

APPLICATION FOR AMENDMENT OF PLAN
UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. Y/YL/16

- Applicant** : Star Success International Limited represented by KTA Planning Limited
- Plan** : Draft Yuen Long Outline Zoning Plan (OZP) No. S/YL/24 currently in force
Approved Yuen Long OZP No. S/YL/23 at the time of submission
- Site** : 21-35 Wang Yip Street East, Tung Tau Industrial Area (TTIA), Yuen Long,
New Territories (Yuen Long Town Lot (YLTL) No. 362)
- Site Area** : About 7,271m²
- Lease** : New Grant No. 3121 subject to a Modification Letter (restricted for industrial
or godown purposes or both (excluding offensive trades) and the total gross
floor area (GFA) shall not exceed 36,355m²)
- Zoning** : “Other Specified Uses” annotated “Business” (“OU(B)”)
*[restricted to a maximum plot ratio (PR) of 5 and maximum building height (BH) of 15
storeys excluding basement(s)]*

[no change to the “OU(B)” zone on the current OZP]
- Proposed
Amendment** : To rezone the application site from “OU(B)” to “Residential (Group E)2”
 (“R(E)2”)

1. The Proposal

- 1.1 The applicant proposes to rezone the application site (the Site) from “OU(B)” to “R(E)2” to facilitate the redevelopment of the existing 10-storey industrial building (IB), known as Lai Sun Yuen Long Centre, into a 24-storey commercial-cum-residential development with social welfare facilities atop one basement carpark floor (**Plan Z-1**). According to Schedule I (for open-air development or for building other than industrial and industrial-office (I-O) building) of the Notes of the OZP for the “R(E)” zone, ‘Flat’, ‘Social Welfare Facility’, ‘Eating Place’ and ‘Shop

and Services’ are Column 2 uses¹ requiring planning permission from the Town Planning Board (the Board). According to the applicant, the proposed “R(E)2” zone will be restricted to a maximum domestic PR of 5, a maximum non-domestic PR of 0.22, a maximum site coverage (SC) of 60% for the lowest two floors (excluding basement(s)) and 30% for the floors above, and a maximum BH of 85mPD. Furthermore, any floor space dedicated for government, institution and community (GIC) facilities, as required by the Government, may be disregarded. The proposed set of Notes is at **Appendix II**².

- 1.2 The Site involves one previous s.16 planning application (No. A/YL/259) submitted by the same applicant as the current application for proposed minor relaxation of PR restriction for permitted office, shop and services and eating place uses to facilitate redevelopment of the subject building into a 15-storey (excluding one basement carpark floor) commercial building with additional PR of 20% under the IB Revitalisation Scheme 2.0 (**Plan Z-1**), which was approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board on 15.5.2020.
- 1.3 The applicant has submitted an indicative scheme to support the proposed rezoning, which comprises two 24-storey residential blocks (with shop and services/eating place and lobbies at G/F) and one 3-storey non-domestic block (for clubhouse, shop and services and social welfare facilities) atop one level of basement carpark. Although indicative in nature, the applicant pledges to adopt podium-free design within the proposed development alongside provision of three premises-based GIC facilities, 15m-wide building separation as wind corridor and a voluntary 1.5m-wide full-height setback along Wang Yip Street East (**Drawing Z-3**) to facilitate footpath widening (from 3.25m to 4.75m). The block plan, floor plans, section plan, landscape master plan, photomontages and perspective drawings submitted by the applicant are at **Drawings Z-1 to Z-10** respectively.
- 1.4 The major development parameters of the proposed indicative scheme submitted for the current s.12A rezoning application and the development scheme of the previously approved s.16 planning application (No. A/YL/259) are summarised as follows:

Major Development Parameters	Previously Approved s.16 Application No. A/YL/259	Indicative Scheme for the Current s.12A Application No. Y/YL/16
Proposed Development	Proposed Minor Relaxation of PR Restriction for Permitted Office, Shop and Services and Eating Place Uses	Proposed Residential Development with Shop and Services, Eating Place and Social Welfare Facility
Site Area	About 7,271m ²	

¹ According to Schedule I of the Notes of the OZP for the “R(E)” zone, ‘Eating Place’, ‘Shop and Services’ and ‘Social Welfare Facility’ are also always permitted on the lowest three floors of a building, taken to include basements, and in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room.

² Except for the addition of non-domestic PR restriction and the floor space exemption clause on GIC facilities, the Notes for the “R(E)2” zone are identical to that of the existing “R(E)1” zone on the OZP (**Appendix II**).

Major Development Parameters	Previously Approved s.16 Application No. A/YL/259	Indicative Scheme for the Current s.12A Application No. Y/YL/16
Total GFA^[1]	About 43,626m ²	About 37,955m ²
- Domestic	---	About 36,355m ²
- Non-domestic	About 43,626m ²	About 1,600m ²
Total PR^[1]	Not more than 6	5.22
- Domestic	---	5
- Non-domestic	Not more than 6	0.22
SC		
- Overall	About 83%	Not more than 60%
- Tower Portion	About 65%	Not more than 30%
No. of Blocks	1	3
	- for offices, shop and services and eating places	- 2 for residential with G/F lobbies, shop and services and eating places - 1 for clubhouse, shop and services and social welfare facilities
Max. BH (both excluding one basement carpark floor)	15 storeys / 74mPD	24 storeys / 85mPD
No. of Flats	---	828
Average Flat Size	---	About 44m ²
GIC Facilities^[1]	---	Sub-base/premises for: - Short-term Food Assistance Service Team (STFAST) - One team for Home Care Services (HCS) for Frail Elderly Persons (2-team size non-kitchen based) - 120-place Day Care Centre (DCC) for the Elderly (kitchen-based)
Private Open Space	---	Not less than 2,382m ²
SC of Greenery	About 22%	About 27.9%
No. of Parking Spaces	269	130 ^[2]
No. of Loading/Unloading (L/UL) Spaces for Goods Vehicles	35	4 ^[2]

^[1] As proposed by the applicant, the floor space dedicated for GIC facilities (about 1,734m²) has been discounted from the GFA/PR calculation.

^[2] Excluding the parking and L/UL spaces for the proposed GIC facilities, which are subject to further liaison with Social Welfare Department.

1.5 In support of the application, the applicant has submitted the following documents:

- (a) Application Form received on 11.9.2020 (Appendix I)
- (b) Further Information (FI) received on 19.8.2021 (Appendix Ia) providing a Consolidated Planning Report

(exempted from publication and recounting requirements)

[Supporting Planning Statement as well as Supplementary Information and FIs received on 21.9.2020, 23.11.2020, 18.12.2020, 14.1.2021, 22.3.2021, 3.6.2021, 23.7.2021 and 11.8.2021 were superseded and not attached]

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the Consolidated Planning Report (**Appendix Ia**). They can be summarised as follows:

In line with Government Policy on Increasing Housing Supply

- (a) The proposed rezoning is in line with the Government's policy to meet the imminent housing need by providing about 828 residential units. As the applicant is the sole landowner of the Site, the proposed residential development can be implemented within a relatively short timeframe (tentatively by 2029) once the relevant procedures are approved and completed.

Increasing Momentum for Residential Development in TTIA

- (b) Widespread transformation of TTIA into commercial uses had not been realised despite its rezoning from "Industrial" ("I") to "OU(B)" in 2001. While the IB Revitalisation Scheme is popular in other parts of Hong Kong, there are only two such applications in TTIA indicating a lack of momentum for landowners to redevelop their existing IBs in TTIA.
- (c) In contrast, redevelopment for residential use has been more active in TTIA. Following the rezoning of some sites in TTIA to "R(E)1" in 2011, a number of residential developments have gradually been completed (such as Twin Regency and Wang Fu Court (**Plan Z-5**)). Rezoning the Site to "R(E)2" would expedite the transformation process.

Compatible with Surrounding Environment and Accessible to Services and Facilities

- (d) The proposed residential development is compatible with the existing residential developments, village type developments and open spaces nearby. Furthermore, the proposed development could provide retail and dining facilities which are currently lacking in TTIA, thereby injecting vibrancy to the area (**Drawings Z-9 and Z-10**). An estimated 115 employment opportunities (excluding those to be generated by the GIC facilities) will be provided as part of the proposed development.
- (e) The proposed development restrictions are similar to that of the extant "R(E)" and "R(E)1" zones. To respect the BH profile of the area, a BH restriction (BHR) of 85mPD is proposed, which is in line with the BHR of the prevailing "R(E)1" zone at the northern/western fringe of TTIA (**Plan Z-5**).
- (f) The Site is readily accessible to a range of open spaces, public services and

community facilities, and thus is suitable for residential development. Both the MTR Long Ping Station and Yuen Long Town Centre are within walking distances from the Site (**Plans Z-1 and Z-5**).

Planning and Design Merits

- (g) In response to the request of the Director of Social Welfare (DSW) and public comments, the applicant pledges to provide three premises-based GIC facilities within the proposed development with details to be provided at the s.16 application stage. The proposed development with podium-free design and 15m-wide building separation as wind corridor would bring better air ventilation to the surrounding area as compared with the existing conditions (**Drawing Z-4**). Furthermore, a voluntary 1.5m-wide full-height setback along Wang Yip Street East will be provided to facilitate footpath widening (from 3.25m to 4.75m), thereby creating a better streetscape (**Drawing Z-3**).

Technical Aspects

- (h) The submitted technical assessments have concluded that the indicative scheme, with mitigation measures in place, will not result in adverse traffic, air ventilation, environmental and sewerage impacts. The building separation requirements under the Sustainable Building Design Guidelines stipulated in the Practice Note for Authorised Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-152 will be complied with and details will be provided at s.16 planning application and/or building plans submission stage.

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. Background

Zoning History of TTIA

- 4.1 TTIA was mainly zoned “I” on the draft Yuen Long OZP No. S/YL/1 gazetted in 1991. On 7.9.2001, based on the findings of a comprehensive land use review of the TTIA, the Committee agreed that the then “I” sites in the TTIA should be rezoned to “OU(B)” so as to provide flexibility for suitable commercial uses within industrial premises whilst allowing gradual transformation to business and other uses in the TTIA without losing its role as an employment centre. Pursuant to the Committee’s decision, some 11.63 ha of land in the TTIA (including the Site) was subsequently rezoned from “I” to “OU(B)” on the draft OZP No. S/YL/10 gazetted on 9.11.2001.
- 4.2 On 18.3.2011, based on the recommendations of the “Report on the Area Assessments 2009 of Industrial Land in the Territory” (the 2009 Area Assessments), a strip of land (about 3.9 ha) located at the western/northern fringe of the TTIA and adjacent to Yuen

Long Nullah was rezoned from “OU(B)” and “OU(B)1” to “R(E)1” on the draft OZP No. S/YL/19 on the considerations that the area was situated at the western edge of TTIA and located closer to the town centre; residential use at this part of the TTIA was considered compatible with the adjoining “Comprehensive Development Area” (“CDA”) zone³ to its south and residential zones to its further north (**Plan Z-1**); and many of the sites therein were Government land (GL) or under single ownership with greater prospect for redevelopment, etc.

- 4.3 The remaining sites in the TTIA (including the Site) were retained as “OU(B)” or “OU(B)1” and the zonings have since remained unchanged on subsequent OZPs.

Area Assessments

- 4.4 On 14.8.2015, the findings and observations of the 2014 Area Assessments, including those on the “OU(B)” (including the Site) and “R(E)” zones of TTIA, were noted by the Board. The “OU(B)” zones in TTIA were recommended to be retained to facilitate restructuring of the land use as there were signs of transformation; low and decreasing vacancy rates were observed within the IBs (from 4.7% in 2009 to 0.8% in 2014); and the percentage of GFA for non-industrial uses were increasing.
- 4.5 The 2020 Area Assessments is expected to be promulgated and presented to the Board in due course. According to the preliminary result of the 2020 Area Assessments for TTIA, the observed rate of vacant units/units under renovation in 2020 have slightly increased from that in 2014.

5. Previous Applications

- 5.1 The Site involves one previous s.12A application (No. Y/YL/7) for rezoning of the Site from “OU(B)” to “R(E)1” zone and one previous s.16 planning application (No. A/YL/259) for proposed minor relaxation of PR restriction for permitted office, shop and services and eating place uses both submitted by the same applicant as the current application (**Plan Z-1**). Details of the applications are summarised in **Appendix III**.
- 5.2 Application No. Y/YL/7 was submitted in 2013 to facilitate a residential development with domestic PR of 5 and BH of not more than 80mPD (24 storeys including one basement carpark floor). Subsequent to the release of the 2014 Area Assessments results as mentioned in paragraph 4.4 above, the application was withdrawn by the applicant in 2015.
- 5.3 Application No. A/YL/259 was submitted to facilitate redevelopment of the subject IB into a 15-storey commercial building atop one basement carpark floor with additional PR of 20% under the IB Revitalisation Scheme 2.0 as announced in 2018. The application was approved with conditions by the Committee in 2020, mainly on the considerations that the proposal was generally in line with the planning intention of the “OU(B)” zone and that policy support was given by Secretary for Development as the proposal would optimise utilisation of the existing industrial stock and make

³ The “CDA” site was mainly rezoned to “Residential (Group A)5” (“R(A)5”) on the extant OZP No. S/YL/24.

better use of the valuable land resources, amongst others. The redevelopment proposal has yet to commence and the permission is valid until 15.5.2024.

6. **Similar Application**

There is no similar s.12A application on the OZP.

7. **The Site and its Surrounding Areas** (Plans Z-1 to Z-5)

7.1 The Site is:

- (a) located at the south-eastern fringe of the TTIA;
- (b) bounded by Wang Yip Street East to its west and Po Yip Street to its east; and
- (c) currently occupied by a 10-storey IB, namely Lai Sun Yuen Long Centre, with occupation permit obtained in 1986 and existing PR/GFA of about 4.95/36,023m².

7.2 According to field survey conducted in July 2021, the observed land use mix of the existing Lai Sun Yuen Long Centre is generally as follows:

Use	Mix of Occupations (by Unit)
Warehouse/Storage	52.7%
Factory/Workshop	14.4%
Office	5.5%
Others	0.7%
Vacant/Under Renovation	26.7%

7.3 The TTIA and its immediate surrounding areas have the following characteristics (Plans Z-2 to Z-5):

- (a) TTIA is located to the immediate north of Yuen Long Town Centre and can be broadly divided into three distinct portions, namely the western/northern portion, the centre portion and the eastern portion;
- (b) the western/northern portion of TTIA abuts Yuen Long Nullah to its west and is mainly zoned “R(E)1” (PR restriction: 5, BHR: 85mPD) and partly zoned “R(A)5” (PR: domestic of 5/non-domestic of 9.5 (composite formula applies), BHR: 90mPD). The uses therein are mixed in nature with four existing/committed residential-based developments covered by planning permissions⁴, intermixed with six I/I-O buildings;

⁴ Twin Regency (A/YL/201), Wang Fu Court (A/YL/194), YLTL 461 (A/YL/257, under construction) and The Spectra (A/YL/182).

- (c) the centre portion of TTIA is mainly zoned “OU(B)” with individual sites zoned “OU(B)1” (PR: 9.5, BHR: 20 storeys), “OU” annotated “Public Car Park with Ground Floor Retail Shops (1)” (PR: 5, BH: 15 storeys), “Open Space” (“O”), “Government, Institution or Community” (“G/IC”; BHR: 8 storeys) and “G/IC(1)” (BHR: 3 storeys). It is currently mainly industrial in nature with 13 I/I-O buildings, as well as four existing/committed commercial-based developments⁵, two open-air public vehicle parks, open space, a liquefied petroleum gas filling station, some low-rise temporary GIC uses and vacant land;
- (d) the eastern portion of TTIA, to which the Site is situated, is bounded by Po Yip Street to its east and is mainly zoned “O”, partly zoned “OU(B)” (including the Site) and marginally zoned “G/IC”. Apart from two I/I-O buildings (including Lai Sun Yuen Long Centre), the area is mainly occupied by open spaces and an electricity substation (ESS);
- (e) the elevated Tuen Ma Line is about 40m to the south of the Site with Long Ping Station located about 200m to the west of the Site; and
- (f) the area to the east and south of TTIA is mainly occupied by residential-based developments on land zoned “R(A)” (PR: domestic of 5/non-domestic of 9.5 (composite formula applies), BHR: 30 storeys), “Residential (Group B)1” (“R(B)1”, PR: 3, BHR: 25 storeys), “R(B)2” (PR: 3, BH: 55mPD), “CDA” (PR: domestic of 5/non-domestic of 9.5 (composite formula applies)) and “Village Type Development” (“V”, BHR: 3 storeys (8.23m)). While an area to the south of the Site is also zoned “R(E)” (PR: 5, BHR: 30 storeys), it is currently mainly occupied by I/I-O buildings.

8. 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 I-O buildings.

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, where relevant, are summarised as follows:

Land Administration

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

⁵ The Rainbow and YLTL 361 (both under the IB Revitalisation Scheme 1.0 but the latter has yet to undergo wholesale conversion), YLTL 443 (A/YL/253, not yet commenced) and YLTL 532 (land sale site under construction).

- (a) The Site falls within YLTL No. 362 (“the Lot”), which has an area of 7,271m² (about). The Lot is held under New Grant No. 3121 dated 27.11.1981 as varied and modified by a Modification Letter dated 22.1.1987 (collectively referred to as “the New Grant”). Under the New Grant, the Lot is restricted to industrial or godown purposes or both (excluding offensive trades) and is subject to a maximum GFA of 36,355m² and such parking, L/UL requirements in connection with the aforesaid permitted purposes. The Lot is subject to a waiver dated 17.7.2018 for the permitted purposes of eating place, office, place of entertainment and shop and services and such parking, L/UL requirements for such permitted uses for its lifetime. The special waiver requires all building works to be completed by 16.1.2022 and if such building works have not been completed, the Government may forthwith terminate the special waiver by giving notice.
- (b) The proposed development parameters are in contravention of the development restrictions under the New Grant and the waiver.
- (c) Should the Board approve the planning application, the owner of the Lot is required to apply to her department for a modification of the lease of the Lot for the proposal. However, there is no guarantee that such application, including the granting of any GL (if any), will be approved. Such application will be dealt with by her department acting in the capacity as the landlord at her discretion, and if it is approved will be subject to such terms and conditions including among others, the payment of such appropriate fees as may be imposed by her department.

Traffic

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

Having considered the revised traffic impact assessment (TIA) prepared by the applicant (**Appendix Ia**), no insurmountable traffic impacts would be anticipated from the proposed use. Further TIA would be required in the future s.16 planning application stage in accordance with the definitive development parameters proposed then.

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

- (a) If the proposed run-in is agreed by the Transport Department (TD), the applicant should provide the run-in/out at Wang Yip Street East in accordance with the latest version of Highways Standard Drawing No. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement.
- (b) The proposed footpath widening at Wang Yip Street East should be carried out by the applicant at its own cost and to the satisfaction of TD and HyD.

- (c) Adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads or exclusive road drains.

Trade and Industry

9.1.4 Comments of the Director-General of Trade and Industry (DG of TI):

- (a) He has no comment on the proposed rezoning.
- (b) He understands that the Site was rezoned by the Board from “I” to “OU(B)” in 2001, and according to the 2014 Area Assessments, the “OU(B)” zone of the Site was recommended to be retained. The companies currently still in operation in the subject IB may be impacted by the proposed residential development.

Environment

9.1.5 Comments of Director of Environmental Protection (DEP):

- (a) He has no comment from water quality, air quality, waste and sewerage perspectives. While he also has no objection to the rezoning application from noise point of view, should the rezoning application be approved, the applicant should address his comments at **Appendix IV** on the noise impact assessment to be submitted at the s.16 planning application stage.
- (b) He has no in-principle objection to the proposed GIC facilities if the diagnostic room of the DCC for the elderly could be located at the facades facing away from the nearby fixed noise sources (e.g. the adjoining ESS and the industrial noise sources along Wang Yip Street East). He trusts that the potential noise impact on GIC facilities will be addressed in the future s.16 planning application.
- (c) Other detailed comments are also at **Appendix IV**.

Urban Design and Landscape

9.1.6 Comments of the Chief Architect/Central Management Division 2, Architectural Services Department (CA/CMD2, ArchSD):

It is noted that the proposed residential development mainly consists of 2 blocks of 24-storey building with BH of 85mPD, which may not be incompatible with adjacent “R(E)” developments with BHR of 30 storeys. As such, he has no comment on the application from architectural and 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) The Site is situated in TTIA predominated by industrial and general business uses. Given that industrial/commercial developments generally have higher floor-to-floor heights, the proposed residential development with PR of 5.22 and BH of 85mPD (24 storeys) may not be visually incompatible with the extant BHR (15 storeys) and the neighbourhood in general.
- (b) While the building overhang surrounding the existing IB at the Site might be lost, the applicant claims that the proposed trees would serve a similar sheltering purpose in the future development.
- (c) The applicant states that more details would be provided at s.16 planning application stage for the following:
 - (i) scheme-specific design issues/measures particularly self-protecting building design and layout including single aspect buildings with the backs facing outward, vertical architectural fins and noise barrier atop the non-domestic block to address the potential noise impacts from the surrounding rail, roads, ESS and industrial uses; and
 - (ii) some of the good design measures, including podium-free design, building separation, provision of at-grade shop and services, eating place and open spaces and full height setback along Wang Yip Street East, etc.
- (d) Although there is uncertainty over the implementation of all the above measures, she has no strong view to such approach if the applicant could commit to provide the details in future s.16 planning application.

Landscape

- (e) She has no objection to the application from landscape planning perspective.
- (f) According to the aerial photo (**Plan Z-3**), the Site is situated in an area of industrial urban landscape character predominated by IBs, tree clusters and a nullah with some residential developments nearby. The proposal is considered not entirely incompatible with the surrounding landscape character.
- (g) The Site is occupied by an existing IB with no vegetation observed within the site boundary. According to the planning statement (**Appendix Ia**), new landscaping, including 74 trees, shrubs/groundcover and lawn, is proposed on G/F and 1/F of residential

towers and 2/F of the non-domestic block. Significant adverse landscape impact arising from the proposed rezoning is not envisaged. Nevertheless, at-grade landscape provision, i.e. continuous planting strip with appropriate plant species, should also be explored at the s.16 application stage in order to further enhance the quality of streetscape and the residential interface with the adjoining industrial area.

Social Welfare

9.1.8 Comments of the DSW:

- (a) He has no comment from welfare perspective on the understanding that the applicant is willing to include all the proposed welfare facilities in the proposed development, i.e. sub-base/premises for STFAST, one team of HCS for Frail Elderly Persons (2-team size non-kitchen based) and 120-place DCC for the Elderly (kitchen-based).
- (b) Subject to the agreement of the incorporation of the welfare facilities in the proposed development, the premises for the agreed welfare facilities should be provided as an integral part of the development and will be assigned back to the Financial Secretary Incorporated as a Government Accommodation upon completion of construction. Upon satisfactory completion of works by the developer, the Government will reimburse the developer the actual cost of construction or the consideration sum as stipulated in the land lease (to be confirmed by departments concerned before lease modification), whichever is the lesser, according to the established practice. The service operator would be selected by his department. His department stands ready to review the requirements above as and when necessary.

Fire Safety

9.1.9 Comments of the Director of Fire Services (D of FS):

He has no objection in principle to the proposal subject to water supplies for firefighting and fire service installations being provided to his satisfaction. Other detailed comments are at **Appendix IV**.

Building Matters

9.1.10 Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

The maximum PR and SC of a site would depend on the proposed BH and the site classification under the Building (Planning) Regulations. Referring to the proposed PR and SC in the current application, they are generally acceptable under the Buildings Ordinance. Other detailed comments are at **Appendix IV**.

Local Views

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

Consultation letters have been sent to relevant village representatives (VRs). Five feedbacks were received from the VRs of Sai Pin Wai (two are at **Appendices V-1** and **V-2** and the remaining three were identical to those comments at **Appendix VI-1**) objecting to the application mainly on the grounds that the influx of residents would affect the law and order and strain the traffic network and public facilities in the area; and the proposal would affect the *feng shui* of Sai Pin Wai (**Plan Z-1**).

9.2 The following Government departments have no comment/no objection to the application:

- (a) Chief Engineer/Railway Development 2-2, HyD (CE/RD 2-2, HyD);
- (b) Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD);
- (c) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (d) Project Manager/West, Civil Engineering and Development Department (PM(W), CEDD);
- (e) Director of Leisure and Cultural Services (DLCS);
- (f) Director of Agriculture, Fisheries and Conservation (DAFC);
- (g) Director of Electrical and Mechanical Services (DEMS); and
- (h) Commissioner of Police (C of P).

10. Public Comments Received During Statutory Publication Periods

- 10.1 The application and relevant FIs were published for public inspection. During the statutory publication periods, a total of 73 public comments were received. Of which, 30 raised objection/expressed adverse comments, 39 supported the application/expressed positive comments and 4 provided other views. A full set of public comments will be deposited at the meeting for Members' inspection.

Objections/Adverse Comments (30 Comments)

- 10.2 Objections/adverse comments were received from the VRs of Sai Pin Wai (**Appendix VI-1**), Ping Shan Rural Committee (**Appendix VI-2**) and individuals (extracted samples of similar natures are at **Appendices VI-3** to **VI-15**). The salient issues of the objections/adverse comments are summarised as follows:

Adverse Traffic and Transport Impacts

- (a) Further population increase in Yuen Long/Northwest New Territories without relevant traffic improvement measures will further strain the capacity of existing roads, railway and bus services, and accelerate the shortage in parking

spaces. The Site is located along the learning/testing route of a nearby driving school (**Plan Z-1**); the proposal may jeopardise road safety as learner drivers are inexperienced to cope with the heavy vehicles during construction stage.

Adverse Visual, Air Ventilation and Environmental Impacts

- (b) The proposal will create “wall effect”, adverse visual and air ventilation impacts and block the sunlight of surrounding developments. Environmental nuisances (noise and dust) to nearby residential developments are expected during the construction stage of the proposed development. Furthermore, the future residents of the proposed development may be subject to nuisances caused by vehicular traffic (such as heavy vehicles) in TTIA.

Insufficient GIC Facilities

- (c) The existing GIC facilities in the district are insufficient to meet the existing and increased population. There has been no corresponding increase in GIC facilities to cope with the needs of the growing population.

Loss of Employment Opportunities

- (d) There is a greater demand for jobs than flats in Hong Kong. There is also a lack of clerical jobs, shops and commercial buildings in Yuen Long. Despite its longstanding position as a conveniently-located employment hub for the district, various sites in TTIA have been rezoned/granted with planning permission for residential use over the years; approval of the application will further accelerate the situation. The subject “OU(B)” zone should be maintained to ensure an adequate supply of floor space for manufacturing, logistics and other employment generating uses, thereby providing employment opportunities to local residents. Otherwise, more and more residents will have to commute to work in other districts.

Other Issues

- (e) The influx of new residents will affect the law and order in the area.
- (f) Approval of the application would set an undesirable precedent in TTIA.
- (g) The proposal will affect the *feng shui* of Sai Pin Wai (**Plan Z-1**).
- (h) If the future residents object to the hosting of the annual Lunar New Year Fair at the nearby TTIA Playground (**Plan Z-2**) due to potential environmental nuisances and temporary traffic and pedestrian control, there is a chance that the event would be scrapped to the detriment of Yuen Long residents.

Supporting/Positive Comments (39 Comments)

- 10.3 Supporting/positive comments were received from individuals (extracted samples of similar natures are at **Appendices VI-16 to VI-18**). The salient grounds of the

supporting/positive comments mainly included the creation of more choices of residences/shopping experiences in Yuen Long; and that the proposal could curb the high property prices in Yuen Long.

Providing Views (4 Comments)

- 10.4 Four comments providing other views were received from MTR Corporation Limited (MTRCL, **Appendix VI-19**) and individuals (**Appendices VI-20 to VI-22**). MTRCL opined that the project proponent should ensure that the proposed mitigation measures can satisfactorily address the potential railway noise impact, and that corresponding provisions in OZP/lease should be stipulated. The individuals opined that the project proponent should help beautify the adjacent Keung Yip Street Rest Garden and ESS (**Plan Z-2**); more shops should be provided in the proposed development; and covered walkway/setback with building overhang should be provided.

11. Planning Considerations and Assessments

- 11.1 The applicant proposes to rezone the Site from “OU(B)” to “R(E)2” with a maximum domestic PR of 5, a maximum non-domestic PR of 0.22, a maximum SC of 60% for the lowest two floors (excluding basement(s)) and 30% for the floors above, and a maximum BH of 85mPD. Furthermore, any floor space dedicated for GIC facilities, as required by the Government, may be disregarded. Planning permission from the Board would be required to effectuate the proposal with ‘Flat’ being a Column 2 use under the relevant provisions of the “R(E)” zone. Except for the addition of non-domestic PR restriction and the floor space exemption clause on GIC facilities, the Notes for the “R(E)2” zone are identical to that of the extant “R(E)1” zone (**Appendix II**).
- 11.2 The Site is the subject of a valid planning permission (No. A/YL/259) for proposed minor relaxation of PR restriction for permitted office, shop and services and eating place uses to facilitate redevelopment of the subject building into a 15-storey (excluding one basement carpark floor) commercial building with additional PR of 20% under the IB Revitalisation Scheme 2.0. Notwithstanding the current rezoning application, the industrial uses/floor spaces within the current IB will be forgone upon impending redevelopment. Given this background, the application can be considered on its individual merits and circumstances. In this connection, DG of TI has no comment on the proposed rezoning.

Land Use Compatibility

- 11.3 The Site is located at the south-eastern fringe of the TTIA to the immediate north of Yuen Long Town Centre (**Plans Z-1 to Z-5**). Within TTIA, three distinct portions are discernible, including a mixture of residential and I/I-O buildings in the northern/western portion, predominately I/I-O buildings and commercial developments within the centre portion, and a mixture of I/I-O buildings, open spaces and an ESS in the eastern portion (to which the Site is situated). To the east and south of the Site across Po Yip Street and the elevated Tuen Ma Line respectively

are predominately residential uses and/or residential zonings within “R(B)1”, “R(B)2”, “V”, “R(E)”, “R(A)” (developed and generally with commercial uses on the G/F) and “CDA” zones on the OZP (**Plan Z-5**). Given its fringe location within the TTIA and with various open spaces and residential uses nearby, the proposed rezoning for residential development with commercial and GIC uses on the lower floors is generally considered not incompatible with the surrounding land uses.

Development Intensity

- 11.4 The proposed domestic PR of 5 and non-domestic PR of 0.22 are generally in line with the prevailing PR restriction of 5 for the “OU(B)” and “R(E)1” zones within TTIA, as well as that for the “R(E)” and “R(A)” zones to the south of the Site. The proposed BHR of 85mPD is the same as the prevailing BHR for the “R(E)1” zones at the northern/western portion of TTIA, and not dissimilar to the prevailing BHR of 15 storeys (excluding basement(s)) for the “OU(B)” zones within the centre and eastern portions of TTIA given the generally higher floor-to-floor heights of commercial developments. Besides, to the south of the Site across the elevated Tuen Ma Line, the BHRs are 30 storeys (excluding basement(s)) within the “R(A)” and “R(E)” zones, where some high-rise residential-based developments are located (such as Long Ching Estate (93mPD) and Yuccie Square (100mPD) (**Plan Z-5**)). Based on the submitted photomontages (**Drawings Z-7 and Z-8**), CA/CMD2, ArchSD has no adverse comment on the application and CTP/UD&L, PlanD considers that the proposed development may not be visually incompatible with the wider neighbourhood. Overall, the proposed PR and BH are generally considered not incompatible with the existing and planned developments in the area.

Planning and Design Merits

- 11.5 Although the proposed scheme is indicative in nature and may be subject to change at the s.16 planning application stage, the applicant has undertaken that social welfare facilities (i.e. sub-base/premises for STFAST, one team for HCS for Frail Elderly Persons (2-team size non-kitchen based) and 120-place DCC for the Elderly (kitchen-based)) will be provided in the proposed residential development as per the request of DSW. This is in contrast to the approved commercial development scheme under application No. A/YL/259 where no GIC facilities were included. The applicant proposed that the floor space dedicated for GIC facilities as required by the Government may be discounted from PR calculation (**Appendix II**), which is generally in line with the prevailing practice. In this regard, DSW has no comment on the application from welfare perspective.
- 11.6 In addition to the above, the applicant pledges to provide a voluntary 1.5m-wide full-height setback along Wang Yip Street East to facilitate widening of footpath from 3.25m to 4.75m, which could enhance the walking environment of the area. The air ventilation assessment submitted by the applicant also concluded that with the proposed 15m-wide building separation for wind corridor and podium-free building design, the proposed residential development will achieve better air ventilation performance than the baseline condition. CTP/UD&L, PlanD also notes that the proposed residential development would include some other good design measures, such as provision of active uses on the G/F and lush at-grade greenery (**Drawing Z-**

- 6). Should the rezoning application be approved by the Committee, the aforementioned planning and design merits would be subject to further scrutiny at the subsequent s.16 planning application stage.

Technical Aspects

- 11.7 The applicant has submitted technical assessments to demonstrate that the proposed rezoning is acceptable from traffic, sewerage and environmental perspectives. Relevant concerned departments, including C for T, CHE/NTW, HyD, CE/RD 2-2, HyD, CE/MN, DSD and DEP have no in-principle objection to/no adverse comments on the application and on the understanding that relevant technical assessments will be submitted at the s.16 planning application stage should the current rezoning application be agreed by the Board.

Public Comments

- 11.8 There were five public comments conveyed by DO(YL), HAD and 73 public comments received during the statutory publication periods as summarised in paragraphs 9.1.11 and 10 respectively. The objections/adverse comments were mainly related to traffic and transport, environmental, air ventilation and visual impacts. The planning considerations and assessments in the above paragraphs are relevant. Regarding the concerns on loss of employment opportunities, while DG of TI has no comment on the application, the proposed development could provide an estimated 115 employment opportunities (excluding those to be generated by the GIC facilities), along with three GIC facilities to the benefit of the wider community. Furthermore, it is anticipated that more employment opportunities will be created in TTIA and beyond as other (re)development proposals are gradually realised in the future.

12. **Planning Department's Views**

- 12.1 Based on the assessments made in paragraph 11 above and having taken into account the public comments conveyed by DO(YL), HAD and other public comments mentioned in paragraphs 9.1.11 and 10 respectively, the Planning Department has no in-principle objection to the application.
- 12.2 Should the Committee decide to agree/partially agree to the application, the relevant proposed amendment to the OZP will be submitted to the Committee for consideration prior to gazetting under the Town Planning Ordinance when opportunity arises.
- 12.3 Alternatively, should the Committee decide not to agree to the application, the following reason is suggested for Members' reference:

the Site forms an integral part of the Tung Tau Industrial Area under "OU(B)" zone, which is primarily for general business uses. There is no strong justification to rezone the Site from "OU(B)" to "R(E)2" to make provision for application for residential use. The current "OU(B)" zone for the Site is considered appropriate.

13. Decision Sought

- 13.1 The Committee is invited to consider the application and decide whether to agree, partially agree, or not to agree to the application.
- 13.2 Should the Committee decide to partially agree/not to agree to the application, Members are invited to advise what reason(s) for the decision should be given to the applicant.

14. Attachments

Appendix I	Application Form received on 11.9.2020
Appendix Ia	FI received on 19.8.2021 enclosing a Consolidated Planning Report
Appendix II	Proposed Notes of the “R(E)2” Zone
Appendix III	Previous Applications covering the Site
Appendix IV	Detailed Departmental Comments
Appendices V-1 and V-2	Feedbacks received by DO(YL), HAD
Appendices VI-1 to VI-22	Public Comments received during the Statutory Publication Periods
Drawing Z-1	Block Plan
Drawings Z-2 to Z-4	Floor Plans
Drawing Z-5	Section Plan
Drawing Z-6	Landscape Master Plan
Drawings Z-7 and Z-8	Photomontages
Drawings Z-9 and Z-10	Perspective Drawings
Plan Z-1	Location Plan with Previous Applications
Plan Z-2	Site Plan
Plan Z-3	Aerial Photo
Plans Z-4a and Z-4b	Site Photos
Plan Z-5	Existing/Committed Developments in TTIA