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**潘孝維**  
Pun How Wai  
MRIBA

**By Email and Post**

Date : 3 October 2024  
Your Ref.: TPB/A/YL/321  
Our Ref. : LDS/PLAN/7073

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

Dear Sir/Madam,

**Application for Planning Permission for  
Proposed Social Welfare Facility (excluding those involving Residential Care) at  
3/F and 7/F, Tower 1, One North, No. 8 Hong Yip Street, Yuen Long, N.T.**  

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**(Application No. A/YL/321)**

We refer to the captioned application and write to clarify that the Gross Floor Area (GFA) of the Application Site is as follows:

Floor	GFA (m <sup>2</sup> ) (about)
3/F	1,302.186
7/F	1,325.685
<b>Total:</b>	<b>2,627.871</b>

We submit herewith the replacement pages of the Application Form and Planning Statement for your reference.

Should there be any queries, please contact our Ms. Cannis Lee at [REDACTED]

Yours faithfully,  
For and on behalf of  
**Lawson David & Sung Surveyors Limited**

*Lawson David & Sung*



Encl.  
c.c. DPO/TM & YLW (Attn.: Ms. Carmen Cheung) – By Email  
Client

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件(倘有),送交香港北角渣華道333號北角政府合署15樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張,然後填寫此表格。該份文件可從委員會的網頁下載(網址:<http://www.tpb.gov.hk/>),亦可向委員會秘書處(香港北角渣華道333號北角政府合署15樓-電話:2231 4810或2231 4835)及規劃署的規劃資料查詢處(熱線:2231 5000)(香港北角渣華道333號北角政府合署17樓及新界沙田上禾輦路1號沙田政府合署14樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載,亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全,委員會可拒絕處理有關申請。

<b>1. Name of Applicant 申請人姓名/名稱</b>	
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 )	
Regal Crown Development Limited	
<b>2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)</b>	
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 )	
Lawson David & Sung Surveyors Limited	
<b>3. Application Site 申請地點</b>	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	3/F and 7/F, Tower 1, One North, No. 8 Hong Yip Street, Yuen Long, N.T.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input type="checkbox"/> Site area 地盤面積 ..... NA ..... sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 2,627.871 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	..... NA ..... sq.m 平方米 <input type="checkbox"/> About 約

**6. Type(s) of Application 申請類別**

- Type (i)** Change of use within existing building or part thereof  
第(i)類 更改現有建築物或其部分內的用途
- Type (ii)** Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)  
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- Type (iii)** Public utility installation / Utility installation for private project  
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- Type (iv)** Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)  
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- Type (v)** Use / development other than (i) to (iii) above  
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

**(i) For Type (i) application 供第(i)類申請**

(a) Total floor area involved 涉及的總樓面面積	2,627.871 sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	<b>Proposed Social Welfare Facility (excluding those involving Residential Care)</b>  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數	2	Number of units involved 涉及單位數目	8
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 .....NA..... sq.m 平方米 <input type="checkbox"/> About 約		
	Non-domestic part 非住用部分..2,627.871.. sq.m 平方米 <input checked="" type="checkbox"/> About 約		
	Total 總計 .....2,627.871..... sq.m 平方米 <input checked="" type="checkbox"/> About 約		
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) <small>(Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)</small>	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途
	3/F	Vacant and temporary office	Social Welfare Facility (excluding those involving Residential Care)
	7/F	Vacant	Social Welfare Facility (excluding those involving Residential Care)

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	3/F and 7/F, Tower 1, One North, No. 8 Hong Yip Street, Yuen Long, N.T.		
Site area 地盤面積	NA	sq. m 平方米	<input type="checkbox"/> About 約
	(includes Government land of 包括政府土地	NA	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Yuen Long Outline Zoning Plan No. S/YL/27		
Zoning 地帶	"Other Specified Uses" annotated "Business"		
Applied use/ development 申請用途/發展	Proposed Social Welfare Facility (excluding those involving Residential Care)		
(i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	2,627.871 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	NA	
	Non-domestic 非住用	NA	
	Composite 綜合用途	NA	

## Executive Summary

This Planning Statement Report is submitted to the Town Planning Board (the "Board") in support of a planning application for Proposed Social Welfare Facility (excluding those involving Residential Care) (the "Proposed Development") at 3/F and 7/F, Tower 1, One North, No. 8 Hong Yip Street, Yuen Long, N.T. (the "Application Site").

The Application Site falls within an area zoned "Other Specified Uses" annotated "Business" ("OU(B)") on the Approved Yuen Long Outline Zoning Plan (OZP) No. S/YL/27 gazetted on 15.12.2023. According to the Schedule I of the Notes of the OZP for "OU(B)" zone applicable to open-air development or building other than industrial or industrial-office building, 'Social Welfare Facility (excluding those involving Residential Care)' is a Column 2 use, which requires planning permission from the Board.

One North (the "Subject Premises") is a newly completed office and retail complex in the Northern Metropolis. Considering the increase in the population of the Yuen Long Area and a significant inflow of population is foreseen in the Northern Metropolis, the Applicant intends to propose a conversion of 3/F and 7/F of Tower 1 from office use into social welfare facility to serve the community.

The Application Site is mostly vacant and partly used as a temporary office. The total gross floor area of the Application Site is about 2,627.871m<sup>2</sup>. The proposed social welfare facility is designed to provide support and service to children, youth and families particularly those from different ethnic and income backgrounds. The social welfare facilities would include:

- (a) Pre-school Rehabilitation Services (for children who are aged 2 or above)
- (b) Children and youth services (aged 6-24 on neighbourhood basis)
- (c) Integrated education and rehabilitation service
- (d) Family education and counselling services
- (e) Community development services
- (f) Specialized services
- (g) Support services for ethnic minorities/new immigrants
- (h) Physical/Speech/Occupational Therapy

The major justifications of this application are:

1. The Proposed Development aims to meet the increasing population in Yuen Long District;
2. There are shortage of site for social welfare premises;
3. The Proposed Development conforms to the planning intention of the OZP;
4. The Proposed Development complies with the permissible development intensity;
5. The Proposed Development accommodates various compatible uses within the same building;
6. The Proposed Development is compatible with the surrounding context;
7. The Proposed Development is a respond to community needs by optimising the potential of the Subject Premises;
8. There will be no insurmountable impacts on traffic/internal circulation aspect; and
9. There will be no insurmountable impacts on environmental aspect.

In view of the justifications and planning merits stated in this planning statement, we sincerely request the Board to give favourable consideration to this application.

## 行政摘要

此規劃報告書旨在支持擬在新界元朗康業街8號朗壹廣場第一座3樓及7樓（“申請處所”），用作擬議社會福利設施(涉及住宿照顧者除外)（“擬議發展”）的規劃申請。

申請處所位於在2023年12月15日刊憲的元朗分區計劃大綱核准圖編號S/YL/27上的「其他指定用途」註明「商貿」地帶。根據大綱圖該地帶註釋附表I：適用於露天發展或適用於工業樓宇或工業－辦公室樓宇以外的建築物，“社會福利設施(涉及住宿照顧者除外)”屬第二欄用途，須先向城市規劃委員會（“城規會”）申請。

朗壹廣場（“申請地點”）為北部都會區內新落城的辦公室及商場綜合項目，申請人考慮元朗區新增人口及未來北部都會區人口的移入，擬更改申請地點第一座的3樓及7樓用途，由辦公室改為社會福利設施(涉及住宿照顧者除外)。

申請處所現時大部份為空置及部份用作臨時辦公室，總樓面面積約2,627.871平方米。擬議社會福利設施是為兒童、青少年及不同種族及收入背景的家庭提供支援及服務，當中包括：

- (a) 學前兒童康復服務(2歲或以上兒童)
- (b) 兒童及青少年服務(以地區為本，為6-24歲兒童及青年提供福利服務)
- (c) 綜合教育及康復服務
- (d) 家庭教育及輔導服務
- (e) 社區發展服務
- (f) 專責服務
- (g) 支援少數族裔及新來港人士服務
- (h) 物理/語言/職業治療

本規劃申請的主要理據如下：

1. 擬議發展為滿足元朗區人口的增長的需求；
2. 社會上缺乏可作社會福利設施用途的處所；
3. 擬議符合規劃大綱圖用途地帶的規劃意向；
4. 擬議發展符合可容許發展的密度；
5. 擬議發展可在同一大廈綜合相容的用途；
6. 擬議發展與鄰近土地用途相容；
7. 擬議發展可釋放申請地點的發展潛力，以回應社區需要；
8. 擬議發展不會對交通及內部人流產生不良影響；及
9. 擬議發展不會對環境產生不良影響。

以本規劃報告書闡述的理據及規劃增益，敬希城規會從優考慮這宗規劃申請。

### 3. Planning Context

#### 3.1 Planning Intention

The Application Site falls within an area zoned “OU(B)” on the Approved Yuen Long OZP No. S/YL/27 gazetted on 15.12.2023, as shown in **Figure 3**. 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.

According to the Schedule I of the Notes of the OZP for “OU(B)” zone applicable to open-air development or building other than industrial or industrial-office building, ‘Social Welfare Facility (excluding those involving Residential Care)’ is a Column 2 use that may be permitted with or without conditions on application to the Board.

#### 3.2 Similar Planning Application in “OU(B)” zone on the Same OZP

There is no similar application found within “OU(B)” zone on the same OZP for conversion of the office floor space into social welfare facility use.

### 4. The Development Proposal

#### 4.1 Conversion Proposal

The Proposed Development includes conversion of the office floor space on the 3/F and 7/F of the Tower 1 of the Subject Premises into proposed social welfare facility (excluding those involving residential care). The social welfare facility would include:

- (a) Pre-school Rehabilitation Services (for children who are aged 2 or above)
- (b) Children and youth services (aged 6-24 on neighbourhood basis)
- (c) Integrated education and rehabilitation service
- (d) Family education and counselling services
- (e) Community development services
- (f) Specialized services
- (g) Support services for ethnic minorities/new immigrants
- (h) Physical/Speech/Occupational Therapy

The total **gross** floor area of the Application Site is about **2,627.871** while the total **internal floor area** is about 2,028.77m<sup>2</sup> (see Internal Floor Area Plans at **Figures 5 and 6**) and the parameters are detailed in **Table 4.1** below:

**Table 4.1 Development Parameters**

Floor	Gross Floor Area (m <sup>2</sup> ) (about)
3/F	1,302.186
7/F	1,325.685
<b>Total:</b>	<b>2,627.871</b>