

**Broad Development Parameters of the Applied Use/Development  
in respect of Application No. A/YL-TYST/1074**  
**關乎申請編號 A/YL-TYST/1074 的擬議用途/發展的概括發展規範**

Application No. 申請編號	A/YL-TYST/1074		
Location/address 位置/地址	Various Lots in D.D. 120, D.D. 121 and D.D. 122 and Adjoining Government Land, Long Bin, Yuen Long 元朗朗邊丈量約份第 120 約、第 121 約及第 122 約多個地段和毗連政府土地		
Site area 地盤面積	About 約 79,510 sq. m 平方米 (Includes Government Land of about 包括政府土地約 39,558 sq. m 平方米)		
Plan 圖則	Draft Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/13 唐人新村分區計劃大綱草圖編號 S/YL-TYST/13		
Zoning 地帶	"Residential (Group A) 1" 「住宅(甲類)1」		
Applied use/ development 申請用途/發展	Proposed Minor Relaxation of Building Height and Plot Ratio Restrictions for Permitted Public Housing Development 擬議略為放寬建築物高度及地積比率限制以作准許的公共房屋發展		
Gross floor area and/or plot ratio 總樓面面積及/ 或地積比率		sq. m 平方米	Plot ratio 地積比率
	Domestic 住用	Phase I 第一期: About 約 151,756 Phase II 第二期: About 約 365,060	Phase I 第一期: About 約 6.5 Phase II 第二期: About 約 6.5
	Non- domestic 非住用	Phase I 第一期: About 約 7,004 Phase II 第二期: About 約 28,081	Phase I 第一期: About 約 0.3 Phase II 第二期: About 約 0.5
No. of block 幢數	Domestic 住用	3	
	Non- domestic 非住用	1	
	Composite 綜合用途	7	
Building height/No.	Domestic	-	m 米

of storeys 建築物高度/ 層數	住用	155 - 160	mPD 米(主水平基準上)
		49 - 50	Storey(s) 層
	Non-domestic 非住用	-	m 米
		20	mPD 米(主水平基準上)
		2	Storey(s) 層
	Composite 綜合用途	-	m 米
		150 - 170	mPD 米(主水平基準上)
		48-52 2-5	Storey(s) 層 Include 包括 Podium 平台
	Site coverage 上蓋面積	-	
No. of units 單位數目	Phase I 第一期: 3,080 Subsidized Sales Flats 資助出售房屋單位 Phase II 第二期: 8,860 Public Rental Housing Units 租住公屋單位		
Open space 休憩用地	Private 私人	Not less than 不少於 33,432	sq. m 平方米
	Public 公眾	-	sq. m 平方米
No. of parking spaces and loading / unloading spaces 停車位及上落客貨 車位數目	Total no. of vehicle spaces 停車位總數		1131
	Private Car Parking Spaces 私家車車位		1009
	Motorcycle Parking Spaces 電單車車位		90
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位		28
	48-seater Van Parking Spaces 48 座位客車車位		1
	Private Light Bus Parking Spaces 私家小巴車位		3
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數		33
	Light Goods Vehicle Spaces 輕型貨車車位		17
	Privayte Light Bus/Ambulance Spaces 私家小巴/救護車車位		2
	Coach Spaces/ Heavy Goods Vehicle Spaces 旅遊巴/重型貨車車位		14

\* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

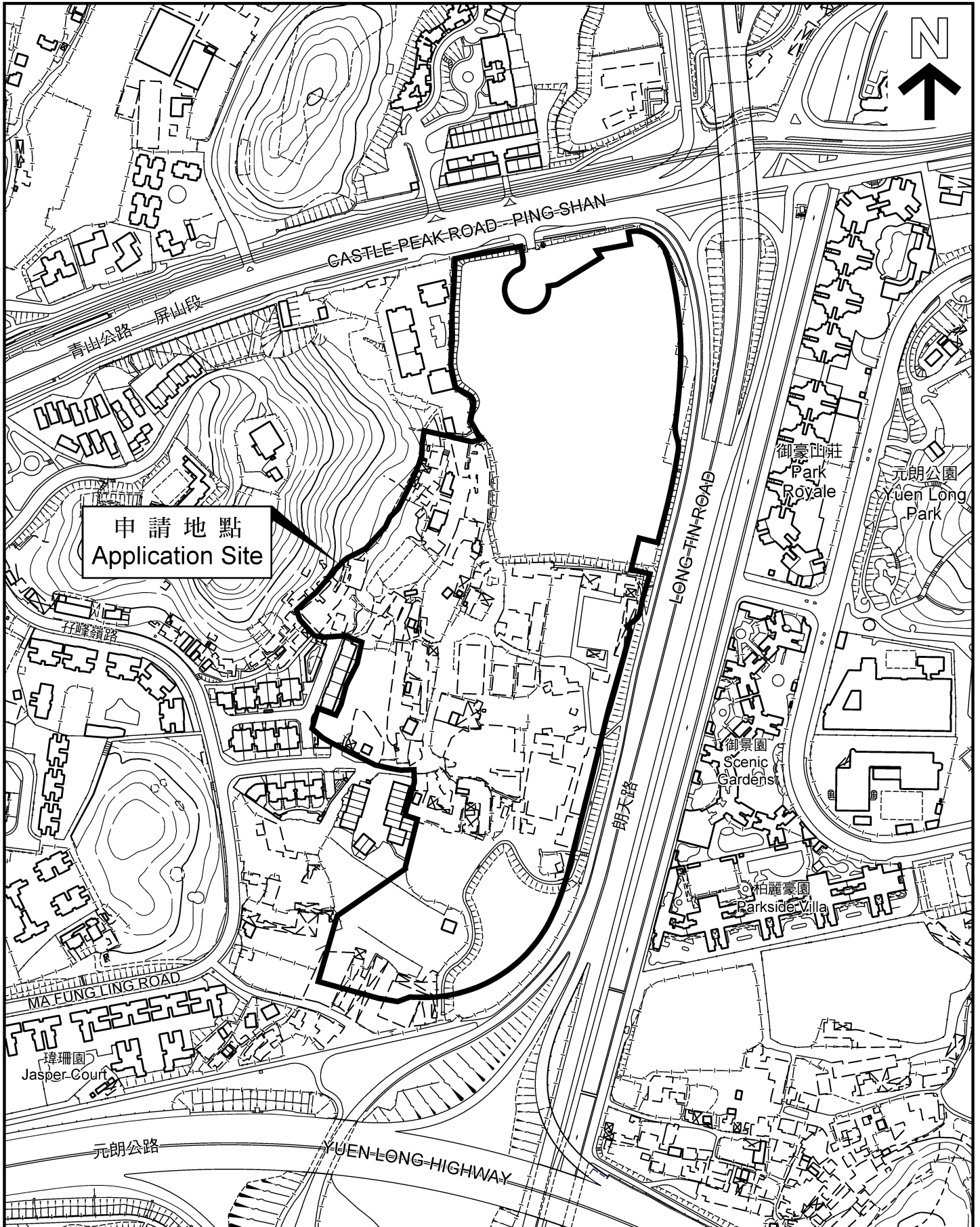
The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

<b>Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件</b>		
	<b>Chinese</b> 中文	<b>English</b> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<b><u>Reports 報告書</u></b>		
Planning Statement / Justifications 規劃綱領 / 理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Water Impact Assessment 供水影響評估</u>		
<u>Air Ventilation Assessment 空氣流通評估</u>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

# A/YL-TYST/1074



## EXECUTIVE SUMMARY

This Planning Application (“S16 Application”) is submitted by the Civil Engineering and Development Department (“CEDD”), HKSAR Government in accordance with Section 16 of the Town Planning Ordinance (“TPO”) to seek approval of the Town Planning Board (“TPB”) for the proposed minor relaxation of building height (“BH”) and plot ratio (“PR”) restrictions for the Proposed Public Housing Development (“Proposed Development”) at Long Bin, Yuen Long (“Application Site”).

The Application Site is currently zoned as “Residential (Group A) 1” (“R(A)1”) zone on the Draft Tong Yan San Tsuen OZP No. S/YL-TYST/13 (the “OZP”), which is intended primarily for high-density residential developments. According to Remarks (d) in the Notes of the “R(A)” zone, based on individual merits of a development proposal, minor relaxation of the BH and/or PR restrictions may be considered by the TPB under Section 16 of the TPO.

In view of shortage of land for housing development and growing aspiration for more PRH production and for better utilization of the scarce land resources, the Government considers it feasible to generally increase the maximum domestic plot ratio by around 30% as appropriate where planning terms permit. As such, CEDD proposes minor relaxation of BH and PR restrictions at the Application Site to increase public housing flat production with the support of technical assessments. The Proposed Development will be developed in two phases. The maximum PR of the Application Site is proposed to be increased from 6.5 to 6.8 (+4.6%) for Phase 1. The maximum BH and PR of the Application Site is proposed to be increase from 155mPD to 170mPD and from 6.5 to 7.0 (+7.7%) for Phase 2. The proposed increase in development intensity will facilitate the provision of an additional 240 public housing flats for an additional design population of about 532.

The Proposed Development is in line with the planning intention of the “R(A)” zone and compatible with surrounding uses. In terms of technical assessments on the feasibility of increasing development intensity, the Traffic Impact Assessment, Environmental Assessment Study, Drainage Impact Assessment, Sewerage Impact Assessment, Air Ventilation Assessment, Water Impact Assessment and Visual Impact Assessment demonstrate that the proposed minor relaxation of BH and PR restrictions will NOT result in any adverse traffic, environmental, sewerage, air ventilation, water, drainage and landscape and visual impacts. Moreover, approval for similar application for minor relaxation of development restriction is NOT unprecedented. Therefore, approval of this S16 Application will NOT be setting an undesirable precedent for the area.

In light of the planning merits and justifications that have been addressed in this Planning Statement, we sincerely seek for the favourable consideration of the TPB to give its support to this S16 Application.

申請編號 Application No. :           A / YL - TYST / 1074          

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## 行政摘要

(內容如有任何差異，應以英文內文為準)

土木工程拓展署現根據《城市規劃條例》第 16 條提交這宗申請，要求城市規劃委員會（下稱「城規會」）批准略為放寬位於元朗朗邊「住宅（甲類）1」地帶（下稱「申請地點」）公營房屋發展計劃（下稱「擬議發展」）的建築物高度及地積比率限制。

申請地點位於《唐人新村分區計劃大綱草圖》編號 S/YL-TYST/13 的「住宅（甲類）1」地帶內。此地帶的規劃意向，主要是作高密度住宅發展。根據「住宅（甲類）」的備註(d)，按個別發展的情況，城規會可根據《城市規劃條例》第 16 條考慮略為放寬建築高度及/或地積比率限制。

有見房屋用地短缺及社會對公共房屋的殷切需求，並有效地運用土地資源，政府認為可適度提高最高住宅地積比率三成，惟須視乎技術上是否可行。因此，土木工程拓展署基於技術性研究的支持建議略為放寬申請地點的建築物高度及地積比率限制，以提供更多公共房屋單位數目。擬議發展將分為兩個階段進行。第一階段的最大地積比率擬議由 6.5 倍增加至 6.8 倍。第二階段的最高建築物高度及最大地積比率分別擬議由 155 米（主水平基準以上）增加至 170 米（主水平基準以上）及由 6.5 倍增加至 7 倍。這些建議能增加約 240 個公營房屋單位，帶來額外約 532 設計人口。

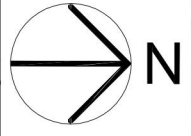
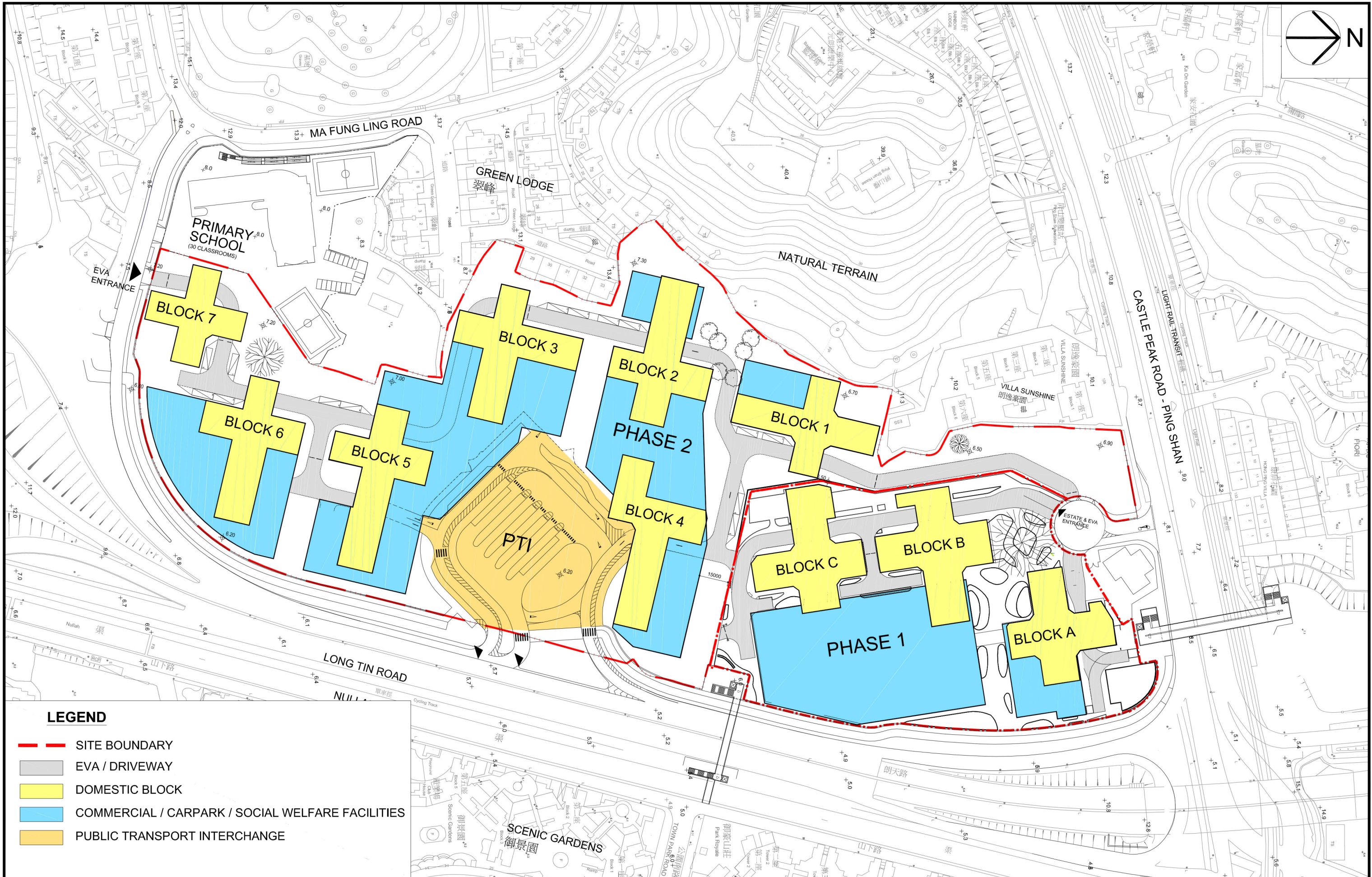
擬議發展完全符合「住宅（甲類）」地帶的規劃意向，並與周邊土地用途配合。有關技術評估方面，交通影響評估、環境評估研究、排污影響評估、空氣流通評估、視覺影響評估均證明擬議增加的建築物高度及總樓面面積是不會為區內的交通、環境、排水、排污、供水系統、空氣流通及視覺構成負面影響。此外，城規會曾批准類似的略為放寬發展限制申請。因此，這項規劃申請不會為區內帶來不良的先例。

基於本規劃報告所述的規劃優點和理由，我們誠懇地希望是次申請能獲得城規會的支持。

申請編號 Application No. :           A / YL - TYST / 1074          

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**LEGEND**

- SITE BOUNDARY
- EVA / DRIVEWAY
- DOMESTIC BLOCK
- COMMERCIAL / CARPARK / SOCIAL WELFARE FACILITIES
- PUBLIC TRANSPORT INTERCHANGE

**PUBLIC HOUSING DEVELOPMENT AT LONG BIN PHASES 1&2  
PROPOSED SITE LAYOUT PLAN**

申請編號 Application No. :            A / YL - TYST / 1074  
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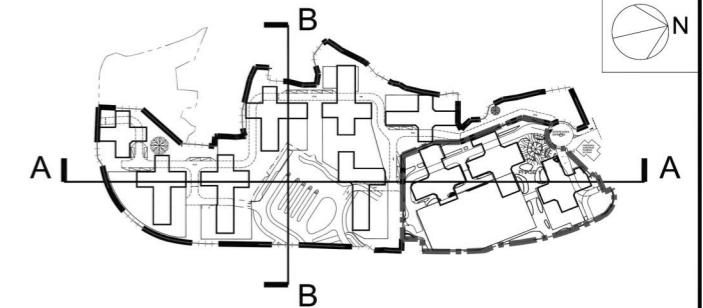
\*for indicative purpose only  
 SCALE : 1:1750 @ A1 , 1:3500 @ A3

	<b>HOUSING DEPARTMENT</b>
PLAN No. YL43/S16/A/LO-01	DATE: 04/01/2021

**LEGEND**

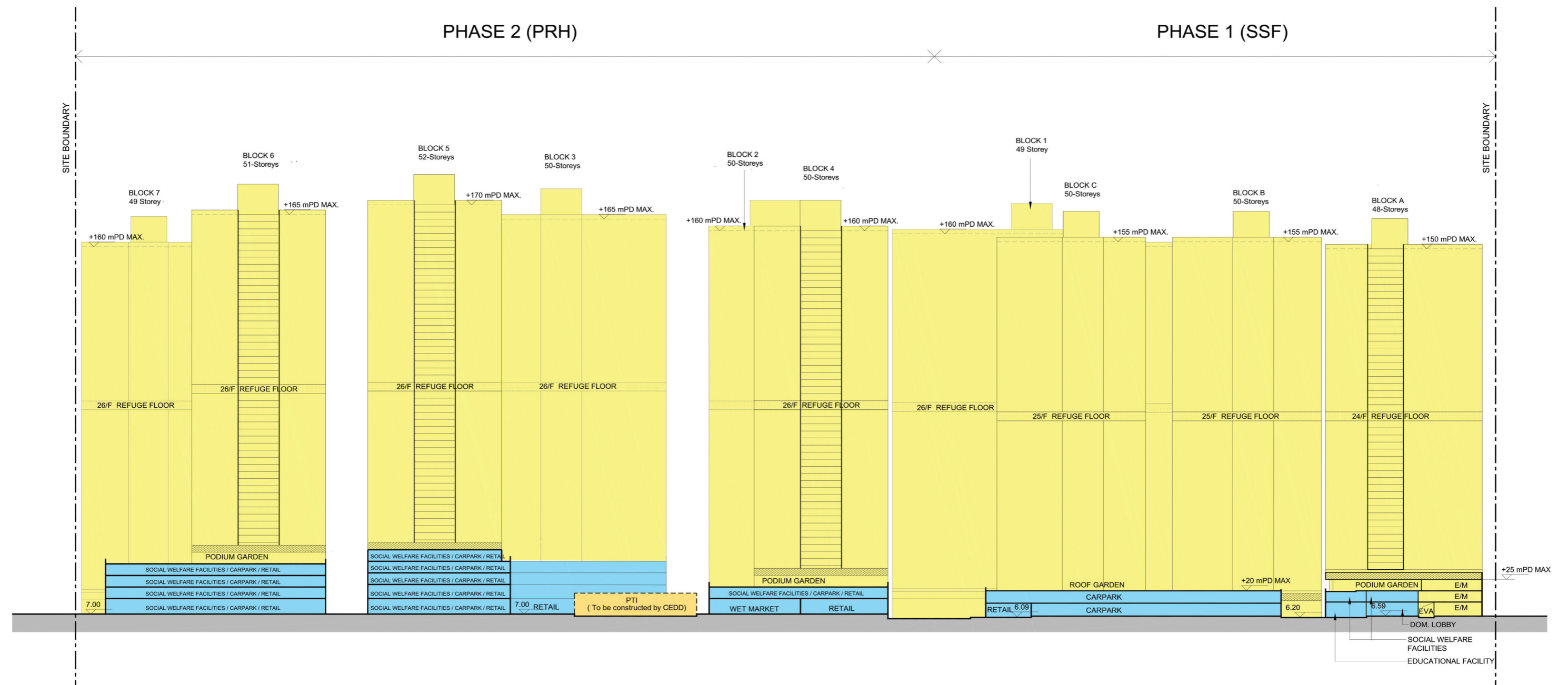
- SITE BOUNDARY
- DOMESTIC BLOCK
- COMMERCIAL / CARPARK / SOCIAL WELFARE FACILITIES
- PUBLIC TRANSPORT INTERCHANGE

申請編號 Application No. :         A / YL - TYST / 1074          
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KEY PLAN

SCALE 1 : 8000



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

DRAWING TITLE  
**SITE SECTION A - A**

\*for indicative purpose only

SCALE 1:1500 (A1), 1:3000(A3)



房屋署  
 HOUSING DEPARTMENT

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

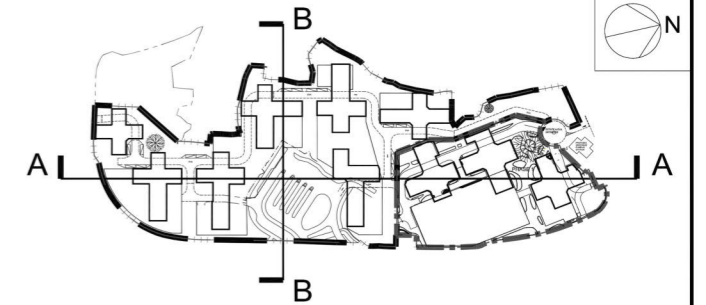
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 04/01/2021



**LEGEND**

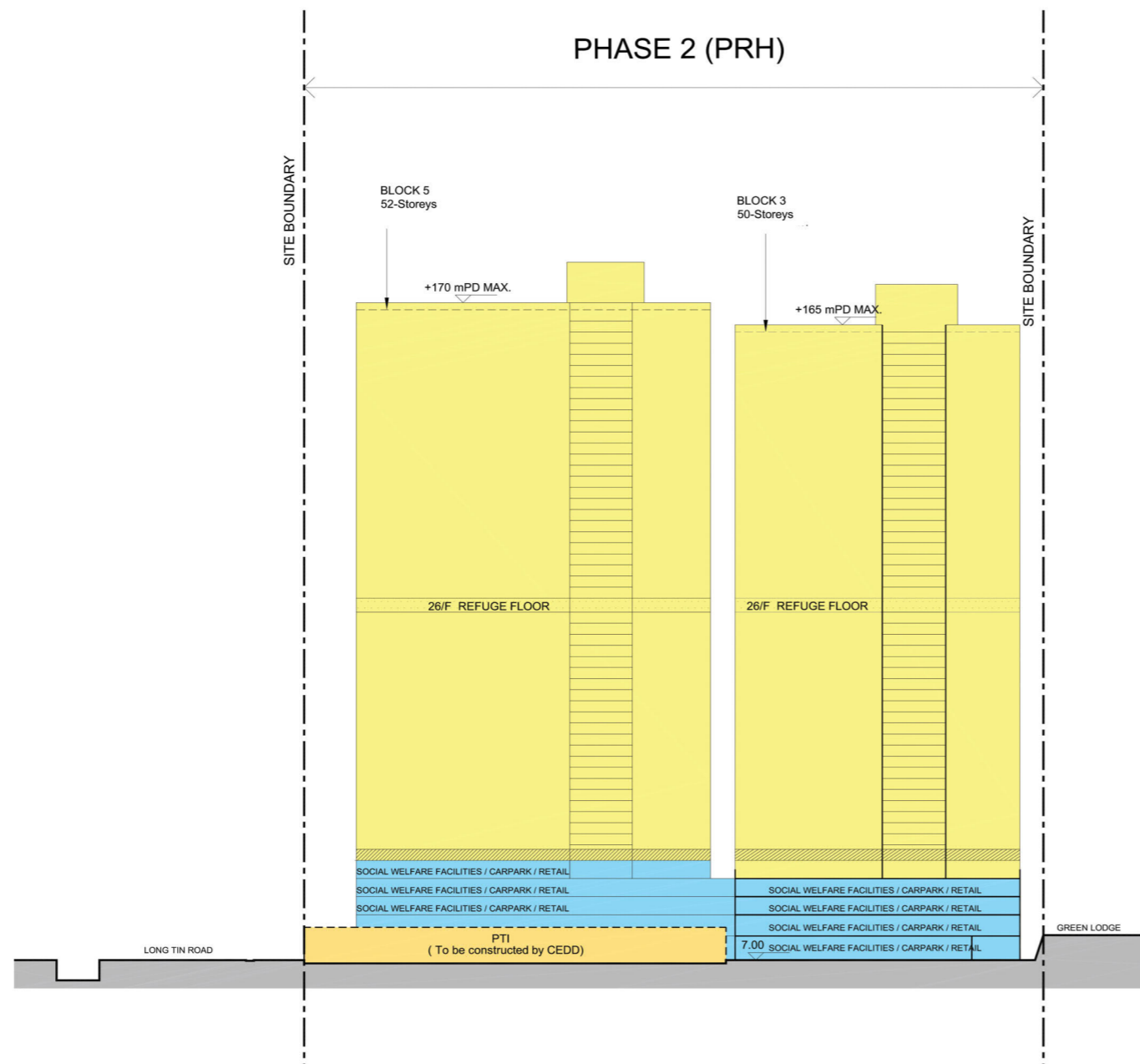
- SITE BOUNDARY
- DOMESTIC BLOCK
- COMMERCIAL / CARPARK / SOCIAL WELFARE FACILITIES
- PUBLIC TRANSPORT INTERCHANGE

申請編號 Application No. :          A / YL - TYST / 1074  
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KEY PLAN

SCALE 1 : 8000



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

DRAWING TITLE  
**SITE SECTION B - B**

\*for indicative purpose only

SCALE 1:1500 (A1), 1:3000(A3)

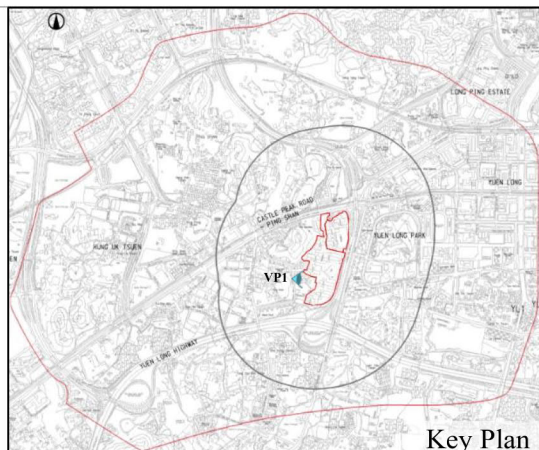
房屋署  
HOUSING DEPARTMENT

DRAWING NO. YL43/S16/A/LO-03	DATE: 04/01/2021
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Figure Title	Source	Date	Figure No.
Indicative Landscape Master Plan (G/F +6.20mPD - 7.30mPD)		Dec 2020	1.4
		Scale	
		1:1500@A3	

**Application Site**



**Key Plan**

**Existing Condition**

**Base Scheme at Application Site (130-155mPD)**



**With Base Scheme**

**Planned Condition at Application Site (150-170mPD)**



**With Proposed Scheme**

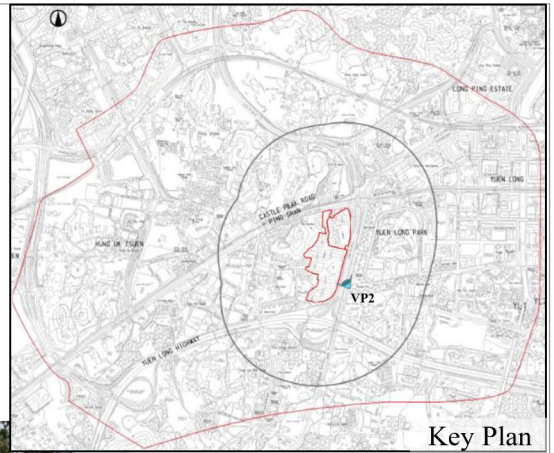
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<b>Figure No.</b> 3	<b>Scale</b>	<b>Figure Title</b> <b>Viewing Point 1: Ping Kin Lane</b>
<b>ARUP</b>	<b>Date</b> November 2020	<b>Source</b>

申請編號 Application No. :           A / YL - TYST / 1074          

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Key Plan

Application Site



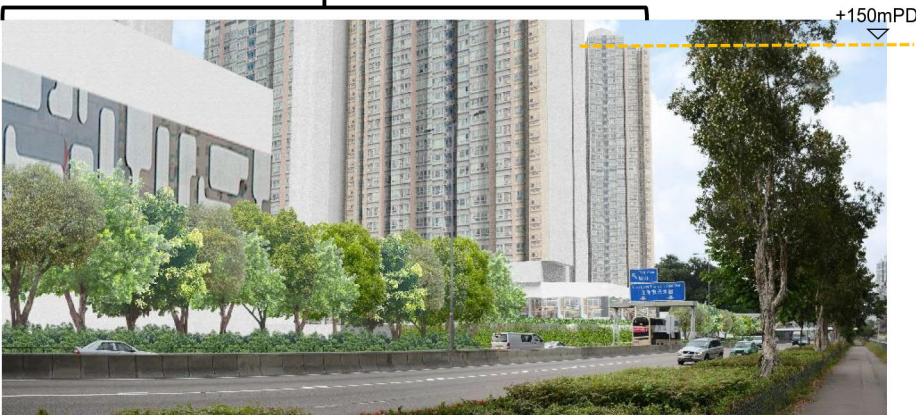
Existing Condition

Application Site (130-155mPD)



With Base Scheme

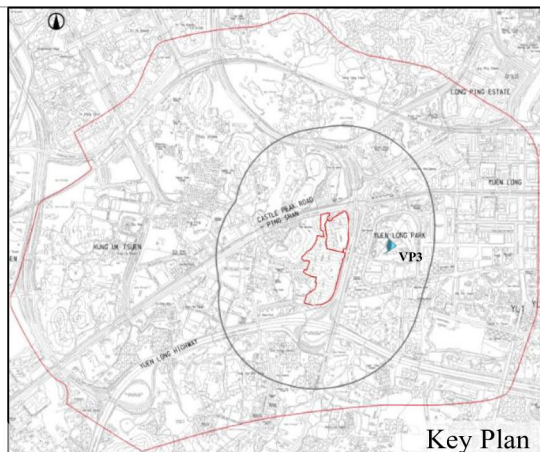
Application Site (150-170mPD)



With Proposed Scheme

Figure No.	Scale	Figure Title
4		<b>Viewing Point 2: Long Tin Road</b>
<b>ARUP</b>	Date	Source
	November 2020	

申請編號 Application No. :           A / YL - TYST / 1074            
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Application Site



Base Scheme at Application Site (130-155mPD)

Existing Condition



Proposed Scheme at Application Site (150-170mPD)

With Base Scheme



With Proposed Scheme

Figure No.	Scale	Figure Title
5		<b>Viewing Point 3: Yuen Long Park Aviary Pagoda</b>
<b>ARUP</b>	Date	Source
	November 2020	

申請編號 Application No. :           A / YL - TYST / 1074          

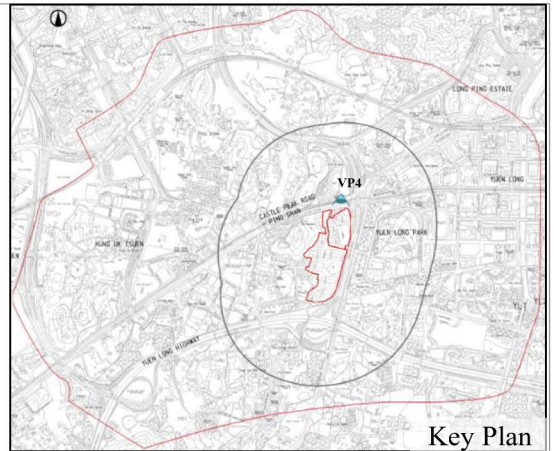
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**Application Site**



Existing Condition



Key Plan

**Base Scheme at Application Site (130-155mPD)**



With Base Scheme

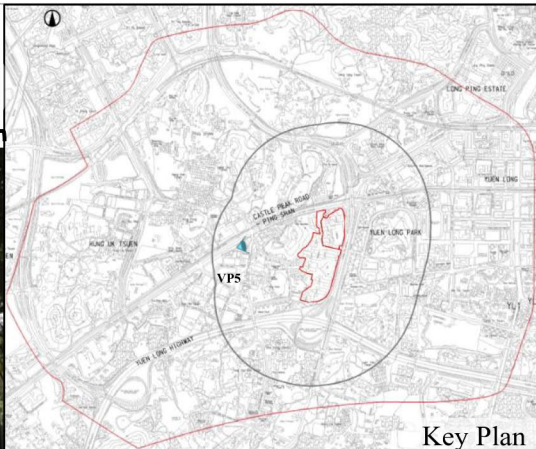
**Proposed Scheme at Application Site (150-170mPD)**



With Proposed Scheme

<b>Figure No.</b> 6	<b>Scale</b>	<b>Figure Title</b> <b>Viewing Point 4: Castle Peak Road – Ping Shan</b>
<b>ARUP</b>	<b>Date</b> November 2020	<b>Source</b>

**Application Site**



Existing Condition

**Base Scheme at Application Site (130-155mPD)**



With Base Scheme

**Propose Scheme at Application Site (150-170mPD)**



With Proposed Scheme

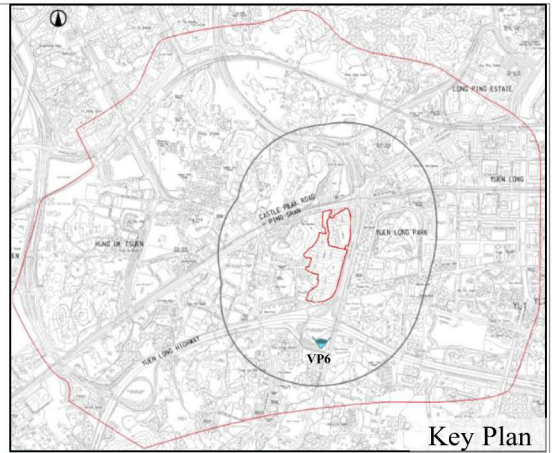
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Figure No.	Scale	Figure Title
7		<b>Viewing Point 5: Tong Yan San Tsuen Playground</b>
<b>ARUP</b>	Date	Source
	November 2020	

申請編號 Application No. :           A / YL - TYST / 1074          

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Application Site



Base Scheme at Application Site (130-155mPD)

Existing Condition



Proposed Scheme at Application Site (150-170mPD)

With Base Scheme



With Proposed Scheme

Figure No.	Scale	Figure Title
8		<b>Viewing Point 6: Tong Yan San Tsuen Interchange</b>
<b>ARUP</b>	Date	Source
	November 2020	



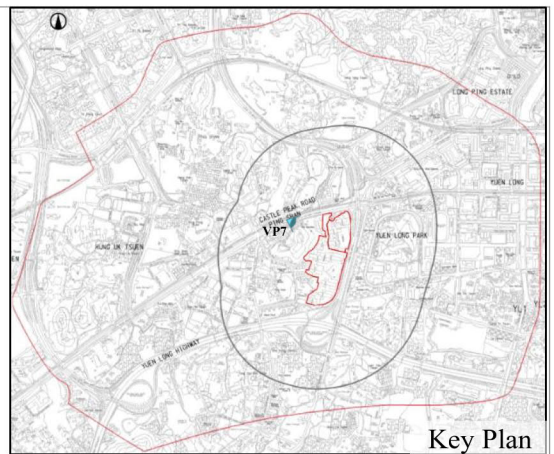
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Villa by the Park

Application Site



Key Plan

Existing Condition

Villa by the Park

Base Scheme at Application Site (130-155mPD)



With Base Scheme

Proposed Scheme at Application Site (150-170mPD)

Villa by the Park



+165mPD

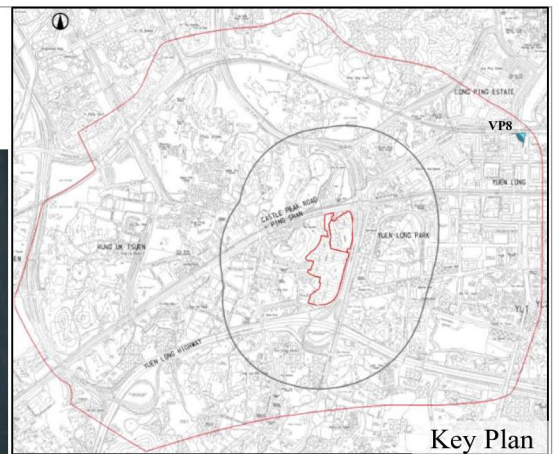
With Proposed Scheme

Figure No.	Scale	Figure Title
9		<b>Viewing Point 7: Ping Shan Light Rail Station</b>
<b>ARUP</b>	Date November 2020	Source

**Application Site**

Chan Kwong Kindergarten On Ka Building

Fu Loy Garden



Key Plan

Existing Condition

**Base Scheme at Application Site (130-155mPD)**

Chan Kwong Kindergarten

On Ka Building

Fu Loy Garden



With Base Scheme

**Proposed Scheme at Application Site (150-170mPD)**

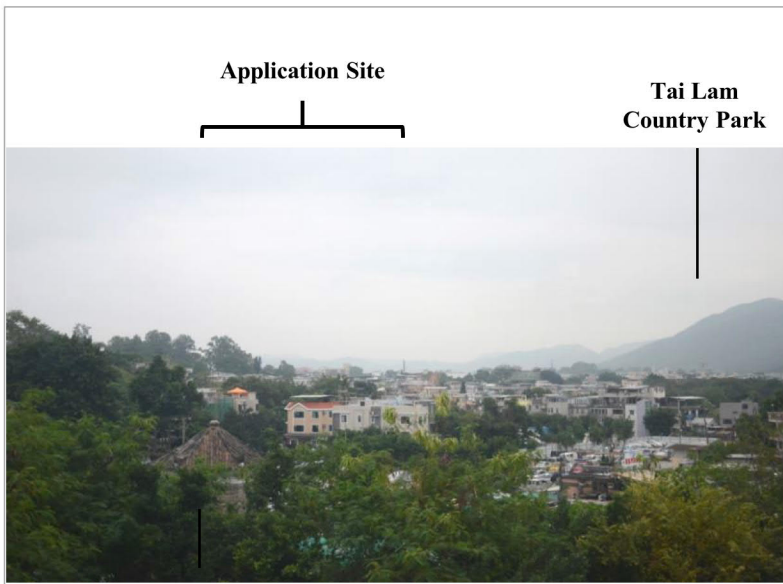
Chan Kwong Kindergarten On Ka Building

Fu Loy Garden



With Proposed Scheme

Figure No.	Scale	Figure Title
10		<b>Viewing Point 8: MTR Long Ping Station</b>
<b>ARUP</b>	Date	Source
	November 2020	

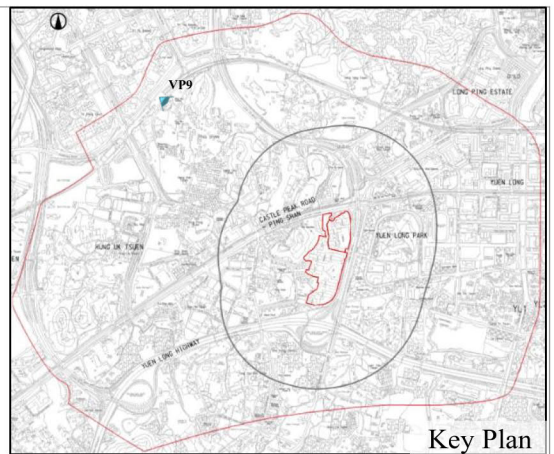


Application Site

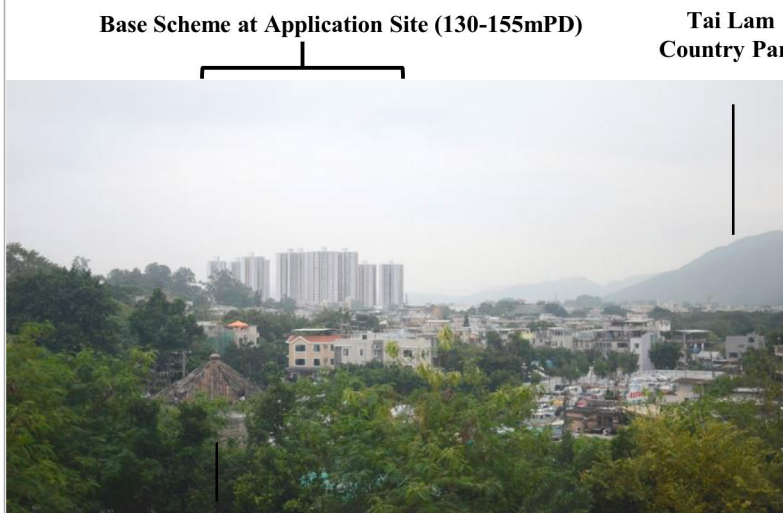
Tai Lam Country Park

Tsui Sing Lau Pagoda

Existing Condition



Key Plan

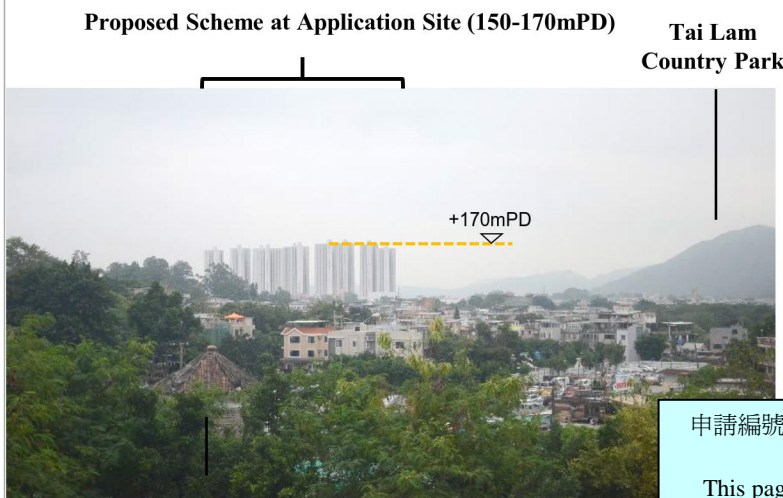


Base Scheme at Application Site (130-155mPD)

Tai Lam Country Park

Tsui Sing Lau Pagoda

With Base Scheme



Proposed Scheme at Application Site (150-170mPD)

Tai Lam Country Park

Tsui Sing Lau Pagoda

With Proposed Scheme

申請編號 Application No. :           A / YL - TYST / 1074          

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

Figure No.	Scale	Figure Title
11		<b>Viewing Point 9: Tsui Sing Lau Pagoda</b>
<b>ARUP</b>	Date	Source
	November 2020	

申請編號 Application No. : A/YL-TYST/1074

與申請地點／處所有關的先前申請  
Previous Application(s) Covering the Application Site/Premises

申請編號 Application No.	擬議用途／發展 Proposed Use/Development	城市規劃委員會的決定(日期) Decision of Town Planning Board (Date)
A/YL-TYST/11	擬議中轉房屋（重建朗邊臨時房屋區）至 2006 年 Proposed Interim Housing (Redevelopment of Long Bin Temporary Housing Area) up to 2006	在有附帶條件下批給 臨時性質的許可，為期 9 年 Approved with conditions on a temporary basis for a period of 9 years (18.4.1997)
A/YL-TYST/43	元朗南污水泵房 Yuen Long South Sewage Pumping Station	在有附帶條件下批給許可 Approved with conditions (14.8.1998)
A/YL-TYST/308	臨時中轉房屋（為期 3 年） Temporary Interim Housing for a Period of 3 Years	在有附帶條件下批給 臨時性質的許可，為期 3 年 Approved with conditions on a temporary basis for a period of 3 years (17.3.2006)
A/YL-TYST/349	擬議填塘作准許的燒烤地點及美化種植 Filling of Pond for Permitted Barbecue Spot and Amenity Planting	拒絕 Rejected (13.4.2007)
A/YL-TYST/417	臨時「中轉房屋」用途的規劃許可續期（為期 3 年） Renewal of Planning Approval for Temporary “Interim Housing” Use for a Period of 3 Years	在有附帶條件下批給 臨時性質的許可，為期 3 年 Approved with conditions on a temporary basis for a period of 3 years (27.2.2009)
A/YL-TYST/567	臨時「中轉房屋」用途的規劃許可續期（為期 3 年） Renewal of Planning Approval for Temporary “Interim Housing” Use for a Period of 3 Years	在有附帶條件下批給 臨時性質的許可，為期 3 年 Approved with conditions on a temporary basis for a period of 3 years (10.2.2012)

有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

申請編號 Application No.	擬議用途／發展 Proposed Use/Development	城市規劃委員會的決定(日期) Decision of Town Planning Board (Date)
A/YL-TYST/712	臨時「中轉房屋」用途的規劃許可續期（為期3年） Renewal of Planning Approval for Temporary "Interim Housing" Use for a Period of 3 Years	在有附帶條件下批給 臨時性質的許可，為期3年 Approved with conditions on a temporary basis for a period of 3 years (6.2.2015)
A/YL-TYST/975	擬議臨時商店及服務行業（汽車陳列室）連附屬辦公室（為期3年） Proposed Temporary Shop and Services (Motor -vehicle Showroom) with Ancillary Office for a Period of 3 Years	在有附帶條件下批給 臨時性質的許可，為期3年 Approved with conditions on a temporary basis for a period of 3 years (6.9.2019)

有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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