

S16 PLANNING APPLICATION
APPROVED TONG YAN SAN TSUEN OZP NO. S/YL-TYST/14

**Proposed Minor Relaxation of Maximum
Total Plot Ratio and Building Height
Restrictions for Proposed Public Housing
Development at Long Bin, Yuen Long**

SUPPORTING PLANNING STATEMENT

September 2024

Executive Summary

The Planning Application is submitted by the Hong Kong Housing Authority (HA) to seek the Town Planning Board (TPB)'s approval under Section 16 of the Town Planning Ordinance for minor relaxation of maximum total Plot Ratio (PR) and Building Height (BH) restrictions in the Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14 (the OZP) for public housing development at Long Bin, Yuen Long, New Territories (the Application Site).

According to the OZP, the Application Site is mainly zoned as "Residential (Group A)1" ("R(A)1") and is subject to a maximum total PR restriction of 6.5 and BH restriction of 155mPD. The Application is proposed for minor relaxation of maximum total PR restriction for the Application Site from 6.5 in the OZP to an overall of 7.16 (+about 10.2%) (i.e. from 6.5 to 6.8 (+about 4.6%) for Phase 1; and from 6.5 to 7.3 (+about 12.3%) for Phases 2 and 3); and BH restriction for Phases 2 and 3 from 155mPD in the OZP to 170mPD (+about 9.7%). At present, Phase 1 is under construction and is restricted by the maximum total PR of 6.8 which complies with TPB's approval under another Section 16 planning application no. A/YL-TYST/1074¹. Its maximum BH also complies with the OZP restriction of 155mPD.

With the proposed minor relaxation under the current planning application, welfare facilities equivalent to about 5% of the total attainable domestic Gross Floor Area (GFA) of Phases 2 and 3 could be provided in these two phases in response to the "2020 Policy Address" to address the space shortfall of the welfare services.

According to the review of relevant technical assessments, the proposed minor relaxation will not generate any adverse impacts on visual, landscape, air ventilation, environmental, traffic, sewerage and drainage aspects.

In view of the above, TPB is requested to give favorable consideration on the proposed minor relaxation of maximum total PR and BH restrictions of the Application Site.

¹ On 30 April 2021, TPB approved a planning application no. A/YL-TYST/1074 submitted by the Civil Engineering and Development Department (CEDD) for minor relaxation of PR and BH restrictions, with a view to optimising the development intensity of the public housing site for increasing flat production. The maximum total PR of the site has been relaxed from 6.5 in the Draft Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/13 (the Draft OZP) to 6.94, i.e. from 6.5 to 6.8 for Phase 1 and from 6.5 to 7.0 for Phases 2 and 3, while the maximum BH for Phases 2 and 3 has been relaxed from 155mPD in the Draft OZP to 170mPD.

行政摘要

(聲明：此中文譯本僅供參考，如中文譯本和英文原文有差異時，應以英文原文為準。)

本規劃申請是由香港房屋委員會（下稱「房委會」）向城市規劃委員會（下稱「城規會」）提出，旨在根據《城市規劃條例》第16條，向城規會申請規劃許可，略為放寬新界元朗朗邊地盤公營房屋發展計劃（下稱「申請地盤」）於《唐人新村分區計劃大綱核准圖編號 S/YL-TYST/14》（下簡稱「大綱核准圖」）的最高總地積比率及建築物高度限制。

根據大綱核准圖，申請地盤主要位於「住宅（甲類）1」地帶內，受限於最高總地積比率6.5倍以及建築物高度限制的主水平基準以上155米。本規劃申請擬議略為放寬申請地盤的最高總地積比率由大綱核准圖的6.5倍增加至整體7.16倍（+約10.2%）（即第一期發展由6.5倍增加至6.8倍（+約4.6%）；和第二及第三期發展由6.5倍增加至7.3倍（+約12.3%）），以及略為放寬第二及第三期發展的建築物高度限制由大綱核准圖的主水平基準以上155米增加至主水平基準以上170米（+約9.7%）。目前，第一期發展正在興建中，其最高總地積比率6.8倍已符合城規會在另一個規劃申請的許可（編號A/YL-TYST/1074）¹，而最高建築物高度亦符合大綱核准圖內主水平基準以上155米的建築物高度限制。

是項放寬限制申請將可配合《2020年施政報告》的建議，於第二及第三期發展提供等同約該發展的5%總住用樓面面積的處所作社福用途，以應付社會福利設施的殷切需求。

根據相關技術評估的檢討，是項放寬限制申請的方案不會在視覺、景觀、空氣流通、環境、交通、排污及排水方面構成負面影響。

基於以上各點，懇請城規會從優考慮略為放寬申請地盤的最高總地積比率及建築物高度限制。

¹ 城規會於2021年4月30日批准土木工程拓展署提出的規劃申請（編號A/YL-TYST/1074），略為放寬地盤的最高准許地積比率由《唐人新村分區計劃大綱草圖編號S/YL-TYST/13》（下簡稱「大綱草圖」）的6.5倍至6.94倍，即第一期發展由6.5倍增加至6.8倍和第二期及第三期發展由6.5倍增加至7.0倍，以及略為放寬第二期及第三期的建築物高度限制由大綱草圖的主水平基準以上155米至主水平基準以上170米，以期優化公營房屋用地的發展密度，提升建屋量。

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1. INTRODUCTION

- 1.1. This application seeks the Town Planning Board (TPB)'s permission under Section 16 of the Town Planning Ordinance for minor relaxation of maximum total Plot Ratio (PR) and Building Height (BH) restrictions in the Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14 (the OZP) for public housing development (the Proposed Development) at Long Bin, Yuen Long, New Territories (**Figure 1**) (the Application Site).

- 1.2. The Application involves minor relaxation of maximum total PR restriction for the Application Site from 6.5 in the OZP to an overall of 7.16 (i.e. from 6.5 to 6.8 for Phase 1; and from 6.5 to 7.3 for Phases 2 and 3); and BH restriction for Phases 2 and 3 from 155mPD in the OZP to 170mPD. At present, Phase 1 is under construction and is restricted by the maximum total PR of 6.8 which complies with TPB's approval under another Section 16 planning application no. A/YL-TYST/1074. Its maximum BH also complies with the OZP restriction of 155mPD. Phases 2 and 3 are currently under site formation and infrastructure works by the Civil Engineering and Development Department (CEDD). With the proposed minor relaxation, welfare facilities equivalent to about 5% of the total attainable domestic Gross Floor Area (GFA) of Phases 2 and 3 could be provided in these two phases² in response to the "2020 Policy Address" to address the space shortfall of the welfare services.

2. SITE CONTEXT

Planning Context

- 2.1. The Application Site, which comprises Phase 1 of about 2.3 ha and Phases 2 and 3 of about 5.6 ha respectively, is located to the west of Yuen Long New Town. According to the OZP, the Application Site is mainly zoned as "Residential (Group

² Considering that the public housing development of Long Bin Phase 1 has been at a very advanced stage (i.e. currently under construction for planned completion in 2025/26 tentatively), it would not be practical to further pursue the increase in welfare GFA for Phase 1 as it would delay the implementation programme.

A)1” (“R(A)1”) ³ (**Figure 1** refers) for high-density residential development, and is subject to a maximum total PR restriction of 6.5 and BH restriction of 155mPD. ‘Flat’, ‘Social Welfare Facility’, ‘Market’ and ‘Public Transport Terminus or Station (excluding open-air terminus or station)’ uses, among others, are Column 1 uses and always permitted, while ‘Eating Place’ and ‘Shop and Services’ uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building under “R(A)1” zone. Relevant OZP was approved by the Chief Executive in Council (CE in C) in August 2021.

- 2.2. On 30 April 2021, TPB approved a planning application no. A/YL-TYST/1074 submitted by CEDD for minor relaxation of PR and BH restrictions, with a view to optimising the development intensity of the public housing site for increasing flat production. The maximum total PR of the site has been relaxed from 6.5 in the Draft Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/13 (the Draft OZP) to 6.94, i.e. from 6.5 to 6.8 for Phase 1 and from 6.5 to 7.0 for Phases 2 and 3, while the maximum BH for Phases 2 and 3 has been relaxed from 155mPD in the Draft OZP to 170mPD.

Surrounding Land Uses

- 2.3. The Application Site is located to the west of Yuen Long New Town and is bounded by Long Tin Road to the east, Tong Yan San Tsuen Interchange and Yuen Long Highway to the south, Ma Fung Ling Road, a planned school site, low-rise private residential developments and a knoll to the west and Castle Peak Road – Ping Shan to the north (**Figure 1**). The Light Rail lies along Castle Peak Road – Ping Shan to the north of the Application Site.

³ Subject to detailed site survey, the Application Site includes two portions of land of about 170m² in total which encroach into “Residential (Group B)1” (“R(B)1”) zone on the OZP for Phase 3 public housing development and they are excluded from net site area. The two portions of land, which were not included in CEDD’s previous application site under the Section 16 planning application no. A/YL-TYST/1074, will be handed over from CEDD for housing development. The Hong Kong Housing Authority (HA) will take up the maintenance and management responsibilities of the two portions of land. The Planning Department will refine the “R(A)1” zoning boundary to include the land when opportunity arises.

2.4. The surrounding areas are mainly residential in character and have the following characteristics:

- to the east across Long Tin Road is mainly zoned “Residential (Group B)” (“R(B)”) on the approved Yuen Long OZP No. S/YL/27, which is occupied by medium-rise residential developments, namely Park Royale, Scenic Gardens and Parkside Villa;
- to the immediate west are low-rise residential developments zoned “Residential (Group B)1” (“R(B)1”) (including Villa Sunshine, Green Lodge, Evergreen Place and Jasper Court) integrated with two knolls zoned “Green Belt” (“GB”) on the OZP;
- to the north and further north are Castle Peak Road – Ping Shan, and low/medium-rise developments zoned “Residential (Group E)2” (“R(E)2”) (including Hong Ping Garden and Fiori) and a site office of the Drainage Services Department (DSD) on the approved Ping Shan OZP No. S/YL-PS/20;
- to the south are Yuen Long Highway and Tong Yan San Tsuen Interchange;
- to the immediate southwest adjacent to the southwestern boundary of Phases 2 and 3 is a planned school site; and
- to the immediate north adjacent to the northern boundary of Phase 1 is a planned sewage pumping station.

3. DEVELOPMENT PROPOSAL

Proposed Scheme

3.1. The Proposed Scheme will be developed in three phases. It is proposed to adopt an overall maximum total PR of 7.16 (i.e. a maximum total PR of 6.8 for Phase 1; and 7.3 for Phases 2 and 3), and a maximum BH of 170mPD for Phases 2 and 3 (i.e. a maximum BH not exceeding 155mPD for Phase 1; and not exceeding 170mPD for Phases 2 and 3). The Proposed Scheme would provide about 11,940 flats with a design population of about 28,300 persons. They are indicative only and subject to change at detailed design stage. The differences in key parameters of the Proposed Scheme, as compared against the OZP Compliance Scheme and Current Scheme

(i.e. the notional scheme submitted by CEDD and approved by TPB under planning application no. A/YL-TYST/1074) are summarized in **Table 1** below.

Table 1 Comparison between the OZP Compliance Scheme, Notional Scheme approved under the previous planning application (Current Scheme) and Proposed Scheme

Development Parameters	OZP Compliance Scheme [A]	Current Scheme* [B]	Proposed Scheme® [C]	Difference [C] – [A]	Difference [C] – [B]
Maximum PR					
- Overall	6.5	6.94	7.16	+0.66 (+10.2%)	+0.22 (+3.2%)
- Domestic	6	6.5	6.5	+0.5 (+8.3%)	No change
- Non-domestic	0.5	Phase 1: 0.3 Phases 2 and 3: 0.5 (i.e. maximum overall PR of 6.8 for Phase 1; and 7.0 for Phases 2 and 3)	Phase 1: 0.3 Phases 2 and 3: 0.8 (i.e. maximum overall PR of 6.8 for Phase 1; and 7.3 for Phases 2 and 3)	Phase 1: -0.2 (-40%) Phases 2 and 3: +0.3 (+60%)	Phase 1: No change Phases 2 and 3: +0.3 (+60%)
Maximum BH (main roof level)	+155mPD	Phase 1: +155mPD Phases 2 and 3: +170mPD	Phase 1: +155mPD Phases 2 and 3: +170mPD	Phase 1: No change Phases 2 and 3: +15m (9.7%)	Phase 1: No change Phases 2 and 3: No change

* Current Scheme refers to the notional scheme submitted by CEDD and approved by TPB under planning application no. A/YL-TYST/1074.

® The scheme is for illustration purpose subject to detailed design.

- 3.2. Phase 1 consists of three housing blocks (about 45 to 50 storeys), of which Block A to be built on top of three levels of podium, together with two stand-alone non-domestic blocks (about 2 storeys) to the northeast of Block A and to the east of Blocks B and C respectively, providing a kindergarten, welfare facilities, retail facilities, carpark, management office and other associated ancillary facilities. Phases 2 and 3 consist of seven housing blocks (about 41 to 48 storeys) to be built on top of two to eight levels of podium, providing kindergartens, welfare facilities, retail facilities, carpark, management offices and other associated ancillary facilities. A dedicated public transport interchange (PTI) will also be provided within Phase 2. Multi-purpose use of the PTI is not adopted as it would require a longer development period and would not be able to meet the needs of Phase 1 residents. For the arrangement of carparks, aboveground instead of underground carparks are proposed since the construction of underground carparks would significantly prolong the construction period and adversely affect the public housing production target, and would also incur higher construction costs. Subject to the design population, not less than 28,300m² local open space in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG) requirement of 1m² per person will be provided in the Application Site. Podium gardens and children’s play area, etc. will also be provided in the Proposed Development. A set of indicative drawings illustrating the layout and design of the Proposed Development are provided in **Figures 2 to 4**.
- 3.3. The key development parameters of the Proposed Development (indicative and for illustration purpose) are summarized in **Table 2** below.

Table 2 Key Development Parameters of the Proposed Housing Development

Development Parameters	Proposed Scheme ¹
Site Area ² Gross Net	About 10 ha About 7.9 ha (about 2.3 ha (Phase 1) and about 5.6 ha (Phases 2 and 3))
Maximum PR - Total	7.16 (overall), 6.8 (Phase 1) and 7.3 (Phases 2 and 3)

- Domestic - Non-domestic	6.5 (Phase 1) and 6.5 (Phases 2 and 3) 0.3 (Phase 1) and 0.8 (Phases 2 and 3)
Maximum GFA ³	About 565,490m ² (overall) (about 158,760m ² (Phase 1) and about 406,730m ² (Phases 2 and 3))
Maximum Building Height (main roof level)	+155mPD (Phase 1) and +170mPD (Phases 2 and 3)
No. of Storeys of Building Blocks ⁴	(Phase 1) <u>Block A</u> : 45 storeys and 3 storeys of podium <u>Blocks B & C</u> : 50 storeys <u>Non-domestic Block to the northeast of Block A</u> : 2 storeys <u>Non-domestic Block to the east of Blocks B & C</u> : 2 storeys (Phases 2 and 3) <u>Block 1</u> : 41 storeys and 8 storeys of podium <u>Block 2</u> : 44 storeys and 8 storeys of podium <u>Blocks 3, 4, 6 & 7</u> : 48 storeys and 4 storeys of podium <u>Block 5</u> : 45 storeys and 2 storeys of podium
Estimated Flat Production ⁴	About 3,080 (Phase 1) and about 8,860 (Phases 2 and 3)
Estimated Design Population ⁵	About 8,620 (Phase 1) and about 19,680 (Phases 2 and 3)
Green Coverage (% of Gross Site Area)	At least 30%
Education Facilities	
Kindergarten	One (6 classrooms) (Phase 1) and two (total 14 classrooms) (Phases 2 and 3)
Recreation Facilities	
Local Open Space	Not less than 8,620m ² (Phase 1) and not less than 19,680m ² (Phases 2 and 3)
Children's Play Area	Not less than 690m ² (Phase 1) and not less than 1,574m ² (Phases 2 and 3)
Social Welfare Facilities ^{6 7}	Include elderly, children, youth and rehabilitation services (Phases 1 to 3)
<i>Total GFA for welfare facilities for Phase 1:</i>	<i>About 1,330m²</i>

<i>Total GFA for welfare facilities for Phases 2 and 3:</i>	<i>About 17,260m² (About 5% of total attainable domestic GFA of Phases 2 and 3 of about 362,150m²)</i>
Retail and Commercial (R&C) Facilities	
Retail Facilities ⁸	About 1,360m ² (Phase 1) and about 7,000m ² (Phases 2 and 3) GFA
Parking Facilities ⁹	
Private Car Parking Space (Domestic)	237 (Phase 1) and 599 (Phases 2 and 3)
Private Car Parking Space (Visitors)	15 (Phase 1) and 35 (Phases 2 and 3)
Private Car Parking Space (R&C)	15 (Phase 1) and 47 (Phases 2 and 3)
Private Car Parking Space (Management Office)	4 (Phases 2 and 3)
<i>Total private car parking spaces:</i>	<i>267 (Phase 1) and 685 (Phases 2 and 3)</i>
Motorcycle Parking Space (Domestic)	28 (Phase 1) and 58 (Phases 2 and 3)
Light Goods Vehicle Parking Space (Domestic)	25 (Phases 2 and 3)
Loading/Unloading (L/UL) Bay (Domestic)	3 (Phase 1) and 14 (Phases 2 and 3)
L/UL Bay (R&C)	2 (Phase 1) and 9 (Phases 2 and 3)
Bicycle Parking Space (Domestic)	411 (Phase 1) and 591 (Phases 2 and 3)
Parking Space (Welfare)	8 (Phases 2 and 3)
L/UL Bay (Welfare)	1 (Phases 2 and 3)
Public Transport Facilities	
Public Transport Interchange (PTI) ¹⁰	1 (Phases 2 and 3) (about 6,520m ² GFA)

Note

- 1 The scheme is for illustration purpose subject to detailed design.
- 2 Subject to detailed site survey.
- 3 Calculation based on net site area of 2.3 ha for Phase 1 and 5.6 ha for Phases 2 and 3 respectively.
- 4 Subject to change at detailed design stage.
- 5 Design population for Phase 1 is based on an assumed household size of 2.8 per flat and Phases 2 and 3 are based on individual household size of the proposed flat mix.
- 6 The use of premises is subject to change to cope with the prevailing demand as advised by the bureaux/ departments concerned.
- 7 Including additional welfare facilities as requested and agreed by the Social Welfare Department (SWD) in response to the welfare initiative in the "2020 Policy Address".
- 8 Including a wet market subject to detailed design.

- 9 Full GFA exemption for all ancillary parking spaces and facilities according to the Notes of the OZP. All parking provision ratios have been agreed with the Transport Department (TD).
- 10 As requested by TD. The PTI is designed and constructed by CEDD. TD and/or other relevant departments will take up the management and maintenance responsibility of the PTI.

Implementation Programme

- 3.4. At present, Phase 1 is under construction for planned building completion in 2025/26 tentatively. Phases 2 and 3 are currently under site formation and infrastructure works by CEDD for planned building completion in 2030/31 tentatively.

4. JUSTIFICATIONS AND PLANNING MERITS

In line with Government's Policy to Address the Space Shortfall of the Welfare Services

- 4.1. The 2020 Policy Address has recommended inviting the Hong Kong Housing Authority (HA) to explore setting aside a floor area equivalent to about 5% of the total attainable domestic GFA in the future public housing projects for the provision of welfare facilities to address the space shortfall of the welfare services. In response to the 5% initiative, areas for social welfare facilities of about 17,260m² GFA (equivalent to about 5% of the total attainable domestic GFA of Phases 2 and 3) are proposed to be provided in Phases 2 and 3 as per the Social Welfare Department (SWD)'s advice and subject to SWD's confirmation on funding and HA's detailed design.
- 4.2. The proposed increase of the maximum total PR from 6.5 to 7.3 (i.e. domestic PR of 6.5 and non-domestic PR of 0.8) for Phases 2 and 3 under this application is to accommodate the increase in non-domestic GFA for four additional social welfare facilities as well as a covered PTI, management offices and other miscellaneous uses (e.g. covered walkways, etc.).

No Implication on Building Height Restrictions

- 4.3. According to the Proposed Scheme, all the welfare facilities are proposed to be accommodated in the podium of the housing blocks. The BH of the housing blocks under the Proposed Scheme would not exceed the maximum BH of 155mPD for

Phase 1 and 170mPD for Phases 2 and 3 respectively under the Current Scheme approved by TPB on 30 April 2021.

Compatible with Surrounding Development Context

- 4.4. Taking into consideration of the BH profile in the surrounding area, the proposed maximum BHs of the Application Site are higher than the existing developments but could be maintained the same as those approved under the Current Scheme (i.e. 155mPD for Phase 1; and 170mPD for Phases 2 and 3). Same as the Current Scheme, responsive building and layout design measures including building separations of about 15m, building setback of 20m from the road kerbs of Long Tin Road and Castle Peak Road – Ping Shan and local open space are proposed not only to enhance the visual and landscape quality of the area, but also ensure the compatibility with surrounding environment. Besides respecting the existing BH profile, the proposed BH variations also create a more vibrant skyline. Stepping building height profile would be formulated so as to create visual interest in the area. The podium is designed to maintain an appropriate scale in relation to adjacent buildings and the overall urban fabric. The podium would be equipped with children’s play area, green spaces and seating areas to enhance the overall experience. The provision of local open space, education, welfare and retail facilities within the Proposed Development will also enhance vibrancy to the local community.
- 4.5. The Proposed Development is in proximity to well-developed Yuen Long New Town as well as Yuen Long South (YLS) development. With the implementation of the proposed developments in YLS, there would be substantial changes in the built form in future for the Yuen Long areas. With respect to the established urban planning and design framework of YLS development, the Proposed Development is considered compatible with the surrounding development context.

No Adverse Visual, Landscape, Air Ventilation, Environmental, Traffic, Sewerage, Drainage and Water Supply Implications

No Adverse Impact on Visual Aspect

- 4.6. The proposed increase of the maximum total PR from 6.5 to 7.3 (i.e. domestic PR of 6.5 and non-domestic PR of 0.8) for Phases 2 and 3 under this application will comply with the BH restriction of 155mPD for Phase 1 and 170mPD for Phases 2

and 3 as approved under the Current Scheme. As demonstrated in the Qualitative Statement On Visual Impact Assessment (**Appendix 1** refers), the proposed BHs and the building mass of the Proposed Scheme do not involve significant change to the bulk of the podium and blocks as compared with the approved Current Scheme. It is demonstrated that with further intensification of PR, the Proposed Scheme is unlikely to cause any significant adverse visual impact and it has not compromised any original planning concept for high-density public housing development, urban design intentions and landscape planning.

No Adverse Impact on Landscape Aspect

- 4.7. CEDD has carried out the tree preservation and removal works according to the approved Tree Preservation and Removal Proposal (TPRP) under CEDD's site formation contract⁴. Tree compensation will be undertaken by CEDD based on the approved TPRP and no compensatory tree will be provided within the Application Site. No Old and Valuable Trees nor trees of rare species were found within the Application Site and all the trees within the Application Site were cleared except one existing *Ficus microcarpa* (T0036) in Phase 1 and three existing palms *Livistona chinensis* (T0902, T0903 and T0904) in Phases 2 and 3 of the Application Site are preserved. The recent tree information including the broad-brush tree survey of the retained trees are presented in **Appendix 2**.
- 4.8. Subject to detailed design, an overall green coverage target of 30% of the gross site area will be provided and at least half of which will be at grade or on levels easily accessible to pedestrians. The new trees planting will be provided within the Application Site in accordance with the prevailing government guidelines on tree planting. Approximately 100 new trees will be provided in Phase 1, while approximately 138 new trees and 46 whip trees will be provided in Phases 2 and 3, subject to detailed design and in the manner of "right tree, right place". Therefore, no adverse landscape impact is anticipated. Local open space and children's play area for the residents will be provided according to the HKPSG. The schematic landscape master plans are shown in **Figures 5 to 8**.

⁴ At present, Phase 1 is under construction, while Phases 2 and 3 are under site formation and infrastructure works by CEDD.

No Adverse Impact on Air Ventilation Aspect

- 4.9. A review on air ventilation aspect has been conducted (**Appendix 3** refers) to assess and compare the ventilation performance of the Current Scheme and Proposed Scheme. With most of the key mitigation measures/ wind enhancement features identified in the Current Scheme being maintained and incorporated in the Proposed Scheme including four building separations with minimum width of 15m, four empty bays with minimum widths of 5m, setback from the podiums and towers to the Application Site boundary along Long Tin Road and stepped building height ranged from about 150mPD to 170mPD, no adverse air ventilation impact is anticipated to the surrounding pedestrian wind environment due to the minor changes of the Proposed Scheme.

No Adverse Impact on Environmental Aspect

- 4.10. An Environmental Assessment Study (EAS) for Phases 2 and 3 of the Application Site has been conducted to evaluate and address the fixed plant noise, potential road traffic noise and air quality impacts (**Appendix 4** refers). The EAS concluded that with common mitigation measures, such as provision of acoustic windows and fixed glazing, significant environmental impact is not envisaged for the Proposed Development. The Housing Department (HD) will continue to carry out the EAS under the existing mechanism between HD and the Environmental Protection Department (EPD) in the detailed design stage to address the potential environmental impacts with suitable mitigation measures proposed for EPD's agreement.

No Adverse Impact on Traffic, Sewerage, Drainage and Water Supply Aspects

- 4.11. Review on traffic, sewerage and drainage aspects has been conducted (**Appendices 5-7** refer) and no insurmountable problem is envisaged. The relevant departments including TD, DSD, EPD and the Water Supplies Department (WSD) have been consulted. They have no adverse comment on the allowable capacity of infrastructure for the additional GFA in the Proposed Development. The proposed minor relaxation will not generate any adverse impacts on traffic, sewerage, drainage and water supply aspects.

5. CONCLUSION

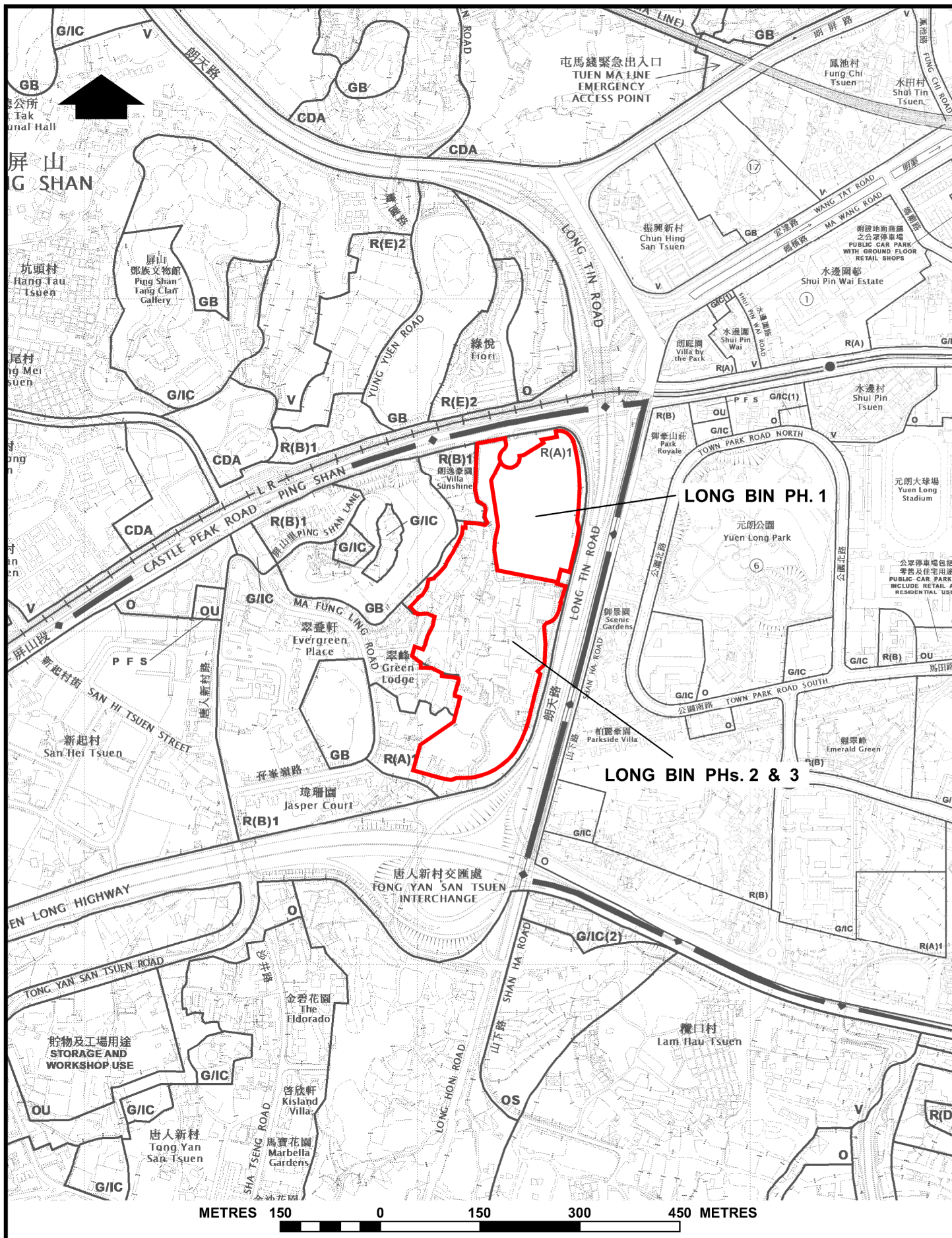
- 5.1. This Application is submitted by HA to seek TPB's approval under Section 16 of the Town Planning Ordinance for minor relaxation of maximum total PR restriction for the Application Site from 6.5 in the OZP to an overall of 7.16 (i.e. from 6.5 to 6.8 for Phase 1; and from 6.5 to 7.3 for Phases 2 and 3); and BH restriction for Phases 2 and 3 from 155mPD in the OZP to 170mPD for public housing development at Long Bin, Yuen Long.

- 5.2. The Proposed Development is in line with the Government's initiative on addressing the space shortfall of the welfare services and the planning intention of the "R(A)1" zone and is also compatible with the surrounding developments. As demonstrated in the review on technical aspects, the proposal will have no insurmountable impacts on visual, landscape, air ventilation, environmental, traffic, sewerage and drainage aspects.

- 5.3. In view of the above, TPB is sincerely requested to give favorable consideration on the proposed minor relaxation of maximum total PR and BH restrictions of the Application Site.

Figures

Figure 1



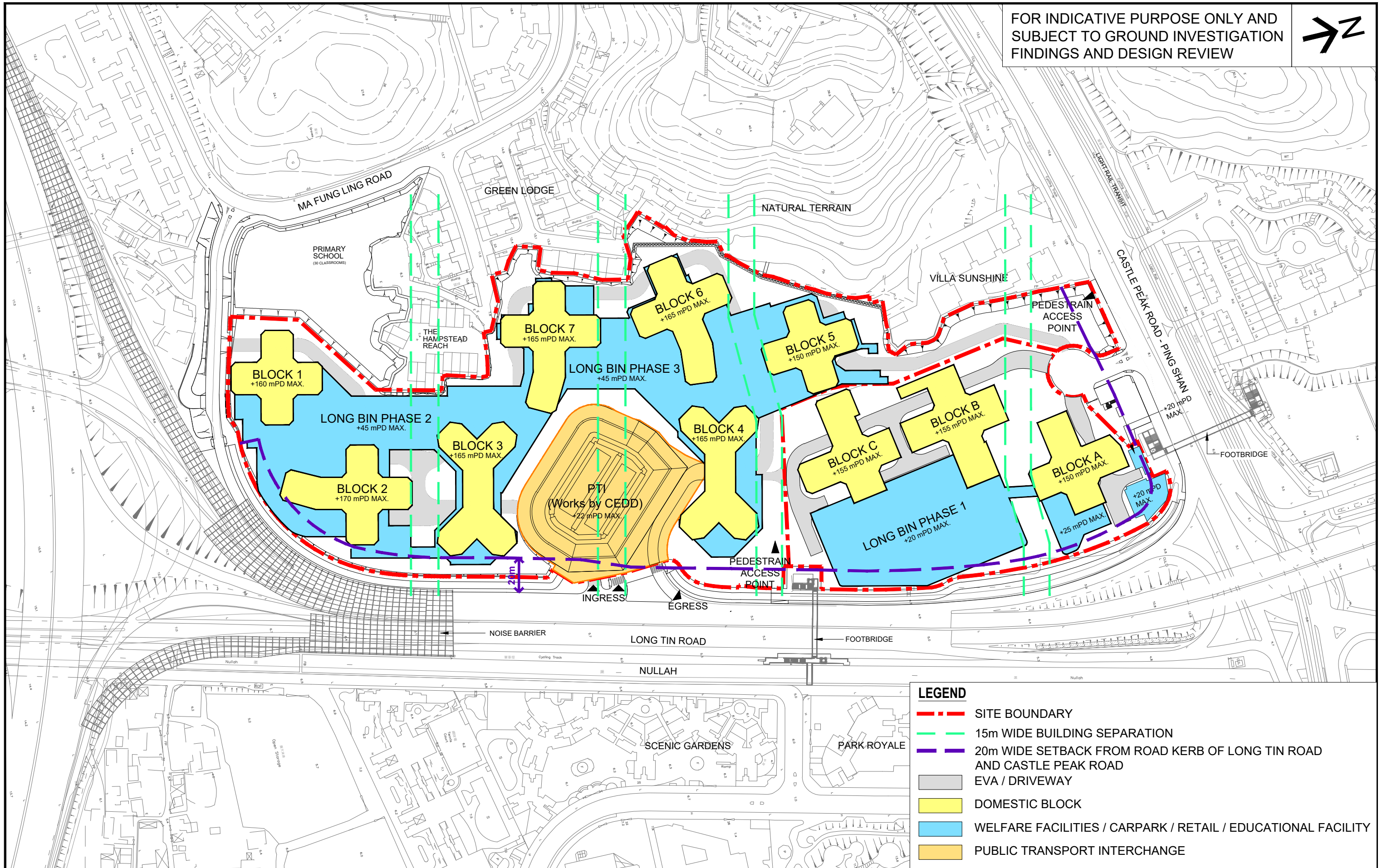
**LOCATION PLAN
PUBLIC HOUSING DEVELOPMENT AT
LONG BIN PHASES 1 - 3**

**HOUSING DEPARTMENT
PLANNING SECTIONS**

**DATE:
3. 5. 2024**

Figure 2

FOR INDICATIVE PURPOSE ONLY AND
SUBJECT TO GROUND INVESTIGATION
FINDINGS AND DESIGN REVIEW



PROJECT TITLE
**PUBLIC HOUSING DEVELOPMENT AT
LONG BIN PHASES 1, 2 & 3**

DRAWING TITLE
PROPOSED SITE LAYOUT PLAN

SCALE 1:2000(A3)

房屋署
HOUSING DEPARTMENT

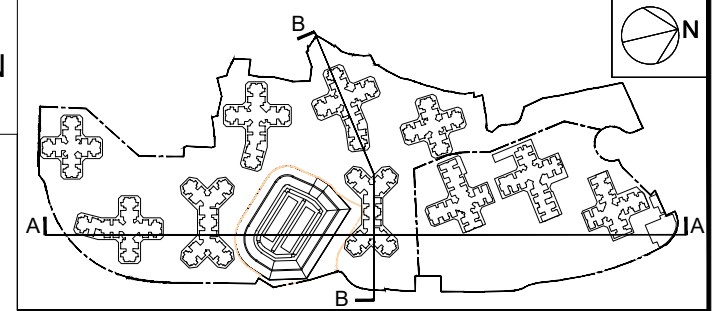
DRAWING NO. YL43/1-3/S16/A/LO-01
DATE: 06/2024

Figure 3

LEGEND

- SITE BOUNDARY
- DOMESTIC BLOCK
- WELFARE FACILITIES / CARPARK / RETAIL / EDUCATIONAL FACILITY
- PUBLIC TRANSPORT INTERCHANGE
- TRANSFER STRUCTURE

FOR INDICATIVE PURPOSE ONLY AND
SUBJECT TO GROUND INVESTIGATION
FINDINGS AND DESIGN REVIEW

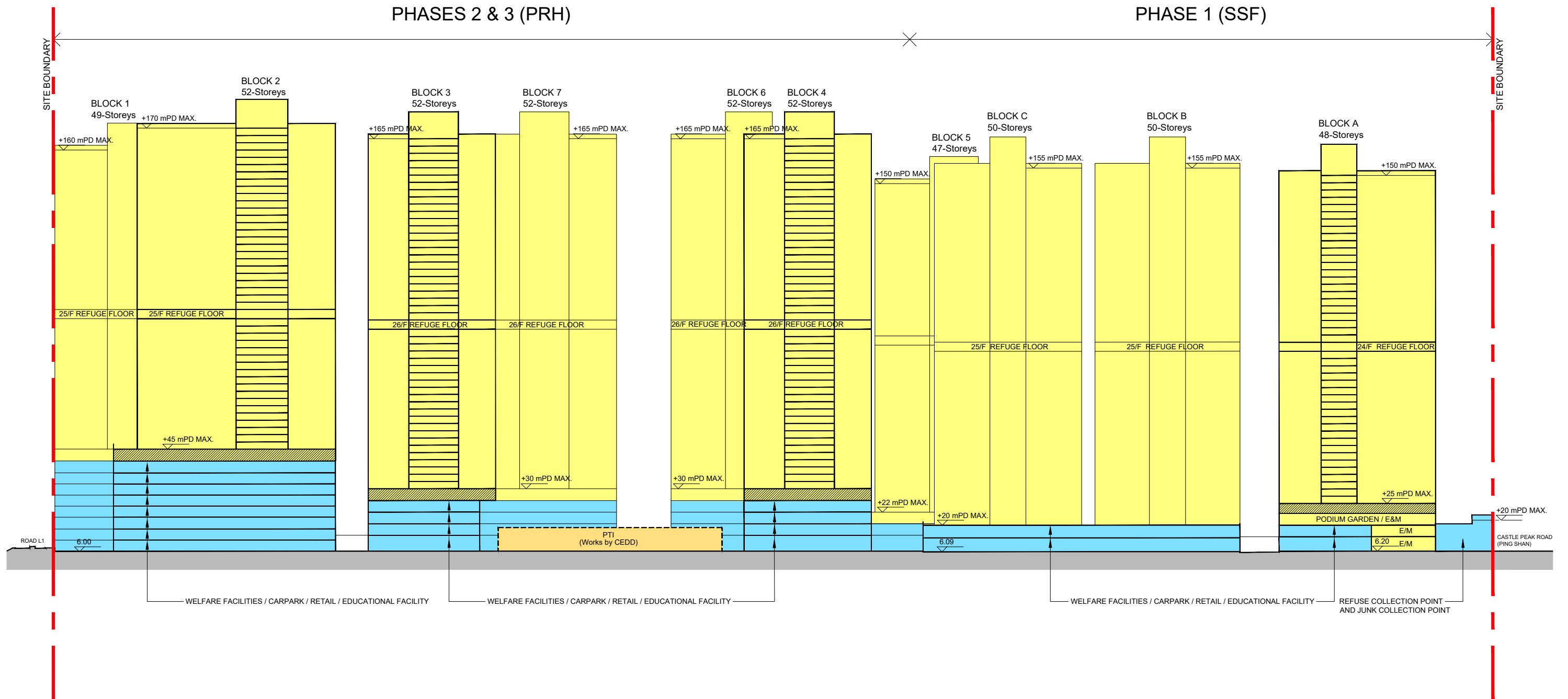


KEY PLAN

SCALE 1 : 6500

PHASES 2 & 3 (PRH)

PHASE 1 (SSF)

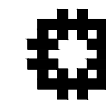


PROJECT TITLE

**PUBLIC HOUSING DEVELOPMENT AT
LONG BIN PHASES 1, 2 & 3**

DRAWING TITLE

DIAGRAMMATIC SITE SECTION A-A



房屋署
HOUSING DEPARTMENT

SCALE 1:750 (A1), 1:1500(A3)

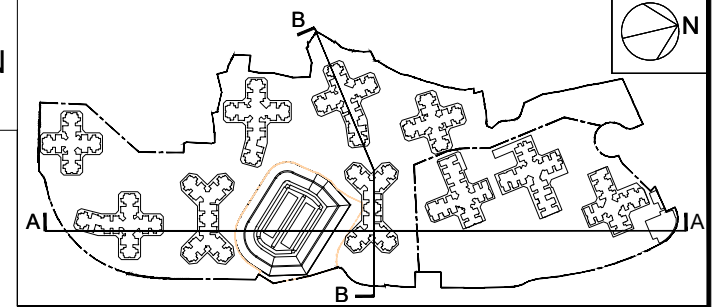
DRAWING NO.
YL43/S16/A/LO-02

DATE:
06/2024

LEGEND

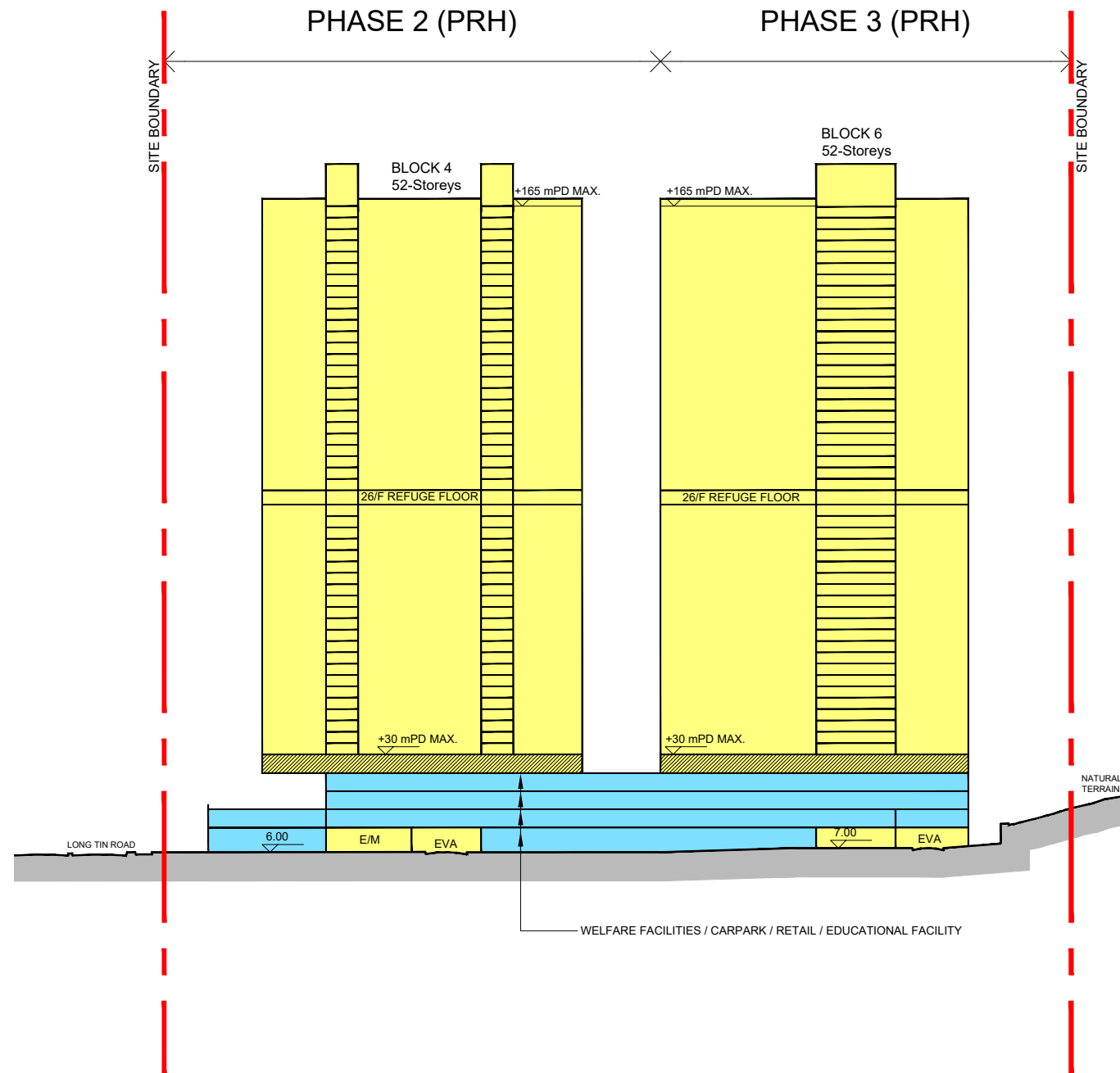
- SITE BOUNDARY
- DOMESTIC BLOCK
- WELFARE FACILITIES / CARPARK / RETAIL / EDUCATIONAL FACILITY
- TRANSFER STRUCTURE

FOR INDICATIVE PURPOSE ONLY AND
SUBJECT TO GROUND INVESTIGATION
FINDINGS AND DESIGN REVIEW



KEY PLAN

SCALE 1 : 6500

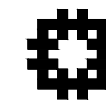


PROJECT TITLE

**PUBLIC HOUSING DEVELOPMENT AT
LONG BIN PHASES 1, 2 & 3**

DRAWING TITLE

DIAGRAMMATIC SITE SECTION B-B



房屋署
HOUSING DEPARTMENT

SCALE 1:750 (A1), 1:1500(A3)

DRAWING NO.
YL43/S16/A/LO-03

DATE:
06/2024

FOR INDICATIVE PURPOSE ONLY AND
SUBJECT TO GROUND INVESTIGATION
FINDINGS AND DESIGN REVIEW



LEGEND:-			
	SITE BOUNDARY		LAWN
	PTI BOUNDARY LINE		SHRUB PLANTING
	ROAD		HEDGE PLANTING
	WOOD DECK		OPEN SPACE
	STREET FURNITURE		PROPOSED WHIPS
	COMMUNAL PLAY AREA		PROPOSED RETAIN TREE (PHASE 2 & 3)
	PAVING		PROPOSED RETAIN TREE (PHASE 1)

PROJECT TITLE
**PUBLIC HOUSING DEVELOPMENT AT
LONG BIN PHASES 1, 2 & 3**

DRAWING TITLE
INDICATIVE LANDSCAPE MASTER PLAN (All levels)

SCALE 1:750 (A1), 1:1500(A3)

房屋署
HOUSING DEPARTMENT

DRAWING NO YL43/2&3/S16/1	DATE 06/2024
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FOR INDICATIVE PURPOSE ONLY AND
SUBJECT TO GROUND INVESTIGATION
FINDINGS AND DESIGN REVIEW



LEGEND:-					
	SITE BOUNDARY		LAWN		PROPOSED TREE
	PTI BOUNDARY LINE		COMMUNAL PLAY AREA		PROPOSED WHIPS
	ROAD		PAVING		OPEN SPACE
	SHRUB PLANTING		WOOD DECK		PROPOSED RETAIN TREE (PHASE 2 & 3)
	HEDGE PLANTING				PROPOSED RETAIN TREE (PHASE 1)

PROJECT TITLE
**PUBLIC HOUSING DEVELOPMENT AT
LONG BIN PHASES 1, 2 & 3**

DRAWING TITLE
INDICATIVE LANDSCAPE MASTER PLAN (GROUND FLOOR)

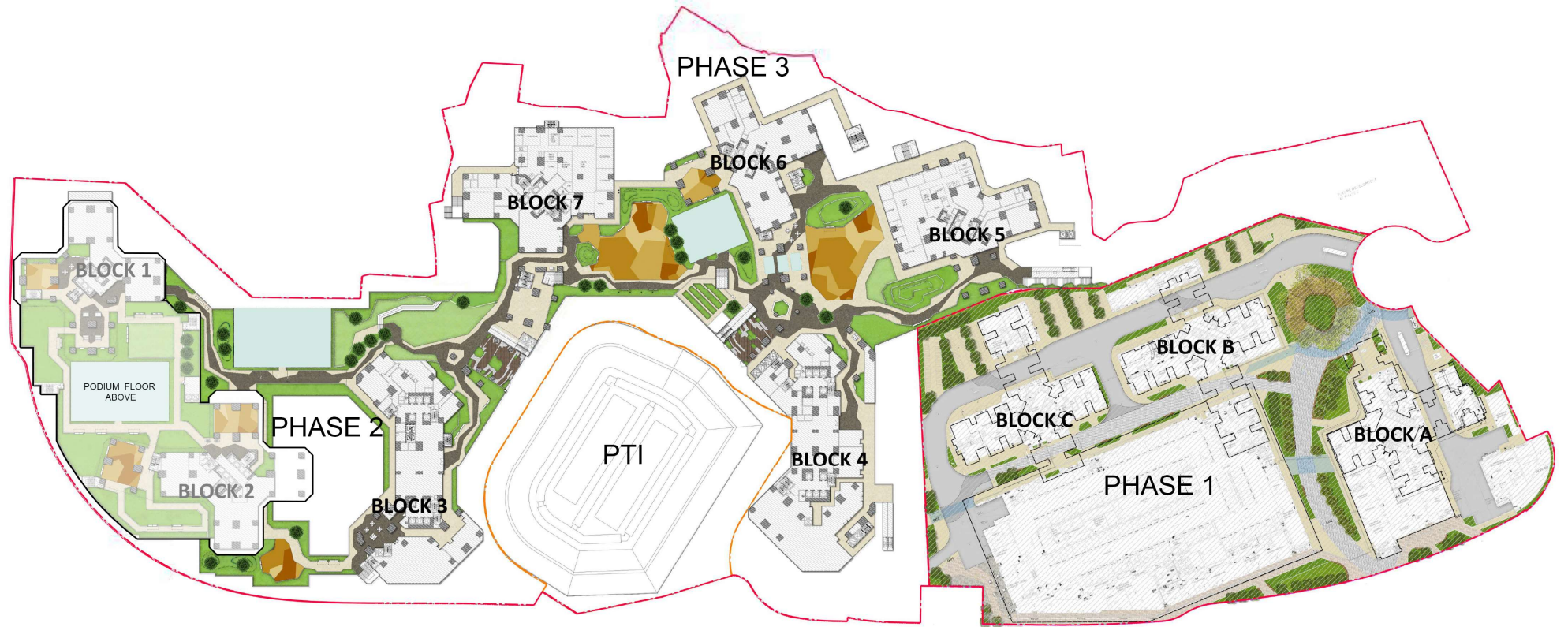
SCALE 1:750 (A1), 1:1500(A3)

房屋署
HOUSING DEPARTMENT

DRAWING NO. YL43/2&3/S16/2

DATE: 06/2024

FOR INDICATIVE PURPOSE ONLY AND
SUBJECT TO GROUND INVESTIGATION
FINDINGS AND DESIGN REVIEW



LEGEND:-

- - - SITE BOUNDARY
- STREET FURNITURE
- LAWN
- PROPOSED TREE
- - - PTI BOUNDARY LINE
- COMMUNAL PLAY AREA
- SHRUB PLANTING
- PROPOSED RETAIN TREE (PHASE 1)
- PAVING
- HEDGE PLANTING
- OPEN SPACE
- ROAD
- WOOD DECK

PROJECT TITLE
**PUBLIC HOUSING DEVELOPMENT AT
LONG BIN PHASES 1, 2 & 3**

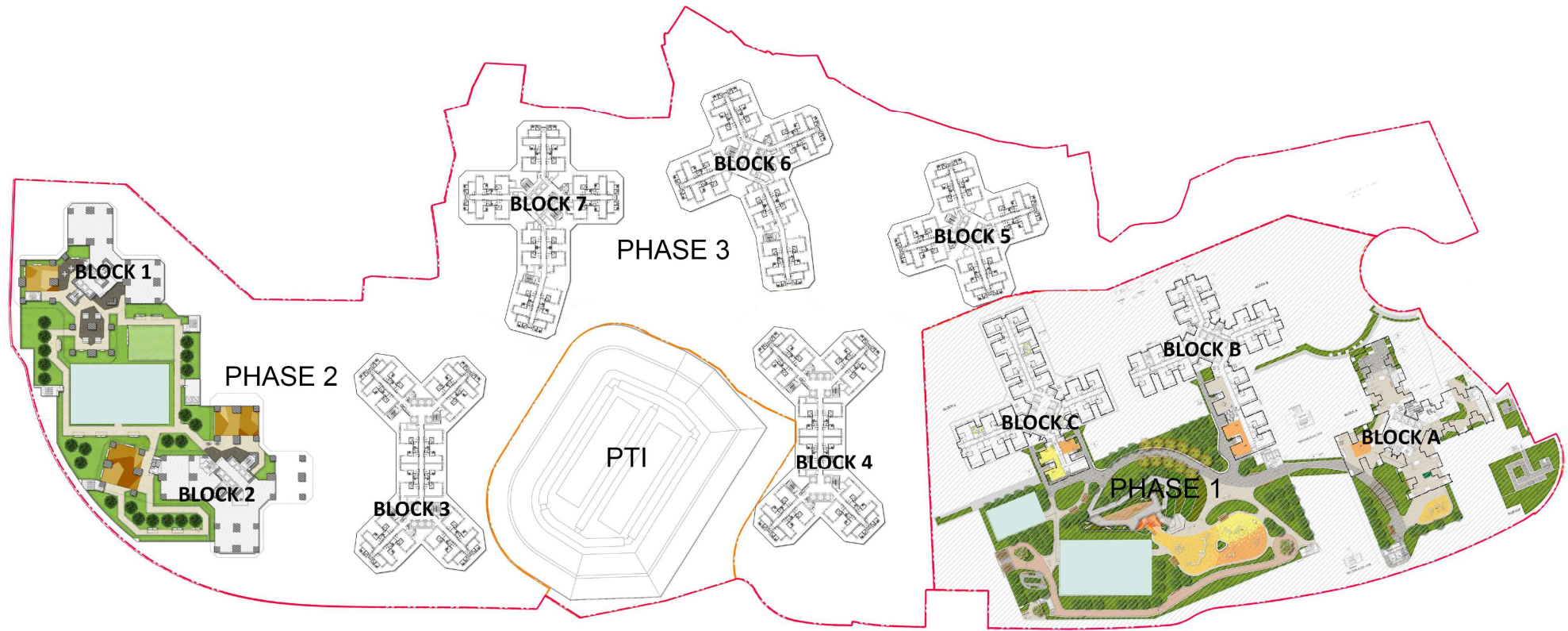
DRAWING TITLE
INDICATIVE LANDSCAPE MASTER PLAN (1ST FLOOR)

SCALE 1:750 (A1), 1:1500 (A3)

房屋署
HOUSING DEPARTMENT

DRAWING NO YL43/2&3/S16/3	DATE 06/2024
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FOR INDICATIVE PURPOSE ONLY AND
SUBJECT TO GROUND INVESTIGATION
FINDINGS AND DESIGN REVIEW



LEGEND:-

SITE BOUNDARY	STREET FURNITURE	LAWN	PROPOSED TREE
PTI BOUNDARY LINE	COMMUNAL PLAY AREA	SHRUB PLANTING	OPEN SPACE
	PAVING	HEDGE PLANTING	
	ROAD	WOOD DECK	

PROJECT TITLE
**PUBLIC HOUSING DEVELOPMENT AT
LONG BIN PHASES 1, 2 & 3**

DRAWING TITLE
INDICATIVE LANDSCAPE MASTER PLAN (PODIUM FLOOR)

SCALE 1:750 (A1), 1:1500(A3)

 房屋署
HOUSING DEPARTMENT

DRAWING NO YL43/2&3/S16/4 DATE 06/2024