

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL/321

<u>Applicant</u>	: Regal Crown Development Limited represented by Lawson David & Sung Surveyors Limited
<u>Premises</u>	: 3/F and 7/F, Tower 1, One North, 8 Hong Yip Street, Yuen Long, New Territories
<u>Total Floor Area of Premises</u>	: About 2,628m ²
<u>Lease</u>	: Yuen Long Town Lot (YLTL) No. 532 (a) New Grant No. 22283 subject to a Modification Letter (b) restricted for the uses of non-residential purposes excluding hotel, petrol filling station, godown, residential care home and industrial purposes, offensive trades and the use or storage of any dangerous goods
<u>Plan</u>	: Approved Yuen Long Outline Zoning Plan (OZP) No. S/YL/27
<u>Zoning</u>	: “Other Specified Uses” annotated “Business” (“OU(B)”) <i>[Restricted to a maximum plot ratio (PR) of 5 and a maximum building height (BH) of 15 storeys excluding basement(s)]</i>
<u>Application</u>	: Proposed Social Welfare Facility (Excluding those involving Residential Care)

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed social welfare facility (excluding those involving residential care) at the application premises (the Premises) which falls within an area zoned “OU(B)” on the OZP (**Plan A-1**). According to Schedule I (for open-air development or for building other than industrial or industrial-office building) of the Notes of the OZP for the “OU(B)” zone, ‘Social Welfare Facility (excluding those involving

residential care)’¹ is a Column 2 use, which requires planning permission from the Town Planning Board (the Board). The Premises is currently mostly vacant and partly occupied by a yoga studio (**Plans A-4a and A-4b**).

- 1.2 The Premises is located at the 3/F and 7/F of Tower 1 of an existing commercial development, known as One North, which consists of two office buildings with commercial uses on the podium floors over two levels of basement carpark. According to the applicant, the Premises will be used for social welfare facility providing a range of services² with ancillary office to support youth and underprivileged families within the neighbourhood. According to the applicant’s submission, the total internal floor area for the operation of the proposed social welfare facility is about 2,029m² while the total GFA (including all internal common/circulation spaces) is about 2,628m². Each floor will accommodate not more than 200 people (including staff) and the welfare service will be operated from 9:00 a.m. to 8:00 p.m. daily under a visitor reservation system.
- 1.3 The subject commercial development is located within Tung Tau Industrial Area (TTIA) and the Premises is accessible via the lift lobby with direct access to Hong Yip Street and Wang Yip Street West (**Plans A-2 and A-4a**). According to the applicant, visitors will mainly access to the Premises on foot or by public transport. Parking facilities are also provided at the subject commercial development, for users of the proposed social welfare facility through a pre-booking system arranged by the applicant³. The proposed floor plans⁴ submitted by the applicant are at **Drawings A-1 and A-2**.
- 1.4 In support of the application, the applicant has submitted the following documents:
 - (a) Application form with attachments received on 30.9.2024 (**Appendix I**)
 - (b) Supplementary Planning Statement (SPS) (**Appendix Ia**)
 - (c) Supplementary Information (SI) received on 3.10.2024 (**Appendix Ib**)
 - (d) Further Information (FI) received on 17.12.2024* (**Appendix Ic**)
 - (e) FI received on 20.1.2025* (**Appendix Id**)

¹ According to the Definition of Terms of the Town Planning Board, ‘Social Welfare Facility’ means any place or premises used for rendering services, for example, social security services; family and child welfare services; medical social services; group and community work and services for young people, to meet the welfare needs of an individual or a group of people in the community as recommended by the Director of Social Welfare, and for providing community services to the general public.

² Including pre-school rehabilitation services (for children who are aged 2 or above); children and youth services (aged 6-24 on neighbourhood basis); integrated education and rehabilitation services; family education and counselling services; community development services; specialised services; support services for ethnic minorities/new immigrants; and physical/speech/occupational therapy.

³ According to the applicant, four designated private car parking spaces have been reserved in the existing car park for the proposed social welfare facility through a pre-booking system.

⁴ The floor layout will be subject to detailed design.

**accepted but not exempted from publication and recounting requirements*

- 1.5 On 22.11.2024, 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:

- (a) There is an increase in the number of youths and young families living in Yuen Long District in recent years, hence social welfare facilities to serve the youths and families are needed. The proposed use could provide such services to the new residential developments at the edge of TTIA and Yuen Long town.
- (b) There is a shortage of premises for providing social welfare facilities in Hong Kong in light of the high demand for population-based or district-based welfare facilities. The Government has been adopting a multi-pronged approach to identify suitable sites or premises for welfare facilities. The proposed use could meet the imminent need for welfare facilities which is in line with the Government's policy. The proposed use is also in line with the Government policy of "single site, multiple uses".
- (c) The proposed use is compatible with other office and retail uses at the same building. No interface issue arising from the proposed use is expected. In a wider context, the TTIA consists a mix of industrial and commercial developments. Thus, the proposed use is also compatible with the surrounding land uses.
- (d) The Premises is located in Yuen Long with high accessibility. The subject commercial development also have sufficient car parking spaces to satisfy the operational needs of the proposed use. In terms of internal circulation, there are five passenger lifts at the subject building to serve the visitors. The proposed use will not generate additional traffic flow nor adverse impact on the surrounding areas.
- (e) Adequate toilet facilities and barrier-free access are provided on both floors of the Premises. The proposed use will not generate adverse environmental impact on the surrounding areas.

3. Compliance with the "Owner's Consent/Notification" Requirements

The applicant is the sole "current land owner". Detailed information would be deposited at the meeting for Members' inspection.

4. Previous Application

There is no previous application in respect of the Premises.

5. Similar Applications

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

6. The Premises and Its Surrounding Areas (Drawings A-1 to A-2 and Plans A-1 to A-4b)

6.1 The Premises:

- (a) is located on the 3/F and 7/F of an existing office building, namely One North (Tower 1), and is accessible from Hong Yip Street and Wang Yip Street East (**Plans A-2 and A-4a**); and
- (b) is currently vacant (**Plans A-4a and A-4b**).

6.2 The subject building, i.e. One North (Tower 1) is a 13-storey office building over a two-storey podium for commercial uses and two levels of basement carpark. The Occupation Permit of the building was issued by Building Authority on 19.10.2022. The current uses of the office building are summarised below:

Floor	Current Uses
B2/F to B1/F	Carparks
G/F to 1/F (shared with Tower 2)	Shop and services, office and vacant premises
2/F	Podium garden and vacant premises
3/F	Yoga studio and vacant premises (the Premises)
5/F	Office, showroom and vacant premises
6/F	Vacant
7/F	Vacant (the Premises)
8/F to 17/F ^[1]	Vacant

Note [1]: Designation of 4th, 13th and 14th floor is omitted.

6.3 The surrounding areas are mainly occupied by industrial and industrial-office buildings with a number of vehicle service shops/repair workshops on the respective ground floors on land zoned “OU(B)”, open-air car parks, a liquid petroleum gas filling station and playground (**Plan A-2**). Across Wang Yip Street West are residential developments, namely After the Rain, Wang Fu Court and Twin Regency on land zoned “Residential (Group E)1” and further south is the Long Ping MTR Station (**Plan A-1**).

7. Planning Intention

The planning intention of the “OU(B)” zone is primarily for general business uses. A mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses are always permitted in new “business” buildings. Less fire hazard-prone office use that would not involve direct provision of customer services or goods to the general public is always permitted in existing industrial or industrial-office buildings.

8. Comments from Relevant Government Departments

8.1 The following government departments have been consulted and their views on the application are summarised as follows:

Land Administration

8.1.1 Comments of the District Lands Officer/Yuen Long, LandsD:

- (a) he has no adverse comment on the application;
- (b) the Premises falls within YLTL No. 532, which is held under New Grant No. 22283 dated 22.1.2016 as varied or modified by a Modification Letter dated 19.7.2023 and restricted for non-residential purposes (excluding hotel, petrol filling station, residential care home, offensive trade and use or storage of dangerous goods);
- (c) the proposed social welfare facility at the Premises is considered acceptable from the land lease perspective; and
- (d) his detailed advisory comments are at **Appendix II**.

Traffic

8.1.2 Comments of Commissioner for Transport (C for T):

She has no comment on the application from traffic engineering perspective. She advises that sufficient space should be provided within the subject building for manoeuvring of vehicles. In addition, no parking, queuing and reverse movement of vehicles on public road are allowed.

Social Welfare

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

- (a) he has no comment on the application presuming that the proposed social welfare facilities will be operated on a self-financing basis with no financial implication to the Government; and

- (b) his detailed advisory comments are at **Appendix II**.

8.2 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;
- (b) Chief Highway Engineer/NT West, Highways Department;
- (c) Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD);
- (d) District Officer (Yuen Long), Home Affairs Department;
- (e) Project Manager (West)/West Development Office, Civil Engineering and Development Department;
- (f) Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
- (g) Director of Electrical and Mechanical Services (DEMS);
- (h) Director of Environmental Protection (DEP);
- (i) Director of Fire Services (D of FS); and
- (j) Commissioner of Police.

9. Public Comment Received During Statutory Publication Period

The application and relevant FIs were published for public inspection. During the statutory public inspection periods, one public comment (**Appendix III**) was received from an individual expressing views, mainly questioning the viability and future operation of the proposed social welfare facility and there is no separate lift access to the Premises.

10. Planning Considerations and Assessments

- 10.1 The application is for proposed social welfare facility (excluding those involving residential care) at the Premises within the “OU(B)” zone on the OZP. According to the applicant, the proposed social welfare facility will provide a range of services with ancillary office to support youth and underprivileged families within the neighbourhood. The planning intention of the zone is primarily for general business uses. Office and other commercial uses are always permitted in new “business” buildings. While the proposed social welfare facility is not entirely in line with the planning intention of the “OU(B)” zone, it can provide social welfare services to serve the local community. D of SW has no comment on the application in terms of provision of social services presuming that the facilities will be operated on a self-financing basis with no financial implication to the Government.
- 10.2 The Premises is located at 3/F and 7/F of the subject office building, i.e. One North (Tower 1). As mentioned in paragraph 6.2 above, the office building is predominantly occupied by office and retail uses. The proposed social welfare facility is considered not incompatible with other floor uses within the same building and the surroundings comprising mainly industrial

developments within the TTIA which is undergoing gradual transformation to commercial and residential uses. Residential developments are located at the western and northern fringes of TTIA (**Plan A-1**).

- 10.3 According to the applicant, the Premises is located in Yuen Long with high accessibility and the visitors will mainly access to the Premises on foot or by public transport. The subject commercial development shall provide four car parking spaces for the proposed social welfare facility and there are five passenger lifts to serve the visitors within the subject building. As proposed by the applicant, the social welfare facility will operate under a visitor reservation system and will be provided with designated parking spaces. It is therefore envisaged that the proposed use will not cause adverse impact to the pedestrian and traffic circulation at the subject office building. In this regard, C of T has no comment on the application from traffic engineering perspective.
- 10.4 Other relevant government departments consulted, including DEP, DEMS, CE/MN of DSD, D of FS and CBS/NTW of BD have no objection to or adverse comment on the application from environmental, gas safety, drainage, fire safety and building safety perspectives respectively.
- 10.5 Regarding the public comment providing views on the application as summarised in paragraph 9 above, the planning considerations and assessments in paragraphs 10.1 to 10.4 above are relevant.

11. Planning Department's Views

- 11.1 Based on the assessments made in paragraph 10 and having taken into account the public comment as mentioned in paragraph 9 above, the Planning Department has no objection to the application.
- 11.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 14.3.2029, 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.
- 11.3 Alternatively, should the Committee decide to reject the application, the following reason is suggested for Members' consideration:

the proposed social welfare facilities are considered not compatible with the surrounding areas which are mainly occupied by industrial and industrial-office buildings.

12. Decision Sought

- 12.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.

- 12.2 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.
- 12.3 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.

13. Attachments

Appendix I	Application Form received on 30.9.2024
Appendix Ia	Supplementary Planning Statement
Appendix Ib	Supplementary Information received on 3.10.2024
Appendix Ic	Further Information received on 17.12.2024
Appendix Id	Further Information received on 20.1.2025
Appendix II	Recommended Advisory Clauses
Appendix III	Public Comment
Drawings A-1 to A-2	Floor Plans
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a to A-4b	Site Photos

**PLANNING DEPARTMENT
MARCH 2025**