

**S12A PLANNING APPLICATION  
APPROVED MAI PO & FAIRVIEW PARK OZP NO. S/YL-MP/8**

**Rezoning from “Residential (Group D)” to “Residential (Group C) 1” Zone  
For a Proposed Residential Development  
at Various Lots in D.D. 104  
and the Adjoining Government Land in Yuen Long, N.T.**

## **SUPPORTING PLANNING STATEMENT**

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**February 2025**

**Applicants:**

**Capital Chance Limited**

**Consultancy Team:**

**KTA Planning Limited**

**Archiplus International (HK) Limited**

**Urbis Limited**

**AECOM Asia Co. Limited**

**AEC Limited**

**Ove Arup & Partners Hong Kong Limited**

**Ramboll Hong Kong Limited**



**PLANNING LIMITED**  
規 劃 顧 問 有 限 公 司

## **Executive Summary**

***From the middle of nowhere to Ngau Tam Mei Station and San Tin Technopole*** – The Subject Site is located about 2km away from the centre of San Tin Technopole, and it will be located just 730m away from Ngau Tam Mei Station of the Northern Link (“NOL”) which has been committed with a concrete timeframe or about 300m from envisaged high-rise private housing at a plot ratio of 6 under the Ngau Tam Mei development proposal. Not least, developments at San Tin Technopole are proceeding full steam.

The Subject Site is located at an area signified by a land-consuming “house with private garden”-type development such as Fairview Park and Palm Springs. It was once a patch of land with no proper vehicular access, not even a specific zoning under the first Interim Development Permission Area Plan and was indeed part of the residual areas sandwiched between Fairview Park and San Tin Highway. Given the limited size of the residual areas along with very low permissible development intensity, it cannot sustain local services. These pieces of residual area have been left idle for decades and are considered a waste of scarce land resource. Even if such low density development were to take place according to the current “Residential (Group D)” (“R(D)”) zone, they would only be in-fill developments completing the extensive urban sprawl “to the north of Yuen Long”.

Together with the confirmed NOL, Ngau Tam Mei station and the development of San Tin Technopole as well as Ngau Tam Mei which was recently revealed in November 2024, it is almost certain that the area is going to experience a tremendous transformation to become an extension of the future urbanised Ngau Tam Mei area.

The changing accessibility of the area brings the potential to adopt a sustainable urban form in order to rectify the urban sprawling effect. This may include incorporating a relatively high density development at an appropriate location, where it can serve as an activity node, departing from the land consuming “house with private garden” development pattern. This may also include medium-rise apartment buildings with small to medium-sized flats to diversify housing mix, increase variety of housing choices and enrich the community profile. The suburban serenity would attract young middle-income families with good mobility as well as people who have been engaging in frequent cross-border travel as the site is located in a strategic location of the Innovation & Technology (I&T) zone under the Northern Metropolis Action Agenda. The relatively sizeable target population would be able to support local and public transport services. This echoes with the Government’s ongoing initiative to make best use of land resource to increase housing supply to meet the needs of the public.

The current “R(D)” zone only encourages “improvement and upgrading of existing temporary structures” individually without making more significant effects on the overall environment in a comprehensive manner; in particular, it is unable to respond to the transformation of the area with major upgrading in infrastructure and connectivity. The proposed rezoning to “Residential (Group C)1” zone will allow the development of medium-rise, low-density residential developments with commercial uses serving the residential neighbourhood as illustrated in the Indicative Development Scheme in Chapter 7.

On top of 2,322 housing units at the about 6.6 hectares site, a Neighbourhood Activity Node is proposed to accommodate local commercial uses, and transportation and GIC facilities (including a covered transport layby and a Neighbourhood Elderly Centre) to serve the future residents and the neighbours. There is also a landscaped open space provided on the site open for public use. All these bring notable public benefits.

Various technical assessments, including traffic, environmental, ecological, sewerage, drainage, water supply, air ventilation, landscape, visual impact assessments, have shown that the Indicative Development Scheme would be technically acceptable.

Having reviewed the experience gained from the previous rezoning application (i.e. Y/YL-MP/6) as well as noting the Government's prompt actions in taking forward the development of San Tin Technopole in particular the Ngau Tam Mei area, the Applicant has therefore actively reviewed opportunities to enhance the development proposal at the Subject Site. The enhanced development proposal detailed in this Supporting Planning Statement has addressed the concerns of the TPB Members and strives to deliver a green and sustainable urban form that provides ecological planning gains and respects the proximity to Ngau Tam Mei Drainage Channel ("NTMDC"). Key highlights of this proposed development can be summarised as follows:

*Reducing development intensity and building height*

- **The Applicant has reduced the proposed domestic plot ratio** from 1.8 to 1.5 and the **proposed maximum building height** from 19 storeys to 16 residential storeys.
- Despite the reduction in total GFA, the Applicant **maintains the proposed provision of GIC facilities (with reference to the latest request from the Social Welfare Department), non-domestic GFA and covered transport layby** to create a neighbourhood node within the community.

*Enhancing the scheme in terms of building design and sustainability*

- **The Applicant has removed the low-rise residential blocks/villas** adjacent to NTMDC so that major residential blocks would be set back away from NTMDC.
- **The Applicant has redesigned the configuration of the Landscape Pond** to lengthen its interface with NTMDC so as to enhance its compatibility with the surrounding environment.
- **Green roofs** have been provided on the low-rise commercial and E&M blocks near NTMDC to enhance the building design and sustainability.

*Providing ecological planning gain*

- **The Applicant has redesigned the configuration of the Landscape Pond** to lengthen its interface with NTMDC so as to enhance its effectiveness in maintaining the buffer function of the Subject Site for wetland conservation.
- **Additional ecological features have been proposed for the Landscape Pond** which comprises waterbody with various water depths (shallow water area, reedbed, and open water area) to create a variety of habitats with synergy for wildlife to enhance the ecological functions.

*Government's commitments to pursue the development of NOL, San Tin Technopole and Ngau Tam Mei Area*

- The **OZP of San Tin Technopole has been gazetted** with most area north of the Subject Site proposed to be largely urbanised with a plot ratio of not less than 2.0 and building height of predominantly 75mPD for those area currently largely occupied by the ecologically sensitive pond or wetland area. Higher plot ratio (e.g. up to 7) would be allowed near San Tin Station of the NOL.
- For the Ngau Tam Mei area east of the Subject Site, **railway alignment of NOL and location of Ngau Tam Mei Station have been confirmed and gazetted. Development**

**Proposal of Ngau Tam Mei has also been revealed.** About 18 ha of land has been planned for residential use at a plot ratio of 6 for 12,000 – 13,000 residential units.

- The Applicant respects that **high-density and high-rise development will be located close to the station** and development intensity should descend gradually towards San Tin Highway near the Subject Site.
- The reduced DPR of 1.5 at just 730m away from the gazetted Ngau Tam Mei Station is considered appropriate in planning terms.

*Establishing a desirable precedent and no cumulative impacts on the surrounding areas*

- Sensitivity tests under different scenarios have been conducted under the TIA report to assess the potential cumulative impacts on the surrounding areas. The proposed development is technically feasible and the approval of the current application would be a desirable precedent.

In light of the above justifications provided in this Supporting Planning Statement, we sincerely request that the Town Planning Board to give favourable consideration to this Section 12A Planning Application.



## 申請摘要

從以往偏僻的地方到將來鄰近牛潭尾站 — 申請地點現時距離新田科技城約 2 公里，亦位於即將落實的北環線牛潭尾站僅距約 730 米，或距離牛潭尾發展建議下未來建築物高度及密度（地積比為 6 倍）較高的私人住宅發展約 300 米。

申請地點位處一個現時主要以較佔地的「花園式洋房」發展為主的區域，附近發展包括錦繡花園和加州花園。申請地點曾經是一塊沒有正式車輛通道的土地，甚至在首次刊憲公告的「中期發展審批地區圖」裡也沒有被劃為任何特定的規劃用途地帶，它只是夾在錦繡花園和新田公路之間的剩餘土地的一部分。考慮到地盤面積有限及現時極低的發展密度，有關住宅發展根本無可能附帶一般的民生服務設施。這些土地已經閒置了幾十年，浪費珍貴的土地資源。但即使按照目前「住宅（丁類）」地帶作低密度發展，有關發展亦只會成為現時元朗市向北較為無序的都市擴展內的插入式發展。

連同興建中的北環線及牛潭尾站、已落實發展的新田科技城的發展，以及最近公佈的牛潭尾發展計劃，申請地點及附近將經歷巨大轉變，成為未來牛潭尾發展地區的延伸。

通達性的改善為該區帶來發展潛力，應用可持續發展的城市形態，以糾正過往因較為無序的城市擴張發展模式所帶來的影響。該區未來的發展可由過往極為佔地的「花園式洋房」發展模式改為於合適地點作密度稍高的發展，成為地方上的活動樞紐。有關發展可包含低矮至中層高的住宅發展，以提供中、小型單位，令住房組合更多元化，以增加房屋戶型選擇並豐富社群面貌。市郊安逸的環境能吸引年輕、出行能力較高的中產家庭及經常往返中港兩地的人士居住，而較具規模的目標人口則能支持在項目內提供服務當區的公共交通設施。有關發展亦與政府現時所倡議善用土地以增加房屋供應，滿足市民需要的政策相呼應。

現時「住宅（丁類）」地帶只鼓勵「把現有的臨時構築物重建作永久建築物」，有關規劃意向缺乏全面顧及現時地帶及其附近的整體環境，尤其無法回應區內因基建及交通將得到重大升級改善而令地區轉型的情況。而正如本規劃綱領第 7 部分發展計劃示意圖所示，擬議改劃申請地點至「住宅（丙類）1」地帶將容許項目地盤作低密度、低至中層高住宅發展，並附帶商業設施以及長者鄰舍中心。

於約 6.6 公頃的申請地盤內，有關改劃除了能提供合共 2,322 個住宅單位外，還設有一個「鄰舍活動樞紐」，當中包括地區商業設施、公共交通及政府、機構或社區設施（包括一所幼稚園及一所長者鄰舍中心）以服務將來住戶及附近居民。此外，項目還設有一個開放給公眾人士享用的綠化休憩空間，以上各項設施均為公眾帶來顯著利益。

各項技術評估（包括交通、環境、生態、排污、排水、供水、空氣流通、園景及視覺）均指出擬議發展計劃不會導致無法克服的技術影響。

考慮到過往的改劃申請（即 Y/YL-MP/6）所取得的經驗，以及注意到政府正在積極推動新田科技城發展，申請人趁此機會檢視及優化發展建議。本規劃綱領中詳述的擬議發展

建議已回應了城規會委員所關注的問題，並致力於打造綠色和可持續的城市形態，提供生態規劃收益，並同時尊重鄰近的牛潭尾排水道。擬議發展的主要規劃亮點可概括如下：

#### *減少發展密度和建築物高度*

- 申請人已將擬議住用地積比率由 1.8 減少至 1.5，並將擬議的建築高度由 19 層減少至 16 層。
- 儘管總建築面積減少，申請人仍維持提供社福設施(參考社會福利署的最新要求)、非住用建築面積和有蓋公共交通停車設施，以在社區內打造一個小社區。

#### *改善建築物設計和可持續性*

- 申請人已移除毗鄰牛潭尾排水道低矮的建築物，使主要住宅大樓遠離牛潭尾排水道。
- 申請人重新設計了景觀池的佈局，以延長其與牛潭尾排水道的介面，從而增強其與周圍環境的兼容性。
- 為牛潭尾排水道附近低矮的商業和機電建築物提供綠色屋頂，以增強建築設計和可持續性。

#### *生態方面的規劃增益*

- 申請人重新設計了景觀池的配置，以延長其與牛潭尾排水道的介面，以增強其有效性及維持濕地保護緩衝功能。
- 景觀池新增了生態功能，包括不同水深的水體（淺水區、蘆葦叢和開闊水域），為野生動物創造多種棲息地，增強生態功能。

#### *政府致力推動北環線、新田科技城及牛潭尾地區的發展*

- 新田科技城的規劃大綱圖已刊憲，申請地點以北的大部分地區將進行大規模發展（包括生態敏感的池塘及濕地），地積比率不低於 2.0 倍及建築高度主要為 75mPD。新田站附近區域更允許有較高的地積比率（例如高達 7 倍）。
- 就申請地點以東的牛潭尾地區而言，北環線的走線及牛潭尾站的位置已確定並刊憲。牛潭尾的發展方案亦已公佈。約 18 公頃的土地已規劃作住宅用途，地積比率為 6 倍，可建造 12,000 至 13,000 個住宅單位。
- 申請人同意高密度及高樓層的建築物應位處於車站附近，而發展密度可向新田公路 / 申請地點的方向逐漸降低。
- 申請地點距離已刊憲的牛潭尾站僅 730 米，加上住用地積比已減少至 1.5 倍，於規劃層面是合適的。

#### *樹立良好先例，且不會對週邊地區造成累積影響*

- 交通影響評估報告已進行不同的敏感度分析，以評估對週邊區域的潛在累積影響。擬議發展在技術上是可行的。批准本改劃申請將成為良好先例。

鑑於本規劃綱領所提供的上述理據，我們懇請城市規劃委員會積極考慮本第 12A 條規劃申請。

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**S12A AMENDMENT OF PLAN APPLICATION  
APPROVED MAI PO AND FAIRVIEW PARK OZP NO. S/YL-MP/8**

**Rezoning from “Residential (Group D)” to “Residential (Group C) 1” Zone  
For a Proposed Residential Development  
at Various Lots in D.D. 104 and the Adjoining Government Land  
in Yuen Long, N.T.**

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**Supporting Planning Statement**

**1. INTRODUCTION**

**1.1 Purpose**

- 1.1.1 On behalf of Capital Chance Limited (“the Applicant”), we prepare this Supporting Planning Statement for the proposed amendment to the Approved Mai Po and Fairview Park Outline Zoning Plan No. S/YL-MP/8 (“Approved OZP”) under S12A Amendment of Plan Application to the Town Planning Board (“TPB”). The proposed amendment is to rezone the Subject Site from “Residential (Group D)” (“R(D)”) to “Residential (Group C) 1” (“R(C)1”) zone with a total plot ratio restriction of 1.59 [including domestic plot ratio (DPR) of 1.5 and non-domestic plot ratio (NPR) of 0.09]. This Supporting Planning Statement is to provide relevant government departments with the necessary information to facilitate consideration of the rezoning proposal.
- 1.1.2 The Applicant obtained planning permissions from TPB on 24 February 2012 (TPB Ref.: A/YL-MP/193) and 21 June 2013 (TPB Ref.: A/YL-MP/205) for a low-density residential development at a plot ratio of 0.2. Due to the changing planning circumstances within the area, the Applicant submitted a S12A Amendment of Plan Application in August 2021 to rezone the Subject Site to update the land consuming house-with-private-garden type development form to a more sustainable urban form (proposed at DPR 1.8 + NPR 0.08) with community services. Despite no objection from the various Government departments as recorded in the TPB paper, TPB eventually did not agree with the application in May 2023. Whilst the development of San Tin Technopole nearby is moving full steam ahead, the Applicant now puts forward an enhanced proposal in response to the comments raised by the Board Members and to demonstrate that the proposed increase in flat supply from the subject housing site would not generate any insurmountable adverse impacts and would instead enhance the site and its surroundings.

## **1.2 Report Structure**

- 1.2.1 Following this Introductory Section, Section 2 provides an update since the previous S12A Amendment of Plan Application, followed by the site and planning context and the related prevailing and latest government policies in Section 3. Spatial planning review and a review of the “R(D)” zone are carried out in Sections 4 and 5. Section 6 outlines the proposed zoning for the Subject Site. The Indicative Development Scheme will be described in Section 7. The planning merits and justifications of the proposed amendments are explained in Section 8. Section 9 concludes and summarizes this planning statement.

## 2. AN UPDATE SINCE THE LAST S12A APPLICATION

### 2.1 The Previous S12A Amendment of Plan Application

2.1.1 The previous submission (TPB Ref.: Y/YL-MP/6) considered by TPB involved a residential development of DPR 1.8 to provide about 2,771 residential units, together with NPR 0.08 to provide a neighbourhood activity node, Government, Institution and Community (“GIC”) facilities and a covered transport layby. While there was no objection from various government departments<sup>1</sup> on the rezoning proposal, TPB did not agree with the application on 5 May 2023 on the following ground:

*“There is no strong justification in the submission to justify the proposed rezoning to “Residential (Group C)1” and the proposed increase in development intensity and building height.”*

2.1.2 In considering the case, a few TPB Members raised their concerns on a few issues of the rezoning scheme. In general, they considered that there was not sufficient justification to support the significant increase in plot ratio and building height as the planning of the areas near the Subject Site [i.e. the San Tin/ Lok Ma Chau (ST/LMC) Development Node (currently known as the San Tin Technopole) and the Ngau Tam Mei area] were still under the Government’s study. Approval would set an undesirable precedent effect for applications in the area. In terms of building layout and design, they questioned about the proposed building height profile, air ventilation impact and sustainable & green building design. A member considered the proposed scheme lacked “ecological” planning gain despite other planning gains provided. The issues raised by the respective TPB Members on the case are summarised below:-

<b>Key Comments from Town Planning Board Members on the Previous Application (TPB Ref.: Y/YL-MP/6)</b>	
①	<i>“not sufficient justification... for the proposed significant increase in development intensity and building height”</i>
②	<i>“scope for enhancing the scheme in terms of building design and sustainability”</i>
③	<i>“no ecological planning gain”</i>
④	<i>“premature to determine the appropriate development intensity... while Ngau Tam Mei was still under review”</i>
⑤	<i>“undesirable precedent”</i>

<sup>1</sup> No objection in-principle/ no adverse comment/ no further comment was received from the following government departments: Agricultural, Fisheries and Conservation Department, Environmental Protection Department, Transport Department, Drainage Services Department, Water Supplies Department, Social Welfare Department, Architectural Services Department, Urban Design and Landscape Section of the Planning Department and District Planning Office of the Planning Department



## **2.2 Current Planning Context of the Area**

- 2.2.1 Since the TPB’s consideration of the previous rezoning application in May 2023, there has been enormous progress in Government’s review on the land-use planning of the areas near the Subject Site. In June 2023, the Study for the ST/LMC Development Node came into the final stage with the relevant Recommended Outline Development Plan (RODP) formulated for public comment and TPB’s discussion (TPB Paper No. 10906). In October 2023, the Government promulgated the Northern Metropolis Action Agenda 2023 which designated the ST/LMC area as part of the ‘I&T’ Zone and renamed the area as the ‘San Tin Technopole’ which is positioned to serve as an I&T hub to synergise with Shenzhen’s I&T zone. In December 2023, the Revised RODP for the ST/LMC area was submitted for approval under the Environmental Impact Assessment Ordinance (EIAO). The Revised RODP together with the study findings and the three relevant revised OZPs (namely the Draft San Tin Technopole OZP, the Draft Ngau Tam Mei OZP and the Draft Mai Po & Fairview Park OZP) were discussed by TPB in February 2024 (TPB Paper Nos. 10954 & 10955).
- 2.2.2 Under the Draft San Tin Technopole OZP, the plot ratio of the residential and mixed-use zones ranges from 6.5 to 7.0 with the maximum building height of 160mPD-200mPD. Even the logistics / workshop zone near the ecologically sensitive area (e.g. egret) could have a plot ratio of not less than 2.0, with maximum up to 5.0 for those located in less ecologically sensitive area. Majority of the proposed “Innovation & Technology” (“I&T”) zone (currently pond use) is permitted to have a maximum building height of 75mPD or above. Only the north-western edge of the zone has a lower building height permitted. At the same time, to facilitate the development of Sam Po Shue Wetland Conservation Park, about 348.63 ha. was rezoned to a new zone called “Other Specified Uses” annotated “Wetland Conservation Park” (“OU(WCP)”) under the Approved Mai Po and Fairview Park OZP No. S/YL-MP/8.
- 2.2.3 The three draft OZPs were published on 8 March 2024 and the relevant EIA report for ST/LMC area (i.e. San Tin Technopole) was approved with conditions in May 2024. Subsequently, the Chief Executive in Council approved the three OZPs on 20 September 2024. The gazettal of the San Tin Technopole OZP and the recent funding approval from LegCo’s Finance Committee for Phase 1 Stage 1 development on 13 December 2024 confirm a foreseeable major change in the land use and townscape for this area north of the Subject Site. As such, the uncertainty of the future planning of the area near the Subject Site as one of the major concerns of TPB members in considering the previous rezoning application has been largely removed.
- 2.2.4 Similar change in townscape of the Ngau Tam Mei area east of the Subject Site is also foreseeable following the Government’s gazettal of the railway alignment and station locations (including the Ngau Tam Mei Station and the adjoining railway depot) of the Northern Link (NOL) in October 2023 and approval of the relevant EIA Report in February 2024 with Environmental Permit (EP) granted in May 2024. This railway project is now under the implementation stage.

2.2.5 On 26 November 2024, the Legislative Council Panel on Development discussed the Development Proposal of Ngau Tam Mei. Of the approximately 127 ha of development land in Ngau Tam Mei, more than one-third of land (about 46 ha) is proposed for developing the UniTown, about 9 ha of land has been reserved for a new integrated hospital (about 3,000 beds); and most importantly, about 18 ha of land is planned for an integrated residential community to capitalise on the development opportunities brought about by Ngau Tam Mei Station of NOL. According to the LegCo Paper No. CB(1)1487/2024(04), residential sites have been assumed to have a plot ratio of 6 to yield about 12,000 – 13,000 residential units. First population intake is expected to take place from 2034 onwards to dovetail with the commissioning of NOL.

2.2.6 All of the above suggest tremendous changes in land use and townscape for the Ngau Tam Mei area are foreseeable. The area will be highly urbanised in the future. The proposed medium-density residential development in the Subject Site just 730m west of the Ngau Tam Mei Station (or about 300m from envisaged high-rise private housing) will be well compatible in urban design context.

### 2.3 The Current Rezoning Proposal

2.3.1 Having reviewed the previous rezoning scheme and the concerns raised by some TPB Members as well as noting the Government’s prompt actions in finalising or taking forward the development plans for the areas north (i.e. San Tin area) and east (i.e. the Ngau Tam Mei area) of the Subject Site, the Applicant has enhanced the rezoning scheme as detailed in the following chapters. The enhanced scheme would address the TPB Members’ concerns by striving to deliver a greener and more sustainable urban form that provides ecological planning gains and respects the proximity to NTMDC.

2.3.1 Responses from the Applicant to TPB Members’ concerns are summarised in the table below:-

Key Comments from Town Planning Board Members on the Previous Application (TPB Ref.: Y/YL-MP/6)		Responses
<p>① “... there was not sufficient justification in the rezoning application for the proposed significant increase in development intensity and building height”</p> <p>(para. 36 of Minutes of 718<sup>th</sup> Meeting of the RNTPC)</p>	<ul style="list-style-type: none"> <li>• <b>The Applicant has reduced the proposed domestic plot ratio from 1.8 to 1.5 and the proposed maximum building height from 19 storeys to 16 residential storeys.</b></li> <li>• Despite the reduction in total GFA, the Applicant <b>maintains the proposed provision of GIC facility (with reference to the latest request from the Social Welfare Department), non-domestic GFA and covered</b></li> </ul>	

<b>Key Comments from Town Planning Board Members on the Previous Application (TPB Ref.: Y/YL-MP/6)</b>		<b>Responses</b>
		<p><b>transport layby</b> to create a neighbourhood node within the community.</p>
<p>② “...there was scope for enhancing the scheme in terms of building design and sustainability.”</p> <p><i>(para. 36 of Minutes of 718<sup>th</sup> Meeting of the RNTPC)</i></p>	<ul style="list-style-type: none"> <li>• <b>The Applicant has removed the low-rise residential blocks/villas</b> adjacent to Ngau Tam Mei Drainage Channel (“NTMDC”) so that major residential blocks set back away from NTMDC.</li> <li>• <b>The Applicant has redesigned the configuration of the Landscape Pond</b> to lengthen its interface with NTMDC so as to enhance its compatibility with the surrounding environment.</li> <li>• <b>Green roofs</b> have been provided on the low-rise commercial and E&amp;M blocks near NTMDC to enhance the building design and sustainability.</li> </ul>	
<p>③ “... there was no ecological planning gain in the current proposal and the design measures proposed by the applicant were not effective in maintaining the buffer function of the Site for wetland conservation”</p> <p><i>(para. 37 of Minutes of 718<sup>th</sup> Meeting of the RNTPC)</i></p>	<ul style="list-style-type: none"> <li>• <b>The Applicant has redesigned the configuration of the Landscape Pond</b> to lengthen its interface with NTMDC so as to enhance its effectiveness in maintaining the buffer function of the Subject Site for wetland conservation.</li> <li>• <b>Additional ecological features have been proposed for the Landscape Pond</b> which comprises waterbody with various water depths (shallow water area, reedbed, and open water area) to create a variety of habitats with synergy for wildlife to enhance the ecological functions.</li> </ul>	
<p>④ “... it was premature to determine the appropriate development intensity of the Site while the overall land use planning in Ngau Tam Mei was still under review.”</p>	<ul style="list-style-type: none"> <li>• The <b>OZP of San Tin Technopole has been gazetted</b> with most area north of the Subject Site proposed to be largely urbanised</li> </ul>	

<b>Key Comments from Town Planning Board Members on the Previous Application (TPB Ref.: Y/YL-MP/6)</b>	
	<b>Responses</b>
<p><i>(para. 38 of Minutes of 718<sup>th</sup> Meeting of the RNTPC)</i></p>	<p>with a plot ratio of not less than 2.0 and building height of predominantly 75mPD for those area currently largely occupied by the ecologically sensitive pond or wetland area. Higher plot ratio (e.g. up to 7) would be allowed near the station area of the NOL.</p> <ul style="list-style-type: none"> <li>• For the Ngau Tam Mei area east of the Subject Site, <b>railway alignment of NOL and location of Ngau Tam Mei Station have been confirmed and gazetted. Development Proposal of Ngau Tam Mei has also been revealed.</b> About 18 ha of land has been planned for residential use at a plot ratio of 6 for 12,000 – 13,000 residential units.</li> <li>• The Applicant respects that <b>high-density and high-rise development will be located close to the station</b> and development intensity should descend gradually towards San Tin Highway near the Subject Site.</li> <li>• The reduced DPR of 1.5 at just 730m away from the gazetted Ngau Tam Mei Station is considered appropriate in planning terms.</li> </ul>
<p>⑤ <i>“... approval of the subject application would set an undesirable precedent for other similar applications of higher development intensity without sufficient justifications and induce adverse cumulative impacts on the surrounding areas”</i></p> <p><i>(para. 36 of Minutes of 718<sup>th</sup> Meeting of the RNTPC)</i></p>	<ul style="list-style-type: none"> <li>• Sensitivity tests under different scenarios have been conducted under the TIA report to assess the potential cumulative impacts on the surrounding areas. The proposed development is technically feasible and the approval of the current application would be a desirable precedent.</li> </ul>

### 3. SITE AND PLANNING CONTEXT

#### 3.1 Site Location

3.1.1 The Subject Site comprises various lot in D.D. 104 and the adjoining Government Land near Fairview Park in Yuen Long (*Figures 3.1 & 3.2 refer*). It lies on a piece of flat land bounded by Kam Pok Road in the west and northwest, Fung Chuk Road and the Government's flood control pond in the south and Ha Chuk Yuen Road in the southeast with a total area of about 6.57 hectares. The Subject Site is located at about 730m away from the planned Ngau Tam Mei Station.

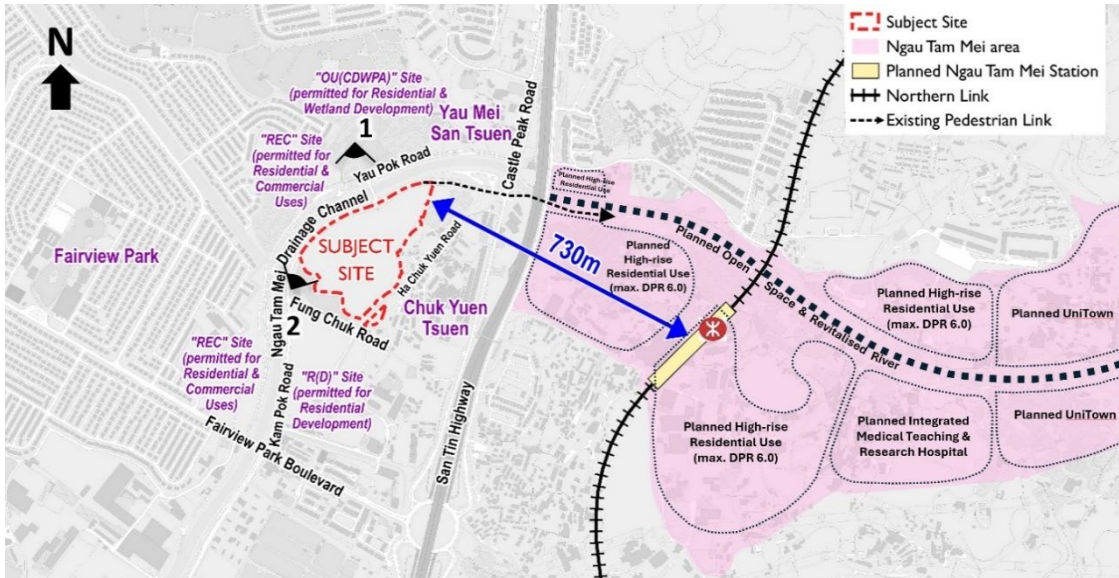


Figure 3.1 Location Plan

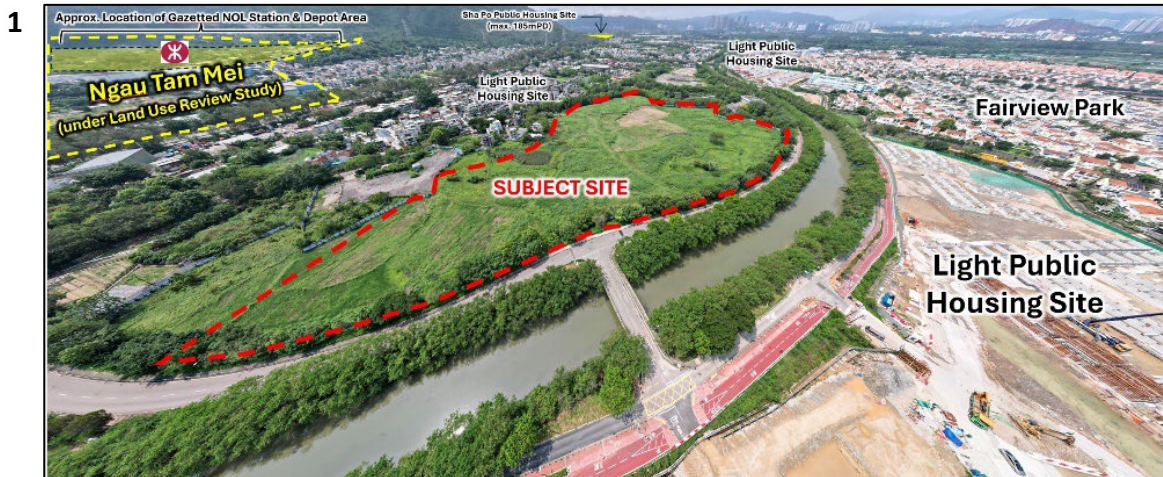






Figure 3.2 Subject Site and Adjacent Area

### 3.2 Existing Use

3.2.1 The Subject Site is currently vacant (*Figure 3.3 refers*).



Figure 3.3 Site Photo

### 3.3 Surrounding Land Uses

3.3.1 The Subject Site is surrounded by various existing and planned residential developments and village houses. Details of the surrounding land use are as follows (*Figures 3.1 and 3.6 refer*):

- To the east of the Subject Site across Ha Chuk Yuen Road is a village cluster called Chuk Yuen Tsuen under “Village Type Development” (“V”) zoning. Further to the east are those major road / highway (e.g. Castle Peak Road – Tam Mei Section and the San Tin Highway) and the Ngau Tam Mei area.
- Alongside Kam Pok Road to the west and northwest of the site is an engineered drainage channel called Ngau Tam Mei Drainage Channel (“NTMDC”). To the further north and northwest are some abandoned farmland and fishponds near Yau Mei San Tsuen zoned “Recreation” (“REC”) and “Other Specified Uses” annotated “Comprehensive Development and Wetland Protection Area” (“OU(CDWPA)”). A planning permission for 105 nos. of 2-storey houses (plus basement) in the “OU” site was granted on 30 September 2016 (TPB Ref.: A/YL-MP/247). Palm Springs and Royal Palms are two large-scale suburban residential estates located to the further north.
- To the west and southwest of the Subject Site across the NTMDC and Yau Pok Road is a piece of vacant land zoned “REC”. On 13 May 2016, TPB agreed to rezone this site from “REC” to an appropriate zoning at about PR 0.2 for a proposed residential cum commercial development. The proposal was to develop 106 nos. of 2-storey houses (plus basement) with some non-domestic uses such as eating place and bicycle kiosk (TPB Ref.: Y/YL-MP/3). On 9 June 2023, TPB granted permission for a temporary Light Public Housing development (with about 2,150 units) for a period of 3 years (TPB Ref.: A/YL-MP/341) and it will be ready for occupation in Q1 2025.
- To the further west of the Subject Site near the aforementioned “REC” zone is Fairview Park, which is the largest suburban residential estate in Hong Kong, accommodating about 5,000 low-rise houses. Adequate local commercial and educational facilities have been provided within this site.
- To the immediate south of the Subject Site are a government’s flood control / retention pond with the associated stormwater pumping station, and Fung Chuk Road. Further to the south are a vacant “R(D)” site, some open-air carparks and open storage sites within “V” zone, and the existing low-rise residential clusters zoned “Commercial/Residential” (“C/R”). The vacant “R(D)” site has been previously approved for a house development (A/YL-MP/287).

### **3.4 Accessibility**

3.4.1 The Subject Site is accessible via Kam Pok Road.

### **3.5 Land Ownership**

3.5.1 The Subject Site has a total area of about 65,690m<sup>2</sup>. All lots within the Subject Site are solely owned by the Applicant.

3.5.2 Out of the total site area, about 0.14% (i.e. about 92.3m<sup>2</sup>) is Government Land (*Figure 3.4* refers), which has been largely left over after the Government’s resumption of part of the Applicant’s lots for the construction of the drainage works and the associated public road networks (e.g. Kam Pok Road and Ha Chuk Yuen Road) around the Subject Site.



3.5.3 The land lease of Lot 4805 for private residential use has already been executed on 18 March 2022 and the building covenant period will expire on 30 September 2027.

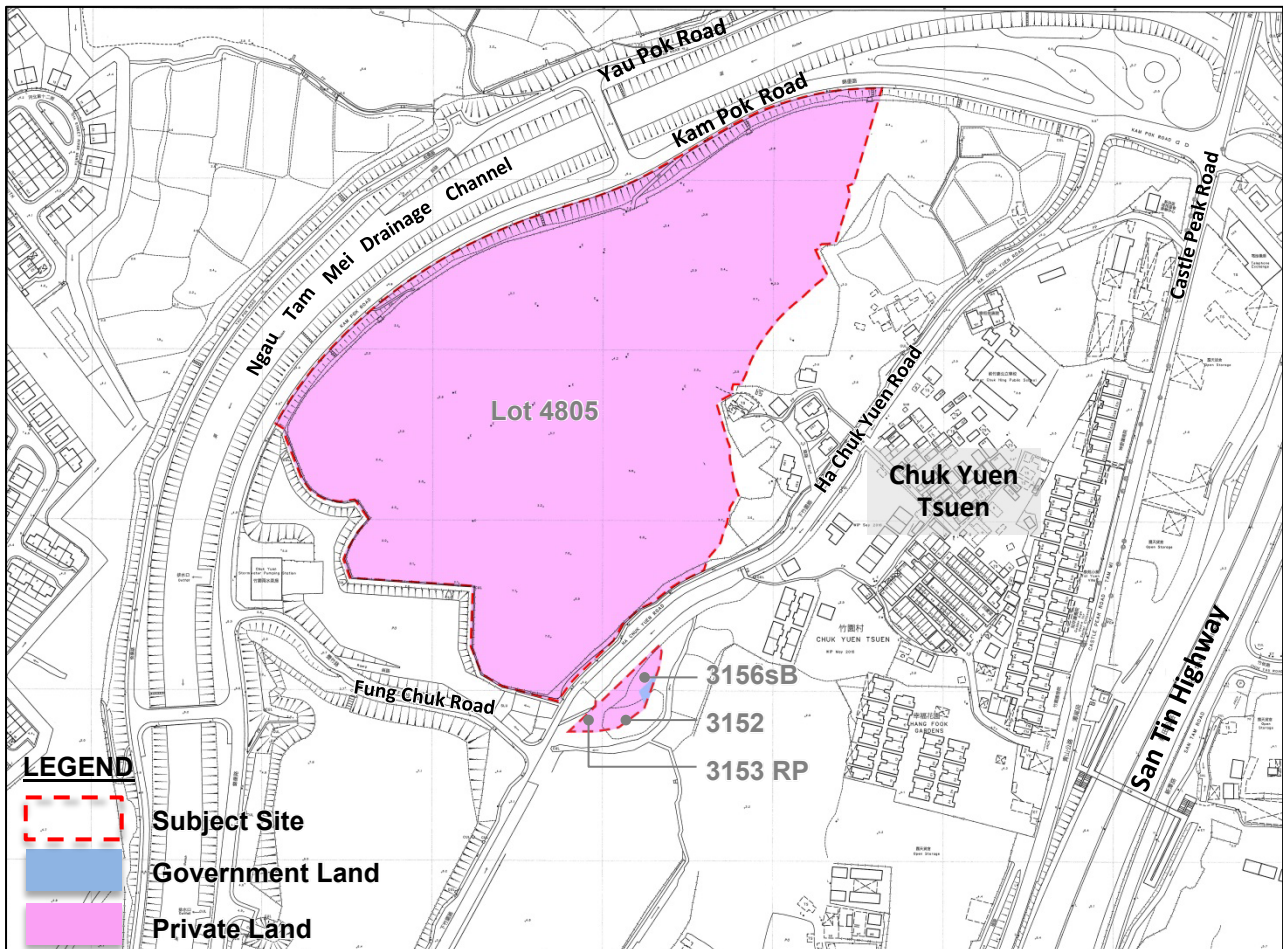


Figure 3.4 Land Ownership Plan



### 3.6 Statutory Planning Context

3.6.1 The Subject Site falls within an area zoned "Residential (Group D)" ("R(D)") under the Approved Mai Po and Fairview Park Outline Zoning Plan No. S/YL-MP/8 ("the Approved OZP") (Figure 3.5 refers). According to the Statutory Notes of the Approved OZP, the planning intention of "R(D)" zone is as follows:

*"This zone is intended primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential development subject to planning permission from the Town Planning Board."*

3.6.2 Development within this zoning is subject to building height and plot ratio restrictions of 2 storeys (6m) and PR0.2 respectively.

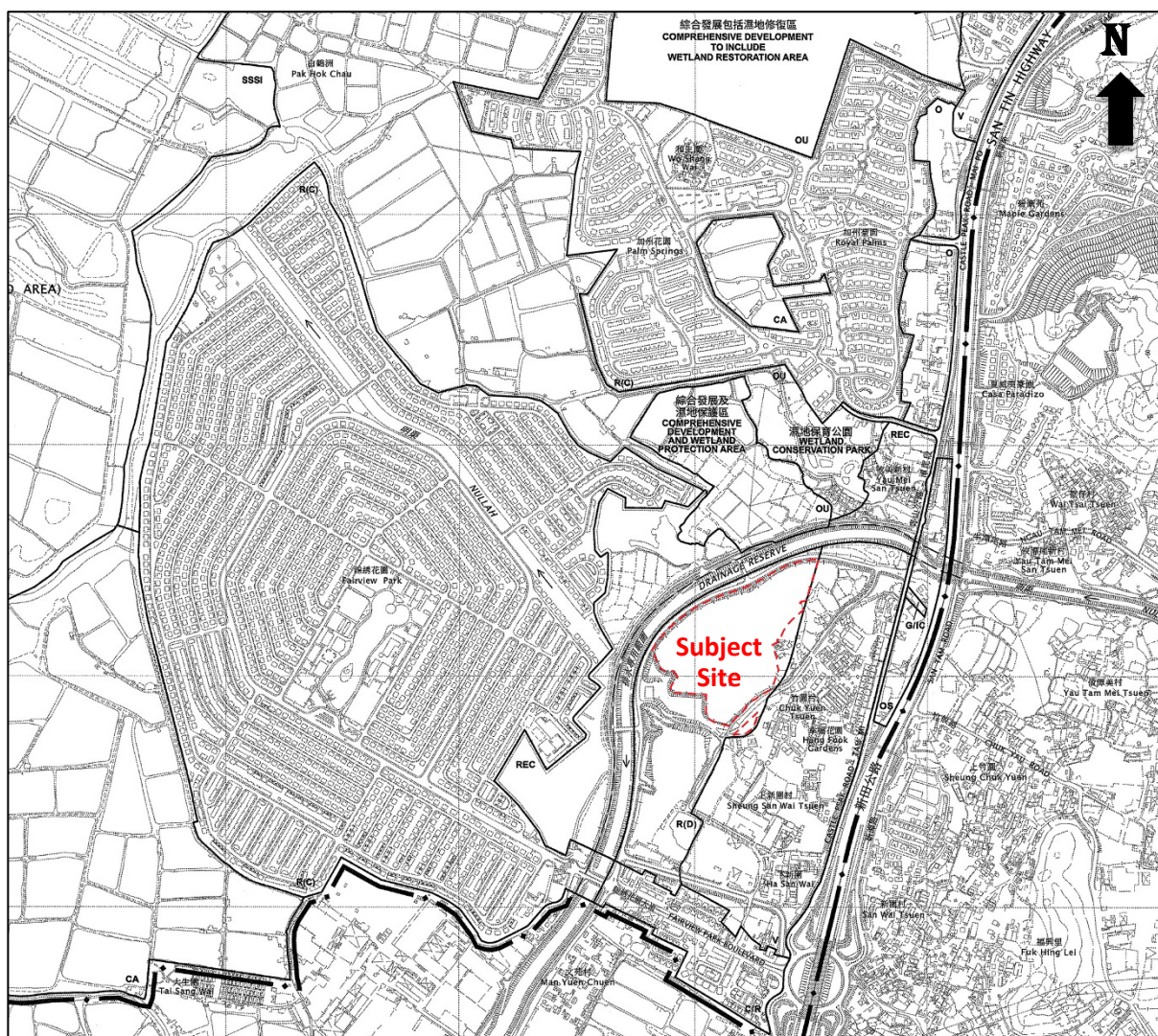


Figure 3.5 Zoning Context Plan (Extracted from Approved Mai Po and Fairview Park OZP No. S/YL-MP/8)



### 3.7 Approved Planning Applications for Residential Use in the Immediate Surrounding

3.7.1 According to the Statutory Planning Portal, there have been a total of 10 approved planning applications for residential use since 1 January 2006 (including 1 application for Amendment of Plan and 1 application for Light Public Housing [temporary]). Locations of these approved applications are shown in *Figure 3.6* below.

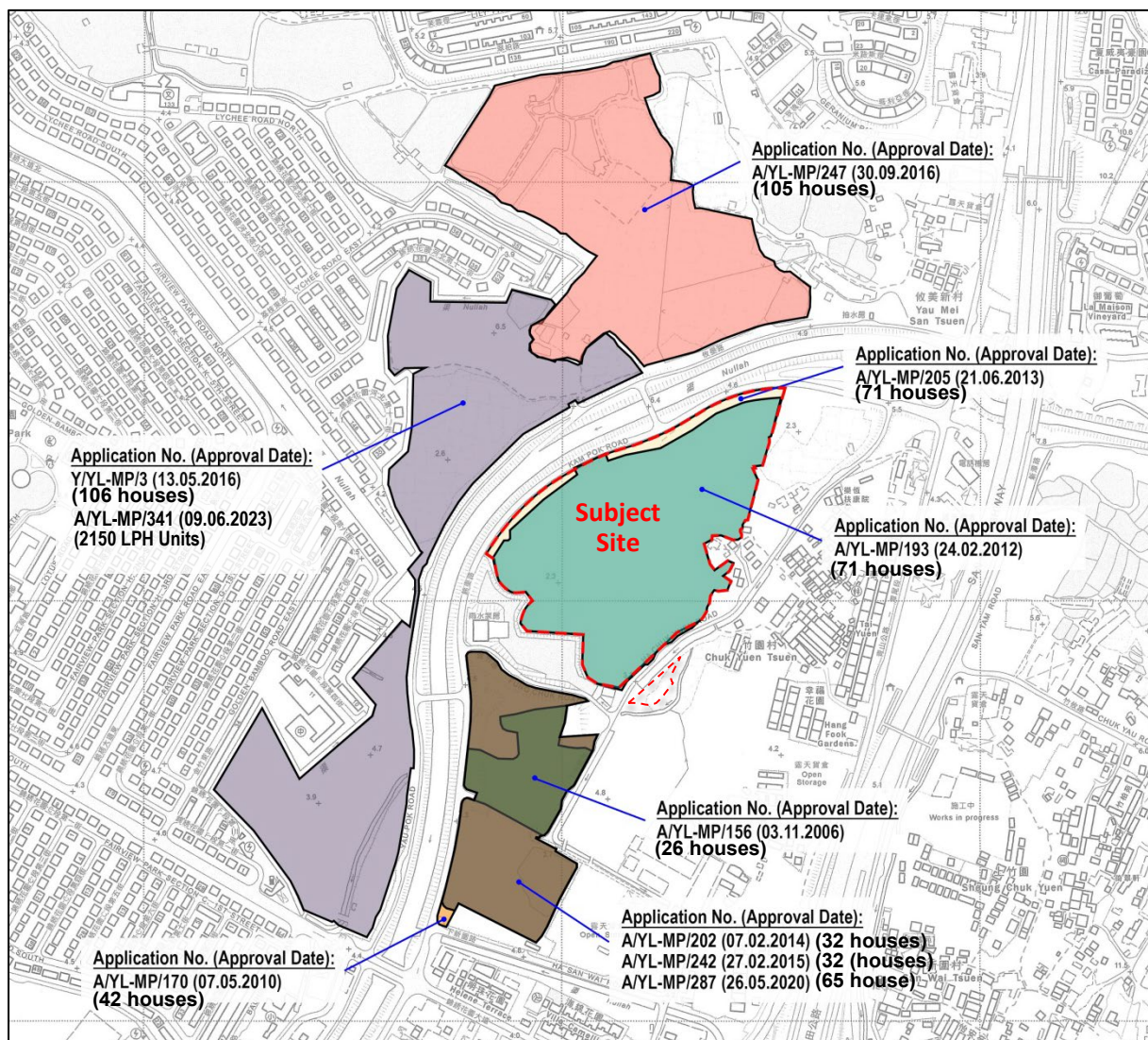


Figure 3.6 Approved Planning Applications for Residential Development in the Vicinity

### 3.8 Relevant Town Planning Board Guidelines

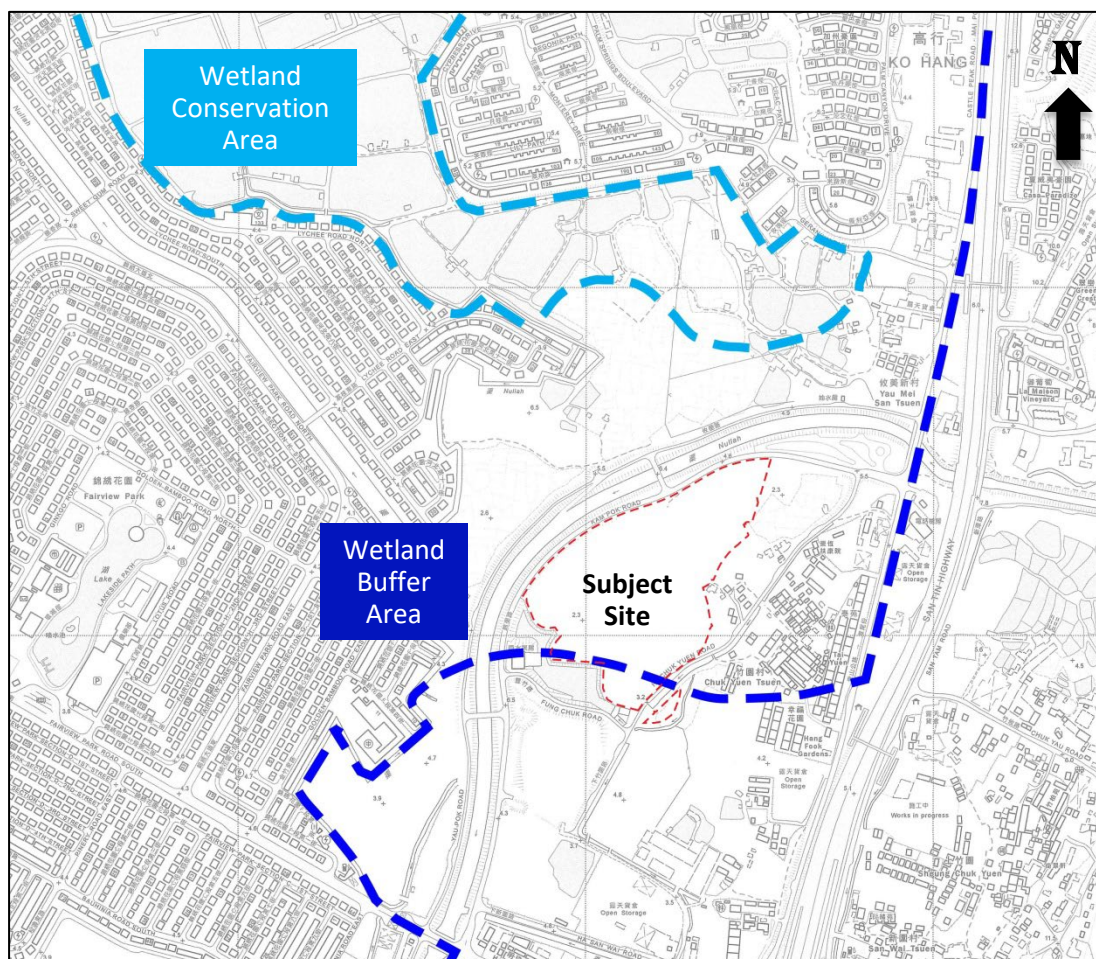
#### Town Planning Board Guidelines No. 12C

3.8.1 “Town Planning Board Guidelines for Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance (TPB PG-NO.12C)” (the “Guidelines”) are relevant to the proposed development at the Subject Lots. The overall concept of TPB PG-NO.12C is to preserve the wetland of international importance. The preservation involves protecting ecological value of the wetland



habitat and refuelling station for thousands of migratory birds by avoiding irreversible adverse impacts on the fish ponds and other wetland habitats within Deep Bay.

- 3.8.2 The same set of TPB guidelines designates “Wetland Conservation Area” (“WCA”) and “Wetland Buffer Area” (“WBA”) as a two-pronged approach to land use planning control. *Figure 3.7* illustrates the boundaries of WCA and WBA near the Subject Site. Majority of the Subject Site lies within the landward periphery of WBA, whereas a small southern portion of the Subject Site falls outside the boundary.



**Figure 3.7 Boundaries of WCA and WBA (Source: TPB PG-NO.12C)**

- 3.8.3 The intention of WBA is to protect the ecological integrity of the fish ponds and wetland within the WCA and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds. The Guidelines state that for development or redevelopment which requires planning permission from TPB, an Ecological Impact Assessment is required. The Ecological Impact Assessment should demonstrate that the negative impacts could be mitigated through positive measures and no net increase in pollution load to Deep Bay will be generated.

### 3.9 Strategic Planning Context

#### Northern Link & Development Proposal of Ngau Tam Mei

- 3.9.1 The Northern Link (“NOL”) is an important railway project which will connect the existing Kam Sheung Road MTR Station at the Tuen Ma Line, the planned Kwu Tung Station at the Lok Ma Chau Spur Line and hence other stations at the East Rail to form / complete a strategic rail “loop”. Between Kwu Tung and Kam Sheung Road stations, there are three intermediate stations at San Tin, Ngau Tam Mei and Au Tau to connect the East Rail Line and the Tuen Ma Line. This will offer more route choices for the residents in the northern N.T. and enhance connectivity significantly.
- 3.9.2 In terms of the latest progress, the Government gazetted the railway scheme of Northern Link Main Line on 6 October 2023. On 9 February 2024, the Director of Environmental Protection also granted the Environmental Permit for the designated projects involved in the construction of NOL. The construction works of NOL are anticipated to commence in 2025 for completion in 2034. These confirmed that this rail project now comes to a new stage for final implementation.
- 3.9.3 Apart from Ngau Tam Mei Station (which is approximately 730m away from the Subject Site), according to the EIA report, there will be a proposed depot with a footprint of about 11.6 ha at the existing Ngau Tam Mei brownfield cluster sites to the south of Ngau Tam Mei Station.

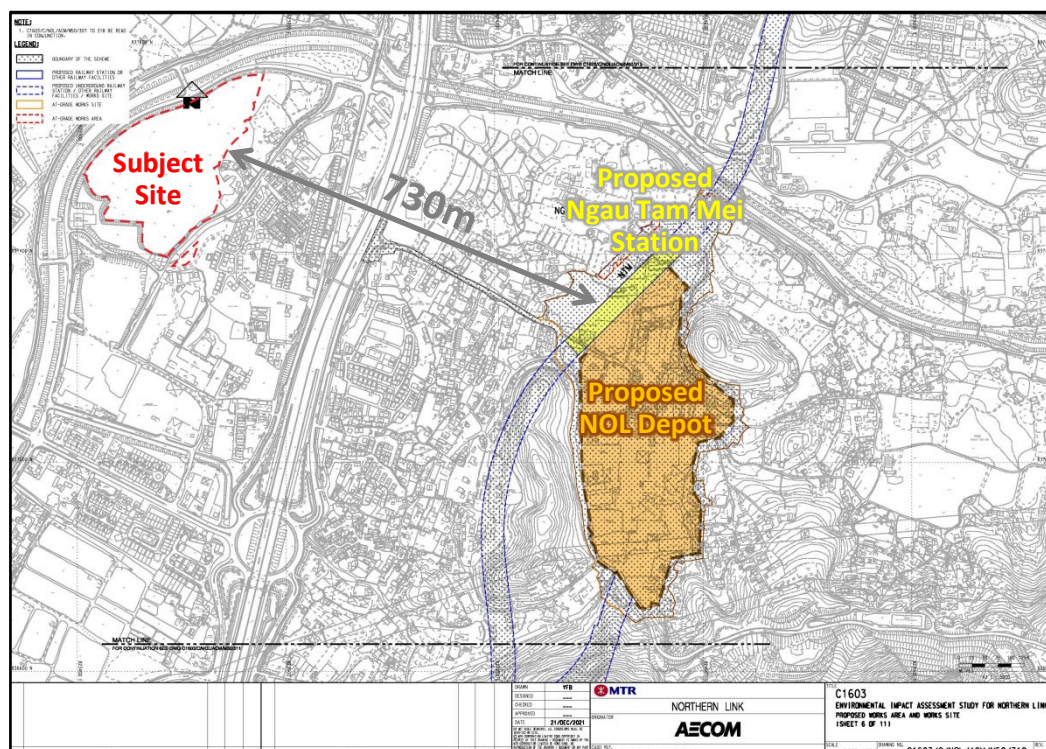


Figure 3.8 Proposed Location of Ngau Tam Mei Station and NOL Depot in Ngau Tam Mei



3.9.4 On 26 November 2024, the Legislative Council Panel on Development discussed the Development Proposal of Ngau Tam Mei. The approximately 127 ha of development land in Ngau Tam Mei, more than one-third of land (about 46 ha) is proposed for developing the UniTown, about 9 ha of land has been reserved for a new integrated hospital (about 3,000 beds); and most importantly, about 18 ha of land is planned for an integrated residential community to capitalise on the development opportunities brought about by Ngau Tam Mei Station of NOL. According to the LegCo Paper No. CB(1)1487/2024(04), residential sites have been assumed to have a plot ratio of 6 to yield about 12,000 – 13,000 residential units. First population intake is expected to take place from 2034 onwards to dovetail with the commissioning of NOL.

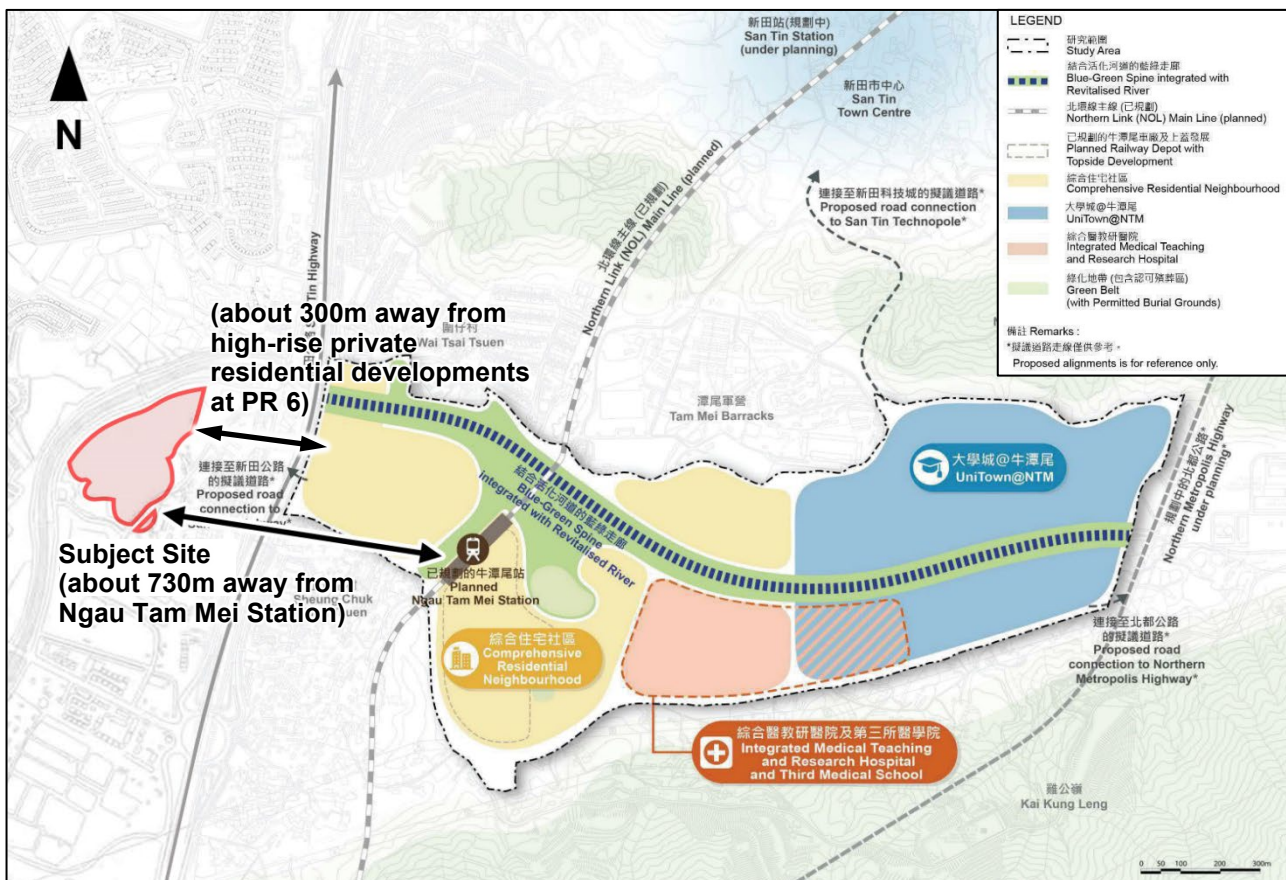


Figure 3.9 Ngau Tam Mei Broad Land Use Plan



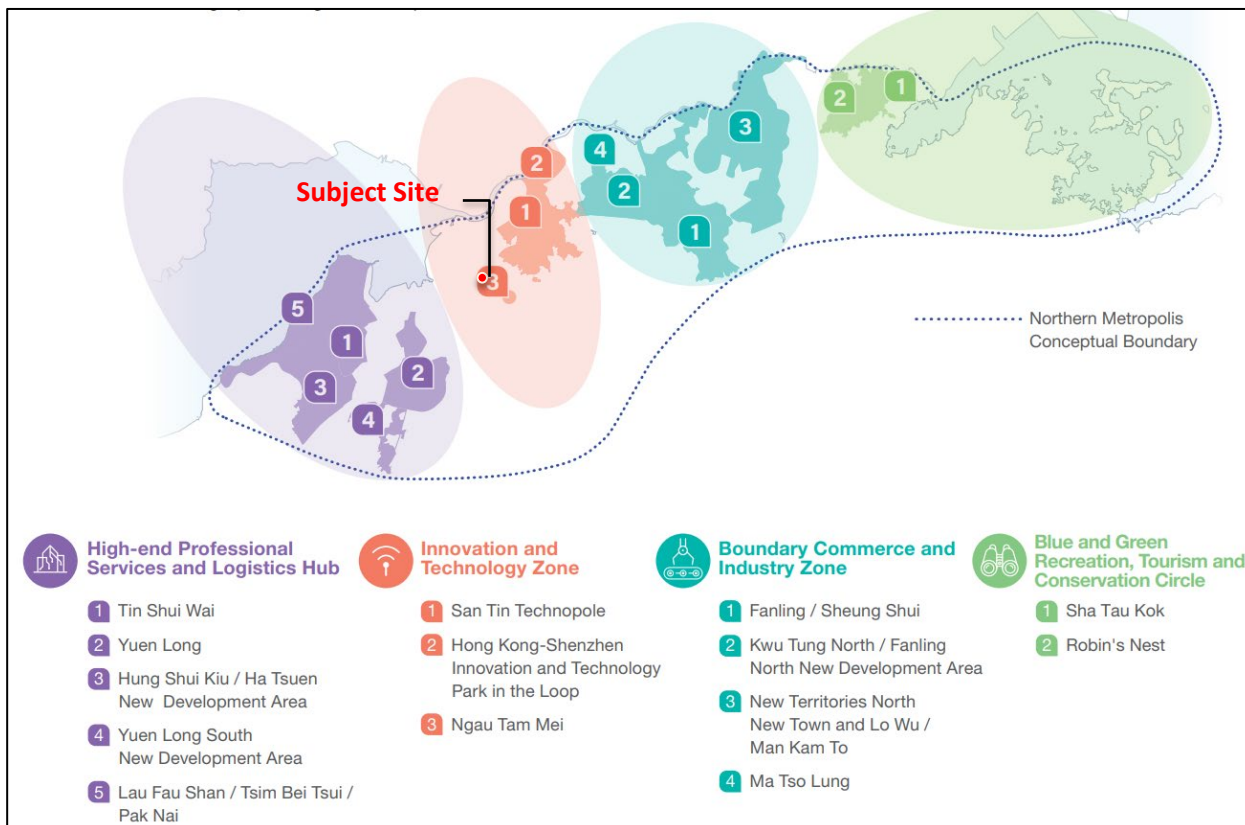
**Figure 3.10 Illustration of Future Ngau Tam Mei Area**

3.9.5 All of the above show that the planning circumstances in the Ngau Tam Mei planning district are changing drastically due to the foreseeable further improvement / enhancement of the accessibility and local infrastructure, which will be capable of accommodating more flats and hence population for the territory.

#### Northern Metropolis Action Agenda

3.9.6 The 2023 Policy Address pointed out that the Northern Metropolis is to adopt an “industry-driven and infrastructure-led” approach as its key planning axle, forging a major hub for Hong Kong to integrate into the overall development of the country. The Northern Metropolis, from the west to the east, will be divided into four major zones, namely the High-end Professional Services and Logistics Hub, the Innovation and Technology (I&T) Zone, the Boundary Commerce and Industry Zone, and the Blue and Green Recreation, Tourism and Conservation Circle (*Figure 3.11* refers). The Subject Site is located at the I&T Zone and is very close to San Tin Technopole. In view of the large amount of I&T talents to be clustered here, it is anticipated that demand for a variety of housings particularly for the I&T talents and their families will gradually increase.





**Figure 3.11 Four Major Zones Identified in the Northern Metropolis Action Agenda**

### San Tin Technopole

- 3.9.7 Under the abovementioned Action Agenda, San Tin Technopole is positioned to serve as the core of industry development of the Northern Metropolis and a hub for clustered I&T development that creates synergy with Shenzhen’s I&T zone. San Tin Technopole would also contribute to the development of the ‘South-North dual engine (finance-innovation and technology)’ industry pattern for the territory, and become a new community for quality, healthy and green living.
- 3.9.8 Out of the total development area of 626 ha, majority of the land area (299 ha) is planned as I&T Park, about 91 ha for public facilities, 60 ha for residential and mixed use developments. Altogether, San Tin Technopole will provide over 165,000 jobs, about 50,000 – 54,000 new flats and about 6,400 talent accommodation units.
- 3.9.9 The planned 165,000 I&T jobs in San Tin Technopole will generate huge demand for housing units to support the living of I&T talents and their families. Comparing to the planned 50,000 – 54,000 residential units under the San Tin Technopole, it is foreseeable that there will be a huge gap between the housing demand likely to be generated by the 165,000 families of the I&T working population. As such, supporting residential developments to accommodate the increasing employment population are very much required nearby the San Tin Technopole in order to achieve home-job balance by reducing the need for people to commute between their homes and working places.

- 3.9.10 An EIA Report to assess the environmental impacts of the proposed developments under the revised Recommended Outline Development Plan (“RODP”) was submitted for approval in early December 2023. On 17 May 2024, the Environmental Protection Department approved the EIA Report under Section 8(3) of the EIA Ordinance. Before that, the Draft San Tin Technopole OZP has also been gazetted to put forward the revised RODP in March 2024, followed by the approval of the San Tin Technopole OZP by the Chief Executive in Council on 20 September 2024. As recently as 13 December 2024, the LegCo’s Finance Committee had approved the funding application for Phase 1 Stage 1 development of San Tin Technopole. Clearly, the Government is pushing ahead the implementation of San Tin Technopole in full steam.

#### Wetland Conservation Park

- 3.9.11 The Northern Metropolis Development Strategy released in 2021 proposed to establish a Wetland Conservation Parks System with a view to conserving the Deep Bay Area wetlands with ecological/conservation values, creating environmental capacity for the development of the Northern Metropolis, as well as achieving ‘Co-existence of Development and Conservation’. The Agriculture, Fisheries and Conservation Department (“AFCD”) commissioned the ‘Strategic Feasibility Study on the Development of the WCPs System’ in August 2022 and recommended to develop Sam Po Shue Wetland Conservation Park (“SPS WCP”) first. With a proposed area of approximately 338 ha, establishing the SPS WCP first would conserve the core birds’ flight path as a matter of priority, while creating synergy with the existing conservation areas, thereby conserving the wetland ecosystem in the Deep Bay Area more effectively, etc. As of December 2024, LegCo’s Finance Committee had approved the funding application for establishing SPS WCP. The construction works of the first phase are expected to commence in 2026/2027 the earliest for completion in 2031.
- 3.9.12 SPS WCP is sizeable and would be capable of compensating the impacts arising from the development of San Tin Technopole. The Subject Site is physically separated from the SPS WCP by the existing and planned developments including the Fairview Park, the Light Public Housing Development (under construction), cycle track along Yau Pok Road, NTMDC and Kam Pok Road and therefore would have no impact on the SPS WCP.

### **3.10 Policy Addresses in relation to Increasing Flat Supply**

- 3.10.1 In view of the opportunities as given rise by the Northern Metropolis which aims to achieve “Urban-Rural Integration and Co-existence of Development and Conservation”, the Chief Executive mentioned in her 2021 Policy Address that **“the development of wetlands and wetland buffer areas will be dealt with under the Northern Metropolis Development Strategy”**. In a written reply to a question raised in the Legislative Council in 2021, the Secretary for Development also expressed that “in view of the ever-changing planning circumstances and social needs, the Government will review the Planning Guidelines relating to the WBA on the premise of balancing the needs for conservation and increase of housing land supply.” This clearly shows the Government’s intention to further optimise the development potential of land resources in WBA with a view to enhancing housing supply. Last but not least, as announced in the Policy Address 2024, the Government will continue to stabilise the supply of spade-ready sites for private housing.



## 4. SPATIAL PLANNING REVIEW

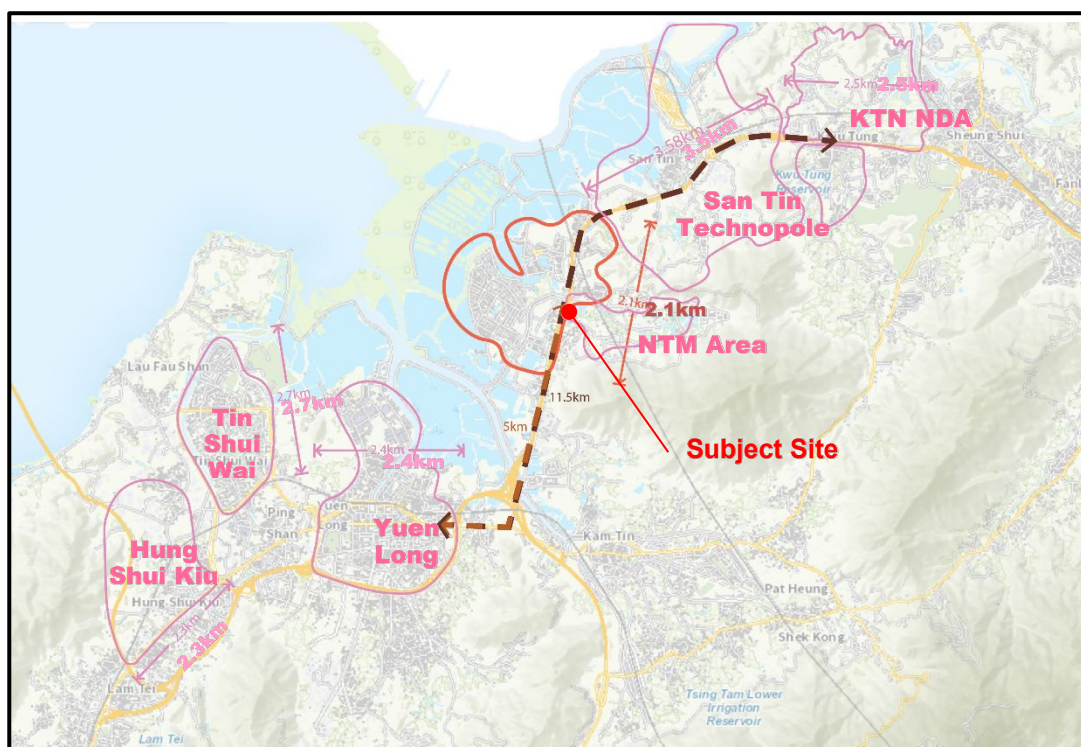
### 4.1 Local Context – Resultant of Urban Sprawl

- 4.1.1 The signature development in the vicinity of the Subject Site, Fairview Park, was developed in the 1970s at the time when Yuen Long New Town was being developed. Fairview Park is a residential development and contains a neighbourhood centre to serve their residents, including a recreational club and shopping and retail facilities at the centre of the development, which is not intended to serve outsiders. Fairview Park is a typical example of urban sprawling given its detached location from nearby town centres. There was no statutory planning control over the area at that time.
- 4.1.2 The first zoning plan, Mai Po and Fairview Park Interim Development Permission Area Plan No. IDPA/YL-MP/1 (“IDPA Plan”), was gazetted on 17 August 1990. The IDPA Plan rationalised Fairview Park by zoning it “Residential (Group B)” (“R(B)”) and reflected the future development of Palm Springs also by zoning it “R(B)”. No specific zoning was given to the rest of the area on the IDPA Plan, including the Subject Site. In particular, the Subject Site, together with its immediate surrounding land holdings, formed part of the residual areas sandwiched between the large-scale low-rise residential development to its west, and the San Tin Highway to the east.
- 4.1.3 The Draft Mai Po and Fairview Park Development Permission Area Plan No. DPA/YL-MP/1 and Approved Mai Po and Fairview Park Development Permission Area Plan No. DPA/YL-MP/2 were gazetted on 12 July 1991 and 10 May 1994 respectively. The zoning for Fairview Park and Palm Springs (still yet to be developed) was changed to “Residential (Group C)”, while the rest remains unchanged; i.e. the zoning of the Subject Site remained ‘Unspecified Uses’.
- 4.1.4 Under the Draft Mai Po and Fairview Park Outline Zoning Plan No. S/YL-MP/1 promulgated in 1991, the planning intention for this area is “*to preserve and to sustain Mai Po Nature Reserve*” and at the same time adopt a “*gradation approach to development*”<sup>2</sup>. The entire area was given specific zonings with due considerations on various technical aspects as well as Territorial Development Strategy and North West New Territories Development Strategy Review Studies according to the Explanatory Statement. The Subject Site has then been zoned “R(D)” since the gazettal of the Draft Mai Po and Fairview Park Outline Zoning Plan No. S/YL-MP/1 and given the right for development/redevelopment to echo with the planning intention that “*the degree of control for development will be relaxed on areas farther away from the Nature Reserve provided that any developments/redevelopment should have insignificant impacts on the Nature Reserve*”.

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<sup>2</sup> Para. 7.1 of the Explanatory Statement of the Draft Mai Po and Fairview Park Outline Zoning Plan No. S/YL-MP/1

- 4.1.5 More development potential has been revealed under the Amendment Plan No. O/S/YL-MP/1-B published on 6 April 2001 with the introduction of “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” (“OU(CDWRA)”) and “Other Specified Uses” annotated “Comprehensive Development to include Wetland Protection Area” (“OU(CDWPA)”). The planning and development of the area, including the Subject Site, has been largely frozen since then. As shown in Section 3.7, approved developments (yet to be developed) continue to be low-density and low-rise; the issue of urban sprawl remains.
- 4.1.6 The Subject Site is currently located approximately 5km away from Yuen Long New Town. It is also located approximately half way between Yuen Long New Town and Kwu Tung North New Development Area. This area is signified by the existing large-scale and low-density developments named Fairview Park, Palm Springs and Royal Palms. Details of the site location and land uses of the immediate area are included in Sections 3.1 and 3.3.
- 4.1.7 **Figure 4.1** illustrates the geographical location of the area. It is also interesting to note that the “spine” of the area (often refers to the major arterial road within an area) extends about 2.1km, is comparable to the nearby new towns/new development areas. In fact, it is actually a sprawling sub-urban area between Yuen Long and Kwu Tung North New Development Area, mostly covered by existing and planned low-rise detached/semi-detached row houses.



**Figure 4.1 Geographical Relationship of Subject Site with the Nearby New Towns/NDAs**

## **4.2 District-wide New Initiatives Generated from the Upgrade of Infrastructure and Planned Developments**

- 4.2.1 Accessibility of the area improved significantly with the completion of San Tin Highway in the 1990s. This forms part of Route 9, a ring road encircles the New Territories. This connects the area with Yuen Long New Town and Sheung Shui New Town within 10 minutes.
- 4.2.2 The most recent large-scale development within the area is the channelization of Ngau Tam Mei Channel together with the local access roads (Kam Pok Road and Yau Pok Road), which were completed in 2005. These give the Subject Site a proper vehicular access to both Castle Peak Road and New Territories Circular Road/San Tin Highway. The cycle track alongside the drainage channel was also completed in 2020 which forms a section of the continuous cycle track system across the entire New Territories. The enhancement in connectivity allows the Subject Site to turn from an isolated site to site readily available for the planned residential use.
- 4.2.3 The next major improvement in infrastructure will be the construction of NOL. As stated in section 3.9, the proposed NOL and Ngau Tam Mei Station about 730m away from the Subject Site would enhance connectivity significantly and unleash the development potential of the land in this north-western part of Yuen Long. The transformation to be brought by the proposed NOL and Ngau Tam Mei Station is going to be drastic and will completely change the character of the area.

## **4.3 Changing Pattern in Cross-Border Travel Generates the Need for Wider Housing Choices**

- 4.3.1 It is becoming more convenient to work across the border in Mainland by living in the HK Territory. According to the Cross-boundary Travel Survey 2021 published by Planning Department in 2021, from Year 2011 to Year 2021, the average daily passenger trips between Hong Kong and Mainland are increasing while the numbers of working mobile residents (e.g. people who usually stay in Mainland and come back to HK during weekends) are decreasing. Not least, a significant portion of people working at places outside Hong Kong (e.g. Mainland) are living in the New Territories. Furthermore, there have been significant number of cross-border trips during the weekends/ peak holiday seasons post-pandemic recently. For example, in the Christmas and New Year festive period in 2024, the Immigration Department had estimated that around 13 million of passengers would pass through Hong Kong’s control points. With the on-going strategic developments planned in the NWNT as highlighted in section 3.9 above, the changing pattern gives rise to the need for housing choices, from single-person studio flats to 2-bedroom flats for new couples and larger sized flat/house for families in this region.

#### **4.4 The Need to Review**

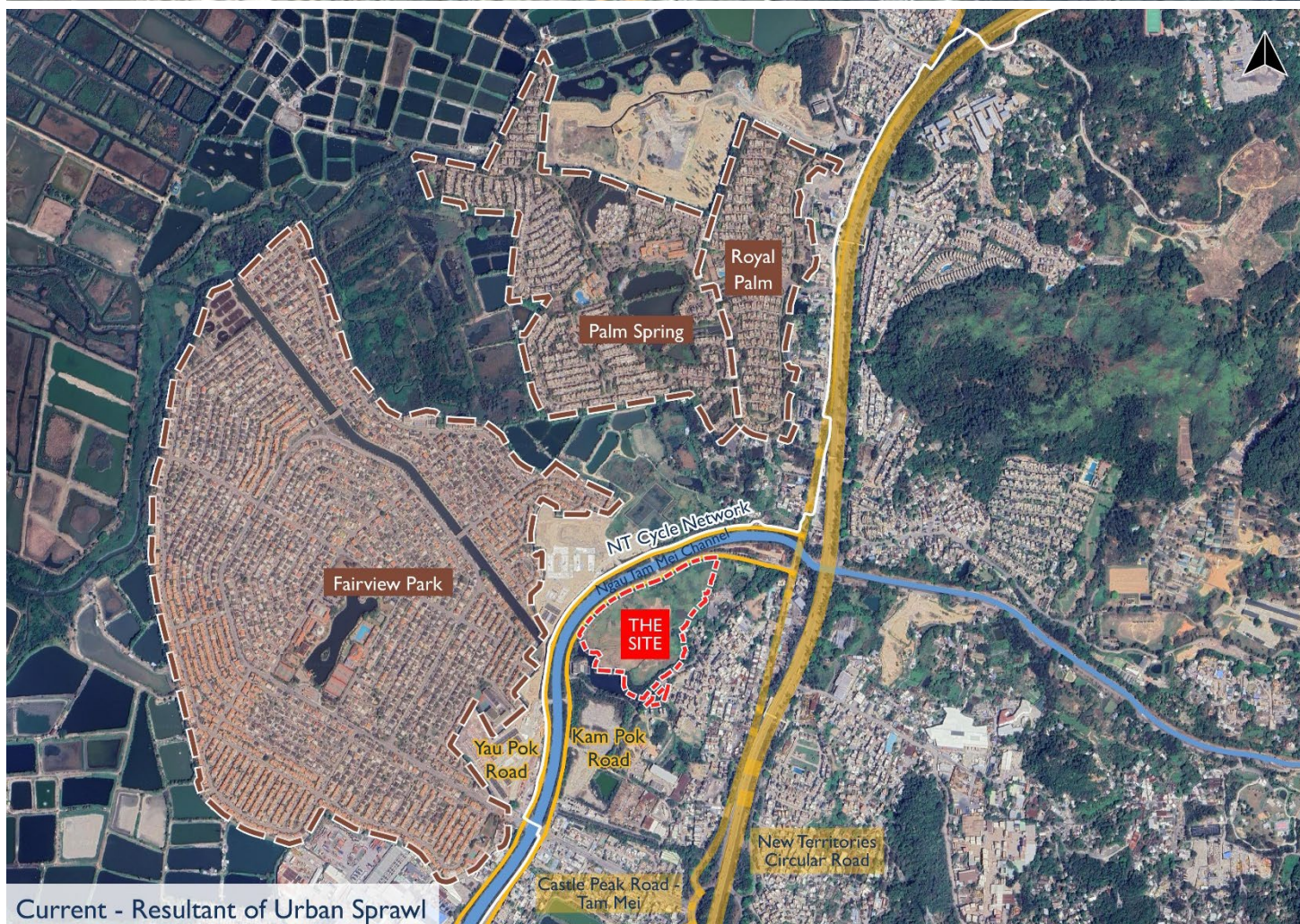
- 4.4.1 Resulting from the unplanned large-scale developments (i.e. Fairview Park and Palm Springs), which happened spontaneously, are residual areas being zoned “R(D)” and “REC” without any clear development incentive. Given the limited size of the residual areas along with a very low permissible development intensity, it cannot sustain local services like Fairview Park and Palm Springs. These residual areas have been left idle for decades and are a waste of scarce land resource in Hong Kong. Even if such low density developments were to take place, they would only be in-fill developments completing the extensive urban sprawl “to the north of Yuen Long” without any overall planning intention for the area.
- 4.4.2 The good accessibility of the area has potential to adopt a sustainable urban form in order to rectify the urban sprawling effect. This may include incorporating a relatively high density development at an appropriate location, where it can serve as an activity node, departing from the land consuming “house with private garden” development pattern. This may also include medium-rise apartment buildings with small to medium-sized flats to diversify the housing mix and increase the variety of housing choice. The sub-urban serenity would attract young middle-income families with good mobility. The relatively sizeable target population would be able to support local and public transport services. This echoes with the Government’s ongoing initiative to make best use of land resource to increase housing supply to meet the needs of the public. The area can then become a new sub-urban node between Yuen Long New Town and Kwu Tung North New Development Area.
- 4.4.3 Last but not least, the approval of EIA Report, gazettal of San Tin OZP as well as the recent announcement of Ngau Tam Mei development mark the realisation of NTN development and demonstrates that the Government is determined to expedite the development process to meet the medium to long term demand. The Subject Site, which is an immediately available roadside housing site on the development corridor but with a permissible plot ratio of 0.2 only should be considered for a higher development intensity. This will well place the development at the Subject Site in the changing development context in the area, as illustrated in *Figure 4.2*.



Figure 4.2  
The Transformation of  
the Area



1990s - An Isolated Site



Current - Resultant of Urban Sprawl



2030 onwards - A Major Transformation



## 5. REVIEW OF “RESIDENTIAL (GROUP D)” ZONE

### 5.1 “R(D)” Zone is NO LONGER Appropriate for the Subject Site

5.1.1 The planning intention of “R(D)” zone is “*primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing structures into permanent buildings...*” According to “*Review of Rural Land Uses in the Northern New Territories*” conducted by the Planning Department in 2001, it states that the purpose of “R(D)” zoning is “*originated from the Government’s housing policy in the 1980s to designate rural upgrading areas to tackle the problem of high concentration of temporary structures scattered in rural areas*”. However, there were only a few small clusters of temporary structures within the Subject Site during the 1990s, whereas majority of the Subject Site was active/abandoned farmland and the Subject Site has been completely vacated since 2000s (Figure 4.2 and 5.1 refers). A blanket “R(D)” zoning, which is about 15 hectares in size, intended for the upgrading of the small amount of temporary structures that existed only in the past is now considered inappropriate and a waste of valuable land resource.

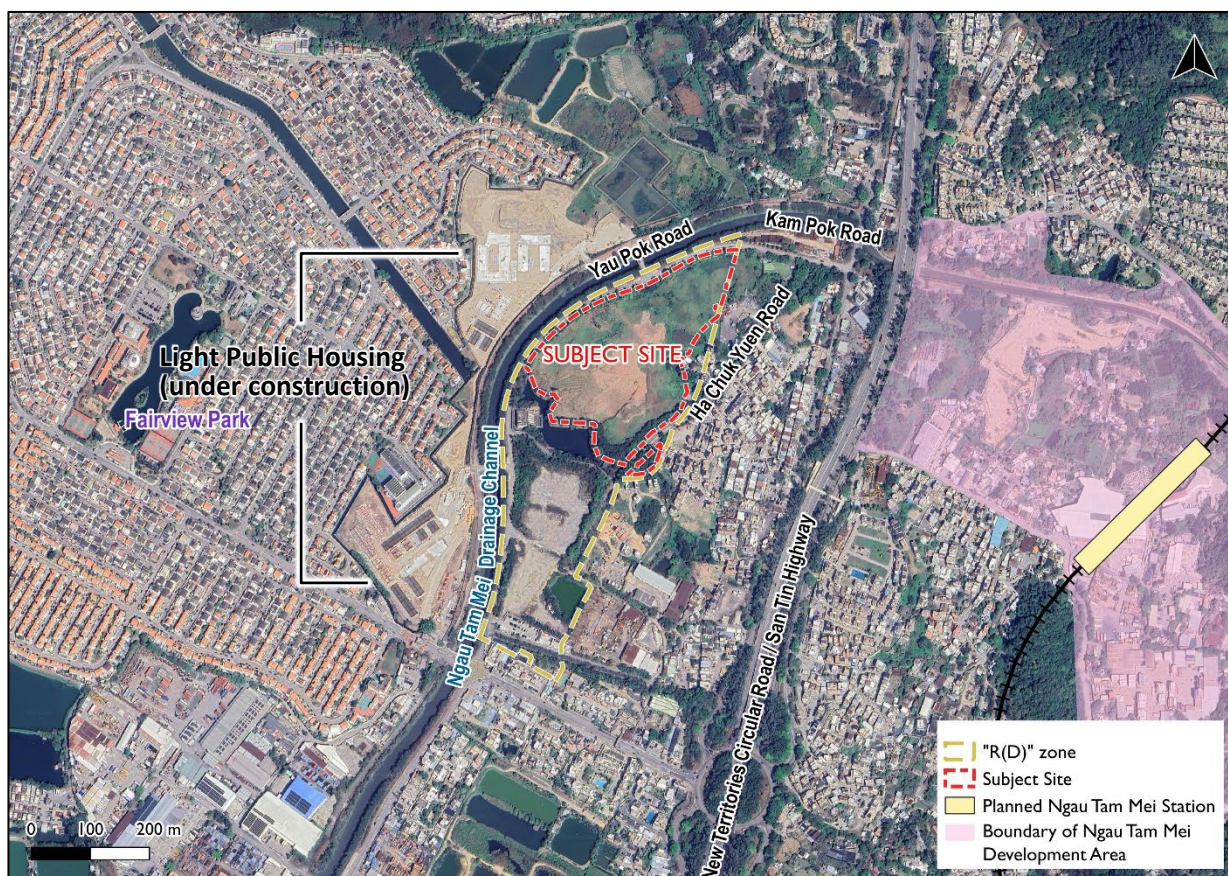


Figure 5.1 Aerial Photo of the Subject Site

5.1.2 The same study also mentioned that “*the upgrading approach is to retain the existing communities and improve their living environment and to allow Government to provide the basic infrastructure and community facilities.*” In view of the current condition of the Subject Site (for being vacant for a long period of time), its land use zoning should certainly be reviewed.



## 5.2 A Mismatched Zoning DEFEATS the Development Potential of the Subject Site

5.2.1 Till March 2024, there are approximately 433 hectares of land being zoned “R(D)” in the Territory; yet activities relating to the “*improvement and upgrading of existing temporary structures*” within the “R(D)” zones are uncommon and they largely remained status quo. As of April 2024, the TPB had considered about 490 S16 Planning Applications within “R(D)” zones since 2010 as observed from the Statutory Planning Portal. Amongst all these planning applications considered by TPB, only 68 nos. (about 13.9%) involves applying for ‘House’ or ‘Flat’ uses; the rest of the 86.1% applied for temporary and other uses, including utility installations, hobby farm, open storage and other industrial uses that are contrary to the planning intention. The approved applications for residential use, most of them only involved redevelopment of a relatively small scale ranging from just 1 to 19 houses. There were only 6 applications involving somewhat slightly more number of houses (71 houses max.), including 2 previously approved applications at the Subject Site and 4 at the “R(D)” site south of the Subject Site across Fung Chuk Road (Figure 5.2 refers).

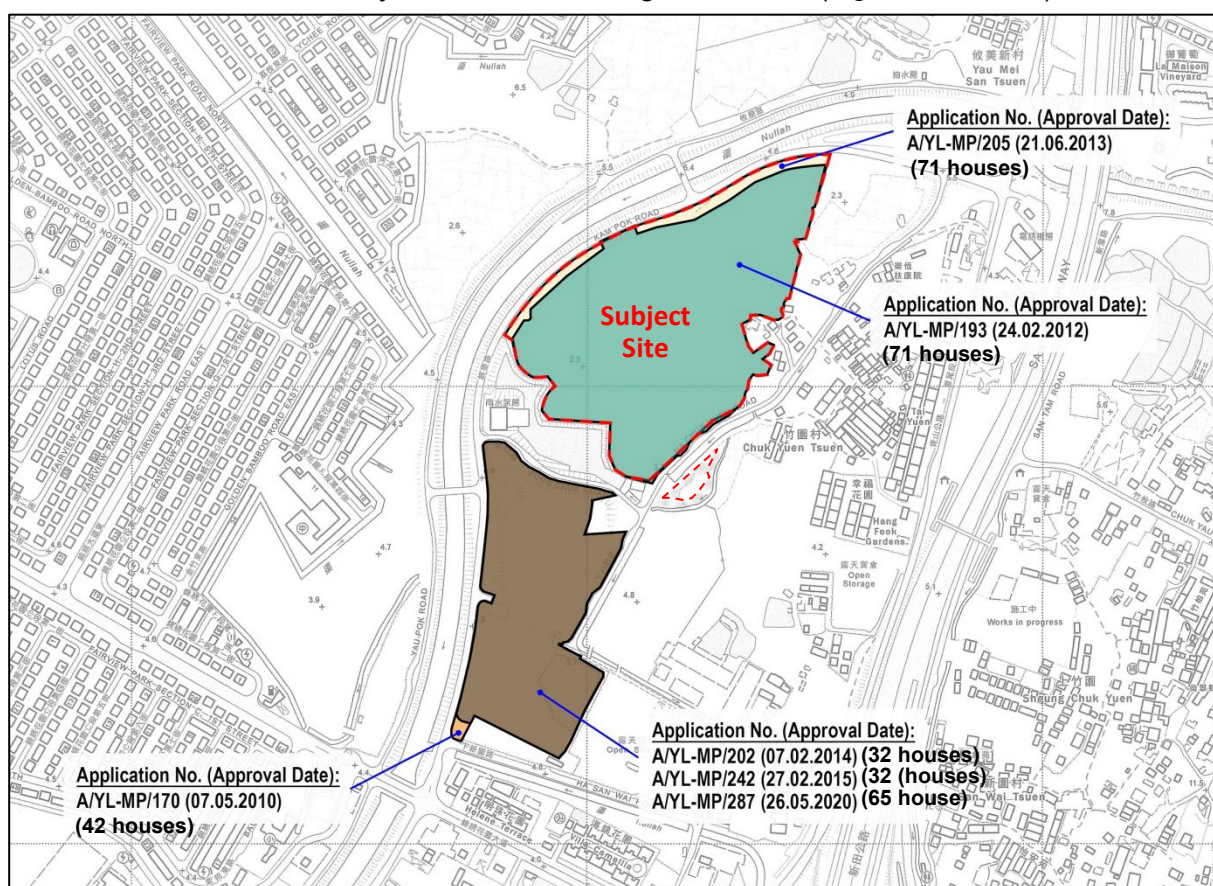


Figure 5.2 Location of 6 Approved Comprehensive Redevelopments in the subject “R(D)” Zone

5.2.2 The above information demonstrates that the current “R(D)” zone mainly encourages “*improvement and upgrading of existing temporary structures*” individually without making more significant effects on the overall environment in a comprehensive manner. This zoning may be suitable at some locations where there is a fragmented ownership pattern or unresolvable site constraints while allowing landowners to redevelop their dwellings individually. These factors also commensurate with the very low plot ratio

of only 0.2. However, this should not be applied to the Subject Site, where tremendous efforts by the Applicant have resulted in successful site assembly and formulation of innovative solutions to site constraints. The current "R(D)" zone defeats the development potential of the Subject Site, as well as the potential for a comprehensive upgrading of the environment.

- 5.2.3 The current planning mechanism allows landowners/developments to apply for planning permission for residential development in the "R(D)" zone, but at a mere plot ratio of 0.2 and only 2 storeys in height. These development restrictions will necessitate land-consuming "house" type development with private garden. In fact, the Applicant made attempts in 2012 and 2013 and obtained approvals for only 71 houses at the Subject Site of about 6.6 hectares (i.e. about 710,000 ft<sup>2</sup>), implying that each household would occupy about 10,000 ft<sup>2</sup> of land area. Obviously, a large roadside housing site with only 71 residential units, which is within a walking distance of a planned MTR station, is considered to be significantly underutilised. In order to echo with Government's policy initiative of optimising land resources, a review of the "R(D)" zone for the Subject Site is absolutely required to suitably realise its development potential and provide an adequate level of housing that aligns with current-day planning circumstances.



## 6. PROPOSED LAND USE ZONING

### 6.1 The Proposed Zoning and Amendments to Plan (*Figure 6.1* refers)

6.1.1 The Subject Site currently falls within area zoned "Residential (Group D)" on the Approved OZP. A site-specific zone, "R(C)1" is proposed and shown in *Figure 6.1* below.

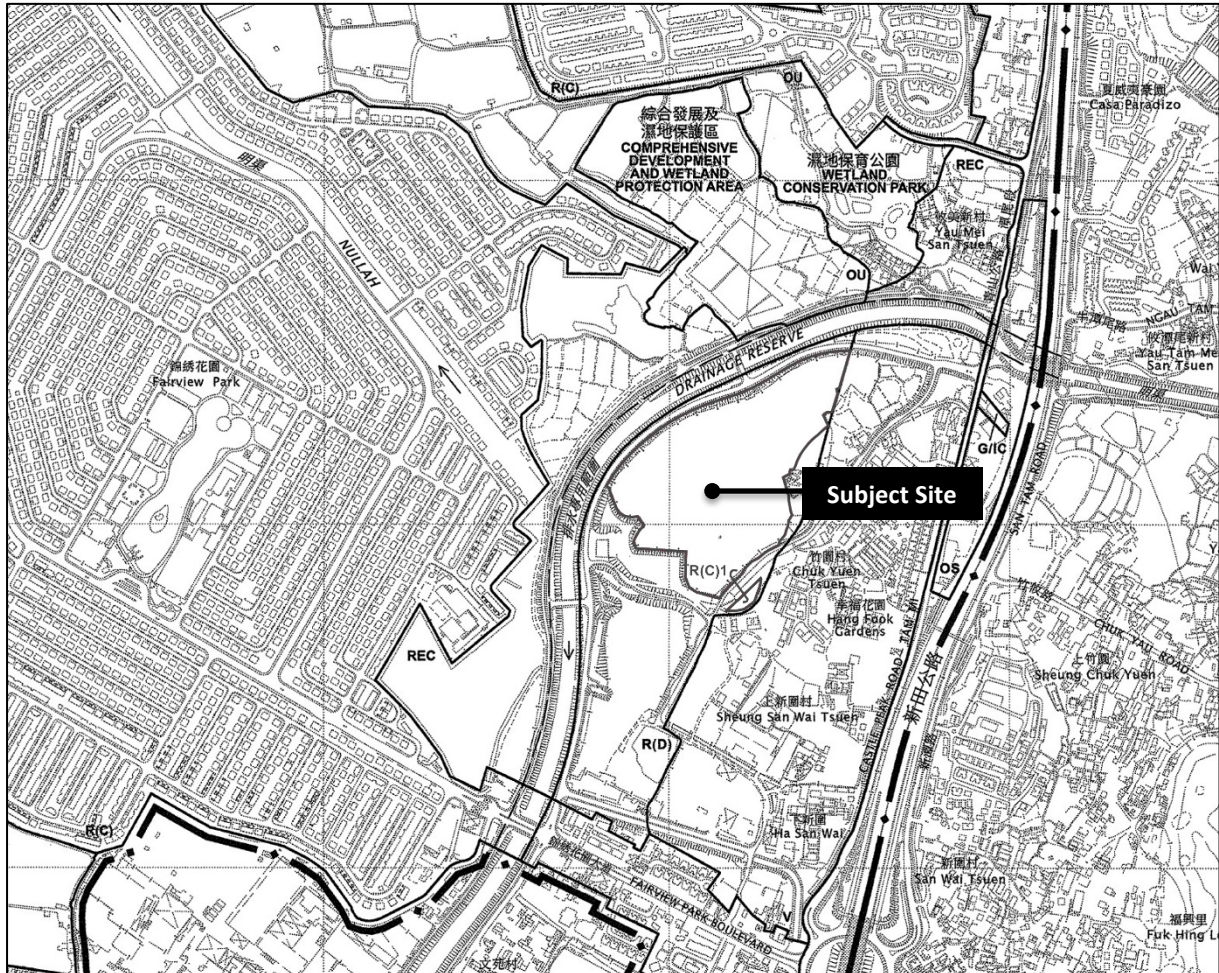


Figure 6.1 Proposed Amendment from "Residential (Group D)" to "Residential (Group C)1"

6.1.2 The proposed Notes and Explanatory Statement are shown on the following pages:

**RESIDENTIAL (GROUP C) 1**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<p><b><i>Eating Place</i></b>                      Flat                      Government Use (Police Report Centre,                      Post Office only)                      House                      Place of Recreation, Sports or Culture                      Private Club  <b><i>Public Transport Terminus or Station</i></b>  <b><i>School</i></b>  <b><i>Shops and Services</i></b>  <b><i>Social Welfare Facility</i></b>                      Utility Installation for Private Project</p>	<p>Ambulance Depot                      Education Institution                      Government Refuse Collection Point                      Government Use (not elsewhere specified)                      Hospital                      Hotel                      Institutional Use (not elsewhere specified)                      Library                      Petrol Filling Station                      Public Clinic                      Public Convenience                      Public Utility Installation                      Public Vehicle Park (excluding container                      vehicle)                      Recyclable Collection Centre                      Religious Institution                      Rural Committee/Village Office                      Training Centre</p>

**Planning Intention**

This zone is intended primarily for *medium-rise* residential developments where commercial uses serving the residential neighbourhood ***are permitted***.

**Figure 6.2 Proposed Statutory Notes for “Residential (Group C)1”**

RESIDENTIAL (GROUP C) 1  
(cont'd)

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 1.59 amongst which not less than 5,692m<sup>2</sup> for non-domestic uses and a maximum building height of 16 storeys, excluding basement level(s), or the plot ratio, site coverage and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan, whichever is the greater.*
- (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 public transport facilities and GIC facilities, as required by the Government, may be disregarded.*
- (c) In determining the maximum plot ratio **and building heights** 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, caretaker’s office and caretaker’s quarters, or 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 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.

**Figure 6.2 Proposed Statutory Notes for “Residential (Group C)1” (Cont'd)**

## 9. LAND-USE ZONINGS

### 9.2 Residential (Group C) (“R(C)”) (Total Area 159.09 ha)

- 9.2.1 This zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board.
- 9.2.2 Under this zoning, *on land designated “R(C)”*, residential developments are restricted to a maximum plot ratio of 0.4 and a maximum building height of 3 storeys (9m) including car park. All commercial developments within this zone are subject to the approval of the Board under the planning permission system. Development will be in accordance with an approved planning brief to ensure that the nature and scale of new development will be in keeping with the natural landscape of Inner Deep Bay Area and that the effluent and waste disposal will have no adverse impact on the water quality of the Inner Deep Bay Area. 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 proposal will be considered on its individual planning merits.
- 9.2.3 Residential sites within this zone are located in the southern and eastern parts of the Area. They are the existing Fairview Park, Palm Springs and Royal Palms.
- 9.2.4 *“R(C)1” zone is intended primarily for medium-rise residential developments where commercial uses serving the residential neighbourhood are permitted.*
- 9.2.5 *On land designated “R(C)1”, residential developments are restricted to a maximum plot ratio of 1.59 amongst which 5,692m<sup>2</sup> are for non-domestic uses and a maximum building height of 16 storeys, excluding basement level(s). To provide flexibility for building 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 proposal will be considered on its individual planning merits.*

Figure 6.3 Proposed Explanatory Statement

## 7. THE ENHANCED INDICATIVE DEVELOPMENT SCHEME

### 7.1 The Indicative Development Scheme

- 7.1.1 The Indicative Development Scheme will provide a total of 2,322 residential units in 10 medium-rise residential blocks with an average flat size of about 42.4m<sup>2</sup>. A stepped building height profile is adopted in the project. The building height of the retail/ GIC blocks will be of 2 storeys along the NTMDC in the western portion of the Subject Site to respect the surroundings while the residential blocks ranges from 14 to 16 storeys in the eastern portion of the Subject Site. Ancillary facilities (e.g. residents’ clubhouse, outdoor swimming pool, etc.) and a landscape pond with ecological features (about 0.5 hectares) will be provided on the site to serve the future residents. The landscape pond will be provided at the south-western corner of the Subject Site near NTMDC. The Indicative Development Scheme yields a total domestic GFA of about 98,535m<sup>2</sup> at a domestic plot ratio of about 1.5.
- 7.1.2 Apart from the residential use, a Neighbourhood Activity Node is proposed to accommodate some local commercial uses, a transport layby, a kindergarten and a GIC facility (i.e. NEC) to serve the future residents and the neighbours. Under the current proposal, the node will comprise local commercial uses (e.g. shop & services, eating place uses, a 6-classroom kindergarten etc.) (about 3,292m<sup>2</sup>), a covered transport layby (about 2,400m<sup>2</sup>) and a Neighbourhood Elderly Centre (“NEC”) (about 328m<sup>2</sup> NOFA). All these uses will be accommodated within three 2 to 3-storey standalone blocks abutting Kam Pok Road and will have their own run-in/out points separated from that for the residential use.
- 7.1.3 Apart from the proposed transport layby and the NEC, a landscape open space (about 2,100m<sup>2</sup>) will be provided in the southern part of the site near Chuk Yuen Tsuen and will be open for the public. The Indicative Master Layout Plan and Landscape Master Plan are illustrated in detail in *Figures 7.1 and 7.2*, and *Appendix 1*.
- 7.1.4 The Proposed Development Schedule of the Indicative Development Scheme is shown in *Table 7.1* on the following page. The Indicative Development Scheme shows the indicative block layout only to illustrate that the proposed total plot ratio of about 1.59 at the Subject Site is technically feasible and would be acceptable in ecological, visual, traffic, infrastructural and environmental terms with the implementation of appropriate mitigation measures as proposed in this application.

**Table 7.1 Proposed Development Schedule**

<b>Proposed Residential Development</b>	
Site Area	about 65,690m <sup>2</sup>
Total Plot Ratio	not more than 1.59 <sup>[1]</sup>
Domestic Plot Ratio (about)	not more than 1.5
Domestic GFA	about 98,535m <sup>2</sup>
Non-domestic Plot Ratio (about)	not more than 0.09
Non-domestic GFA	about 5,692m <sup>2</sup> <sup>[1]</sup>
- Commercial GFA <sup>[1]</sup>	about 3,292m <sup>2</sup>
- Transport Layby GFA	about 2,400m <sup>2</sup>
GIC Facility NOFA <sup>[2]</sup>	about 328m <sup>2</sup>
Maximum Building Height	16 storeys <sup>[3]</sup>
No. of Units	2,322
Average Flat Size	42.4m <sup>2</sup>
Designed Population	Approximately 6,270
<b>Provision of Open Space</b>	
Private Open Space for exclusive use of residents	Not less than 6,270m <sup>2</sup>
Private Open Space open to public	2,100m <sup>2</sup>
<b>Internal Transport Provision for Residential Portion</b>	
Private Car Parking Space (including accessible space)	496
Visitors' Car Parking Space (including 1 accessible space)	55
Motorcycle Parking Space	24
Bicycle Parking Space	78
Loading/Unloading Bay	10
<b>Internal Transport Provision for Commercial Portion</b>	
Private Car Parking Space (including accessible space)	16
Motorcycle Parking Space	2
Loading/Unloading Bay	3
<b>Internal Transport Provision for 6-classroom Kindergarten</b>	
Private Car Parking Space (including accessible space)	1
Taxi/Private Cars layby	10
Small Coaches layby	5

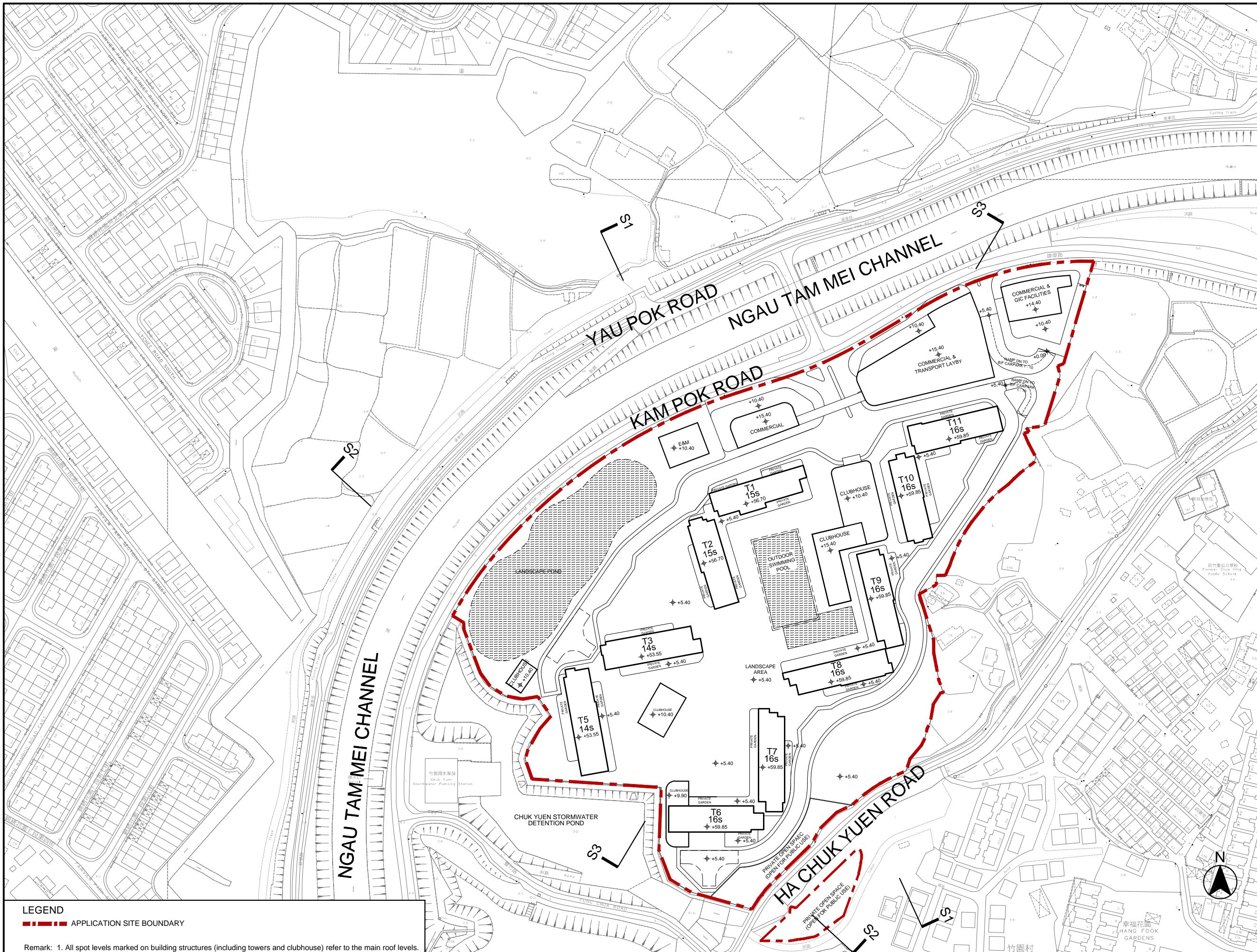
Remarks:

<sup>[1]</sup> Commercial GFA includes *commercial uses* (2,363 m<sup>2</sup>), a *6-classroom kindergarten* (929 m<sup>2</sup>).

<sup>[2]</sup> The non-domestic GFA does not include the social welfare facilities (i.e. about 328m<sup>2</sup> NOFA for a Neighbourhood Elderly Centre) which is proposed to be disregarded from GFA calculation.

<sup>[3]</sup> Excluding transfer plate, E&M and basement(s)





B.D. REF. :

F.S.D. REF. :

REVISIONS :

NO.	DESCRIPTION	DATE

NOTE:  
 DETAIL DESIGN INCLUDING  
 BARRIER FREE ACCESS,  
 F.S. REQUIREMENT,  
 STRUCTURAL REQUIREMENT,  
 ETC. TO BE DETERMINED  
 IN GBP STAGE.

Figure 7.1

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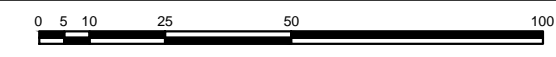
PROJECT :  
 SECTION 12A PLANNING APPLICATION FOR REZONING FROM 'RESIDENTIAL (GROUP D)' TO 'RESIDENTIAL (GROUP C) 1' ZONE FOR A PROPOSED RESIDENCE/TA DEVELOPMENT AT VARIOUS LOTS IN D.D. 104 AND THE ADJOINING GOVERNMENT LAND IN YUEN LONG, THE NEW TERRITORIES

DRAWING TITLE :  
 INDICATIVE  
 MASTER LAYOUT PLAN

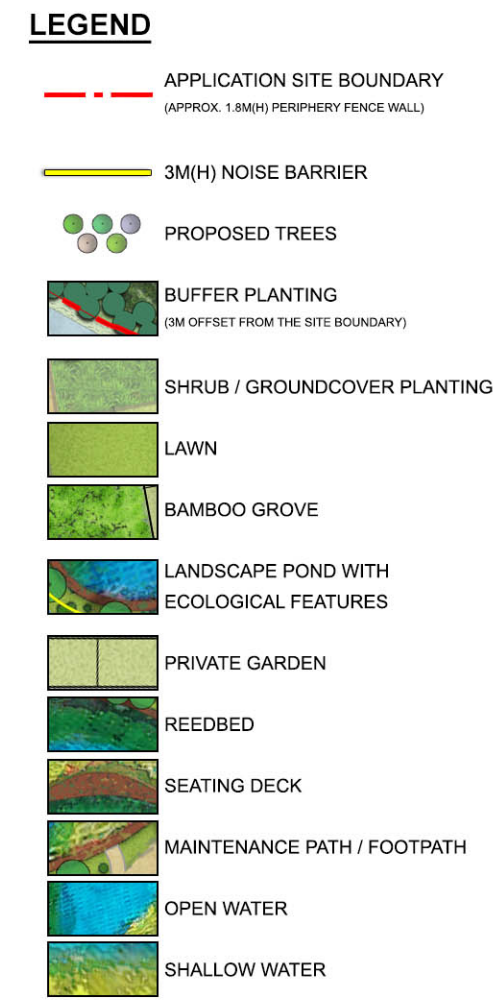
DATE : FEB 2025	PAPER SIZE : A3
SCALE : 1:2000	DRAWN : AIL
PROJECT NO. : 767	
DWG. NO. : (767)S16-A-02	

**LEGEND**  
 - - - - - APPLICATION SITE BOUNDARY

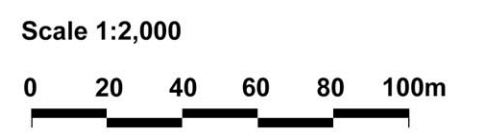
Remark: 1. All spot levels marked on building structures (including towers and clubhouse) refer to the main roof levels.  
 2. No. of storeys marked on plan excludes basement floor / refuge floor.







- ① MAIN ENTRANCE
- ② RETAIL STREET
- ③ POCKET GARDEN
- ④ COMMUNITY FARM
- ⑤ FARM STORAGE
- ⑥ CLUBHOUSE
- ⑦ GARDEN
- ⑧ SWIMMING POOL
- ⑨ PLAY AREA
- ⑩ SEATING DECK
- ⑪ PERGOLA



TITLE : **LANDSCAPE MASTER PLAN**

PROJECT : S.12A Planning Application on the Draft Mai Po and Fairview Park OZP No. S/YL-MP/7 - Rezoning from "Residential (Group D)" to "Residential (Group C) 1" Zone for a Proposed Residential Development at Various Lots in D.D. 104 and the Adjoining Government Land, Yuen Long, N.T.

**Figure 7.2**

REVISION: **0**

DATE: DEC 2024



## **7.2 Architectural Design Intent and Merit**

7.2.1 In formulating the Indicative Development Scheme, the prime objectives are to achieve an optimal scheme that pays respect to the environment; tackle the various environmental constraints; be compatible with the neighbourhood; and optimise land resource to provide residential units to meet the market need. Specifically, the planning and development objectives are listed below:

- To implement the planned residential use of the Subject Site;
- To better utilize scarce land resource which has been lying idle for a long period time for keenly needed housing;
- To ensure the Indicative Development Scheme is designed to create a high quality, medium-rise residential neighbourhood lying in between the existing large-scale sub-urban estates and the planned high-rise, high-density railway station-related development area;
- To derive a layout that respects the character of the Subject Site and the surrounding environment, in particular in the ecological aspect; and
- To allow for attractive private housing with a safe and barrier-free open space in a sustainable manner to meet market aspirations.

7.2.2 In particular, the master layout design has taken into account the following considerations:

- Adopt a stepped building height profile with building heights decreasing (from 16 to 14 storeys) from the future high-rise station-related development node in the east towards the existing low-rise suburban residential estate in the west;
- Residential towers setback for not less than 50m buffer from the water surface of NTMDC;
- Departing from the land-consuming “house with private garden” type of development to apartment-style ordinary flat / mass housing development with adequate at-grade landscape open space to respect the sub-urban setting;
- Sufficient landscape buffer at the periphery of the Subject Site and provide green roof at the retail and GIC blocks; and
- The retail uses and covered transport layby are placed at easily accessible location.

## **7.3 Meeting the Needs of the Community**

7.3.1 Based on an assessment on the current GIC provision for the area and as discussed with the Social Welfare Development, a NEC is suitable at the Site. As such, a NEC is proposed on the Subject Site. This GIC facility together with a 6-classroom kindergarten and some local retail facilities are proposed to be accommodated in 3 standalone commercial/GIC blocks provided at the north-eastern corner of the Subject Site along Kam Pok Road creating a multi-generational cluster for the community. These blocks will have a separate vehicular access and adequate internal transport provisions.

7.3.2 Apart from the GIC facility, a landscaped open space of about 2,100m<sup>2</sup> is also proposed on the site to serve the general public. This open space will be provided at the southern edge of the Subject Site near the existing village.

## 7.4 Green and Sustainable Features

7.4.1 In response to the TPB members' aspiration for more ecological planning gain at the Subject Site, the Applicant has taken the initiative to review the proposed landscape pond and has proposed to add a number of additional ecological features. Different from the landscape pond proposed for the previous rezoning application (TPB Ref: Y/YL-MP/6), in order to cater for different species with an aim to enhance biodiversity, the landscape pond is proposed with ecological features which comprises waterbody with various water depths (shallow water area, reedbed, and open water area) to create a variety of habitats with synergy for wildlife such as dragonflies and other invertebrates to enhance the ecological functions. For instance, the shallow water area could be achieved by gentle slopes where most aquatic invertebrates could be inhabited here; the reedbed could be created at certain areas within the pond to create suitable habitat for certain bird species; whereas the open water area could be located at the centre of the pond to enable biogeochemical processes (e.g. nitrification) to occur smoothly and to stabilize water quality.

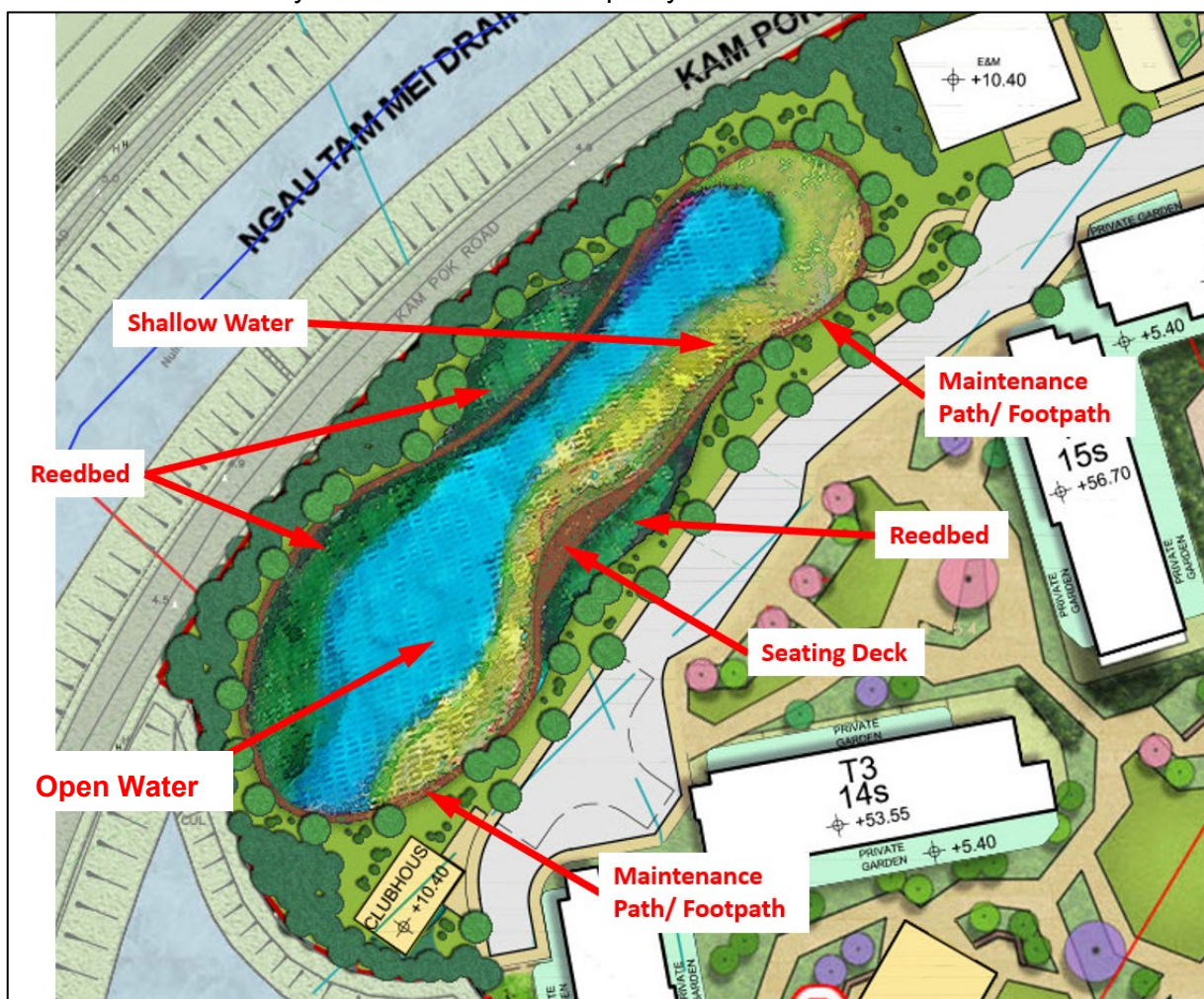


Figure 7.3 Indicative Drawings on the Proposed Landscape Pond with Ecological Features

7.4.2 The pond perimeter will be planted with a mix of native trees and shrubs to enhance the adjacent terrestrial habitats for different species of butterflies and birds. More details of the proposed ecological features for the landscape pond have been included in the Ecological Impact Assessment in *Appendix 4*.

7.4.3 In addition, in order to enhance the building sustainability of the Proposed Development as per the TPB members' suggestion, additional roof top greenery is proposed at the retail and GIC blocks. This adds amenity and aesthetic value at a low level/pedestrian zone. It would also echo with the proposed peripheral planting as well as the existing vegetation along NTMDC and provide a greenery at different levels.

## **7.5 Tree Compensation Proposal**

7.5.1 The Landscape Proposal in *Appendix 2* reported that there are 5 tree groups with a total of approximately 267 nos. of existing trees. None of them are protected species or Old and Valuable Trees. Under the current proposal, the existing trees with their own self-containing limitations will be felled to facilitate the site formation works. Not less than 267 nos. of new, heavy-standard trees with a mean girth of 0.3m trees will be planted on the site to maintain the greenery of the area.

## **7.6 Landscape Proposal, Open Space Provision and Recreational Facilities**

7.6.1 The objective of the landscape design is listed below:

- to create a landscape character commensurate with the specific site conditions of the proposed development;
- to ensure the landscape character is consistent with the overall design language and aesthetic of the architectural elements;
- to ensure the proposed development sensitively integrated into the surrounding areas via naturalistic interface treatments;
- to minimise the visual impact of the proposed development through sensitive landscape treatment;
- to create suitable outdoor spaces for passive recreational activities to serve both future residents and the adjacent villagers in the area; and
- to promote the use of indigenous plant species throughout the landscape and to introduce exotic ornamental species to feature areas.

7.6.2 Not less than 6,270m<sup>2</sup> of private open space has been provided within the Indicative Development Scheme in compliance with the relevant requirement of the Hong Kong Planning Standards and Guidelines ("HKPSG") (i.e. 1m<sup>2</sup> local open space per person). A variety of active and passive recreational facilities, namely residents' clubhouse, outdoor swimming pool, landscaped gardens, community farms, children's play area, elderly exercise area, communal garden, open lawn areas and a landscape pond will be provided within the Subject Site. An open space of about 2,100m<sup>2</sup> will also be provided at the southern edge of the Subject Site near the existing village for public use.

## **7.7 Vehicular Access Arrangement and Internal Transport Facilities**

- 7.7.1 As previously mentioned, one of the run-in/out locations will serve the residential portion of the site, whereas the other two will mainly serve the other proposed uses like the covered transport layby, commercial uses, a kindergarten and a GIC facility (i.e. NEC).
- 7.7.2 The vehicular run-in/out points will be provided at Kam Pok Road, which is a single two-lane carriageway linking Castle Peak Road to its northeast. It serves as the major access road to the proposed development.
- 7.7.3 Internal transport facilities, including private car parking spaces, loading/unloading bay and visitor car parking spaces, will be provided in compliance with HKPSG. The car park will be in a form of underground car park. Details of the internal transport provision are summarised in *Table 7.1* above and in *Appendix 3*.
- 7.7.4 Currently, there is no public transport services available at the concerned sections of Yau Pok Road and Kam Pok Road. Franchised bus service is therefore proposed to serve the Subject Site by circular route to Yuen Long Station and/or future NOL stations nearby. A covered transport layby with separate vehicular access that is feasible to serve as franchised bus stop is therefore proposed within the site as part of the Neighbourhood Activity Node. With a size of about 2,400m<sup>2</sup>, this transport facility will accommodate one double-width bay of about 42m and two single-width bays of about 40m to serve the future residents in the area.

## **7.8 Ecological Considerations**

- 7.8.1 The Subject Site is situated outside the WCA. Only its northern part falls within the landward side of the WBA. In fact, the Subject Site is bounded by the existing public roads near the highway). It is a planned roadside housing site lying on the southerly most limit of the Deep Bay wetland system from which it is ecologically isolated. Currently, the Subject Site comprises mainly grassland/shrubland. This site and its adjacent area have been largely urbanised and disturbed and are surrounded by a number of existing/ planned housing sites nearby (e.g. Fairview Park & Palm Springs). The approved light public housing site across NTMDC is currently under construction and is anticipated to be completed by Q1 2025. The Site is fragmented from the habitats in the wetland in the Deep Bay area to the west by the presence of public roads, existing residential developments, approved residential sites and a network of roads. All these present a significant ecological buffer between the Subject Site and the Deep Bay wetland.
- 7.8.2 The previous Ecological Impact Assessment (EcoIA) for the approved low-density residential development at the Subject Site has been updated with reference to four approved EIAs directly relevant to the Subject Site (i.e. AEIAR – 189/2015 for the “OU(CDWPA)” zone near Yau Mei San Tsuen, AEIAR – 182/2014 for the nearby “REC” zone, AEIAR – 149/2009 for the nearby cycle track and EIA SB No. 094/2004 for the sewerage upgrading works) and appended in *Appendix 4*.

- 7.8.3 The Ecological Impact Assessment in *Appendix 4* includes habitat mapping and botanical survey, mammal survey, avifauna survey, bird flight line survey, herpetofauna survey and butterfly and odonate surveys and the corresponding assessments of the potential impact to be generated by the Indicative Development Scheme in relation to the aforementioned aspects. The layout and design of the Indicative Development Scheme have taken into account the predicted impacts and will fully mitigate them (if any) positively.

## 7.9 Environmental Considerations

### Traffic Noise

- 7.9.1 The local road network near the Subject Site (e.g. Kam Pok Road, Yau Pok Road, Ha Chuk Yuen Road, Castle Peak Road – Tam Mi and San Tin Highway) is considered to be the major noise sources which would potentially affect the proposed development. As such, a traffic noise impact assessment has been conducted based on the predicted traffic flow data for 2046, which is considered to be the worst-case scenario within 15 years upon completion in Year 2031 to ensure future residents would be not affected by adverse traffic noise.
- 7.9.2 The assessment suggests that with the implementation of the proposed noise mitigation measures (a short section of 3m fence wall in front of the kindergarten and an architectural fin for the sick bay), the predicted road traffic noise levels would be negligible.

### Industrial Noise Impact

- 7.9.3 The Industrial Noise Impact Assessment included in the Environmental Assessment (“EA”) in *Appendix 6* identifies the potential noise impact due to other fixed noise sources from industrial activities on private land (e.g. open storage sites, godowns, workshops) and existing and planned pumping stations on government land, and assesses their impacts on noise sensitive receivers (NSRs) within the Subject Site. There are currently a few industrial activities outside of the Subject Site boundary to the further south and east of the Subject Site respectively. These industrial activities are relatively far away from the Subject Site and the horizontal distance between the NSRs of the proposed development and the identified industrial activities ranges from over 180m to more than 300m. Further, the Subject Site is indirectly visually connected to the identified industrial activities as it is partially blocked by the clusters of the existing village houses located between the Subject Site and the said industrial uses. According to the Industrial Noise Impact Assessment, the Subject Site is not affected by the industrial noise sources.
- 7.9.4 There is an existing Chuk Yuen Stormwater Pumping Station located to the southwest of the Subject Site near Kam Pok Road. There are also some and planned public sewerage networks and a planned sewage pumping station (i.e. San Tin No. 1 SPS) in the area according to the relevant approved EIA Report. The operational noise levels during the operation of these activities have been assessed and it is confirmed that the cumulative noise impacts from the existing and planned pumping stations as well as other identified fixed noise sources are also considered minimal. Thus, no noise mitigation measures will be necessary.



7.9.5 Regarding the proposed underground private sewage pumping station ("SPS") within the Subject Site, this facility would be well integrated with the clubhouse block by being provided within an enclosed, underground building structure with minimal noise impact to be generated. Its exhaust point will be directed towards Kam Pok Road, away from the nearby sensitive uses. As such, the noise impact from this underground facility would also be negligible.

#### Air Quality

7.9.6 Since the proposed development is for residential use, there will be no particular air pollution sources anticipated during operation but there are 2 major air quality issues near the Subject Site. They are as follows:

- Vehicular emissions from the adjacent road networks within 500m radius of the Subject Site; and
- Potential odour impact due to the planned public Sewage Pumping Station near the junction of Kam Pok Road / Castle Peak Road (with EIA approval) and the proposed private, underground SPS within the Subject Site.

7.9.7 Under the current proposal, adequate peripheral setback is proposed along the site boundary with tree planting to address the potential vehicular emission impact. In regard to the Government's planned SPS, it would be quite distant from the Subject Site with careful design adopted by the Government according to the relevant Approved EIA. Therefore, no significant air quality impact from this Government facility on the proposed development is anticipated. Similarly, careful design has been adopted for the proposed private SPS within the Subject Site (e.g. provision of the SPS underground with enclosed structure, installation of odour removal system, provision of the exhaust point at the site edge away from the air sensitive receivers within the site). All these would help minimize the impacts on air quality.

### **7.10 Considerations on Air Ventilation**

7.10.1 According to the wind availability data, the annual wind directions of the area are mainly from easterlies. The Air Ventilation Assessment ("AVA") in *Appendix 7* reported that the annual prevailing wind comes from NNE, NE and E direction and summer prevailing wind comes from E, S, SSW directions. Existing and planned developments around the Subject Site are low-rise in nature and poses minor blockage to the incoming winds. Incoming winds can generally pass through the existing and planned structures to reach the Subject Site and downstream areas.

7.10.2 A qualitative assessment of wind performance of the proposed development has been carried out. The AVA assesses and confirms that the following proposed good design features will bring benefit to the area from ventilation point of view:

- Optimal building disposition favour annual and summer dominant winds by placing structures facing diagonally to incoming winds, reducing wind blockage by the structure and create wind corridors that passes through the Subject Site to downstream areas.



- Building setback of at least 5 m from site boundary ensures wind flow pass the outer boundaries of the Subject Site to downstream areas.
- Proposed landscape area & landscape pond near site boundary to allow further setback and wind to pass through the Subject Site.
- Maximized building gaps between paired towers with not less than 15m building gaps allowed for wind flow in between the residential towers and prevent the formation of a “wind wall”. Building gaps are incorporated.
- Stepped building design incorporated into design proposed along northwestern site boundary line and adjacent to NTMDC, in which building height then gradually decreases from east to west direction towards NTMDC.

## **7.11 Drainage, Sewerage and Water Supply Considerations**

### Drainage

- 7.11.1 The Subject Site is located within NTMDC Catchment Area under Yuen Long, Kam Tin, Ngau Tam Mei & Tin Shui Wai Drainage Master Plan Study. It is bounded by the existing roads and located at the downstream section of NTMDC. An existing flooding relief pond is located to the south of the Subject Site. The runoff from the Subject Site is currently discharged to the flooding relief pond via man-made and natural channels. The stormwater collected by the flooding relief pond is then pumped into NTMDC via Chuk Yuen Floodwater Pumping Station (“CYFPS”).
- 7.11.2 The Site is mainly unpaved and does not contain underground drainage system presently. The surface runoff within the Subject Site is currently collected by surface channels and then discharged into flooding relief pond located south of the Subject Site and immediate upstream of CYFPS. Although the Subject Site is low-lying in terrain (with ground levels ranging from +1.9mPD to +3.2mPD), there are currently no flooding blackspots in its vicinity according to the information published by DSD.
- 7.11.3 The Drainage Impact Assessment in *Appendix 8* outlines changes to the drainage characteristics and potential drainage impacts which may arise from the Indicative Development Scheme and propose drainage mitigation measures where appropriate. It could be concluded that no significant drainage impact on existing drainage system arising from the proposed development is envisaged.

### Sewerage

- 7.11.4 There is currently limited existing public sewerage system in vicinity of the Subject Site. Yet, DSD has proposed to upgrade the existing Yuen Long Sewage Treatment Works (“YLSTW”) to Yuen Long Effluent Polishing Plant (“YLEPP”) to enhance its capacity and treatment level, in 2 phases.
- 7.11.5 The Sewerage Impact Assessment in *Appendix 9* assesses any potential impact on the existing or planned sewerage facilities nearby due to the proposed development and propose mitigation measures and/or improvement works to minimize any potential sewerage impact. The sewage generated from the proposed residential development will be conveyed to a private sewage pumping station (SPS) located at the western edge of the site near Kam Pok Road. It is proposed that twin 200mm diameter rising mains will lay along Kam Pok Road to convey the sewage to a proposed common

conversion chamber at Pok Wai South Road. The conversion chamber connected to proposed twin 675mm gravity sewers downstream is designed to cater for other existing and planned developments within the area. The proposed conversion chamber, twin 675mm diameter gravity sewers and manholes are proposed public sewerage system serving multiple users. The sewer will be constructed to discharge the sewage from the proposed development to the existing NSWSPS and ultimately discharge to YLEPP.

#### Water Supply

- 7.11.6 According to Water Supplies Department's ("WSD") record plan, there is fresh water supply in the vicinity of the Subject Site to be supplied by the Ngau Tam Mei Fresh Water Primary Service Reservoir, with an existing 200mm diameter water main underneath Kam Pok Road to serve the subject residential site after connection.
- 7.11.7 The Water Supply Impact Assessment in *Appendix 10* assesses the impact of the water demand arisen from the proposed development to the existing water supply system and propose any appropriate mitigation measures if required. In general, the existing water mains near the Subject Site are considered sufficient to serve the proposed development.

## **8. PLANNING MERITS AND JUSTIFICATIONS**

### **8.1 To Seek a More Efficient Use of the Scarce Land Resource for Residential Use**

8.1.1 The 433 hectares of “R(D)” zones within the Territories have largely remained status quo, providing minimal housing supply on land zoned for residential purpose for over 20 years. Yet, as observed from the statistics shown in para. 5.2.1 above, owners have been trying to better utilise land designated “R(D)” which have potential for other uses, even on a temporary basis. There had been more planning applications for industrial-related and other uses than the intended residential use. Rather than having the land left sit idle, it is reasonable for the Applicant to utilise his/her land resources properly and efficiently in order to help meet societal aspirations, as long as the future use remains compatible and is technically acceptable. The appended technical assessment reports have demonstrated that the Indicative Development Scheme is technically feasible and will not induce adverse environmental impacts.

### **8.2 To Echo with the Foreseeable Transformation along the Northern Link**

8.2.1 Development plans for San Tin Technopole and Ngau Tam Mei have all been rolled out and the construction of the Northern Link (“NOL”) is on its way. The Subject Site is located about 730m away from the future Ngau Tam Mei Station and 2km away from the centre of San Tin Technopole, where the future San Tin Station will be located. Not least, as stated in the LegCo Paper, residential sites in Ngau Tam Mei would be developed at a plot ratio of 6 to yield about 12,000 to 13,000 residential units. The local area is expected to change from a sprawling housing cluster 6km from Yuen Long New Town to an extended urban development area near Ngau Tam Mei Station. The enhanced accessibility by the introduction of a new mass transit route would help to release the development potential of sites alongside the railway line. The proposed rezoning of the Subject Site to “R(C)1” at domestic plot ratio of 1.5 with additional Neighbourhood Activity Node and other facilities at a non-domestic plot ratio of 0.09 can capture the benefit to be brought by the proposed NOL and the pave the way to cope with the foreseeable transformation of the Ngau Tam Mei area.

### **8.3 A PROACTIVE Approach in Support of the Policy Addresses and the Long Term Housing Strategy**

8.3.1 The Government announced the latest Long Term Housing Strategy (“LTHS”) on 16 December 2014, which is the first long term strategic document in housing since 1998. Since then, the Government updates the long term housing demand projection each year and present a corresponding 10-year housing supply target for the next 10-year period. According to the latest Annual Progress Report released in October 2024, the total housing supply target for the ten-year period from 2025-26 to 2034-35 is about 440,000 units, including public and private housing supply targets of 308,000 units and 132,000 units respectively.

8.3.2 Policy Address 2024 gives much emphasis on housing supply as usual. In addition to increasing public housing supply, the Chief Executive also stressed on the necessity to stabilise the supply of spade-ready sites for private housing. The Government is expecting to provide about 80,000 private housing units in the next 5 years. The Subject Site is no doubt a suitable candidate, which is an approved roadside housing site capable of generating significantly increased housing supply units drastically from the previously approved 71 units for house development (TPB Ref.: A/YL-MP/205) to

the currently proposed 2,322 units which are of appropriate average flat size to cater for the housing needs of general public.

#### **8.4 The Proposed Plot Ratio and Proposed Neighbourhood Activity Node at the Subject Site is Deemed APPROPRIATE**

8.4.1 With an aim to better utilize scarce land resources on a piece of long idled land (i.e. Subject Site) and to capture the benefit to be brought by the proposed NOL, the Applicant proposes to increase the permitted domestic plot ratio from 0.2 to 1.5 and to create a Neighbourhood Activity Node with a GIC facility.

8.4.2 The Subject has been zoned “R(D)” with a maximum plot ratio of 0.2 “*for improvement and upgrading of existing temporary structures*”. Paras. 5.1-5.2 above have already explained this zoning is not suitable for the Subject Site. The Site is located near the future San Tin Technopole and NOL Ngau Tam Mei Station, and the later part of this chapter shall demonstrate there is adequate infrastructure and no insurmountable landscape or environmental constraints at the Subject Site.

8.4.3 With a brief review of the existing plot ratio restrictions in the rural/new town OZPs, it is NOT uncommon to find plot ratio restrictions at 1.0 to about 2.0 (i.e. even higher than the proposed DPR 1.5) in “R(C)” zones or the relevant sub-zones. Some examples are listed in *Annex 1*. As such, the request to rezone the Subject Site to “R(C)1” for the proposed plot ratio is considered acceptable.

8.4.4 With the changing strategic planning context (including the development of Northern Metropolis, San Tin Technopole as well as the planned NOL Ngau Tam Mei Station) a plot ratio of 1.59 is deemed appropriate.

#### **8.5 Proposed Medium-Rise Building at a Site within Wetland Buffer Area is ACCEPTABLE and NOT Exceptional**

8.5.1 “*Town Planning Board Guidelines for Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance (TPB PG-NO.12C)*” (the “Guidelines”) aims to preserve the wetland of international importance. The preservation involves protecting ecological value of the wetland habitat and refuelling station for thousands of migratory birds by avoiding irreversible adverse impacts on the fish ponds and other wetland habitats within Deep Bay. It is understood that the intention of WBA is to protect the ecological integrity of the fish ponds and wetland within the WCA and prevent development that would have a negative off-site impact on the ecological value of fish ponds.

8.5.2 Currently, the Subject Site comprises mainly an area of grassland/shrubland. It lies on the southerly fringe of the Deep Bay wetland system from which it is ecologically isolated and segregated by the vast residential area (i.e. existing Fairview Park and Palm Springs). The Subject Site as well as majority of the adjacent areas have largely been urbanised and disturbed and are fragmented from the natural habitats in the wetland in the Deep Bay area to the west by the presence of existing residential developments and open storage sites and a network of roads (including highway, which presents a significant ecological barrier).



8.5.3 The intention of proposing medium-rise buildings at the Subject Site is to accommodate more housing units to meet public aspirations, while releasing space for landscaping (including a landscape pond of about 0.5 hectares and landscaped open space of about 2,100m<sup>2</sup> for public use) and building gaps to enhance the overall amenity of the area. The proposed building height has been evaluated in the Ecological Impact Assessment and Visual Impact Assessment and both concludes that it will be acceptable. Not least, the proposed height allows the proposed development to adopt a stepped building height profile which descends westward towards Kam Pok Road and the existing low-rise suburban estates.

8.5.4 Building height within WBA, particularly in the landward periphery of WBA, is not sacrosanct. Examples of sites within WBA which contain or are permitted to contain medium-rise buildings are listed below:

**Table 8.2 Examples of Existing/Permitted Medium-rise Buildings within WBA**

Outline Zoning Plan	Zoning	Building Height Restriction/ Max. Proposed Building Height	Plot Ratio Restriction/ Max. Proposed Plot Ratio
S/YL/27 – Yuen Long	“OU(Industrial Estate)”	8 -10 storeys	About 1.95
S/YL/27 – Yuen Long	“R(B)2” (The Parcville)	55mPD	3
S/TSW/17 – Tin Shui Wai	“R(B)3” (Wetland Seasons Park)	10 storeys over 1 storey car park	1.5
S/TSW/17 – Tin Shui Wai	“R(B)4” (Wetland Seasons Bay)	10 storeys over 1 storey car park	1.5
S/YL-NSW/9 - Nam Sang Wai (A/YL-NSW/274)	“Undetermined” (Proposed Residential (Flat) and Community Hub (Shop and Services, Eating Place, School, Place of Recreation, Sports or Culture, Public Transport Terminus and Social Welfare Facility) Development)	6 – 19 storeys above 2 levels of basement carpark	Domestic: About 2.15 Non-domestic: About 0.14
S/YL-NSW/9 - Nam Sang Wai (Y/YL-NSW/7)	“OU(CDWRA)1”	54mPD	1.55
S/YL-NSW/9 – Nam Sang Wai (Land Sharing Pilot Scheme No.: LSPS/002)	“R(A)1” (Proposed Public Housing)  “R(A)2” (Proposed Private Housing)	100mPD	“R(A)1” About 4.45  “R(A)2” Domestic: About 2.06 Non-Domestic: About 0.09

8.5.5 In light of the above, the proposed building height profile of 14 to 16 storeys (over 1 level of basement car park) is considered acceptable.

## **8.6 Planning Gains by Provision of Neighbourhood Activity Node & Landscape Open Space for Public Use**

8.6.1 The Indicative Development Scheme offers a major public planning gain – provision of a Neighbourhood Activity Node. This will contain shop and services/eating place, a covered transport layby, a GIC facility including a NEC and a 6-classroom kindergarten. The commercial elements and transport layby will serve the future residents in the area. The proposed kindergarten would help to serve young families. In addition to the Neighbourhood Activity Node, there will also be landscaped open space provided in the southern part of the Subject Site to serve the public. The residents of the adjacent villages can easily access this open space for enjoyment.

## **8.7 Variety of Housing Mix and Community Profile**

8.7.1 A variety of housing mix and diverse community profile contribute to creating a harmonious society. Instead of repeating the land-consuming “house with private garden” development pattern, the Indicative Development Scheme provides medium-rise apartment buildings with small to medium-sized flats and a Neighbourhood Activity Node to create different opportunities for socialising (in the open space and/or in the retail block).

8.7.2 With the on-going strategic developments planned in the NWNT as highlighted in Section 3.9 above, particularly the San Tin Technopole, the changing pattern in cross-border transit also gives rise to the need for diverse housing choices, from single-person studio flats to 2-bedroom flats for new couples and larger sized flat/house for families in this region. The diverse community profile would inject energy to the area and help to establish a more resilient neighbourhood/community.

## **8.8 The Subject Site is Immediately Available for Development**

8.8.1 The Subject Site is generally a piece of flat and vacant land that is conveniently accessible to/from Kam Pok Road, Castle Peak Road and San Tin Highway. There is an existing pedestrian link connecting this Kam Pok Road area to the Ngau Tam Mei area where the NOL will be in service with a station provided.

8.8.2 This roadside housing site has no significant site constraints (e.g. no steep topography or geotechnical difficulties). Its large site area (about 6.6 hectares) carries great opportunity and flexibility in **producing 2,322 residential units** to meet the keen demand for housing and catalytic potential to drive emerging changes.

## **8.9 Upgrading of the Environment while Appreciating the Character of the Surrounding Environment**

8.9.1 The Indicative Development Scheme will transform the Subject Site from a long-idled site to a high quality, medium-rise residential neighbourhood located between the existing large-scale suburban estates and the future high-rise, high-density railway station-related residential cluster. The proposed landscape design will help to improve and upgrade the Subject Site from a piece of bare land into a green and tranquil environment for the future residents and benefit the surrounding neighbourhood.

8.9.2 The Applicant has paid much attention to the surrounding context during the course of devising this proposed development scheme. The proposed building height in the Indicative Development Scheme ranges from 14-16 residential floors (plus 1 basement car park) is considered compatible with the surrounding given the sensible layout and disposition of building blocks with suitable building separations and the proposed comprehensive landscape arrangement.

## **8.10 Enhanced Landscape Treatment Within the Subject Site**

8.10.1 The proposed scheme and tree preservation proposal have been designed to avoid impact to the existing trees as far as technically possible in order to minimise the impact on the landscape character and amenity of the Subject Site. The concept underpinning the Landscape Proposal is to provide high quality living environment for the future residents whilst enhancing the existing landscape amenity. It is identified in the Landscape Design Proposal that the existing trees contain some limitations themselves which might be in poor health condition and are difficult to transplant, thus, the proposed development will compensate and replant 267 nos. of heavy-standard of trees. The landscape design concept responds to the development’s context and the landscape pond has particularly incorporated additional ecological features in response to the TPB members’ comments. The Subject Site will be formed by a series of outdoor rooms based on a spatial hierarchy of the exterior spaces extending from the public entrance areas to the courtyard spaces associated with each of the residential buildings and the more intimate spaces within the gardens.

## **8.11 Acceptable in Traffic Terms**

8.11.1 Junction capacity assessments were carried out for the key junctions in the vicinity of the Subject Site and the results indicated that all the identified critical junctions (except Junction 1 Fairview Park Roundabout) are currently operating within and with ample capacities. Based on the findings of the Traffic Impact Assessment (“TIA”) annexed in *Appendix 3*, it is concluded that with the proposed improvement scheme at Fairview Park Roundabout in place, all junctions will continue to operate with ample capacity at design year 2034, i.e. 3 years after completion of the proposed development (scheduled for population intake in 2031), together with the planned residential developments in the vicinity.

8.11.2 A sensitivity test has been carried out to assess the situation if nearby “R(D)” sites also develop at a domestic plot ratio of 1.5. The results indicated that with proposed improvement to Castle Peak Road/ Kam Pok Road, all junctions would be able to handle the future traffic demand with sufficient capacity. Additionally, another



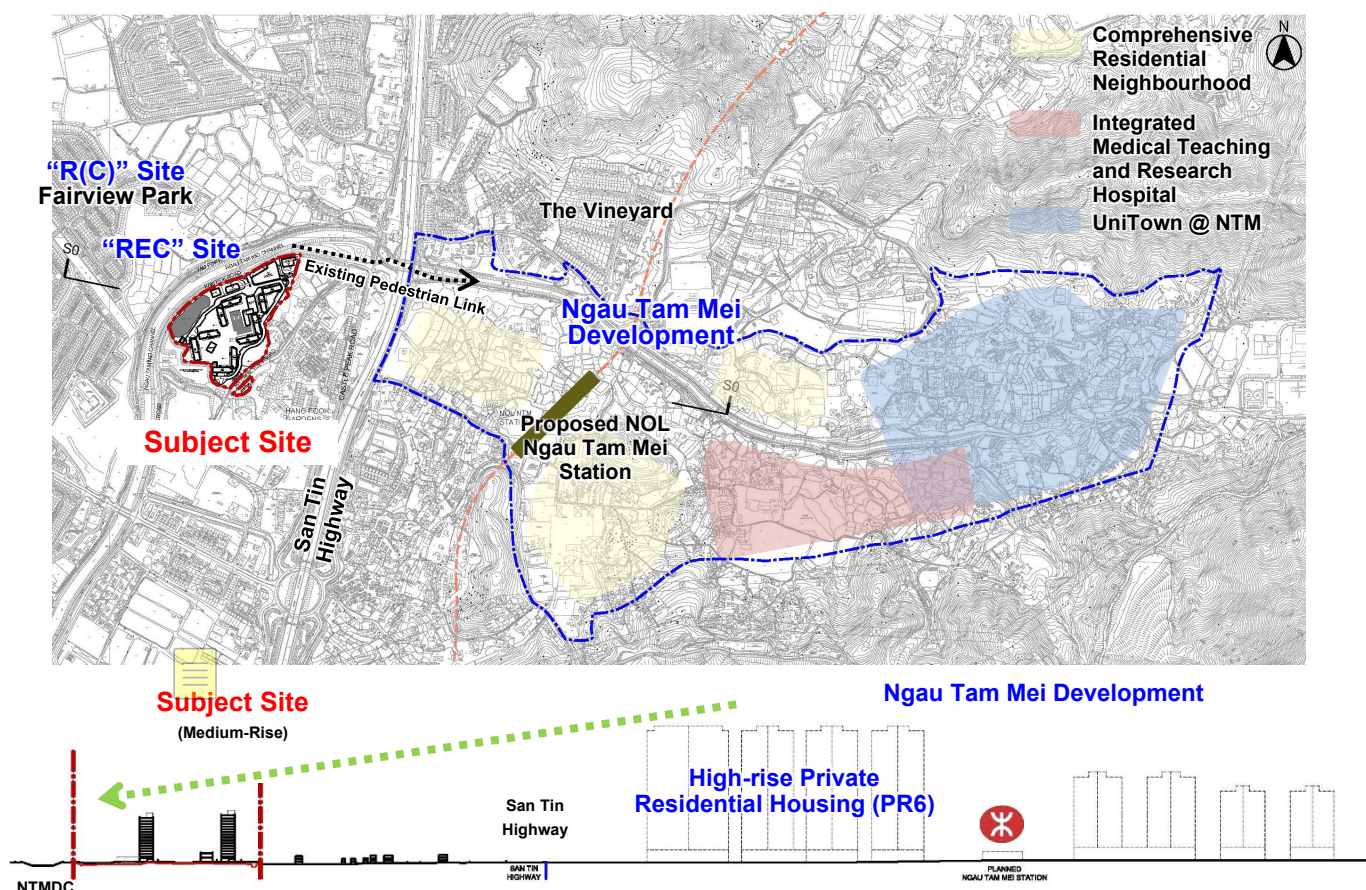
sensitivity test has also been carried out to assess the cumulative traffic impact if the two proposed residential developments (i.e. Y/YL-NSW/8 and Y/YL-NSW/9) are developed. The results indicated that all the assessed junctions except Fairview Park Roundabout and Castle Peak Road/ Kam Pok Road East, would be able to handle the future traffic demand under the sensitivity test scenario. Potential junction improvement measures may be considered to further enhance traffic conditions at these locations.

## **8.12 Acceptable in Ecological Terms**

8.12.1 The Indicative Development Scheme very much respects the fact that the Subject Site is largely located within the Wetland Buffer Area and that bird flight lines have been observed along the NTMDC to the west of the Subject Site. Since the Subject Site is a readily available housing site, it is also understood that existing habitats (mainly grassland/shrubland) within the Subject Site would be affected whether or not the Subject Site will be rezoned to the proposed "R(C)1" zone, but the habitats to be affected are considered to be of very low to low ecological value. Suitable mitigation measures are proposed to reduce the predicted impacts by the proposed development (Ecological Impact Assessment in *Appendix 4* refers). The Ecological Review concludes that the proposed development will be acceptable in ecological terms upon full implementation of the proposed mitigation measures.

## **8.13 Visually Acceptable**

8.13.1 The surrounding land uses of the Subject Site are predominantly a mixture of low-rise suburban residential estates, village clusters, cycle track, roads and drainage infrastructure interspersed with temporary open storage, heavy vehicle parking areas, and abandoned agricultural land and fish ponds. There are committed residential developments, a sewage pumping station, the NOL railway (to pass through Ngau Tam Mei area) and future high-density development node of the NOL to be developed in the surrounding area of the Subject Site (*Figure 8.1* refers). The visual character of the Subject Site is generally similar to that of the adjacent Kam Tin North and Ngau Tam Mei areas including visual attractors of topography, rivers, channel and ponds and woodland.



**Figure 8.1 Stepped Building Height Concept adopted for the Proposed Development**

8.13.2 The Indicative Development Scheme is medium in height and it is situated on flat land. The scale of the development, with a domestic plot ratio of 1.5 and building height of not more than 16 storeys, is considered compatible to the surrounding environment. The design of the Indicative Development Scheme can enhance the visual interest of the currently monotonous and derelict assessment area. Further, the buildings proposed vary in height with a stepped profile and are arranged in an organic manner to create visual interest while the colour scheme suggested will also help the proposed development to blend in with the environment. Besides, the Landscape Design Proposal suggested 267 nos. of healthy and heavy-standard compensatory planting will help to integrate the development with the surrounding landscape. Not least, the proposal is compatible with the existing visual composition whilst introducing a desirable visual contrast for the area.

8.13.3 The Visual Impact Assessment in *Appendix 5* concludes that different visual sensitive receivers would experience none to slight visual impact due to the proposed development. While the overall visual impact of the project may be considered as slightly adverse in comparison to the existing site condition as an abandoned agricultural land, the proposed development is considered to bring positive contribution to the evolving visual character of the area which is close to the future development node of the NOL station at Ngau Tam Mei with the incorporation of green infrastructure and high-quality landscaping.

#### **8.14 Acceptable in Environmental Terms**

- 8.14.1 The Environmental Assessment appended in *Appendix 6* assesses the traffic noise impact, industrial noise impact and air quality impact. With appropriate precautionary measures adopted in the project design (e.g. provision of a short section of 3m high fence wall next to the kindergarten) being incorporated and to be implemented for some of the residential units, potential traffic noise will be fully mitigated and 100% traffic noise compliance rate can be achieved.
- 8.14.2 Given the identified industrial noise sources are some distance away from the Subject Site (varying from over 180m to over 300m) and with sufficient buffer distance and proposed precautionary measures, the predicted noise level at NSRs due to fixed noise sources are within relevant noise criteria and no unacceptable noise impact is anticipated.
- 8.14.3 No significant air quality impacts due to both traffic and industrial emissions, and the planned public or private SPSs are expected since there will be sufficient buffer distance between the local road networks or SPSs and there are no industrial emission sources identified within 500m from the Subject Site. The proposed private SPS will be carefully designed to be provided underground and fully enclosed without exhaust point provided near the air sensitive receivers.

#### **8.15 Acceptable in terms of Air Ventilation**

- 8.15.1 The Air Ventilation Assessment (“AVA”) in *Appendix 7* provides qualitative assessment on the wind performance under the proposed development with the following design measures:



- Optimal building disposition favour annual and summer dominant winds by placing structures facing diagonally to incoming winds, reducing wind blockage by the structure and create wind corridors that passes through the Subject Site to downstream areas.
  - Building setback of at least 5m from site boundary ensures wind flow pass the outer boundaries of the Subject Site to downstream areas.
  - Proposed landscape area & landscape pond near site boundary to allow further setback and wind to pass through the Subject Site.
  - Maximized building gaps between paired towers with not less than 15m building gaps allowed for wind flow in between the residential towers and prevent the formation of a “wind wall”. Building gaps are incorporated.
  - Stepped building design incorporated into design proposed along northwestern site boundary line and adjacent to NTMDC, in which building height then gradually decreases from east to west direction towards NTMDC.
- 8.15.2 Taking into consideration of the existing topography, the location of the existing built areas, planned developments and provision of mitigation measures, it is considered that the proposed scheme is acceptable in air ventilation terms.

#### **8.16 Acceptable in Drainage Terms**

- 8.16.1 The Drainage Impact Assessment (“DIA”) in *Appendix 8* aims to assess the drainage impact arising from the proposed development to the existing drainage system.

- 8.16.2 As with the approved scheme (i.e. A/YL-MP/205), the current scheme also contains underground stormwater retention facility to retain additional surface runoff due to the proposed development. Surface runoff at the rate of pre-development scenario would be discharged into the flooding relief pond in the event of inclement weather conditions. The additional runoff due to the proposed development would be stored in the detention tank and would be discharged to NTMDC by pump after each storm event. From the DIA, it is also noted that the discharge rate to NTMDC under 1 in 50-year return period of rainstorm event and after rainfall event at post-development stage is both smaller than that of the pre-development stage. Hence, it could be concluded that no significant drainage impact on existing NTMDC under the design rainfall events is envisaged.
- 8.16.3 Proper internal and peripheral drainage system will be provided within the Subject Site to ensure no significant drainage impact arises from the proposed development.
- 8.16.4 The project proponent will be fully responsible for the construction of all necessary stormwater drain connection works to the public drainage system; to maintain all stormwater pipes within the site up to the terminal manholes; and to maintain the slope toe half-round channels and U-channels within the site boundary. Drainage pipes and channels outside the site boundary will be maintained by relevant Government department.
- 8.17 Acceptable in Sewerage Terms**
- 8.17.1 The Sewerage Impact Assessment ("SIA") in *Appendix 9* aims to assess the sewerage impact arising from the proposed development to the existing and planned public sewerage network under PWP Nos. 4215DS.
- 8.17.2 There is currently limited existing public sewerage system in the vicinity of the proposed development that DSD has proposed to upgrade the existing Yuen Long Sewage Treatment Work to Yuen Long Effluent Polishing Plant ("YLEPP") in 2 phases to enhance its capacity and treatment level and has designed the Ngau Tam Mei Trunk Sewerage under PWP No. 4235DS.
- 8.17.3 The SIA proposes that the sewage generated from the proposed residential development will be conveyed to a private sewage pumping station (SPS) located at the western edge of the site near Kam Pok Road. It is proposed that twin 200mm diameter rising mains will lay along Kam Pok Road to convey the sewage to a proposed common conversion chamber at Pok Wai South Road. The conversion chamber connected to proposed twin 675mm gravity sewers downstream is designed to cater for other existing and planned developments within the area. The proposed conversion chamber, twin 675mm diameter gravity sewers and manholes are proposed public sewerage system serving multiple users. The sewer will be constructed to discharge the sewage from the proposed development to the existing NSWSPS and ultimately discharge to YLEPP.
- 8.17.4 The proposed external twin rising mains and gravity sewer will be constructed by the project proponent. The twin rising mains will be maintained by the proposed



development, while the proposed conversion chamber, downstream gravity sewers and manholes are proposed to form part of the public sewage system serving multiple users and will be handed over to the Drainage Services Department for future maintenance.

8.17.5 As such, the report concludes that the Indicative Development Scheme will not generate significant sewerage impact.

### **8.18 Acceptable in terms of Water Supply**

8.18.1 The Water Supply Impact Assessment ("WSIA") in *Appendix 10* aims to assess the water supply impact arising from the proposed development to the existing water supply infrastructure. It reveals that there are existing 200mm diameter water mains underneath Kam Pok Road, yet this would not be sufficient to serve the Subject Site. Thus, the Applicant proposes to tee-off 300mm diameter water main from the existing 600mm diameter water main from San Tam Road to serve the Subject Site. The WSIA shows that the proposed arrangement would have sufficient capacity to serve the proposed development.

### **8.19 The Current Scheme is an Enhancement over the Previous Proposal and Would Not Set Undesirable Precedent Effect**

8.19.1 Having reviewed the experience gained from the previous application as well as noticing the Government's prompt actions in taking forward the development of San Tin Technopole, the Applicant has therefore actively revisited the opportunity to enhance the development proposal at the Subject Site. In addition to a reduced domestic plot ratio (from 1.8 to 1.5) and the lowered building height (from maximum 19 storeys to 16 storeys), the current proposal responds to comments raised by TPB Member in various ways.

8.19.2 Firstly, the Applicant respects the fact that the Subject Site falls partially within the Wetland Buffer Area, therefore transforms the landscape pond from solely a landscape feature to a landscape pond with ecological features as a response to the TPB members' comments on the previous rezoning application. Secondly, low-rise residential blocks have been removed and all residential blocks now setback from NTMDC for at least 50m to create a buffer; coupled with the separations between buildings, the Indicative Scheme is considered highly permeable.

8.19.3 Last, but not least, the Subject Site is unique; it has a site area of about 65,690m<sup>2</sup> and is located at a location where community facilities are limited. Since medium-rise buildings are proposed, there are a lot of opportunities to provide features like a landscape pond with ecological features, a covered transport layby, and a Neighbourhood Activity Node with a GIC facility. Not to mention that each application should be considered on its individual merits, sustainable development as described above should be favourably considered. The sensitivity tests included in the attached Traffic Impact Assessment have demonstrated that the approval of the current application and upzoning the remaining "R(D)" and other potential residential sites would be technically feasible and would not be undesirable.

## 9. CONCLUSION AND SUMMARY

- 9.1 This Application covers an area zoned “Residential (Group D)” on the Approved Mai Po and Fairview Park Outline Zoning Plan No. S/YL-MP/8 (“Approved OZP”). The general planning intention of the “R(D)” zone is “*primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing structures into permanent buildings...*” As explained in Section 5 above, the Subject Site deserves an alternative zoning that will better utilise the scarce land resource to contribute to housing supply and activate this large plot of undeveloped land.
- 9.2 The Applicant had previously obtained two planning permissions from TPB on 24 February 2012 (TPB Ref.: A/YL-MP/193) and 21 June 2013 (TPB Ref.: A/YL-MP/205) for low-density residential developments respectively. Riding on the changing planning circumstances within the area, the Applicant submitted a S12A Amendment of Plan Application in August 2021 to rezone the Subject Site from total plot ratio 0.2 to 1.88 for a proposed residential development with community services. TPB did not agree with the application in May 2023.
- 9.3 Whilst the development of San Tin Technopole and Ngau Tam Mei area nearby is moving full steam ahead, the Applicant now puts forward an enhanced proposal in response to the comments raised by the TPB Members so as to demonstrate the increase in flat supply at the Subject Site would not generate any insurmountable significant impacts.
- 9.4 The Indicative Development Scheme proposes a medium-rise residential development with a domestic plot ratio of 1.5 and non-domestic plot ratio of 0.09. With a total domestic GFA of about 98,535m<sup>2</sup>, the project will generate a total of 2,322 residential units in 10 medium-rise residential blocks with an average flat size of about 42.4m<sup>2</sup>. A stepped building height profile is adopted in the project. The building height of the retail/ GIC blocks will be of 2 storeys along the NTMDC in the western portion of the Subject Site to respect the surroundings while the residential blocks ranges from 14 to 16 storeys in the eastern portion of the Subject Site. A landscape pond with ecological features will be provided at the south-western corner of the Subject Site near NTMDC.
- 9.5 Apart from the residential use, a Neighbourhood Activity Node is proposed on the site to accommodate local commercial use (e.g. shop & services and eating place), a covered transport layby and a GIC facility (i.e. NEC) and a 6-classroom kindergarten, to serve the future residents and the neighbours. All these uses will be accommodated within three standalone blocks of 2 storeys abutting Kam Pok Road for easy access by the general public. In addition, there will be a landscaped open space provided in the southern part of the site near the existing villages for public use. This private open space (open to public), together with the Neighbourhood Activity Node which accommodate GIC and transport layby, are considered as planning gains from the project.

9.6 The Proposed Residential Development at the Subject Site is technically feasible and well justified. It should warrant the Board’s favourable consideration in view of the following:

- To cease the urban sprawl and to respond to the evolving change to be brought by NTN development and NOL Ngau Tam Mei Station.
- A blanket “R(D)” zoning, for the area without “high concentration of temporary structures”, intended for “*improvement and upgrading of existing temporary structures*” is considered inappropriate for the Subject Site and a waste of land resource.
- A mismatched zoning defeats the development potential of the Subject Site causing a loss of thousands of units.
- Rather being left vacant, it is reasonable to utilise the scarce land resource like the Subject Site properly and efficiently in order to meet the societal aspirations, as long as the future use is compatible and will not bring significant impact to the surrounding environment. The Indicative Development Scheme demonstrates that it is feasible.
- The proposed plot ratio and building height are considered appropriate and not an undesirable precedent.
- The Subject Site is a roadside housing site which is largely flat and has no significant site constraints for more flat supply.
- The Indicative Development Scheme would upgrade this long-idled site in a way that is compatible to the surrounding environment. The proposed landscape design will help to improve and upgrade into a tranquil environment for the future residents and benefit the neighbourhood.
- The proposed Neighbourhood Activity Node which contains a transport layby, a kindergarten, a GIC facility, and the proposed variety of housing mix would help establish a neighbourhood/community in response to varying housing needs in this part of the territory.
- The proposed landscaped open space provided in the southern part of the Subject Site near the existing villages for public use is considered as a planning gain.
- The proposed scheme and tree preservation proposal have been designed to enhance the landscape character and amenity of the Subject Site.
- The technical assessments have shown that there will be no insurmountable technical impact due to the proposed residential development.

9.7 In light of the above justifications provided in this Supporting Planning Statement, we sincerely request that the Town Planning Board to give favourable consideration to this Section 12A Planning Application.

*Annex I*



**Examples of Plot Ratio Restriction ranging from PR 1.0 to PR 2.4 in the “Residential (Group C)” Zones in the Rural/New Town Outline Zoning Plans**

Outline Zoning Plan	Zoning	Plot Ratio Restriction
S/FSS/28 - Fanling / Sheung Shui	R(C)1	0.8
	R(C)2	1.5
S/MOS/28 - Ma On Shan	R(C)1	1.0
	R(C)2	1.5
	R(C)3	2.4
S/ST/37 - Sha Tin	R(C)1	0.6
	R(C)2	1.0
	R(C)3	0.6
S/TP/30 - Tai Po	R(C)1	0.4
	R(C)2	1.5
	R(C)3	1.2
	R(C)4	0.6
	R(C)6	0.8
S/I-CC/9 - Cheung Chau	R(C)8	1.5
	R(C)1	1.0
	R(C)2	0.7
	R(C)3	0.6
	R(C)4	0.6
	R(C)5	0.4
	R(C)6	0.2
R(C)7	0.9	
S/I-TCV/2 - Tung Chung Valley	R(C)8	0.8
	R(C)1	1.5
S/I-TCV/2 - Tung Chung Valley	R(C)2	1.0
	S/SK-CWBN/6 - Clear Water Bay Peninsula North	R(C)1
S/SK-TLS/10 - Tseng Lan Shue	R(C)1	1.50
	R(C)2	0.75
	R(C)3	0.60
	R(C)4	0.50
	R(C)5	0.40
	R(C)6	0.25
S/SK-HH/8 – Hebe Haven	R(C)4	1.5
S/FLN/4 – Fanling North	R(C)	2.0
S/SK-TA/2 – Tung A and Pak A	R(C)	1.31