

**RURAL AND NEW TOWN PLANNING COMMITTEE
OF THE TOWN PLANNING BOARD**

RNTPC Paper No. 9/15

**For Consideration by
the Rural and New Town Planning Committee on 20.11.2015**

**PROPOSED AMENDMENTS TO
THE APPROVED YUEN LONG OUTLINE ZONING PLAN NO. S/YL/21**

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1. Introduction

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Yuen Long Outline Zoning Plan (OZP) No. S/YL/21 as shown on the draft Yuen Long OZP No. S/YL/21A (**Attachment II**) and its Notes (**Attachment III**) are suitable for exhibition under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) (**Attachment IV**) of the draft Yuen Long OZP No. S/YL/21A should be adopted as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for the various land use zones of the OZP and is suitable for exhibition together with the draft OZP.

2. Status of the Current OZP

- 2.1 On 6.12.2011, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Yuen Long OZP, which was subsequently renumbered as S/YL/21. On 16.12.2011, the approved Yuen Long OZP No. S/YL/21 was exhibited under section 9(5) of the Ordinance. (**Attachment I**).
- 2.2 On 8.9.2015, the CE in C referred the approved Yuen Long OZP No. S/YL/21 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back was notified in the Gazette on 18.9.2015 under section 12(2) of the Ordinance.

3. Background

- 3.1 It was stated in the 2014 Policy Address that the Government will continue to implement the "Youth Hostel Scheme" for meeting the aspirations of some working youths in having their own living space and giving these youths an opportunity to accumulate savings to meet their aspirations. In January 2015, Dr. Lee Shau-kee announced the donation of a piece of land at Ma Tin Pok in Yuen Long to the Po Leung Kuk (PLK) for the development of a youth hostel. The proposed youth hostel will be constructed, operated, managed and maintained by PLK. The construction work is to be funded by the Government. To facilitate the development, it is proposed to rezone the site from

“Government, Institution or Community (1)” (“G/IC(1)”) and “Village Type Development” (“V”) to “G/IC(5)” (**Items A1 and A2 on Plan 1**).

- 3.2 On 20.4.2012, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (TPB) agreed a s.12A application (Application No. Y/YL/6) in that a site to the south of Hi Yip Street be rezoned from “Other Specified Uses” annotated “Business” (“OU(B)”) to the sub-zone of “G/IC” so as to facilitate an in-situ conversion of an existing 5-storey industrial building into a residential care home for the elderly (RCHE). It is therefore proposed to rezone the site from “OU(B)” to “G/IC(6)” to reflect the Committee’s decision (**Plan 1**).
- 3.3 However, on 16 and 29.9.2015, the applicant of the s.12A application wrote to the Secretary of the Board requesting to withhold the rezoning of the site for 3 years due to the uncertainty on the land premium to be charged for the proposed RCHE. The applicant has indicated that he is prepared to withhold the rezoning until there is change to the policy related to the proposed RCHE or the market situation (**Attachments Va and Vb**).
- 3.4 On 9.11.2015, the applicant further clarified that in the event that the TPB decided not to accede his request to withhold the rezoning of the site, he is prepared to give up the proposal of implementing a RCHE on the site (**Attachment Vc**).
- 3.5 Regarding the applicant’s request for withholding the rezoning for three years, the Planning Department (PlanD) does not support for the following reasons:
- (a) the applicant’s reasons for withholding the rezoning, i.e. uncertainty on the land premium to be charged for the proposed RCHE, the land value implication of rezoning and market situation, are the applicant’s market consideration on whether to take forward the proposed RCHE and not relevant planning consideration on the zoning of the site; and
 - (b) agreeing to withhold the rezoning as requested would unduly fetter the Committee to take into account the prevailing planning circumstances at that time.
- 3.6 Should the Committee decide not to accede to the request for withholding the rezoning of the site for three years and taking into account the applicant’s intention as mentioned in paragraph 3.4 above, it is recommended not to proceed with the proposed amendment as stated in paragraph 3.2 above. If the applicant would like to pursue the RCHE in future, a fresh s.12A application is required.
- 3.7 Alternatively, should the Committee decide to proceed with the amendment and not accede to the applicant’s request, PlanD will submit the subject amendment item together with the revised draft plan, Notes and ES for the Committee’s consideration in the next meeting.

4. Proposed Amendments to the OZP

Items A1 and A2

Rezoning a site from “G/IC(1)” and “V” to “G/IC(5)” at the junction of Shap Pat Heung Road and Tai Shu Ha Road West, Ma Tin Pok (Plans 2 to 4)

- 4.1. The site (about 0.67ha) comprises the proposed youth hostel site (about 0.63ha including 0.05ha of Government land) and its adjoining Government land (about 0.04ha) for run-in/out and road widening purposes (**Plan 2**). The site is currently zoned “G/IC(1)” and “V” on the OZP. The “G/IC(1)” zone is subject to a maximum building height (BH) restriction of 3 storeys (8 storeys for ‘School’ and ‘Hospital’ uses) excluding basement(s). The “V” zone is subject to a maximum BH restriction of 3 storeys (8.23m).

The Site and its Surroundings

- 4.2 The site is abutting Shap Pat Heung Road and accessible via Tai Shu Ha Road West. It is largely vacant with fallow agricultural land covered by trees and shrubs and a few temporary structures. The eastern portion of the site is currently occupied by a commercial nursery (**Plan 2-1**). There is no designated use for the “G/IC(1)” site. The “V” zone covering the site is to reflect the village type development at Fraser Village. Fraser Village is not a recognized village; but came about as a low cost housing scheme named after Mr. Fraser, a District Officer/Yuen Long in the early 1960s. The site was zoned “V” on the first draft Yuen Long OZP No. S/YL/1 gazetted on 12.4.1991 to reflect the existing village and local character of the area. The zoning boundary remains the same under the prevailing OZP.
- 4.3 The surrounding areas have the following characteristics (**Plans 1, 2 and 2-1**):
- (a) predominately residential use in nature intermixed with medium to high-rise residential developments, village dwellings, temporary structures, shops, recreational and industrial uses, open storages/storages, warehouses, workshops, car parks, fallow/cultivated agricultural land and vacant land;
 - (b) to its east across the nullah are residential dwellings, a car park, recreation and industrial uses and some unused/vacant land on land zoned “Open Space” (“O”);
 - (c) to its southwest is an area zoned “O” where residential dwellings/structures and cultivated agricultural land are found;
 - (d) to its further east (about 200m – 400m away) is medium-rise residential developments namely Sereno Verde, The Reach and Grand Del Sol with a PR of 3 - 3.5 and BH ranges from 12 - 25 storeys (45 - 90mPD) on land zoned “Residential (Group B)” (“R(B)”) (**Plan 1**);
 - (e) to its southeast is the village settlements of Fraser Village on land zoned “V”;

- (f) to its immediate west is a planned petrol cum liquefied petroleum gas (LPG) filling station on land zoned “OU” annotated “Petrol Filling Station” (“OU(PFS)”);
- (g) to its further west (about 200m away) are high-rise residential developments namely La Grove and Park Signature with a PR of 5 and BH of 21 (75mPD) and 24 storeys (81mPD) respectively on land zoned “Residential (Group A)1” (“R(A)1”) (**Plan 1**); and
- (h) to its north across Shap Pat Heung Road are village dwellings on land zoned “V”.

Indicative Scheme

4.4 To facilitate the rezoning, the project proponent has prepared an indicative scheme. According to the indicative scheme, the proposed youth hostel would provide youth hostel units with ancillary facilities including management office and communal facilities (namely library, multi-purpose rooms, laundry, communal kitchen and common sitting room) (**Drawings 1 to 6b**).

4.5 The major development parameters of the indicative scheme are as follows:

Site Area (Donation Site)	About 6,340m ² (including 500m ² of Government land)
Total Gross Floor Area	About 35,060 m ²
- Total domestic GFA	About 31,450m ²
- Total non-domestic GFA	About 3,610m ²
Plot Ratio	About 5.53
No. of Block	1
No. of Storeys	26 storeys over 1 level of basement for carpark and E&M facilities (i.e. a 24-storey youth hostel tower on top of a landscaped podium deck at 1/F and communal facilities at G/F)
Maximum BH	About 91.6 mPD
No. of Hostel Units	1,248
Estimated Population	About 1,680
No. of Parking Spaces	
- Private car	40 (including 1 for disabled)
- Motorcycle	10
- Bicycle parking	84
No. of Loading and unloading Spaces	3 (for light goods vehicles)
No. of Shuttle Bus Layby	3
Private Open Space	1,880m ²
Greening Area	1,360m ²

- 4.6 The site is located between the residential developments in the surroundings which are zoned “R(A)1” and “R(B)” with a maximum PR restriction of 5 and 3.5 respectively. The proposed GFA for the youth hostel, which is akin to residential use, is equivalent to a PR of about 5.53. This PR level is considered acceptable having regard to the intention to provide more youth hostel units and the policy directive of increasing residential development density in Density Zone 1 of existing New Town by 20% from PR of 5 to PR of 6. As confirmed by the visual impact assessment (VIA) (see paragraph 4.14 below), the proposed BH of 26 storeys is considered comparable with the building profile of about 25 storeys in the area (**Plan 1**). The proposed youth hostel development is therefore considered acceptable with the general areas in terms of use and development scale.

Technical Assessments

- 4.7 To ascertain the feasibility of the proposed youth hostel development, technical assessments have also been conducted by the PLK including traffic impact assessment (TIA), noise impact assessment (NIA), quantitative risk assessment (QRA), air ventilation assessment (expert evaluation report) (AVA (EE)), VIA, tree preservation proposal and landscape master plan (LMP), sewerage impact assessment (SIA) and drainage impact assessment (DIA).
- 4.8 Relevant government departments consulted have no in-principle objection to/adverse comment on the proposed indicative scheme and the technical assessments submitted by the PLK. A summary of the assessment results is at **Appendix VI** and detailed as below:

Traffic Aspect

- 4.9 The TIA demonstrates that all key junctions in the vicinity of the site would operate with acceptable capacity until Year 2021. Proposed vehicular run-in/out would be provided at Tai Shu Ha Road West. It is also proposed to widen the section of Tai Shu Ha Road West for 2-way traffic with a footpath alongside (**Drawing 7**).

Environmental Aspects

- 4.10 The NIA concludes that with the implementation of all practicable mitigation measures including block layout design, self-screening building design, provision of acoustic windows and setback from Shap Pat Heung Road (**Drawing 8**), the predicted façade noise levels (traffic noise) at all hostel units would comply with the noise criterion of 70dB(A). Besides, the proposed youth hostel is also subject to the potential fixed noise impact generating from the adjoining planned petrol cum LPG filling station (PFS) to the immediate west. To alleviate the noise impact, suitable design of PFS and noise screening structures at the planned PFS is proposed as mitigation measures which include roof cover over the PFS as well as provision of boundary wall at the PFS site. Confirmation from the owner of the PFS site to implement these measures has also been obtained. Both the project proponents of the PFS and youth hostel would be required to implement the necessary noise mitigation measures.

- 4.11 The proposed youth hostel development is located more than 20m from Shap Pat Heung Road (**Drawing 8**). With an additional distance (6m) between the site boundary and the road kerb of Shap Pat Heung Road (**Drawing 9**), the total buffer distance is more than the 5m buffer requirement according to the Hong Kong Planning Standards and Guidelines (HKPSG). It is therefore not anticipated that there will be adverse impact due to vehicular emissions from Shap Pat Heung Road on the proposed development.

Quantitative Risk Aspect

- 4.12 The QRA conducted by the PLK concludes that with the implementation of mitigation measures including the erection of a 3m high boundary wall and a separate distance of at least 24m between the site and the LPG facilities of the adjoining PFS site (**Drawing 10**), the proposed youth hostel development would not be subject to unacceptable risks from the adjoining planned Petrol cum LPG Filling Station according to the HKPSG. The project proponent of the PFS would be required to prepare detailed QRA with appropriate mitigation measures to ensure the risk levels meet the Hong Kong Risk Guidelines' requirement for Notifiable Gas Installations application.

Air Ventilation Aspect

- 4.13 According to the AVA(EE), the proposed youth hostel will not fall within the major existing wind corridor. The indicative scheme has incorporated various design measures such as building setback of 13m, 45m and 20m from the northern, northeastern and western site boundaries respectively, a site coverage of about 36% and provision of a void podium deck (6-meter height opening) on 1/F (**Drawing 11**) to enhance wind permeability near pedestrian level. With the implementation of design measures to be formulated in detailed design stage, there would be no significant adverse air ventilation impact arisen to the nearby developments.

Visual and Landscape Aspects

- 4.14 The proposed youth hostel is of a development scale comparable to those medium to high-rise residential developments in the area. The VIA conducted for the indicative scheme also demonstrates that with the adoption of the design measures such as articulated building facades and architectural finishers, use of colour blocking, building setback and provision of landscape buffer, views to major ridgelines and mountain backdrop would still be maintained and significant visual impact due to the proposed development is not anticipated as illustrated in the photomontages (**Drawings 12a to 12i**). However, there should be scope to refine the schematic proposal at detailed design stage, such as the use of responsive design, careful façade articulation/treatment and optimising greening opportunities.
- 4.15 The tree preservation proposal indicates that approximately 69 existing trees on site are common native or exotic amenity species and recommends the preservation of trees along Shap Pat Heung Road. A LMP has also been prepared for the indicative scheme (**Drawings 13a and 13b**) to illustrate the possible landscape treatment, such as landscape areas/deck on the G/F and 1/F,

uncovered open space of about 1,880m² and green area of about 1,360m² on various level of the building and a minimum of 20% greenery coverage.

Sewerage Aspect

- 4.16 The sewage from the proposed youth hostel development will be discharged through the existing sewers into the sewerage trunk system along Shap Pat Heung Road. The SIA shows that the proposed development would not cause any adverse sewage impact in areas within, upstream or downstream of the existing sewage networks.

Drainage Aspect

- 4.17 The DIA shows that with the implementation of cut-off channels along the site boundary and a proposed stormwater pipe connecting to an existing manhole outside the site, the proposed youth hostel development will not pose any adverse impact in areas within, upstream or downstream of the existing drainage system.

5. Provision of GIC Facilities and Open Space (Attachment VII)

- 5.1 The provision of GIC facilities and open space within the planning scheme area of the Yuen Long OZP has been assessed. Based on a planned population of about 185,700 persons, the planned provision of major GIC facilities is generally sufficient to meet the requirement of the planned population according to the HKPSG. For hospital beds and magistracy, it would be provided in regional context.
- 5.2 For the provision of public open space in Yuen Long, there is sufficient planned local and district open space provision in the New Town to meet the requirements as stipulated in the HKPSG.

6. Proposed Amendments to the Matters shown on the OZP

- 6.1 The proposed amendments to the approved OZP are shown on the draft OZP No. S/YL/21A at **Attachment II**. Details of the amendment items are as follows:

Amendment Items A1 and A2 (about 0.67ha)

Rezoning of a site at Ma Tin Pok from “G/IC(1)” and “V” to “G/IC(5)” with ‘Residential Institution (Hostel and Dormitory only)’ as a Column 1 use and stipulation of a BH restriction of 95mPD.

7. Proposed Amendments to the Notes of the OZP

The proposed amendments to the Notes of the OZP with additions in *bold and italics* and deletions in ‘~~crossed out~~’ are at **Attachment III** for Members’ consideration. The proposed amendments are summarised below.

- (a) The Notes of the “G/IC” are amended to incorporate ‘Residential Institution (Hostel and Dormitory only) (on land designated “G/IC(5)” only) as a Column 1 use.
- (b) Incorporation of new remarks in the Notes for “G/IC” zone to stipulate the maximum BH restrictions for the new “G/IC(5)” sub-zone as mentioned in paragraph 6 above.

8. **Revision to the ES of the OZP**

- 8.1 The ES of the OZP has been revised to take into account the proposed amendments as mentioned in the above paragraphs. Opportunity has also been taken to update the general information for the various land use zones to reflect the latest status and planning circumstances of the OZP.
- 8.2 The revised ES (with additions in *bold and italics* and deletions in ~~crossed-out~~) is at **Attachment IV** for Members’ consideration.

9. **Plan Number**

Upon exhibition for public inspection, the OZP will be renumbered as S/YL/22.

10. **Consultations**

Consultations with District Council

- 10.1 On 15.7.2015, the HAB and PLK consulted the Town Planning and Development Committee of Yuen Long District Committee (TP&DC of YLDC) regarding the proposed youth hostel scheme (Amendment Items A1 and A2). The proposed development was strongly supported by the DC members. Besides, the TP&DC also passed a motion urging all relevant Government departments to cooperate so as to facilitate the smooth implementation of the proposed youth hostel development. An extract of the minutes of the TP&DC of YLDC meeting is at **Attachment VIII**.
- 10.2 On 16.9.2015, the TP&DC of YLDC was consulted on the proposed amendments. The YLDC generally had no objection to the proposed amendments to OZP.

Departmental Consultation

- 10.3 The proposed amendments have been circulated to relevant Government bureaux and departments for comments. Their comments have been incorporated where appropriate. Concerned bureaux/departments have no objection to or no adverse comments on the proposed amendments and no insurmountable problem have been raised by the Government departments consulted:

- Secretary for Home Affairs;
- Secretary for Development;
- Secretary for Transport & Housing;
- Secretary for Commerce & Economic;
- Secretary for Food and Health;
- Secretary for Education;
- District Lands Officer/Yuen Long, Lands Department;
- Commissioner for Transport;
- Chief Highway Engineer/New Territories West, Highways Department;
- Chief Engineer5/Major Works, Major Works Project Management Office, Highways Department;
- Director of Environmental Protection;
- Director of Fire Services;
- Chief Engineer/Mainland North, Drainage Services Department;
- Chief Engineer/Construction of Water Supplies Department;
- Chief Town Planner/Urban Design & Landscape of Planning Department;
- Project Manager (New Territories West), New Territories West Development Office, Civil Engineering and Development Department;
- Head of the Geotechnical Engineering Office, Civil Engineering and Development Department;
- Chief Architect/ Central Management Division 2, Architectural Services Department;
- Chief Building Surveyor/New Territories West, Buildings Department;
- Director of Electrical and Mechanical Services;
- Director-General of Civil Aviation;
- Director of Housing;
- Director of Agriculture, Fisheries and Conservation;
- Director of Food and Environmental Hygiene;
- Director of Leisure and Cultural Services;
- Executive Secretary (Antiquities and Monuments), Leisure and Cultural Services Department;
- Director of Social Welfare;
- Director of Health;
- Director-General of Trade and Industry;
- Commissioner of Police;
- District Officer (Yuen Long), Home Affairs Department; and
- Government Property Administrator.

Public Consultation

- 10.4 If the proposed amendments are agreed by the Committee, the draft Yuen Long OZP No. S/YL/21A (to be renumbered as S/YL/22 upon exhibition) and its Notes will be suitable for exhibition under section 5 of the Ordinance. Members of the public can submit representations on the OZP to the Board during the statutory exhibition period. The YLDC will be consulted on the proposed amendments during the statutory exhibition period of the draft OZP.

11. Decision Sought

Members are invited to:

- (a) advise the applicant of Application No. Y/YL/6 that his request for withholding the rezoning for 3 years is not acceded to for the reasons as stated in paragraph 3.5(a) and (b) above;
- (b) agree that the proposed amendments to the approved Yuen Long OZP No. S/YL/21 and that the draft Yuen Long OZP No. S/YL/21A at **Attachment II** (to be renumbered as S/YL/22 upon exhibition) and its Notes at **Attachment III** are suitable for exhibition under section 5 of the Ordinance; and
- (c) adopt the revised ES at **Attachment IV** for the draft Yuen Long OZP No. S/YL/21A as an expression of the planning intentions and objectives of the Board for the various land use zones on the OZP and agree that the revised ES is suitable for exhibition together with the OZP.

12. Attachments

Attachment I	Approved Yuen Long OZP No. S/YL/21 (reduced scale)
Attachment II	Draft Yuen Long OZP No. S/YL/21A
Attachment III	Notes of the Draft Yuen Long OZP No. S/YL/21A
Attachment IV	Explanatory Statement of the Draft Yuen Long OZP No. S/YL/21A
Attachments Va and Vb	Letters received on 16 and 29.9.2015 requesting for withholding the agreed s.12A Application No. Y/YL/6
Attachment Vc	Letter received on 9.11.2015 clarifying that the applicant's intention on not implementing the agreed s.12A Application No. Y/YL/6
Attachment VI	Summary of technical assessments for the proposed youth hostel development
Attachment VII	Provision of GIC facilities and open space in Yuen Long Town
Attachment VIII	Extract of Minutes of the 4th Town Planning & Development Committee of Yuen Long District Council held on 15.7.2015
Drawings 1 to 6b	Indicative Master Layout Plan, floor plans and section plans of the proposed youth hostel development
Drawing 7	Proposed improvement for Tai Shu Ha Road West
Drawing 8	Proposed traffic noise and fixed plant noise mitigation measures

Drawing 9	Proposed mitigation measures for the planned PFS cum LPG site
Drawing 10	Buffer distance between Shap Pat Heung Road and the proposed youth hostel site
Drawing 11	Indicative layout of the void podium deck of the proposed youth hostel
Drawings 12a to 12i	Photomontages of the proposed youth hostel development
Drawing 13a	Landscape Master Plan for the indicative scheme – G/F
Drawing 13b	Landscape Master Plan for the indicative scheme – 1/F podium
Plan 1	Location plan of Items A1 and A2
Plan 2	Site plan of Items A1 and A2
Plan 2-1	Land use plan of Items A2 and A2
Plan 3	Aerial photo of Items A1 and A2
Plan 4	Site photos of Items A1 and A2

**PLANNING DEPARTMENT
NOVEMBER 2015**



圖例 NOTATION

ZONES	地帶
COMPREHENSIVE DEVELOPMENT AREA (CDA)	綜合發展區
RESIDENTIAL (GROUP A) (RA)	住宅(甲類)
RESIDENTIAL (GROUP B) (RB)	住宅(乙類)
RESIDENTIAL (GROUP C) (RC)	住宅(丙類)
VILLAGE TYPE DEVELOPMENT (V)	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY (GIC)	政府、機構或社區
OPEN SPACE (O)	休憩用地
OTHER SPECIFIED USES (OS)	其他指定用途
GREEN BELT (GB)	綠化地帶
COMMUNICATIONS	
RAILWAY AND STATION (ELEVATED)	鐵路及車站(高架)
LIGHT RAIL AND STOP	輕鐵及車站
MAJOR ROAD AND JUNCTION	主要道路及路口
ELEVATED ROAD	高架道路
MISCELLANEOUS	
BOUNDARY OF PLANNING SCHEME	規劃區界線
PLANNING AREA NUMBER	規劃區編號
PETROL FILLING STATION (P.F.S.)	加油站

土地用途及面積一覽表 SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
COMPREHENSIVE DEVELOPMENT AREA	35.88	4.27	綜合發展區
RESIDENTIAL (GROUP A)	92.21	11.10	住宅(甲類)
RESIDENTIAL (GROUP B)	33.82	6.03	住宅(乙類)
RESIDENTIAL (GROUP C)	4.83	0.83	住宅(丙類)
VILLAGE TYPE DEVELOPMENT	100.03	17.86	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	44.50	7.84	政府、機構或社區
OPEN SPACE	32.41	9.26	休憩用地
OTHER SPECIFIED USES	104.50	18.84	其他指定用途
GREEN BELT	38.80	8.92	綠化地帶
MULLAH	11.09	1.88	廟地
MAJOR ROAD ETC.	94.56	13.08	主要道路等
TOTAL PLANNING SCHEME AREA	960.97	100.00	規劃區總面積

本圖的《註釋》屬這份圖則的一部分
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN



圖例 NOTATION

ZONES		地帶
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
RESIDENTIAL (GROUP A)	RIA	住宅(甲類)
RESIDENTIAL (GROUP B)	RB1)	住宅(乙類)
RESIDENTIAL (GROUP E)	RE1)	住宅(戊類)
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶

COMMUNICATIONS		交通
RAILWAY AND STATION (ELEVATED)		鐵路及車站(高架)
LIGHT RAIL AND STOP		輕鐵及車站
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路

MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
PLANNING AREA NUMBER	①	規劃區編號
PETROL FILLING STATION	P F S	加油站

土地用途及面積一覽表 SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分率	
COMPREHENSIVE DEVELOPMENT AREA	23.96	4.27	綜合發展區
RESIDENTIAL (GROUP A)	62.21	11.10	住宅(甲類)
RESIDENTIAL (GROUP B)	33.82	6.03	住宅(乙類)
RESIDENTIAL (GROUP E)	4.63	0.83	住宅(戊類)
VILLAGE TYPE DEVELOPMENT	99.97	17.83	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	44.61	7.96	政府、機構或社區
OPEN SPACE	52.41	9.35	休憩用地
OTHER SPECIFIED USES	104.50	18.64	其他指定用途
GREEN BELT	38.80	6.92	綠化地帶
NULLAH	11.09	1.98	明渠
MAJOR ROAD ETC.	84.57	15.09	主要道路等
TOTAL PLANNING SCHEME AREA	560.57	100.00	規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分，現經修訂並按照城市規劃條例第5條展示。 THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN AND HAVE BEEN AMENDED FOR EXHIBITION UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE

有關修訂及工程所涉及的修訂(註釋) 是根據《土地用途及面積一覽表》(第2.7.0條) 及《城市規劃條例》(第14條) 而作出的。 THE ROAD AS DESCRIBED IN THE ROAD SCHEME FOR THE ROAD DEVELOPMENT ENGINEERING WORKS BY AREA 16, YUEN LONG, PHASE 2, IS A FUTURE ROAD TO BE AUTHORIZED BY THE TOWN PLANNING BOARD FOR USE IN CONNECTION WITH ENVIRONMENT, TRANSPORT AND PUBLIC UTILITIES UNDER THE ROAD (OWNERS' USE AND COMPENSATION) ORDINANCE (CHAPTER 373) ON 25.2.2011 IS SHOWN ON THIS PLAN FOR INFORMATION ONLY.

本圖根據香港城市規劃委員會於2011年8月25日通過的修訂(註釋)及工程(第2.7.0條) 而作出的。 THE ROAD AS DESCRIBED IN THE ROAD SCHEME FOR THE ROAD DEVELOPMENT ENGINEERING WORKS BY AREA 16, YUEN LONG, PHASE 2, IS A FUTURE ROAD TO BE AUTHORIZED BY THE TOWN PLANNING BOARD FOR USE IN CONNECTION WITH ENVIRONMENT, TRANSPORT AND PUBLIC UTILITIES UNDER THE ROAD (OWNERS' USE AND COMPENSATION) ORDINANCE (CHAPTER 373) ON 25.2.2011 IS SHOWN ON THIS PLAN FOR INFORMATION ONLY.

核准圖編號 S/YL/21 的修訂 AMENDMENTS TO APPROVED PLAN No. S/YL/21 EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON

香港城市規劃委員會依據城市規劃條例擬備的元朗分區計劃大綱圖 TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD YUEN LONG - OUTLINE ZONING PLAN

核准圖編號 S/YL/21 的修訂 AMENDMENTS TO APPROVED PLAN No. S/YL/21

AMENDMENTS EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE

AMENDMENT ITEM A1		修訂項目 A 1 項
AMENDMENT ITEM A2		修訂項目 A 2 項

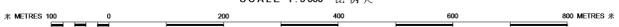
(參看附表) (SEE ATTACHED SCHEDULE)

規劃署遵照城市規劃委員會指示擬備 PREPARED BY THE PLANNING DEPARTMENT UNDER THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號 PLAN No. S/YL/21A

SECRETARY TOWN PLANNING BOARD 城市規劃委員會秘書

SCALE 1:5000 比例尺



APPROVED DRAFT YUEN LONG OUTLINE ZONING PLAN NO. S/YL/21A

(Being an *Approved Draft* Plan for the Purposes of the Town Planning Ordinance)

NOTES

(N.B. These form part of the Plan)

- (1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.
- (2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.
- (3)
 - (a) No action is required to make the existing use of any land or building conform to this Plan until there is a material change of use or the building is redeveloped.
 - (b) Any material change of use or any other development (except minor alteration and/or modification to the development of the land or building in respect of the existing use which is always permitted) or redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Town Planning Board.
 - (c) For the purposes of subparagraph (a) above, “existing use of any land or building” means -
 - (i) before the publication in the Gazette of the notice of the first statutory plan covering the land or building (hereafter referred as ‘the first plan’),
 - a use in existence before the publication of the first plan which has continued since it came into existence; or
 - a use or a change of use approved under the Buildings Ordinance which relates to an existing building; and

- (ii) after the publication of the first plan,
- a use permitted under a plan which was effected during the effective period of that plan and has continued since it was effected; or
 - a use or a change of use approved under the Buildings Ordinance which relates to an existing building and permitted under a plan prevailing at the time when the use or change of use was approved.
- (4) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.
- (5) Road junctions, alignments of roads and railway tracks, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (6) Temporary uses (expected to be 5 years or less) of any land or building are always permitted as long as they comply with any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, and there is no need for these to conform to the zoned use or these Notes. For temporary uses expected to be over 5 years, the uses must conform to the zoned use or these Notes.
- (7) The following uses or developments are always permitted on land falling within the boundaries of the Plan except where the uses or developments are specified in Column 2 of the Notes of individual zones :
- (a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, bus/light rail/public light bus stop or lay-by, cycle track, light rail track, taxi rank, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
 - (b) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
 - (c) maintenance or repair of watercourse and grave.
- (8) In any area shown as 'Road', all uses or developments except those specified in paragraph (7) above and those specified below require permission from the Town Planning Board :
- toll plaza, on-street vehicle park and railway track.

(9) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.

(10) In these Notes,

“existing building” means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.

“New Territories Exempted House” means a domestic building other than a guesthouse or a hotel; or a building primarily used for habitation, other than a guesthouse or a hotel, the ground floor of which may be used as ‘Shop and Services’ or ‘Eating Place’, the building works in respect of which are exempted by a certificate of exemption under Part III of the Buildings Ordinance (Application to the New Territories) Ordinance (Cap. 121).

APPROVED DRAFT YUEN LONG OUTLINE ZONING PLAN NO. S/YL/21A

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COMPREHENSIVE DEVELOPMENT AREA

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
	Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Flat Government Refuse Collection Point Government Use (not elsewhere specified) Hotel House Institutional Use (not elsewhere specified) Library Market Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Residential Institution School Shop and Services Social Welfare Facility Utility Installation for Private Project

Planning Intention

This zone is intended for comprehensive development/redevelopment of the area for residential and/or commercial uses with the provision of open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (cont'd)

Remarks

- (a) Pursuant to section 4A(2) of the Town Planning Ordinance, and except as otherwise expressly provided that it is not required by the Town Planning Board, an applicant for permission for development on land designated "Comprehensive Development Area" ("CDA") shall prepare a Master Layout Plan for the approval of the Town Planning Board and include therein the following information :
- (i) the area of proposed land uses, the nature, position, dimensions, and heights of all buildings to be erected in the area;
 - (ii) the proposed total site area and gross floor area for various uses, total number of flats and flat sizes, where applicable;
 - (iii) the details and extent of Government, institution and community (GIC) and recreational facilities, public transport and parking facilities, and open space to be provided within the area;
 - (iv) the alignment, widths and levels of any road proposed to be constructed within the area;
 - (v) the landscape and urban design proposals within the area;
 - (vi) programmes of development in detail;
 - (vii) an environmental assessment report to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;
 - (viii) a drainage and sewerage impact assessment report to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
 - (ix) a traffic impact assessment report to examine any possible traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
 - (x) a quantitative air ventilation assessment report to examine any possible air ventilation problems that may be caused by the proposed development and the proposed mitigation measures to tackle them; and
 - (xi) such other information as may be required by the Town Planning Board.

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (cont'd)

Remarks (cont'd)

- (b) The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the characters of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of GIC facilities, and recreational and open space facilities.
- (c) On land designated "CDA", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum plot ratio and site coverage specified below:

Site	Development Restrictions
"CDA" at Tai Kiu in Area 4	A maximum domestic plot ratio of 5 for a domestic building or a maximum non-domestic plot ratio of 9.5 for a non-domestic building. For a building that is partly domestic and partly non-domestic, the plot ratio for the domestic part of the building shall not exceed the product of the difference between the maximum non-domestic plot ratio of 9.5 and the actual non-domestic plot ratio proposed for the building and the maximum domestic plot ratio of 5 divided by the maximum non-domestic plot ratio of 9.5.
"CDA" to the immediate south of Castle Peak Road in Area 12	
"CDA" to the immediate north of Castle Peak Road in Area 15	
"CDA" covering the public transport interchange associated with the West Rail Long Ping Station to the south and north of Yuen Long On Lok Road in Areas 2 and 7 respectively	
"CDA" covering the West Rail Yuen Long Station and the associated public transport interchange in Area 15	
"CDA" to the immediate north of Ha Yau Tin Tsuen in Area 12	A maximum plot ratio of 5.
"CDA" at Hung Tin in Area 16	A maximum plot ratio of 3 and a maximum site coverage of 30%.

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (cont'd)

Remarks (cont'd)

- (d) In determining the maximum plot ratio and site coverage for the purposes of paragraph (c) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (e) In addition to paragraph (d) above, in determining the maximum plot ratio for the "CDA" covering the public transport interchange associated with the West Rail Long Ping Station to the south and north of Yuen Long On Lok Road in Areas 2 and 7 respectively and the "CDA" covering the West Rail Yuen Long Station and the associated public transport interchange in Area 15 for the purposes of paragraph (c) above, any floor space that is constructed or intended for use solely as railway station development and associated public transport facilities or GIC facilities, as required by the Government, may also be disregarded.
- (f) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and site coverage restrictions stated in paragraph (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP A)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Commercial Bathhouse/Massage Establishment
Flat	Eating Place
Government Use (not elsewhere specified)	Educational Institution
House	Exhibition or Convention Hall
Library	Government Refuse Collection Point
Market	Hospital
Place of Recreation, Sports or Culture	Hotel
Public Clinic	Institutional Use (not elsewhere specified)
Public Transport Terminus or Station (excluding open-air terminus or station)	Office
Residential Institution	Petrol Filling Station
School (in free-standing purpose-designed building only)	Place of Entertainment
Social Welfare Facility	Private Club
Utility Installation for Private Project	Public Convenience
	Public Transport Terminus or Station (not elsewhere specified)
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Religious Institution
	School (not elsewhere specified)
	Shop and Services
	Training Centre

In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) 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 :

Eating Place
Educational Institution
Institutional Use (not elsewhere specified)
Off-course Betting Centre
Office
Place of Entertainment
Private Club
Public Convenience
Recyclable Collection Centre
School
Shop and Services
Training Centre

(Please see next page)

RESIDENTIAL (GROUP A) (cont'd)

Planning Intention

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

Remarks

- (a) On land designated “Residential (Group A)” (“R(A)”), “Residential (Group A)2” (“R(A)2”), “Residential (Group A)3” (“R(A)3”) and “Residential (Group A)4” (“R(A)4”), no new development for a domestic or non-domestic building shall exceed a maximum domestic plot ratio of 5 or a maximum non-domestic plot ratio of 9.5, as the case may be, and a maximum building height of 30 storeys excluding basement(s) for “R(A)” and “R(A)2” zones, and a maximum building height of 25 storeys excluding basement(s) for “R(A)3” and “R(A)4” zones. For new development of a building that is partly domestic and partly non-domestic, the plot ratio for the domestic part of the building shall not exceed the product of the difference between the maximum non-domestic plot ratio of 9.5 and the actual non-domestic plot ratio proposed for the building and the maximum domestic plot ratio of 5 divided by the maximum non-domestic plot ratio of 9.5.
- (b) On land designated “R(A)”, “R(A)2”, “R(A)3” and “R(A)4”, no addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the relevant maximum domestic and/or non-domestic plot ratio(s), and the maximum building height stated in paragraph (a) above, or the domestic and/or non-domestic plot ratio(s), and the height of the existing building, whichever is the greater, subject to, as applicable -
 - (i) the plot ratio(s) and height of the existing building shall apply only if any addition, alteration and/or modification to or redevelopment of an existing building is for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building; or
 - (ii) the maximum domestic and/or non-domestic plot ratio(s), and the maximum building height stated in paragraph (a) above shall apply if any addition, alteration and/or modification to or redevelopment of an existing building is not for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building.
- (c) On land designated “R(A)2” and “R(A)3”, no new development or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum site coverage of 80%. No addition, alteration and/or modification to an existing building shall exceed the site coverage restriction stated above or the site coverage of the existing building, whichever is the greater.

(Please see next page)

RESIDENTIAL (GROUP A) (cont'd)

Remarks (cont'd)

- (d) On land designated “Residential (Group A)1”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall exceed a maximum domestic plot ratio of 5 or a maximum non-domestic plot ratio of 9.5, as the case may be, and a maximum building height of 25 storeys excluding basement(s). For a building that is partly domestic and partly non-domestic, the plot ratio for the domestic part of the building shall not exceed the product of the difference between the maximum non-domestic plot ratio of 9.5 and the actual non-domestic plot ratio proposed for the building and the maximum domestic plot ratio of 5 divided by the maximum non-domestic plot ratio of 9.5.
- (e) In determining the maximum plot ratio for the purposes of paragraphs (a), (b) and (d) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, or caretaker’s quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (f) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (a), (b) or, (d) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraphs (a), (b) and (d) above may thereby be exceeded.
- (g) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio, building height and site coverage restrictions stated in paragraphs (a), (b), (c) and (d) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP B)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat Government Use (Police Reporting Centre, Post Office only) House Library Residential Institution School (in free-standing purpose-designed building only) Utility Installation for Private Project	Ambulance Depot Eating Place Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Hotel Institutional Use (not elsewhere specified) Market Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution School (not elsewhere specified) Shop and Services Social Welfare Facility Training Centre

(Please see next page)

RESIDENTIAL (GROUP B) (cont'd)

Planning Intention

This zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

Remarks

- (a) On land designated “Residential (Group B)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 3.5, a maximum site coverage of 50% and a maximum building height of 25 storeys (excluding basement car park).
- (b) On land designated “Residential (Group B)1”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 3 and a maximum building height of 25 storeys (excluding basement car park).
- (c) In determining the maximum plot ratio and site coverage for the purposes of paragraphs (a) and (b) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, or caretaker’s quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio, site coverage and building height restrictions stated in paragraphs (a) and (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP E)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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Schedule I: for open-air development or for building other than industrial or industrial-office building[@]

Ambulance Depot Government Use (not elsewhere specified) Public Transport Terminus or Station (excluding open-air terminus or station) Utility Installation for Private Project	Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Flat Government Refuse Collection Point Hospital Hotel House Institutional Use (not elsewhere specified) Library Market Office Petrol Filling Station Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station (not elsewhere specified) Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Residential Institution School Shop and Services Social Welfare Facility Training Centre
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(Please see next page)

RESIDENTIAL (GROUP E) (cont'd)

Column 1	Column 2
Uses always permitted	Uses that may be permitted with or without conditions on application to the Town Planning Board

Schedule I: for open-air development or for building other than industrial or industrial-office building[@] (cont'd)

In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) 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 :

Eating Place
Educational Institution
Institutional Use (not elsewhere specified)
Library
Off-course Betting Centre
Office
Place of Entertainment
Place of Recreation, Sports and Culture
Private Club
Public Clinic
Public Convenience
Recyclable Collection Centre
School
Shop and Services
Social Welfare Facility
Training Centre

(Please see next page)

RESIDENTIAL (GROUP E) (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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Schedule II: for existing industrial or industrial-office building[@]

<p>Ambulance Depot Bus Depot Eating Place (Canteen only) Government Refuse Collection Point Government Use (not elsewhere specified) Information Technology and Telecommunications Industries Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods[^]) Office (Audio-visual Recording Studio, Design and Media Production, Office Related to Industrial Use only) Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Recyclable Collection Centre Research, Design and Development Centre Shop and Services (Motor-vehicle Showroom on ground floor, Service Trades only) Utility Installation for Private Project Warehouse (excluding Dangerous Goods Godown)</p>	<p>Cargo Handling and Forwarding Facility Industrial Use (not elsewhere specified) Off-course Betting Centre Office (not elsewhere specified) Petrol Filling Station Place of Recreation, Sports or Culture Private Club Shop and Services (not elsewhere specified) (ground floor only except Ancillary Showroom[#] which may be permitted on any floor) Vehicle Repair Workshop Wholesale Trade</p>
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(Please see next page)

RESIDENTIAL (GROUP E) (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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Schedule II: for existing industrial or industrial-office building[@] (cont'd)

<p>In addition, the following uses are always permitted in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the uses are separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:</p>	<p>In addition, the following use may be permitted with or without conditions on application to the Town Planning Board in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the use is separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:</p>
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- Commercial Bathhouse/Massage Establishment
- Eating Place
- Educational Institution
- Exhibition or Convention Hall
- Institutional Use (not elsewhere specified)
- Library
- Off-course Betting Centre
- Office
- Place of Entertainment
- Place of Recreation, Sports or Culture
- Private Club
- Public Clinic
- Religious Institution
- School (excluding kindergarten)
- Shop and Services
- Training Centre

Social Welfare Facility (excluding those involving residential care)

- [@] An industrial or industrial-office building means a building which is constructed for or intended to be used by industrial or industrial-office purpose respectively as approved by the Building Authority.
- ^Δ Dangerous Goods refer to substances classified as Dangerous Goods and requiring a licence for their use/storage under the Dangerous Goods Ordinance (Cap. 295).
- [#] Ancillary Showroom requiring planning permission refers to showroom use of greater than 20% of the total usable floor area of an industrial firm in the same premises or building.

RESIDENTIAL (GROUP E) (cont'd)

Planning Intention

This zone is primarily intended for the phasing out of existing industrial uses through redevelopment (or conversion) for residential use on application to the Town Planning Board. Whilst existing industrial uses will be tolerated, new industrial developments are not permitted in order to avoid perpetuation of industrial/residential interface problem.

Remarks

- (a) On land designated “Residential (Group E)”, no new development or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 5 and a maximum building height of 30 storeys excluding basement(s).
- (b) On land designated “Residential (Group E)1”, no new development or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 5, a maximum site coverage of 60% for the lowest two floors (excluding basement(s)) and 30% for the floors above, and a maximum building height of 85mPD.
- (c) No addition, alteration and/or modification to an existing building shall result in a total development in excess of the plot ratio, building height and site coverage stated in paragraphs (a) and (b) above, or the plot ratio, height and site coverage of the existing building, whichever is the greater, except for modification of an existing building to a domestic building or a building that is partly domestic and partly non-domestic, in which case the development shall not exceed the relevant maximum plot ratio, building height and site coverage specified in paragraphs (a) and (b) above.
- (d) In determining the maximum plot ratio for the purposes of paragraphs (a), (b) and (c) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, or caretaker’s quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (e) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (a), (b) or (c) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraphs (a), (b) and (c) above may thereby be exceeded.
- (f) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio, building height and site coverage restrictions stated in paragraphs (a), (b) and (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

RESIDENTIAL (GROUP E) (cont'd)

Remarks (cont'd)

- (g) On land designated “Residential (Group E)1”, non-building area(s) with a minimum width of 1.5m from the lot boundaries abutting Wang Yip Street West and Tak Yip Street shall be provided.
- (h) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the non-building area restriction stated in paragraph (g) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

VILLAGE TYPE DEVELOPMENT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Government Use (Police Reporting Centre, Post Office only) House (New Territories Exempted House only) On-Farm Domestic Structure Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Eating Place Flat Government Refuse Collection Point Government Use (not elsewhere specified) # House (not elsewhere specified) Institutional Use (not elsewhere specified) # Market Petrol Filling Station Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation # Public Vehicle Park (excluding container vehicle) Religious Institution (not elsewhere specified) # Residential Institution # School # Shop and Services Social Welfare Facility # Utility Installation for Private Project

In addition, the following uses are always permitted on the ground floor of a New Territories Exempted House :

- Eating Place
- Library
- School
- Shop and Services

VILLAGE TYPE DEVELOPMENT (cont'd)

Planning Intention

The planning intention of this zone is to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the existing building, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Animal Boarding Establishment
Animal Quarantine Centre (in Government building only)	Animal Quarantine Centre (not elsewhere specified)
Broadcasting, Television and/or Film Studio	Columbarium
Cable Car Route and Terminal Building	Correctional Institution
Eating Place (Canteen, Cooked Food Centre only)	Crematorium
Educational Institution	Driving School
Exhibition or Convention Hall	Eating Place (not elsewhere specified)
Field Study/Education/Visitor Centre	Flat
Government Refuse Collection Point	Funeral Facility
Government Use (not elsewhere specified)	Helicopter Fuelling Station
Hospital	Helicopter Landing Pad
Institutional Use (not elsewhere specified)	Holiday Camp
Library	Hotel
Market	House
Place of Recreation, Sports or Culture	Off-course Betting Centre
Public Clinic	Office
Public Convenience	Petrol Filling Station
Public Transport Terminus or Station	Place of Entertainment
Public Utility Installation	Private Club
Public Vehicle Park (excluding container vehicle)	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Recyclable Collection Centre	Refuse Disposal Installation (Refuse Transfer Station only)
Religious Institution	Residential Institution (<i>not elsewhere specified</i>)
Residential Institution <i>(Hostel and Dormitory only) (on land designated "G/IC(5)" only)</i>	Sewage Treatment/Screening Plant
Research, Design and Development Centre	Shop and Services
Rural Committee/Village Office	Utility Installation for Private Project
School	Zoo
Service Reservoir	
Social Welfare Facility	
Training Centre	
Wholesale Trade	

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (cont'd)

Planning Intention

This zone is intended primarily for the provision of Government, institution or community 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.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height specified below or the height of the existing building, whichever is the greater:

Sub-area	Maximum Building Height (Number of Storeys excluding basement(s))
Government, Institution or Community (G/IC)	8
G/IC(1)	3 (8 for 'School' and 'Hospital' uses)
G/IC(2)	15
G/IC(3)	17
G/IC(4)	25

- (b) *On land designated "G/IC(5)", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 95mPD or the height of the existing building, whichever is the greater.*
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraphs (a) **and** (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

OTHER SPECIFIED USES

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Business" only

Schedule I: for open-air development or for building other than industrial or industrial-office building[@]

<p>Ambulance Depot Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Use (Police Reporting Centre, Post Office only) Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Library Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods^A) Off-course Betting Centre Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Recyclable Collection Centre Religious Institution Research, Design and Development Centre School (excluding free-standing purpose-designed building and kindergarten) Shop and Services Training Centre Utility Installation for Private Project</p>	<p>Broadcasting, Television and/or Film Studio Cargo Handling and Forwarding Facility Government Refuse Collection Point Government Use (not elsewhere specified) Hotel Non-polluting Industrial Use (not elsewhere specified) Petrol Filling Station School (not elsewhere specified) Social Welfare Facility (excluding those involving residential care) Warehouse (excluding Dangerous Goods Godown) Wholesale Trade</p>
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(Please see next page)

OTHER SPECIFIED USES (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Business" only (cont'd)

Schedule II: for industrial or industrial-office building[@]

<p>Ambulance Depot Bus Depot Eating Place (Canteen only) Government Refuse Collection Point Government Use (not elsewhere specified) Information Technology and Telecommunications Industries Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods[^]) Office (excluding those involving direct provision of customer services or goods) Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Recyclable Collection Centre Research, Design and Development Centre Shop and Services (Motor-vehicle Showroom on ground floor, Service Trades only) Utility Installation for Private Project Warehouse (excluding Dangerous Goods Godown)</p>	<p>Broadcasting, Television and/or Film Studio Cargo Handling and Forwarding Facility Industrial Use (not elsewhere specified) Off-course Betting Centre Office (not elsewhere specified) Petrol Filling Station Place of Recreation, Sports or Culture Private Club Shop and Services (not elsewhere specified) (ground floor only except Ancillary Showroom[#] which may be permitted on any floor) Vehicle Repair Workshop Wholesale Trade</p>
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In addition, for building without industrial undertakings involving offensive trades or the use/storage of Dangerous Goods[^], the following use is always permitted:

Office

(Please see next page)

OTHER SPECIFIED USES (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Business" only (cont'd)

Schedule II: for industrial or industrial-office building[@] (cont'd)

<p>In addition, the following uses are always permitted in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the uses are separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:</p>	<p>In addition, the following use may be permitted with or without conditions on application to the Town Planning Board in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the use is separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:</p>
---	---

- Commercial Bathhouse/Massage Establishment
- Eating Place
- Educational Institution
- Exhibition or Convention Hall
- Institutional Use (not elsewhere specified)
- Library
- Off-course Betting Centre
- Office
- Place of Entertainment
- Place of Recreation, Sports or Culture
- Private Club
- Public Clinic
- Religious Institution
- School (excluding kindergarten)
- Shop and Services
- Training Centre

Social Welfare Facility (excluding those involving residential care)

[@] An industrial or industrial-office building means a building which is constructed for or intended to be used by industrial or industrial-office purpose respectively as approved by the Building Authority.

^Δ Dangerous Goods refer to substances classified as Dangerous Goods and requiring a licence for their use/storage under the Dangerous Goods Ordinance (Cap. 295).

[#] Ancillary Showroom requiring planning permission refers to showroom use of greater than 20% of the total usable floor area of an industrial firm in the same premises or building.

OTHER SPECIFIED USES (cont'd)

For "Business" only (cont'd)

Planning Intention

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

Remarks

- (a) On land designated "Other Specified Uses" annotated "Business" ("OU(B)"), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 5 and a maximum building height of 15 storeys excluding basement(s), or the plot ratio and height of the existing building, whichever is the greater.
- (b) On land designated "OU(Business(1))", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 9.5 and a maximum building height of 20 storeys excluding basement(s).
- (c) In determining the maximum plot ratio for the purposes of paragraphs (a) and (b) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (d) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (a) or (b) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraphs (a) and (b) above may thereby be exceeded.
- (e) On Yuen Long Town Lots (YLTLs) No. 392, 393 and the land bounded by Wang Yip Street West, Hong Yip Street, YLTLs No. 386, 387 and 487, a non-building area of 5m wide should be provided abutting Wang Yip Street West and Tak Yip Street.
- (f) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and building height restrictions stated in paragraphs (a) and (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Petrol Filling Station" only

Petrol Filling Station

Government Use
Utility Installation not ancillary to the Specified Use

Planning Intention

This zone is primarily intended for the provision of petrol filling station.

Remarks

No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 1 storey excluding basement(s).

For "Sewage Treatment Works" only

Sewage Treatment Plant

Government Use
Utility Installation not ancillary to the Specified Use

Planning Intention

This zone is primarily intended for the provision of sewage treatment works.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 2 storeys excluding basement(s) or the height of the existing building, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For "Industrial Estate" only</u>	
Ambulance Depot	Asphalt Plant/Concrete Batching Plant
Broadcasting, Television and/or Film Studio	Electric Power Station
Cargo Handling and Forwarding Facility	Library
Dangerous Goods Godown	Off-course Betting Centre
Eating Place	Offensive Trades
Gas Works	Oil Depot, Oil Refinery and Petro-chemical Plant
Government Refuse Collection Point	Place of Recreation, Sports or Culture
Government Use (not elsewhere specified)	Service Industries (not elsewhere specified)
Industrial Use	
Information Technology and Telecommunications Industries	
Office	
Petrol Filling Station	
Private Club	
Public Convenience	
Public Transport Terminus or Station	
Public Utility Installation	
Public Vehicle Park (excluding container vehicle)	
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installations	
Refuse Disposal Installation	
Research, Design and Development Centre	
Shop and Services	
Social Welfare Facility (excluding those involving residential care)	
Training Centre	
Utility Installation for Private Project	
Warehouse (excluding Dangerous Goods Godown)	
Wholesale Trade	

Planning Intention

This zone is intended to provide/reserve land for the development of an industrial estate for industries to be admitted by the Hong Kong Science and Technology Parks Corporation according to the criteria set by the Corporation. Industries to be included would normally not be accommodated in conventional industrial buildings because of their specific requirements.

(Please see next page)

OTHER SPECIFIED USES (cont'd)

For "Industrial Estate" only (cont'd)

Remarks

- (a) On land designated "OU(Industrial Estate)", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 1,687,625m² and a maximum building height of 8 and 10 storeys excluding basement(s) for areas annotated Area (a) and Area (b) respectively.
- (b) In determining the maximum gross floor area for the purposes of paragraph (a) above:
 - (i) any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded; and
 - (ii) any floor space that is constructed or intended for use solely as public utility installations, public car/lorry parks, public transportation facilities or Government, institution or community facilities, as may be required by Government, may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the gross floor area and building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For "LRT Terminus with Commercial/Residential Development" only</u>	
Ambulance Depot	Commercial Bathhouse/Massage Establishment
Flat	Eating Place
Government Use (not elsewhere specified)	Educational Institution
Library	Exhibition or Convention Hall
Market	Government Refuse Collection Point
Place of Entertainment	Hotel
Place of Recreation, Sports or Culture	Institutional Use (not elsewhere specified)
Public Clinic	Office
Public Transport Terminus or Station (excluding open-air terminus or station)	Petrol Filling Station
Residential Institution	Place of Entertainment
School (in free-standing purpose-designed building only)	Private Club
Social Welfare Facility	Public Convenience
Utility Installation for Private Project	Public Transport Terminus or Station (not elsewhere specified)
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Religious Institution
	School (not elsewhere specified)
	Shop and Services
	Training Centre

In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) 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 :

Eating Place
 Educational Institution
 Institutional Use (not elsewhere specified)
 Off-course Betting Centre
 Office
 Place of Entertainment
 Private Club
 Public Convenience
 Recyclable Collection Centre
 School
 Shop and Services
 Training Centre

(Please see next page)

OTHER SPECIFIED USES (cont'd)

For "LRT Terminus with Commercial/Residential Development" only (cont'd)

Planning Intention

This zone is intended primarily for LRT terminus with residential and/or commercial uses, and other supporting public transport facilities.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic gross floor area of 66,460m², a maximum non-domestic gross floor area of 25,940m² and a maximum building height of 32 storeys excluding basement(s), or the domestic gross floor area, non-domestic gross floor area and height of the existing building, whichever is the greater.
- (b) In determining the maximum gross floor area for the purposes of paragraph (a) above:
 - (i) any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded; and
 - (ii) any floor space that is constructed or intended for use solely as public transport facilities, railway station development, or Government, institution, community or social welfare facilities, as required by the Government, may also be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the gross floor area and building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Public Car Park with Ground Floor Retail Shops" only

Public Vehicle Park (excluding container vehicle)	Commercial Bathhouse/Massage Establishment
Shop and Services (ground floor only)	Eating Place Educational Institution Government Refuse Collection Point Government Use (Police Reporting Centre, Post Office only)
	Library
	Market
	Off-course Betting Centre
	Office
	Petrol Filling Station
	Place of Entertainment
	Place of Recreation, Sports or Culture
	Private Club
	Public Convenience
	Public Transport Terminus or Station
	Public Utility Installation
	Religious Institution
	School (excluding free-standing purpose-designed building)
	Shop and Services (not elsewhere specified)
	Social Welfare Facility
	Utility Installation for Private Project

Planning Intention

This zone is intended primarily for public car park with ground floor retail shops.

Remarks

- (a) On land designated "OU(Public Car Park with Ground Floor Retail Shops)", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 9.5 and a maximum building height of 30 storeys excluding basement(s).
- (b) On land designated "OU(Public Car Park with Ground Floor Retail Shops(1))", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 5 and a maximum building height of 15 storeys excluding basement(s).

(Please see next page)

OTHER SPECIFIED USES (cont'd)

For "Public Car Park with Ground Floor Retail Shops" only (cont'd)

Remarks (cont'd)

- (c) In determining the maximum plot ratio for the purposes of paragraphs (a) and (b) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded. Any floor space that is constructed or intended for use as public car park shall be included for plot ratio calculation.
- (d) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (a) or (b) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraphs (a) and (b) above may thereby be exceeded.
- (e) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and building height restrictions stated in paragraphs (a) and (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For "Public Car Park and Petrol Filling Station with Ground Floor Retail Shops" only</u>	
Public Vehicle Park (excluding container vehicle) Petrol Filling Station Shop and Services (ground floor only)	Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Government Refuse Collection Point Government Use (Police Reporting Centre, Post Office only) Library Market Off-course Betting Centre Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Convenience Public Transport Terminus or Station Public Utility Installation Religious Institution School (excluding free-standing purpose-designed building) Shop and Services (not elsewhere specified) Social Welfare Facility Utility Installation for Private Project

Planning Intention

This zone is intended primarily for public car park and petrol filling station with ground floor retail shops.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 9.5 and a maximum building height of 25 storeys excluding basement(s).
- (b) In determining the maximum plot ratio for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded. Any floor space that is constructed or intended for use as public car park shall be included for plot ratio calculation.

(Please see next page)

OTHER SPECIFIED USES (cont'd)

For "Public Car Park and Petrol Filling Station with Ground Floor Retail Shops" only (cont'd)

Remarks (cont'd)

- (c) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (a) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraph (a) above may thereby be exceeded.

- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Public Car Park to include Retail and Residential Uses" only

As specified on the Plan

- Broadcasting, Television and/or Film Studio
- Commercial Bathhouse/Massage Establishment
- Eating Place
- Educational Institution
- Government Refuse Collection Point
- Government Use (Police Reporting Centre, Post Office only)
- Library
- Market
- Off-course Betting Centre
- Office
- Place of Entertainment
- Place of Recreation, Sports or Culture
- Private Club
- Public Clinic
- Public Convenience
- Public Transport Terminus or Station
- Public Utility Installation
- Religious Institution
- School (excluding free-standing purpose-designed building)
- Shop and Services (not elsewhere specified)
- Social Welfare Facility
- Utility Installation for Private Project

Planning Intention

This zone is intended primarily for public car park with retail and residential uses.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic gross floor area of 11,356m², a maximum non-domestic gross floor area of 11,777m² and a maximum building height of 25 storeys excluding basement(s).

(Please see next page)

OTHER SPECIFIED USES (cont'd)

For "Public Car Park to include Retail and Residential Uses" only (cont'd)

Remarks (cont'd)

- (b) In determining the maximum gross floor area for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded. Any floor space that is constructed or intended for use as public car park shall be included for gross floor area calculation.
- (c) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the gross floor area for the building on land to which paragraph (a) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum gross floor area specified in paragraph (a) above may thereby be exceeded.
- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the gross floor area and building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

GREEN BELT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Barbecue Spot Government Use (Police Reporting Centre only) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Public Convenience Tent Camping Ground Wild Animals Protection Area	Animal Boarding Establishment Broadcasting, Television and/or Film Studio Burial Ground Cable Car Route and Terminal Building Columbarium (within a Religious Institution or extension of existing Columbarium only) Crematorium (within a Religious Institution or extension of existing Crematorium only) Field Study/Education/Visitor Centre Firing Range Flat Golf Course Government Refuse Collection Point Government Use (not elsewhere specified) Helicopter Landing Pad Holiday Camp House Petrol Filling Station Place of Recreation, Sports or Culture Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Religious Institution Residential Institution Rural Committee/Village Office School Service Reservoir Social Welfare Facility Utility Installation for Private Project Zoo

Planning Intention

The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.

APPROVED DRAFT YUEN LONG OUTLINE ZONING PLAN NO. S/YL/21A

EXPLANATORY STATEMENT

EXPLANATORY STATEMENT

APPROVED DRAFT YUEN LONG OUTLINE ZONING PLAN NO. S/YL/21A

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APPROVED DRAFT YUEN LONG OUTLINE ZONING PLAN NO. S/YL/21A

(Being an *Approved Draft* Plan for the Purposes of the Town Planning Ordinance)

EXPLANATORY STATEMENT

Note : For the purposes of the Town Planning Ordinance, this statement shall not be deemed to constitute a part of the *approved draft* Plan.

1. **INTRODUCTION**

This explanatory statement is intended to assist an understanding of the *approved draft* Yuen Long Outline Zoning Plan (OZP) No. S/YL/21A. It reflects the planning intentions and objectives of the Town Planning Board (the Board) for the various land use zonings of the Plan.

2. **AUTHORITY FOR THE PLAN AND PROCEDURES**

- 2.1 On 10 July 1987, under the power delegated by the then Governor, the then Secretary for Lands and Works, directed the Board, under section 3 of the Town Planning Ordinance (the Ordinance), to prepare a draft OZP for Yuen Long New Town. The draft Yuen Long OZP No. S/YL/1 was exhibited under section 5 of the Ordinance on 12 April 1991. The draft Yuen Long OZP No. S/YL/2 incorporating amendments to reflect changing circumstances was exhibited for public inspection under section 7 of the Ordinance on 3 November 1995. On 9 December 1997, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Yuen Long OZP, which was renumbered as S/YL/3.
- 2.2 On 5 May 1998, the CE in C referred the approved Yuen Long OZP No. S/YL/3 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was then amended three times and exhibited for public inspection under section 5 or 7 of the Ordinance to reflect the changing circumstances. On 14 December 1999, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Yuen Long OZP, which was subsequently renumbered as S/YL/7.
- 2.3 On 21 November 2000, the CE in C referred the approved Yuen Long OZP No. S/YL/7 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was then amended four times and exhibited for public inspection under section 5 or 7 of the Ordinance to reflect the changing circumstances. On 26 November 2002, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Yuen Long OZP, which was subsequently renumbered as S/YL/12.
- 2.4 On 17 February 2004, the CE in C referred the approved Yuen Long OZP No. S/YL/12 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was then amended twice and exhibited for public inspection under section 5 or 7 of the Ordinance to reflect the changing circumstances. On 14 March 2006, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Yuen Long OZP, which was subsequently renumbered as S/YL/15.

- 2.5 On 20 June 2006, the CE in C referred the approved Yuen Long OZP No. S/YL/15 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was then amended twice and exhibited for public inspection under section 5 or 7 of the Ordinance to reflect the changing circumstances. On 21 October 2008, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Yuen Long OZP, which was subsequently renumbered as S/YL/18.
- 2.6 On 4 January 2011, the CE in C referred the approved Yuen Long OZP No. S/YL/18 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. ~~The reference back was notified in the Gazette on 14 January 2011 under section 12(2) of the Ordinance.~~
- ~~2.7 On 18 March 2011, the draft Yuen Long OZP No. S/YL/19, incorporating mainly the amendments to rezone part of Tung Tau Industrial Area to the west of Wang Yip Street West and to the north of Tak Yip Street from “Other Specified Uses” annotated “Business” (“OU(Business)”) or “OU(Business(1))” to “Residential (Group E)1” (“R(E)1”) and area shown as ‘Road’, and to amend the Notes for the “R(E)” zone to incorporate development restrictions for the “R(E)1” sub-area, was exhibited under section 5 of the Ordinance. During the exhibition period, a total of 25 representations were received. On 24 May 2011, the representations were published for three weeks for public comments. Upon the expiry of the exhibition period, a total of 2 comments were received.~~
- ~~2.8 On 27 May 2011, the draft Yuen Long OZP No. S/YL/20, incorporating mainly the amendments to rezone two existing rest gardens at Castle Peak Road Yuen Long and Ping Wui Street from “Government, Institution or Community” or “Residential (Group A)” to “Open Space”, was exhibited under section 7 of the Ordinance. During the plan exhibition period, no representation was received.~~
- ~~2.9 On 29 July 2011, the Board considered the representations and comments in respect of the draft Yuen Long OZP No. S/YL/19 under section 6B(1) of the Ordinance. The Board decided to propose amendments to the draft OZP to partially meet one representation and not to uphold the remaining representations. On 19 August 2011, the proposed amendments were exhibited for public inspection under section 6C(2) of the Ordinance for three weeks for further representation. During the plan exhibition period, no further representation was received. On 30 September 2011, the Board agreed that the draft OZP No. S/YL/20 should be amended by the proposed amendments under section 6G of the Ordinance.~~
- ~~2.10~~ The OZP was then amended twice and exhibited for public inspection under section 5 or 7 of the Ordinance to reflect the changing circumstances. On 6 December 2011, the CE in C under section 9(1)(a) of the Ordinance, approved the draft Yuen Long OZP, which was subsequently renumbered as S/YL/21. On 16 December 2011, the approved Yuen Long OZP No. S/YL/21 (~~the Plan~~) was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.7 On 8 September 2015, the CE in C referred the approved Yuen Long OZP No. S/YL/21 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 18 September 2015 under section 12(2) of the Ordinance.

2.8 *On xx.xx.2015, the draft Yuen Long OZP No. S/YL/21A (the Plan), incorporating amendments related to the rezoning of a site at the junction of Shap Pat Heung Road and Tai Shu Ha Road West from “Government, Institution or Community(1)” “G/IC(1)” and “Village Type Development” (“V”) to “G/IC(5)”, was exhibited for public inspection under section 5 of the Ordinance.*

3. OBJECT OF THE PLAN

3.1 The object of the Plan is to indicate the broad land use zonings and transport networks for Yuen Long New Town so that development and redevelopment within the New Town can be put under statutory planning control. Such control is necessary to achieve the Government’s objective of developing Yuen Long New Town into a balanced new town and a regional centre for the North West New Territories (NWNT).

3.2 The Plan is to illustrate the broad principles of development only. It is a small scale plan. The transport alignments and boundaries between land use zones may be subject to minor adjustments as detailed planning proceeds. There would be cases that small pieces of land not intended for building development purposes, such as amenity area, slope, access road, are included in the development zones. In general, such areas should not be taken into account in plot ratio and site coverage calculations.

4. NOTES OF THE PLAN

4.1 Attached to the Plan is a set of Notes which shows the type of uses or developments which are always permitted within the Planning Scheme Area (the Area) and in particular zones and which may be permitted by the Board, with or without conditions on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land use planning and control of development to meet changing needs.

4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department and can be downloaded from the Board’s website at <http://www.info.gov.hk/tpb>.

5. PLANNING SCHEME AREA

5.1 The Area, covering Yuen Long New Town, is about 561 ha. The Area is situated in the middle of the Yuen Long plain in NWNT. It is bounded by the outer edge of Yuen Long Industrial Estate in the north, Yuen Long Highway in the south, the Yuen Long Kau Hui group of villages in the east and Long Tin Road in the west. The boundary of the Area is shown by a heavy broken line on the Plan.

5.2 The Area contains a wide variety of existing land uses which include arable land ~~and abandoned ponds~~ mainly in the south, high-rise commercial and residential developments in the Yuen Long Town proper and industrial developments in

the north. Yuen Long New Town is one of the major centres for the provision of commercial and community facilities in the NWNT. The proposals on the Plan would enhance the role of Yuen Long New Town as the regional centre for the NWNT.

- 5.3 For planning and reference purposes, the Area is subdivided into 19 Planning Areas as shown on the Plan.

6. POPULATION

According to the 2011 Census, the total population of the Area ~~in 2006~~ was about ~~135,000~~ 147,700. It is estimated that the planned population of the Area would be about ~~173,000~~ 185,700.

7. OPPORTUNITIES AND CONSTRAINTS

7.1 Development Opportunities

7.1.1 Yuen Long New Town is located at the centre of a large plain and is suitable for development into the regional centre of the NWNT.

7.1.2 Yuen Long New Town is the focal point of the existing and planned transport networks in the region. With the improvement in the external transportation network with the Mainland and urban Kowloon, in particular the West Rail, Yuen Long New Town has been developed as the regional centre of the NWNT.

7.1.3 There are large pieces of flat land which would be put to more intensive use around the Yuen Long Town proper and would enhance Yuen Long New Town as the regional centre of the NWNT. The eastern development area located close to the West Rail Yuen Long Station is a new development node and is being developed as the gateway to the New Town.

7.2 Development Constraints

7.2.1 Underground cavernous marble is found in some parts of the Area. The underground cavities may affect the design of foundations and hence the location and construction cost of high-rise developments.

7.2.2 There are many recognized villages within the Area. It is necessary to preserve them and provide adequate areas for village expansion purpose.

7.2.3 Developments in the Yuen Long Town proper along both sides of Castle Peak Road have been substantially completed. Redevelopment will largely be left to market forces. Additional community and commercial facilities would mainly be provided in the peripheral areas.

8. FORM AND STRUCTURE OF THE NEW TOWN

- 8.1 The development form of the New Town is basically a “core” of high-rise

developments along both sides of Castle Peak Road with the development intensity and building height generally descending to the peripheral areas, and industrial developments are situated at the northern fringe. The southern, eastern and western parts of the New Town are bounded and well served by Yuen Long Highway, Tsing Long Highway, as well as Long Tin Road and Long Ping Road respectively. Local distributor roads are connected to these major roads at strategic locations.

- 8.2 To the south and east of the existing built-up areas of the New Town are the extension areas where new developments are completed or proposed. Higher-order commercial and residential developments are ~~envisaged to be provided~~ **located** in the eastern extension area. Strips of land in the southern extension area are reserved for the provision of open space to serve as buffer to Yuen Long Highway to the south. Within the extension areas, vehicular access will be improved. Government, institution or community (GIC) facilities will be consolidated at suitable locations to meet planning standards.

9. LAND USE ZONINGS

9.1 Comprehensive Development Area (“CDA”) : Total Area 23.96 ha

- 9.1.1 This zone is intended for comprehensive development/redevelopment of the area for residential and/or commercial uses with the provision of open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.
- 9.1.2 The area at Yuen Long Kau Hui Road near Hung Tin in Area 16 is designated as a “CDA” in order to resolve the industrial/residential interface problem between Tung Tau Area and the Kau Hui villages. The planning intention of this zone is to encourage comprehensive medium-density residential development. The maximum permitted plot ratio within this zone is 3 with a maximum site coverage of 30%. This “CDA” has been developed to “The Parcville”.
- 9.1.3 The areas adjacent to the West Rail Long Ping Station in Areas 2 and 7 and at the West Rail Yuen Long Station and its adjoining area in Area 15 are designated as “CDA” to facilitate the implementation of comprehensive commercial/residential developments adjacent to or on top of the railway stations and the associated public transport interchanges. These ~~two~~ **three** “CDA” sites are subject to a maximum domestic plot ratio of 5 for a domestic building or a maximum non-domestic plot ratio of 9.5 for a non-domestic building.
- 9.1.4 The “CDA” zone at Tai Kiu in Area 4 is intended for commercial/residential development. The “CDA” zoning is to encourage redevelopment of the area in a comprehensive manner, taking into account its proximity to the town centre. However, due to the presence of the existing Tai Kiu Village, there is a need for resolving the problems associated with the clearance and relocation arrangement of the village. This “CDA” site is subject to a maximum domestic plot ratio of 5 for a domestic building or a maximum non-domestic plot ratio of 9.5 for a non-domestic building.

- 9.1.5 There are three other “CDAs”. ~~The “CDAs”~~ located along both sides of Castle Peak Road near the Light Rail terminus in Areas 12 and 15 ~~are~~ intended for comprehensive commercial/residential developments. ~~The “CDA” located to the north of Ha Yau Tin Tsuen in Area 12 is subject to a maximum plot ratio of 5 and has been developed for residential use, known as YOHO Town. The other two CDAs~~ ~~They~~ are subject to a maximum domestic plot ratio of 5 for a domestic building or a maximum non-domestic plot ratio of 9.5 for a non-domestic building. ~~The “CDA” site One of them~~ to the immediate south of Castle Peak Road has been developed as YOHO Midtown. ~~The “CDA” located to the north of Ha Yau Tin Tsuen in Area 12 is subject to a maximum plot ratio of 5 and has been developed for residential use, known as YOHO Town.~~ Owing to the strategic locations of these areas and the presence of underground cavities, these sites are purposely zoned “CDA” so that the developers are required to prepare Master Layout Plans (MLPs) for the approval of the Board.
- 9.1.6 Pursuant to section 4A(1) of the Ordinance, any development/redevelopment in this zone would require the approval of the Board by way of planning application under section 16 of the Ordinance. Except as otherwise expressly provided that it is not required by the Board, an applicant for permission for development on land designated “CDA” shall prepare a MLP together with the information as specified in the Notes of the Plan which includes, amongst others, an environmental assessment report, a traffic impact assessment report, a drainage and sewerage impact assessment report, landscape and urban design proposals, programmes of development and a quantitative air ventilation assessment (AVA) report, for the approval of the Board under section 4A(2) of the Ordinance. A copy of the approved MLP shall be made available for public inspection in the Land Registry pursuant to section 4A(3) of the Ordinance.
- 9.1.7 The achievement of the maximum plot ratio is subject to the satisfactory demonstration to the Board that a proposed development has taken account of the capacities of infrastructure and other environmental constraints on the site.
- 9.1.8 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the above development restrictions may be considered by the Board through the planning permission system. Each application will be considered on its individual planning merits and the relevant criteria for consideration of such relaxation are as follows:
- (a) amalgamating smaller sites for achieving better urban design and local area improvements;
 - (b) accommodating the bonus plot ratio granted under the Buildings Ordinance in relation to surrender/dedication of land/area for use as public passage/street widening;
 - (c) providing better streetscape/good quality street level public space;

- (d) providing separation between buildings to enhance air ventilation and visual permeability; and
- (e) other factors, such as site constraints, need for tree preservation, innovative building design and planning merits that would bring about improvements to townscape and amenity of the locality, provided that no adverse landscape, visual and air ventilation impacts, as appropriate, would be resulted from the innovative building design.

9.2 Residential (Group A) (“R(A)”) : Total Area 62.21 ha

9.2.1 This zone is intended primarily for high-density residential developments. 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.

9.2.2 The zone covers mainly public and private residential developments. Existing public housing estates in Yuen Long that fall within this zone include Shui Pin Wai Estate in Area 1 and Long Ping Estate in Area 8. The ex-Yuen Long Estate site in Area 4 is partly planned for private housing and partly for public housing development. According to the consultancy study of AVA on Redevelopment of Former Yuen Long Estate conducted in 2010, developments on the sites based on the planned development parameters and layout would not cause significant air ventilation impact on the surrounding areas. However, in the event that the recommendations stated in the study report are not adopted in the future design scheme, a further detailed AVA study shall be required to demonstrate that the future development scheme proposal would not have any significant or unacceptable pedestrian level air ventilation impact in the vicinity. Private residential developments within this zone are located in Areas 2, 3, 4, 5, 9, 10, 11 and 13, covering mainly the central areas of the Yuen Long Town proper. Under this zoning, a range of commercial uses as indicated in the Notes are permitted as of right on the lowest three floors of a building. In fact, the ground and first floors of most of the existing private residential buildings under this zoning are usually occupied by retail shops, banks and eating places.

9.2.3 Apart from public housing estates and private residential developments, some sites under this zoning along Castle Peak Road – Yuen Long have been developed entirely for commercial/office purposes. The purpose-built commercial/office buildings were built mainly when the area was zoned “Commercial/Residential”.

9.2.4 Developments or redevelopments in areas zoned “R(A)” are subject to a maximum domestic plot ratio of 5 or a maximum non-domestic plot ratio of 9.5, and a maximum building height of 30 storeys excluding basement(s).

9.2.5 Five strips of land abutting the northern side of the section of Castle Peak Road – Yuen Long between Fung Cheung Road and Fung Nin Road are zoned “R(A)2” subject to a maximum domestic plot ratio of 5 or a maximum non-domestic plot ratio of 9.5, and a maximum building height of 30 storeys excluding basement(s). According to the

consultancy study of Expert Evaluation on AVA of Yuen Long Town (YL AVA(EE) Study) (the YL AVA(EE) Study) *conducted in 2008*, sites zoned “R(A)2” are restricted to a maximum site coverage of 80% with a minimum of 2m wide non-building area to be provided abutting Castle Peak Road – Yuen Long.

- 9.2.6 For sites zoned “R(A)3” and “R(A)4” which are on the southern side of the section of Castle Peak Road – Yuen Long between Fung Cheung Road and Fung Nin Road, they are restricted to a maximum domestic plot ratio of 5 or a maximum non-domestic plot ratio of 9.5. According to the ~~*consultancy study of Expert Evaluation on Air Ventilation Assessment of Yuen Long Town*~~ (YL AVA(EE) Study) ~~*conducted in 2008*~~, to improve future local wind environment, the building height in the southern side of Castle Peak Road – Yuen Long should be lower than that for the northern side so as to avoid skimming flow. Thus, land zoned “R(A)3” and “R(A)4” is restricted to a maximum building height of 25 storeys excluding basement(s). Land zoned “R(A)3”, being abutting the southern side of Castle Peak Road – Yuen Long, is restricted to a maximum site coverage of 80% with a minimum of 2m wide non-building area to be provided abutting Castle Peak Road – Yuen Long. Upon redevelopment of the sites in the “R(A)2” and “R(A)3” zones, a separation of buildings between the northern and southern sides of the road will be about 35m-40m and, thus, contribute to the future wind environment in the area.
- 9.2.7 Two sites in Area 13 are zoned “R(A)1” subject to a maximum domestic plot ratio of 5 or a maximum non-domestic plot ratio of 9.5. ***The “R(A)1” site to the south of Shap Pat Heung Road has been developed as “La Grove” and “Park Signature”.*** To be in line with the nearby low to medium-rise developments including medium-rise residential developments, village housing and open space, developments in this zone are restricted to a maximum building height of 25 storeys excluding basement(s). According to the YL AVA(EE) Study, Area 13 would enjoy ample breezes. However, to avoid potential local adverse air ventilation problem, the concepts of ‘inter-building spacing’ or ‘courtyard’ by providing adequate space between buildings at wind direction should be applied as far as practicable in the design and layout of future developments in the “R(A)1” zone.
- 9.2.8 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio/gross floor area, building height and site coverage restrictions may be considered by the Board through the planning permission system. Each application will be considered on its individual planning merits with reference to the criteria in paragraph 9.1.8 above.
- 9.2.9 The residential developments along Castle Peak Road – Yuen Long are subject to traffic noise impacts. Where appropriate, the building design of new developments/redevelopments should incorporate the best practicable environmental mitigation measures. The Director of Environmental Protection should be consulted on the environmental mitigation measures if needed. Efforts should also be made to reduce the noise level at source, such as the provision of noise reducing friction course on road surface.

9.2.10 According to the YL AVA(EE) Study, future developers are encouraged to adopt other design measures that could minimize negative air ventilation impact. These include, inter alia, lower podium height, greater permeability of podium, wider gap between buildings, reducing building height for buildings with wide façade facing prevailing wind directions, irregular building heights stepping towards the north and minimizing the blocking of breezeway through positioning of building towers and podiums.

9.2.11 The width of some sections of the footways along Castle Peak Road – Yuen Long falls short of the standard requirement. Setting back of some new buildings may be required for widening the footways. The maximum site coverage restriction mentioned in paragraphs 9.2.5 and 9.2.6 above are also relevant for the purpose of footway widening.

9.3 Residential (Group B) (“R(B)”) : Total Area 33.82 ha

9.3.1 Residential sites within this zone are in Areas 6, 13, 14 and 16 mainly located in the southern part of the Town. This zone is intended primarily for medium-density residential development where commercial uses serving the residential neighbourhood may be permitted on application to the Board.

9.3.2 ***“Park Royale”, “Scenic Gardens”, “Parkside Villa” and “Emerald Green” in Area 13 and “The Reach”, “Sereno Verde”, “Grand Del Sol” and “Villa Premiere” in Area 14 are zoned “R(B)”***. Within the “R(B)” zone, residential development is restricted to a maximum plot ratio of 3.5, a maximum site coverage of 50% and a maximum building height of 25 storeys (excluding basement car park).

9.3.3 According to the YL AVA(EE) Study, Areas 13 and 14 would enjoy ample breezes. However, to avoid potential local adverse air ventilation problem, the concepts of ‘inter-building spacing’ or ‘courtyard’ by providing adequate space between buildings at wind direction should be applied as far as practicable in the design and layout of future developments in the “R(B)” zone in Areas 13 and 14.

9.3.4 A site in Area 16 ~~is~~ zoned “R(B)1” ~~to allow has been developed~~ for residential ~~development use, known as “One Regent Place” with up to~~ a maximum plot ratio of 3 and a maximum building height of 25 storeys (excluding basement car park) so as to be compatible with the developments in the surrounding areas. According to the YL AVA(EE) Study, buildings on site should avoid blocking north-easterlies or easterlies, which are the prevailing wind directions.

9.3.5 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the above restrictions may be considered by the Board through the planning permission system. Each application will be considered on its individual planning merits with reference to the criteria in paragraph 9.1.8 above.

9.4 Residential (Group E) (“R(E)”) : Total Area 4.63 ha

9.4.1 This zone covers an area at Wang Chau Road in Area 5 and part of Tung Tau Industrial Area to the west of Wang Yip Street West and to the

north of Tak Yip Street in Area 7. This zone is intended primarily for 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 problems. The developers will be required to submit adequate information to demonstrate that the new residential development will be environmentally acceptable, and suitable mitigation measures, if required, will be implemented to address the potential industrial/residential interface problems.

- 9.4.2 The “R(E)1” sites in Tung Tau are subject to environmental impacts including adverse traffic noise impacts, noise from the pumping station to its north and industrial/residential interface problems from nearby industrial operations. The building design of new developments/redevelopments within “R(E)1” should incorporate environmental mitigation measures, including self-protecting building layout design with no direct line of sight to the noise sources, noise barriers and adequate separation, where appropriate, to meet all relevant criteria under the Hong Kong Planning Standards and Guidelines. Besides, according to the YL AVA(E) Study, developers in developing these sites should adopt a podium-free building design, or if podium cannot be avoided, to provide a stepped podium or allow greater permeability of podium to minimize air ventilation impact on the local area. Slab-type building facing north-east which would block prevailing wind of north-easterlies should be avoided. Furthermore, if the proposed development falls within the scope of projects that require AVA as specified under the Housing, Planning and Lands Bureau and Environment, Transport and Works Bureau Joint Technical Circular No. 1/2006 on AVA, the developer is required to undertake an AVA to examine the local wind environment and identify any possible opportunity/problem areas for design improvement.
- 9.4.3 In existing industrial buildings, new developments involving offensive trades will not be permitted. Any modification of use from non-industrial to industrial uses within existing industrial buildings except those specified in Column 1 of Schedule II in the Notes will also require the permission of the Board.
- 9.4.4 Developments or redevelopment within sites zoned “R(E)” are subject to a maximum plot ratio of 5 and a maximum building height of 30 storeys excluding basement(s).
- 9.4.5 For sites zoned “R(E)1” at Tung Tau, they are restricted to a maximum plot ratio of 5, a maximum site coverage of 60% for the lowest two floors (excluding basement(s)) and 30% for the floors above and a maximum building height of 85mPD. Non-building area(s) with a minimum width of 1.5m is designated from the lot boundaries abutting Wang Yip Street West and Tak Yip Street to create a pleasant pedestrian environment. No structures other than minor landscape structures and street furniture should be provided on the non-building area(s). Ancillary car parking should be accommodated in the basement. Strong justifications are required for providing ancillary carpark above ground level.

9.4.6 To provide flexibility for innovative design, minor relaxation of the plot ratio, building height and site coverage restrictions may be considered by the Board through the planning permission system. Each application will be considered on its individual planning merits with reference to the criteria in paragraph 9.1.8 above. Under exceptional circumstances, minor relaxation of the non-building area restriction may be considered by the Board through the planning permission system.

9.5 Village Type Development (“V”) : Total Area ~~100.09~~ **99.97** ha

9.5.1 The planning intention of this zone is to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and re-provisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.

9.5.2 There are many well-established recognized villages within the Area, such as Wang Chau Fuk Hing Tsuen, Wang Chau Tung Tau Wai, Wang Chau Yeung Uk Tsuen, Wang Chau Sai Tau Wai, Wang Chau Lam Uk Tsuen, Wang Chau Chung Sum Wai, Fung Chi Tsuen, Shui Pin Wai, Shui Pin Tsuen, Shui Tin Tsuen, Shan Pui, Nam Pin Wai, Sai Pin Wai, Tai Wai Tsuen, Wong Uk Tsuen, Ying Lung Wai, Tsoi Uk Tsuen, Ma Tin Tsuen, Ha Yau Tin Tsuen, Sheung Yau Tin Tsuen and Lung Tin Tsuen. Village expansion areas and other infrastructural improvements will be guided by more detailed layout plans.

9.6 Government, Institution or Community (“G/IC”) : Total Area ~~44.50~~ **44.61** ha

9.6.1 This 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.

9.6.2 Major existing GIC facilities include a community centre, Yuen Long Swimming Pool Complex, Yuen Long Town Hall, Long Ping Community Hall and a stadium in Area 6, 3 clinics in Areas 2 and 9, a divisional fire station in Area 11, a police station and Yuen Long Theatre in Area 3, the Government offices in Areas 2 and 4, and a bus terminus in Area 2. Most of the existing schools and the proposed schools also fall within this zone. There are currently 15 primary schools, ~~14~~ **19** secondary schools and 2 special schools within this zone in Yuen Long New Town. The proposed/planned school sites are located in Areas 12 and 13.

9.6.3 Developments or redevelopments in areas zoned “G/IC” are restricted to a maximum building height of 8 storeys excluding basement(s). The

building height restriction could meet the operational requirements of most GIC facilities and serve as visual and spatial relief in Yuen Long New Town.

- 9.6.4 Eight sites adjacent to “V” zone located in Areas 1, 6, 14, 15 and 16 are zoned “G/IC(1)” and subject to a maximum building height of 3 storeys excluding basement(s), except for school and hospital uses which could be developed up to 8 storeys excluding basement(s). The restriction will help ensure that the developments in these sites are in keeping with the adjacent village environment.
- 9.6.5 There are three existing GIC developments, ~~one in Area 4 and two in Area 3~~ namely the *Government Offices in Area 4, Maxwell House (CLP Power Substation cum Staff Quarters) and Police Staff Quarters in Area 3*, which are significantly taller than other GIC facilities in Yuen Long New Town. They are zoned “G/IC(2)”, “G/IC(3)” and “G/IC(4)” with building height restrictions of 15 storeys, 17 storeys and 25 storeys excluding basement(s) ~~respectively~~ to reflect the height of the existing buildings.
- 9.6.6 *A site at the junction of Shap Pat Heung Road and Tai Shu Ha Road West is zoned “G/IC(5)”. This zone is intended for a youth hostel development. Developments within this sub-zone are subject to a maximum building height restriction of 95mPD. An AVA EE has been conducted for the proposed youth hostel development scheme. With the implementation of design measures, including (i) minimization of site coverage, (ii) a void podium deck at the first floor of the proposed youth hostel; and (iii) appropriate setbacks from Shap Pat Heung Road, Tai Shu Ha Road West and the western site boundary, permeability is promoted and wind penetration through the site is facilitated. Upon development of the site, the project proponent is required to implement design measures identified in the AVA EE report.*
- 9.6.67 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each application will be considered on its individual planning merits with reference to the criteria in paragraph 9.1.8 above.
- 9.6.78 Adequate areas have been reserved on the Plan for the provision of GIC facilities in accordance with the Hong Kong Planning Standards and Guidelines.

9.7 Open Space (“O”): Total Area 52.41 ha

- 9.7.1 This 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. Facilities of particular importance are the Town Park in Area 6, the sports ground in Area 7 and the Town Square in Area 10. More local open spaces will be provided in the detailed layout plans and these are not shown on the Plan.

- 9.7.2 A strip of open space with a width of about 80m has been reserved to the north of Yuen Long Highway. Apart from providing recreational and sports facilities, the open space will also serve as a buffer area between Yuen Long Highway and the areas located to the north.
- 9.7.3 Another strip of land in Area 13 intended for landscape walkway is a key breezeway for the town centre. It is also intended to serve as a pedestrian connection linking the planned open space to the south.

9.8 Other Specified Uses (“OU”) : Total Area 104.50 ha

9.8.1 This zone denotes areas allocated or reserved for the following specific uses :

(a) Business

- (i) About 6.93 ha of land at Tung Tau, Area 7 is zoned “OU” annotated “Business” or “Business(1)”. Land zoned for this purpose is primarily intended 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. However, in order to ensure that the concerns on fire safety and environmental impacts are properly addressed, only less fire hazard-prone office use that would not involve direct provision of customer services or goods to the general public is always permitted in existing industrial or industrial-office (I-O) buildings within this zone. As it is not possible to phase out existing polluting and hazardous industrial uses all at once, it is necessary to ensure compatibility of the uses within the same industrial or I-O building until the whole building is transformed to cater for the new non-polluting business uses. Development within this zone should make reference to the relevant Town Planning Board Guidelines.
- (ii) Developments or redevelopments in areas zoned “OU(Business)” are restricted to a maximum plot ratio of 5 and a maximum building height of 15 storeys excluding basement(s). One site is designated “OU(Business(1))” which is restricted to a maximum plot ratio of 9.5 and a maximum building height of 20 storeys excluding basement(s).
- (iii) According to the YL AVA(EE) Study, to minimize negative air ventilation impact, buildings at Yuen Long Town Lots (YLTLs) No. 392, 393 and the land bounded by Wang Yip Street West, Hong Yip Street and YLTLs No. 386, 387 and 487, a non-building area of 5m wide should be provided along Wang Yip Street West and Tak Yip Street. Furthermore, developers in developing sites in Area 7 should adopt a podium-free building design, or if podium cannot be avoided, adopt a stepped podium or allow greater permeability of podium to minimize air ventilation impact on the local area. Slab-type building facing north-east which would block prevailing wind of north-easterlies should be avoided.

(b) Petrol Filling Station

This zone is intended primarily for the provision of petrol filling station. Three petrol filling stations are located in Areas 6, 9 and 14. Development in the zone is restricted to a maximum building height of 1 storey excluding basement(s).

(c) Sewage Treatment Works

This zone is intended primarily for the provision of sewage treatment works. A sewage treatment plant is located in Area 19. Development in the zone is restricted to a maximum building height of 2 storeys excluding basement(s).

(d) Industrial Estate

(i) This zone (about 86.33 ha) is intended to provide/reserve land for the development of an industrial estate for industries to be admitted by the Hong Kong Science and Technology Parks Corporation according to the criteria set by the Corporation. Industries to be included would normally not be accommodated in conventional industrial buildings because of their specific requirements. This zone, located in Area 19, has been developed as the Yuen Long Industrial Estate.

(ii) Within this zone, the maximum total GFA of all developments or redevelopments (except public utility installations, public car/lorry parks, public transport facilities, GIC facilities and ancillary facilities) is 1,687,625m², which is equivalent to a plot ratio of 2.5 for the area designated for industrial development and a plot ratio of 5 for a site designated for estate centre as set out in the lease for the Yuen Long Industrial Estate. Developments in the area annotated Area (a) on the Plan are restricted to a maximum of 8 storeys excluding basement(s) and developments in the area annotated Area (b) on the Plan, i.e. the estate centre site, are restricted to a maximum of 10 storeys excluding basement(s). According to the lease of the lot, individual subdivision in the Yuen Long Industrial Estate may be developed up to a plot ratio of 2.625 provided that the overall plot ratio of the area designated for industrial use within the lot would not exceed a maximum plot ratio of 2.5.

(e) LRT Terminus with Commercial/Residential Development

This zone is intended primarily for Light Rail terminus with residential and/or commercial uses, and other supporting public transport facilities **and has been developed as “Sun Yuen Long Centre”**. It is located in Area 15. Development is restricted to a maximum domestic GFA of 66,460m², a maximum non-domestic GFA of 25,940m² and a maximum building height of 32 storeys excluding basement(s).

(f) Public Car Park with Ground Floor Retail Shops

This zone is intended primarily for public car park with ground floor

retail shops. Three sites have been developed under this zoning. Two public car parks with ground floor retail shops are located in Areas 2 and 5. Development is restricted to a maximum plot ratio of 9.5 and a maximum building height of 30 storeys excluding basement(s). The one in Tung Tau business area, Area 7, is designated as “OU(Public Car Park with Ground Floor Retail Shops(1))” and is restricted to a maximum plot ratio of 5 and a maximum building height of 15 storeys excluding basement(s).

- (g) Public Car Park and Petrol Filling Station with Ground Floor Retail Shops

This zone is intended primarily for public car park and petrol filling station with ground floor retail shops. ~~It is located~~ **A site has been developed under this zoning** in Area 10. It is restricted to a maximum plot ratio of 9.5 and a maximum building height of 25 storeys excluding basement(s).

- (h) Public Car Park to include Retail and Residential Uses

This zone is intended primarily for public car park with retail and residential uses. ~~It is located~~ **A site has been developed under this zoning** in Area 6. It is restricted to a maximum domestic GFA of 11,356m², a maximum non-domestic GFA of 11,777m² and a maximum building height of 25 storeys excluding basement(s).

- 9.8.2 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio/GFA and building height restrictions may be considered by the Board through the planning permission system, except the “OU(Petrol Filling Station)” zone. Each application will be considered on its individual planning merits with reference to the criteria in paragraph 9.1.8 above.

9.9 Green Belt (“GB”) : Total Area 38.80 ha

The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain sprawl as well as to provide passive recreational outlets. This zone includes three well-vegetated knolls in Areas 16, 17 and 18. The intention is to preserve the existing natural setting of these knolls. There is a general presumption against development within this zone. However, limited developments may be permitted with or without conditions on application to the Board, and each application would be considered on its individual merits taking into account the relevant Town Planning Board Guidelines.

10. TRANSPORT AND COMMUNICATIONS

10.1 Roads

10.1.1 The road networks in Yuen Long New Town have been improved considerably in recent years.

10.1.2 Yuen Long Highway is the main through route for east-west traffic as well as an important trunk road. Castle Peak Road - Yuen Long, Yuen Long On Ning Road, Yuen Long On Lok Road, Kau Yuk Road, Ma

Tong Road and Shap Pat Heung Road are important local distributors.

10.1.3 Tsing Long Highway is an important trunk linking Yuen Long New Town with Kowloon via Kam Tin and Tsing Yi.

10.1.4 Long Tin Road and Long Ping Road provide linkage in the periphery of Yuen Long New Town.

10.1.5 Pursuant to section 13A of the Ordinance, the road scheme authorized under the Roads (Works, Use and Compensation) Ordinance (Chapter 370) shall be deemed to be approved under the Ordinance.

10.2 Railways

10.2.1 The Light Rail system provides efficient transport service both within the New Town and between Yuen Long, Tin Shui Wai and Tuen Mun. The Light Rail system runs along the Castle Peak Road.

10.2.2 The West Rail provides a sub-regional passenger link connecting the NWNT to the urban areas from Nam Cheong in West Kowloon to Tuen Mun via Mei Foo, Tsuen Wan West, Kam Sheung Road, Yuen Long, Long Ping, Tin Shui Wai and Siu Hong.

10.3 Other Public Transport Modes

Apart from bus and public light bus services between Yuen Long New Town and other parts of the territory, the New Town is also served by feeder buses linking up various areas in Yuen Long with the Light Rail system. The bus services are complemented by taxi services.

10.4 Off-street Parking

10.4.1 Off-street car parking spaces in the Yuen Long Town proper are in great demand as large number of vehicles from its hinterland are attracted by the availability of higher-order services. Five sites are reserved on the Plan for public car parking use. Some sites may also include commercial and residential uses and petrol filling stations. They are zoned "OU" and annotated "Public Car Park with Ground Floor Retail Shops", "Public Car Park to include Retail and Residential Uses" and "Public Car Park and Petrol Filling Station with Ground Floor Retail Shops" on the Plan.

10.4.2 Public vehicle park (excluding container vehicle) in most of the zones may be considered by the Board through the planning permission system.

11. UTILITY SERVICES

11.1 Water Supply

11.1.1 ~~*There is adequate water supply to serve all developments within the Area and the water supply system can be further upgraded to meet future demand. It is not considered to be a constraint for future development. The existing water treatment works capacity available in*~~

the NWNT will soon be fully committed. Further treatment works capacity, if required, would be made available from the future extension to Ngau Tam Mei Water Treatment Works. Extension of water supply system will be required if there is a substantial increase in the future water demand arising from development proposals for large residential developments.

11.1.2 The presence of sub-surface cavities may necessitate restrictions on groundwater abstraction. Because of concern over possible ground movement caused by pumping of water from the marble stratum, a supply of mains water is available for new developments in the Yuen Long Town proper for flushing purpose.

11.2 Sewerage and Sewage Treatment

11.2.1 Yuen Long Town proper has a well-developed sewerage network and provision has been made at the sewage treatment works located to the north of Yuen Long Industrial Estate to treat most of the sewage from Yuen Long. The new development areas in Yuen Long Kau Hui, Yuen Long East and Yuen Long South would be served by the planned NWNT sewerage scheme with a sewage treatment plant at San Wai.

11.2.2 The sewerage system in the southern areas is less formalized. Uncontrolled discharges into the nullahs are common practices. New trunk sewers are being constructed along the southern parts of Yuen Long Town proper. The construction programme of the said trunk sewer would tie in with the building development programme of these areas.

11.3 Electricity

Yuen Long is well supplied with electricity via the 400kV network serving the New Territories. Adequate sites have been reserved for electric sub-stations within the New Town.

11.4 Gas

A piped gas supply system from Tai Po to Yuen Long via the gas takeoff station in Au Tau provides gas supply to all parts of Yuen Long New Town.

12 CULTURAL HERITAGE

~~*I Shing Temple at Wang Chau is a declared monument in the Area. According to the list of historic buildings released by the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department in March 2011, there are twenty-two graded and proposed graded historic buildings/structures within the Area. They include Yuen Kwan Yi Tai Temple, Tai Wong Temple, Tung Yick Store, Chun Yuen Pawn House and No. 27 Cheung Shing Street at Yuen Long Kau Hui, Kwun Yum Temple and Tin Hau Temple at Tung Tau Tsuen, Yu Yuen at Tung Tau Wai, Tin Hau Temple and Lung Wah Yuen at Fung Chi Tsuen, Nos. 40 and 41 Fuk Hing Tsuen, Nos. 4 and 7A and Lot WCL 132 in D.D. 123 at Sai Tau Wai, No. 21 and Lung Tin Study Hall at Lung Tin Tsuen, Nos. 26, 27, 112 and 119 and Ji Yueng Study Hall at Tai Kei Leng, No. 158 Shan Pui Tsuen and Shrine at Shui Pin Tsuen. Prior consultation with the AMO should be made if any development, redevelopment,*~~

~~or rezoning proposal might affect the above historic buildings/structures and their immediate environs. If disturbance of areas of archaeological potential is unavoidable, a detailed Archaeological Impact Assessment (AIA) conducted by a qualified archaeologist is required. The archaeologist shall apply for a licence to conduct the AIA under the Antiquities and Monuments Ordinance (Cap. 53). A proposal of the AIA shall be submitted to the AMO for agreement prior to applying for a licence.~~

- 12.1** *Within the boundary of the Area, there is a declared monument, namely I Shing Temple, a number of graded and proposed graded historic buildings in the “List of the 1,444 Historic Buildings in Building Assessment”, a number of new items pending grading assessment in the “List of new items and new categories with assessment results”. All of the above declared monument, graded and proposed graded historic buildings, and new items are worthy of preservation. Details of the list of 1,444 historic buildings and the new items have been uploaded onto the website of the Antiquities Advisory Board at <http://www.aab.gov.hk>.*
- 12.2** *Prior consultation with the Antiquities and Monuments Office of Leisure and Cultural Services Department should be made if any development, redevelopment or rezoning proposals might affect the above declared monument, graded and proposed graded historic buildings, new items pending grading assessment and their immediate environs.*

13. IMPLEMENTATION

- 13.1** Although existing uses non-conforming to the statutory zonings are tolerated, any material change of use and any other development/redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Board. The Board has published a set of guidelines for the interpretation of existing use in the urban and new town areas. Any person who intends to claim an “existing use right” should refer to the guidelines and will need to provide sufficient evidence to support his claim. The enforcement of the zonings mainly rests with the Buildings Department, the Lands Department and the various licensing authorities.
- 13.2** The Plan provides a broad land use framework within which more detailed non-statutory plans for the Area have been and are being prepared by the Planning Department. These detailed plans are used as the basis for public works planning and site reservation within Government departments. Disposal of sites is undertaken by the Lands Department. Public works projects are coordinated by the Civil Engineering and Development Department in conjunction with the client departments and other works departments, such as the Highways Department and the Architectural Services Department. In the course of implementing the Plan, the Yuen Long District Council would also be consulted as appropriate.
- 13.3** Planning applications to the Board will be assessed on individual merits. In general, the Board, in considering the planning applications, will take into account all relevant planning considerations which may include departmental outline development plans and layout plans, and guidelines published by the Board. The outline development plans and layout plans are available for public inspection at the Planning Department. Guidelines published by the Board are available from the Board’s website, the Secretariat of the Board and

the Technical Services Division of the Planning Department. Application forms and Guidance Notes for planning applications can be downloaded from the Board's website and are available from the Secretariat of the Board and the Technical Services Division and relevant District Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.

TOWN PLANNING BOARD
~~DECEMBER 2011~~ **NOVEMBER 2015**

KTA

Kenneth To & Associates Ltd
社立基規劃顧問有限公司
TOWN PLANNING
AND DEVELOPMENT
CONSULTANTS

Our Ref : S1091/ECH_HYS_YL/09/017Lg

16 September 2015

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong

By Fax (2522 8426) & By Post

Dear Sir/Madam,

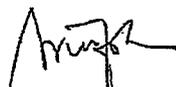
**Proposed Residential Care Home for Elderly at
YLTL 361, 8-12 Hi Yip Street, Yuen Long
- S12A Amendment of Plan Application No. Y/YL/6 -**

We refer to the captioned S12A Application approved by the Town Planning board in its meeting on 20 April 2012.

In light of the uncertainty on the premium to be charged for applying waiver/no objection letter/lease modification to enable the proposed residential care home for elderly ("RCHE") and the land value implication on rezoning the captioned Site from "OU(B)" to "G/IC" zoning, the Applicant is prepared to give up the development proposal for RCHE at the captioned Site at the moment, until there is change to the policy related to the proposed RCHE or the market situation. On behalf of the Applicant, we therefore kindly ask Town Planning Board/your Department to withhold the rezoning of the captioned Site from "OU(B)" to "G/IC" zoning following the approved S12A Application.

Meanwhile, should you have any queries in relation to the attached, please do not hesitate to contact Mr Kenneth To or myself. Thank you for your kind attention.

Yours sincerely
For and on behalf of
KENNETH TO & ASSOCIATES LIMITED


David Fok

cc. TM&YL DPO – Ms Bonita Ho/Silvia Chan (By Fax 2489 9711)
Applicants

KT/DF/vy

KTA

Kenneth To & Associates Ltd
杜立基規劃顧問有限公司
TOWN PLANNING
AND DEVELOPMENT
CONSULTANTS

Our Ref: S1091/ECH_HYS_YL/09/018Lg

29 September 2015

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong

By Fax (2522 8426) & By Post

Dear Sir/Madam,

**Proposed Residential Care Home for Elderly at
YLTL 361, 8-12 Hi Yip Street, Yuen Long
- S12A Amendment of Plan Application No. Y/YL/6 -**

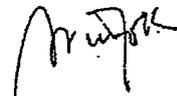
We refer to the captioned S12A Application approved by the Town Planning board in its meeting on 20 April 2012.

Further to our letter to you on 16 September 2015, we would like to seek Town Planning Board's/ Planning Department's agreement to withhold the rezoning of the captioned Site from "Other Specified Uses annotated Business" zone to "Government, Institution or Community" zone in respect of the approved S12A Application for three years.

Meanwhile, should you have any queries in relation to the attached, please do not hesitate to contact Mr Kenneth To or myself.

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KENNETH TO & ASSOCIATES LIMITED



David Fok

cc. TM&YL DPO – Ms Bonita Ho/Silvia Chan (By Fax 2489 9711)
Applicants

KT/DF/vy

KTA

Kenneth To & Associates Ltd
杜立基規劃顧問有限公司
TOWN PLANNING
AND DEVELOPMENT
CONSULTANTS

Attachment Vc of RNTPC
Paper No. 9/15

Our Ref: S1091/ECH_HYS_YL/09/019Lg

9 November 2015

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong

By Fax (2522 8426) & By Post

Dear Sir/Madam,

**Proposed Residential Care Home for Elderly at
YLTL 361, 8-12 Hi Yip Street, Yuen Long
- S12A Amendment of Plan Application No. Y/YL/6 -**

We refer your letter dated 4 November 2015.

On behalf of the Applicant, we would like to further clarify that in the event that the Town Planning Board decided not to accede the Applicant's request to withhold the rezoning of the captioned Site, the Applicant is prepared to give up the proposal of implementing a residential care home for the elderly on the Site.

Meanwhile, should you have any queries in relation to the attached, please do not hesitate to contact Mr Kenneth To or myself.

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KENNETH TO & ASSOCIATES LIMITED



David Fok

cc. TM&YL DPO – Ms Bonita Ho/Silvia Chan (By Fax 2489 9711)
Applicants

KT/DF/vy





VISION PLANNING CONSULTANTS LTD.
弘域城市規劃顧問有限公司

Attachment VI of RNTPC
Paper No. 9/15

Our Ref: YL-MTP/RA/LCD2/14-12
Date: 11 November, 2015

By Hand

Tuen Mun and Yuen Long West District Planning Office,
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road,
Sha Tin,
New Territories.

(Attn.: Miss Silvia CHAN)

Dear Miss Chan,

**Proposed Youth Hostel Development at Various Lots in D.D. 120 and their
Adjoining Government Land, South of Shap Pat Heung Road, Ma Tin Pok, Yuen
Long, New Territories**

As requested, please find enclosed herewith 58 copies of a summary of technical assessments in support of the captioned project for your necessary action.

Should you have any queries with regard to the above, please do not hesitate to contact our Miss Esther Leung or the undersigned at 2566 9988.

Thank you very much for your kind attention.

Yours sincerely,
for and on behalf of
VISION PLANNING CONSULTANTS LTD.

Kim On CHAN
Managing Director
[KC/EL]

c.c.
Client

[MTP-ltr12]

Brief Summary of Technical Assessments for
The Proposed Youth Hostel Development at Ma Tin Pok

1. Background

1.1. Home Affairs Bureau has been tasked to take the lead on a new policy initiative in the Policy Address 2011-12 on Youth Hostel Scheme. It was stated in the 2014 Policy Address that the Government will continue to implement the Youth Hostel Scheme for meeting the aspirations of some working youths. An area to the south of Shap Pat Heung Road in Ma Tin Pok (the Site) comprises mainly private land for donation to Po Leung Kuk (PLK) for a proposed youth hostel. This proposed development is one of the proposals submitted for consideration under Youth Hostel Scheme. To facilitate the implementation of the proposed youth hostel, it is proposed to rezone the Site from “Government, Institution or Community (1)” (“G/IC(1)”) and “Village Type Development” (“V”) to “G/IC(5)”.

2. Development Parameters of the Indicative Scheme

2.1. The Site (of about 6,340m² in land area including 500m² in Government land) is largely vacant at present and is covered by weeds and shrubs with some temporary structures. The eastern portion of the Site is currently occupied by a commercial nursery. These temporary structures are to be cleared. The project involves the erection of a new Youth Hostel of 26-storey (i.e. a 24-storey tower on top of a landscaped podium deck at 1/F and one level for communal facilities at G/F) over 1 level of basement for car park and E&M facilities. **Figure 1** shows the location plan of the Site.

2.2. G/F of the Youth Hostel contains management office and communal facilities for youth residents (namely library, multi-purpose rooms, laundry, communal kitchen and common sitting room). A landscaped podium will be provided on 1/F for both active and passive recreational facilities. The total non-domestic GFA would be 3,615m².

2.3. The Youth Hostel tower (from 2/F to 25/F) comprises around 1,248 hostel units. The total domestic GFA of this hostel tower will be 31,446m².

2.4. The Youth Hostel will be constructed, operated, managed and maintained by PLK..

Table 1 below shows the key development parameters of the proposed youth hostel development.

Table 1 Key Development Parameters of the Proposed Youth Hostel Development

1. Site Area	about 6,340m ² (including 500 m ² Government land)	
2. Total GFA	35,061m ²	
- Total Domestic GFA	31,446m ²	
- Total Non-domestic GFA	3,615m ²	
3. Plot Ratio	about 5.53	
4. No. of Storeys	26 storeys (i.e. a 24-storey tower on top of a landscaped podium deck at 1/F, one level for communal facilities at G/F) over 1 level of basement for car park and E&M facilities	
5. Total Building Height	91.6mPD	
6. No. of Parking Spaces		
- Private Car	40 (including 1 for disabled)	
- Motorcycle	10	
- Bicycle	84	
7. No. of Loading/Unloading Bay	3 for Light Goods Vehicles	
8. No. of Shuttle Bus Layby	3	
9. No. of Hostel Units	Single-room: 816 Double-room: 432	Total: 1,248
10. Estimated Population	Single Room: 816 Double Room:432x2=864	Total: 1,680

Master Layout Plan, Basement Floor Plan, G/F Plan, 1/F Plan, Typical Floor Plan, Section A-A and Section B-B of the proposed youth hostel development are in **Figures 2 – 8**.

3. Technical Assessments

3.1 **Figure 9** shows constraints of the Site. Marble with cavities is found at the center of the site (item A refers). The presence of cavities will lead to more difficult in pile work

to sustain the development above. Therefore, it is important to minimize the encroachment of this area, where practically feasible, to avoid lengthy construction time and costly construction. The Site is subject to the traffic noise impact from Shap Pat Heung Road to the North and Yuen Long Highway to the south (item B refers). Proper and effective mitigation measures, including but not limited to building design, disposition orientation of the building block, to comply with the standards should be provided. A planned Petrol cum LPG Filling Station is located to the west of the proposed youth hostel (item C refers). The acceptable risk level to be posed by the planned Petrol cum LPG station should be ensured. In addition, the planned Petrol cum LPG Filling Station may be operating 24 hours a day, and there would be potential noise impacts on the proposed development due to the noise of idling cars and noise generating from various equipment.

- 3.2 The design and layout of the proposed youth hostel has taken account of the different site constraints on one hand and to optimize the land resources, to minimize the construction costs, maximize the efficiency of the floor space on the other hand.
- 3.3 To ascertain the feasibility of the proposed youth hostel development, PLK has carried out the following assessments and the results are summarized as follows:

Traffic Impact Assessment (TIA)

- 3.4 A TIA has been conducted for the proposed youth hostel development. The junction capacity assessment was undertaken for the Year 2021 covering key junctions in the vicinity of the Site. Results of the Year 2021 junction capacity analysis are summarized in **Table 2**.

TABLE 2 2021 JUNCTION PERFORMANCE

Junction	Type of Junction	Parameter	Without the Proposed Youth Hostel		With the Proposed Youth Hostel	
			AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour
Shap Pat Heung Road / Tai Shu Ha Road West	Priority	RFC	0.385	0.448	0.465	0.508
Shap Pat Heung Road / Tai Shu Ha Road East	Priority	RFC	0.807	0.741	0.832	0.758
Shap Pat Heung Road / Tai Tong Road	Signal	RC	17%	26%	14%	23%

Note: RFC - ratio-of-flow to capacity; RC – reserved capacity

- 3.5 The capacity analysis results found that the junctions analysed will operate with capacities in 2021 for the cases with or without the proposed youth hostel.
- 3.6 To meet the general requirement in the Transport Planning and Design Manual (TPDM), the vehicular run-in/out of the proposed youth hostel development would be provided at Tai Shu Ha Road West. Taking into account the existing width of the carriageway of Tai Shu Ha Road West is narrow (about 5.5m only), it is required to widen the section of Tai Shu Ha Road West abutting the proposed youth hostel development (the west side) for 2-way traffic; and also to provide a footpath alongside. The layout plan of the proposed improvement for Tai Shu Ha Road West is shown in **Figure 10**.
- 3.7 The Hong Kong Planning Standards and Guidelines (HKPSG) has no recommendation on the provision of internal transport facilities for youth hostel. Hence, the internal transport facilities are provided with reference to the HKPSG recommendations for subsidised housing and also the operation needs of the proposed youth hostel development. A total of 40 car parking spaces (including 1 car parking space for persons with disabilities), 3 goods vehicle loading / unloading bays, 10 motorcycle parking spaces and 84 bicycle parking spaces are provided. In addition, shuttle bus service is also proposed, and 3 shuttle bus lay-bys (for shuttle bus with vehicle length up to 8m) are provided.

3.8 In conclusion, the TIA shows that the traffic generated by the proposed youth hostel development will not cause adverse traffic impact on the local road network and is acceptable from the traffic point of view.

Noise Impact Assessment (NIA)

3.9 A Noise Impact Assessment (NIA) has been conducted with respect to the HKPSG.

3.10 The proposed development would be subject to potential traffic noise impact from the road networks in the vicinity of the Site, including Shap Pat Heung Road to the north of the Site and Yuen Long Highway to the south of the Site, and fixed noise impacts from various existing fixed noise sources in the surrounding area, as well as a planned Petrol cum LPG Filling Station to the west of the Site.

3.11 Road traffic noise assessment results indicate that the unmitigated case would achieve a noise compliance rate of 65% with a total of 433 residential units exposed to traffic noise levels in excess of the 70 dB(A) criterion. The maximum predicted façade noise level is 74 dB(A). To alleviate the traffic noise, the following mitigation measures are proposed. The block layout has been designed, where practicable, with a view to reduce the view angle to the major roads, i.e. Shap Pat Heung Road and Yuen Long Highway, and providing self-screening to units facing inside to minimise the adverse traffic noise impact as far as possible. Building setback from Shap Pat Heung Road for the proposed youth hostel has been maximised. With the provision of acoustic window at the Site, traffic noise compliance rate could be improved to 100%. A schematic diagram showing the proposed noise mitigation measures is presented in **Figure 11**.

3.12 Potential fixed noise sources including six car repairing workshops, three godowns, Hang Heung Cake Shop and the planned Petrol cum LPG Filling Station are identified. No noticeable noise due to the operation of Hang Heung Cake Shop and godowns is observed, these developments are also sheltered and there is no evening or night time operation. The fixed plant noise impact of the car repairing workshops at the identified representative NSRs would comply with the relevant noise criterion. Fixed noise impact to the hostel development from the existing fixed noise sources is not expected.

3.13 The proposed youth hostel development is subject to potential fixed noise impact from the adjacent planned Petrol cum LPG Filling Station. Mitigation at source is the most effective and practical way and suitable design of noise screening structure at the planned Petrol cum LPG Filling Station is proposed. A schematic diagram showing a roof cover and two boundary walls attached to the roof along the eastern and southern lot boundaries of the planned Petrol cum LPG Filling Station is presented in **Figure 11**. Detailed design of the noise screening structure should be carried out at a later stage to fulfill the requirement that the noise sensitive receivers at the proposed youth hostel development would not have direct line of sight of the planned Petrol cum LPG Filling Station's operation. Required mitigation measures will be implemented by owner of the adjoining planned Petrol cum LPG and Filling Station. With the implementation of the proposed mitigation measures, fixed noise impact from the planned Petrol cum LPG Filling Station to the youth hostel development is not expected.

3.14 In summary, all practicable noise mitigation measures have been exhaustively considered and incorporated in the current scheme, including (1) the block layout has been designed with a view to reduce the view angle to the major roads and providing self-screening to units facing inside to minimise the adverse traffic noise impact as far as possible, (2) building setback from the major noise sources has been maximized, (3) acoustic windows for the units with traffic noise exceedance and (4) noise screening structure at the adjoining planned Petrol cum LPG Filling Station. With implementation of the abovementioned practicable mitigation measures, adverse traffic noise and fixed noise impacts will be alleviated.

Air Quality Impact Assessment

3.15 The proposed youth hostel development is more than 20m from Shap Pat Heung Road. In addition, the distances between the Site boundary and the road kerb of Shap Pat Heung Road is about 6m (**Figure 12**). The overall buffer distance is more than the 5m buffer requirement according to the HKPSG. It is therefore not anticipated that there will be adverse impact due to vehicular emissions from Shap Pat Heung Road on the development.

Quantitative Risk Assessment (QRA)

- 3.16 A planned Petrol cum LPG Filling Station has been identified in close proximity to the proposed youth hostel development at D.D. 120, Ma Tin Pok, Yuen Long. A QRA was conducted. The study area of 200m radius from the planned Petrol cum LPG Station is adopted in the QRA (**Figure 13**).
- 3.17 As the Petrol cum LPG Filling Station is yet to be built, design and operation parameters are assumed based on the lease conditions of the Petrol cum LPG filling station and previous QRA studies. A conservative approach is adopted for the operation parameters of the planned Petrol cum LPG Filling Station. The assessment results represent the worst case scenario after the completion of the indicative scheme.
- 3.18 With mitigations including erection of a 3m high boundary wall at the adjoining boundary between the Petrol cum LPG Filling Station and the Site, and the future underground LPG storage vessel and the LPG road tanker unloading bay of the Planned PFS Site shall be located at least 24m from its eastern lot boundary, the proposed development will be in compliance with the Hong Kong Risk Guidelines as stipulated in HKPSG. Regarding individual risk (IR), the 1×10^{-5} contour does not encroach into the indicative scheme (**Figure 14**). IR is thus considered acceptable and in compliance with the HK Risk Guidelines. The societal risk (SR) is also found to fall into the “Acceptable” region and in compliance with the Hong Kong Risk Guidelines as stipulated in HKPSG (**Figure 15**). The predicted individual and societal risks comply with the Hong Kong Risk Guidelines as stipulated in HKPSG, given that the maximum permissible inventory of the LPG storage vessel is about 12 tonnes in a storage vessel (254,000L water capacity), and the LPG vessel and the LPG road tanker unloading bay are located 24m away from the boundary adjoining the Site for Indicative Scheme. Moreover, a 3m high boundary between the Petrol cum LPG Filling Station and the Site is regarded as a mitigation measure to provide certain shielding protection in the event of a jetfire and also serving as a noise barrier. **Figure 16** shows the proposed mitigation measures.

3.19 Therefore, results of this assessment support that the proposed youth hostel development and overall population around would not be subject to unacceptable risks from the planned Petrol cum LPG Station. However, the Operator of the planned Petrol cum LPG Filling Station would be required to prepare a separate QRA Report based on the actual layout plan and forecasted operation parameters of the station to ensure that the risk levels meet the Hong Kong Risk Guidelines' requirement for Notifiable Gas Installations application.

Air Ventilation Assessment – Expert Evaluation (AVA(EE))

3.20 According to the AVA(EE), the annual prevailing wind directions are from E, ENE and NE directions whereas the summer prevailing wind comes from E, SE, S and SW. The proposed Youth Hostel will not fall within the major existing wind corridor. Various design measures had also been incorporated to enhance wind permeability near pedestrian level. Such measures included setbacks from the north, northeast, and west boundaries of the Site, minimization of site coverage, as well as incorporation of a void podium deck (6-meter height opening) near pedestrian level (**Figure 17 and Figure 18**). By analyzing the wind environment and also the design layout of the proposed Youth Hostel, it is anticipated that there would be no significant adverse air ventilation impacts arisen to the nearby developments after the construction of the proposed Youth Hostel.

Visual Impact Assessment (VIA)

3.21 The surrounding context of the Site is mostly of low-rise village type development interspersed with areas of active and abandoned agriculture and traversed by major infrastructure including the networks of nullahs, Shap Pat Heung Road and Yuen Long Highway. Existing urban form in the area is characterized by high-rise developments to the east and the west.

3.22 The primary sources of visual impact are related to the scale and proximity of the proposed development. For the purpose of VIA, 9 vantage points have been selected at

major areas accessible by the public, representing different viewing angles and distances from the Site. These vantage points included:

- Views along Yuen Long Nullah from Centre of Yuen Long (VP01),
- Distant view along Shap Pat Heung Road (VP02),
- View looking north along Kung Um Road (VP03),
- View towards the northeast from the peak near Hung Shui Hang Reservoir (VP04),
- View towards the northeast from amenity trail near Hung Shui Hang Reservoir (VP05),
- View from pagoda at Yuen Long Park (VP06),
- View from bridge connecting Tin Shu Ha Road (VP07),
- Closer view from the bus stop on Shap Pat Heung Road (VP08),
- View from bridge over the nullah lining Kung Um Road (VP09).

3.23 **Figure 19** shows the locations of VP01 to VP09. **Figures 20 – 28** show results of photomontages of the proposed youth hostel development when viewing from these vantage points.

3.24 Although it is unavoidable that the proposed youth hostel scheme will affect the visual amenity of the surrounding semi-rural setting, the proposed scheme has resorted to a responsive design. In terms of development scale, the proposed building height (about 90-95mPD) is broadly in line with the high-rise developments in the area. Other design measures adopted in the scheme include setbacks from the adjacent nullah, Shap Pat Heung Road and Tai Shu Ha Road to preserve existing visual corridors; adoption of building facade articulation and architectural finishes; use of colour blocking and recessive colours to reduce visual prominence of the proposed development and providing landscape buffer along the Site periphery. With the development in place, views to major ridgelines and mountain backdrop would still be maintained. As such, the visual impact of the development, which is not anticipated to be significant, is considered acceptable with the design measures or further design improvement in detailed design stage.

Tree Preservation Proposal and Landscape Master Plan

3.25 A Landscape Master Plan has been prepared in accordance with Buildings Department, Lands Department and Planning Department Joint Practice Note No. 3. **Figures 29, 30 and 31** show the Landscape Master Plans for all levels, G/F and 1/F respectively. Within the landscape areas of the G/F and 1/F Landscape Deck, uncovered open space of about 1,880m² is provided which complies with the minimum requirement of 1m² per person for the predicted future population of 1,632 persons. 1,360m² of green area is also provided on various levels of the building to provide a minimum 20% green coverage for the Site in accordance with the requirements of DEVB TCW No.7/2015 'Site Coverage of Greenery for Government Building Projects'.

3.26 Based on the tree preservation proposal and tree survey, approximately 69 No. of permanently planted existing trees were identified within the Site (plus one dead tree). These existing trees are of various types; where all are common native or exotic amenity species such as *Macaranga tanarius* and *Bombax ceiba* and a high proportion are fruit tree species such as *Artocarpus heterophyllus*, *Psidium guajava*, *Litchi chinensis*, *Dimocarpus longan* and *Mangifera indica*. Based on the current development proposals approximately 50 nos. of trees are proposed to be felled (plus one dead tree) whilst approximately 19 trees are to be retained within the Site. These will be compensated with the planting of 60 nos. of good quality heavy standard sized trees suited to the requirements of the future landscape design. This represents a compensatory ratio of 1.17:1 (60:51) in terms of tree numbers, whilst the compensatory planting proposals shall also aim to maximize the quality of the future tree planting in accordance with DEVB TCW No.7/2015. Tree schedule is in **Annex 1** and tree location plan is in **Figure 32**.

Drainage Impact Assessment (DIA)

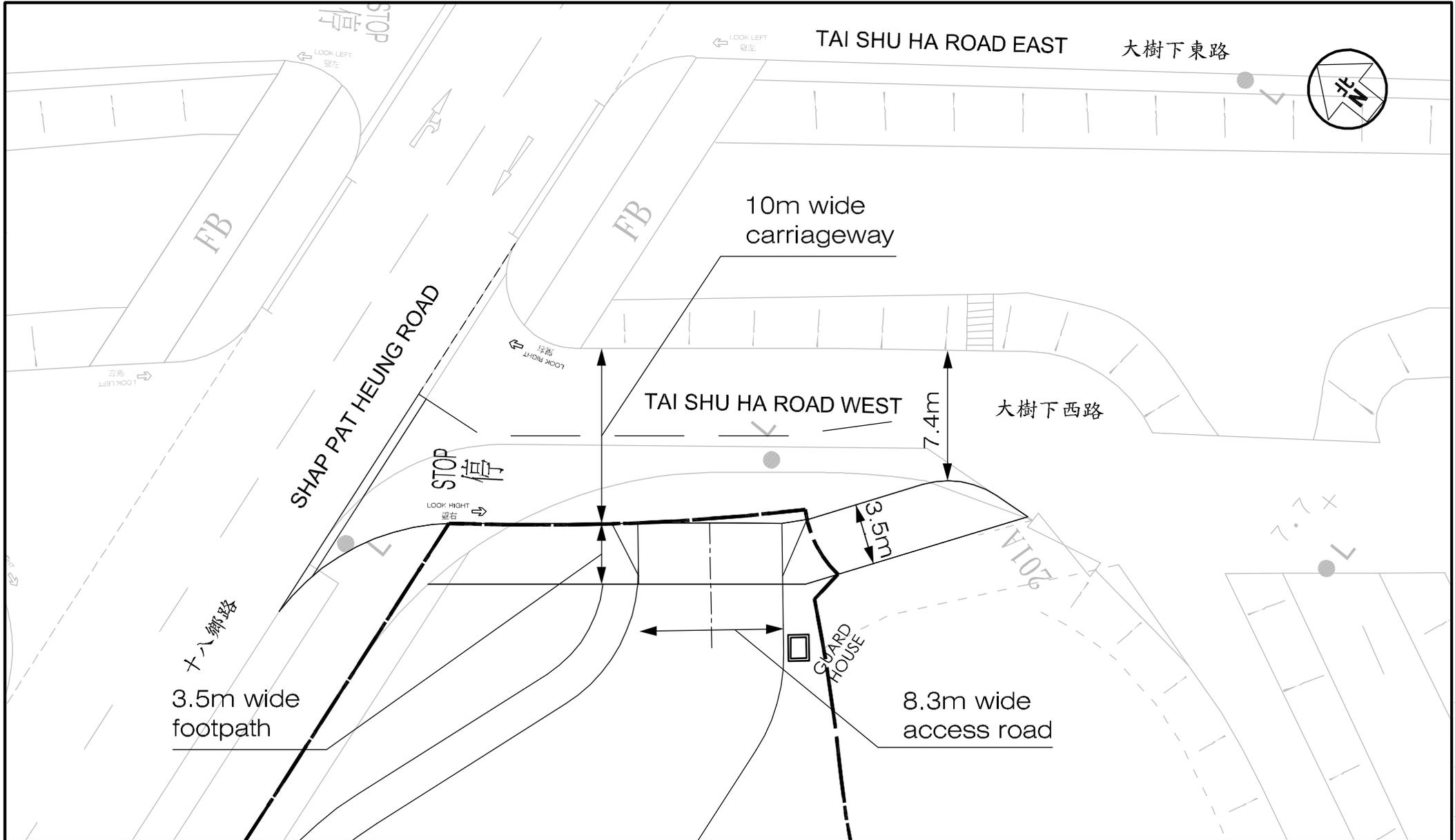
3.27 The DIA shows that with the implementation of cut-off channels along the boundary of the Site, 0.51m³/s stormwater runoff can be collected within the proposed development and discharge through an existing 600mm diameter stormwater pipe with a factor of safety (FOS) above 1.2. The runoff is then discharged into the existing 14m wide nullah

running parallel to Tai Shu Ha Road. Flap valve has been installed at the outlet of the 600mm diameter pipe to prevent backwater from the nullah. The proposed development will not pose adverse impact in areas within upstream or downstream of the existing drainage system. **Figure 33** shows the proposed catchment with service drainage of the youth hostel.

Sewerage Impact Assessment (SIA)

3.28 The SIA shows that the development make use of the currently plug ended 300mm diameter gravity sewers located at the northern side of the Site. 568m³/day average dry weather sewage flow (ADWF) generated by the proposed development will be discharged through the existing 300mm diameter sewers with factor of safety (FOS) above 3.0 into the sewerage trunk system along Shap Pat Heung Road. The proposed development would not cause any adverse sewage impact in areas within, upstream or downstream of the existing sewage networks. **Figure 34** shows the proposed sewage arrangement of the youth hostel.

Figures



Project Title PROPOSED REZONING FROM "G/IC(1)" AND "V" ZONES TO "G/IC(5)" ZONE AT VARIOUS LOTS IN D.D. 120 AND ADJOINING GOVERNMENT LAND, MA TIN POK, YUEN LONG, NEW TERRITORIES

J6325

Figure 10 Revision A

CKM Asia Limited
Traffic and Transportation Planning Consultants

Figure Title PROPOSED IMPROVEMENT FOR TAI SHU HA ROAD WEST

Designed by L K H	Drawn by L C S	Checked by
Scale in A4 1 : 300	Date 15 SEP 2015	

21st Floor, Methodist House, 36 Hennessy Road,
Wan Chai, Hong Kong
Tel : (852) 2520 5990 Fax : (852) 2528 6343
Email : mail@ckmasia.com.hk

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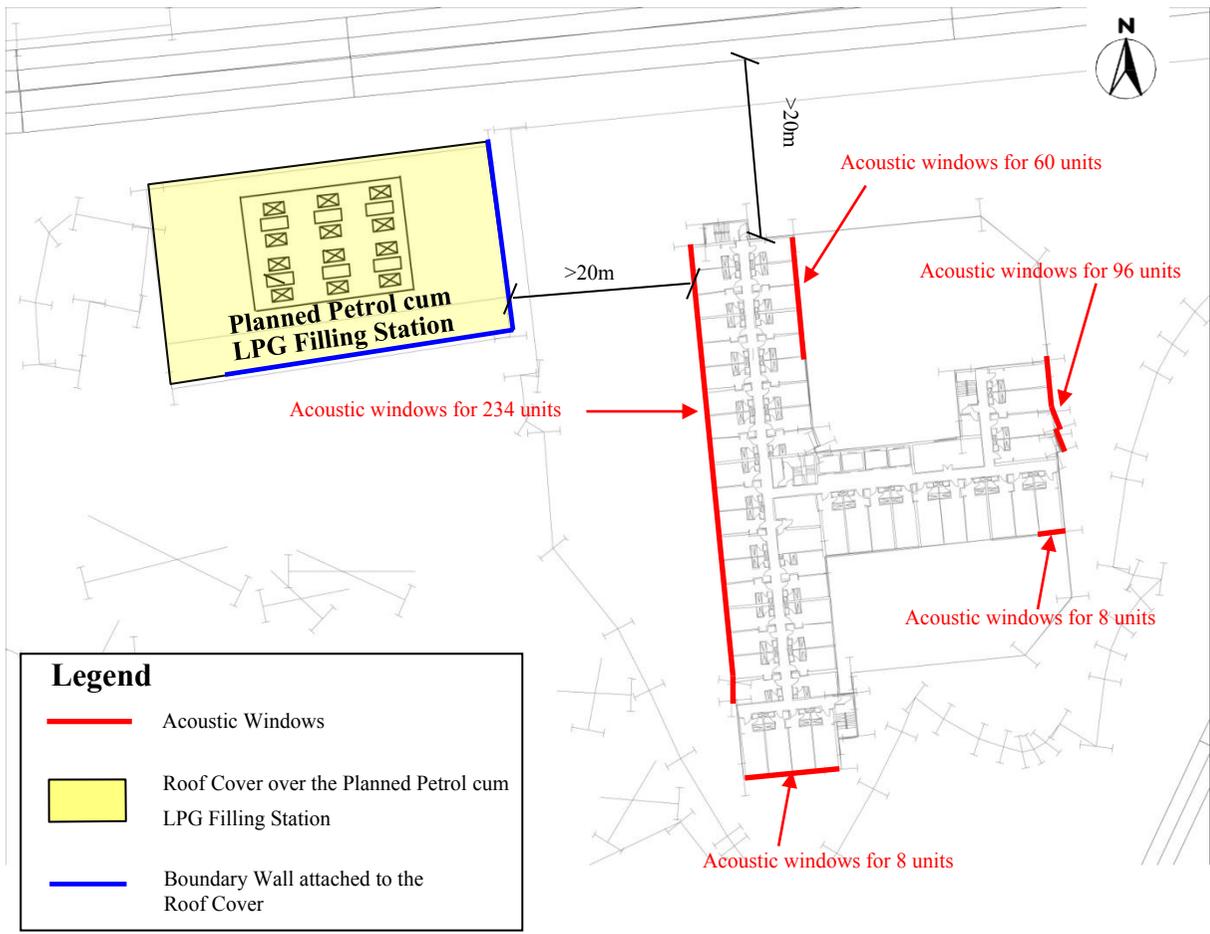


Figure 11 Proposed Traffic Noise and Fixed Plant Noise Mitigation Measures

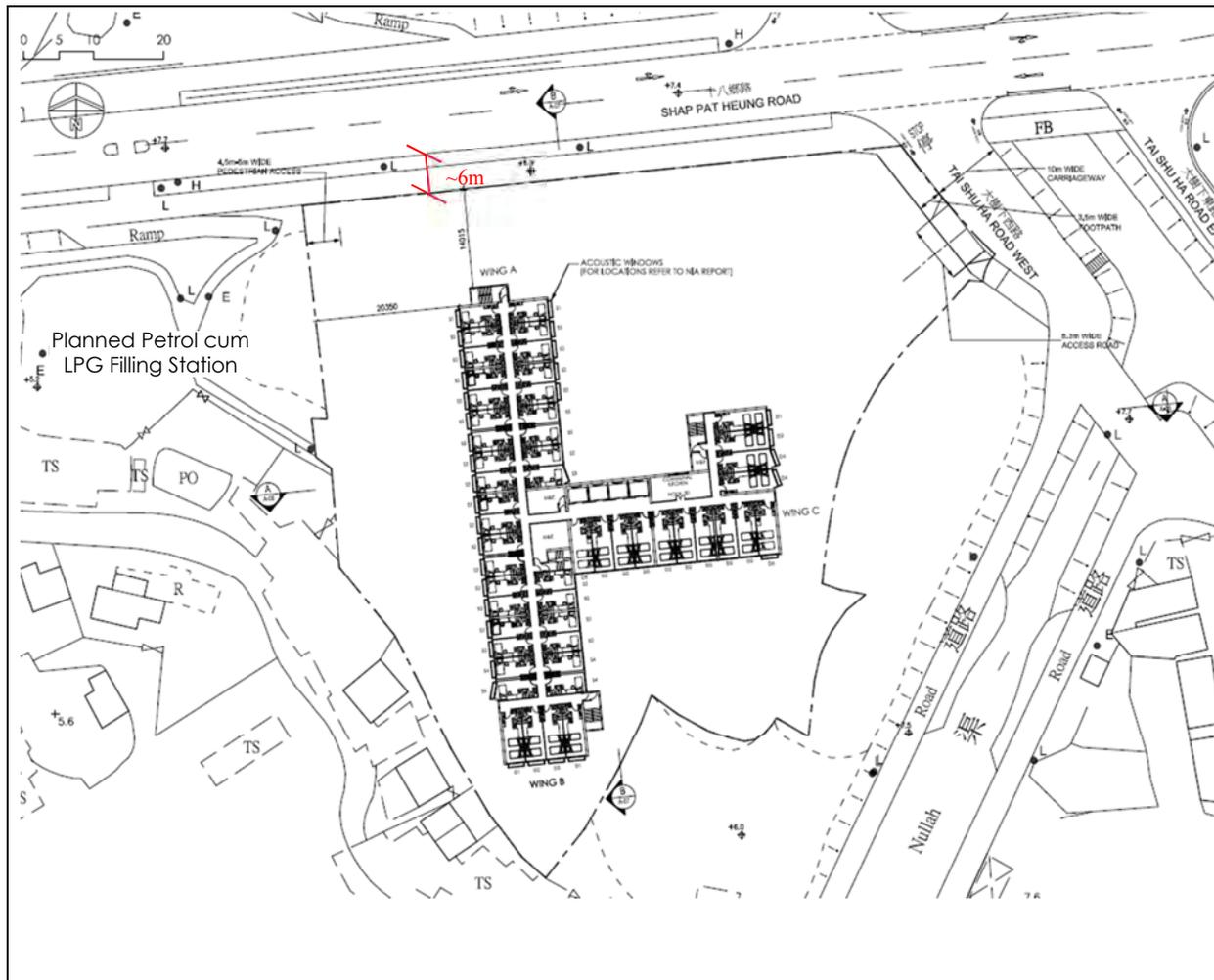
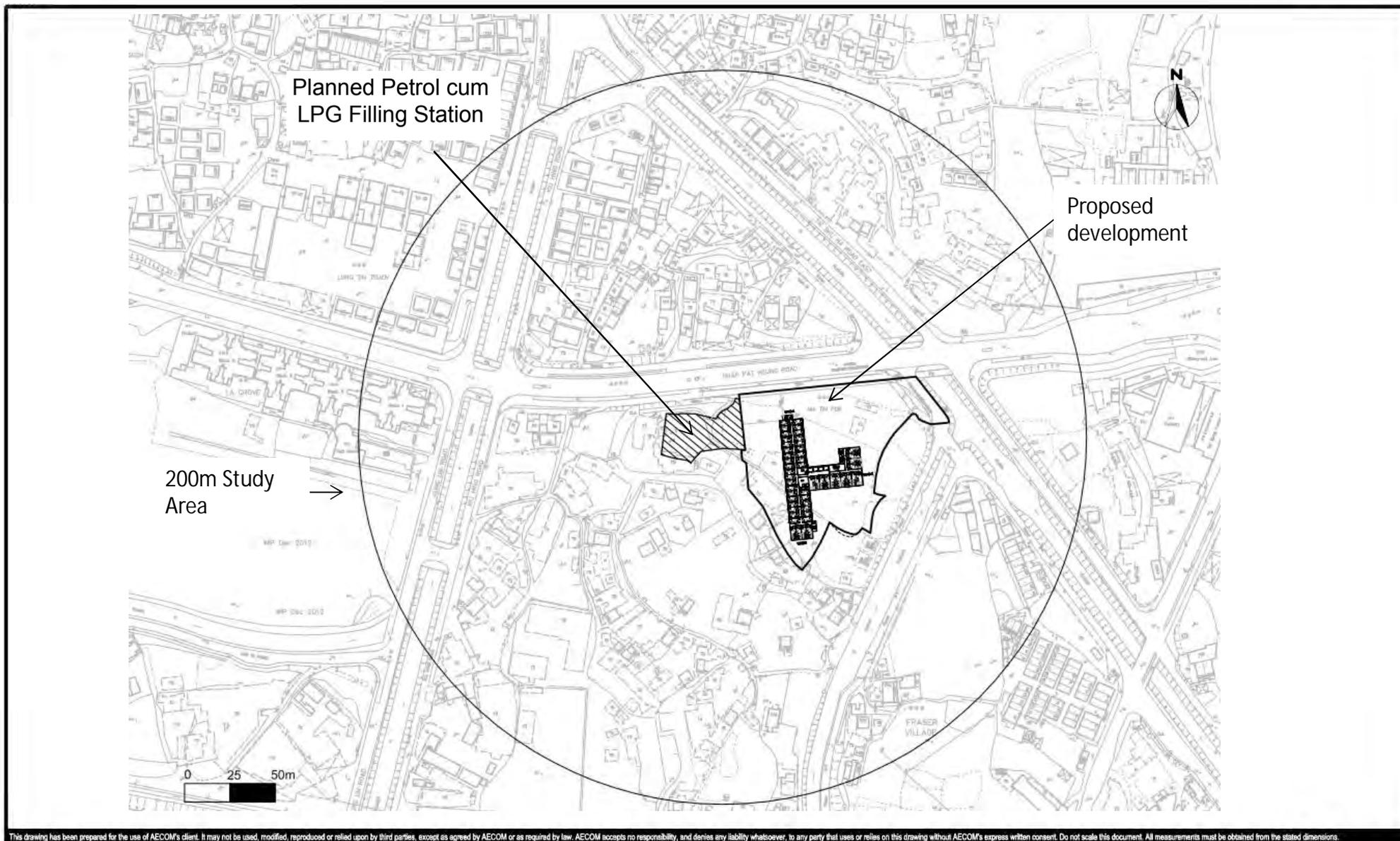


Figure 12 Distance between the Site and Road Kerb of Shap Pat Heung Road



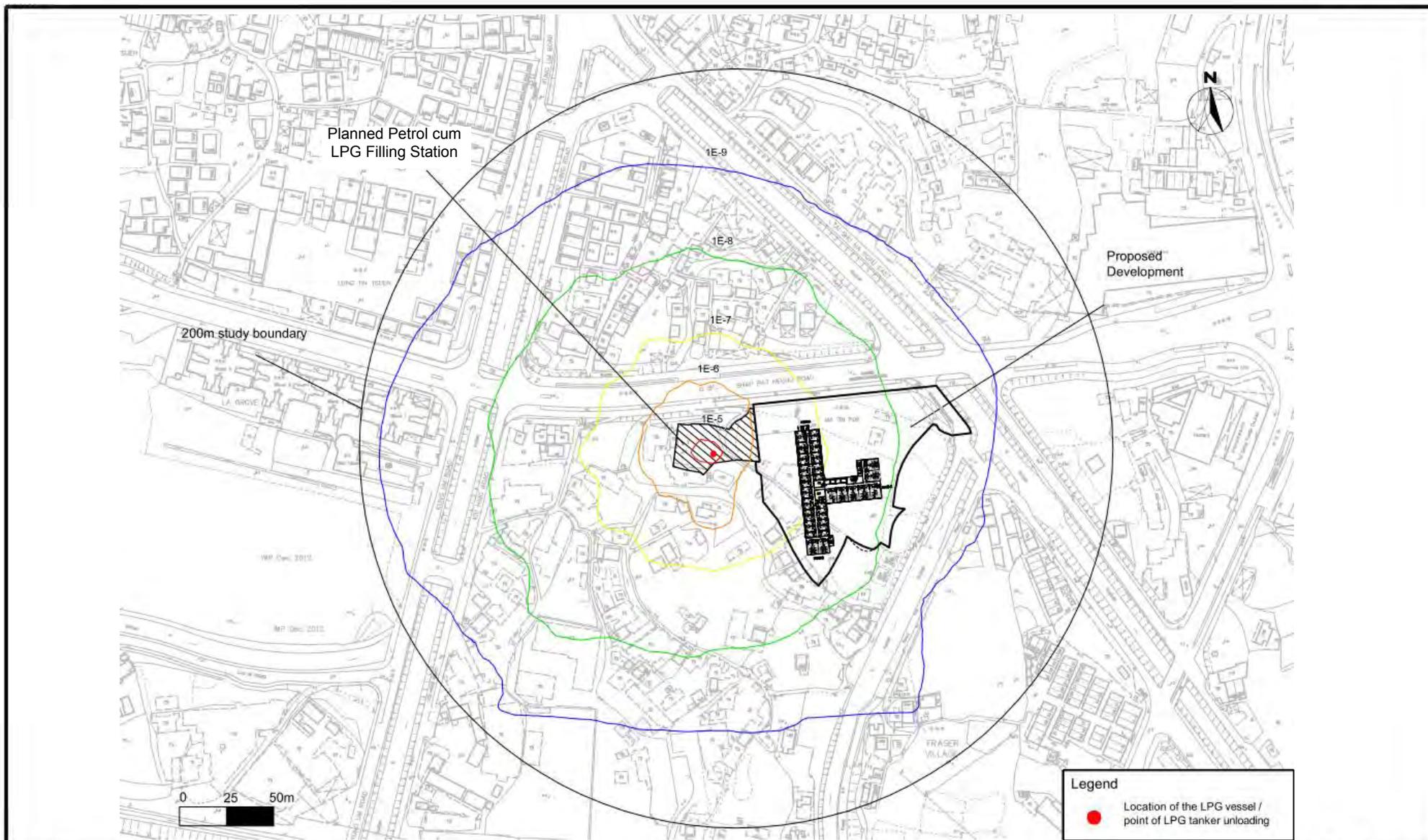
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**Proposed Rezoning from "G/IC(1)" and "V" Zones to "G/IC(5)"
Zone at Various Lots in D.D.120 and Adjoining Government
Land, Ma Tin Pok, Yuen Long, New Territories**

SITE AREA OF THE PLANNED PETROL CUM LPG FILLING STATION

AECOM
Figure 13

Project No.: 60329520 Date: SEP 2015

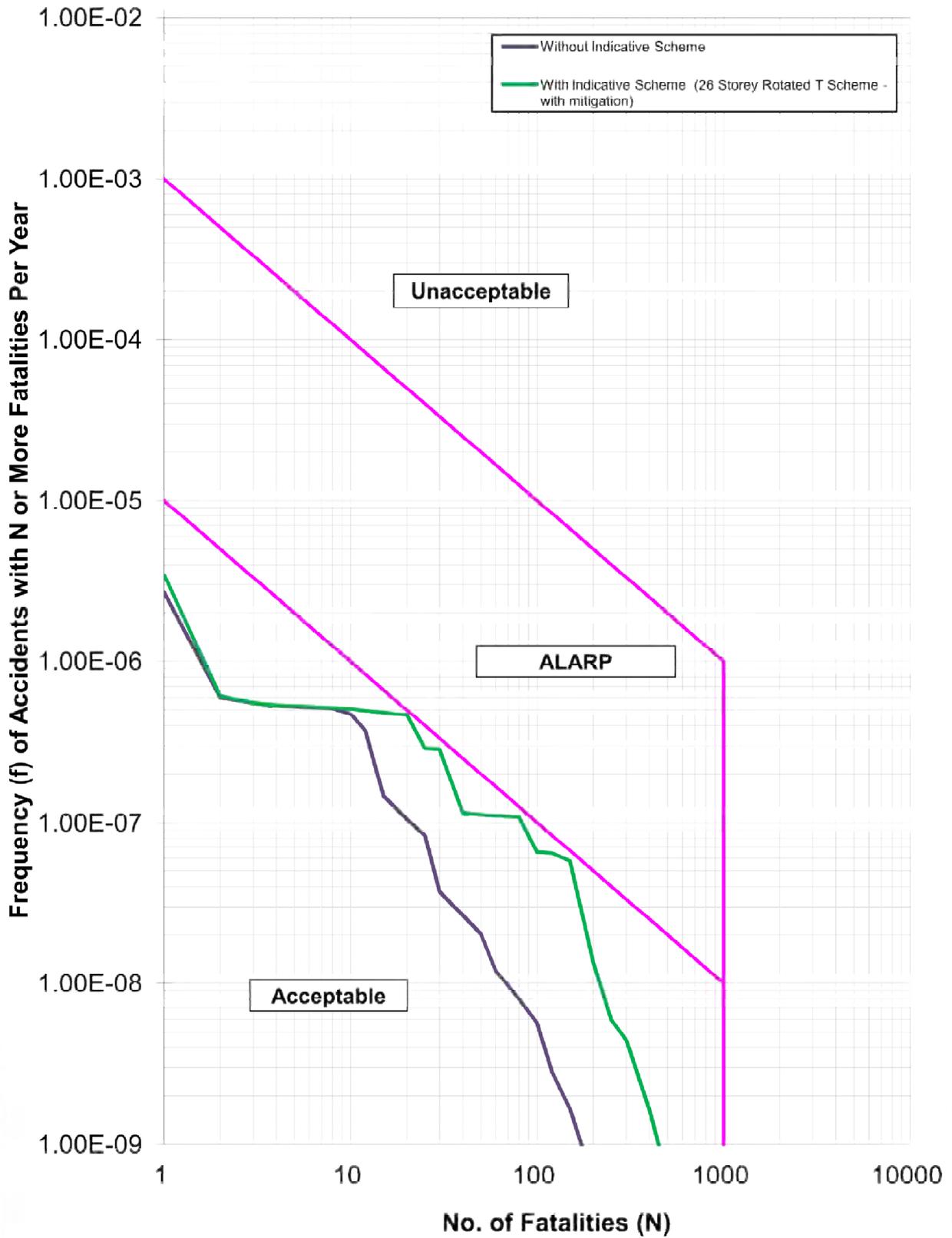


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Proposed Rezoning from "G/IC(1)" and "V" Zones to "G/IC(5)"
Zone at Various Lots in D.D.120 and Adjoining Government
Land, Ma Tin Pok, Yuen Long, New Territories

INDIVIDUAL RISK CONTOURS

Project No.: 60329520 Date: SEP 2015



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Proposed Rezoning from "G/C(1)" and "V" Zones to "G/C(5)" Zone at Various Lots in D.D.120 and Adjoining Government Land, Ma Tin Pok, Yuen Long, New Territories

SOCIETAL RISK CURVE (FUTURE SCENARIO WITH AND WITHOUT INDICATIVE SCHEME AT YEAR 2018)



Figure 15

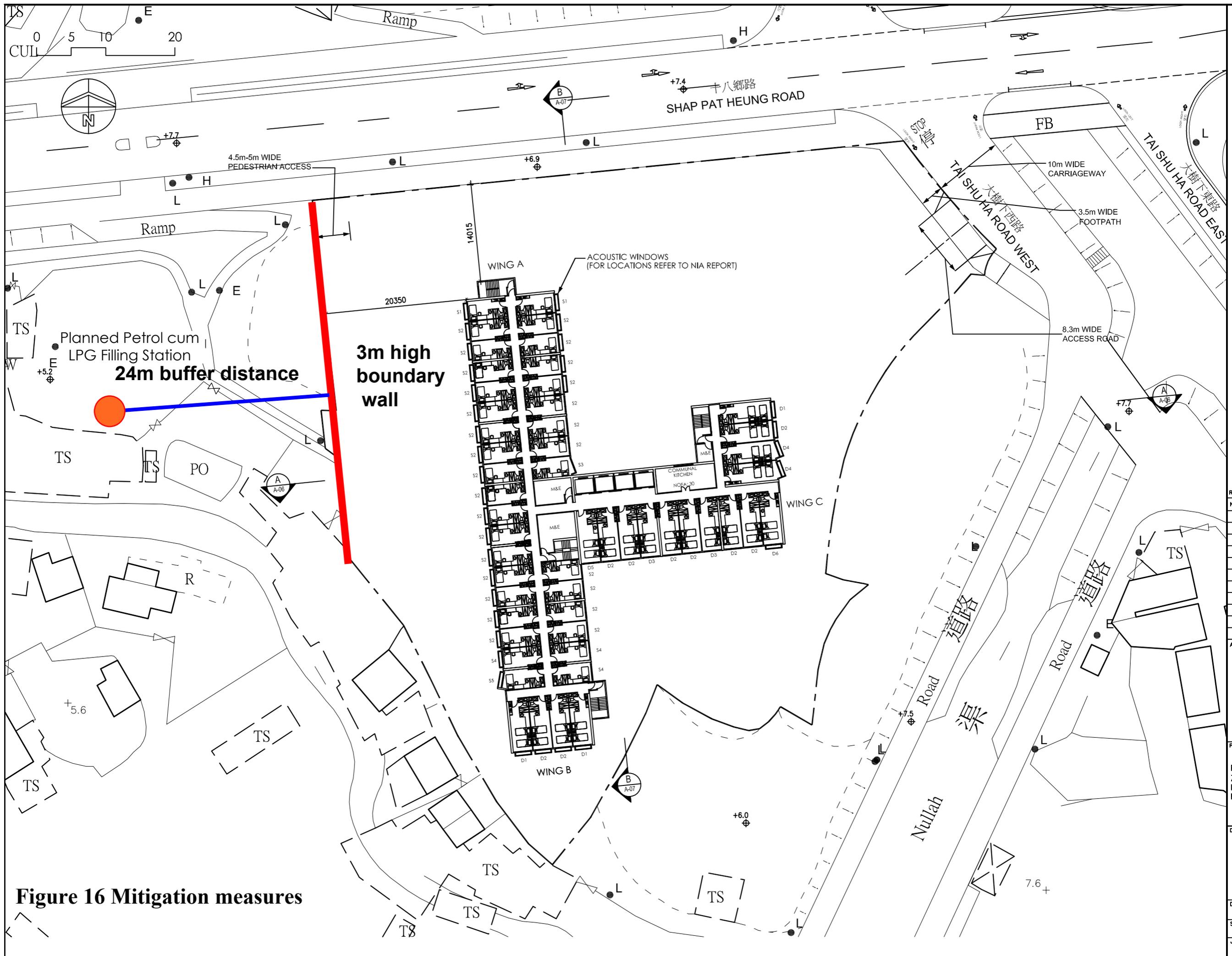


Figure 16 Mitigation measures

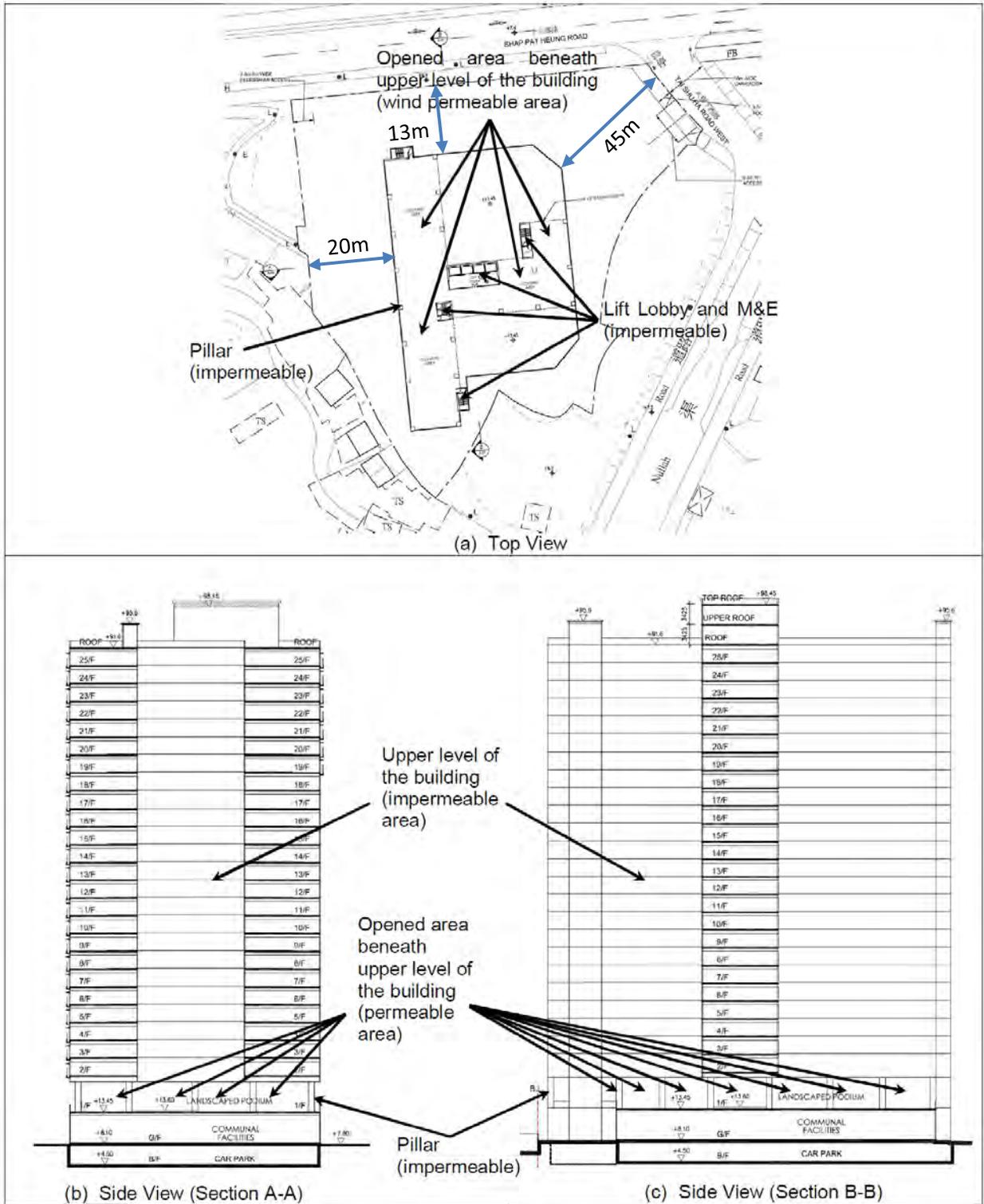
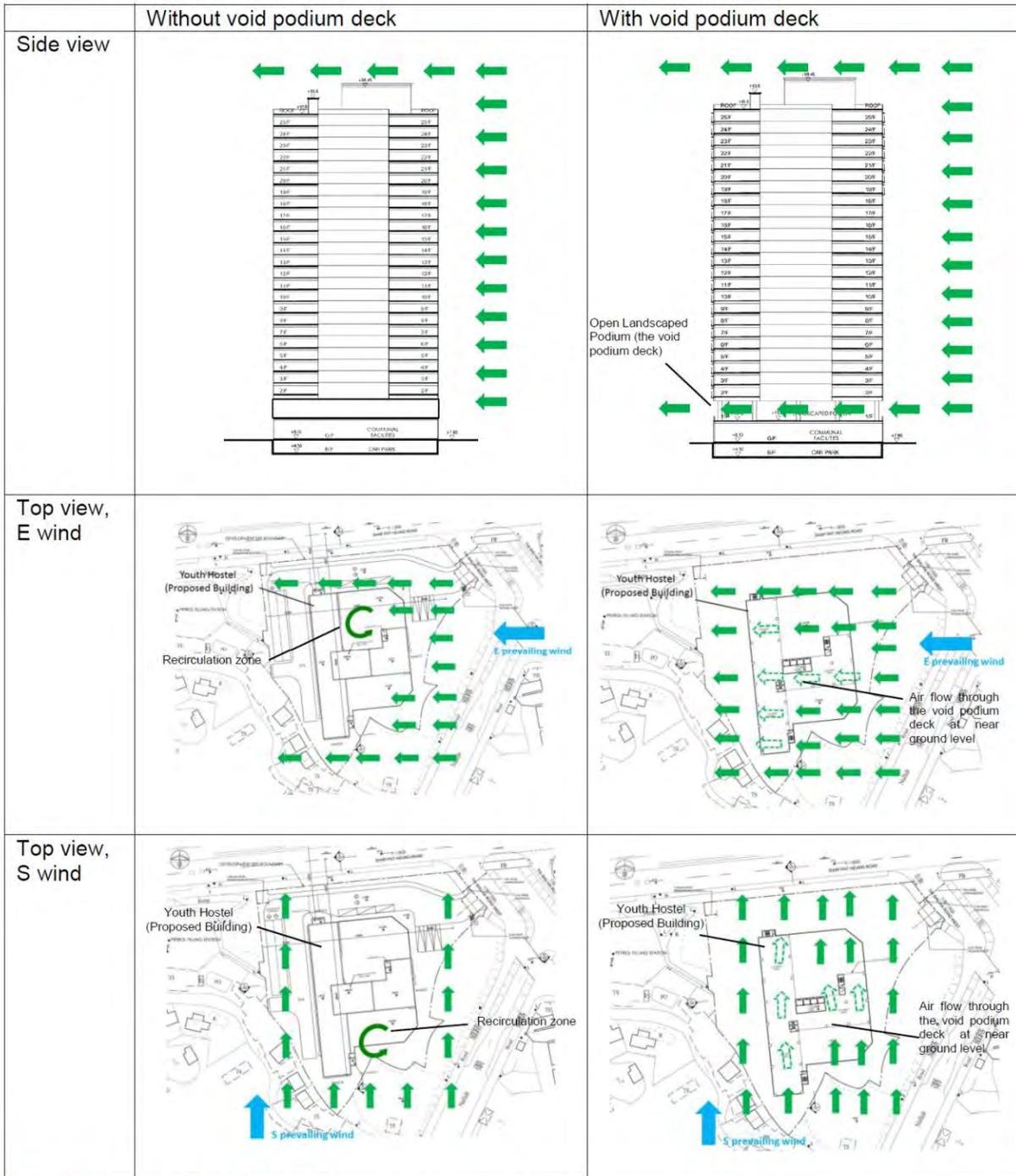


Figure 17 Indicative Layout of the Void Podium Deck of the Proposed Youth Hostel



- Air flow towards / around the Proposed Building
- Air flow through the void podium deck (under upper structures of the building)
- Prevailing wind direction

****Note:** The air flow arrows are only used to indicating the broad concept of proposed void podium deck only, which do not related to the strength and actual wind pattern around the proposed development

Figure 18 Comparison of Air Flow at near Ground Level Between Schemes with and without Void Podium Deck



LEGEND:

-  Location of Development Site for Indicative Scheme
-  Location of Vantage Point

Location of photomontage vantage points and angle of main view

- VP 01 View looking south along Shan Pui River nullah through centre of Yuen Long (VSR 1.1)
- VP 02 View looking south west along Shap Pat Heung Road (VSR 2.2)
- VP 03 View looking north along Kung Um Road (VSR 3.5)
- VP 04 View looking north east from summit of peak to the east of Hung Shui Hang Reservoir (VSR 4.2)
- VP 05 View looking north east from amenity trail on promontory to the north of to the north of Hung Shui Hang Reservoir (VSR 4.3)
- VP 06 View looking south east from pagoda at the centre of Yuen Long Park (VSR 4.6)
- VP 07 View looking south west from the bridge connecting Tin Shu Ha Road (VSP 1.7)
- VP 08 View looking west from the bus stop on Shap Pat Heung Road (VSR 2.7)
- VP 09 View looking east from the bridge over the nullah linking Kung Um Road (VSR 4.8)

Note:
Vantage point elevation is equal to the elevation (mPD) of the location. The actual vantage point elevation will include 1.8m to replicate a pedestrian level view.

FIGURE TITLE Proposed Rezoning from "G/IC(1)" and "V" Zones to "G/IC(5)" Zone at Various Lots in D.D.120 and adjoining Government land, Shap Pat Heung Road, Ma Tin Pok, Yuen Long, New Territories

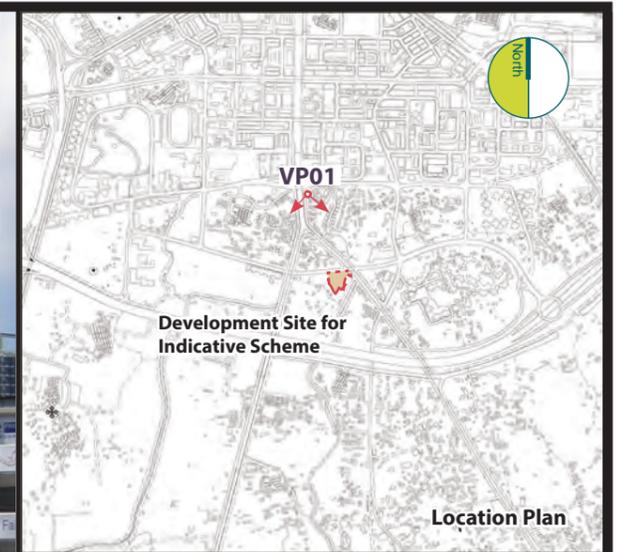
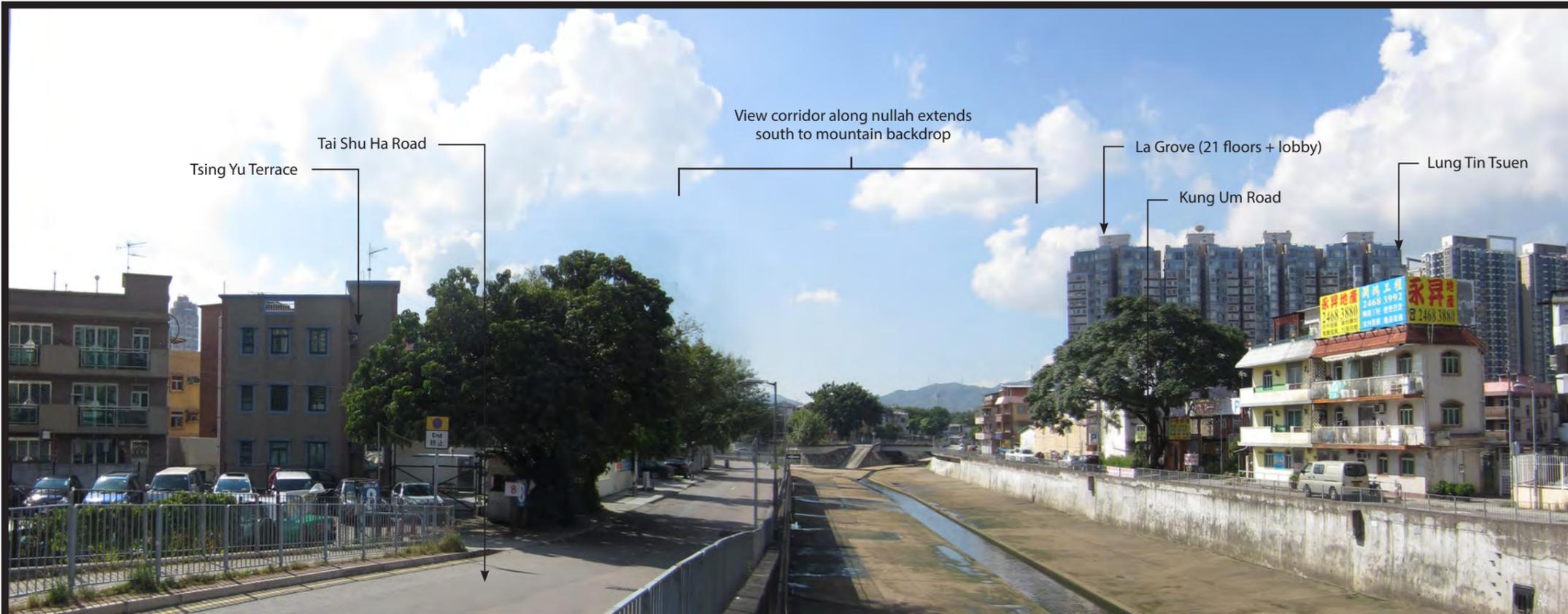
Location of Photomontage Vantage Points

SCALE	N.T.S.	DATE	Nov 2014
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FIGURE NO.	Figure 19		REV

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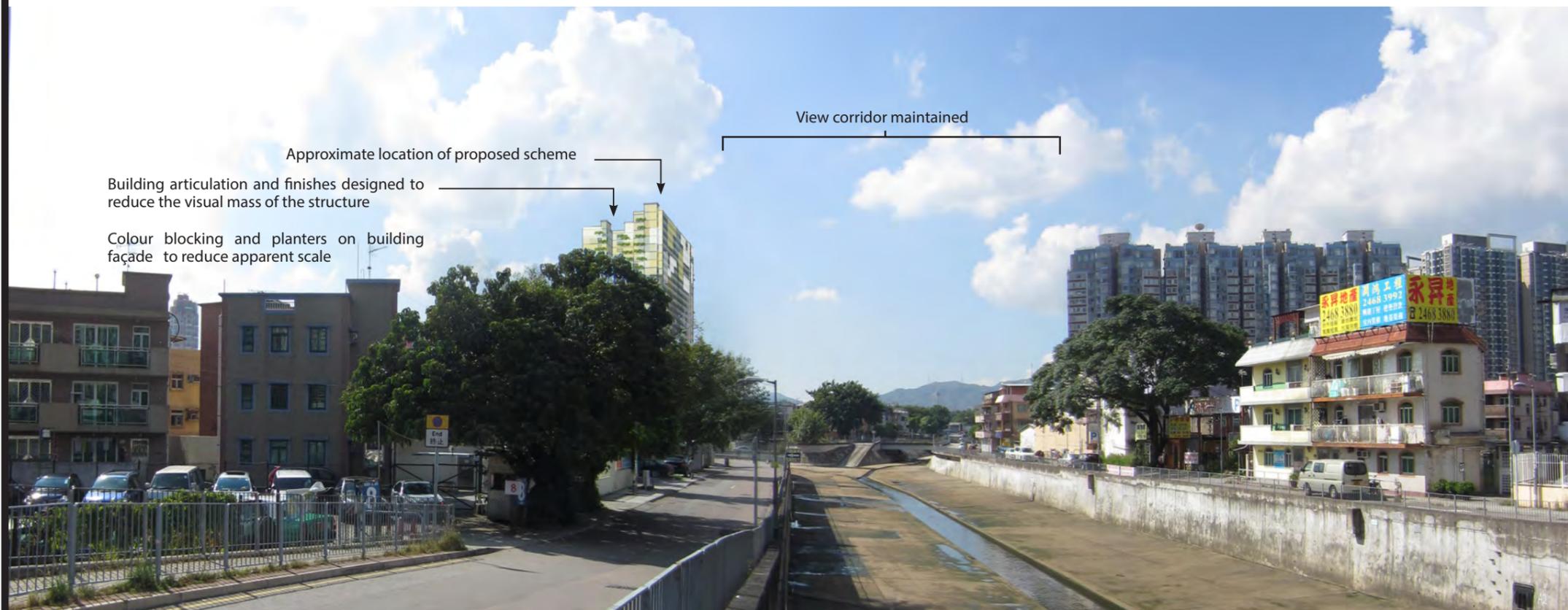


Vantage Point 01 (VP01)
 Vantage Point Elevation: +6mPD
 Viewing distance: 390m
 Maximum Height of Proposed Development: +91.6mPD

Note: This view demonstrates on the key characteristics of the visual envelope which at a pedestrian level follows the visual corridors created by infrastructural development including the nullahs and main road network. The existing view is characterised by a combination of high and low-rise development and matures trees lining the engineered watercourse.

This view clearly demonstrates that the proposed scheme is in-scale with existing developments such as La Grove and Park Signature visible to the right (west) of the image. It also demonstrates that the key view corridor along the nullah would be preserved and the screening effect of the village houses in what is often a dense settlement pattern. The architectural design has sought to minimise the schemes visual prominence through the use of staggered h footprint, articulation of the facades, colour blocking and recessive tones.

Vantage Point 01 – View looking south along Shan Pui River nullah through centre of Yuen Long (VSR 1.1) (Existing Situation)



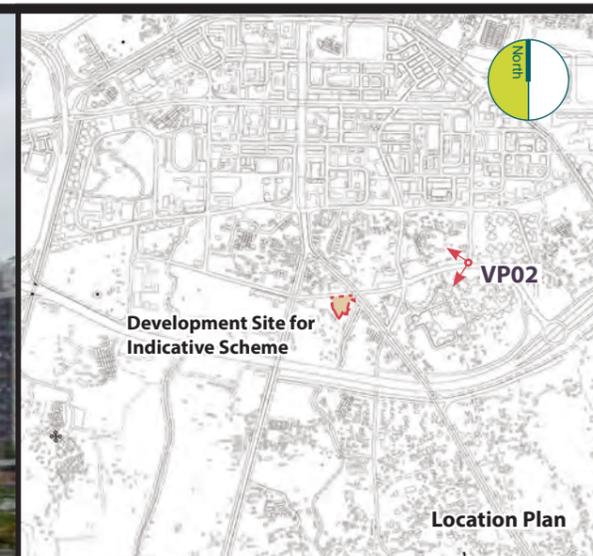
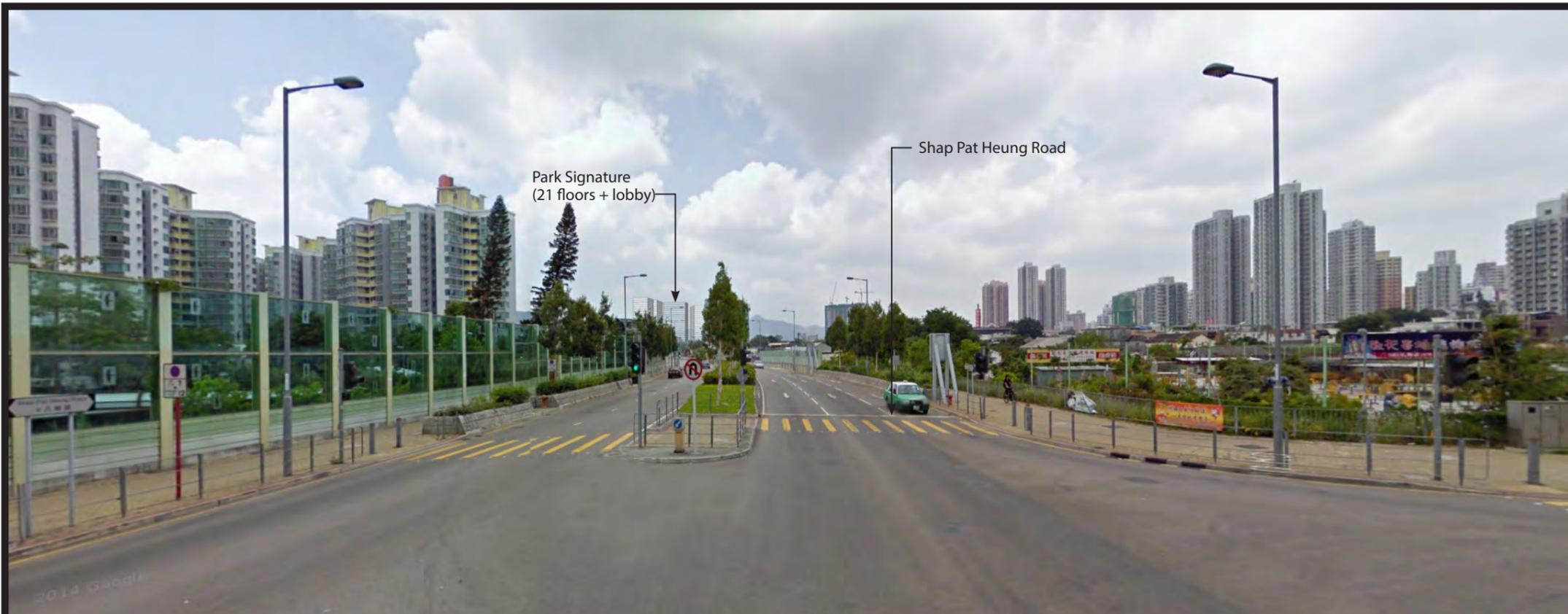
Vantage Point 01 – View looking south along Shan Pui River nullah through centre of Yuen Long (VSR 1.1) (Year 1)

FIGURE TITLE
 Proposed Rezoning from "G/IC(1)" and "V" Zones to "G/IC(5)" Zone at Various Lots in D.D.120 and adjoining Government land, Shap Pat Heung Road, Ma Tin Pok, Yuen Long, New Territories
Visual Impact Assessment: Photomontages

SCALE	N.T.S.	DATE	February 2015
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FIGURE NO.	Figure 20		REV A

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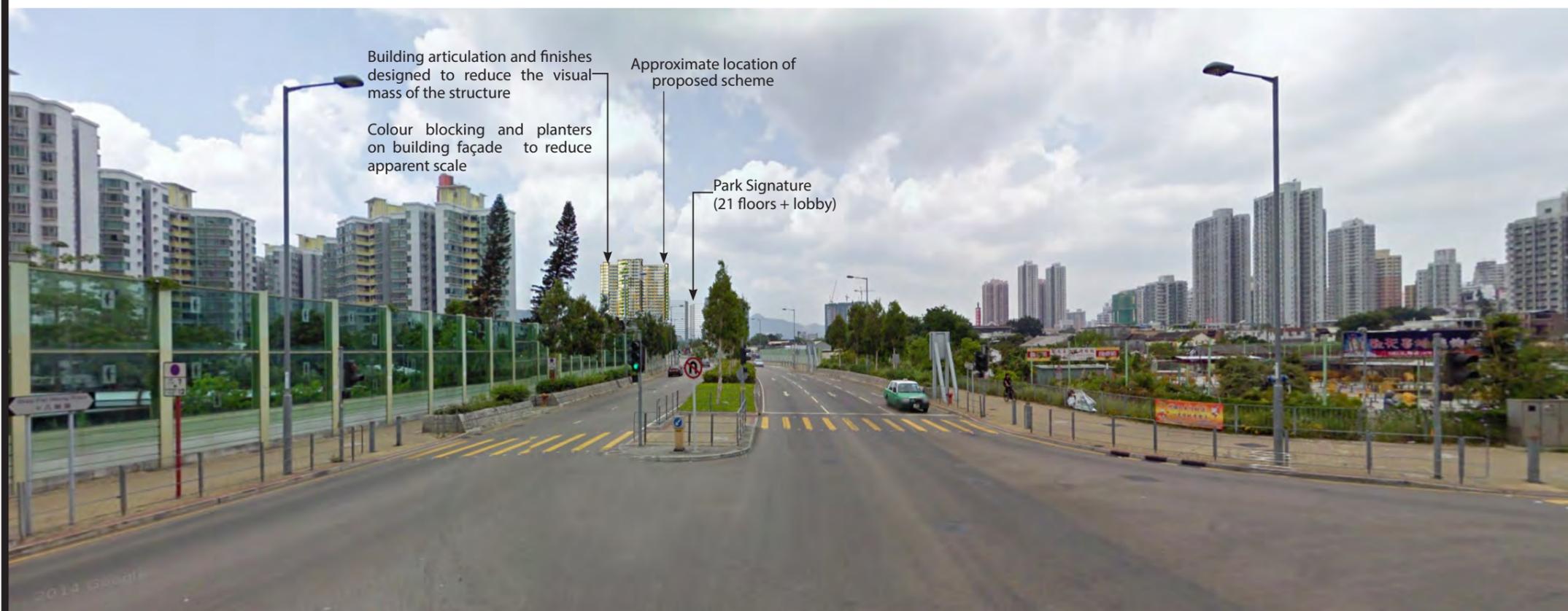


Vantage Point 02 (VP02)
 Vantage Point Elevation: +7.2mPD
 Viewing distance: 500m
 Maximum Height of Proposed Development: +91.6mPD

Note: Key road corridors such as Shap Pat Heung Road are similar to the network of nullahs in forming view corridors through the urban area. This part of the road is lined by high-rise development including The Reach, Sereno Verde and The Brand Podium with the combined form of Park Signature and La Grove in the distance.

This view demonstrates despite the introduction of anew built element in the landscape this view corridor is largely maintained. Although the proposals would become more prominent as the vehicle traveller moves west, this is also true of the existing high-rise developments which form its immediate context. The design of the proposed scheme with its staggered H-footprint has sought to create a more interesting visual form and with the articulation of the façade and colour blocking break-up the visual mass of the structure.

Vantage Point 02 – View looking south west along Shap Pat Heung Road (VSR 2.2) (Existing Situation)



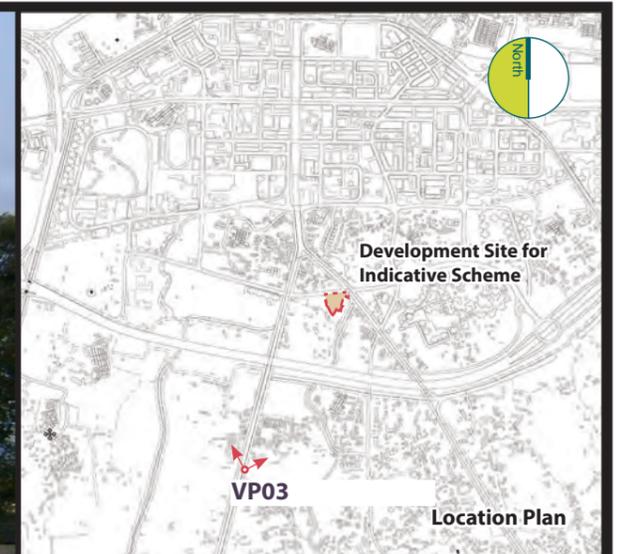
Vantage Point 02 – View looking south west along Shap Pat Heung Road (VSR 2.2) (Year 1)

FIGURE TITLE
 Proposed Rezoning from "G/IC(1)" and "V" Zones to "G/IC(5)" Zone at Various Lots in D.D.120 and adjoining Government land, Shap Pat Heung Road, Ma Tin Pok, Yuen Long, New Territories
Visual Impact Assessment: Photomontages

SCALE	N.T.S.	DATE	February 2015
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FIGURE NO.	Figure 21		REV A

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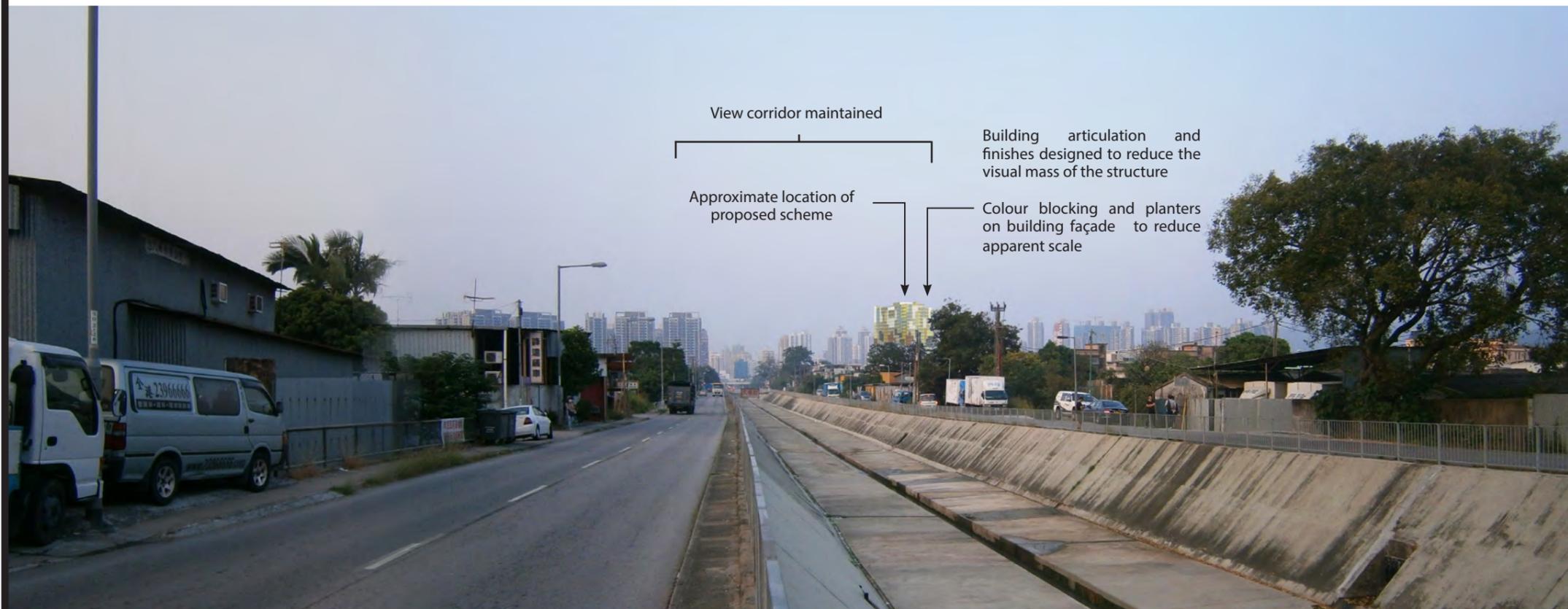


Vantage Point 03 (VP03)
 Vantage Point Elevation: +8.9mPD
 Viewing distance: 1230m
 Maximum Height of Proposed Development: +91.6mPD

Note: This vantage point shows the view from the southern end of the view corridor formed by the Shan Pui River nullah (described in VP 01) as it passes through the high-rise development of Yuen Long. In this view the proposed scheme mirrors the scale and form of the high-rise development at La Grove and Park Signature to the west of the visual corridor.

It may be argued that the introduction of a new high-rise element in this view serves to break-up the wall of high-rise development to the north creating a more dynamic urban profile. The adoption of the staggered H configuration and the articulation of the façade both serve to break-up the visual bulk of the development while the use

Vantage Point VP03 – View looking north along Kung Um Road (VSR 3.5) (Existing Situation)



Vantage Point VP03 - View looking north along Kung Um Road (VSR 3.5) (Year 1)

FIGURE TITLE Proposed Rezoning from "G/IC(1)" and "V" Zones to "G/IC(5)" Zone at Various Lots in D.D.120 and adjoining Government land, Shap Pat Heung Road, Ma Tin Pok, Yuen Long, New Territories

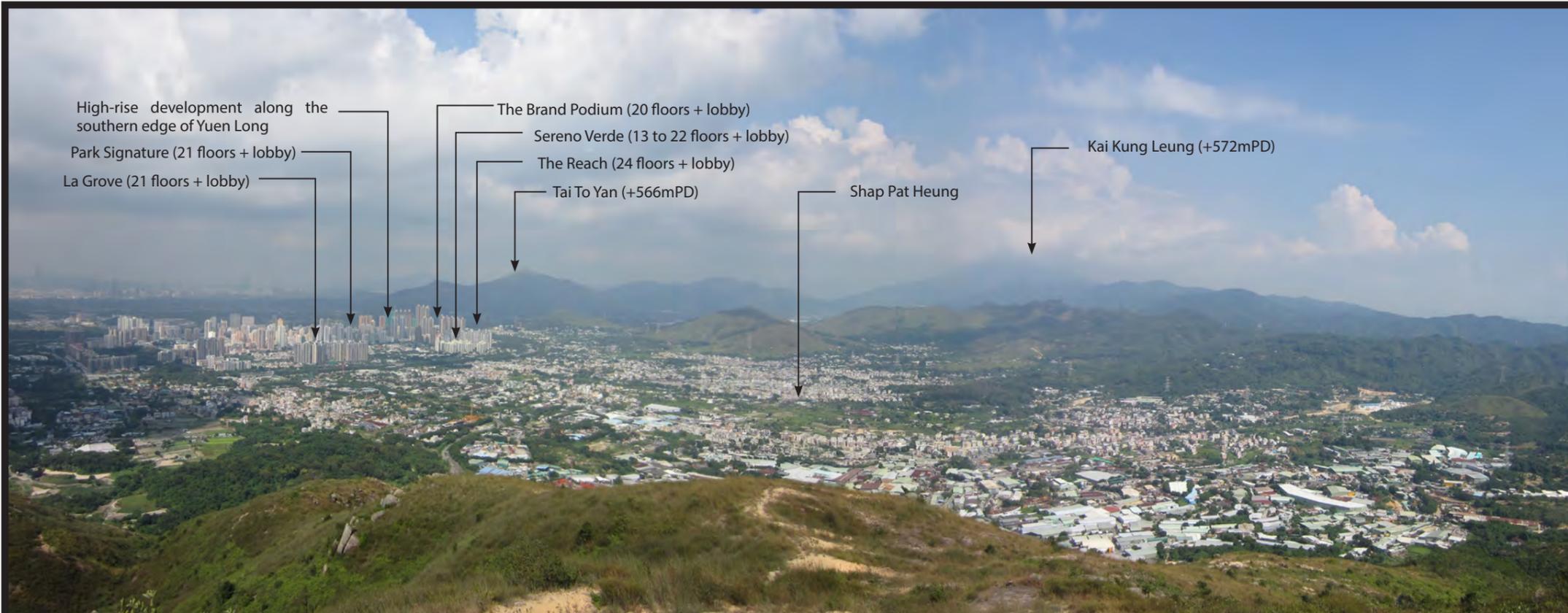
Visual Impact Assessment: Photomontages

SCALE	N.T.S.	DATE	February 2015
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Vantage Point 04 – View looking north east from summit of peak to the east of Hung Shui Hang Reservoir (VSR 4.2) (Existing Situation)

Vantage Point 04 (VP04)
 Vantage Point Elevation: +297mPD
 Viewing distance: 2470m
 Maximum Height of Proposed Development: +91.6mPD

Note: Although this vantage point would be available to relatively few viewers it is important in demonstrating the scale of the proposals relative to that of the adjacent high-rise development and it demonstrates that the permeability of the urban edge is maintained.

As in the other views described the form of the building and its aesthetic treatment do much to reduce its apparent visual mass and integrate the proposals with their urban context.



Vantage Point 04 – View looking north east from summit of peak to the east of Hung Shui Hang Reservoir (VSR 4.2) (Year 1)

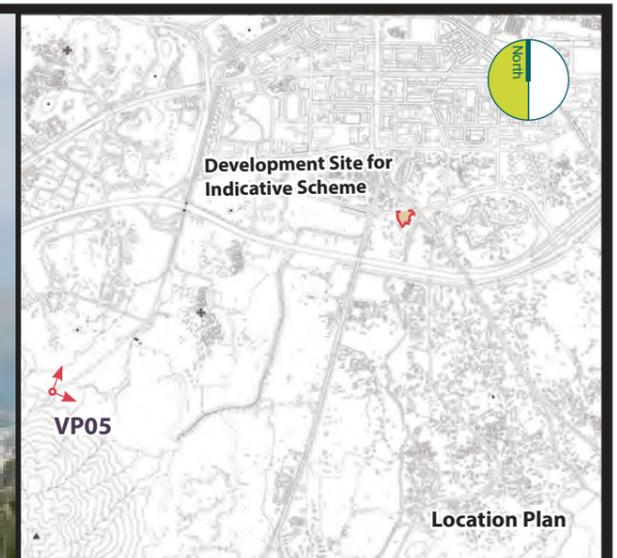
FIGURE TITLE
 Proposed Rezoning from "G/IC(1)" and "V" Zones to "G/IC(5)" Zone at Various Lots in D.D.120 and adjoining Government land, Shap Pat Heung Road, Ma Tin Pok, Yuen Long, New Territories
Visual Impact Assessment: Photomontages

SCALE	N.T.S.	DATE	February 2015
CHECKED	CJF	DRAWN	HF
FIGURE NO.	Figure 23		REV A

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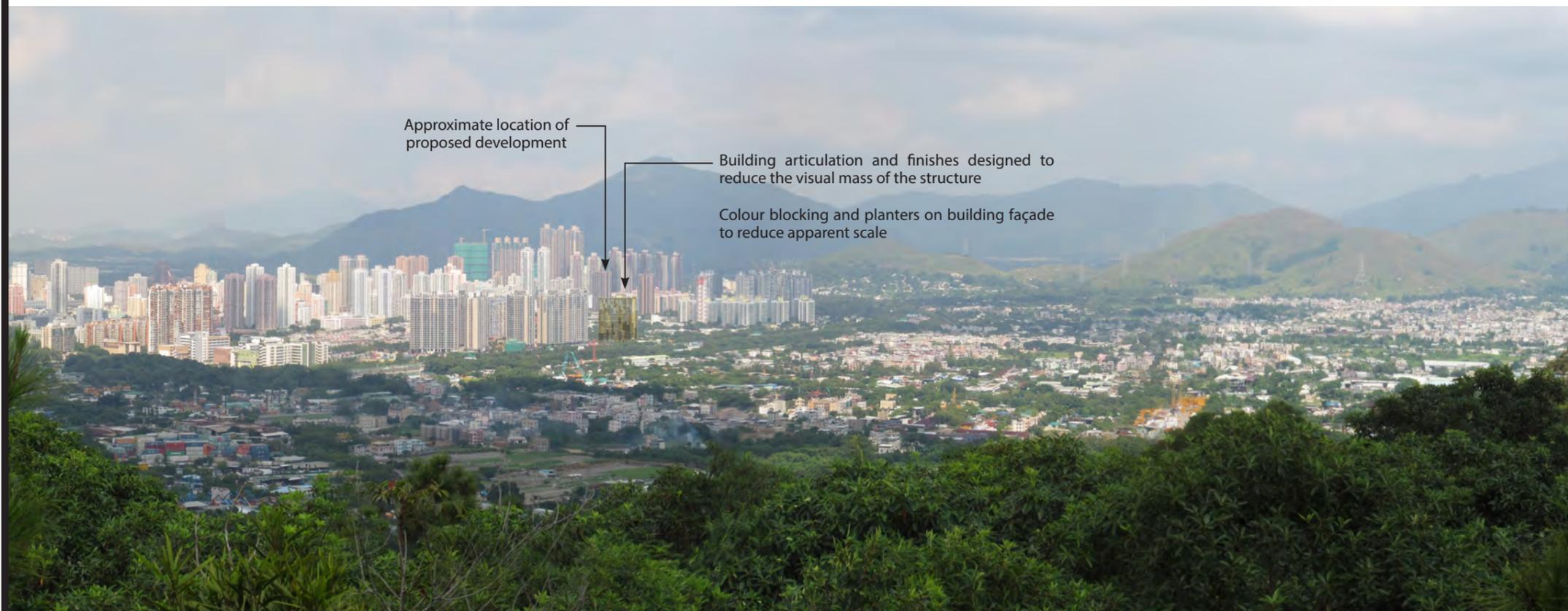


Vantage Point 05: View looking north east from amenity trail to the north of Hung Shui Hang Reservoir (VSR 4.3) (Existing Situation)

Vantage Point 05 (VP05)
 Vantage Point Elevation: +40mPD
 Viewing distance: 2690m
 Maximum Height of Proposed Development: +91.6mPD

Note: Similar to vantage point 04 this view shows the overall urban form of Yuen Long, the clustering of residential towers, the relative height profiles throughout the town and its visual permeability.

In this view the proposed development joins the high-rise cluster formed by Park Signature and La Grove in a similar way to the cluster formed by The Reach, Sereno Verde and The Brand Podium to the east whilst also maintaining the visual corridor along the Shan Pui River nullah. The proposed building form together with colour blocking and a recessive colour palette for the faced finishes serve to minimise its visual prominence.



Vantage Point 05: View looking north east from amenity trail to the north of Hung Shui Hang Reservoir (VSR 4.3) (Year 1)

FIGURE TITLE	Proposed Rezoning from "G/IC(1)" and "V" Zones to "G/IC(5)" Zone at Various Lots in D.D.120 and adjoining Government land, Shap Pat Heung Road, Ma Tin Pok, Yuen Long, New Territories			
	Visual Impact Assessment: Photomontages			

SCALE	N.T.S.	DATE	February 2015
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FIGURE NO.	Figure 24		REV
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Vantage Point 06 (VP06)
 Vantage Point Elevation: +54mPD
 Viewing distance: 990m
 Maximum Height of Proposed Development:
 +91.6mPD

Note: This vantage point represents the only view of the proposals available from a public open space in Yuen Long. This view is available from the top floors of the pagoda in the centre of the park with lower level views being obscured by intervening development and mature vegetation.

The proposed scheme will introduce a new high-rise component into the existing urban form and whilst there is some small blockage of views to the landscape beyond the proposals do allow the continuity of the two existing visual corridors and the integrity of the green backdrop and its associated ridgeline. This view clearly demonstrates the proposed mitigation approach adopted to reduce the visual prominence of the proposed architectural scheme and enhance the sense of visual integration with the urban context.

Vantage Point 06: View looking south east from pagoda at the centre of Yuen Long Park (VSR 4.6) (Existing Situation)



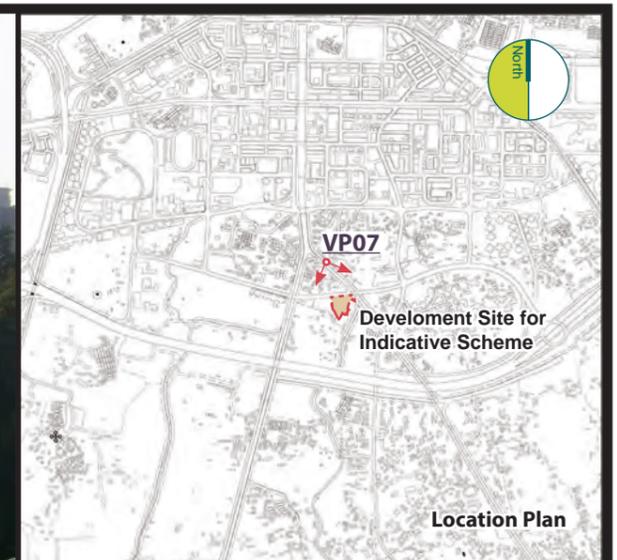
Vantage Point 06: View looking south east from pagoda at the centre of Yuen Long Park (VSR 4.6) (Year 1)

FIGURE TITLE
 Proposed Rezoning from "G/IC(1)" and "V" Zones to "G/IC(5)" Zone at Various Lots in D.D.120 and adjoining Government land, Shap Pat Heung Road, Ma Tin Pok, Yuen Long, New Territories
Visual Impact Assessment: Photomontages

SCALE	N.T.S.	DATE	February 2015
CHECKED	CJF	DRAWN	HF
FIGURE NO.	Figure 25		REV A

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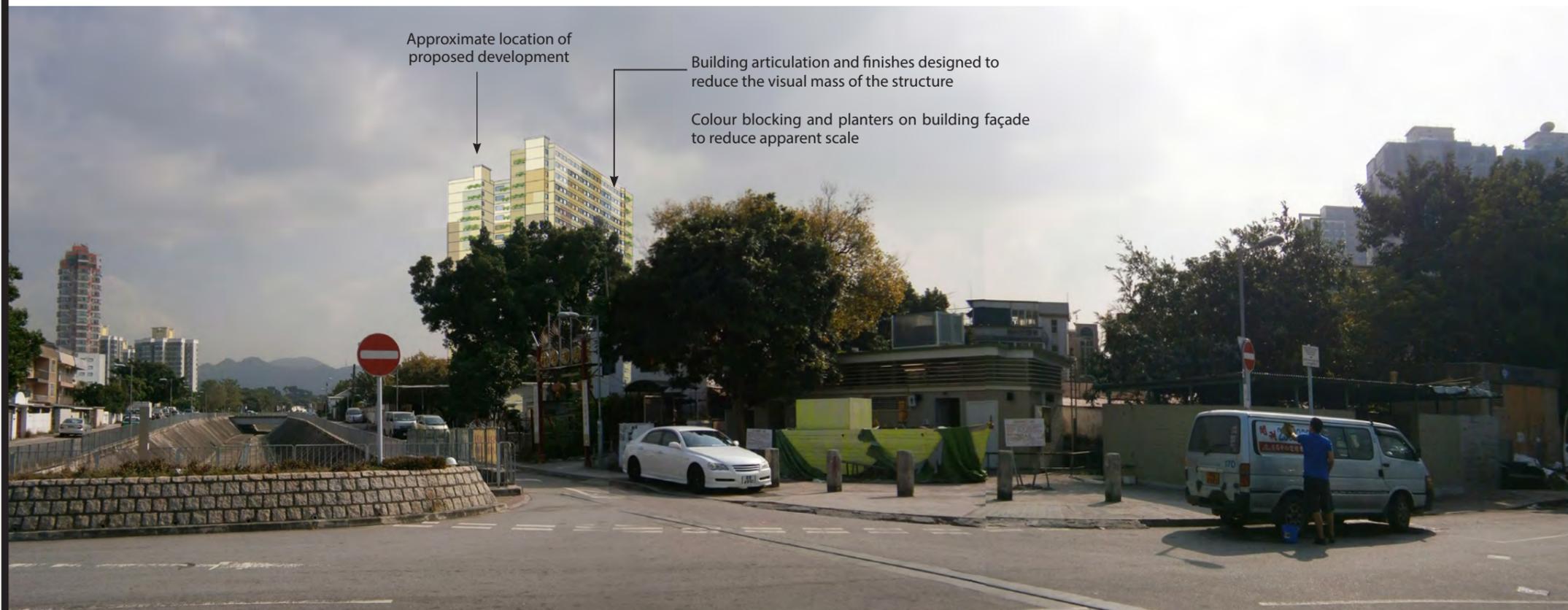


Vantage Point 07: View looking south west from the bridge connecting Tai Shue Ha Road (VSR 1.7) (Existing Situation)

Vantage Point07 (VP07)
 Vantage Point Elevation: +5.7mPD
 Viewing distance:200m
 Maximum Height of Proposed Development:
 +91.6mPD

Note: This vantage point at an elevation of +6mPD follows the Shan Pui River nullah south west towards the Development Site at a distance of some 160m. The view corridor, lined by existing village development and tree growth, extends south towards the wooded embankment of the Yuen Long Highway with the mountains beyond. The low-level development is punctuated by a number of high-rise developments including Park Signature to the east (right of the picture) and The Brand Podium to the west.

The proposed scheme will introduce a new high-rise block within an area already punctuated by significant clusters of high-rise development and so it is considered that the proposals will not have significant impact on the existing urban form or visual amenity. This view clearly demonstrates the proposed mitigation approach adopted to reduce the visual prominence of the proposed architectural scheme.



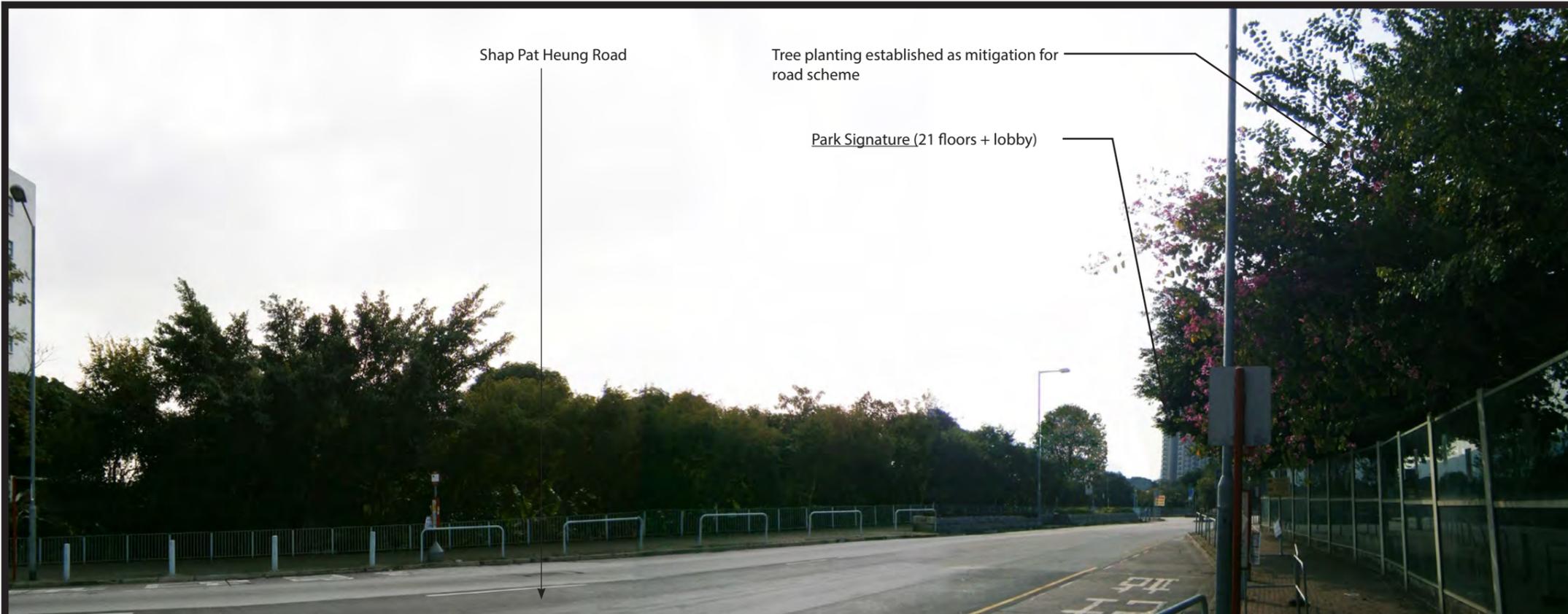
Vantage Point 07: View looking south west from the bridge connecting Tai Shu Ha Road (VSR 1.7) (Year 1)

FIGURE TITLE
 Proposed Rezoning from "G/IC(1)" and "V" Zones to "G/IC(5)" Zone at Various Lots in D.D.120 and adjoining Government land, Shap Pat Heung Road, Ma Tin Pok, Yuen Long, New Territories
Visual Impact Assessment: Photomontages

SCALE	N.T.S.	DATE	February 2015
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FIGURE NO.	Figure 26		REV A

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Vantage Point 08 (VP08)
 Vantage Point Elevation: +7.2mPD
 Viewing distance: 145m
 Maximum Height of Proposed Development:
 +91.6mPD

Note: This vantage point represents the view for pedestrians waiting at the bus stop. The view is framed by the vegetation and highway structures (including noise mitigation measures) lining the carriageway. The mountains which line the Yuen Long valley are screened by the existing roadside trees. The terminus of the view is formed by the high-rise Park Signature development.

Although the proposals introduce a new high-rise development into the landscape the proposed scheme replaces existing views of the high-rise at the Park Signature development. The proposals will be partially obscured by roadside vegetation. The building form and its proposed mitigation will be apparent from this location.

Vantage Point 08: View looking west from the bus stop on Shap Pat Heung Road (VSR 2.7) (Existing Situation)



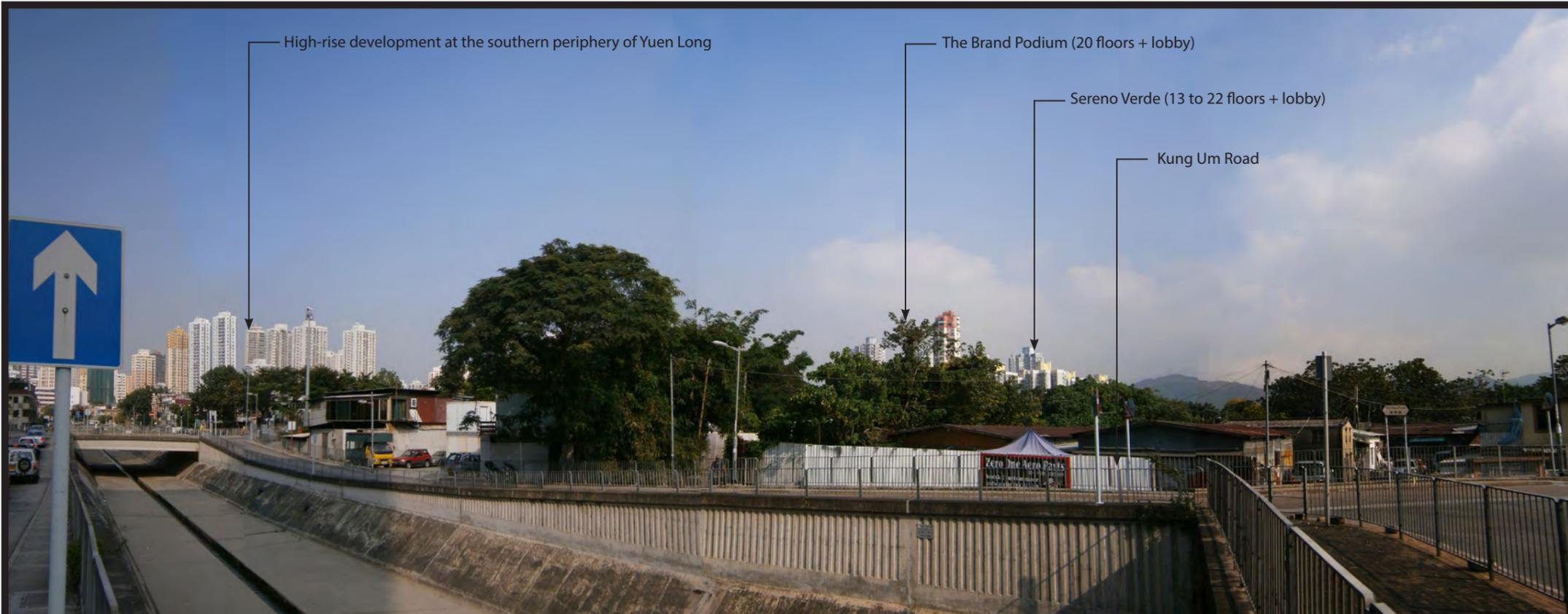
Vantage Point 08: View looking west from the bus stop on Shap Pat Heung Road (VSR 2.7) (Year 1)

FIGURE TITLE
 Proposed Rezoning from "G/IC(1)" and "V" Zones to "G/IC(5)" Zone at Various Lots in D.D.120 and adjoining Government land, Shap Pat Heung Road, Ma Tin Pok, Yuen Long, New Territories
Visual Impact Assessment: Photomontages

SCALE	N.T.S.	DATE	February 2015
CHECKED	CJF	DRAWN	HF
FIGURE NO.	Figure 27		REV A

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Vantage Point 09: View looking east from the bridge over the nullah lining Kung Um Road (VSR 4.8) (Existing Situation)



Vantage Point 09 (VP09)
 Vantage Point Elevation: +7.5mPD
 Viewing distance: 180m
 Maximum Height of Proposed Development: +91.6mPD

Note: This view extends north east over a combination of the mature trees, village houses and large shed like structures lining Kung Un Road. Beyond this there are filtered and framed views of the upper portion of the high-rise development of The Brand Podium and Sereno Verde; and fragmentary views of the mountain backdrop.

In this view the upper portion of the proposed development would be visible above the trees and village development in the foreground however the proposals will be seen against a backdrop of high-rise clusters. The adoption of the rotated T configuration and the articulation of the façade both serve to break-up the visual bulk of the development and the use of colour blocking and recessive colours for the finishes also reduce its prominence.



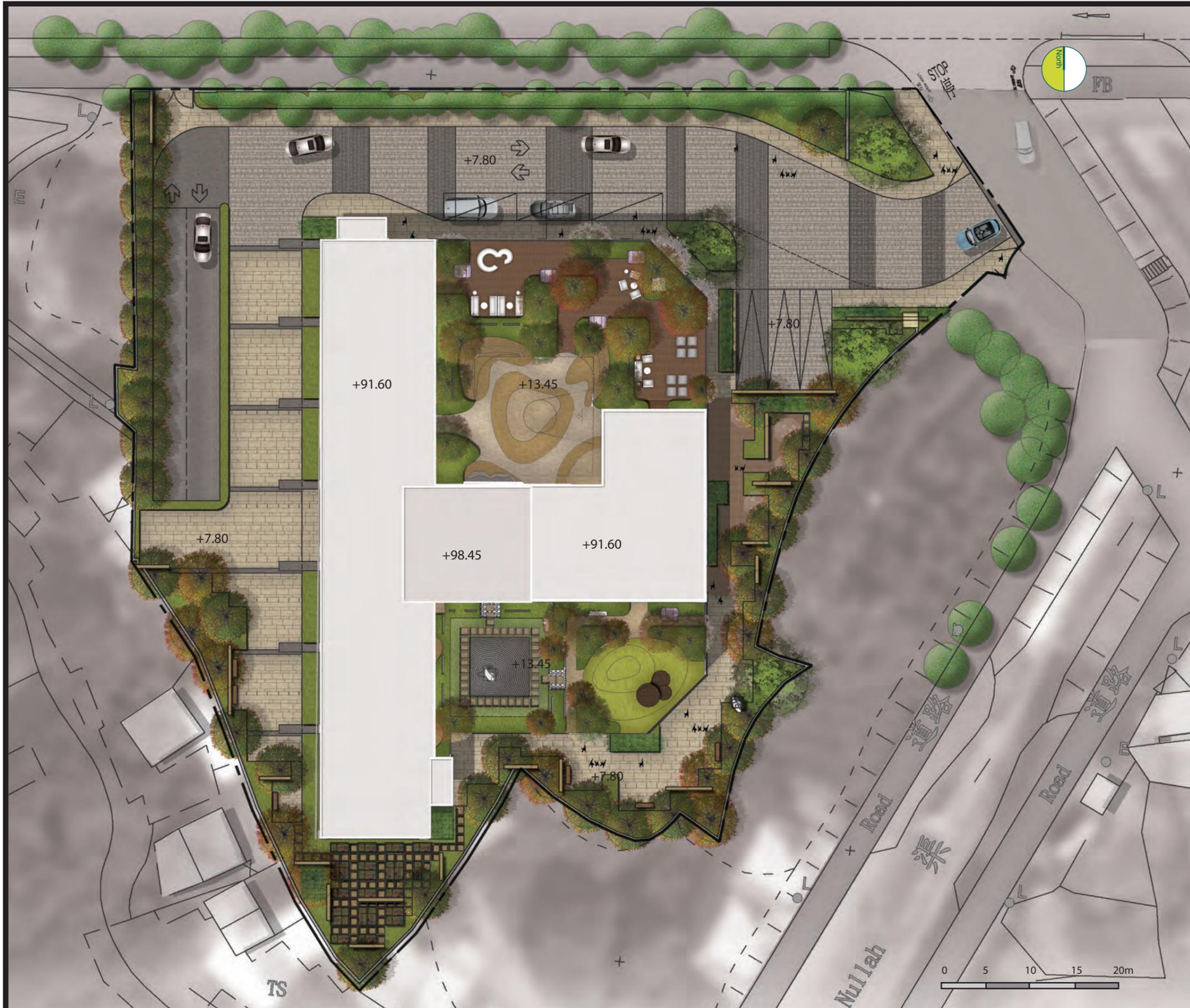
Vantage Point 09: View looking east from the bridge over the nullah lining Kung Um Road (VSR 4.8) (Year 1)

FIGURE TITLE
 Proposed Rezoning from "G/IC(1)" and "V" Zones to "G/IC(5)" Zone at Various Lots in D.D.120 and adjoining Government land, Shap Pat Heung Road, Ma Tin Pok, Yuen Long, New Territories
Visual Impact Assessment: Photomontages

SCALE	N.T.S.	DATE	February 2015
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FIGURE NO.	Figure 28		REV A

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LEGEND

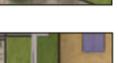
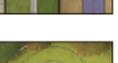
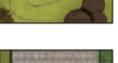
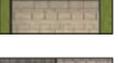
-  Development Site Boundary
-  Proposed Architectural Scheme
-  Proposed Levels
-  Proposed Tree Planting
-  Proposed Preserved Trees
-  Proposed Shrub Planting
-  Proposed Lawn
-  Proposed Driveway Paving
-  Proposed Pedestrian Paving
-  Proposed Timber Deck
-  Proposed Sculptural Feature

FIGURE TITLE Proposed Rezoning from "G/IC(1)" and "V" Zones to "G/IC(5)" Zone at Various Lots in D.D. 120 and Adjoining Government Land, Ma Tin Pok, Yuen Long, New Territories
Landscape Master Plan for the Indicative Scheme – All Levels

SCALE	N.T.S.	DATE	February 2015
CHECKED	JBC	DRAWN	JEC
FIGURE NO.	Figure 29		REV

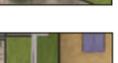
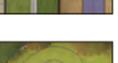
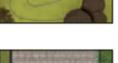
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LEGEND

-  Development Site Boundary
-  Proposed Architectural Scheme
-  Proposed Levels
-  Proposed Tree Planting
-  Proposed Preserved Trees
-  Proposed Shrub Planting
-  Proposed Lawn
-  Proposed Driveway Paving
-  Proposed Pedestrian Paving
-  Proposed Timber Deck
-  Proposed Sculptural Feature

- 1. Arrival Courtyard
- 2. Entrance Signage
- 3. Founders Sculpture
- 4. Lobby Entrance Forecourt
- 5. Community Garden
- 6. Tropical Garden
- 7. Function Terrace
- 8. Cloister Garden

FIGURE TITLE Proposed Rezoning from "G/IC(1)" and "V" Zones to "G/IC(5)" Zone at Various Lots in D.D. 120 and Adjoining Government Land, Ma Tin Pok, Yuen Long, New Territories
Landscape Master Plan for the Indicative Scheme – Ground Floor

SCALE	N.T.S.	DATE	September 2015
CHECKED	JBC	DRAWN	JEC
FIGURE NO.	Figure 30		REV

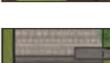
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LEGEND

-  Development Site Boundary
發展土地界線
-  Proposed Architectural Scheme
建議建築方案
-  Proposed Levels
建議標高
-  Proposed Tree Planting
建議樹木種植
-  Proposed Preserved Trees
建議保留樹木
-  Proposed Shrub Planting
建議灌木種植
-  Proposed Lawn
建議草坪
-  Proposed Driveway Paving
建議行車道鋪裝
-  Proposed Pedestrian Paving
建議行人道鋪裝
-  Proposed Timber Deck
建議木地台
-  Proposed Sculptural Feature
建議特色雕塑

-  1. Zen Quadrant 枯山水庭園
-  2. Ping Pong Terrace 乒乓平台
-  3. Fitness Lounge 健身室
-  4. Multi-event Court 多功能活動場
-  5. Chillax Garden Rooms 悠閒花園空間
-  6. Meet, seat, & eat Decks 社交平台
-  7. Youth Art Wall and Info Board
青年藝術牆及資訊板
-  8. Climbing Wall 攀石牆
-  9. People pods / Tech Pods 群體交流區
-  10. Floating Tai Chi Decks 太極平台

FIGURE TITLE Proposed Rezoning from "G/IC(1)" and "V" Zones to "G/IC(5)" Zone at Various Lots in D.D. 120 and Adjoining Government Land, Ma Tin Pok, Yuen Long, New Territories
Landscape Master Plan for the Indicative Scheme – 1/F Podium

SCALE	N.T.S.	DATE	February 2015
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FIGURE NO.	Figure 31		REV

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LEGEND

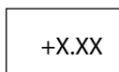
-  Development Site Boundary
-  Chainlink Fence of the Existing Nursery compound
-  Proposed Levels
-  Existing Tree Groups
-  Tree Groups in Nursery which are Commercial Stock (assumed to be removed by the tenant prior to the development)
-  Tree Groups comprising seedlings and undersized trees in pots (assumed to be removed by the tenant prior to the development)
-  Trees permanently planted and providing shade and amenity benefit
-  Dead Tree

FIGURE TITLE Proposed Rezoning from "G/IC(1)" and "V" Zones to "G/IC(5)" Zone at Various Lots in D.D.120 and Adjoining Government Land, Shap Pat Heung Road, Ma Tin Pok, Yuen Long, New Territories
Tree Group Location Plan

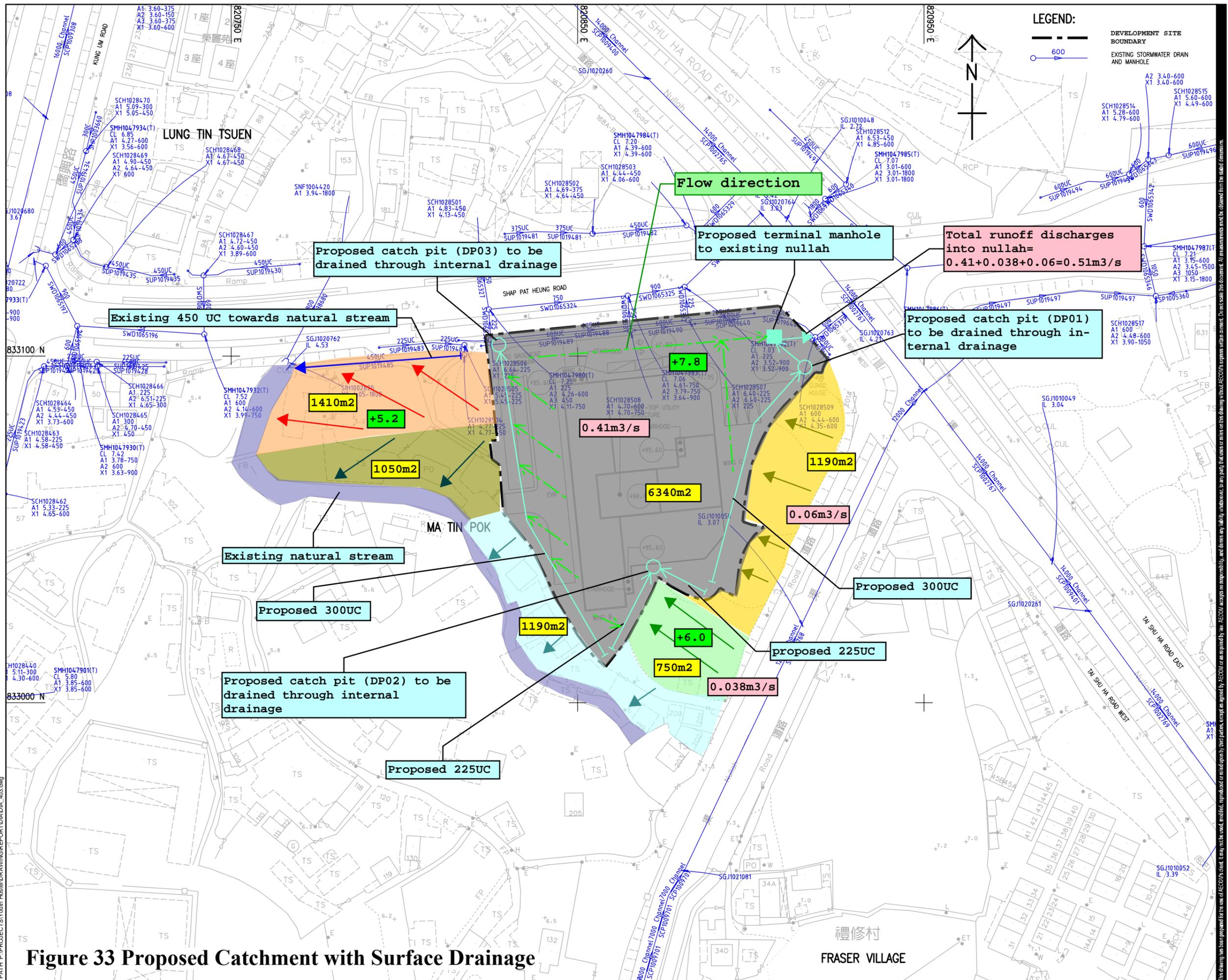
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FIGURE NO.	Figure 32		REV

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ISO A1 594mm x 841mm
 Approved:
 Checked:
 Designer:
 Project Management Initials:
 12/02/2015
 PATH: P:\PROJECTS\Youth Hostel\DRAWING\REPORT\DIADIA_403.dwg



LEGEND:

- DEVELOPMENT SITE BOUNDARY
- EXISTING STORMWATER DRAIN AND MANHOLE

600

AECOM

PROJECT
 PROPOSED REZONING FROM "G/IC(1)" AND "V" ZONES TO "G/IC(5)" ZONE AT VARIOUS LOTS IN D.D. 120 AND ADJOINING GOVERNMENT LAND, MA TIN POK, YUEN LONG, NEW TERRITORIES

CLIENT
 港務局

CONSULTANT
 工建顧問公司
 AECOM Asia Company Ltd.
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SUB-CONSULTANTS
 分判工程師有限公司

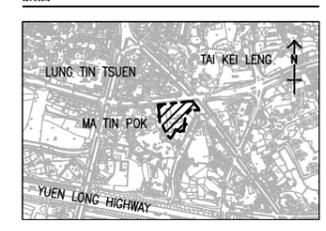
ISSUE/REVISION

I/R	DATE	DESCRIPTION	CHK.

STATUS
 圖則

SCALE
 比例尺
 A1 1:500
 KEY PLAN A1 1:10000

DIMENSION UNIT
 尺寸單位
 METRES



PROJECT NO.
 項目編號

CONTRACT NO.
 合約編號

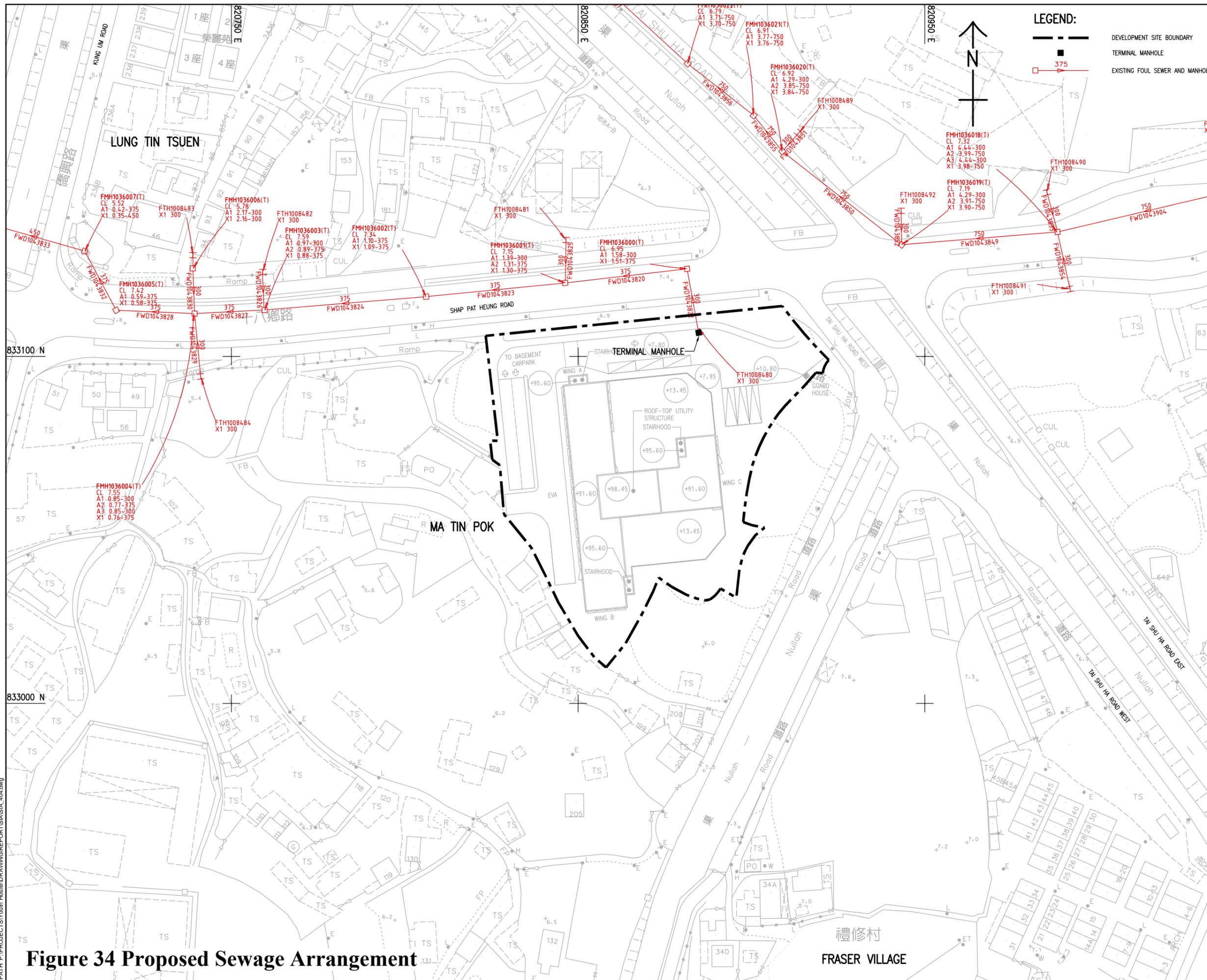
SHEET TITLE
 圖則名稱
 Proposed Catchments with Surface Drainage

SHEET NUMBER
 圖則編號

Figure 33 Proposed Catchment with Surface Drainage

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PROJECT
 項目
 PROPOSED REZONING FROM "G/IC(1)" AND "V" ZONES TO "G/IC(5)" ZONE AT VARIOUS LOTS IN D.D. 120 AND ADJOINING GOVERNMENT LAND, MA TIN POK, YUEN LONG, NEW TERRITORIES

CLIENT
 業主

CONSULTANT
 工程顧問公司
 AECOM Asia Company Ltd.
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SUB-CONSULTANTS
 分判工程顧問公司

ISSUE/REVISION
 修訂

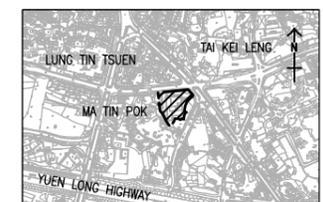
I/R	DATE	DESCRIPTION	CHK.
號次	日期	內容摘要	核對

STATUS
 階段

SCALE
 比例
 A1 1:500

DIMENSION UNIT
 尺寸單位
 METRES

KEY PLAN A1 1:10000
 索引圖



PROJECT NO.
 項目編號

CONTRACT NO.
 合約編號

SHEET TITLE
 圖紙名稱
 PROPOSED SEWAGE ARRANGEMENT

SHEET NUMBER
 圖紙編號
 SIA/404

Figure 34 Proposed Sewage Arrangement

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Annex 1 – Tree Schedule

Tree Group Assessment Schedule

Address: D.D.120 and adjoining Government Land, Shap Pat Heung Road, Ma Tin Pok, Yuen Long, New Territories
 Prepared by PS Chung
 Field Survey conducted in September 2014
 To be read in conjunction with drawing numbers: HLDPO08 - TL001

Tree No.	Botanical Name	Chinese Name	Survey Size	Form (Good/Fair/Poor)	Health Condition (Good/Fair/Poor/Dead)	Structure Condition (Good/Fair/Poor)	Amenity Value (High / Medium / Low)	Suitability for Transplanting (High / Medium / Low)	Conservation Status	Location*				Proposed Landscape Treatment			Remarks
										Slope	Flat	Within Site	Outside Site	Retain	Trans	Fell	
Tree Group 1																	
10 nos.	<i>Melaleuca cajuputi</i>	白千層	Middle-aged trees with approx. 150-200mm DBH, 7-10m (H) and 3-4m (S)	Fair	Fair	Fair	Medium	Medium to Low	-		10		10	10			Roadside tree planting along Shap Pak Heung Road located outside the site and to be retained.
Tree Group 2																	
Approx. 25 nos.	<i>Bauhinia blakeana</i> , <i>Bredelia tomentosa</i> , <i>Celtis sinensis</i> , <i>Ficus microcarpa</i> , <i>Sapium sebiferum</i>	洋紫荊, 土蜜樹, 朴, 榕樹, 烏桕	Juvenile to middle-aged trees with approx. 100-170mm DBH, 4-7m (H) and 3-6m (S)	Fair to Poor	Fair to Poor	Fair to Poor	Medium to Low	Low	-		25	24	1	20		5	Roadside tree planting along Shap Pak Heung Road located outside the site. Due to the proposed pedestrian access along Shap Pat Heung Road, four trees locating at the northwestern corner of the Development Site will be in conflict with the proposed works which are recommended to be felled. Another one existing trees will be in conflict with the proposed fence wall near the northeast corner of the Development Site along Shap Pat Heung Road which is recommended to be felled.
Tree Group 3																	
Approx. 28 nos.	<i>Carica papaya</i> , <i>Dimocarpus longan</i> , <i>Ficus benjamina</i> , <i>Ficus microcarpa</i> , <i>Mangifera indica</i> , <i>Manikara zapota</i> , <i>Psidium guajava</i>	番木瓜, 龍眼, 垂葉榕, 榕樹, 芒果, 人心果, 番石榴	Juvenile trees with approx. 100 - 150mm DBH, 3-6 m (H) and 2-4m (S)	Fair to Poor	Fair to Poor	Fair	Low	Low	-		28	28				28*	This tree group is growing within site as in the temporary commercial tree nursery operated by the tenant at the junction of Shap Pak Heung Road and Tai Shu Ha Road West. TG3 also contains 6 nos. of undersized <i>Mangifera indica</i> and 13 nos. of <i>Archontophoenix alexandrae</i> . As the trees are commercial stock owned by the tenant, these trees will be relocated away from the site by the tenant prior to the development.
Tree Group 4																	
Approx. 2 nos.	<i>Litchi chinensis</i> , <i>Mangifera indica</i>	荔枝 芒果	Juvenile trees with approx. 100 - 150mm DBH, 3-6 m (H) and 2-4m (S)	Fair	Fair	Fair	Medium	Low	-		2	2				2	2 nos. of trees (<i>Mangifera indica</i> and <i>Litchi chinensis</i>) growing in ground next to the nursery entrance are identified with amenity function to the tenant. The trees will be in conflict with the future site vehicular entrance and the EVA. Therefore these two trees are recommended to be felled.
Tree Group 5																	
Approx. 10 nos.	<i>Mangifera indica</i> , <i>Litchi chinensis</i>	芒果, 荔枝	Juvenile trees with approx. 100 - 150mm DBH, 3-6 m (H) and 2-4m (S)	Fair to Poor	Fair to Poor	Fair	Medium to Low	Low	-		10	10				10*	This tree group is growing within the temporary commercial tree nursery operated by the tenant at the junction of Shap Pak Heung Road and Tai Shu Ha Road West. As the trees are commercial stock owned by the tenant, these trees will be relocated away from the site by the tenant prior to the development.
Tree Group 6																	
Approx. 8 nos.	<i>Litchi chinensis</i> , <i>Mangifera indica</i> , <i>Syzygium samarangense</i>	荔枝, 芒果, 南洋蒲桃	Juvenile trees with approx. 100-150mm DBH, 3-5 m (H) and 2 - 4m (S)	Fair to Poor	Fair to Poor	Fair	Low	Low	-		8	8				8	This tree group is growing within site where 8 nos. of existing trees outside the fence of temporary commercial nursery All trees are fruit tree species with juvenile age. These 8 nos. of existing trees within site but outside the nursery fence which are in conflict with proposed hostel building works which are recommended to be felled.

Tree No.	Botanical Name	Chinese Name	Survey Size	Form (Good/Fair/Poor)	Health Condition (Good/Fair/Poor/Dead)	Structure Condition (Good/Fair/Poor)	Amenity Value (High / Medium / Low)	Suitability for Transplanting (High / Medium / Low)	Conservation Status	Location*				Proposed Landscape Treatment			Remarks
										Slope	Flat	Within Site	Outside Site	Retain	Trans	Fell	
Tree Group 7																	
Approx. 42 nos.	<i>Archontophoenix alexandrae</i> , <i>Artocarpus heterophyllus</i> , <i>Averrhoa carambola</i> , <i>Dimocarpus longan</i> , <i>Eriobotrya japonica</i> , <i>Litchi chinensis</i> , <i>Mangifera indica</i> , <i>Manikara zapota</i> , <i>Morus alba</i> , <i>Prunus salicina</i> , <i>Psidium guajava</i> , <i>Sterculia nobilis</i> , <i>Syzygium samarangense</i>	假檳榔 大樹菠蘿 楊桃 龍眼 枇杷 荔枝 血桐 芒果 人參果 桑 李 番石榴 蘋婆 南洋蒲桃	Juvenile trees with approx. 100-150mm DBH, 3-5 m (H) and 2 - 4m (S)	Fair to Poor	Fair to Poor	Fair	Low	Low	-		42	42			42*	This tree group is growing within site where 42 nos. of trees are growing in the temporary commercial tree nursery operated by the tenant. All trees are fruit tree species with juvenile age. Within the temporary commercial nursery area, these trees are mostly in ground trees and some are pot planted with seedlings of fruit tree species. This group also contains following undersized trees approx. 114 nos. of <i>Podocarpus macrophyllus</i> , 10 nos. of <i>Litchi chinensis</i> , 3 nos. of <i>Platyclusus orientalis</i> , 2 nos. of <i>Eriobotrya japonica</i> . As the trees within the temporary commercial nursery are commercial stock owned by the tenant, 42 nos. of nursery trees will be relocated away from the site by the tenant prior to the development.	
Tree Group 8																	
0 (Approx. 17 nos. undersized trees)	<i>Mangifera indica</i>	芒果	Juvenile trees with approx. 100-120mm DBH, 2 - 3 m (H) and 2 - 3m (S)	Fair to Poor	Fair to Poor	Fair	Low	Low	-		0	0			0	This tree group contains approx. 17 nos. of tree seedlings growing in the temporary commercial tree nursery operated by the tenant. All trees are fruit tree species with seedling size. Within the temporary commercial nursery area, these trees are mostly pot planted with seedlings of fruit tree species. As the trees within the temporary commercial nursery are commercial stock owned by the tenant, all these undersized stock of nursery trees will be relocated away from the site by the tenant prior to the development.	
Tree Group 9																	
Approx. 8 nos.	<i>Archontophoenix alexandrae</i> , <i>Mangifera indica</i> , <i>Sterculia nobilis</i> , <i>Syzygium samarangense</i>	假檳榔 芒果 蘋婆 南洋蒲桃	Juvenile trees with approx. 100-120mm DBH, 2-3 m (H) and 2-4m (S)	Fair to Poor	Fair to Poor	Fair	Low	Low	-		8	8			2*	6	This tree group is growing within site where 8 nos. of trees are growing in the temporary commercial tree nursery operated by the tenant. All trees are fruit tree species or amenity palm with juvenile age. Within the temporary commercial nursery area, these trees are mostly in ground trees. 6 of those are planted in ground with amenity functions to the tenant, where 2 nos. are fruit trees with balled and burlapped readily for relocation. As the 2 nos. of balled and burlapped trees within the temporary commercial nursery are commercial stock owned by the tenant, these two nos. of nursery trees will be relocated away from the site by the tenant prior to the development. The 6 nos. of in ground nursery trees are recommended to be felled due to conflict with the proposed site vehicular access.
Tree Group 10																	

Tree No.	Botanical Name	Chinese Name	Survey Size	Form (Good/Fair/Poor)	Health Condition (Good/Fair/Poor/Dead)	Structure Condition (Good/Fair/Poor)	Amenity Value (High / Medium / Low)	Suitability for Transplanting (High / Medium / Low)	Conservation Status	Location*				Proposed Landscape Treatment			Remarks
										Slope	Flat	Within Site	Outside Site	Retain	Trans	Fell	
Approx. 47 nos.	<i>Artocarpus heterophyllus</i> , <i>Dimocarpus longan</i> , <i>Mangifera indica</i> , <i>Prunus persica</i> , <i>Prunus salicina</i> , <i>Psidium guajava</i> , <i>Sterculia nobilis</i>	大樹菠蘿, 龍眼, 朥果,, 桃, 李, 葵婆 番石榴	Juvenile to middle-aged trees with approx. 100-140mm DBH, 4-5 m (H) and 3-4m (S)	Fair to Poor	Fair to Poor	Fair	Low	Low	-		47		47			47*	This tree group is located at the eastern portion of the temporary commercial tree nursery. The trees are actively maintained, where some are balled and burlapped, and they would be readily removed. All 47 nos. of existing trees are growing in the nursery compound but outside the Development Site Boundary. Although these trees will not be in conflict with any proposed works, these trees will be relocated away from the site by the tenant prior to the development.
Tree Group 11																	
Approx. 7 nos.	<i>Roystonea regia</i> , <i>Syzygium samarangense</i>	皇棕, 南洋蒲桃	Juvenile to middle-aged trees with approx. 100-140mm DBH, 4-5 m (H) and 3-4m (S)	Fair to Poor	Fair to Poor	Fair	Low	Low	-		7	7		7			This tree group is located at the eastern portion of the temporary commercial tree nursery near the nursery entrance, 2 <i>Roystonea regia</i> and 5 <i>Syzygium samarangense</i> are growing in ground with greening and amenity value which will not be affected by any proposed works. They are recommended to be retained.
Tree Group 12																	
0 (All undersize d trees)	<i>Mangifera indica</i> , <i>Podocarpus macrophyllus</i>	朥果, 羅漢松	Juvenile to middle-aged trees with approx. 20-50mm DBH, 1-2m (H) and 1-2 (S)	Fair to Poor	Fair to Poor	Fair	Low	Low	-		0	0	0			0	TG12 is located outside the Development Site Boundary and adjacent to the nursery entrance which is growing with a number of seedlings of the same species growing behind it. There are also 12 nos. of undersized <i>Podocarpus macrophyllus</i> growing next to the mango seedling area. As these trees are commercial stock owned by the tenant, these trees will be relocated away from the site by the tenant prior to the development.
Tree Group 13																	
4 nos.	<i>Macaranga tanarius</i> <i>Psidium guajava</i>	血桐 番石榴	Middle-aged trees with approx. 110-140mm DBH, 4-6m (H) and 4m (S)	Poor	Poor	Poor	Low	Low	-		4		4	4			These trees are located outside the eastern site boundary of the site along the existing road. Trees are growing with climbers which shade the canopies of the tree leading to poor tree health and form. As they are not in conflict of the proposed building layout, these trees are proposed to be retained.
Tree Group 14																	
Approx. 8 nos.	<i>Litchi chinensis</i> , <i>Macaranga tanarius</i> , <i>Mangifera indica</i>	荔枝, 血桐, 朥果	Juvenile and middle-aged trees with approx. 3-5m (H) and 3-4m (S)	Fair to Poor	Fair to Poor	Fair to Poor	Medium to Low	Low	-		8	8				8	This tree group is located at the northwest corner of the site where there is an open area of abandoned land. All trees are growing within the site, and will be affected by the proposed EVA and are proposed to be felled.
Tree Group 15																	

Tree No.	Botanical Name	Chinese Name	Survey Size	Form (Good/Fair/Poor)	Health Condition (Good/Fair/Poor/Dead)	Structure Condition (Good/Fair/Poor)	Amenity Value (High / Medium / Low)	Suitability for Transplanting (High / Medium / Low)	Conservation Status	Location*				Proposed Landscape Treatment			Remarks
										Slope	Flat	Within Site	Outside Site	Retain	Trans	Fell	
Approx. 5 nos.	<i>Broussonetia papyrifera</i> , <i>Litchi chinensis</i> , <i>Dimocarpus longan</i> , <i>Citrus maxima</i>	構樹, 荔枝, 龍眼, 柚	Juvenile to middle-aged trees with approx. 100-170mm DBH, 3-6 m (H) and 2 - 6m (S)	Fair to Poor	Fair to Poor	Fair	Medium to Low	Low	-		5	5				5	This tree group is growing in the open area of abandoned land within the site adjacent to an existing footpath and series of chainlink fences mixed with seedling trees of fruit tree species. All trees are growing within the site, and will be affected by the proposed building works and EVA. Thus, all 5 nos. of trees in this tree group are proposed to be felled.
Tree Group 16																	
Approx. 9 nos.	<i>Bombax ceiba</i> , <i>Dimocarpus longan</i> , <i>Leucaena leucocephala</i> , <i>Prunus persica</i> , <i>Psidium guajava</i> , <i>Syzygium samarangense</i>	木棉, 龍眼, 銀合歡, 桃, 番石榴, 南洋蒲桃	Juvenile to middle-aged trees with approx. 100-250mm DBH, 3-7m (H) and 2-5m (S)	Fair to Poor	Fair to Poor (1 dead tree)	Fair	Low	Low	-		9	9				9	This tree group is growing south of Tree Group 7 in an open area of abandoned land within the site adjacent to an existing footpath and series of chainlink fence. This tree group contains 1 no. of undersized <i>Broussonetia papyrifera</i> . 1 dead tree was found within this tree group. All trees are growing within the site, and will be affected by the proposed building works and are proposed to be felled.
Tree Group 17																	
7 nos.	<i>Artocarpus heterophyllus</i> , <i>Dimocarpus longan</i> ,	菠蘿蜜, 龍眼	Middle-aged trees with approx. 120-150mm DBH, 4-6m (H) and 4m (S)	Fair	Fair	Fair	Medium to Low	Low	-		7	7		2		5	These trees are located near the southern site corner, 5 nos. are growing within the development site where 2 nos. are outside. The trees are growing behind the existing chainlink fence. All trees are fruit tree species. As these trees will be in conflict with the proposed building works, these trees are proposed to be felled.
Tree Group 18																	
2 nos.	<i>Mangifera indica</i> , <i>Macaranga tanarius</i>	芒果, 血桐	Middle-aged trees with approx. 150mm DBH, 6m (H) and 4m (S)	Fair	Fair	Fair	Medium to Low	Low	-		2		2	2			These trees are located outside the southern corner of the site behind an existing chainlink fence. These two trees are growing in cluster with <i>Musa acuminata</i> . These trees are proposed to be retained.
Tree Group 19																	
7 nos.	<i>Averrhoa carambola</i> , <i>Broussonetia papyrifera</i> , <i>Bredelia tomentosa</i> , <i>Dimocarpus longan</i> , <i>Michelia alba</i>	楊桃, 構樹, 土蜜樹, 龍眼, 白蘭	Juvenile to middle-aged trees with approx. 100-140mm DBH, 4-5 m (H) and 3-4m (S)	Fair to Poor	Fair to Poor	Fair	Medium to Low	Low	-		7		7	7			These trees are located outside the western corner of the development site, and are located within the chainlink fence of an abandoned area.
Tree Group 20																	

Tree No.	Botanical Name	Chinese Name	Survey Size	Form (Good/Fair/Poor)	Health Condition (Good/Fair/Poor/Dead)	Structure Condition (Good/Fair/Poor)	Amenity Value (High / Medium / Low)	Suitability for Transplanting (High / Medium / Low)	Conservation Status	Location*				Proposed Landscape Treatment			Remarks
										Slope	Flat	Within Site	Outside Site	Retain	Trans	Fell	
5 nos.	<i>Litchi chinensis</i> , <i>Dimocarpus longan</i>	荔枝, 龍眼	Juvenile to middle-aged trees with approx. 100-170mm DBH, 4-5 m (H) and 3-5m (S)	Fair to Poor	Fair to Poor	Fair	Medium to Low	Low	-		4	3	1	1		3	These trees are located near the southern corner of the Development Site. They are growing in the private garden of the existing village houses. 3 trees are growing within the Development Site which will be in conflict with the proposed building works, and 1 tree is located outside the Development Site which is recommended to be retained.

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Summary of Existing Tree Groups Surveyed

Existing Tree Groups Surveyed	TG1	TG2	TG3	TG4	TG5	TG6	TG7	TG8	TG9	TG10	TG11	TG12	TG13	TG14	TG15	TG16	TG17	TG18	TG19	TG20	Total
Trees to be retained within site	0	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19
Trees to be retained outside site	10	1	0	0	0	0	0	0	0	0	7	0	4	0	0	0	2	2	7	1	34
Nursery trees within site to be relocated outside site by the current tenant prior to the development	0	0	28	0	10	0	42	0	2	0	0	0	0	0	0	0	0	0	0	0	82
Nursery trees outside site to be relocated outside site by the current tenant prior to the development	0	0	0	0	0	0	0	0	0	47	0	0	0	0	0	0	0	0	0	0	47
Trees to be felled within site	0	5	0	2	0	8	0	0	6	0	0	0	0	8	5	9	5	0	0	3	51
Trees to be felled outside site	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Compensatory tree planting required within site	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Compensatory tree planting required outside site	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Approx. total nos. of trees surveyed on site																					233

* 9 nos. of trees to be felled in TG16 include the proposed removal of 1 no. of dead tree

Legend

Tree Trunk DBH

- # DBH of a tree refers to its trunk diameter at breast height (i.e. measured at 1.3m above ground level)
- ## DBH of a tree refers to its trunk diameter at breast height (i.e. trees with multitrunk branching were all measured separately at 1m above ground level). The collective girth was then calculated using the methodology set out in Nature Conservation Practice Note No. 02/2003, Measurement of Diameter at Breast Height (DBH).
Trunk diameter measured using AFCD's Nature Conservation Practice for multi-stem trees

Conservation Status

State the rarity and protection status of the species.
References such as Rare and Precious Plants of Hong Kong, the IUCN Red List of Threatened Species and the Forests and Countryside Ordinance (Cap. 96)

Note

The tree group survey was carried out with a visual assessment approach for tree species, number, sizes, tree form, structure and health conditions. Tree sizes and tree locations are preliminary and would be subject of further verification during detail design stage of the project.

*As the trees are commercial stock owned by a nursery tenant they are not considered to be permanent landscape fixtures of the existing site. These trees will be relocated away from the site by the tenant prior to the development. These trees are therefore not regarded as tree to be considered in relation to quantifying trees to be felled and compensatory tree planting required.

* "Site" refers to the Development Site for Indicative Scheme within Net Development Boundary

Compensatory Planting

Compensatory planting requirement is deduced by LAO PN 7/2007 with 1:1 tree loss versus new tree planting ratio which gives the required numbers of compensatory planting.

Provision of GIC Facilities and Open Space in Yuen Long Town

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision	
District Open Space	10 ha per 100,000 persons	18.57 ha	7.39	28.46	+9.89ha
Local Open Space	10 ha per 100,000 persons	18.57 ha	17.46	30.80	+12.23ha
Secondary School	1 whole-day classroom for 40 persons aged 12-17	270 classrooms	429.00	459.00	+188.59 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6-11	370 classrooms	361.00	451.00	+80.64 classrooms
Kindergarten/ Nursery	26 classrooms for 1,000 children aged 3 to 6	107 classrooms	141.00	148.00	+41.42 classrooms
District Police Station	1 per 200,000 to 500,000 persons	0.39	1.00	1.00	+0.61
Divisional Police Station	1 per 100,000 to 200,000 persons	0.98	1.00	1.00	+0.02
Hospital	5.5 beds per 1,000 persons	1073.23 beds	0 beds	0 beds	-1073.23 beds*
Clinic/Health Centre	1 per 100,000 persons	1.95	3.00	3.00	+1.05
Magistracy (with 8 courtrooms)	1 per 660,000 persons	0.30	0.00	0.00	-0.30*
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24	2.66	2.00	3.00	+0.34
Integrated Family Services Centre	1 for 100,000 to 150,000 persons	1.24	3.00	4.00	+2.76
Library	1 district library for every 200,000 persons	0.98	1.00	2.00	+1.02
Sports Centre	1 per 50,000 to 65,000 persons	2.86	3.00	5.00	+2.14
Sports Ground/ Sport Complex	1 per 200,000 to 250,000 persons	0.74	1.00	1.00	+0.26
Swimming Pool Complex - standard	1 complex per 287,000 persons	0.65	1.00	1.00	+0.35

* Hospital bed and magistracy provision are determined on a regional basis. The regional deficit of hospital bed would be served by Pok Oi Hospital.

歡迎詞

主席歡迎各委員和政府部門代表出席城鄉規劃及發展委員會(城委會)二零一五年度第四次會議，歡迎常設部門代表康樂及文化事務署李麗嫦女士接替鄭國權先生出席城委會會議，並恭賀鄧慶業議員獲頒授銅紫荊星章及沈豪傑議員獲頒授行政長官社區服務獎狀。

第一項：通過城鄉規劃及發展委員會二零一五年度第三次會議記錄

2. 委員一致通過上述會議記錄。

Extract of minutes of the 4th Town Planning and
Development committee of Yuen Long District
Council held on 15.7.2015

議程第二項：

青年宿舍計劃 — 保良局元朗青年宿舍
(城委會文件 2015/第 8 號)

議程第四項：委員提問

(1) 黃偉賢議員建議討論私人發展商捐地事宜
(城委會文件 2015/第 10 號)

3. 主席表示，由於議程第二項與第四項(1)屬相關議題，現建議將兩個議程合併討論，並獲得委員同意。

4. 主席請委員參閱第8號及第10號文件，以及屯門及元朗西規劃署就委員提問的書面回覆。

5. 主席歡迎下列人士出席是次會議：

伍育行女士	民政事務局助理秘書長
陳欽勉先生	保良局行政總監
余陳慧萍女士	保良局社會服務總幹事(家庭、幼兒及兒青)
陳嘉怡女士	保良局企業傳訊及公關部主管
梁宇翔先生	保良局產業及工程部主管
何劍琴女士	屯門及元朗西規劃處高級城市規劃師/元朗西 1

6. 委員就議題發表的意見及查詢摘錄如下：

(1) 委員對青年宿舍計劃表示支持，認為此計劃能紓緩青年的住屋需要，增加社會對青年的幫助，希望計劃能盡快落實，表示如有需要委員可提供協助及作出配合，並查詢青年宿舍計劃的時間表；

(2) 委員關注青年宿舍的設計及設施的安排；在設計方面，委員建議增加樓宇的層數及擴大單位面積，並表示樓宇的外形設計未能善用空間；在設施方面，委員建議增加康樂設施及公用廚房的面積，並為青年提供適當比例的設備；另有委員表示住戶對停車場的需求不大，建議用作興建康樂設施；

- (3) 委員普遍支持計劃內的宿舍租金、入息及資產上限等安排，建議政府適時按物價指數調整有關金額，並在租金釐定方面以居住者的負擔能力作考慮指標；
- (4) 有委員查詢申請資格的審查方式及相關限制，如詢問有公屋戶籍的青年的申請程序及宿舍家庭成員增加的安排等，促請政府作多方面考慮；
- (5) 在交通方面，有委員表示青年宿舍的位置偏遠，建議加強青年宿舍與市區的交通連接，同時希望日後政府能在市區興建更多青年宿舍；另有委員表示相關部門應與運輸署研究加強該區的運輸系統，並評估上述計劃對附近民居的影響；
- (6) 有委員建議政府放寬宿舍附近十八鄉土地的用途限制，表示青年宿舍附近的土地不能興建丁屋，希望政府同步發展周邊土地以善用土地資源，並就有關決定諮詢鄉事委員會；
- (7) 有委員認為局方只在租戶入住時進行入息及資產審查，令青年宿舍的住戶欠缺流動性，促請政府計劃更完善的制度，以達致加強流動性的目標；及
- (8) 委員表示局方需就上述計劃向城市規劃委員會申請放寬土地用途限制，有委員查詢規劃署處理相關申請的情況及彈性處理的例子。

7. 民政事務局代表伍育行女士的綜合回應如下：

- (1) 青年宿舍計劃的運作細節仍需進一步研究，局方會就委員的具體意見與相關部門再作詳細考慮；
- (2) 在申請資格的審查方面，局方會參考其他資助房屋計劃的做法，例如要求申請人就資產狀況宣誓；局方會進一步研究租約上的相關條文，以防止申請人虛報資產；
- (3) 在資產審查方面，局方會定期檢討及調整計劃的入息限制及資產限額，根據2014年的統計數據，局方已調整計劃的申請人入息上限，由1.5萬元增至1.7萬元，而租戶只須在入住時接受入息及資產審查，續租時毋須再接受審查；
- (4) 在服務對象方面，局方歡迎18至30歲的夫婦申請青年宿舍的雙人單位，如夫婦在居住期間生育子女，需向宿舍營辦機構申報，機構會安排有關家庭在合理時間內搬離宿舍；
- (5) 如有公屋戶籍人士欲申請青年宿舍，申請人可參考青少年到國外讀書的做法，向房屋署申請「暫時遷離」；申請人可在日後申請遷回公屋內居住；及
- (6) 局方希望藉此計劃鼓勵青年儲蓄，同時滿足部份在職青年對在一段時間內擁有自己居住空間的渴望。

8. 保良局代表陳欽勉先生的綜合回應如下：

- (1) 感謝委員對上述項目的支持及建議，表示保良局現正就計劃的整體規劃與政府當局及有關技術部門磋商，並會對委員的建議與相關部門再作商討；
- (2) 保良局希望計劃能盡快完成；期望在政府有關部門的支持下可在本年底向城市規劃委員會遞交規劃申請，並希望在明年初將計劃的工程顧問費用提交立法會財務委員會審議；
- (3) 就交通方面，保良局在與運輸署稍後的商討時會跟進公共交通安排；包括向運輸署提出研究接駁巴士服務；及
- (4) 停車場設置的目的是方便職員及其他團體為住戶提供服務及協助；就委員提出若車位空置會否用作其他用途的查詢，表示政府政策上不容許宿舍內提供牟利的服務設施，但保良局會在此前題下考慮相關的意見。

9. 保良局代表梁宇翔先生的綜合回應如下：

- (1) 在設施方面，宿舍內設有公用廚房，地庫內會設置單車停泊位，戶外亦有綠化空間，希望盡量為用戶提供多元化的設施；及
- (2) 在設計方面，由於青年宿舍的房間面積有限，間格上會使用開放式設計以善用空間；在樓宇設計方面，現時的設計是考慮到地下溶洞的位置、通風、噪音及光線等因素而定。

10. 保良局代表余陳慧萍女士的綜合回應如下：

- (1) 保良局期望以此青年宿舍作為推展青少年服務的旗艦單位，並提供生涯規劃、職業導向及財務管理等服務，增強宿舍及區內青年的個人競爭力；
- (2) 保良局青少年服務現時與多個社區組織、專業團隊及商會等合作，為青年舉辦不同類型的活動，如形象設計、溝通技巧、壓力管理等課程；除此亦計劃於青年宿舍組織義工服務及體育活動，幫助青年個人成長及培養積極的人生態度；及
- (3) 同時，保良局亦將推出青年創業基金，配合政府推出的青年發展基金，協助青年人創業。

11. 經討論後，郭強議員，MH提出以下動議，徐君紹議員和議：

「本會支持保良局青年宿舍計劃，並促請政府各部門全面配合，加快此利民計劃得以早日落成。」

12. 委員以舉手及記名方式就上述動議進行表決。沈豪傑議員、陳思靜議員、張木林議員、程振明議員、周永勤議員、徐君紹議員、鄺俊宇議員、郭慶平議員、郭強議員，MH、黎偉雄議員、李月民議員，MH、梁福元議員、呂堅議員、陸頌雄議員、麥業成議員、文炳南議員，MH、蕭浪鳴議員、戴耀華議員，MH，JP、鄧慶業議員，BBS、

鄧家良議員、鄧勵東議員、黃偉賢議員、袁敏兒議員、方文利先生、郭時興先生、鄧作霖先生、鄧觀送先生、鄧鈺琳先生、黃永生先生、楊金焜先生及楊家榮先生贊成上述動議；沒有人反對上述動議；及沒有人對上述動議表示棄權。

13. 主席宣布，有31票贊成、0票反對及0票棄權，以絕對多數票通過上述動議。

14. 主席總結，表示上述計劃有助暫時紓緩青年的住屋問題，委員對計劃表示支持。主席促請有關部門向城市規劃委員會申請放寬土地用途限制，並盡快推行此計劃。如有需要，有關當局可要求區議會作出支援。

(會後補註:主席已於本年七月十六日致函民政事務局、規劃署及地政總署轉達上述動議，秘書處已於本年八月四日把民政事務局及元朗地政處的書面回覆轉交議員參閱。)

議程第三項：

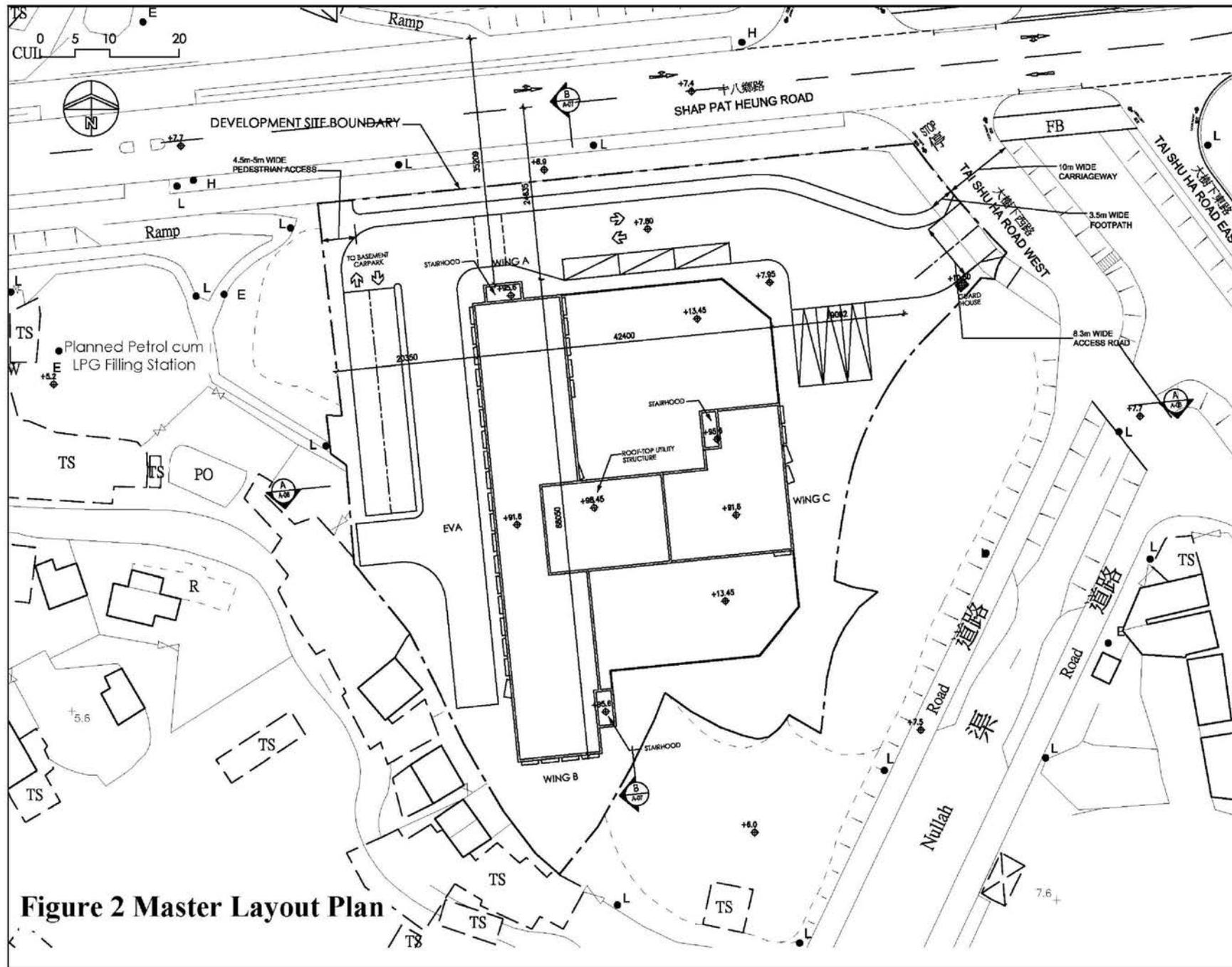
洪水橋新發展區規劃及工程研究第三階段社區參與 (城委會文件 2015/第9號)

15. 主席歡迎下列人士出席是次會議：

方學誠先生	新界西拓展處總工程師/新界西 3
陳卓榮先生	新界西拓展處高級工程師/5
靳嘉燕女士	規劃署總城市規劃師/規劃研究
張嘉琪女士	規劃署城市規劃師/規劃研究 8
何偉略先生	AECOM 項目經理

16. 委員就議題發表的意見及查詢摘錄如下：

- (1) 委員普遍支持上述計劃，表示上述計劃能增加本地就業機會，方便區內市民原區工作，亦支持新發展區內公私營房屋各佔一半的比例；在就業職位方面，委員要求規劃署提供計算方法及行業分佈等詳情；
- (2) 委員表示現時區內的配套設施不足應付新增的人口，建議規劃署增加區內的商業及社區設施，並在居民遷入前落成相關社區配套；委員建議興建緩跑徑及單車徑，並增加擬建洪水橋西鐵站附近商業及文娛用途的樓面面積及街舖；有委員表示區內的康復設施及宗教設施不足，有委員查詢工業區的詳細安排及醫院與民居的距離；
- (3) 委員關注新發展區的收地、賠償及搬遷安排，表示區內居民對未來發展有很大貢獻，促請政府彈性處理受影響居民入住公屋的申請，建議原區安置居民；委員亦建議政府設立準則，對受影響的原居民、非原居民、露天倉經營者及物流業界作出合理的賠償；
- (4) 在區內交通方面，有委員查詢環保運輸走廊的設計及道路安排，反對在路面上建設電車路軌，避免阻礙路面交通，促請規劃署研究更完善的設計；部分委員反對取消天影路，擔心會令天水圍的交通問題更嚴重；



NOTES:
NO NET SCALE DRAWING

REVISION		
NO.	DATE	DESCRIPTION

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STUDIO | RAYMOND CHAU | ARCHITECTURE | LIMITED

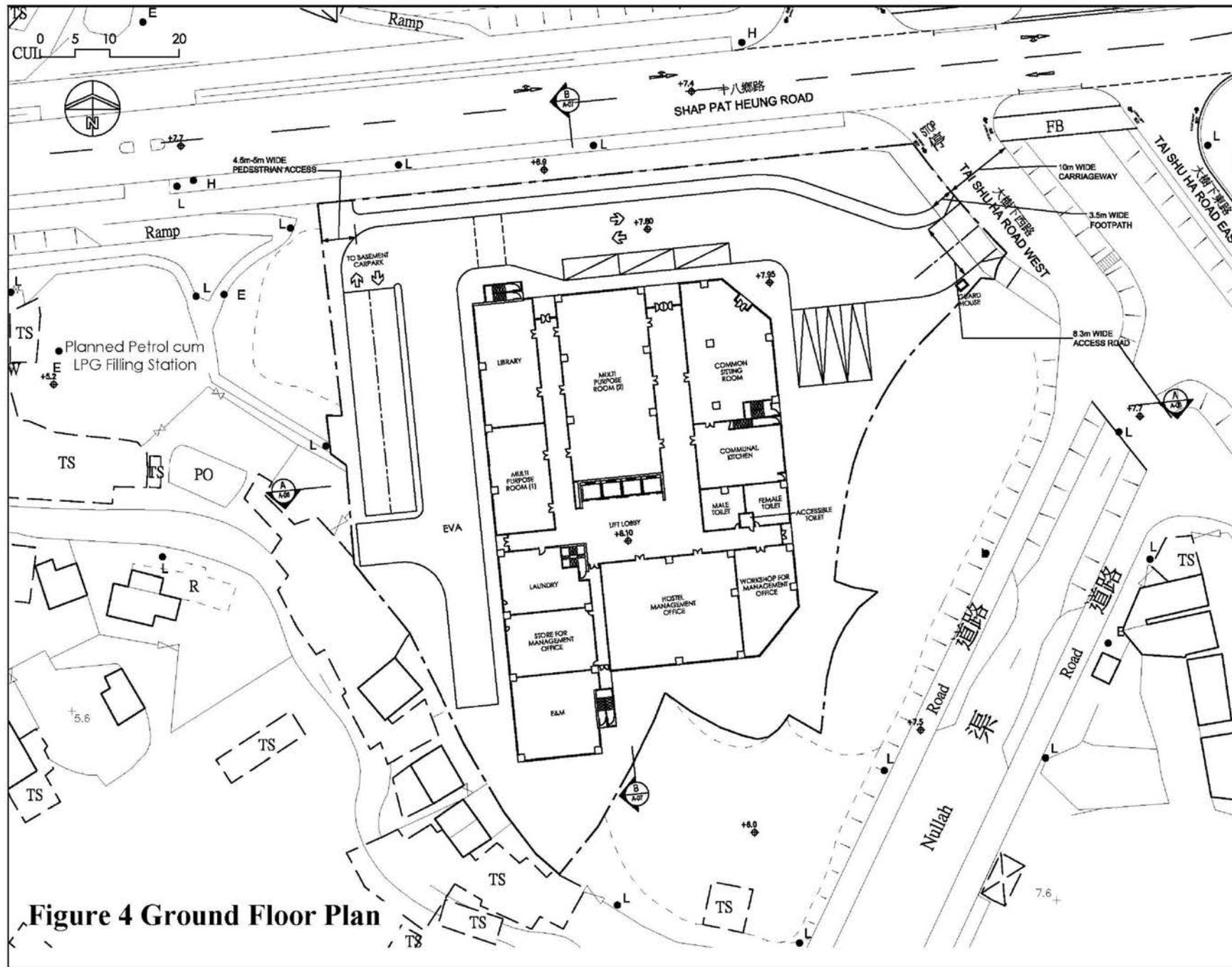
PROJECT NAME
PROPOSED REZONING FROM 'G/C(1)' & 'Y' ZONES TO 'G/C(S)' ZONE AT VARIOUS LOTS IN D.D. 120 & ADJOINING GOVERNMENT LANDS, MA TIN POK, YUEN LONG, NEW TERRITORIES

DRAWING TITLE
MASTER LAYOUT PLAN

DRAWN BY FK	CHECKED BY RC
SCALE +800-	DATE 06.05.2015
JOB NO. 1435	DRAWING NO. A-001

Figure 2 Master Layout Plan

參考編號 REFERENCE No. M/YLW/15/131	繪圖 DRAWING 1
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NOTES:
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STUDIO | RAYMOND CHAU |
 ARCHITECTURE | LIMITED
 PROJECT NAME
 PROPOSED REZONING FROM "G/C(1)" & "Y"
 ZONES TO "G/C(S)" ZONE AT VARIOUS LOTS
 IN D.D. 120 & ADJOINING GOVERNMENT LANDS,
 MA TIN POK, YUEN LONG, NEW TERRITORIES

DRAWING TITLE
GROUND FLOOR PLAN

DRAWN BY FK	CHECKED BY RC
SCALE +8.00-	DATE 06.05.2015
JOB NO. 1435	DRAWING NO. A-004

Figure 4 Ground Floor Plan

參考編號 REFERENCE No. M/YLW/15/131	繪圖 DRAWING 2
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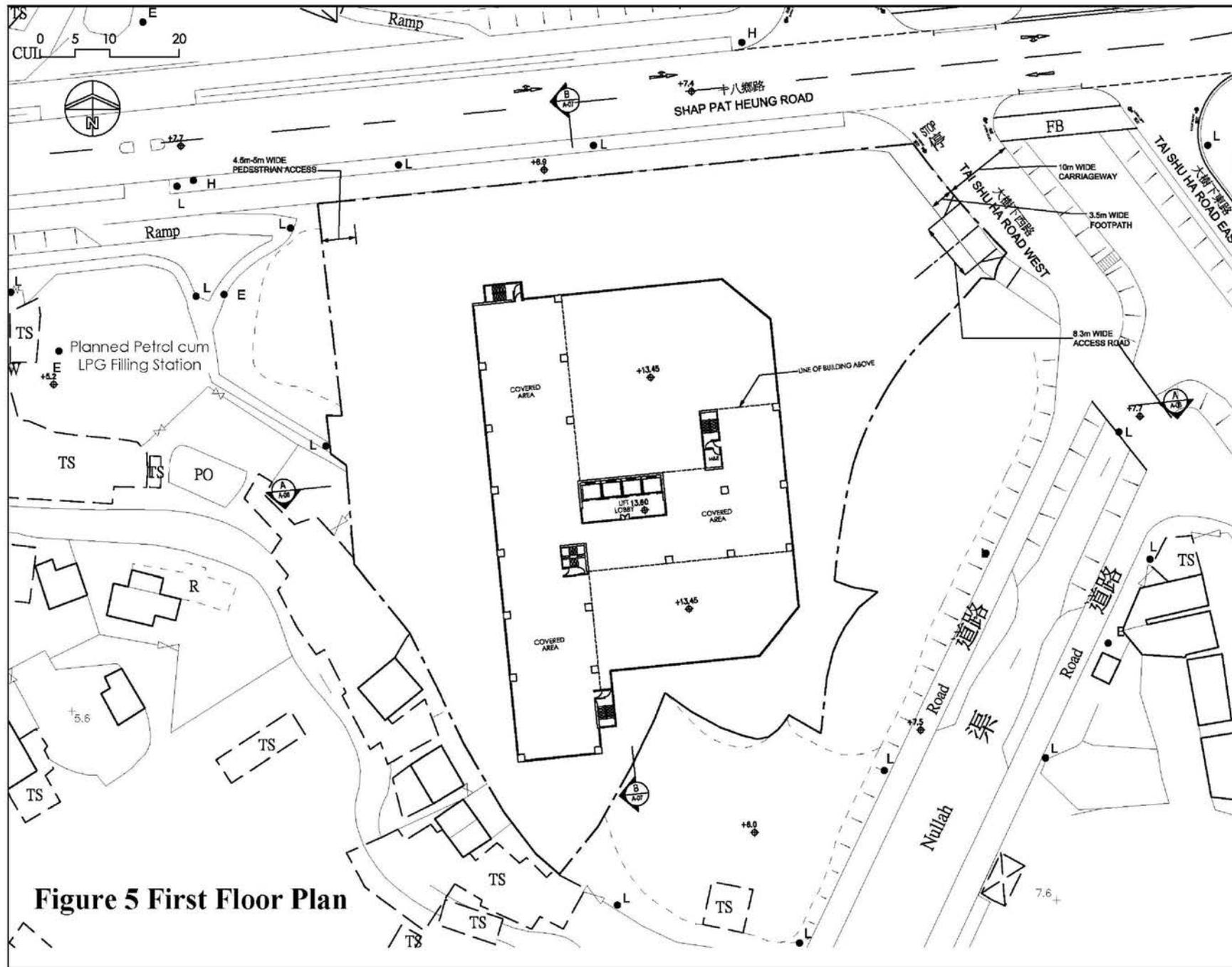


Figure 5 First Floor Plan

NOTES :
NO NET SCALE DRAWING

REVISION		
NO.	DATE	DESCRIPTION

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STUDIO | REA
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 E-mail: mail@studiorca.com

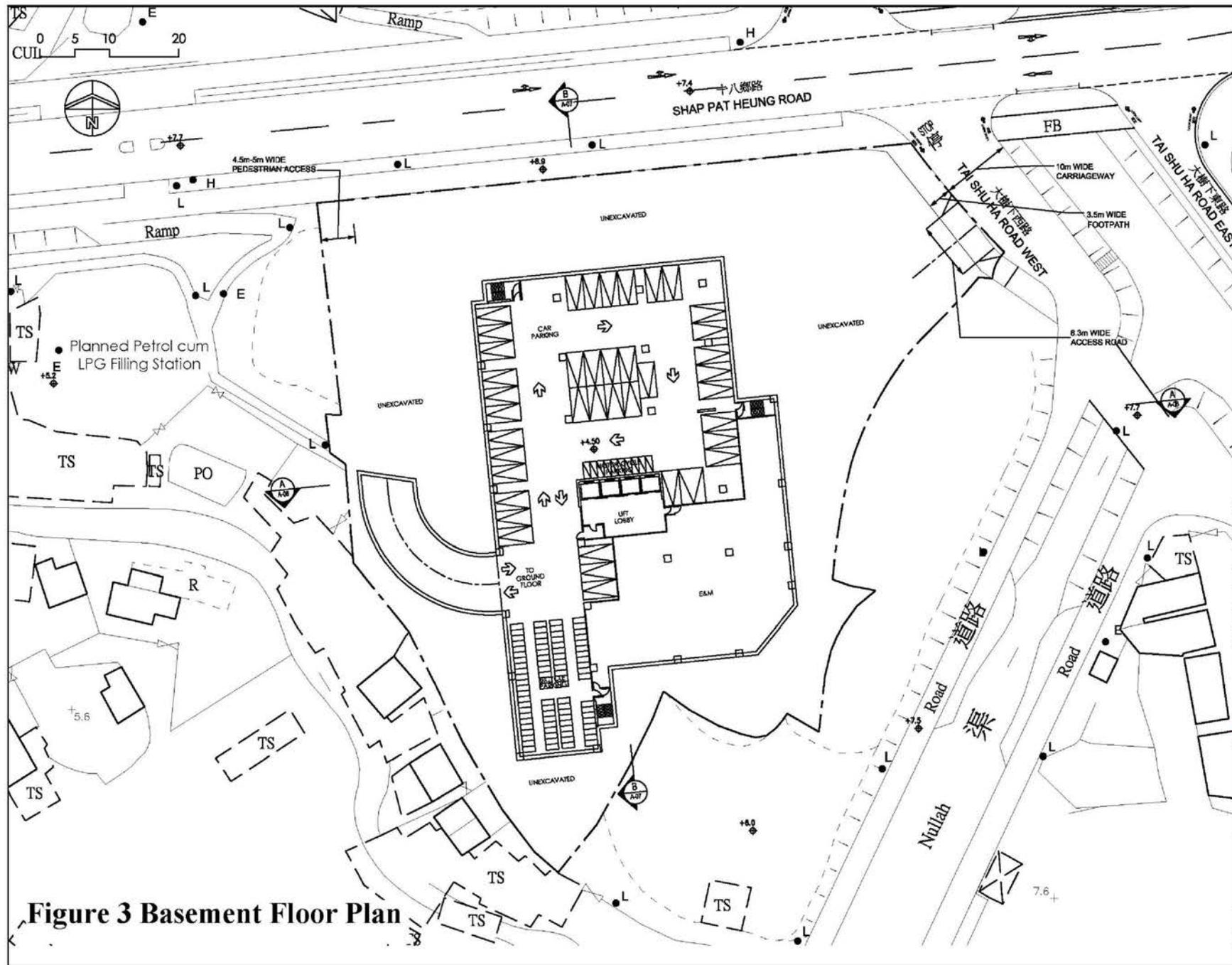
STUDIO | RAYMOND CHAU |
 ARCHITECTURE | LIMITED

PROJECT NAME
 PROPOSED REZONING FROM "G/C(1)" & "Y"
 ZONES TO "G/C(S)" ZONE AT VARIOUS LOTS
 IN D.D. 120 & ADJOINING GOVERNMENT LANDS,
 MA TIN POK, YUEN LONG, NEW TERRITORIES

DRAWING TITLE
 1/F FLOOR PLAN

DESIGN BY FK	CHECKED BY RC
SCALE +0.00-	DATE 06.05.2015
JOB NO. 1435	DRAWING NO. A-003

參考編號 REFERENCE No. M/YLW/15/131	繪圖 DRAWING 3
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NOTES:
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STUDIO | REA
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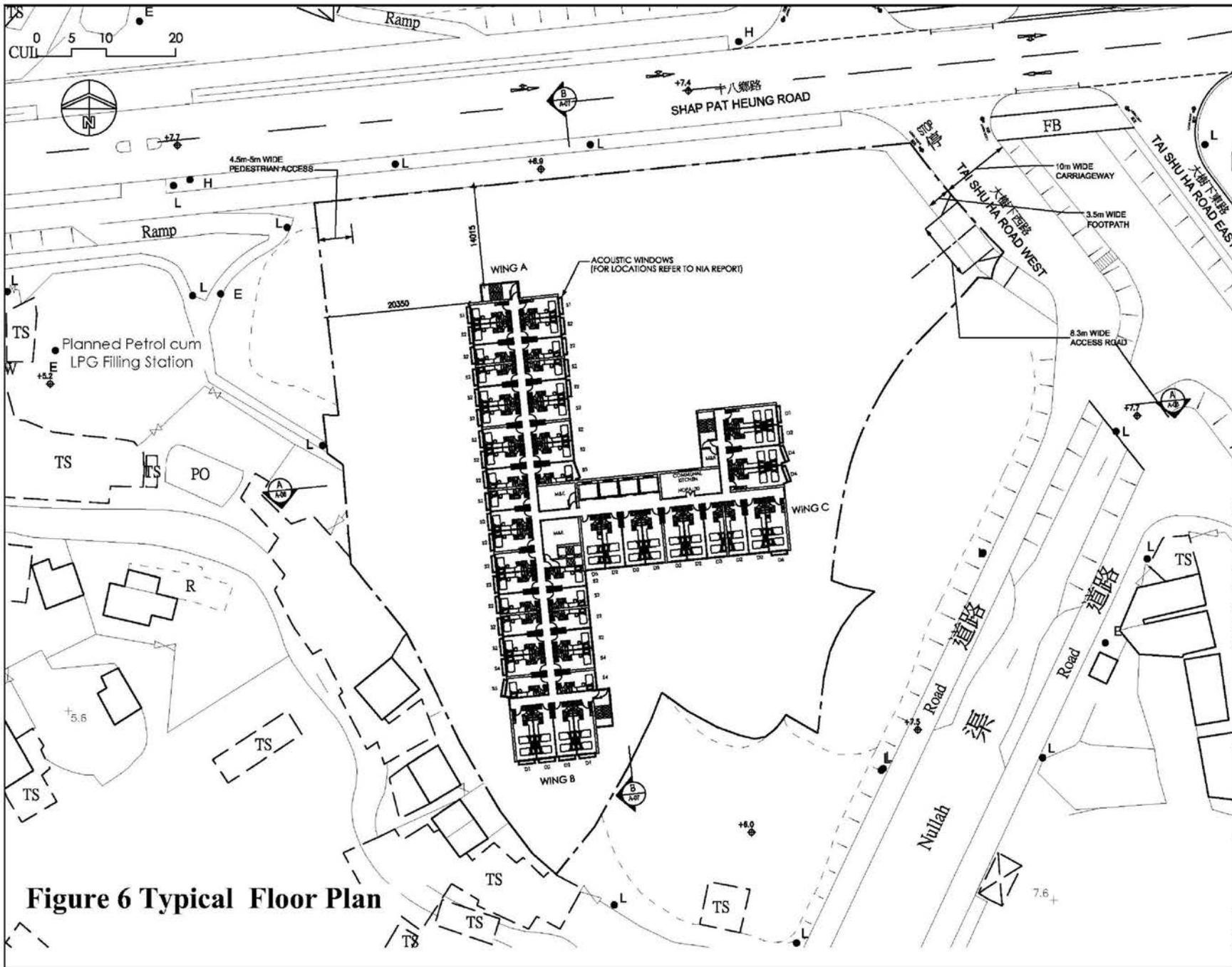
ARCHITECTURE | RAYMOND CHAU | ARCHITECTURE | LIMITED

PROJECT NAME
 PROPOSED REZONING FROM "G/C(1)" & "Y" ZONES TO "G/C(S)" ZONE AT VARIOUS LOTS IN D.D. 120 & ADJOINING GOVERNMENT LANDS, MA TIN POK, YUEN LONG, NEW TERRITORIES

DRAWING TITLE
BASEMENT FLOOR PLAN

DRAWN BY FK	CHECKED BY RC
SCALE 1:500	DATE 06.05.2015
JOB NO. 1435	DRAWING NO. A-005

Figure 3 Basement Floor Plan



NOTES:
NO NET SCALE DRAWING

REVISION		
NO.	DATE	DESCRIPTION

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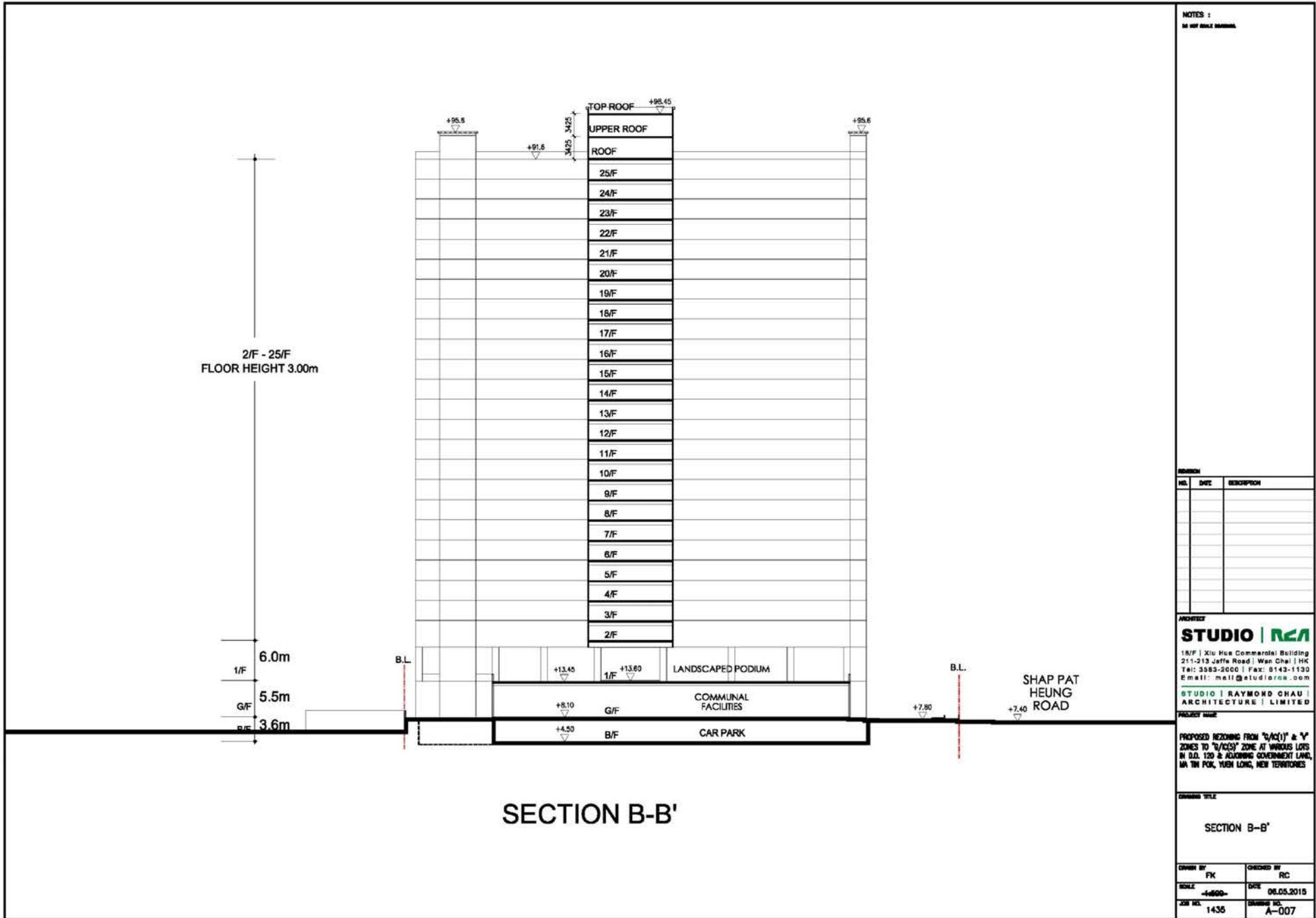
ARCHITECT
STUDIO | RAYMOND CHAU | ARCHITECTURE | LIMITED

PROPOSED REZONING FROM "G/C(1)" & "Y" ZONES TO "G/C(S)" ZONE AT VARIOUS LOTS IN D.D. 120 & ADJOINING GOVERNMENT LANDS, MA TIN POK, YUEN LONG, NEW TERRITORIES

DRAWING TITLE
 TYPICAL FLOOR PLAN

DRAWN BY FK	CHECKED BY RC
SCALE 1:400	DATE 06.05.2015
JOB NO. 1435	DRAWING NO. A-002

Figure 6 Typical Floor Plan



NOTES :
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NO.	DATE	DESCRIPTION

ARCHITECT
STUDIO | R&A
18/F | Xiu Hua Commercial Building
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Tel: 3083-2000 | Fax: 8143-1100
Email: mail@studiora.com

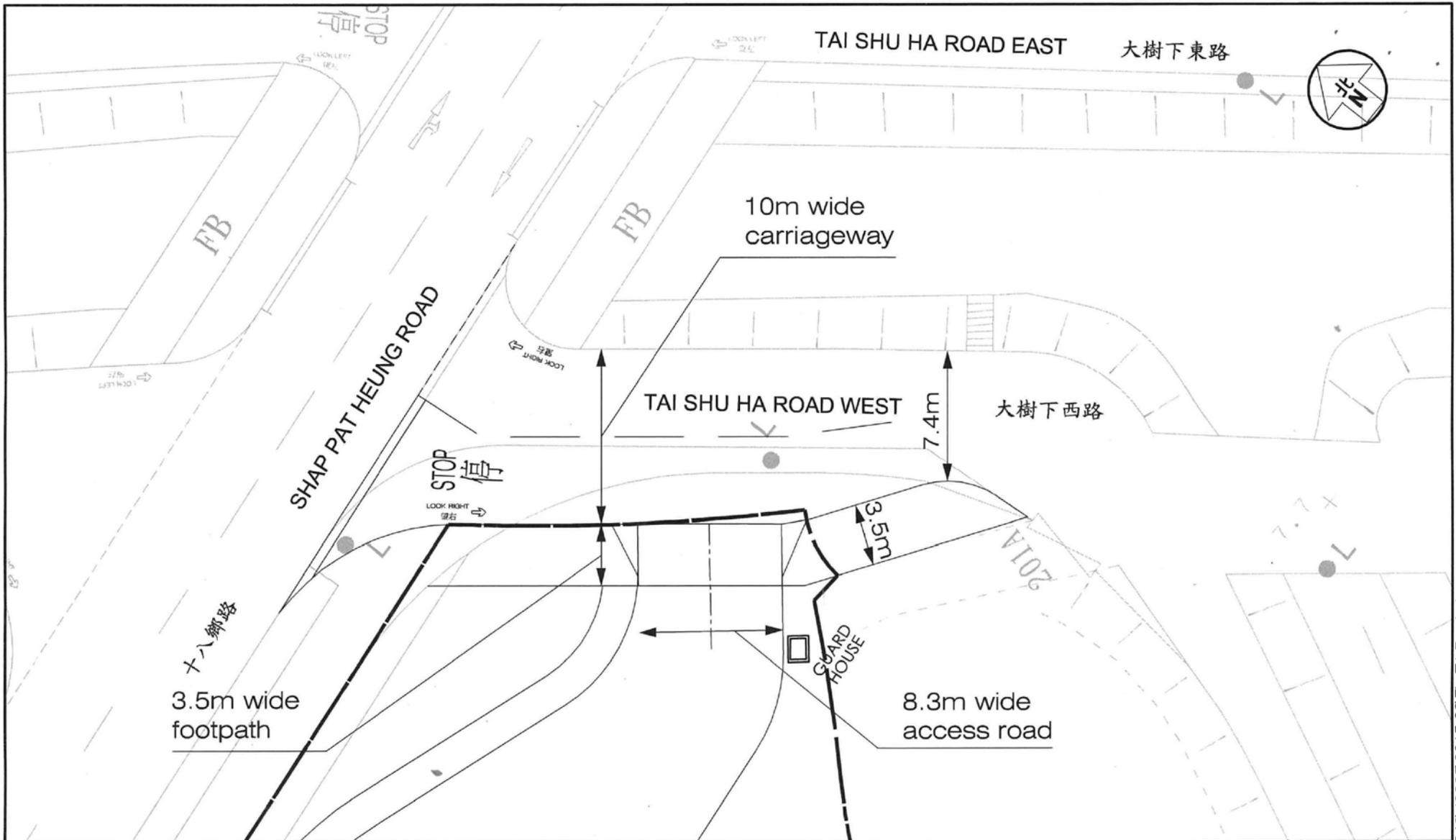
STUDIO | RAYMOND CHAU | ARCHITECTURE | LIMITED

PROJECT NAME
PROPOSED REZONING FROM "O/A(1)" & "Y" ZONES TO "O/A(2)" ZONE AT VARIOUS LOTS IN D.D. 120 & ADJOINING GOVERNMENT LAND, MA TIN FOK, YUEN LONG, NEW TERRITORIES

DRAWING TITLE
SECTION B-B'

DESIGN BY FK	CHECKED BY RC
SCALE 1:400	DATE 06.05.2015
DWG NO. 1435	ISSUE NO. A-007

參考編號 REFERENCE No. M/YLW/15/131	繪圖 DRAWING 6b
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Project Title	PROPOSED REZONING FROM "G/IC(1)" AND "V" ZONES TO "G/IC(5)" ZONE AT VARIOUS LOTS IN D.D. 120 AND ADJOINING GOVERNMENT LAND, MA TIN POK, YUEN LONG, NEW TERRITORIES	J6325	Figure 10 Revision A CKM Asia Limited Traffic and Transportation Planning Consultants
Figure Title	PROPOSED IMPROVEMENT FOR TAI SHU HA ROAD WEST	Designed by L K H Drawn by L C S Scale in A4 1:300	Checked by Date 15 SEP 2015 21st Floor, Methodist House, 36 Hennessy Road, Wan Chai, Hong Kong Tel : (852) 2520 5990 Fax : (852) 2528 6343 Email : mail@ckmasia.com.hk

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參考編號 REFERENCE No. M/YLW/15/131	繪圖 DRAWING 7
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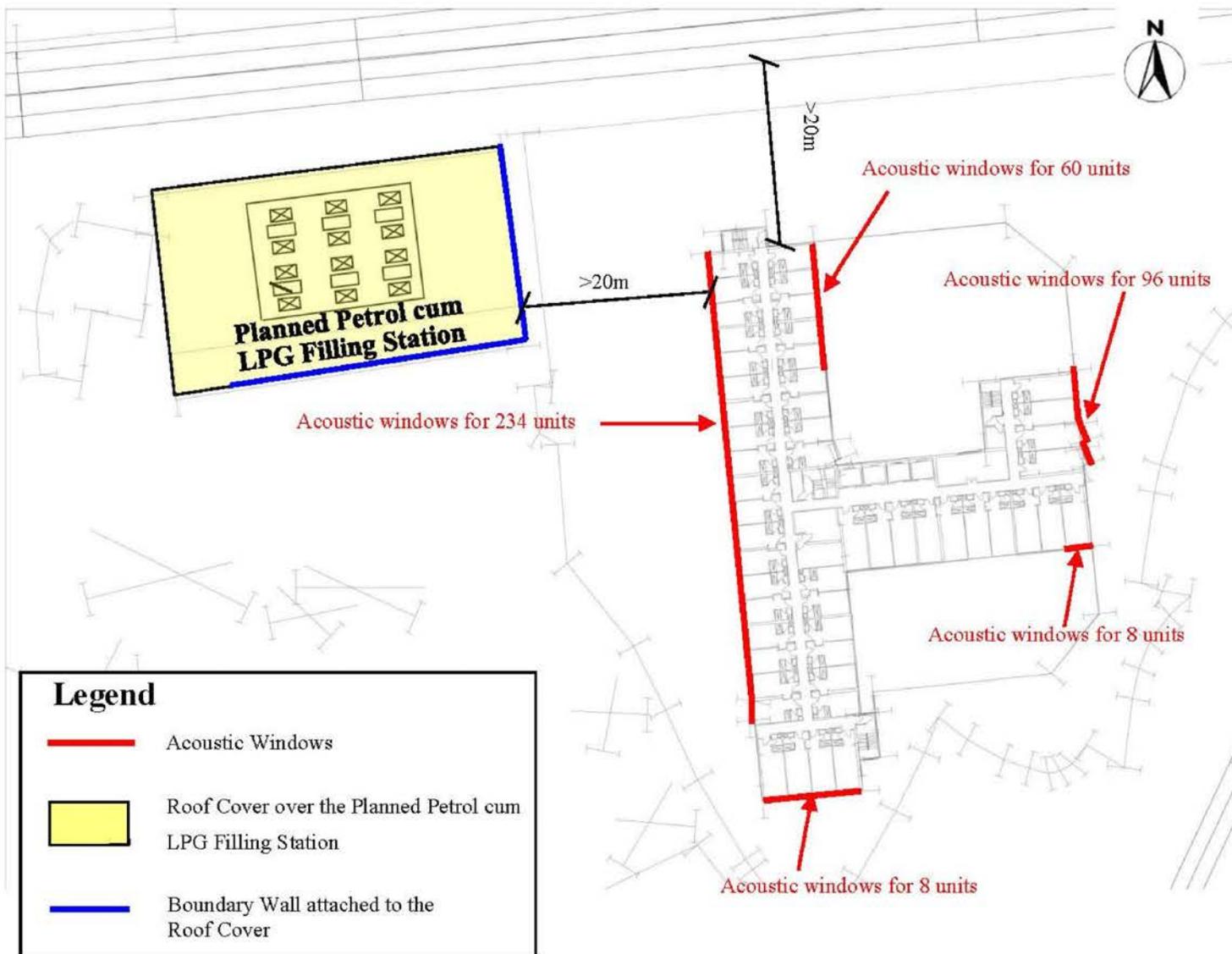


Figure 11 Proposed Traffic Noise and Fixed Plant Noise Mitigation Measures

參考編號 REFERENCE No. M/YLW/15/131	繪圖 DRAWING 8
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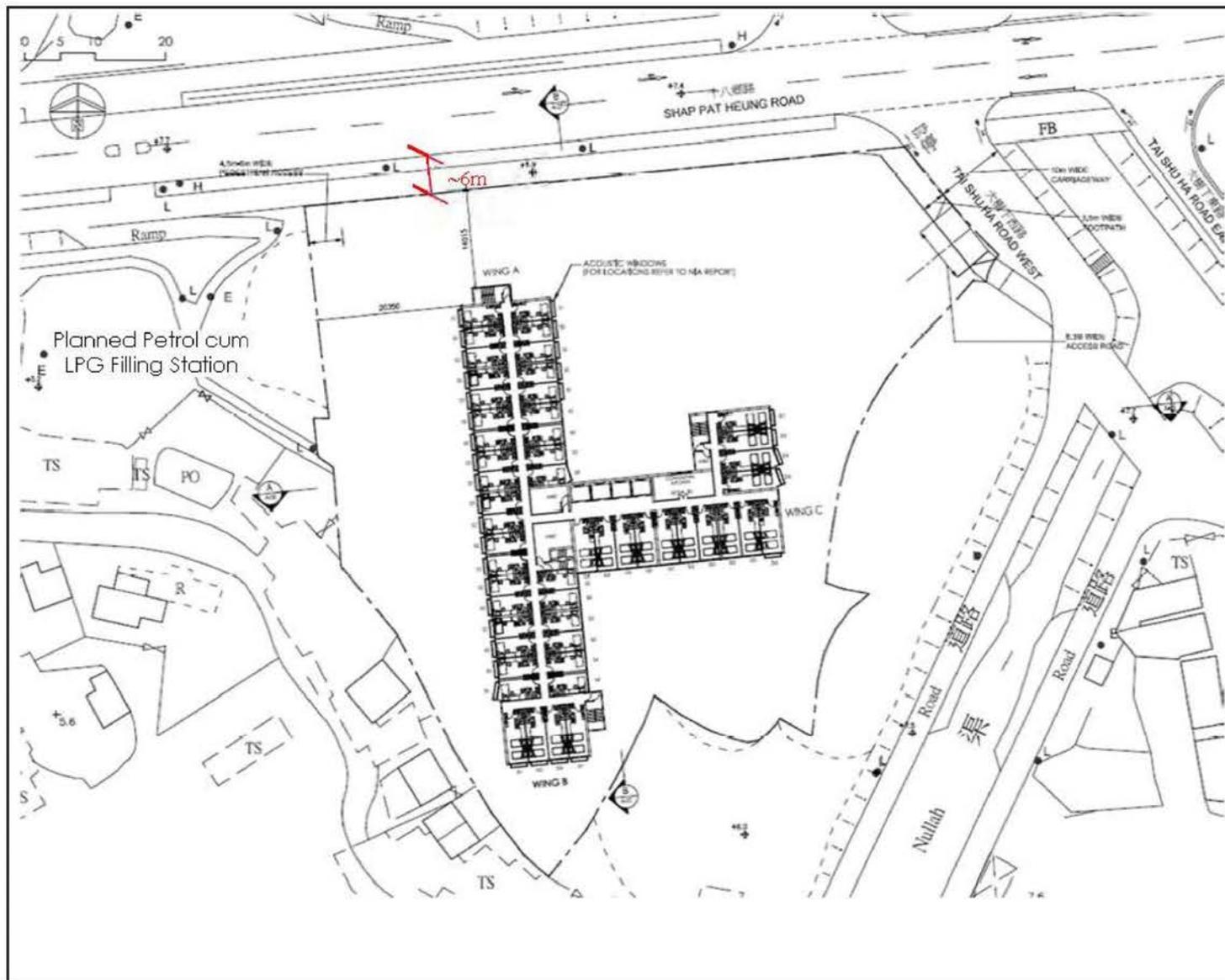
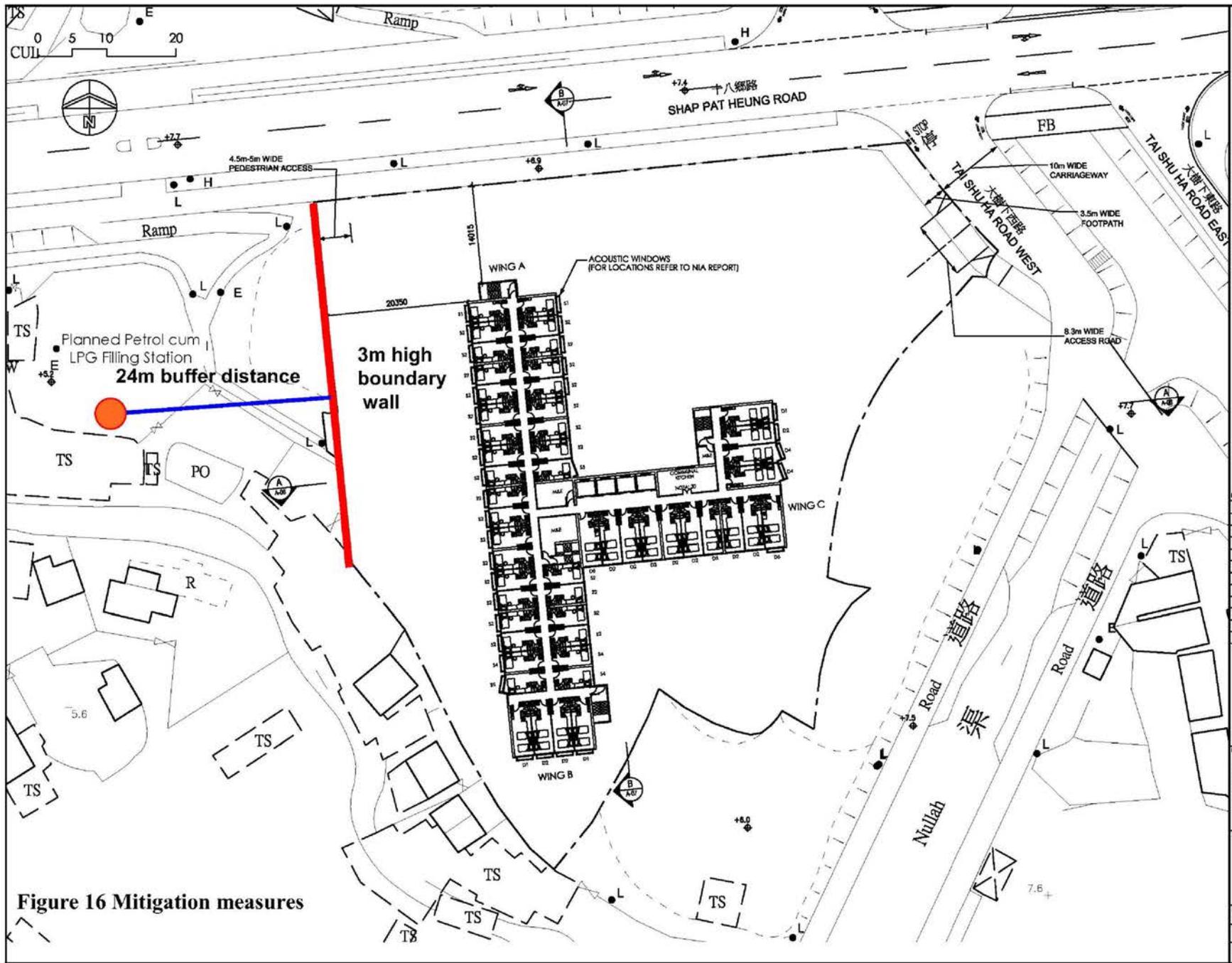


Figure 12 Distance between the Site and Road Kerb of Shap Pat Heung Road

參考編號 REFERENCE No. M/YLW/15/131	繪圖 DRAWING 9
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參考編號 REFERENCE No.	繪圖 DRAWING
M/YLW/15/131	10

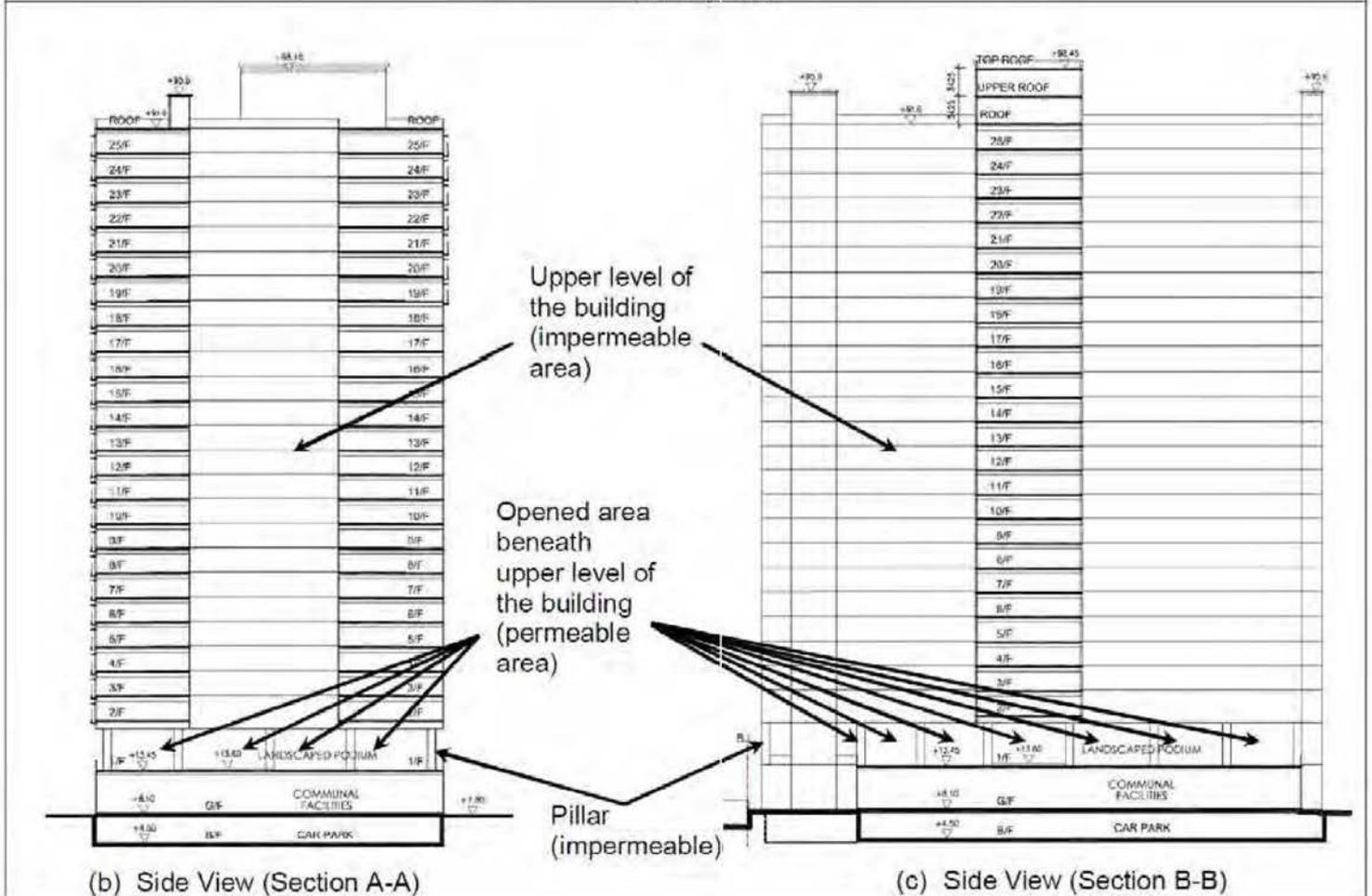
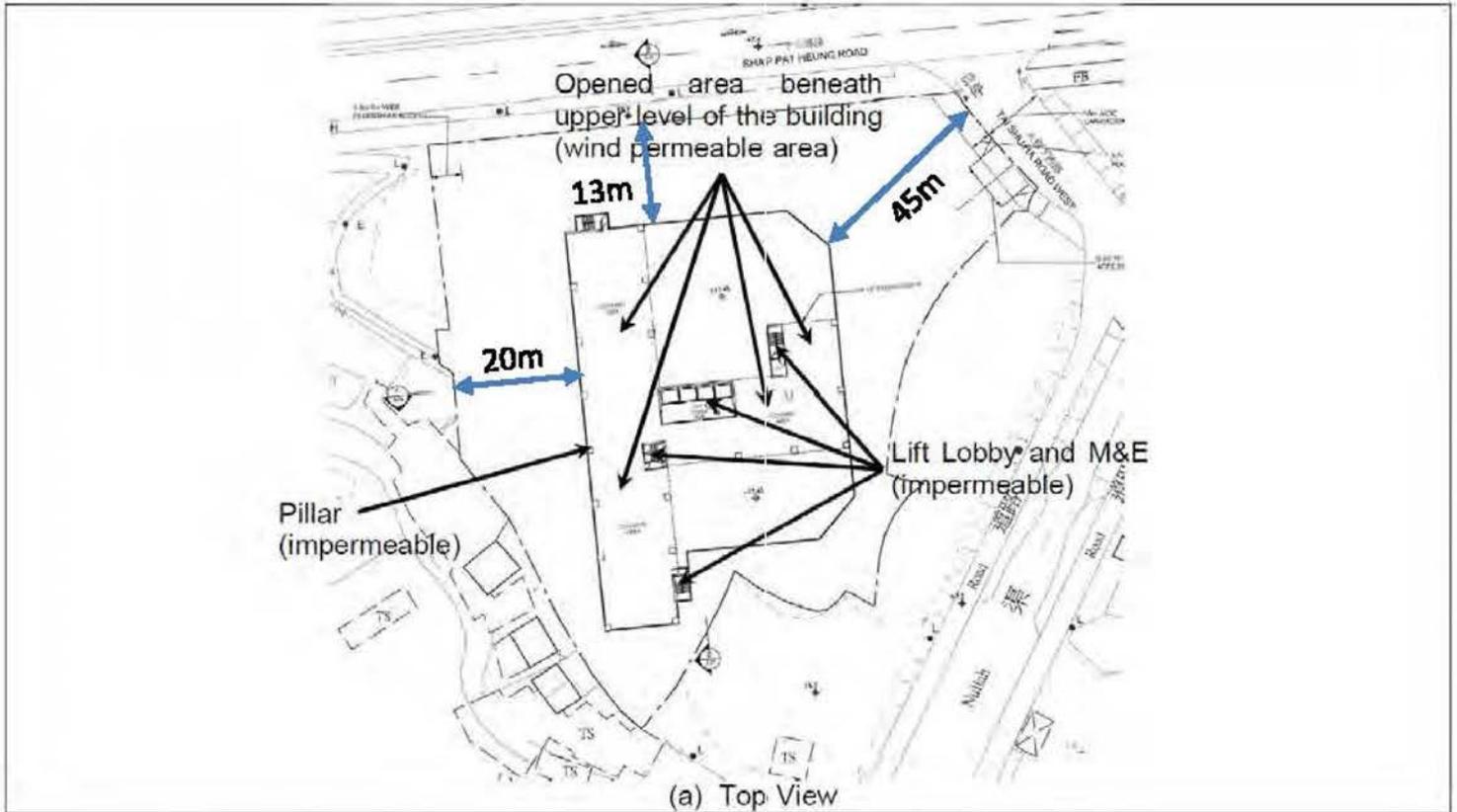
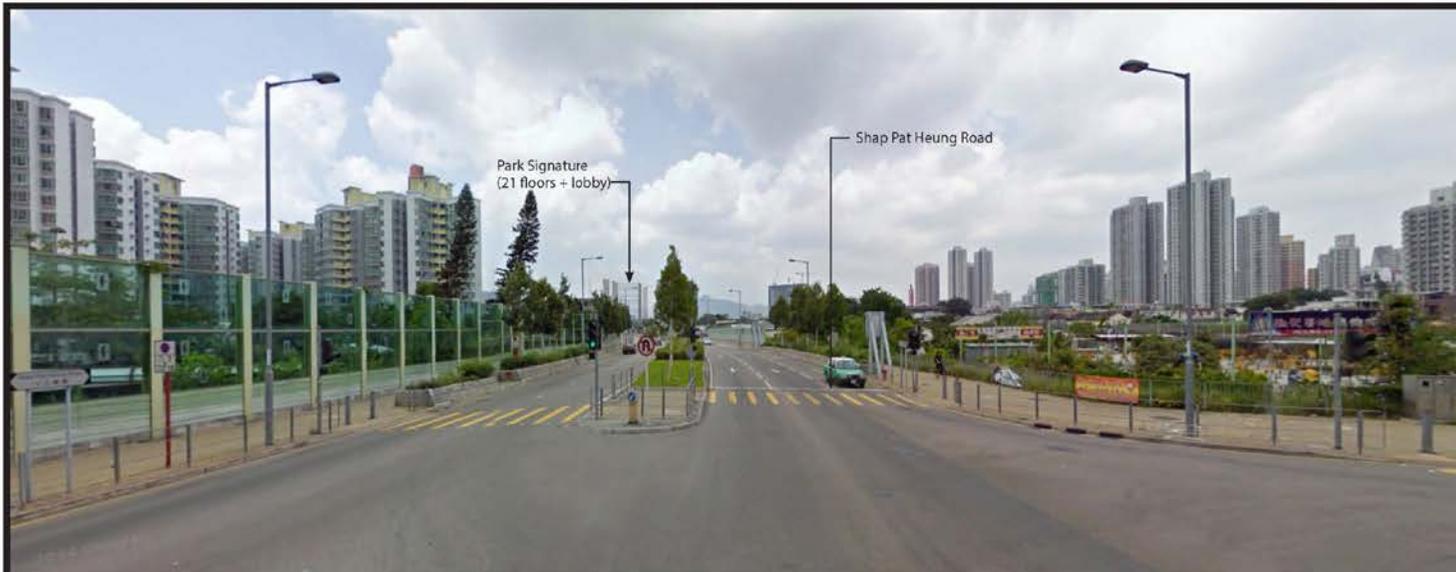
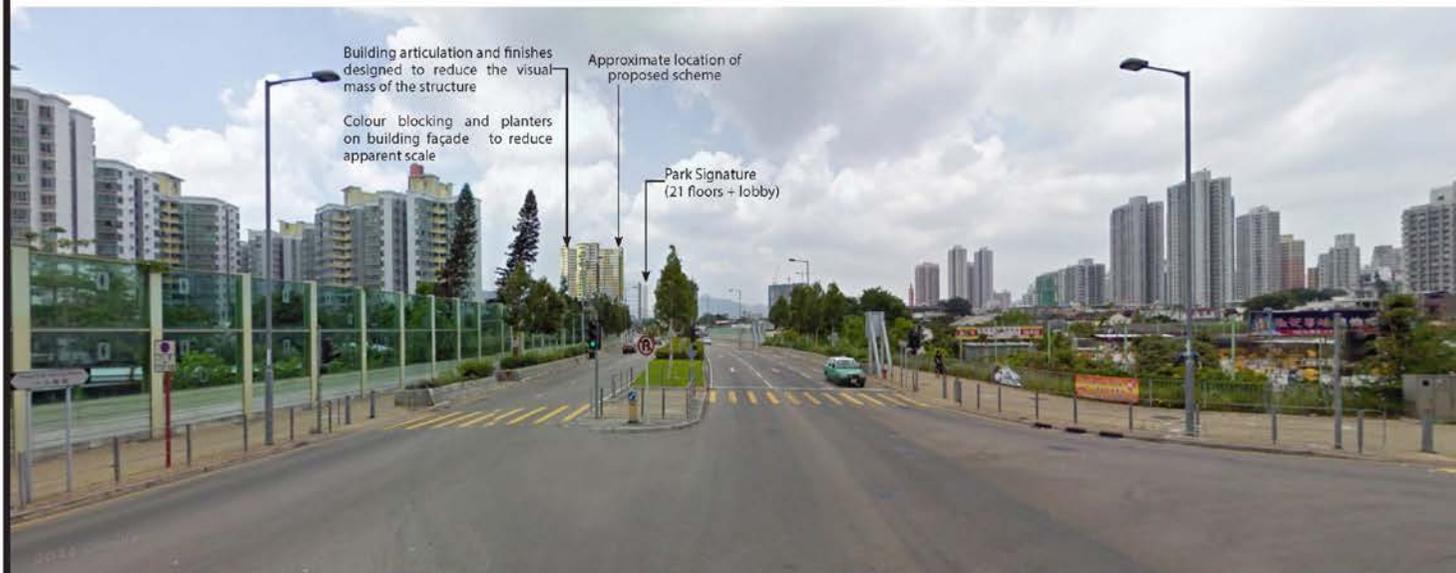


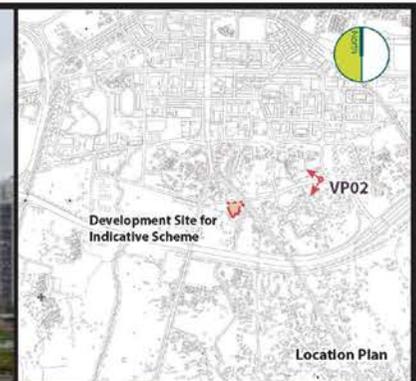
Figure 17 Indicative Layout of the Void Podium Deck of the Proposed Youth Hostel



Vantage Point 02 – View looking south west along Shap Pat Heung Road (VSR 2.2) (Existing Situation)



Vantage Point 02 – View looking south west along Shap Pat Heung Road (VSR 2.2) (Year 1)



Vantage Point 02 (VP02)
 Vantage Point Elevation: +7.2mPD
 Viewing distance: 500m
 Maximum Height of Proposed Development: +91.6mPD

Note: Key road corridors such as Shap Pat Heung Road are similar to the network of nullahs in forming view corridors through the urban area. This part of the road is lined by high-rise development including The Reach, Sereno Verde and The Brand Podium with the combined form of Park Signature and La Grove in the distance.

This view demonstrates despite the introduction of anew built element in the landscape this view corridor is largely maintained. Although the proposals would become more prominent as the vehicle traveller moves west, this is also true of the existing high-rise developments which form its immediate context. The design of the proposed scheme with its staggered H-footprint has sought to create a more interesting visual form and with the articulation of the façade and colour blocking break-up the visual mass of the structure.

FIGURE TITLE Proposed Rezoning from "G/IC(1)" and "V" Zones to "G/IC(5)" Zone at Various Lots in D.D.120 and adjoining Government land, Shap Pat Heung Road, Ma Tin Pok, Yuen Long, New Territories

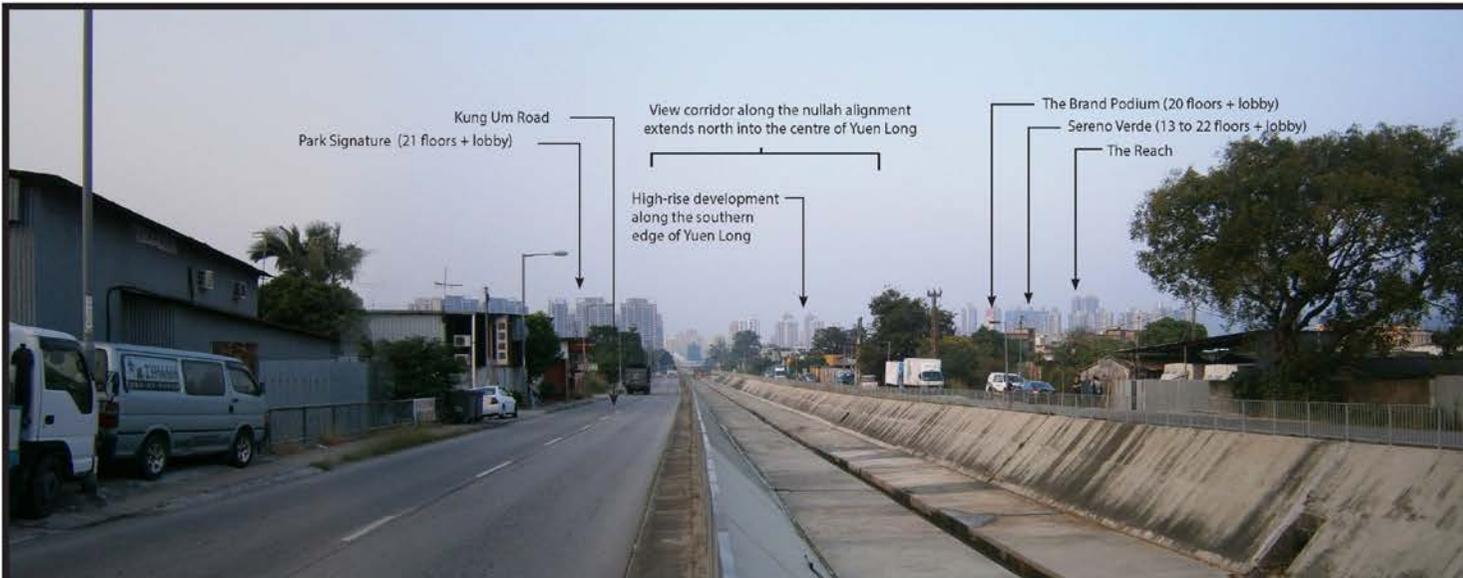
Visual Impact Assessment: Photomontages

SCALE	N.T.S.	DATE	February 2015
CHECKED	CJF	DRAWN	HF
FIGURE NO.	Figure 7.4		REV A

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 Website: www.scenicstudio.com

參考編號 REFERENCE No. M/YLW/15/131	繪圖 DRAWING 12b
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Vantage Point VP03 – View looking north along Kung Um Road (VSR 3.5) (Existing Situation)



Vantage Point 03 (VP03)
 Vantage Point Elevation: +8.9mPD
 Viewing distance: 1230m
 Maximum Height of Proposed Development: +91.6mPD

Note: This vantage point shows the view from the southern end of the view corridor formed by the Shan Pui River nullah (described in VP 01) as it passes through the high-rise development of Yuen Long. In this view the proposed scheme mirrors the scale and form of the high-rise development at La Grove and Park Signature to the west of the visual corridor.

It may be argued that the introduction of a new high-rise element in this view serves to break-up the wall of high-rise development to the north creating a more dynamic urban profile. The adoption of the staggered H configuration and the articulation of the façade both serve to break-up the visual bulk of the development while the use



Vantage Point VP03 - View looking north along Kung Um Road (VSR 3.5) (Year 1)

FIGURE TITLE Proposed Rezoning from "G/IC(1)" and "V" Zones to "G/IC(5)" Zone at Various Lots in D.D.120 and adjoining Government land, Shap Pat Heung Road, Ma Tin Pok, Yuen Long, New Territories

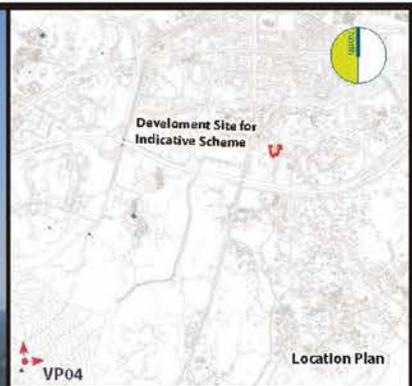
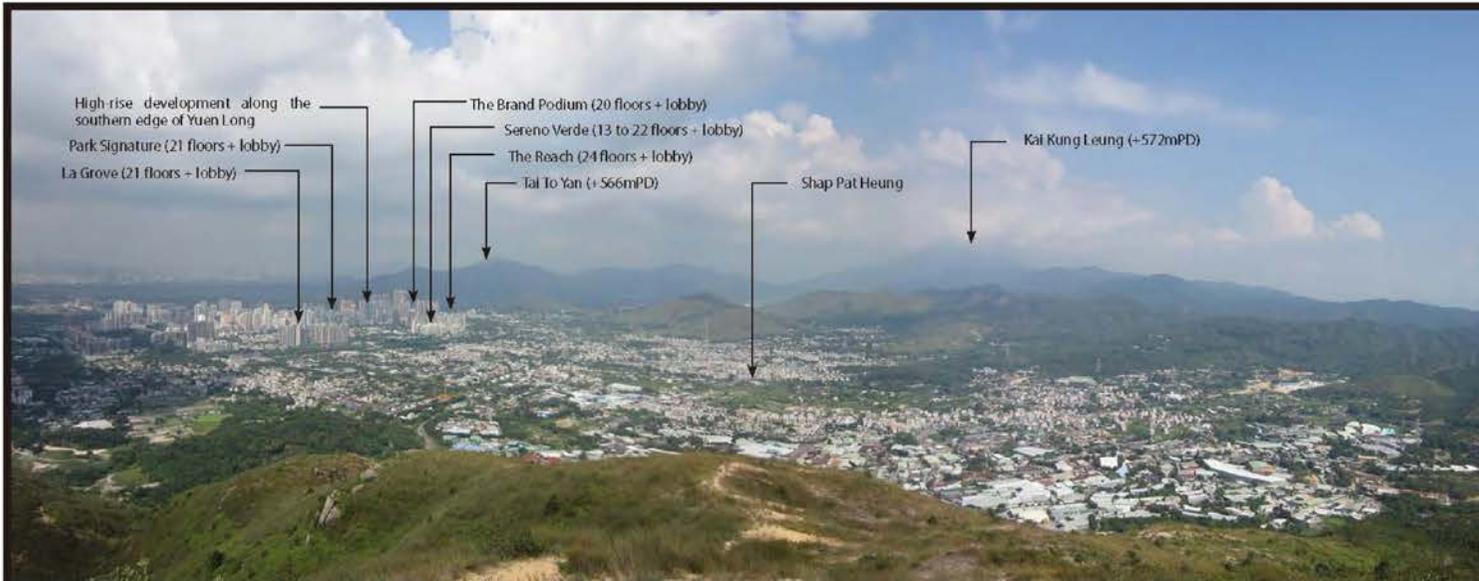
Visual Impact Assessment: Photomontages

SCALE	N.T.S.	DATE	February 2015
CHECKED	C/P	DRAWN	HF
FIGURE NO.	Figure 7.6		REV A

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參考編號 REFERENCE No. M/YLW/15/131	繪圖 DRAWING 12c
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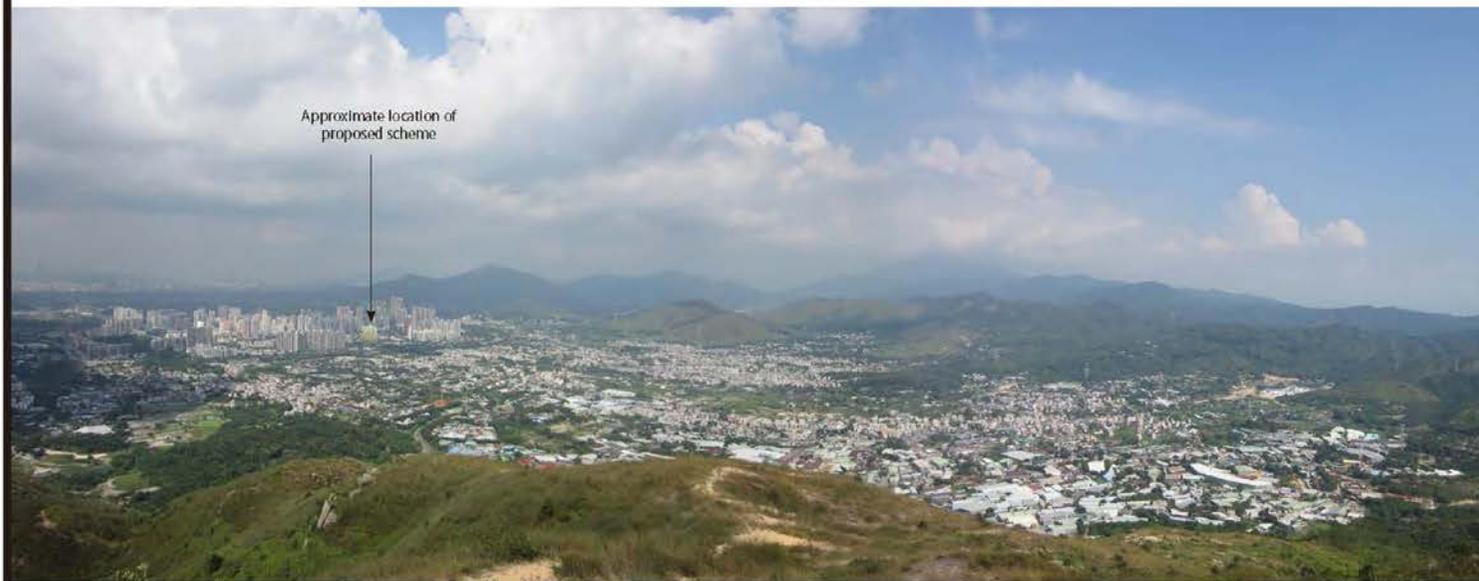


Vantage Point 04 (VP04)
 Vantage Point Elevation: +297mPD
 Viewing distance: 2470m
 Maximum Height of Proposed Development:
 +91.6mPD

Note: Although this vantage point would be available to relatively few viewers it is important in demonstrating the scale of the proposals relative to that of the adjacent high-rise development and it demonstrates that the permeability of the urban edge is maintained.

As in the other views described the form of the building and its aesthetic treatment do much to reduce its apparent visual mass and integrate the proposals with their urban context.

Vantage Point 04 – View looking north east from summit of peak to the east of Hung Shui Hang Reservoir (VSR 4.2) (Existing Situation)

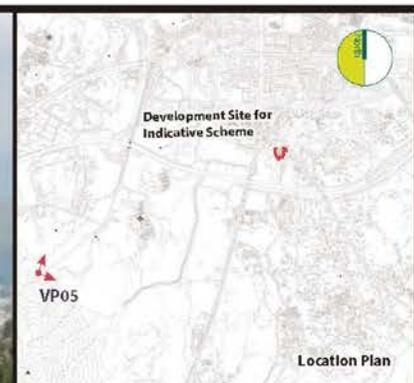
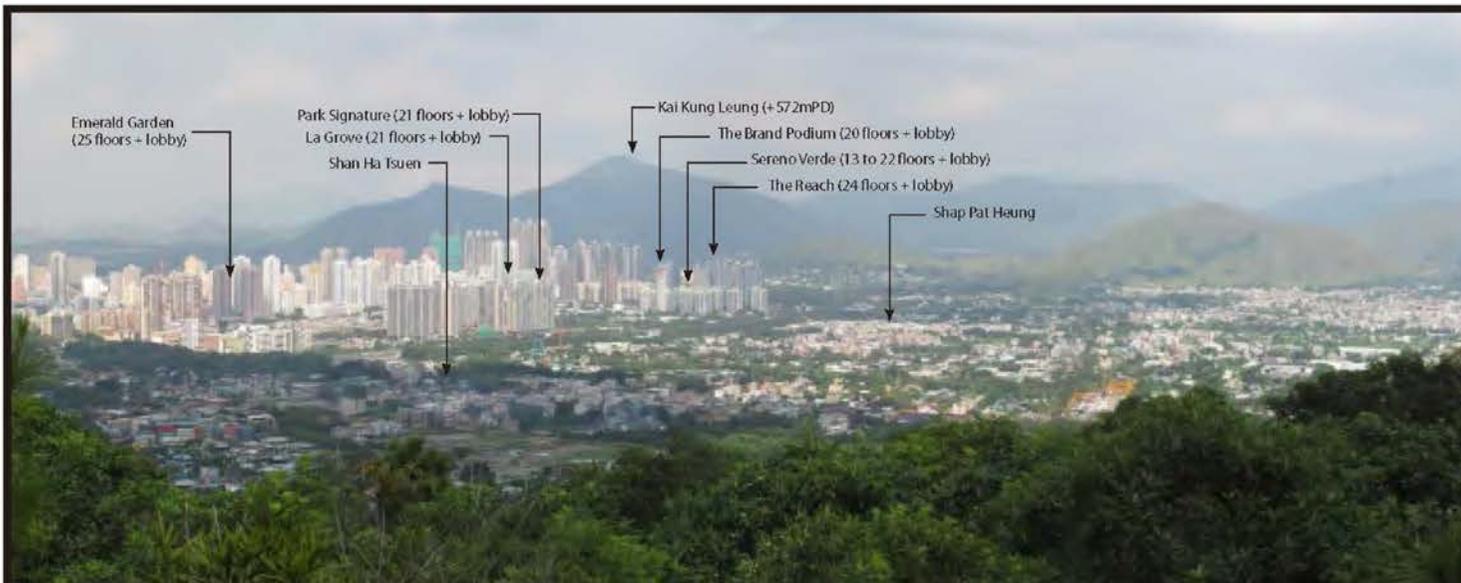


Vantage Point 04 – View looking north east from summit of peak to the east of Hung Shui Hang Reservoir (VSR 4.2) (Year 1)

FIGURE TITLE Proposed Rezoning from "G/IC(1)" and "V" Zones to "G/C(5)" Zone at Various Lots in D.D.120 and adjoining Government land, Shap Pat Heung Road, Ma Tin Pok, Yuen Long, New Territories Visual Impact Assessment: Photomontages	SCALE	N.T.S.	DATE	February 2015
	CHECKED	CJF	DRAWN	RF
	FIGURE NO.	Figure 23		REV A

 Scenic Landscape Studio Limited LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT Room 2004, Castle Peak Road, 399 Queen's Road Central, Sheung Wan, Hong Kong Telephone: 3449 2422 Fax: 3449 2422 Email: scenic@scenicstudio.com	
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參考編號 REFERENCE No. M/YLW/15/131	繪圖 DRAWING 12d
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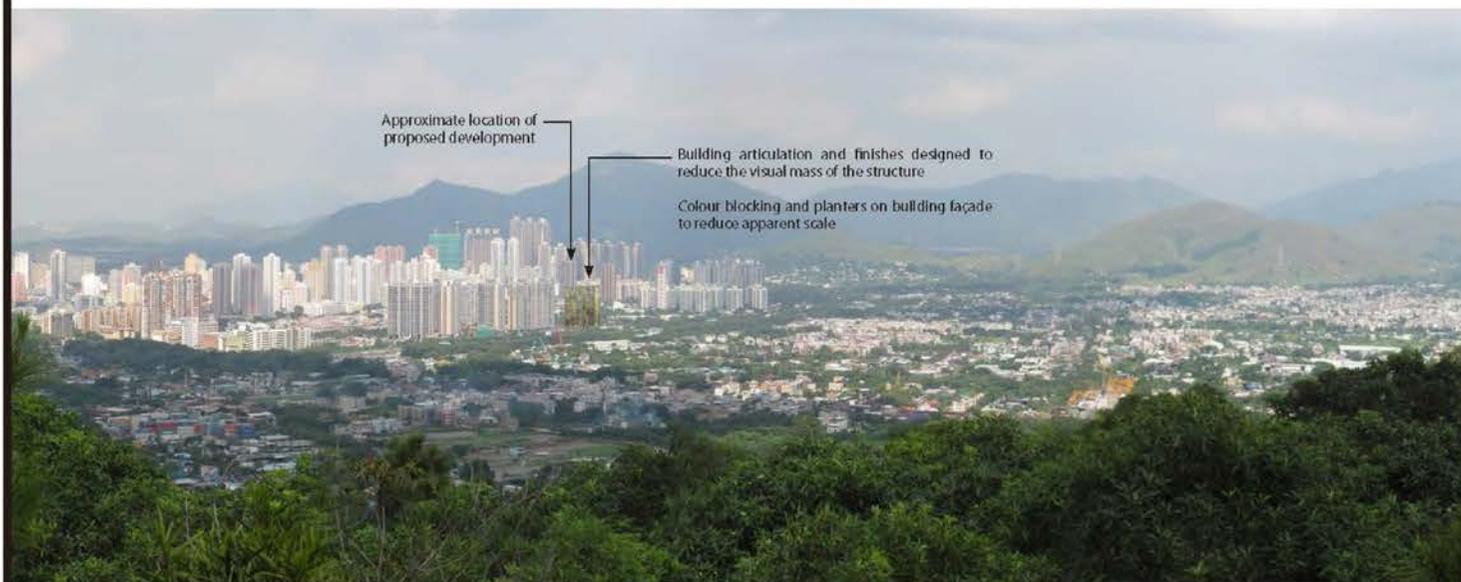


Vantage Point 05 (VP05)
 Vantage Point Elevation: +40mPD
 Viewing distance: 2690m
 Maximum Height of Proposed Development: +91.6mPD

Note: Similar to vantage point 04 this view shows the overall urban form of Yuen Long, the clustering of residential towers, the relative height profiles throughout the town and its visual permeability.

In this view the proposed development joins the high-rise cluster formed by Park Signature and La Grove in a similar way to the cluster formed by The Reach, Sereno Verde and The Brand Podium to the east whilst also maintaining the visual corridor along the Shan Pui River nullah. The proposed building form together with colour blocking and a recessive colour palette for the faced finishes serve to minimise its visual prominence.

Vantage Point 05: View looking north east from amenity trail to the north of Hung Shui Hang Reservoir (VSR 4.3) (Existing Situation)



Vantage Point 05: View looking north east from amenity trail to the north of Hung Shui Hang Reservoir (VSR 4.3) (Year 1)

FIGURE TITLE Proposed Rezoning from "G/IC(1)" and "V" Zones to "G/IC(S)" Zone at Various Lots in D.D.120 and adjoining Government land, Shap Pat Heung Road, Ma Tin Pok, Yuen Long, New Territories Visual Impact Assessment: Photomontages	SCALE	N.T.S.	DATE	February 2015
	CHECKED	CJF	DRAWN	HF
	FIGURE NO.	Figure 24		REV A

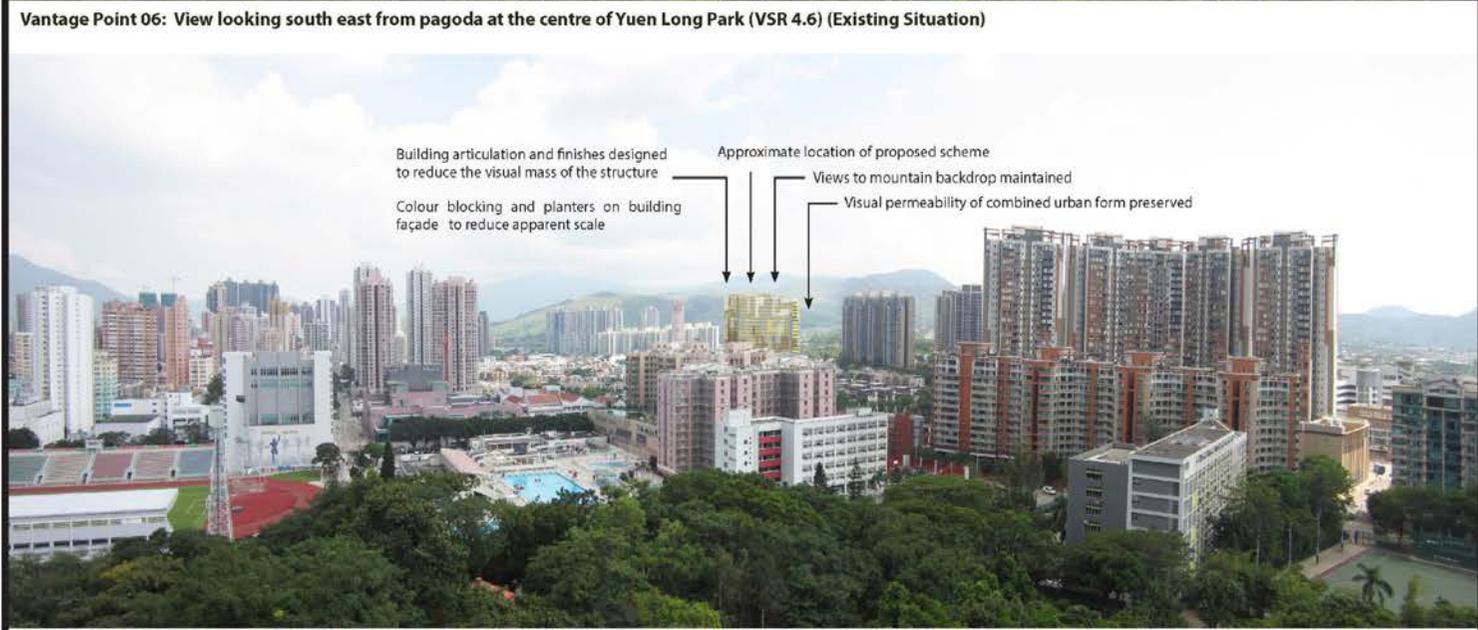
Scenic Landscape Studio Limited LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT Room 2004, Centre 66, 18-19 Queens Road Central, Sheung Wan, Hong Kong	Telephone: 2462 2422 Fax Number: 3916 7432 E-mail: scenic@scenicstudio.com
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Vantage Point 06 (VP06)
 Vantage Point Elevation: +54mPD
 Viewing distance: 990m
 Maximum Height of Proposed Development: +91.6mPD

Note: This vantage point represents the only view of the proposals available from a public open space in Yuen Long. This view is available from the top floors of the pagoda in the centre of the park with lower level views being obscured by intervening development and mature vegetation.

The proposed scheme will introduce a new high-rise component into the existing urban form and whilst there is some small blockage of views to the landscape beyond the proposals do allow the continuity of the two existing visual corridors and the integrity of the green backdrop and its associated ridgeline. This view clearly demonstrates the proposed mitigation approach adopted to reduce the visual prominence of the proposed architectural scheme and enhance the sense of visual integration with the urban context.

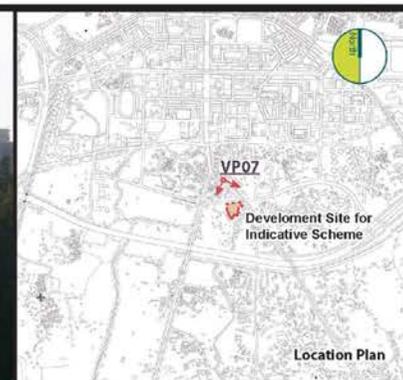


Vantage Point 06: View looking south east from pagoda at the centre of Yuen Long Park (VSR 4.6) (Year 1)

FIGURE TITLE
 Proposed Rezoning from "G/IC(1)" and "V" Zones to "G/IC(5)" Zone at Various Lots in D.D.120 and adjoining Government land, Shap Pat Heung Road, Ma Tin Pok, Yuen Long, New Territories
Visual Impact Assessment: Photomontages

SCALE	N.T.S.	DATE	February 2015
CHECKED	CJF	DRAWN	HF
FIGURE NO.	Figure 7.13		REV A

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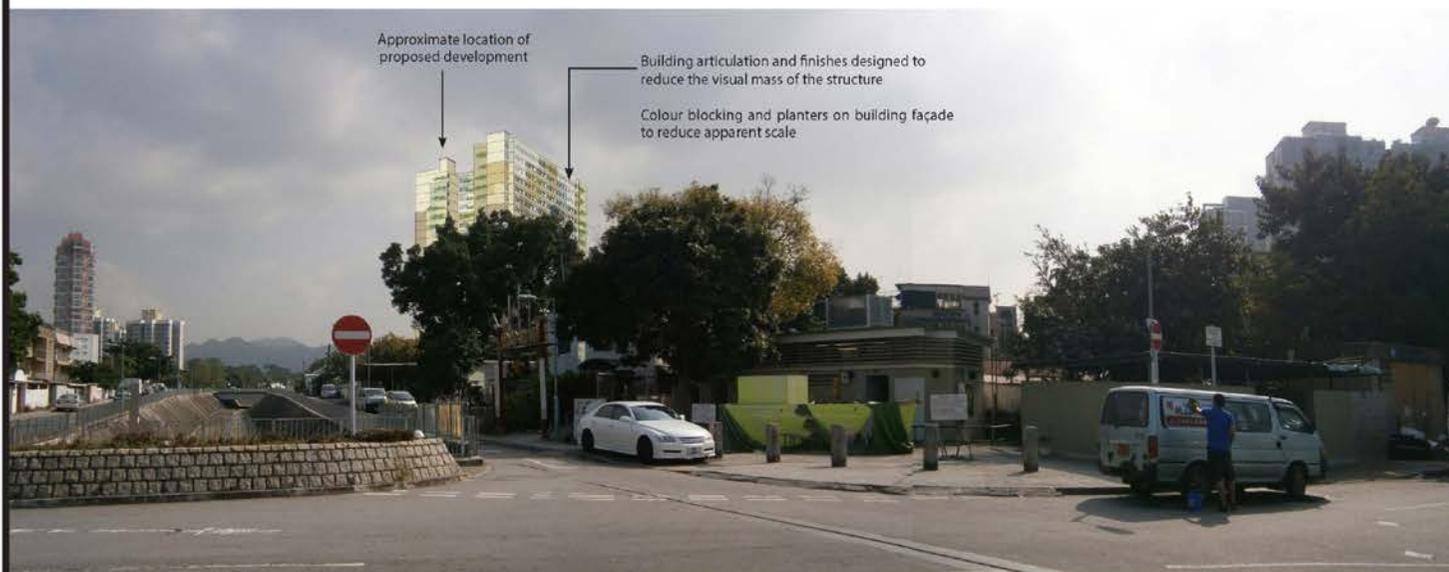


Vantage Point07 (VP07)
 Vantage Point Elevation: +5.7mPD
 Viewing distance:200m
 Maximum Height of Proposed Development:
 +91.6mPD

Note: This vantage point at an elevation of +6mPD follows the Shan Pui River nullah south west towards the Development Site at a distance of some 160m. The view corridor, lined by existing village development and tree growth, extends south towards the wooded embankment of the Yuen Long Highway with the mountains beyond. The low-level development is punctuated by a number of high-rise developments including Park Signature to the east (right of the picture) and The Brand Podium to the west.

The proposed scheme will introduce a new high-rise block within an area already punctuated by significant clusters of high-rise development and so it is considered that the proposals will not have significant impact on the existing urban form or visual amenity. This view clearly demonstrates the proposed mitigation approach adopted to reduce the visual prominence of the proposed architectural scheme.

Vantage Point 07: View looking south west from the bridge connecting Tai Shue Ha Road (VSR 1.7) (Existing Situation)



Vantage Point 07: View looking south west from the bridge connecting Tai Shu Ha Road (VSR 1.7) (Year 1)

FIGURE TITLE Proposed Rezoning from "G/IC(1)" and "V" Zones to "G/IC(5)" Zone at Various Lots in D.D.120 and adjoining Government land, Shap Pat Heung Road, Ma Tin Pok, Yuen Long, New Territories

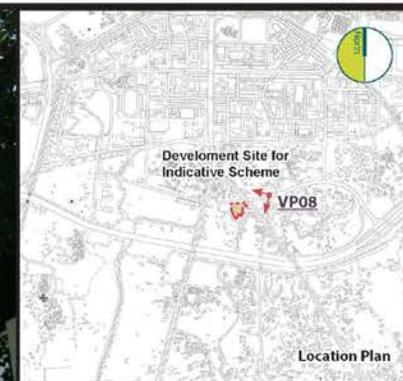
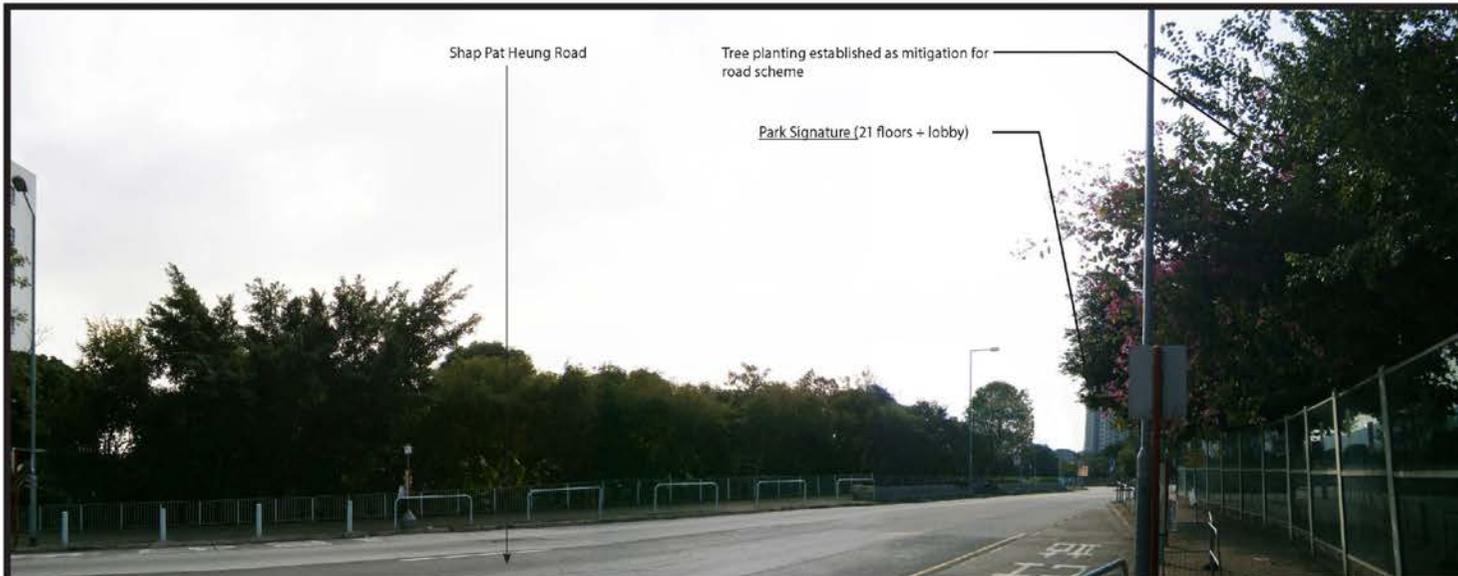
Visual Impact Assessment: Photomontages

SCALE	N.T.S.	DATE	February 2015
CHECKED	CJF	DRAWN	HF
FIGURE NO.	Figure 7.15		REV A

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參考編號
 REFERENCE No.
 M/YLW/15/131

繪圖 DRAWING
 12g



Vantage Point 08 (VP08)

Vantage Point Elevation: +7.2mPD

Viewing distance: 145m

Maximum Height of Proposed Development: +91.6mPD

Note: This vantage point represents the view for pedestrians waiting at the bus stop. The view is framed by the vegetation and highway structures (including noise mitigation measures) lining the carriageway. The mountains which line the Yuen Long valley are screened by the existing roadside trees. The terminus of the view is formed by the high-rise Park Signature development.

Although the proposals introduce a new high-rise development into the landscape the proposed scheme replaces existing views of the high-rise at the Park Signature development. The proposals will be partially obscured by roadside vegetation. The building form and its proposed mitigation will be apparent from this location.

Vantage Point 08: View looking west from the bus stop on Shap Pat Heung Road (VSR 2.7) (Existing Situation)



Vantage Point 08: View looking west from the bus stop on Shap Pat Heung Road (VSR 2.7) (Year 1)

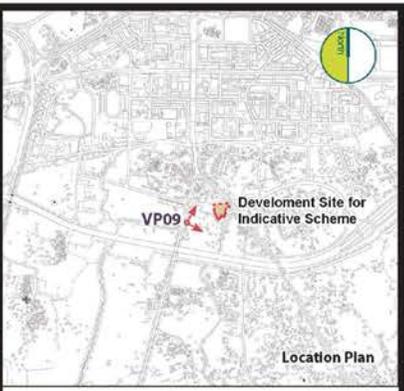
FIGURE TITLE Proposed Rezoning from "G/C(1)" and "V" Zones to "G/C(5)" Zone at Various Lots in D.D.120 and adjoining Government land, Shap Pat Heung Road, Ma Tin Pok, Yuen Long, New Territories

Visual Impact Assessment: Photomontages

SCALE	N.T.S.	DATE	February 2015
CHECKED	CJF	DRAWN	HF
FIGURE NO.	Figure 7.17		REV A

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參考編號 REFERENCE No. M/YLW/15/131
 繪圖 DRAWING 12h



Vantage Point 09: View looking east from the bridge over the nullah lining Kung Um Road (VSR 4.8) (Existing Situation)

Vantage Point 09 (VP09)
 Vantage Point Elevation: +7.5mPD
 Viewing distance: 180m
 Maximum Height of Proposed Development: +91.6mPD

Note: This view extends north east over a combination of the mature trees, village houses and large shed like structures lining Kung Um Road. Beyond this there are filtered and framed views of the upper portion of the high-rise development of The Brand Podium and Sereno Verde; and fragmentary views of the mountain backdrop.

In this view the upper portion of the proposed development would be visible above the trees and village development in the foreground however the proposals will be seen against a backdrop of high-rise clusters. The adoption of the rotated T configuration and the articulation of the façade both serve to break-up the visual bulk of the development and the use of colour blocking and recessive colours for the finishes also reduce its prominence.



Vantage Point 09: View looking east from the bridge over the nullah lining Kung Um Road (VSR 4.8) (Year 1)

FIGURE TITLE	Proposed Rezoning from "G/IC(1)" and "V" Zones to "G/IC(5)" Zone at Various Lots in D.D.120 and adjoining Government land, Shap Pat Heung Road, Ma Tin Pok, Yuen Long, New Territories		
	Visual Impact Assessment: Photomontages		

SCALE	N.T.S.	DATE	February 2015
CHECKED	CJF	DRAWN	HF
FIGURE NO.	Figure 7.19		REV A

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LEGEND

-  Development Site Boundary
-  Proposed Architectural Scheme
-  Proposed Levels
-  Proposed Tree Planting
-  Proposed Preserved Trees
-  Proposed Shrub Planting
-  Proposed Lawn
-  Proposed Driveway Paving
-  Proposed Pedestrian Paving
-  Proposed Timber Deck
-  Proposed Sculptural Feature

-  1. Arrival Courtyard
-  2. Entrance Signage
-  3. Founders Sculpture
-  4. Lobby Entrance Forecourt
-  5. Community Garden
-  6. Tropical Garden
-  7. Function Terrace
-  8. Cloister Garden

FIGURE TITLE
 Proposed Rezoning from "G/C(1)" and "V" Zones to "G/C(5)" Zone at Various Lots in D.D. 120
 and Adjoining Government Land, Ma Tin Pok, Yuen Long, New Territories
Landscape Master Plan for the Indicative Scheme - Ground Floor

SCALE	N.T.S.	DATE	September 2015
CHECKED	JRC	DRAWN	JRC
FIGURE NO.	Figure 20		REV

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 Facsimile: 2468 3422
 Website: www.prodscenestudio.com

參考編號 REFERENCE No. M/YLW/15/131	繪圖 DRAWING 13a
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LEGEND

-  Development Site Boundary
發展土地界線
-  Proposed Architectural Scheme
建議建築方案
-  Proposed Levels
建議標高
-  Proposed Tree Planting
建議樹木種植
-  Proposed Preserved Trees
建議保留樹木
-  Proposed Shrub Planting
建議灌木種植
-  Proposed Lawn
建議草坪
-  Proposed Driveway Paving
建議行車道鋪裝
-  Proposed Pedestrian Paving
建議行人道鋪裝
-  Proposed Timber Deck
建議木地台
-  Proposed Sculptural Feature
建議特色雕塑

-  1. Zen Quadrant 枯山水庭園
-  2. Ping Pong Terrace 乒乓球台
-  3. Fitness Lounge 健身室
-  4. Multi-event Court 多功能活動場
-  5. Chillax Garden Rooms 悠閒花園空間
-  6. Meet, seat, & eat Decks 社交平台
-  7. Youth Art Wall and Info Board
青年藝術牆及資訊板
-  8. Climbing Wall 攀岩牆
-  9. People pods / Tech Pods 群體交流區
-  10. Floating Tai Chi Decks 太極平台

FIGURE TITLE Proposed Rezoning from "G/IC(1)" and "V" Zones to "G/IC(5)" Zone at Various Lots in D.D. 120 and Adjoining Government Land, Ma Tin Pok, Yuen Long, New Territories
Landscape Master Plan for the Indicative Scheme - 1/F Podium

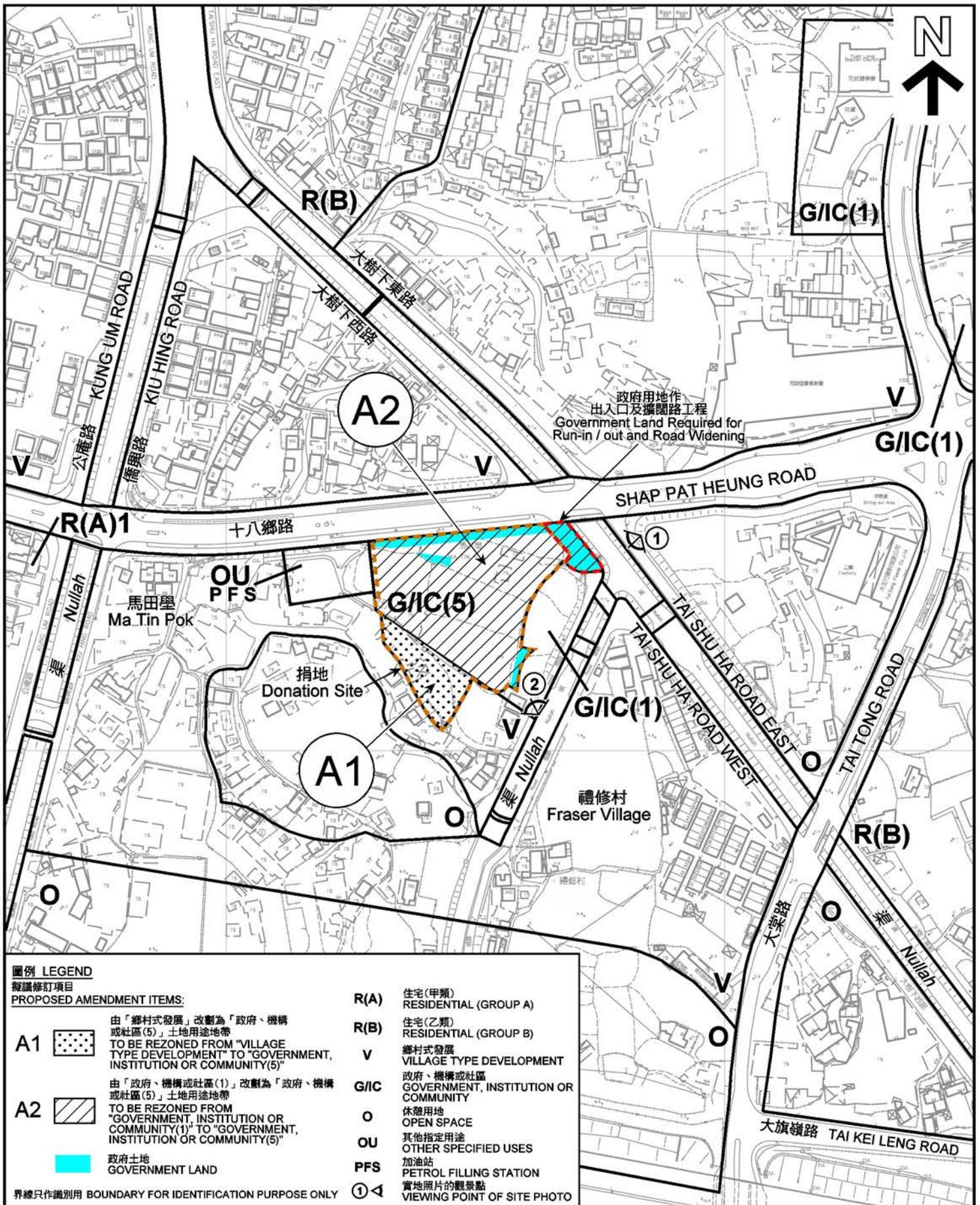
SCALE	N.T.S.	DATE	February 2015
CHECKED	JBC	DRAWN	JEC
FIGURE NO.	Figure 21		REV

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參考編號 REFERENCE No. M/YLW/15/131	繪圖 DRAWING 13b
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平面圖 SITE PLAN

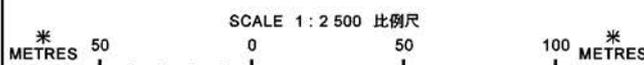
元朗分區計劃大綱核准圖編號 S/YL/21 的擬議修訂項目A1及A2
PROPOSED AMENDMENTS TO THE APPROVED YUEN LONG OUTLINE ZONING PLAN No. S/YL/21 - ITEMS A1 & A2

規劃署
PLANNING DEPARTMENT

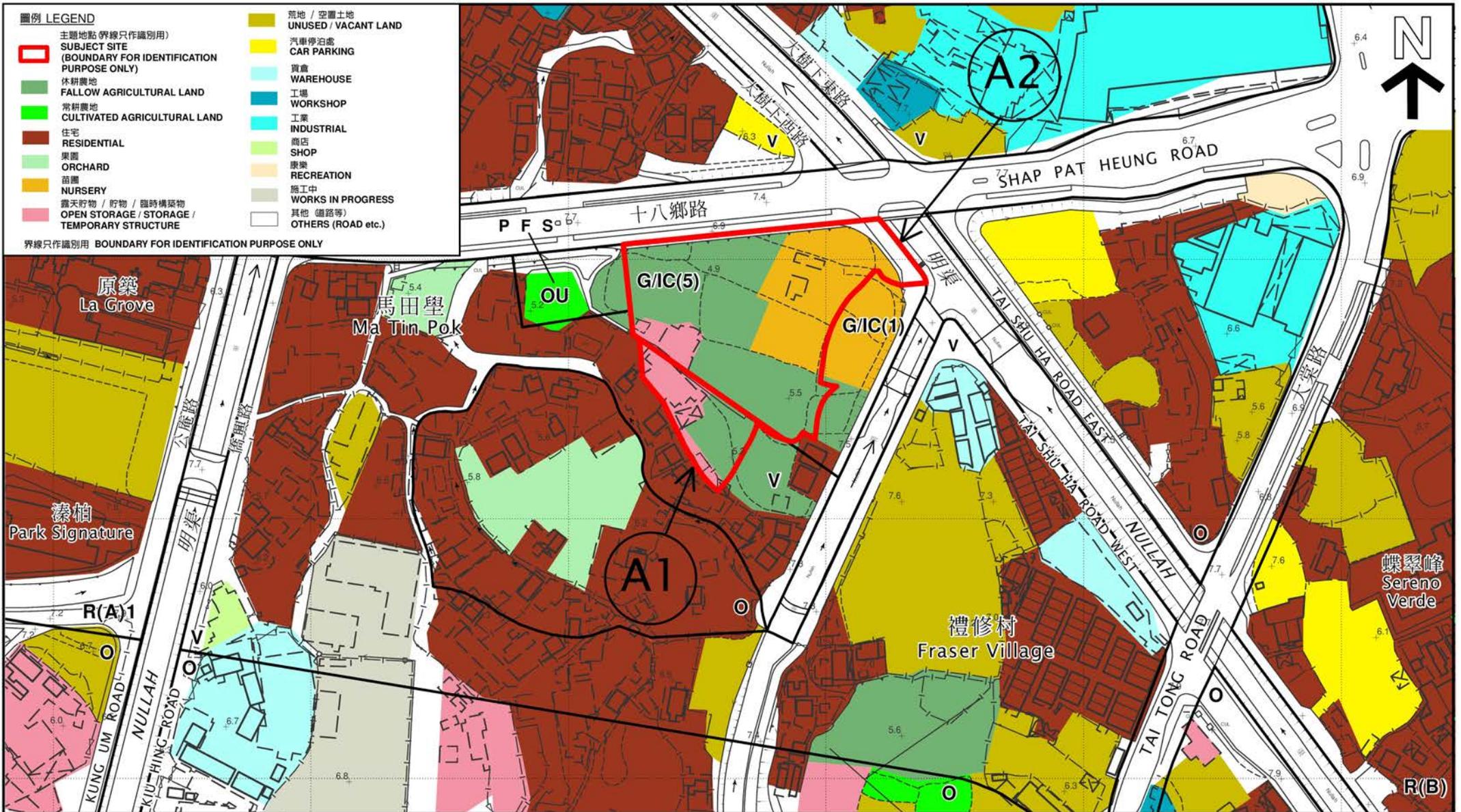


參考編號
REFERENCE No.
M/YLW/15/131

圖 PLAN
2



本摘要圖於2015年11月12日擬備，所根據的資料為測量圖編號 6-NW-14B-D 及 6-NW-15A-C
EXTRACT PLAN PREPARED ON 12.11.2015 BASED ON SURVEY SHEETS No. 6-NW-14B, D & 6-NW-15A, C



土地用途圖 LAND USE PLAN

本摘要圖於2015年11月12日擬備，
所根據的資料為測量圖編號
6-NW-14B、D 及 6-NW-15A、C
EXTRACT PLAN PREPARED ON 12.11.2015
BASED ON SURVEY SHEETS No.
6-NW-14B, D & 6-NW-15A, C

元朗分區計劃大綱核准圖編號 S/YL/21 的擬議修訂-
項目A1及A2
PROPOSED AMENDMENTS TO THE APPROVED
YUEN LONG OUTLINE ZONING PLAN No. S/YL/21 -
ITEMS A1 & A2

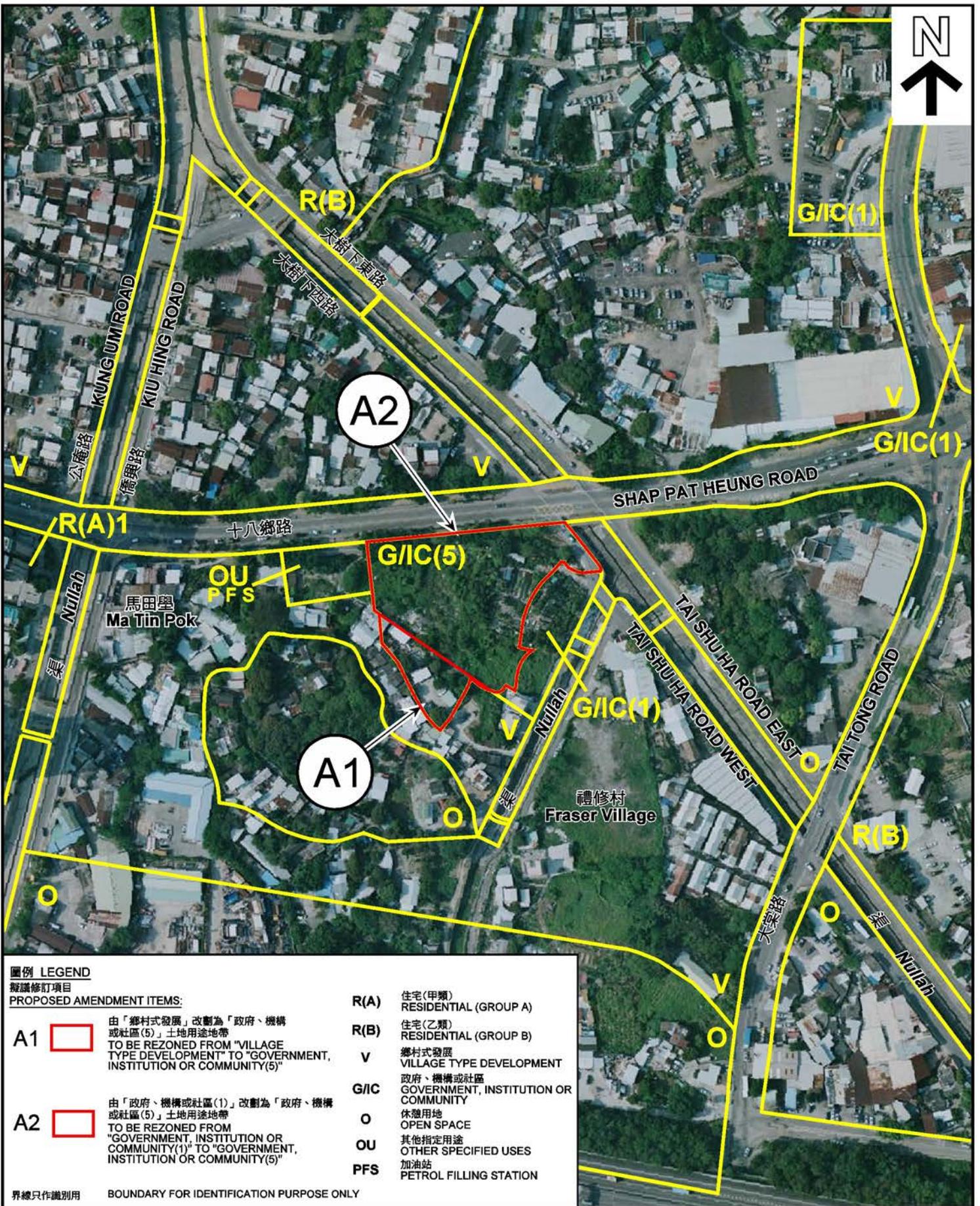
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/YLW/15/131

圖 PLAN
2-1

SCALE 1 : 2 000 比例尺
米 40 0 40 80 米
METRES



圖例 LEGEND

擬議修訂項目

PROPOSED AMENDMENT ITEMS:

- A1** 由「鄉村式發展」改劃為「政府、機構或社區(5)」土地用途地帶
TO BE REZONED FROM "VILLAGE TYPE DEVELOPMENT" TO "GOVERNMENT, INSTITUTION OR COMMUNITY(5)"
- A2** 由「政府、機構或社區(1)」改劃為「政府、機構或社區(5)」土地用途地帶
TO BE REZONED FROM "GOVERNMENT, INSTITUTION OR COMMUNITY(1)" TO "GOVERNMENT, INSTITUTION OR COMMUNITY(5)"

- R(A)** 住宅(甲類)
RESIDENTIAL (GROUP A)
- R(B)** 住宅(乙類)
RESIDENTIAL (GROUP B)
- V** 鄉村式發展
VILLAGE TYPE DEVELOPMENT
- G/IC** 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY
- O** 休憩用地
OPEN SPACE
- OU** 其他指定用途
OTHER SPECIFIED USES
- PFS** 加油站
PETROL FILLING STATION

界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2015年11月12日擬備，所根據的資料為地政總署於2015年4月13日拍得的航攝照片編號 CS58386
EXTRACT PLAN PREPARED ON 12.11.2015 BASED ON AERIAL PHOTO No. CS58386 TAKEN ON 13.4.2015 BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO
元朗分區計劃大綱核准圖編號 S/YL/21 的擬議修訂-
項目A1及A2
PROPOSED AMENDMENTS TO THE APPROVED YUEN LONG OUTLINE ZONING PLAN No. S/YL/21 - ITEMS A1 & A2

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/YLW/15/131

圖 PLAN
3

1



2



界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

元朗分區計劃大綱核准圖編號 S/YL/21 的擬議修訂-
 項目A1及A2
 PROPOSED AMENDMENTS TO THE APPROVED
 YUEN LONG OUTLINE ZONING PLAN No. S/YL/21 -
 ITEMS A1 & A2

規劃署
 PLANNING
 DEPARTMENT



參考編號
 REFERENCE No.
 M/YLW/15/131

圖 PLAN
 4

本圖於2015年11月12日擬備，所根據的資料為攝於2015年9月11日的實地照片
 PLAN PREPARED ON 12.11.2015
 BASED ON SITE PHOTOS
 TAKEN ON 11.9.2015