relaxation of PR Restriction

- 11.2 The proposed minor relaxation of PR restriction is in line with the Government's policy of enhancing the development intensity of public housing sites to increase housing supply where technical feasibility permits, and to increase the provision of SWFs by providing about 5% of domestic GFA for welfare uses. According to the applicant, the proposed minor relaxation of PR restriction (with domestic PR increased from 5 to 6.5) would provide an addition of about 244 flats to meet the pressing demand for public housing units. The tentative completion year of the concerned public housing development is targeted to be 2028/2029. In addition, SWFs with total GFA of about 2,317m² (i.e. about 5% of domestic GFA) will be provided in the public housing development. The proposed minor relaxation of PR restriction will optimise the use of scarce land resources to meet the acute public housing demand in Hong Kong and to address the space shortfall for welfare facilities, which is in line with the Government's policies on intensification of public housing sites and provision of SWFs.
- 11.3 Given that the proposed increase in population is only about 659 persons compared to the OZP compliant scheme, the overall planned provision of community facilities and open space in the Yuen Long New Town will still be generally adequate to serve the needs of the planned population. In this regard, DSW, DLCS and DO/YL of HAD have no adverse comment on the application from the community facility and open space provision point of view.

Minor Relaxation of BH Restriction

- 11.4 The Site is located to the southwest of the developed area of the Yuen Long New Town. Although there are low-rise village settlements of Ma Tin Tsuen and Lung Tin Tsuen to the north across Shap Pat Heung Road to the north of the Site, the Site is surrounded by adjoining high-rise private residential developments, i.e. La Grove, Park Signature and Atrium House with BHs ranging from about 75mPD to 81mPD to the east, south and west (**Plans A-1a and A-2**). While the proposed BH of the public housing development of 40 storeys (excluding basement(s)) (i.e. about 130mPD) is taller than the existing residential developments in the immediate neighbourhood, the proposed minor relaxation of BH restriction (from 25 storeys to 40 storeys) is considered not incompatible with the wider surrounding context which includes the planned high-rise residential developments at Tai Kei Leng (BH restriction of 185mPD) in the southeast, within the Yuen Long South Development Area (BH restriction of 160mPD) in the further south and at Long Bin (BH restriction of 170mPD) in the further northwest (**Plan A-1b**).
- 11.5 In order to alleviate the visual impact, mitigation measures such as building separation, building setback, NBA, sensitive façade treatment, podium greening and vertical greening are proposed (**Drawings A-1 to A-4**). According to the LVIA, the proposal would unlikely cause any significant adverse visual impact. In this regard, CTP/UD&L of PlanD and CA/ASC of ArchSD have no adverse comment on the application from urban design and visual perspectives.

Other Technical Aspects

- 11.6 On the aspect of landscape and tree preservation, there is no Old and Valuable Trees identified within the Site and 76 new trees are proposed to be planted by the applicant to compensate for the felling of 49 existing trees (**Drawings A-3 and A-4**). With the proposed vertical greening, green roof and planting areas at-grade and on podium, the proposed development is considered not incompatible

with the landscape character of the surrounding area. For the concerns on air ventilation, the Site does not fall within any major breezeways while the proposed development does not fall within the categories of project requiring Air Ventilation Assessment under the Housing, Planning and Lands Bureau and Environment, Transport and Works Bureau's Joint Technical Circular No. 1/06. As such, significant adverse air ventilation impact on the surrounding pedestrian wind environment is not anticipated.

- 11.7 Other relevant departments including C for T, CHE/NTW of HyD, DEP, CE/MN of DSD, CE/C of WSD, D of FS and DEMS have no objection to or no comment on the application in terms of traffic, environmental, sewerage, drainage, water supply, fire safety and utility provision aspects respectively.

Local Views and Public Comments

- 11.8 There were 350 public comments received during the statutory publication periods as summarised in paragraph 10 above. The objections are mainly related to traffic, public transport, environmental, visual, air ventilation, tree preservation, safety and health aspects, as well as development intensity, provision of supporting facilities in the vicinity, open space provision and the transparency and consultation mechanism upon the processing of application. Regarding concerns on transparency and consultation mechanism during the processing of the planning application, the public consultation have been carried out in accordance with provisions of the Ordinance and the requirements of the relevant Town Planning Board guidelines. For other concerns expressed in the public comments received, the justifications provided by the applicant in paragraph 2, the departmental comments in paragraph 9 and the planning considerations and assessments in paragraphs 11.1 to 11.7 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 24.5.2028, 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 recommended advisory clauses attached 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 applicant.

14. Attachments

Appendix I	Application Form received on 31.1.2024
Appendix Ia	SPS received on 31.1.2024
Appendix Ib	FI received on 28.3.2024
Appendix Ic	FI received on 30.4.2024
Appendix II	Recommended Advisory Clauses
Appendices IIIa and IIIb	Objection Letters received by DO(YL) of HAD
Appendices IVa, IVb and IVc	Public Comments
Drawing A-1	Indicative Master Layout Plan
Drawing A-2	Indicative Site Section
Drawings A-3 and A-4	Indicative Landscape Plans
Drawings A-5 and A-6	Photomontages
Plans A-1a and A-1b	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a and A-4b	Site Photos

**PLANNING DEPARTMENT
MAY 2024**