

## **TOWN PLANNING BOARD**

**TPB Paper No. 10917  
For Consideration by the  
Town Planning Board on 1.9.2023**

**DRAFT YUEN LONG OUTLINE ZONING PLAN NO. S/YL/26**

**CONSIDERATION OF  
REPRESENTATION NO. TPB/R/S/YL/26 – R1  
AND COMMENT NO. TPB/R/S/YL/26 – C1**

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CONSIDERATION OF REPRESENTATION NO. TPB/R/S/YL/26-R1  
AND COMMENT NO. TPB/R/S/YL/26-C1**

| <b>Subject of Representation<br/>(Amendment Items)</b>   | <b>Representer<br/>(No. TPB/R/S/YL/26-)</b>  | <b>Commenter<br/>(No. TPB/R/S/YL/26-)</b>  |
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| <p><b><u>Item A</u></b><br/>Rezoning of a site at Tai Kei Leng from “Open Space” (“O”) and “Residential (Group B)” (“R(B)”) to “Residential (Group A)6” (“R(A)6”)</p> <p><b><u>Item B</u></b><br/>Rezoning of a site at Lam Hi Road from “Other Specified Uses” annotated “Art Storage and Public Open Space” (“OU(AS &amp; POS)”) to “Residential (Group A)7” (“R(A)7”)</p> <p><b><u>Item C1</u></b><br/>Rezoning of a site at Wang Yip Street East from “Other Specified Uses” annotated “Business” (“OU(B)”) to “Residential (Group E)2” (“R(E)2”)</p> <p><b><u>Item C2</u></b><br/>Rezoning of a portion of the On Lok Road Substation from “OU(B)” to “Government, Institution or Community” (“G/IC”)</p> <p><b><u>Item C3</u></b><br/>Rezoning of a strip of land adjoining Keung Yip Street Rest Garden from “OU(B)” to “O”</p> <p><b><u>Item D1</u></b><br/>Rezoning of a site to the south of Long Ping Station from “Comprehensive Development Area” (“CDA”), “G/IC” and “O” to “Residential (Group A)8” (“R(A)8”)</p> | <p><b>Total: 1</b></p> <p><b><u>Oppose Items B and C1 to C3</u></b><br/>R1: Individual</p> <p><b><u>Provide Adverse Views on Item A and Views on Items D1 to D4</u></b><br/>R1: Individual</p> | <p><b>Total: 1</b></p> <p><b><u>Provide Views on Item A</u></b><br/>C1 (also R1): Individual</p> |

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| <p><b><u>Item D2</u></b><br/>Rezoning of a strip of land at the Drainage Services Department (DSD) Yuen Long Ping Shun Street Staff Quarters from “O” to “G/IC”</p> <p><b><u>Item D3</u></b><br/>Rezoning of a portion of nullah adjoining Yuen Long On Ning Road from “CDA” to an area shown as ‘Nullah’</p> <p><b><u>Item D4</u></b><br/>Rezoning of sections of the existing Ma Wang Road, Ping Shun Street and Po Fai Path from “G/IC”, “CDA”, “O”, “Residential (Group A)” (“R(A)”) and an area shown as ‘Nullah’ to an area shown as ‘Road’</p> |  |  |
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Note: The name of the representer and commenter are attached at **Annex III**. Soft copy of the submissions is sent to Town Planning Board (the Board) Members via electronic means; and is also available for public inspection at the Board’s website at [https://www.info.gov.hk/tpb/en/plan\\_making/S\\_YL\\_26.html](https://www.info.gov.hk/tpb/en/plan_making/S_YL_26.html) and the Planning Enquiry Counters of the Planning Department in North Point and Sha Tin. A set of hard copy is deposited at the Board’s Secretariat for Members’ inspection.

## **1. Introduction**

- 1.1 On 6.1.2023, the draft Yuen Long Outline Zoning Plan (OZP) No. S/YL/26 (the Plan) at **Annex I** was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). The Schedule of Amendments setting out the amendments to the OZP is at **Annex II** and the locations of the amendment items are shown on **Plans H-1 to H-3**.
- 1.2 During the two-month statutory exhibition period, one valid representation was received. On 24.3.2023, the representation was published for three weeks for public comments. Upon expiry of the publication period, one valid comment was received.
- 1.3 On 7.7.2023, the Board agreed to consider the representation and comment collectively in one group.
- 1.4 This Paper is to provide the Board with information for consideration of the representation and comment. The list of representer and commenter is at **Annex III**. The representation and comment are at **Annexes IVa and IVb** respectively. The representer/commenter has been invited to attend the meeting in accordance with section 6B(3) of the Ordinance.

## 2. **Background**

### ***Item A - Proposed Public Housing Development***

- 2.1 The 2013 Policy Address stated that the Government would adopt a multi-pronged approach to build up land reserve with a view to meeting housing and other development needs. It was reaffirmed in the 2019 Policy Address that the Government would continue to review various land uses and rezone sites as appropriate for residential use. Optimisation of the development potential of brownfield sites is one of the key strategies among all.
- 2.2 In November 2019, the Planning Department (PlanD) promulgated the findings of the “Study on Existing Profile and Operations of Brownfield Sites in the New Territories” which identified a total of 1,579 ha of brownfield sites in the territory. Based on the study findings, PlanD has shortlisted 450 ha of brownfield sites as having relatively high or medium development potential in view of the proximity to existing new towns/new development areas and major highways/transport infrastructures, as well as the larger size of land in the sites. In light of the 2019 Policy Address, PlanD kick-started the first phase review covering assessment of 160 ha of those brownfield sites closer to the existing infrastructure, with a view to identifying clusters suitable for public housing developments. Taken into account a host of planning considerations, including the overall development strategy, land use compatibility, transport accessibility, infrastructure provision and broad environmental implications, eight priority clusters with a total area of about 35.7 ha in Yuen Long, Tuen Mun and Tai Po with higher development potential for public housing developments have been shortlisted. A cluster of about 2.06 ha in Tai Kei Leng, Yuen Long is one of them and is earmarked for feasibility study of development (**Item A on Plan H-1**).
- 2.3 In view of the acute demand for public housing, the Government announced in December 2018 to allow further increase of domestic plot ratio (PR) for public housing sites to a maximum permissible PR of 6.5, where technically feasible. It was also announced in the 2022 Policy Address that the maximum domestic PR for housing land in the Northern Metropolis would be 6.5.
- 2.4 In 2020, the Civil Engineering and Development Department (CEDD) commissioned an engineering feasibility study (EFS) for the proposed public housing development. The EFS was completed in 2022, which confirmed the technical feasibility of the proposed development with a maximum total PR of 6.7<sup>1</sup> and a maximum building height (BH) of 185mPD at the site, involving the provision of about 2,300 public housing units together with other government, institutional or community (GIC) and infrastructural facilities in support of the development.

### ***Item B - Section 12A (s.12A) Application for Proposed Private Subsidised Housing Development***

- 2.5 On 28.10.2022, the Rural and New Town Planning Committee (RNTPC) of the Board agreed to a s.12A application (No. Y/YL/18) to rezone a site with

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<sup>1</sup> The domestic PR of 6.5 and the non-domestic PR of 0.2 were adopted for the indicative development scheme under the EFS.

development site area of about 2,815m<sup>2</sup> at Lam Hi Road for proposed private subsidised housing (PSH) from “OU(AS & POS)” to a residential zone to facilitate the development of a 25-storey PSH block with one basement level of car park<sup>2</sup>.

- 2.6 The applicant of the s.12A application originally proposed to rezone the whole “OU(AS & POS)” zone to “Other Specified Uses” annotated “Private Subsidised Housing and Art Storage with Public Open Space”. However, as it was anticipated that the PSH portion would be implemented under the latest government policy and separated from the art storage and public open space portion, the PSH portion has been rezoned to “R(A)7” (a new sub-area under “R(A)” zone) subject to a maximum PR of 5 and a maximum BH of 90mPD (**Item B on Plan H-2**). The remaining portion of “OU(AS and POS)” zone has been maintained with the revision of the maximum GFA as stipulated on the Notes from 12,694m<sup>2</sup> to 5,968m<sup>2</sup> to correspond with the reduction in site area for Art Storage use while other restrictions, including the BH restriction of 23mPD and the required POS provision of not less than 590m<sup>2</sup>, remain unchanged.

#### ***Items C1-C3 - s.12A Application for Proposed Private Residential Development***

- 2.7 On 27.8.2021, the RNTPC agreed to a s.12A application (No. Y/YL/16) for rezoning of an area of about 7,271m<sup>2</sup> at 21-35 Wang Yip Street East, Tung Tau Industrial Area (i.e. Yuen Long Town Lot (YLTL) No. 362) from “OU(B)” to “R(E)2” (**Item C1 on Plan H-3**) to facilitate the development of a 24-storey private residential building with retail, eating place, social welfare facilities and a basement car park<sup>3</sup>. To accord with the development parameters agreed by the RNTPC, the site has been rezoned to “R(E)2” (a new sub-area under “R(E)” zone), subject to a maximum domestic PR of 5, a maximum non-domestic PR of 0.22 and a maximum BH of 85mPD. Sites under Items C2 and C3 have also been rezoned to reflect the respective as-built conditions (**Plan H-3**).

#### ***Items D1-D4 - Reflecting As-built Development***

- 2.8 In the 2021 review of “CDA” sites, the RNTPC agreed to rezone this “CDA” site to the immediate south of Long Ping Station, known as ‘Sol City’, to an appropriate zoning to reflect the existing development. As such, the site has been rezoned to “Residential (Group A)8” (“R(A)8”) (a new sub-area under “R(A)” zone) under Item D1, subject to a maximum domestic PR of 5 or a maximum non-domestic PR of 9.5 and a maximum BH of 100mPD (**Item D1 on Plan H-3**). Sites under Items D2 to D4 have also been rezoned to reflect the respective as-built conditions (**Plan H-3**).

#### ***The Plan***

- 2.9 On 9.12.2022, the RNTPC agreed that the proposed amendments to the approved Yuen Long OZP No. S/YL/25 were suitable for public inspection under section 5

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<sup>2</sup> The relevant RNTPC Paper and minutes of the RNTPC meeting are available at the Board’s website at: [https://www.info.gov.hk/tpb/en/meetings/RNTPC/Agenda/706\\_rnt\\_agenda.html](https://www.info.gov.hk/tpb/en/meetings/RNTPC/Agenda/706_rnt_agenda.html); and [https://www.info.gov.hk/tpb/en/meetings/RNTPC/Minutes/m706rnt\\_e.pdf](https://www.info.gov.hk/tpb/en/meetings/RNTPC/Minutes/m706rnt_e.pdf).

<sup>3</sup> The relevant RNTPC Paper and minutes of the RNTPC meeting are available at the Board’s website at: [https://www.info.gov.hk/tpb/en/meetings/RNTPC/Agenda/678\\_rnt\\_agenda.html](https://www.info.gov.hk/tpb/en/meetings/RNTPC/Agenda/678_rnt_agenda.html); and [https://www.info.gov.hk/tpb/en/meetings/RNTPC/Minutes/m678rnt\\_e.pdf](https://www.info.gov.hk/tpb/en/meetings/RNTPC/Minutes/m678rnt_e.pdf).

of the Ordinance. The relevant RNTPC Paper No. 11/22 is available at the Board's website<sup>4</sup> and the Secretariat for Members' inspection, while extract of the minutes of the RNTPC meeting is at **Annex V**.

### **3. Local Consultation**

#### *Prior to the Submission of the Proposed Amendments to the RNTPC*

3.1 Prior to the submission of the proposed amendments to the RNTPC, PlanD, CEDD and Housing Department (HD) jointly consulted Yuen Long District Council (YLDC) on 25.10.2022 and Shap Pat Heung Rural Committee (SPHRC) on 2.11.2022 regarding the proposed amendments to the OZP and the related public housing development and infrastructural works. Both YLDC and SPHRC expressed concerns on the potential traffic impact of the proposed public housing development and displacement of the existing residents and brownfield operations. YLDC also considered that the proposed public housing developments in Yuen Long District should be assessed in a comprehensive manner to ensure that all infrastructural and technical issues could be tackled holistically. Their views and comments had been incorporated into RNTPC Paper No. 11/22 mentioned in paragraph 2.9 above and in extract of the minutes of the YLDC meeting at **Annex VI**.

#### *After Publication of the Plan*

3.2 After publication of the Plan, a letter was issued to YLDC to invite its members to submit representation. No representation from the members of YLDC was received.

### **4. The Representation Sites and their Surrounding Areas**

#### **4.1 Item A**

4.1.1 Representation site under Item A lies to the north of Tai Kei Leng Road in the southeast of the Yuen Long New Town (YL New Town), and is accessible via Tai Kei Leng Road from the south with a site area of about 2.06 ha. It is currently occupied mainly by brownfield operations (including warehouses, vehicle service workshops, storage yards and open-air vehicle parks) with some scattered residential dwellings/structures (**Plans H-4a to H-4d**).

#### *Proposed Public Housing Development*

4.1.2 Item A involves an area which is zoned "R(A)6" (about 2.06 ha) with a maximum PR of 6.7 and a maximum BH of 185mPD for the proposed public housing development. The development parameters of the proposed public housing development are listed below:

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<sup>4</sup> The RNTPC Paper No. 11/22 is available at the Board's website at:  
<https://www.info.gov.hk/tpb/en/papers/papers.html#2022>.

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| <b>Development Site Area</b>                | About 1.8 ha <sup>(1)</sup>  |
| <b>Total PR</b>                             | Maximum 6.7<br>(domestic PR of 6.5 and non-domestic PR of 0.2)   |
| <b>No. of Storeys</b> <sup>(2)</sup>        | About 45-50 storeys<br>(including 5 storeys for non-domestic podium)   |
| <b>Maximum BH</b>                           | 185mPD   |
| <b>No. of Blocks</b>                        | 3 blocks   |
| <b>No. of Flats</b>                         | About 2,300 flats  |
| <b>Population</b>                           | About 6,440 persons  |
| <b>Target Completion Date</b>               | 2031   |
| <b>Supporting Facilities</b> <sup>(3)</sup> | <ul style="list-style-type: none"> <li>• Kindergarten(s)</li> <li>• Retail Facilities</li> <li>• Social Welfare Facilities <sup>(4)</sup></li> </ul> |

Notes:

- (1) Excluding the adjoining footpaths and track road, and subject to change at the detailed design stage.
- (2) Approximate number of storeys and maximum BH to cater for additional Gross Floor Area (GFA) concession for promotion of Modular Integrated Construction under Joint Practice Note No. 8 promulgated in July 2022 has been taken into account.
- (3) The actual provision of supporting facilities will be subject to confirmation by relevant government departments at the detailed design stage.
- (4) GIC facilities as required by the Government may be exempted from PR calculation. GFA equivalent to about 5% of the domestic GFA of the public housing development will be reserved for the provision of social welfare facilities. The location, type and actual provision of social welfare facilities will be subject to the advice of the Social Welfare Department (SWD) and HD at the detailed design stage.

## 4.2 Item B

4.2.1 Representation site under Item B (about 0.31 ha) is located along the southern fringe of the YL New Town and to the north of the Yuen Long Highway. It is currently occupied by an open storage yard, a vehicle park and some unused land. The Item B site is accessible from Lam Hi Road leading from Kung Um Road. To its north across Lam Hi Road and a nullah is a medium-rise residential development namely Park Signature with a BH of 22 storeys over two levels of podium (81mPD) on land zoned “Residential (Group A)1”. To its immediate east are an open storage yard, a metal workshop and warehouse, a storage site with ancillary office, vacant structures and some unused land. To its immediate south is a local track. The Yuen Long Highway is located to its further south and to its immediate west is an area intermixed with some residential structures and storage yards (**Plans H-6a to H-6c**).

## 4.3 Items C1 to C3

4.3.1 Representation site under Item C1 (about 0.73 ha) is currently occupied by a 10-storey industrial building, namely Lai Sun Yuen Long Centre, with an existing GFA of about 36,023m<sup>2</sup> (i.e. PR of about 4.95) within

the Tung Tau Industrial Area in the YL New Town. Within the same street block, to its immediate northeast is the Keung Yip Street Rest Garden zoned “O” with a footpath sandwiched in between, while to its immediate southwest are the On Lok Road Substation zoned partly “OU(B)” and partly “G/IC”, and a planter area currently zoned “OU(B)”. To its further northeast across Keung Yip Street is the Tung Tau Industrial Area Playground, while to the east across Po Yip Street are the Po Yip Street Sitting-out Area and the village settlement of Kwan Lok Sun Chuen. To its west across Wang Yip Street East are industrial buildings (e.g. Annking Industrial Building, Fu Wah Industrial Building and Hing Wah Industrial Building) within “OU(B)” zones, the Po Leung Kuk Energetic Youth Club within “G/IC” zone and the Wang Yip Street South Rest Garden within “O” zone (**Plans H-7a to 7c**).

- 4.3.2 Representation site under Item C2 (about 0.13 ha) is a remaining portion of the original “OU(B)” zone to the southwest of Item C1, which covers part of the existing On Lok Road Substation and a planter area (**Plan H-7a**). The rezoning of the site from “OU(B)” to “G/IC” is to reflect its as-built condition (**Plan H-7c**).
- 4.3.3 Representation site under Item C3 (about 0.03 ha) is a remaining strip of land of the original “OU(B)” zone to the northeast of Item C1 adjoining the Keung Yip Street Rest Garden (**Plan H-7a**). The rezoning of the site from “OU(B)” to “O” is to reflect its as-built condition (**Plan H-7c**).

#### 4.4 Items D1 to D4

- 4.4.1 The subject residential development under Item D1 (about 0.84 ha), known as ‘Sol City’ with four residential towers of about 19-29 storeys and a PR of 4.9995, was completed in 2019. As mentioned in paragraph 2.8, the RNTPC agreed to rezone the site under Item D1 to reflect the as-built development. In this regard, the site has been rezoned to “R(A)8” with development restrictions tally with the as-built development (**Plans H-8a to H-8d**).
- 4.4.2 Representation site under Item D2 (about 0.01 ha) to the immediate west of ‘Sol City’ is a portion of the existing DSD Yuen Long Ping Shun Street Staff Quarters, which is a four-storey residential block (**Plan H-8a**). The “G/IC” zone is to reflect the as-built condition (**Plan H-8d**).
- 4.4.3 To the immediate east of ‘Sol City’ is a portion of the existing nullah (**Plan H-8a**). The site has been rezoned to area shown as ‘Nullah’ under Item D3 (about 0.43 ha) to reflect the as-built condition (**Plan H-8c**).
- 4.4.4 Representation site under Item D4 (about 1.09 ha) is a strip of land to the north of ‘Sol City’ at Ma Wang Road, with areas of Ping Shun Street, Po Fai Path and the metered vehicle park at Po Lok Square (**Plan H-8a**). The site has been rezoned to area shown as ‘Road’ to reflect the existing roads, footpaths and on-street vehicle park (**Plan H-8d**).



#### 4.5 Planning Intentions

4.5.1 The planning intentions of the zones in relation to the above representation sites are as follows:

- (a) The “R(A)6”, “R(A)7” and “R(A)8” zones are intended primarily for high-density residential development. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.
- (b) The “R(E)2” is intended primarily for the phasing out of existing industrial uses through redevelopment (or conversion) for residential use on application to the Board. Whilst existing industrial uses will be tolerated, new industrial developments are not permitted in order to avoid perpetuation of industrial/residential interface problem.
- (c) The “G/IC” zone is intended 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.
- (d) The “O” zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

### 5. The Representation and Comment on Representation

#### 5.1 Subject of Representation

5.1.1 **R1**, lodged by an individual, gives adverse views on Item A, provides views on Items D1 to D4, and opposes Items B and C1 to C3. The submission of representation is at **Annex IVa**.

5.1.2 The major grounds of representation and PlanD’s responses, in consultation with the relevant government bureaux/departments (B/Ds), are summarised in paragraph 5.2 below.

#### 5.2 Major Grounds of Representation and PlanD’s Responses

##### ***Item A***

##### 5.2.1 Environmental, Air Ventilation, Visual and Landscape Issues

|     | <b>Major Ground(s)/Comment(s)/Suggestion(s)</b>   |
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| (1) | The proposed residential towers will be subject to noise and air pollution caused by the nearby Yuen Long Highway. Residents would likely be more dependent on air-conditioning, thus increasing the demand for energy consumption. |

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| (2) | The proposed massive podium with height of more than 20m will limit the benefit created by the 15m-building separations between residential towers on natural ventilation to the nearby residential developments.                     |
| (3) | The proposed development will lead to extensive tree felling. The proposed compensatory plantings are merely ornamental trees along the periphery, many of which are located against the podium and will have difficulty in maturity. |
| (4) | The visual impact brought by the proposed development cannot be mitigated.  |

|     | <b>Response(s)</b>  |
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| (a) | <p><u>In response to (1)</u></p> <p>A Preliminary Environmental Review (PER) was conducted under the EFS, which confirmed that with the implementation of suitable mitigation measures, the proposed development would be environmentally acceptable. In terms of air quality aspect, the proposed housing site is located away from Yuen Long Highway at a distance of about 35m (<b>Drawings H-1</b>), which would be adequate to avoid adverse air quality impact from the highway on the proposed housing site.</p> <p>In terms of noise, various mitigation measures such as window insulation, acoustic windows/balcony and fixed window with mechanical ventilation were recommended in the PER, which could be implemented in the proposed residential units and social welfare facilities subject to detailed design. With the implementation of these mitigation measures, no adverse traffic noise impact is anticipated.</p> <p>The Director of Environmental Protection (DEP) has no adverse comment on the proposed mitigation measures as recommended in the PER under the EFS. These mitigation measures will be further reviewed at the detailed design stage.</p> |
| (b) | <p><u>In response to (2)</u></p> <p>A Preliminary Air Ventilation Assessment – Expert Evaluation (AVA-EE) was conducted under the EFS, which concluded that with the incorporation of mitigation measures such as building separations of at least 15m and appropriate building setback in the development layout, significant adverse air ventilation impact on the surrounding wind environment is not anticipated (<b>Drawings H-2, H-3a and H-3b</b>). Other design features such as minimisation of podium bulk and adoption of permeable design for podium and car park would be considered at the detailed design stage.</p> <p>The Chief Town Planner/Urban Design and Landscape of PlanD (CTP/UD&amp;L, PlanD) has no adverse comment on the AVA-EE conducted under the EFS. Also, a quantitative AVA-Initial Study would</p>  |

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|     | be conducted at the detailed design stage for assessing the proposed mitigation measures and refinement of the development layout.  |
| (c) | <p><u>In response to (3)</u></p> <p>According to the Tree Survey, Preliminary Landscape and Visual Impact Assessment (LVIA) and Outline Landscape Plan conducted under the EFS, 55 trees will be affected by the proposed public housing development and another 248 trees will be affected by the associated infrastructural works<sup>5</sup> such as improvement works at Shap Pat Heung (SPH) Interchange and widening of Tai Kei Leng Road (<b>Plan H-5</b>) while three other trees near SPH Interchange will be retained. All affected trees are in poor or average condition, with no Old and Valuable Trees nor rare/protected species identified within the site.</p> <p>To mitigate the landscape impact (including the 61 trees to be affected in the nearby Shap Pat Heung public housing site), a total of 364 new trees will be planted in the two public housing developments and along the roads to be upgraded including Shap Pat Heung Interchange and Tai Kei Leng Road, at a compensatory planting ratio of a minimum of 1:1 in accordance with the Development Bureau Technical Circular (Works) No. 4/2020. According to the LVIA conducted under the EFS, a minimum of 20% overall green coverage<sup>6</sup> will be provided at the site (<b>Drawing H-4</b>). CTP/UD&amp;L, PlanD has no adverse comment on the tree survey and landscape proposal under the EFS. A more detailed Tree Preservation and Removal Proposal would be prepared at the detailed design stage to ensure no significant landscape impact will arise from the proposed development. In respect of the representer's concern on the difficulty of the compensatory trees in maturing, all new trees to be planted will be put under proper maintenance by relevant government departments to ensure healthy growth.</p> |
| (d) | <p><u>In response to (4)</u></p> <p>According to the LVIA conducted under the EFS, the proposed development would result in a high-rise development outside the 'core' area of YL New Town, while the overall visual impact of the proposed development is generally "Negligible", "Slightly Adverse" or "Slightly to Moderately Adverse" to most of the key public viewers (<b>Drawings H-5a to H-5c</b>). The LVIA has included recommendations of sensitive design of building layout, such as building separations, setbacks and open areas to minimise building congestion and optimise visual permeability. Mitigation measures including landscape planting, vertical greening, rooftop greening, aesthetically pleasing building design and provision of local open space and recreational facilities are also proposed to alleviate the adverse visual impacts.</p>  |

<sup>5</sup> The infrastructure works will also serve a nearby public housing development at Shap Pat Heung within the Tai Tong OZP, which will also be considered at the same meeting.

<sup>6</sup> In accordance with the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) No. APP-152 "Sustainable Building Design Guidelines".

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|  | CTP/UD&L, PlanD has no adverse comment on the LVIA conducted under the EFS given that the proposed mitigation measures shall be further developed at the detailed design stage to optimise the visual permeability, visual relief and greenery provision of the proposed development. |
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#### 5.2.2 Provision of Community/Recreational Facilities and Other Suggestions

|     | <b>Major Ground(s)/Comment(s)/Suggestion(s)</b>   |
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| (1) | The provision of community and recreational facilities such as swimming pools and sports grounds is insufficient to serve the increasing population, and the shortfalls on some social welfare facilities need to be addressed.                         |
| (2) | <b>R1</b> suggests that the representation site under Item A could be used for other alternative uses, such as to address the deficits in provision of recreational and community facilities, or to develop a commercial/industrial park for Yuen Long. |

|     | <b>Response(s)</b>  |
|-----|---|
| (a) | <p><u>In response to (1)</u></p> <p>The existing and planned provision of open space, recreational and major GIC facilities is generally adequate to meet the demand of the planned population in accordance with the requirements of the Hong Kong Planning Standards and Guidelines (HKPSG) and assessments of relevant B/Ds in the Yuen Long New Town area except some social welfare facilities (<b>Annex VII</b>). For local open space, sufficient provision to meet the residents' need based on HKPSG will be provided within the proposed public housing development upon detailed design (<b>Drawing H-4</b>).</p> <p>Regarding the deficits in some social welfare facilities, the standards set for these services/facilities are a long-term goal and the actual provision would be subject to the consideration of SWD in the planning and development process as appropriate. SWD has all along adopted a multi-pronged approach with long, medium, and short-term strategies and maintained close contact with other relevant departments to identify suitable sites or premises in different types of development projects for the provision of welfare facilities to meet the needs of the community. Due regard is given to various factors such as reference of HKPSG, location, accessibility, available floor area, height restrictions of some social welfare facilities, barrier-free facilities, surrounding environment, supply and demand for services in the local community, etc. for the provision of welfare facilities in the vicinity.</p> <p>In the subject public housing development, opportunity has been taken to reserve accommodation equivalent to not less than 5% of attainable domestic GFA for appropriate social welfare facilities. This will help address the requirement for social welfare provision.</p> |

|     |  |
|-----|--|
|     | <p>In terms of recreational facilities, the Leisure and Cultural Services Department keeps review on the relevant provision in Yuen Long District from time to time in accordance with HKPSG. Opportunity will be taken in the major new development areas, such as the Hung Shui Kiu/Ha Tsuen New Development Area (HSK/NT NDA), for the provision of more leisure and recreational facilities to meet the community needs.</p> <p>Having regard to the above, it is considered that the provision of community and recreational facilities in the proposed development is generally appropriate.</p>   |
| (b) | <p><u>In response to (2)</u></p> <p>The EFS has demonstrated that the site under Item A is suitable for public housing development providing about 2,300 public housing units.</p> <p>In respect of the representer's suggestion on the provision of community and recreational facilities at the site, the response at (a) above refers.</p> <p>In respect of the representer's suggestion on the development of a commercial/industrial park at the site, in view of the increasing land use demand for scientific research and new industries in Hong Kong, the Government has been actively identifying land for short, medium and long term uses to provide the industries with space necessary for their development. In addition to the development of suitable lands, the Secretary for Innovation, Technology and Industry (S for ITI) states that the Government is also committed to leveraging the clustering effect and synergistic development of the relevant projects whilst ensuring adequate ancillary facilities for building a comfortable community environment besides meeting the demand for innovation and technology (I&amp;T) land uses. Currently, there is no plan to reserve any site in the vicinity of Tai Kei Leng for commercial/industrial park or I&amp;T uses.</p> |

### **Item B**

#### **5.2.3 Maintain Objection to s.12A Planning Application (Item B)**

|     | <b>Major Ground(s)/Comment(s)/Suggestion(s)</b>  |
|-----|--|
| (1) | <b>R1</b> maintains her objections expressed in the approved s.12A application (No. Y/YL/18) due to the need to develop an adequate and spacious open space.   |
| (2) | Compared with the low-rise development proposal in previous approval (Application No. Y/YL/11) (i.e. a 3-storey warehouse for art storage), wall effect would be caused by the proposed residential development. |

|     | <b>Response(s)</b>   |
|-----|--|
| (a) | <p><u>In response to (1)</u></p> <p>The representation site is the subject of the s.12A application No. Y/YL/18, which was considered and agreed by the RNTPC on 28.10.2022. All the public comments received for the s.12A application and the assessments of the relevant B/Ds, together with the application, were submitted to the RNTPC for consideration. The public comments had been duly assessed and responded by relevant B/Ds and considered by the RNTPC in accordance with the Ordinance and established procedures. Item B is to take forward the decision of the RNTPC on the s.12A application to rezone the site to “R(A)7” to facilitate the development of a 25-storey PSH block.</p> <p>The current provisions of local and district open spaces in Yuen Long New Town area are sufficient in accordance to the requirement of HKPSG (<b>Annex VII</b>). A mandatory provision of not less than 590m<sup>2</sup> POS has been stipulated in the Notes of the OZP under “OU (AS &amp; POS)” zone to ensure that future development would be compatible to the surrounding areas, including the planned open space.</p> |
| (b) | <p><u>In response to (2)</u></p> <p>According to the AVA-EE for the proposed scheme, it is anticipated that the proposed development would not generate significant adverse air ventilation impact on the overall pedestrian wind environment in the surroundings. Having reviewed the Visual Impact Assessment during the s.12A application, CTP/UD&amp;L, PlanD considered the proposed maximum BH for PSH is not incompatible with the residential developments in its north.</p> <p>The applicant also proposed a series of design measures, including setbacks along the site boundary, peripheral planting, green roofs, building separation, sensitive building orientation etc., to mitigate potential visual and air ventilation impacts arising from the proposed PSH block (<b>Drawings H-6, H-7a, H-7b and H-8</b>).</p>   |

### **Items C1 to C3**

#### **5.2.4 Maintain Objection to s.12A Planning Application (Item C1)**

|     | <b>Major Ground(s)/Comment(s)/Suggestion(s)</b>  |
|-----|--|
| (1) | <p><b>R1</b> maintains her objections expressed in the approved s.12A application (No. Y/YL/16) mainly due to the importance of local production, and concerns on the supply of premises for manufacturing, logistics, industrial uses to generate employment.</p> |

|     | Response(s)   |
|-----|---|
| (a) | <p>The representation site is the subject of the s.12A application No. Y/YL/16, which was considered and agreed by the RNTPC on 27.8.2021. Given its fringe location within the Tung Tau Industrial Area and with various open spaces and residential uses nearby, the proposed residential development with commercial and GIC uses on the lower floors is generally considered not incompatible with the surrounding land uses. All the public comments received for the s.12A application and the assessments of the relevant government departments, together with the application, were submitted to the RNTPC for consideration. The public comments had been duly assessed and responded by relevant B/Ds and considered by the RNTPC in accordance with the Ordinance and established procedures. Item C1 is to take forward the decision of the RNTPC on the s.12A application to rezone the site to “R(E)2” to facilitate redevelopment of the subject industrial building (IB) to a 24-storey private residential building under the IB Revitalisation Policy.</p> <p>Regarding local employment, the HSK/HT NDA would serve as the regional economic hub for North West New Territories to provide new land for various economic land uses such as commercial, office and logistic uses, and the HSK/HT NDA would bring job opportunities to residents in Yuen Long and help reduce the imbalance in spatial distribution of population and jobs.</p> |

- 5.2.5 The representer does not provide any ground/comment with her objections to the rezoning of a portion of the On Lok Road Substation from “OU(B)” to “G/IC” under Item C2 and the rezoning of a strip of land adjoining Keung Yip Street Rest Garden from “OU(B)” to “O” under Item C3. To rationalise the associated zoning boundaries adjoining Item C1, the above sites have therefore been rezoned to reflect the respective as-built conditions (**Plans H-7a to 7c**).

#### ***Items D1 to D4***

- 5.2.6 The representer indicates that Items D1 to D4, which reflect the as-built conditions, are housekeeping matters. The representer’s views are noted.

### **5.3 Comment on Representation and Responses**

- 5.3.1 There is one comment submitted by an individual (**C1**) providing views on Item A. **C1** is also the representer (**R1**), and the submission of comment is at **Annex IVb**. The major grounds of comment and PlanD’s responses, in consultation with the relevant B/Ds, are set out below:

|     | Major Comment(s)/Comment(s)/Suggestion(s)   |
|-----|---|
| (1) | The need for additional public housing supply is not justified taken into account the severe issues in public housing abuse, trend of shrinking population, economy downturn and decline of housing market. Housing targets must reflect genuine need but not be overestimated. |

|     | Response(s)  |
|-----|--|
| (a) | <p>The demand for public housing in Hong Kong remains strong and it is highlighted in the 2022 Policy Address that solving the housing problem tops the agenda of the current-term government. Public housing supply should be increased and expedited in order to meet such demand.</p> <p>The Secretary for Housing (S for H) advised that according to the Long Term Housing Strategy (LTHS) Annual Progress Report 2022, the public housing supply target for the next 10-year period (2023/24 – 2032/33) is set at 301,000 units under a public/private split of 70:30. The flats to be provided under the subject public housing development at Tai Kei Leng form part of the said 10-year public housing supply target and thus should be maintained. The Government will continue to make rolling projection according to the established methodology under the LTHS framework when setting future supply targets.</p> |

## 6. **Departmental Consultation**

6.1 The following B/Ds have been consulted and their comments have been incorporated in the above paragraphs, where appropriate:

- (a) S for H;
- (b) S for ITI;
- (c) DEP;
- (d) Director of Housing;
- (e) Director-General of Trade and Industry;
- (f) Director of Leisure and Cultural Services;
- (g) Director of Social Welfare;
- (h) Chief Engineer/Housing Projects 1, CEDD; and
- (i) CTP/UD&L, PlanD.

6.2 The following B/Ds have no comment on the representation/comment:

- (a) Secretary for Development;
- (b) Secretary for Education;
- (c) Secretary for Transport and Logistics;
- (d) Commissioner for Transport;
- (e) Commissioner of Police;
- (f) Director of Agriculture, Fisheries and Conservation;
- (g) Director of Electrical and Mechanical Services;
- (h) Director of Fire Services;
- (i) Director of Food and Environmental Hygiene;
- (j) Director of Health;
- (k) District Lands Officer/Yuen Long, Lands Department (LandsD);
- (l) District Officer (Yuen Long), Home Affairs Department;
- (m) Head of the Geotechnical Engineering Office, CEDD;
- (n) Chief Estate Surveyor/Land Supply, LandsD;
- (o) Chief Building Surveyor/New Territories West, Buildings Department;
- (p) Chief Highway Engineer/New Territories West, Highways Department (HyD);



- (q) Chief Highway Engineer/Railway Development 2-1, HyD;
- (r) Chief Engineer/Mainland North, DSD;
- (s) Chief Engineer/Construction, Water Supplies Department;
- (t) Chief Architect/Advisory and Statutory Compliance, Architectural Services Department; and
- (u) Project Manager (West), CEDD.

## **7. Planning Department's Views**

- 7.1 The views of **R1** on Items D1 to D4 are noted.
- 7.2 Based on the assessments in paragraph 5 above, PlanD does not support the remaining parts of **R1** and considers that the OZP should not be amended to meet the representation for the following reasons:

### Item A

- (a) the representation site is one of the priority brownfield clusters identified by the Government with high development potential for public housing development. An EFS comprising technical assessments on different aspects such as traffic, environmental, drainage, landscape, visual and air ventilation, etc., has been conducted and confirmed that there is no insurmountable technical problems and no significant adverse impact induced by the development with the proposed mitigation measures implemented. Further enhancement of development layout and design of the proposed development will also be conducted at the detailed design stage. It is considered suitable to zone the site as “R(A)6” for increasing housing supply;
- (b) the planned provision of community and recreational facilities in the Yuen Long New Town area is generally sufficient to meet the needs of the community except for certain social welfare facilities. In the proposed public housing development at the representation site, opportunity has been taken to reserve accommodation equivalent to not less than 5% of domestic GFA for appropriate social welfare facilities. SWD will continue to identify suitable sites or premises in different types of development projects in the district for provision of welfare facilities to meet the needs of the community;

### Item B

- (c) Item B is to take forward the decision of the RNTPC on the s.12A application No. Y/YL/18 which was approved after considering all public comments received and the assessments of the relevant government departments under the s.12A application. The rezoning of the site from “OU (AS & POS)” to “R(A)7” to facilitate the development of a 25-storey PSH block is considered appropriate;

Item C1

- (d) Item C1 is to take forward the decision of the RNTPC on the s.12A application No. Y/YL/16 which was approved after considering all public comments received and the assessments of the relevant government departments under the s.12A application. The proposed residential development with commercial and GIC uses is generally considered not incompatible with the surrounding land uses. The rezoning of the site from “OU(B)” to “R(E)2” to facilitate redevelopment of the subject IB to a 24-storey private residential building is considered appropriate; and

Items C2 to C3

- (e) the rezoning of sites under Items C2 and C3 to reflect the as-built conditions are considered appropriate.

**8. Decision Sought**

- 8.1 The Board is invited to give consideration to the representation and comment taking into consideration the points raised in the hearing session, and decide whether to propose/not to propose any amendments to the Plan to meet/partially meet the representation.
- 8.2 Should the Board decide that no amendment should be made to the Plan to meet the representation, Members are also invited to agree that the Plan, together with their respective Notes and updated Explanatory Statement, are suitable for submission under section 8(1)(a) of the Ordinance to the Chief Executive in Council for approval in whole.

**9. Attachments**

|                   |  |
|-------------------|--|
| <b>Annex I</b>    | Draft Yuen Long OZP No. S/YL/26 (reduced size)                                   |
| <b>Annex II</b>   | Schedule of Amendments to the Approved Yuen Long OZP No. S/YL/25                 |
| <b>Annex III</b>  | List of Representer and Commenter  |
| <b>Annex IVa</b>  | Submission of Representation   |
| <b>Annex IVb</b>  | Submission of Comment  |
| <b>Annex V</b>    | Extract of Minutes of the RNTPC Meeting held on 9.12.2022                        |
| <b>Annex VI</b>   | Extract of Minutes of the YLDC Meeting held on 25.10.2022                        |
| <b>Annex VII</b>  | Provision of Major Community Facilities and Open Space in the Yuen Long New Town |
| <b>Annex VIII</b> | Provision of Major Community Facilities and Open Space in the Yuen Long District |

Item A

|                               |  |
|-------------------------------|--|
| <b>Drawing H-1</b>            | Indicative Layout Plan of the Proposed Development under Item A                    |
| <b>Drawing H-2</b>            | Building Separations of the Proposed Development under Item A                      |
| <b>Drawings H-3a &amp; 3b</b> | Prevailing Wind Flow and Proposed Air Ventilation Mitigation Measures under Item A |
| <b>Drawing H-4</b>            | Landscape Plan of the Proposed Development under Item A                            |
| <b>Drawings H-5a to 5c</b>    | Photomontages of the Proposed Development under Item A                             |

Item B

|                               |   |
|-------------------------------|---|
| <b>Drawing H-6</b>            | Indicative Layout Plan of the Proposed Development under Item B |
| <b>Drawings H-7a &amp; 7b</b> | Landscape Plans of the Proposed Development under Item B        |
| <b>Drawing H-8</b>            | Photomontage of the Proposed Development under Item B           |

|                 |   |
|-----------------|---|
| <b>Plan H-1</b> | Location Plan of Representation Site under Item A                             |
| <b>Plan H-2</b> | Location Plan of Representation Site under Item B                             |
| <b>Plan H-3</b> | Location Plan of Representation Sites under Items C1 to C3 and Items D1 to D4 |

Item A

|                         |   |
|-------------------------|---|
| <b>Plans H-4a to 4d</b> | Site Plan, Aerial Photo and Site Photos |
| <b>Plan H-5</b>         | Proposed Traffic Improvement Works      |

Item B

|                         |   |
|-------------------------|---|
| <b>Plans H-6a to 6c</b> | Site Plan, Aerial Photo and Site Photos |
|-------------------------|---|

Items C1 to C3

|                         |   |
|-------------------------|---|
| <b>Plans H-7a to 7c</b> | Site Plan, Aerial Photo and Site Photos |
|-------------------------|---|

Items D1 to D4

|                         |   |
|-------------------------|---|
| <b>Plans H-8a to 8d</b> | Site Plan, Aerial Photo and Site Photos |
|-------------------------|---|