

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

APPLICATION NO. Y/YL/20

<u>Applicant</u>	: Join Base Development Limited represented by Arup Hong Kong Limited
<u>Plan</u>	: Approved Yuen Long Outline Zoning Plan (OZP) No. S/YL/27
<u>Site</u>	: Lots 2231 RP, 2232, 2233, 2235, 2236, 2237, 2238, 2239 RP, 2240 RP, 2241 (Part), 2296 S.A, 2297 RP, 2300 (Part), 2302 S.A, 2303 RP, 2305 RP and 2306 S.B in D.D. 120 and adjoining Government Land (GL), Yuen Long, New Territories
<u>Site Area</u>	: About 6,060 m ² (including GL of about 744 m ² or 12.3%)
<u>Lease</u>	: Block Government Lease (demised for agricultural use)
<u>Zoning</u>	: “Government, Institution or Community” (“G/IC”) <i>[restricted to a maximum building height (BH) of 8 storeys (excluding basement(s))]</i>
<u>Proposed Amendment</u>	: To rezone the application site from “G/IC” to “Residential (Group A) 9” (“R(A)9”)

1. The Proposal

- 1.1 The applicant proposes to rezone the application site (the Site) from “G/IC” to “R(A)9” (i.e. a new sub-area of the “R(A)” zone) on the OZP (**Plan Z-1**) for private residential development with ‘Social Welfare Facility’ (SWF) and ‘Shop and Services’ uses at the podium levels (**Drawings Z-1 to Z-7**). According to the applicant, the proposed “R(A)9” zone will be restricted to a maximum domestic plot ratio (PR) of 6, a maximum non-domestic PR of 0.5 and a maximum BH of 25 storeys (excluding basement(s)), with the provision of Government, Institution and Community (GIC) facilities of gross floor area (GFA) not less than 2,495m². The proposed amendment to the Notes of the “R(A)” zone is at **Appendix II**.
- 1.2 The applicant has submitted an indicative scheme to support the proposed rezoning for high-density private residential development with SWFs (i.e. a 150-place Child Care Centre (CCC) and a 60-place Day Care Centre for the Elderly (DCCE)) and ‘Shop and Services’ use. According to the indicative scheme, the proposed

development comprises two residential towers of 23 storeys above a two-storey podium with clubhouses, SWFs and shop and services on top of two levels of basement, as well as a three-storey stand-alone clubhouse block (**Drawings Z-1 to Z-7**). The indicative layout plan, floor plans, section plans, landscape master plan, landscape section, photomontages and proposed traffic improvement plan submitted by the applicant are at **Drawings Z-1 to Z-13**.

- 1.3 The major development parameters of the indicative scheme are summarised as follows:

Major Development Parameters of the Indicative Scheme	
Site Area	About 6,060 m ² (including about 744 m ² GL)
Total PR	Not more than 6.5
- Domestic PR	- Not more than 6.0
- Non-domestic PR	- Not more than 0.5
Total GFA ^(a)	Not more than 39,390 m ²
- Domestic PR	- Not more than 36,360 m ²
- Non-domestic PR	- Not more than 3,030 m ²
• SWFs ^(b)	• Not less than 2,495 m ²
- a 150-place CCC ^(b)	- About 1,707 m ²
- a 60-place DCCE ^(b)	- About 788 m ²
• Shop and Services	• About 535 m ²
Site Coverage	
- Below 15m	- Not more than 100%
- Above 15m	- Not more than 33.33%
No. of Storeys	25 above ground (not more than +90 mPD) over 2 levels of basement
- Domestic Portion	- 23
- Non-domestic Portion	- 2 (for SWFs, shops & services and clubhouse)
No. of Blocks	3
- Residential	- 2
- Clubhouse	- 1
No. of Flats	About 943
Average Flat Size	About 38.6 m ²
Anticipated Population ^(c)	About 2,640
Private Open Space	Not less than 2,640 m ²
Car Parking Provision	
- Private Car	123
• Residential	- 117
• SWF	- 2
• Shop and Services	- 4
- Motorcycle	13
• Residential	- 12
• Shop and Services	- 1
- Bicycle	126

Heavy Goods Vehicle Loading/ Unloading Spaces	4
• Residential	- 2
• SWF	- 1
• Shop and Services	- 1
Tentative Completion Year	About 2030

Remarks:

- (a) The applicant assumed that the GFA for clubhouse (i.e. 5% of the total domestic GFA) is to be exempted from GFA calculation.
- (b) The GFA for the 150-place CCC and the 60-place DCCE is estimated with the basis of 2.2 times the respective Net Operational Floor Area (NOFA) requirements of 776 m² (150-place CCC) and 358 m² (60-place DCCE) as stipulated in the Hong Kong Planning Standards and Guidelines (HKPSG). The GFA for the proposed CCC and DCCE will be subject to review based on the operational requirements and further liaison with Government departments in detailed design stage.
- (c) A Person per Occupied Flat (PPOF) of 2.8 is assumed based on the average household size of Yuen Long District in the 2021 Population Census.

1.4 The applicant has submitted a set of relevant technical assessment reports including Traffic Impact Assessment (TIA), Environmental Assessment (EA), Air Ventilation Assessment (AVA), Visual Impact Assessment (VIA), Drainage Impact Assessment, Sewerage Impact Assessment and Water Supply Impact Assessment, in support of the application.

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

- (a) Application Form received on 30.6.2023 **(Appendix I)**
- (b) Further Information (FI) received on 6.12.2024 enclosing a Consolidated Planning Report * **(Appendix Ia)**

[Supporting Planning Statement and FIs received on 30.6.2023, 11.9.2023, 24.11.2023, 2.2.2024, 28.3.2024, 30.4.2024, 6.6.2024, 19.6.2024, 19.7.2024, 22.8.2024, 9.10.2024, 10.10.2024*, 13.11.2024* and 2.12.2024* were superseded and not attached]*

** accepted and exempted from publication and recounting requirements*

2. Justifications from the Applicant

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

In line with Government Policy on Meeting Housing Demand

- (a) The proposed housing development will provide about 943 units, (i.e. contributing to about 7% of annual private housing supply target), make optimal use of scarce land resources to provide timely support to the Government's housing initiatives and contribute to meeting the territorial housing need by increasing the private housing supply in the short-to-medium term.
- (b) With the anticipated increase in residential density in Area 13 and the southern part of the Yuen Long New Town (YLNT) including the Long Bin, Tai Kei Leng and Shap Pat Heung public housing sites, there arises opportunities for the Site to realise its

development potential, optimise land resources and produce flats to help Hong Kong meet its territorial housing target in a way which is generally compatible with the overall planning intention for Area 13 and YLNT.

Improving the Environmental Quality in the Surrounding Area

- (c) Most of the developable land in Yuen Long has been used as brownfield sites and such proliferation has resulted in degradation of living environment and created industrial/residential interface problems. Riding on the momentum to transform the area at the southern fringe of YLNT into a high-quality residential neighbourhood, the proposed development can serve as a catalyst for phasing out existing brownfield sites in response to the acute demand for housing supply, while the sensitively designed landscape environment integrating residential development with SWFs can address the community aspirations for a quality living environment.

Unleashing the Potential of G/IC sites with the Diminished Demand for Schools

- (d) The Site has been left idle for over 30 years with no known development programme for the reserved primary school cum secondary school. With the applicant owning nearly 90% of the private lots in terms of size and actively pursuing to acquire the remaining portion of land within the Site for consolidated ownership, the proposed development provides an opportunity to unleash the development potential of the Site for housing development and to provide 943 flats in meeting the imminent need for housing land supply in Hong Kong without requiring the use of public resources.
- (e) The proposed rezoning from “G/IC” to “R(A)9” would not affect the planned school provision for YLNT as there is no implementation programme for school at the Site. Moreover, two other sites have been reserved for three planned primary schools in Area 12 which have still yet been implemented as of now.

Providing Merits as a Private Sector Initiatives

- (f) The proposed development will improve the living quality of the future residents and the surrounding community, with the provision of SWFs (i.e. a 150-place CCC and a 60-place DCCE, accounting for about 6% of the total GFA). The proposed SWFs under the indicative scheme are designed to be located at the podium of the residential towers which could be easily accessible from the at-grade pick-up/drop-off lay-bys. Landscaping and open space within the Site are carefully designed to enhance the environment for both the future residents and the users of the child care and elderly care services so as to promote intergeneration living and social well being.

Compatibility with the Surrounding Developments

- (g) The proposed development is situated at the fringe of an established medium to high-density residential cluster, where a number of existing and committed private and public housing developments co-exist along Shap Pat Heung Road (SPHR), between YLNT and the Yuen Long South Development Area (YLSDA). With comprehensive and optimal site planning, it is also expected to synergise with the planned development at the adjoining high-density “R(A)1” site to its south (**Plan Z-1**). The proposed development parameters are considered compatible with the surrounding developments in terms of development intensity, BH and land use.

Visual, Landscape and Tree Compensation Aspects

- (h) According to the VIA carried out by the applicant, the proposed maximum BH would create a continuous skyline with the residential cluster along SPHR as well as the planned and committed developments within YLSDA (**Drawings Z-10 to Z-12**). Proposed design measures, including building setback, building gaps, façade treatment and provision of greenery via landscape design, will be articulated to further minimise potential visual impact and to comply with the Sustainable Building Design Guidelines (**Drawings Z-1, Z-8 and Z-9**). Though no existing tree within the Site is proposed to be retained in-situ or to be preserved through transplantation, a total number of 50 new trees will be planted within the Site at a compensatory ratio of 1:1 (**Drawing Z-8**).

Technical Feasibility

- (i) Various technical assessments on traffic, air ventilation, environmental, visual, landscape and tree preservation, drainage, sewerage and water supply impacts of the proposed development have been duly conducted. With the implementation of appropriate mitigation measures and improvement works, there will be no adverse impact or insurmountable problems.

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

For the private land portion, the applicant is one of the “current land owners” of the private lots within the Site. In respect of other private lots, the applicant has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Section 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31A) by posting notices in local newspapers and posting site notice. Detailed information would be deposited at the meeting for Members’ inspection. For the GL portion, the requirements under TPB PG-No. 31A are not applicable.

4. Background

Zoning History of the Site and its adjoining “G/IC” zone

- 4.1 The Site together with its adjoining area in Area 13 was previously zoned “R(A)” with a very minor portion shown as ‘Road’ on the first draft Yuen Long OZP No. S/YL/1 gazetted on 12.4.1991 (**Plan Z-5a**). In order to enhance planning control, the Site was subsequently rezoned to “R(A)1” with the imposition of development restrictions (i.e. a maximum domestic/non-domestic PR of 5/9.5 and a maximum BH of 25 storeys excluding basement(s)) on draft OZP No. S/YL/16 on 5.1.2007 (**Plan Z-5b**).
- 4.2 The “R(A)1” zone area including the Site had once been proposed for public housing development. However, the proposal was dropped by the Housing Department in 2001. In 2003, detailed planning of the area was carried out with the western part (including the Site) of the “R(A)1” zone proposed for the development of five schools, and the eastern part proposed for residential use and a landscape walkway reserved in the central part. The area reserved for the development of five schools

was thus rezoned from “R(A)1” to “G/IC” on OZP No. S/YL/18, which was subsequently approved by the Chief Executive in Council under section 9(1)(a) of the Town Planning Ordinance (the Ordinance) and gazetted on 21.10.2008. The zoning of the Site has remained unchanged since then (**Plan Z-1**).

- 4.3 Within the area zoned “G/IC” for the planned development of five schools, three schools, namely South Yuen Long Government Primary School, Buddhist Chan Wing Kan Memorial School and Lutheran Academy (**Plan Z-3**), were completed between 2008 and 2010, while the remaining part of the “G/IC” zone originally planned for the development of one primary school and one secondary school (i.e. the concerned school site), which includes the Site and the land to its immediate west, has remained undeveloped. Over the years, the concerned school site was eventually de-reserved by the Education Bureau.

Policy Initiatives for Optimising Development Potential

- 4.4 As announced in the 2014 Policy Address (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.

5. Previous Application

The Site is not involved in any previous application.

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-3, Z-4a to Z-4d)

7.1 The Site is:

- (a) mostly paved and currently occupied by an open storage yard for vehicles, a car repairing/beauty workshop, electric vehicle charging stations, a self-pickup point for delivery items, part of a local track and some vacant/unused land; and
- (b) accessible via a local track running along and across the nullah to the west of the Site leading to SPHR (**Plans Z-2 and Z-3**).

- 7.2 The Site is located at the southern fringe of YLNT which abuts SPHR and is mainly surrounded by medium to high-density residential developments in the east and northwest (i.e. Atrium House, Emerald Green, Park Signature and La Grove) with BHs ranging from 75mPD to 92.3mPD, village settlements of Ma Tin Tsuen and Lung Tin Tsuen in the northeast, three schools (i.e. South Yuen Long Government Primary School, Buddhist Chan Wing Kan Memorial School and Lutheran Academy) in the west, intermixed with some temporary structures, open storage yards, open-air vehicle parks and some vacant/unused land (**Plans Z-1 to Z-3, Z-4a to Z-4d**).

8. Planning Intention

The planning intention of the “G/IC” zone is primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

9. Comments from Relevant Government Bureau and Departments

9.1 The following government bureau and departments have been consulted and their views on the application and the public comments, where relevant, are summarised as follows:

Education

9.1.1 Comments of the Secretary for Education (SED):

The concerned school site¹ has been de-reserved by the Education Bureau.

Land Administration

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

- (a) The Site comprises various private lots in D.D. 120 (the Lots) and the adjoining GL. The Lots are agricultural lots held under the Block Government Lease. No structure is allowed to be erected on the Lots without prior approval of the Government.
- (b) In the event that the rezoning application under s.12A of the Ordinance is agreed or partially agreed by the Board with a set of clear development parameters (including but not limited to the proposed user, GFA and car parking provisions, as appropriate) defined/firmed up and further submission to the Board (including application(s) for permission under s.16 of the Ordinance after the corresponding amendment to the OZP has been made) is not required, the land owner may submit request for streamlined processing of land exchange application. Depending on the circumstances of each case, LandsD at its sole and absolute discretion may, upon receipt of such valid request and subject to payment of the administrative fee(s) (including fee payable to the Legal Advisory and Conveyancing Office, if required) by the land owner, commence the streamlined processing of the land exchange application on a without prejudice and non-committal basis while the Planning Department (PlanD) is taking forward the relevant OZP amendment.

¹ The concerned school site only refers to the area zoned “G/IC” which includes the Site and the land to its immediate west originally planned for the development of one primary school and one secondary school, but excludes the areas of the three developed schools (i.e. South Yuen Long Government Primary School, Buddhist Chan Wing Kan Memorial School and Lutheran Academy) located to its further west and southwest.

- (c) The land owner is reminded that once the agreed or partially agreed proposal is reflected in the OZP and approved under s.9 of the Ordinance, a formal application for land exchange by land owner to LandsD is still required. Every application submitted to LandsD will be considered on its own merits by LandsD at its absolute discretion acting in its capacity as a landlord and there is no guarantee that the land exchange application will eventually be approved by LandsD. If the application for land exchange is approved by LandsD, it will be subject to such terms and conditions as may be imposed by LandsD at its absolute discretion, including payment of premium and administrative fee(s). His other detailed comments on the application are at **Appendix III**.

Traffic

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

- (a) On the basis of engineering feasibility demonstrated in the TIA, she has no objection in principle from traffic engineering perspective to the application and the applicant's responses provided to address the public comments.
- (b) It is understood that the applicant shall further liaise with LandsD to ensure that a non-building area will be specified and the right-of-way will be granted to the users of the existing vehicular access, with appropriate clauses to be specified under lease, when the case is further proceeded.

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

He has no comment from the highways maintenance point of view. His detailed comments on the application are at **Appendix III**.

Environment

9.1.5 Comments of the Director of Environmental Protection (DEP):

- (a) He has no objection to the application from environmental planning perspective.
- (b) He advises to incorporate special conditions related to the submission of updated Noise Impact Assessment (NIA) and Land Contamination Study into the relevant lease document(s) during land exchange application.

Fire Safety

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

He has no specific comment on the rezoning application. With regard to the proposed private residential development, it is advised that fire service

installations and water supplies for firefighting shall be provided to his satisfaction. His detailed comments on the application are at **Appendix III**.

Drainage

9.1.7 Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

It is presumed that the proposed vehicular bridge should be managed and maintained by the lot owner/user or relevant department and a detailed design of the proposed vehicular bridge will be provided during detailed design stage for review and comments. In this regard, he has no objection in principle to the application. His detailed comments on the application are at **Appendix III**.

Urban Design, Visual and Landscape

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

Urban Design and Visual

- (a) The Site is located in the southern part of YLNT, with its locality comprising a mix of “Village Type Development” (“V”), “Residential (Group B)”, “R(A)” and “G/IC” zones to the north of the strips of “Open Space” zone along the Yuen Long Highway (**Plan Z-1**). The Site abuts SPHR and is surrounded by village houses and residential developments with BHs ranging from about 8mPD to 92.3mPD and three schools with BHs of about 36mPD lying to its west. The proposed development with maximum BHs of 89.75mPD is considered not incompatible with the existing and planned high-rise residential developments to its east, south and northwest (**Plan Z-1**).
- (b) According to the submitted VIA, the proposed development would cause negligible to slightly adverse visual impacts to the selected public viewing points. Various design measures including setbacks of residential towers from the site boundary (in particular from SPHR and the planned landscape walkway along the northern and eastern site boundaries respectively), 15m building separation between the two residential towers, landscape provision such as buffer tree planting at street level along the eastern site boundary, green walls, etc. are proposed to mitigate the potential visual impact (**Drawings Z-1, Z-8 and Z-9**).

Air Ventilation

- (c) Based on the available information of the Consultancy Study of Expert Evaluation on the AVA of Yuen Long Town conducted in 2008, the Site does not fall within any major breezeways. According to the Joint Housing, Planning and Lands Bureau-Environment, Transport and Works Bureau Technical Circular No. 1/06, the proposed development does not fall within the categories of project requiring

AVA. Significant adverse air ventilation impact on the surrounding pedestrian wind environment is not anticipated.

Landscape

- (d) Having reviewed the revised landscape master plan and noting that “the available space for landscape at grade is constrained by the future public footpath as required by TD” and that small scale water features and buffer planting with trees are proposed along the northern site boundary adjacent to SPHR (**Drawing Z-8**), she has no comment on the application from landscape planning perspective. Her other detailed comments on the application are at **Appendix III**.

9.1.9 Comments of the Chief Architect/Advisory & Statutory Compliance, Architectural Services Department (CA/ASC, ArchSD):

Based on the information provided, it is noted that the proposed residential development mainly consists of two residential towers with maximum BH of 25 storeys excluding basement (not more than 90mPD), which appears to be compatible with the existing surrounding environment. He has no particular comment from architectural and visual impact points of view.

Building Matters

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

Detailed checking under the Buildings Ordinance will be carried out at building plan submission stage. His other detailed comments on the application are at **Appendix III**.

9.1.11 Comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD):

She has no adverse comment on the application. Her other detailed comments on the application are at **Appendix III**.

Social Welfare

9.1.12 Comments of the Director of Social Welfare (DSW):

- (a) After consideration of the population size and the planned welfare facilities in the vicinity of the Site, there is no proposed welfare facility submitted by the Social Welfare Department.
- (b) As for the CCC and DCCE proposed by the applicant in the submission, she has no objection in principle on the condition that the CCC and DCCE are running on privately financing mode with no financial implication, both capital and recurrent, to the Government.

Local Views

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

His office has received a total number of four objection letters/comments from the Village Representatives of Lam Hau Tsuen against the application (**Appendix IV**). The same views were provided in the public comments received during the statutory public inspection periods and are summarised in paragraph 10 below.

9.2 The following Government departments have no comment on the application:

- (a) Chief Geotechnical Engineer/Slope Maintenance (CGE/SM), LandsD;
- (b) Railway Development Office (RDO), HyD;
- (c) Project Manager/West, Civil Engineering and Development Department (PM(W), CEDD);
- (d) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (e) Director of Leisure and Cultural Services (DLCS);
- (f) Director of Electrical and Mechanical Services Department (DEMS); and
- (g) Commissioner of Police (C of P).

10. Public Comments Received During Statutory Publication Period

The application and relevant FIs were published for public inspection. During the statutory publication periods, a total of 63 public comments were received including two supporting comments from individuals (**Appendix Va**), 55 objecting comments/expressing adverse comments (**Appendix Vb**) from the Shap Pat Heung Rural Committee, Owners' Committees of the nearby residential developments (i.e. Emerald Green and Park Signature), a Yuen Long District Council member, Village Representatives of Lam Hau Tsuen (four letters are identical to **Appendix IV**), nearby residents, operators and other individuals, and six providing views (**Appendix Vc**) from individuals. The comments/views are summarised as follows:

Supporting Views (Two comments)

- (a) development potential of scarce land resources could be realised through rezoning of the Site as the demand for school places is expected to decline;
- (b) the proposed development could offer improvements to the living environment in the neighbourhood in the future, as compared to the current situation with brownfield uses at the Site; and
- (c) it is noted that Yuen Long has developed at a slower pace than Shenzhen in recent years and it is believed that there would be synergy effect created with the development of the Northern Metropolis.

Objections/Adverse Comments (55 comments)

- (a) the current traffic capacity of SPHR and nearby roads has been overloaded during peak hours. Further population increase due to the introduction of the proposed residential development without extra public transport services or junction improvement measures will impose extra burden to the overloaded traffic capacity;
- (b) provision of public transport services and car parking spaces in the area is insufficient. As various high-density residential developments have been committed/planned in the vicinity, the proposed development would introduce more population and worsen the traffic condition of the nearby areas;
- (c) visual impacts to the nearby residential developments, such as Emerald Green and Park Signature, would be created by the proposed development. There would be noise and dust impacts affecting the existing residents living in the vicinity;
- (d) the building blocks of the proposed developments, together with other existing and planned high-rise developments in the area, would create wall effect and cause adverse air ventilation impact to the surrounding area;
- (e) the proposed development, which consists of high-rise building blocks, is not compatible with the low-rise village settlements within the surrounding “V” zones (i.e. Ma Tin Tsuen and Lam Hau Tsuen);
- (f) the Site is originally zoned “G/IC” for school use and should not be rezoned in order to allow future development of community facilities to cope with the need arising from the population growth;
- (g) there are inadequate restaurants, supermarkets, convenience stores and other commercial uses for the nearby residents;
- (h) there does not appear to be a pedestrian footpath connecting to the proposed SWFs in the indicative layout, which poses a safety risk; and
- (i) the proposed development would block the existing accessible local track currently used by the business operators and open-air car parks located to the east and southeast of the Site.

Providing Views (Six comments)

- (a) more car parking spaces and public transport facilities (e.g. bus terminus and possible rail connections) should be provided in the nearby residential neighbourhood in order to cope with the population growth;
- (b) provision of high quality and distinctive restaurants and shopping centres could be introduced; and
- (c) during the design of the proposed development, due consideration should be given to the compatibility and visual impacts on nearby developments.

11. Planning Considerations and Assessments

- 11.1 The applicant proposes to rezone the Site from “G/IC” to “R(A)9” (i.e. a new subzone under “R(A)” zone) to facilitate a proposed private residential development with ‘SWF’ and ‘Shop and Services’ uses at the podium levels (**Drawings Z-1 to Z-7**).
- 11.2 According to the applicant, the proposed “R(A)9” zone, which is primarily intended for high-density residential development, will be restricted to a maximum domestic PR of 6, a maximum non-domestic PR of 0.5 and a maximum BH of 25 storeys excluding basement(s), with the provision of GIC facilities of GFA not less than 2,495m² stipulated in the tailor-made Remarks under the Notes for the proposed “R(A)9” zone (**Appendix II**).

The “G/IC” Zone

- 11.3 The Site falls on land zoned “G/IC” which has been designated on the OZP since 2008 after the detailed planning of the area was carried out in 2003 to utilise the Site together with the land to its immediate west and southwest for developing five schools (**Plan Z-1**). Subsequently, three of the five proposed schools (i.e. South Yuen Long Government Primary School, Buddhist Chan Wing Kan Memorial School and Lutheran Academy) were completed between 2008 and 2010 which are currently under operation (**Plan Z-3**). As for the remaining land (i.e. the concerned school site) within this “G/IC” zone, there is no development programme for the originally planned primary school and secondary school. In this regard, SED also confirmed that the concerned school site, which comprises the Site and the land to its immediate west, has been de-reserved after comprehensive review. As there are no other GIC facilities reserving the concerned school site for future use and taking into account the history and background of the Site and the planning assessment below, the rezoning proposal is considered not unreasonable.

Land Use Compatibility and Development Intensity

- 11.4 The Site is located at the southern fringe of YLNT (**Plan Z-1**). The Site abuts SPHR and is mainly surrounded by medium to high-density residential developments in the east and northwest (i.e. Atrium House, Emerald Green, Park Signature and La Grove) with BHs ranging from 75mPD to 92.3mPD, village settlements of Ma Tin Tsuen and Lung Tin Tsuen in the northeast and three schools in the west. Although there are some open storage yards and open-air vehicle parks in the east, southeast and south (**Plans Z-2, Z-3 and Z-4d**), with implementation of mitigation measures identified in the EA, DEP has no in-principle objection to the application as no adverse environmental impacts are anticipated. Since the land within the adjacent “R(A)1” and “G/IC” zones are also intended to be developed for other compatible land uses which would in effect phase out the existing open storage yards and open-air vehicle parks, the proposed residential development with ‘SWF’ and ‘Shop and Services’ uses is not incompatible with the surrounding land uses which are predominantly residential in nature (**Plans Z-1 and Z-2**).
- 11.5 The “R(A)1” zone to the immediate south of the Site is restricted to a maximum domestic/non-domestic PR of 5/9.5 and a maximum BH of 25 storeys excluding basement(s) (**Plan Z-1**). The policy initiative for optimising development potential as announced in the 2014 PA stated that the maximum domestic PR can be allowed to be generally raised by about 20% for housing sites located in New Towns, where

technical feasibility permits. In this regard, the restriction of domestic PR 6 in the proposed “R(A)9” zone, as compared with the maximum PR of 5/9.5 in the adjacent “R(A)1” zone, is generally in line with the Government’s policy of enhancing the development intensity of housing sites to increase housing supply. DSW also has no in-principle objection to the proposed provision of SWFs (i.e. the CCC and DCCE) at the Site provided that they will be running on a privately financing mode with no financial implication, both capital and recurrent, to the Government. Moreover, a planning permission (No. A/YL/316) within the “R(A)1” zone to the further east of the Site for public housing development at SPHR (**Plan Z-1**) was approved by the Committee on 24.5.2024, allowing the maximum PR to be relaxed from 5/9.5 to an overall PR of 7.2 (i.e. domestic PR of 6.5 and non-domestic of 0.7) and the maximum BH to be increased from 25 to 40 storeys excluding basement(s). In view of the prevailing Government policy, development restrictions of the adjoining “R(A)1” zone and the recently approved development above-mentioned, the development parameters of maximum domestic PR 6 and maximum non-domestic PR 0.5 for the “R(A)9” zone as proposed by the applicant are considered not excessive.

- 11.6 The proposed BH restriction of 25 storeys excluding basement(s) for the “R(A)9” zone is the same as that of the adjacent “R(A)1” zone. With various measures proposed to mitigate the potential visual impact, including setbacks of residential towers, building separation, trees and buffer planting at street level and green walls etc. (**Drawings Z-1, Z-8 and Z-9**), the proposed development would only cause negligible to slightly adverse visual impacts to the public viewing points according to the submitted VIA (**Drawings Z-10 to Z-12**). CTP/UD&L of PlanD considers that the proposed development is not incompatible with the existing and planned high-rise residential developments to its east, south and northwest with BHs ranging from about 8mPD to 92.3mPD (**Plans Z-1 and Z-3**). CA/ASC of ArchSD also considers the proposed development compatible with the existing surrounding environment. In view of the above, the rezoning proposal is considered not incompatible with the surrounding areas in terms of development intensity and BH.

Provision of GIC Facilities

- 11.7 The existing and planned provisions of major GIC facilities in YLNT is generally adequate to meet the demand of the planned population in accordance with the requirements of the HKPSG and assessments of the relevant bureaux/departments except for some SWFs (i.e. CCC, Community Care Services Facilities, Residential Care Homes for the Elderly, Day Rehabilitation Services and Residential Care Services). While DSW has not made request to incorporate any SWF at the Site in consideration of the population size and the planned welfare facilities in the vicinity, the applicant will provide a 150-place CCC and 60-place DCCE (**Drawings Z-1 to Z-3**), which accounts for about 6% of the total GFA to meet the demand for such facilities and to improve the living quality of future residents and the surrounding community. DSW has no in-principle objection to the proposed provision as mentioned in paragraph 11.5 above.

Technical Aspects

- 11.8 The applicant has submitted various technical assessments to demonstrate that the proposed rezoning is acceptable from traffic, environmental, drainage, sewerage, water supply, landscape and air ventilation perspectives. Relevant departments, including C for T, CHE/NTW of HyD, DEP, CE/MN of DSD, CE/C of WSD and

CTP/UD&L of PlanD have no in-principle objection to or no adverse comments on the application. In particular, C for T has no adverse comment on the TIA and the proposed traffic improvement measures. Should the application be agreed by the Committee, DEP requires to incorporate special clauses regarding the submission of the updated NIA and Land Contamination Study and the implementation of the relevant mitigation measures in the land document at a later stage.

Local Views and Public Comments

11.9 There were a total number of 63 public comments, including the four public comments conveyed by DO(YL), HAD (**Appendix IV**), received during the statutory publication periods as summarised in paragraph 10 above. The objections were mainly related to traffic, environmental, visual and air ventilation aspects, as well as provision of GIC facilities, adequacy of supporting/retail facilities in the vicinity, and blockade of existing access road connecting to the existing developments to the east and southeast of the Site. Regarding the blockade of existing access road to nearby sites, the applicant will be advised to liaise with LandsD on these land administration matters should the application be approved by the Committee. For other issues raised in the public comments, the planning considerations and assessments in paragraphs 11.1 to 11.8 are also relevant.

12. Planning Department's Views

12.1 Based on the assessments made in paragraph 11 and having taken into account the public comments as mentioned in paragraph 10 above, the Planning Department has no in-principle objection to the application.

12.2 Should the Committee decide to agree/partially agree to the application, PlanD would work out the appropriate amendments to the OZP, including development restrictions to be set out in the Notes and Explanatory Statement for the consideration of the Committee prior to gazetting under section 5 of the Ordinance upon reference back of the OZP.

12.3 Alternatively, should the Committee decide not to agree to the application, the following reason is suggested for Members' reference:

The proposed rezoning of a portion of the "Government, Institution or Community" ("G/IC") site in a piecemeal manner would affect the entirety and hinder the future planning of the "G/IC" zone and there is no strong planning justification to rezone the Site from "G/IC" to "Residential (Group A) 9" for residential use.

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 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 30.6.2023
Appendix Ia	FI received on 6.12.2024
Appendix II	Proposed Notes of the “R(A)9” zone submitted by the applicant
Appendix III	Detailed Comments of Relevant Government Departments
Appendix IV	Local Views conveyed by DO(YL), HAD
Appendices Va to Vc	Public Comments
Drawing Z-1	Indicative Layout Plan
Drawings Z-2 to Z-5	Floor Plans
Drawings Z-6 and Z-7	Section Plans
Drawings Z-8 and Z-9	Landscape Master Plan and Section
Drawings Z-10 to Z-12	Photomontages
Drawing Z-13	Proposed Traffic Improvement Plan
Plan Z-1	Location Plan
Plan Z-2	Site Plan
Plan Z-3	Aerial Photo
Plans Z-4a to Z-4d	Site Photos
Plan Z-5a	Extract of the Yuen Long OZP No. S/YL/1
Plan Z-5b	Extract of the Yuen Long OZP No. S/YL/16

**PLANNING DEPARTMENT
DECEMBER 2024**