

元朗區議會會議

元朗元龍街擬議資助出售單位發展項目

目的

本文件旨在向元朗區議員介紹香港房屋協會（下稱「房協」）位於元朗元龍街的擬議資助出售單位發展項目。

背景

2. 自 1948 年成立以來，房協一直致力於為香港提供各類資助房屋，包括資助出租房屋及資助出售房屋。

3. 時任行政長官在 2019 年《施政報告》中就增加房屋供應提出，「更聚焦地改劃私人土地作公營房屋發展，繼而行使公權收回私人土地作公共用途」，以及「收回位於各區法定分區計劃大綱圖上已規劃作高密度房屋發展，但因為各種原因（例如業權分散或基建限制）仍未有發展計劃，而評估後認為適合作公營房屋發展的私人土地」等方案。隨後，政府確立十組地塊符合條件，即已規劃作「綜合發展區」或「住宅（甲類）」土地用途地帶，地積比率介乎於 5 倍 至 7.5 倍之間，而有關業權擁有人仍未根據土地用途地帶發展有關用地，當中包括位於元朗第 12 區，靠近元龍街與攸田東路交界，劃作「綜合發展區」地帶內的第三期發展用地（下稱「發展用地」）。

4. 發展用地由 1980 年代末 / 1990 年代初起已劃作高密度房屋發展用途。於 2021 年，政府運用《收回土地條例》（香港法例第 124 章）收回該地塊所涉及的私人土地，以達致使用土地作資助房屋的公共用途目的。發展用地的收地公告已於 2022 年 6 月 9 日公佈，並於 2022 年 9 月 10 日收回有關業權。

5. 於 2021 年 9 月，房協接受了當時的運輸及房屋局的邀請，著手參與擬議資助出售房屋發展項目。房協於 2021 年 12 月 14 日出席了元朗區議會會議，並收集議員對元龍街資助出售房屋發展項目及相關收回私人土地計劃的初步意見。

擬議資助出售房屋發展項目

6. 發展用地面積約 5,260 平方米，位處《元朗分區計劃大綱核准圖編號 S/YL/25》上第 12 區、緊貼青山公路南面的「綜合發展區」地帶內的一部分，亦是先前已獲城市規劃委員會（下稱「城規會」）於 2015 年 1 月 2 日核准作擬議綜合商業 / 住宅發展（酒店及分層樓宇）的規劃申請（申請編號 A/YL/205）中的第三期住宅發展之用地。核准的綜合發展區發展項目一共分為三期，包括第一期（已建成的 YOHO MIDTOWN）、第二期甲部及乙部（西北部的擬議酒店及分層住宅發展）以及第三期（西南部的擬議住宅發展）。

7. 由於社會對各類公營房屋的需求殷切，本屆政府表示將繼續致力築構香港的房屋階梯，為不同收入階層的家庭提供可負擔房屋選擇，從而實現他們的置業願望。於 2022 年的《施政報告》中，政府提出「提量、提速、提效、提質」的房屋政策措施。為響應政府最新

的政策措施，以及盡量增加發展用地可提供的公屋單位數目，以善用目前未被充分利用的土地資源，房協於 2022 年 10 月 28 日根據《城市規劃條例》第 16 條向城規會提交規劃申請，建議修訂已核准綜合發展區內第三期的發展，以及略為放寬地積比率限制，以支持擬議資助出售房屋發展項目。擬議資助出售房屋發展項目將有助於完善房屋階梯，鼓勵置業及促進向上流動性。擬議資助出售房屋發展項目的位置圖及平面圖分別載於**附件一**及**附件二**。

8. 是次發展建議包括一座不多於主水平基準以上 137 米的大樓（一共容納 36 層住宅、1 層住客休閒設施/平台花園、2 層政府、機構或社區設施、1 個大堂入口/機電樓層及 2 層地下停車場），並預計建成後可提供 720 個住宅單位。本建議將會提供一系列的政府、機構或社區設施，包括社會福利署（下稱「社署」）要求的一間設有 32 個宿位的輕度弱智兒童之家（淨面積 536 平方米/非住用總建築面積約 1,200 平方米）及一間地區長者中心（淨面積 522 平方米/非住用總建築面積約 1,200 平方米），亦會按《香港規劃標準與準則》及社署的要求為各種用途提供相應的停車及上落貨設施。此外，在項目落成後，擬議資助出售房屋將於發展項目的地庫一層及地下層分別重新提供 70 個公眾泊車位及 64 個公眾單車泊位，以補償目前於發展用地內運作中的臨時公眾停車場及公眾單車泊位，繼續服務當區居民。擬議資助出售房屋發展項目的概要、總綱發展藍圖及剖面圖分別載於**附件三**、**附件四**及**附件五**。

9. 與已核准的方案相若，擬議的住宅大樓位處於第三期發展用地的西南部分，而第三期發展用地的東北部分則會主要用作私人休憩用地，供資助出售房屋的住戶使用。

10. 房協已委任專業顧問就擬議資助出售房屋發展的可行性進行研究及技術評估。研究及技術評估的結果顯示，擬議資助出售房屋發展在環境、交通、工程（排水、排污及供水）、景觀、視覺和空氣流通方面都是技術上可行的，並且在採用相關的緩解措施後，將不會對附近地區帶來不可克服的影響。

11. 擬議資助出售房屋發展項目將以單一期數作發展，預計將於 2028 年完工。

12. 城規會正在處理上述規劃申請，房協已向地政總署提出相關土地契約申請，有關申請正在處理中。

地區及公眾諮詢

13. 房協曾於 2021 年 12 月 14 日出席元朗區議會會議，就元龍街與攸田東路交界附近資助房屋發展及相關收回私人土地計劃向議員收集意見。

14. 就是次根據《城市規劃條例》第 16 條遞交的規劃申請，於法定提交意見時限內收到一封來自 YOHO MIDTOWN 第十一屆業主委員會、日期為 2022 年 11 月 26 日的信件，房協的回應載於**附件六**。

15. 就著於法定提交意見時限內收到的其他公眾意見，房協會盡快就有關意見及其他部門的意見，向城規會提交補充資料處理。

總結

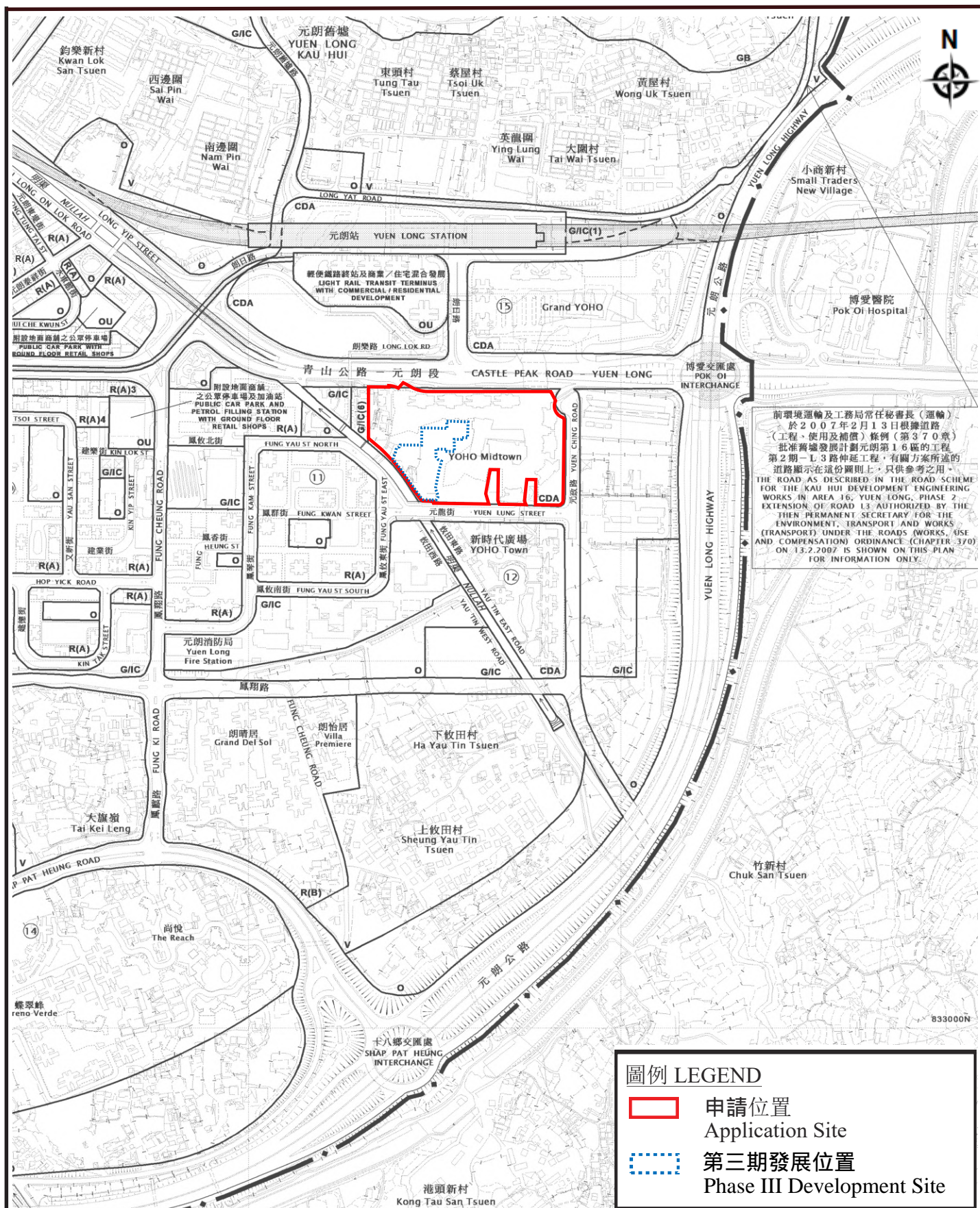
16. 請議員備悉本文件所述的工作進度，並歡迎議員就擬議資助出售房屋項目提出意見。

附件

- (一) 擬議資助出售房屋發展項目位置圖
- (二) 擬議資助出售房屋發展項目平面圖
- (三) 擬議資助出售房屋發展項目概要
- (四) 擬議資助出售房屋發展項目總綱發展藍圖
- (五) 擬議資助出售房屋發展項目剖面圖
- (六) 房協就 YOHO MIDTOWN 第十一屆業主委員會提交的意見書之回應

香港房屋協會

2022 年 12 月



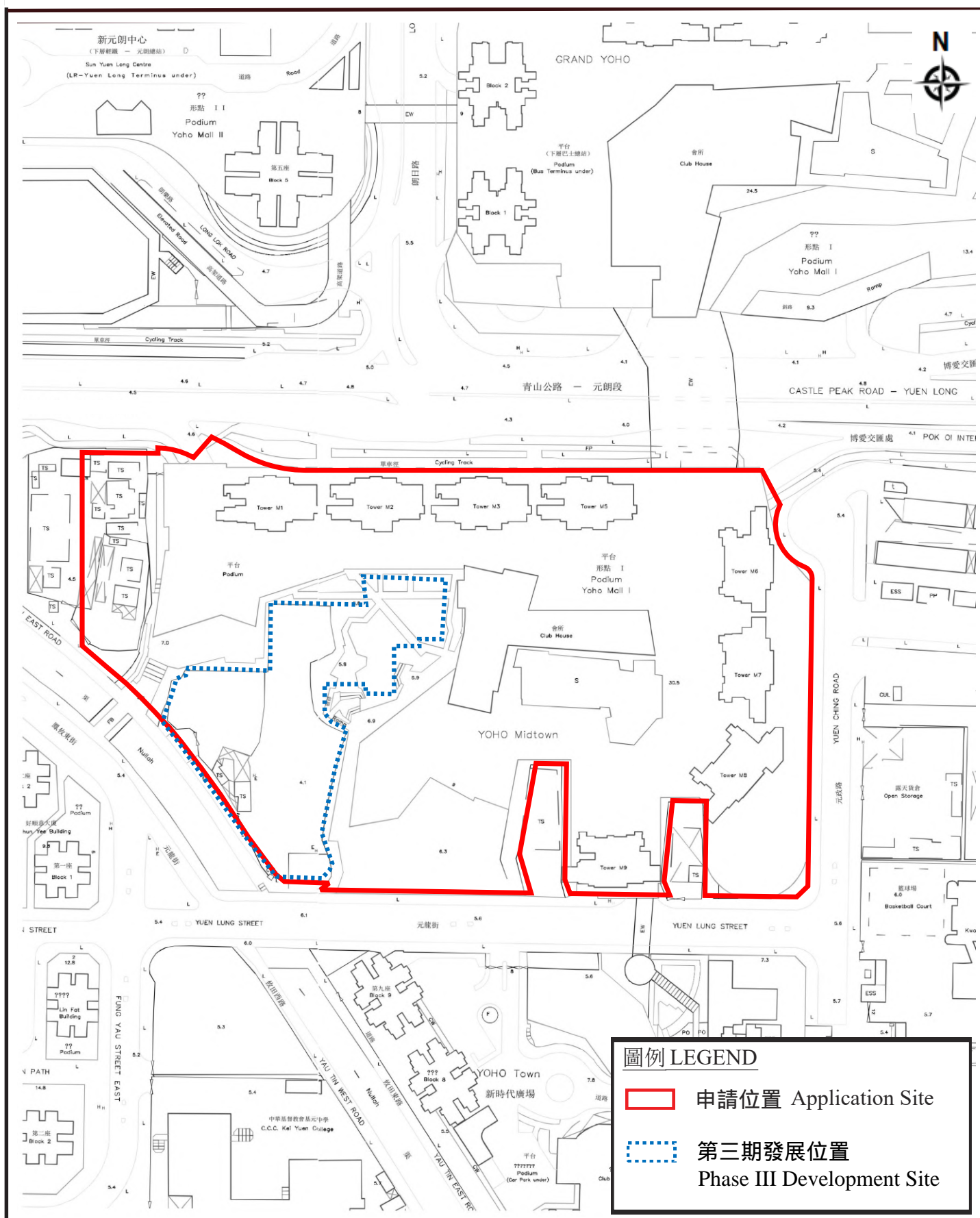
擬議資助出售房屋發展項目位置圖

Location Plan of the Proposed SSF Development

(只作識別用) (For Identification Purposes Only)



HONG KONG
HOUSING SOCIETY
香港房屋協會



擬議資助出售房屋發展項目平面圖
Site Plan of the Proposed SSF Development

(只作識別用) (For Identification Purposes Only)



**HONG KONG
HOUSING SOCIETY**
香港房屋協會

擬議資助出售房屋發展項目概要

Summary of the Proposed Subsidised Sale Flats (SSF) Development

1. 地盤資料

Site Particulars

地盤面積	:	約 15,189 平方米（整體發展） 約 5,260 平方米（第三期發展）
Site Area	:	Approximately 15,189 m ² (Overall Development) Approximately 5,260 m ² (Phase III Development)

2. 規劃事宜

Town Planning

法定圖則	:	元朗分區計劃大綱核准圖編號 S/YL/25
Statutory Plan S/YL/25	:	Approved Yuen Long Outline Zoning Plan No.
現時規劃用途	:	「綜合發展區」及顯示為「道路」的地方
Current Zoning	:	“Comprehensive Development Area” and area shown as ‘Road’

3. 項目概念

Proposed Accommodation

3.1 住宅

Domestic Portion

- (i) 一幢 36 層高的資助出售房屋住宅樓宇，預計可提供不多於 720 個資助出售單位

1 block of 36 residential storeys, containing not more than 720 subsidised sale flats

- (ii) 附屬設施如住客康樂設施、私人休憩用地及平台花園

Ancillary facilities e.g. residential recreational facilities, private open space and podium garden

3.2 非住用及社區設施設於地下、兩層地庫及共四層高的平台內

Non-domestic and community facilities at G/F, a 4-level podium atop a 2-level basement

- (i) 輕度弱智兒童之家

Small Group Home for Mildly Mentally Handicapped Children

- (ii) 地區長者社區中心

District Elderly Community Centre

- (iii) 附屬設施如單車停泊場、地下停車場和公共停車場等

Ancillary facilities e.g. public bicycle park, basement carpark and public vehicle park etc.

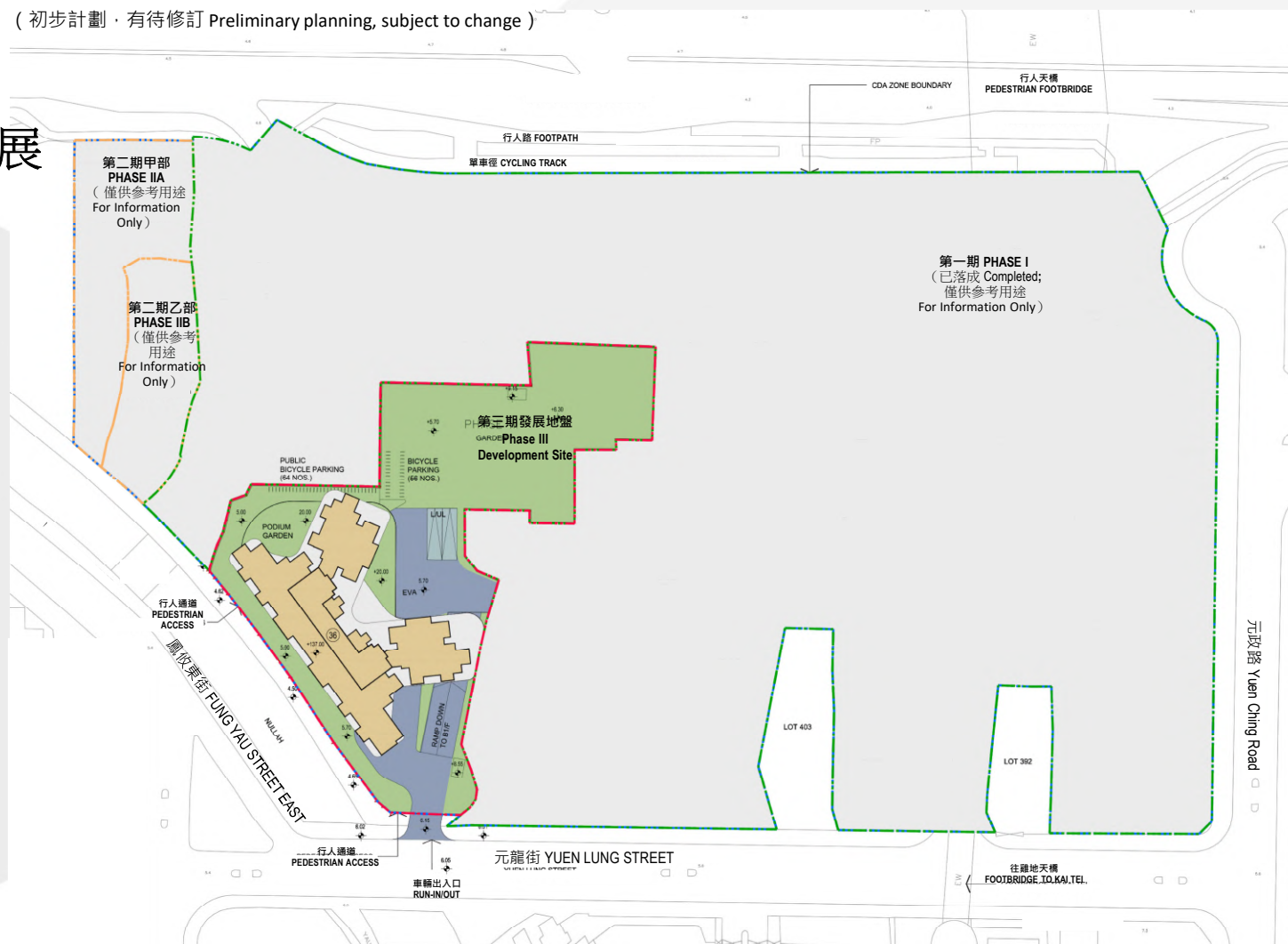
(初步計劃，有待修訂 Preliminary planning, subject to change)

擬議資助出售房屋發展 項目總綱發展藍圖

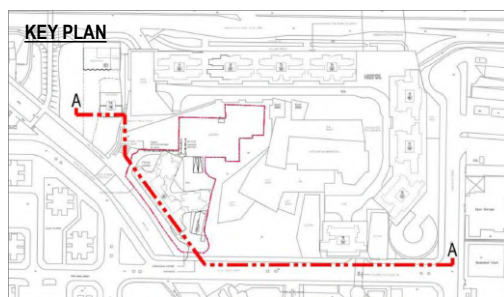
Master Layout Plan of the Proposed SSF Development

圖例 LEGEND

- 申請地點 APPLICATION SITE
- 第三期 PHASE III
- 第一期 PHASE I
- 第二期 PHASE II
-  地盤高度以米為單位從主水平基準起計算 (至主天台)
SITE LEVEL IN mPD (TO MAIN ROOF)
-  住宅層數
NO. OF RESIDENTIAL STOREYS
-  住宅用途 RESIDENTIAL
-  景觀美化地方
LANDSCAPE AREA
-  行車道及緊急車輛通道
DRIVEWAY & EVA
-  上落貨位 L/UL

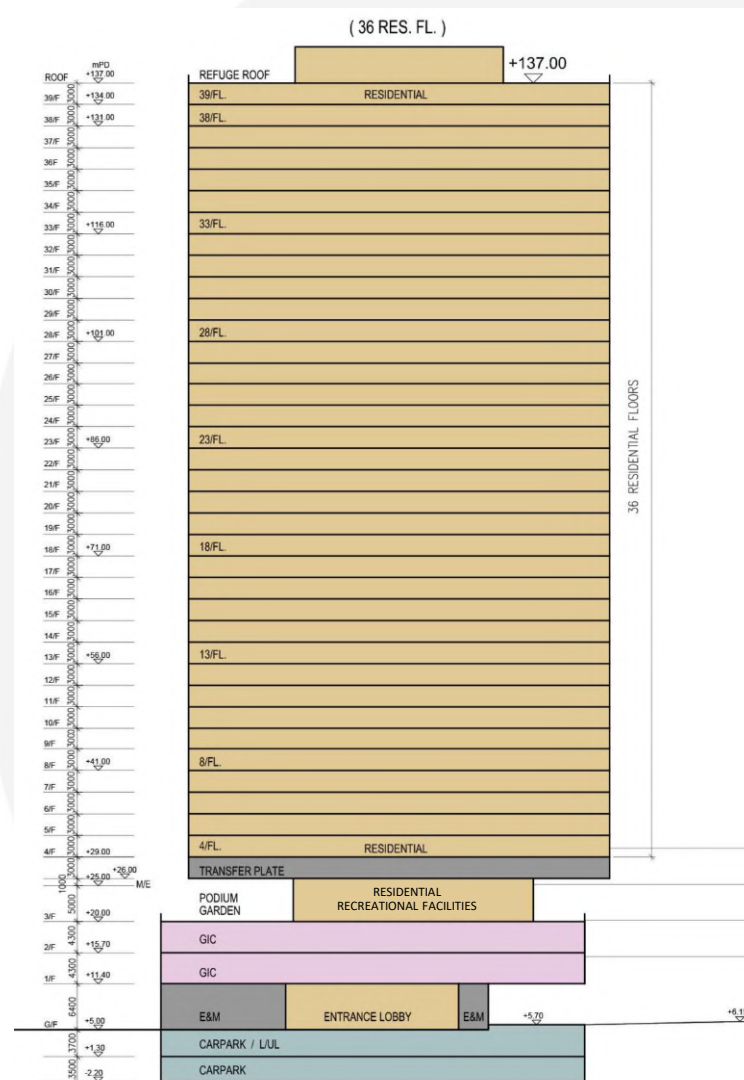


擬議資助出售房屋發展剖面圖 Section Plan of the Proposed SSF Development



圖例 LEGEND

- 擬議資助出售單位
PROPOSED SUBSIDISED SALE FLATS (SSF)
- 政府、機構或社區設施 G/C FACILITIES
- 機電設施 E&M FACILITIES
- 停車場/上落貨位
CARPARKING/ LUL FACILITIES



(初步計劃，有待修訂 Preliminary planning, subject to change)

Section 16 Planning Application for Proposed Amendments to Phase III of Approved “CDA” Development South of Castle Peak Road, Area 12, Yuen Long (under application no. A/YL/205) and Minor Relaxation of Plot Ratio Restriction in Support of Proposed Subsidized Sale Flats (SSF) Development with Social Welfare Facility at Lot Nos. 461 RP, 462 S.B, 463 S.B, 464 RP, 495 RP in D.D. 116 and Yuen Long Town Lot (Y.L.T.L.) 504 and Adjoining Government Land, Yuen Lung Street, Yuen Long, New Territories (No. A/YL/298)

	<p>Comments from Eleventh Owners’ Committee of YOHO MIDTOWN (letter dated 26.11.2022)</p> <p>YOHO MIDTOWN 第十一屆業主委員會提交的意見 (信件日期為 2022 年 11 月 26 日)</p>	<p>HKHS’ Responses 房協的回應</p>
1.	Development Intensity and Compatibility 發展密度與發展相容性	
1.1	<p>There is no justification provided in the planning application regarding the proposed increase of plot ratio (PR) to 6.5 which is considered drastic and excessive compared to the development density of the approved scheme.</p> <p>規劃申請中沒有提供關於將地積比率增加至 6.5 倍的理據，與核准方案相比，擬議的發展密度過高。</p>	<p><u><i>In line with Government policy</i></u></p> <p>As early as in December 2018, the Executive Council (ExCo) has approved the policy on “Enhancement of the Development Intensity of Public Housing Sites” with an aim to optimizing the use of public housing land to increase housing yield in the short term, which the policy allows the maximum domestic PR of public housing sites located in Density Zones 2 and 3 of the Main Urban Areas and Density Zones 2 and 3 of the New Town to increase up to 30% where technical feasibility permits. The proposed minor relaxation of plot ratio restriction for the subject site is a direct response to Government’s policy initiative to increase the supply of public housing units in the more immediate future. Considering that the Phase III Development Site is located within Density Zone R2 (i.e. with a maximum domestic plot ratio of 5.0 on the extant OZP) of the New Town, and that the Proposed SSF Development has been demonstrated to be technically feasible by the various technical assessments submitted, the proposed increase of maximum domestic PR from 5 to 6.5 (+30%) is justifiable.</p> <p>In the latest 2022 Policy Address, the Chief Executive (CE) affirmed the continued commitment of the current-term Government to increasing public housing supply, highlighting the policy priority to enhance the quantity and speed of housing land supply in particular that of public housing.</p>

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		<p>Furthermore, the current-term Government proposes to increase the development intensity for housing land in the Northern Metropolis (NM) which covers the Yuen Long area where the Application Site is located, up to a maximum domestic plot ratio (PR) of 6.5. According to this policy initiative, the Application Site, being situated within the Yuen Long New town and within close proximity (approx. 300m) of the Yuen Long MTR station, is applicable for such increment in development intensity for greater public interest.</p> <p><u><i>Extent of relaxation of PR sought is considered minor in nature</i></u></p> <p>In terms of the degree of relaxation applied for, it is noteworthy that the most recent precedent case was a Section 16 planning application submitted by the Government in Fanling North New Development Area (under Application No. A/FLN/30), under which a number of development sites (named Sites A1 – A9) were approved by the Town Planning Board in Sept 2022 to increase the domestic plot ratio by up to 30% for public housing. In particular, Sites A7 and A9 were approved with a maximum domestic plot ratio of 6.5 (a 30% increase from 5).</p> <p><u><i>Development intensity is compatible with the surrounding context</i></u></p> <p>Besides, the Proposed SSF Development is compatible with the development density of other new housing developments in the vicinity. For example, Long Bin public housing development which is located about 2km to the west of the Application Site at the western fringe of Yuen Long New Town near Yuen Long Park is proposed with a domestic PR of 6.5 and a maximum building height (BH) of 155mPD (main roof level).</p>

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		<p><u><i>Similar development intensity adopted for housing sites situated in the proximity of railway station in the newest New Development Areas</i></u></p> <p>For planned housing sites located in the proximity of railway station in the newest New Development Areas (NDAs), the maximum PR adopted is at least 6.5, such as the “Residential (Group A) 1” (“R(A)1”) zone located to the northwest of Hung Shui Kiu Station in future Hung Shui Kiu OZP (with maximum plot ratio of 6.5); and the “R(A)1”, “R(A)2” and “R(A)3” zones located to the north, south and northwest of Kwu Tung Station in Kwu Tung North OZP (with maximum PR relaxed from 5.0 or 6.0 to up to 7.8 under planning Application No. A/KTN/93). Similarly, located within 300m from the nearest Yuen Long Station, the proposed maximum plot ratio of 6.5 for the Proposed SSF Development shall be considered appropriate with similar development context as other planned housing sites in NDAs.</p> <p><u><i>符合政府目前增加房屋供應的政策措施</i></u></p> <p>行政會議（行會）早於 2018 年 12 月，通過《加強公營房屋用地發展密度》的政策，旨在優化用作公營房屋用途的土地效率，以增加短期房屋供應。該政策允許位於主要市區的住宅發展密度第 2 區和 第 3 區 以及新市鎮住宅發展密度第 2 區和 第 3 區的公營房屋用地，在技術可行的情況下將住用地積比率的限制增加 30%。申請地盤位於新市鎮的住宅發展密度第 2 區內（於現時大綱圖上的住用地積比率限制為 5 倍），是次規劃申請擬議略為放寬地積比率的限制，在技術上已證明可行，符合以上政府增加公營房屋短期供應的政策，因此擬議將第三期發展用地的住用地積比率由 5 倍上調至 6.5 是合理的。</p> <p>在最新的 2022 年施政報告中，行政長官重申現屆政府將繼續致力於增加公營房屋供應，特別強調提量及提速的公營房屋政策重點。</p>

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		<p>此外，鑑於北部都會區將會成為香港未來幾十年的策略發展據點，本屆政府亦建議增加北部都會區房屋用地的發展密度，提高住用地積比率最高達 6.5 倍。根據以上政策，申請地盤位於北部都會區範圍內的元朗新市鎮，位處元朗鐵路站 300 米範圍內，有條件增加其發展密度以增加房屋供應，為公眾帶來利益。</p> <p><u>適度放寬地積比率</u></p> <p>關於放寬發展密度的程度的先例，可參考最近期政府在粉嶺北新發展區根據城規條例第 16 條所提交的規劃申請（申請編號 A/FLN/30）。該規劃申請分別就數個發展用地（命名為 A1-A9 的用地）將住用地積比率提高最多 30%，以用作公營房屋發展，並於 2022 年 9 月獲得城市規劃委員會批准其申請。當中 A7 和 A9 用地，獲城市規劃委員會批准其增加住用地積比率最高達 6.5 倍（即由 5 倍增加 30%）用作公營房屋發展。</p> <p><u>發展密度與周邊發展相容</u></p> <p>另外，擬議的資助出售房屋發展與附近其他新住宅發展的發展密度相容。例如，位於申請地點以西約 2 公里、靠近元朗公園的朗邊公營房屋發展，其擬議住用地積比率同為 6.5 倍，最高建築高度為主水平基準以上 155 米（主屋頂水平）。</p> <p><u>擬議發展密度與新發展區內鐵路站附近的住宅用地相約</u></p> <p>就新發展區內鐵路站附近的住宅用地，其最大地積比率已提升至 6.5 倍或以上。例如，洪水橋分區計劃大綱圖內，位於未來洪水橋站西北方的「住宅(甲類)1」地帶，其最大地積比率為 6.5 倍；古洞北分區大綱圖內，位於未來古洞站北方、南方及西北方的「住宅(甲類)1」、「住宅(甲類)2」和「住宅(甲類)3」地帶，亦根據已核准規劃申請編號 A/KTN/93 略為放寬最大地積比率由 5 倍或 6 倍至最高為 7.8 倍。同樣地，申請地點距</p>

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		<p>離最近的元朗站不多於 300 米，與以上新發展區內的住宅用地發展環境相約。因此，擬議資助出售房屋發展建議的最大地積比率 6.5 倍屬於合理的發展密度。</p>
1.2	<p>The Proposed SSF Development, being public housing in nature, is incompatible with the adjoining private residential developments and luxurious shopping mall.</p> <p>擬議的資助出售房屋發展項目屬於公營房屋性質，與毗鄰的私人住宅發展項目和豪華購物中心不相容。</p>	<p><u><i>No change in the nature of use</i></u> In terms of land-use, despite a variation to the type of housing, from private residential in the approved scheme to subsidized sale flats in the proposed scheme, there is essentially no change to the residential nature of use for the Phase III development site. Accordingly, there is no land use incompatibility issue.</p> <p><u><i>Mixed-use communities are common in land use planning</i></u> The planning and placement of different types of housing developments adjacent large-scale shopping complexes is a common land-use arrangement in Hong Kong which is in line with the Hong Kong 2030+ planning objective to enhance social integration and foster an equitable and inclusive living environment. This arrangement also provides opportunities for shopping/dining to enhance the daily living of local residents.</p> <p>Examples of this land use arrangement includes the development cluster around Nam Cheong Station along the same Tuen Ma Line which comprises a mix of private housing (Cullinan West) atop a large-scale shopping mall (V-Walk) opposite a cluster of public housing developments (Fu Cheong Estate, Nam Cheong Estate, Hoi Tat Estate and Wing Cheong Estate). Similarly, in Kai Tak new development area, such planning approach is also adopted. There is a mix of private and public housing developments radiating from the Kai Tak Station, which is surrounded by private residences (One Kai Tak and K. Summit), De Novo (a SSF development by the Urban Renewal Authority), Kai Long</p>

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		<p>Court (a Home Ownership Scheme by Housing Authority) and Tak Long Estate (a PRH development).</p> <p><u>擬議的用地的住宅用途沒有改變</u></p> <p>就土地用途而言，縱使房屋種類由已核准方案中的私人住宅更改為擬議資助出售房屋，第三期發展地盤的住宅用途根本上沒有改變。因此，在土地用途方面不存在不相容的問題。</p> <p><u>混合用途的社區是常見的土地規劃</u></p> <p>將各類房屋及大型商場毗鄰作發展，是香港常見的土地規劃模式，此舉能夠體現香港 2030+的規劃目標，藉此促進社區融合和締造公平和富包容性的生活環境，並且提供購物/餐飲設施以提高當區居民的日常生活質素。</p> <p>相關土地規劃實例包括同樣位於屯馬線沿線的南昌站周邊發展，當中混合了私人住宅（即位於大型購物中心 V-Walk 上蓋的匯璽）與深旺道另一邊包括富昌邨、南昌邨、海達邨及榮昌邨等的公營房屋。同樣地，在啟德新發展區亦有以啟德站為中心的公私營房屋混合社區，其周邊有私人房屋發展項目（啟德一號及嘉峯匯等）、屬於首次置業先導項目的煥然壹居、居者有其屋計劃發展項目的啟朗苑、以及公共房屋發展項目的德朗邨。</p>
1.3	<p>The density of the Proposed SSF Development accommodates 720 units in a single building. It is significantly (205%) higher than that of YOHO MIDTOWN which has an average of ~236 flats per building, therefore, is considered incompatible in terms of development intensity and proportion.</p> <p>擬議的資助出售房屋發展為一棟將容納 720 個單位的單棟式住宅。此住</p>	<p>Please see our response to Comment 1.1 above.</p> <p>請參照就意見 1.1 的回應。</p>

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	<p>宅發展密度比 YOHO MIDTOWN 平均每棟約 236 個單位的密度，高出了大概 205%，因此擬議發展在發展密度及比例上並不合理。</p>	
<p>1.4</p>	<p>The Proposed SSF Development deviates from the planning intention of the "Comprehensive Development Area" zone and the nature of the approved scheme under Planning Application No. A/YL/205 given that it would pose adverse impacts to its surroundings, in terms of traffic congestion, air ventilation and air pollution.</p> <p>擬議資助出售房屋發展偏離了「綜合發展區」的規劃意向，亦與先前核准的方案(申請編號 A/YL/205)的性質不一樣，將對周圍環境造成交通擠塞、空氣流通和空氣污染帶來不良影響。</p>	<p><u><i>Proposed development is in line with planning intention of "CDA" zone</i></u> According to the Notes of the Approved Yuen Long Outline Zoning Plan No. S/YL/25, the subject "CDA" zone is intended for "comprehensive development/redevelopment of the area for residential and/or commercial uses with the provision of open space and other supporting facilities". The proposed SSF Development which is mainly for residential purpose with the provision of GIC facilities to cater for the needs of the community, is thus in line with the planning intention for the CDA site.</p> <p><u><i>No change in nature of use</i></u> Despite a variation to the type of housing, from private residential in the approved scheme to subsidized sale flats in the proposed scheme, there is essentially no change to the residential nature of use for the Phase III development site.</p> <p><u><i>Proposed development is technically feasible</i></u> Furthermore, technical assessments pertaining to visual, air ventilation, environmental, traffic, drainage, sewerage and water supply aspects have been conducted to assess the technical feasibility of the Proposed SSF Development and the likely impact on the surrounding environment (if any). Findings of the assessments indicate that the Proposed SSF Development is technically feasible and will not impose insurmountable impact on the surrounding area. In this connection, it should be noted that relevant technical assessments have been submitted for consideration.</p>

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		<p><u>擬議發展符合「綜合發展區」地帶的規劃意向</u> 根據元朗分區計劃大綱核准圖編號 S/YL/25 的註釋，本「綜合發展區」地帶的規劃意向是「把涵蓋範圍綜合發展／重建作住宅及／或商業用途，並提供休憩用地和其他配套設施」。擬議資助出售房屋發展作住宅用途並提供政府、機構或社區設施能夠滿足社區的需求，符合「綜合發展區」地帶的規劃意向。</p> <p><u>用地的用途沒有改變</u> 縱使房屋種類由已核准方案中的私人住宅更改為擬議資助出售房屋，第三期發展地盤的住宅用途沒有根本上的改變。</p> <p><u>擬議發展在技術上可行</u> 此外，申請人已就視覺、通風、環境、交通、排水、排污和供水等方面進行技術評估，以評估擬議資助出售房屋發展的技術可行性以及對周邊環境的影響（如有）。技術評估預計擬議資助出售房屋發展技術上可行而且不會對周圍環境造成無法克服的影響。就此，技術評估亦已交相關政府部門審閱。</p>
1.5	<p>The high density of the Proposed SSF Development will create an unfavourable living and working environment for the Yuen Long residents as well as the occupants of the Proposed SSF Development, which contravenes the aim of the TPB to promote “the health, safety, convenience and general welfare of the community through the process of guiding and controlling the development and use of land ...”</p> <p>擬議資助出售房屋的發展密度過高，將對元朗居民以及擬議發展將來的住客造成不利的生活和工作環境，有悖於城規會希望通過指導和控制土地利用從而達到促進社區的健康、安全、方便和福利之目標。</p>	<p><u>Planning gains and design merits of the Proposed Development</u> As mentioned in our responses above, the Proposed SSF Development is compatible with the surrounding context both in terms of land use as well as development intensity. While the Proposed SSF Development has already been proven to be technically feasible with no insurmountable impact to the surroundings, it is worth noting that the disposition of the SSF tower in the proposed scheme is located at the exact same location as the private residential tower under the approved scheme. In fact, the current single tower design with a façade length of approx. 58m is significantly (~20%) narrower in comparison with the</p>

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		<p>twin tower design under the approved scheme which has a façade length of approx. 73m (see Annex I), thus can create better wind performance at the pedestrian level around the site when compared to the approved scheme.</p> <p>Furthermore, the Proposed SSF Development has proposed a number of planning gains and design merits in the scheme to maximize the public interest as much as possible. These planning gains and design merits include the provision of G/IC facilities; careful tower disposition to maximize building separation from existing developments, with reduced façade length facing the nullah to the southwest; streetscape enhancement with building setback and pavement widening; provision of air ventilation corridors; and a reasonable building height conforming to the general stepped building height profile in the area. Therefore, it is also the Proposed SSF Development's aim to promote the health, safety, convenience and general welfare of the community on one hand, while provide more affordable housing to the society with careful design treatments without compromising the public interest on the other hand.</p> <p><u>擬議發展的規劃增益及設計優點</u></p> <p>如先前回應，擬議資助出售房屋發展與周邊發展的土地用途和發展密度相容。除已符合技術上的要求和不會對周邊造成不可克服的影響外，擬議發展的資助出售房屋樓宇位置跟已核准方案的私人住宅樓宇相同。事實上，擬議單幢式樓宇的面牆伸展長度為 58 米，比已核准方案雙座式設計的 73 米闊大幅減少 20%（附件 I）。因此，就申請地點周邊行人空間的通風表現而言，擬議發展相對已核准方案優勝。</p> <p>此外，是次擬議資助出售房屋發展亦提出多項規劃增益及設計優點，以盡可能為公眾帶來更多的利益，當中包括提供政府、機構或社區設施；</p>

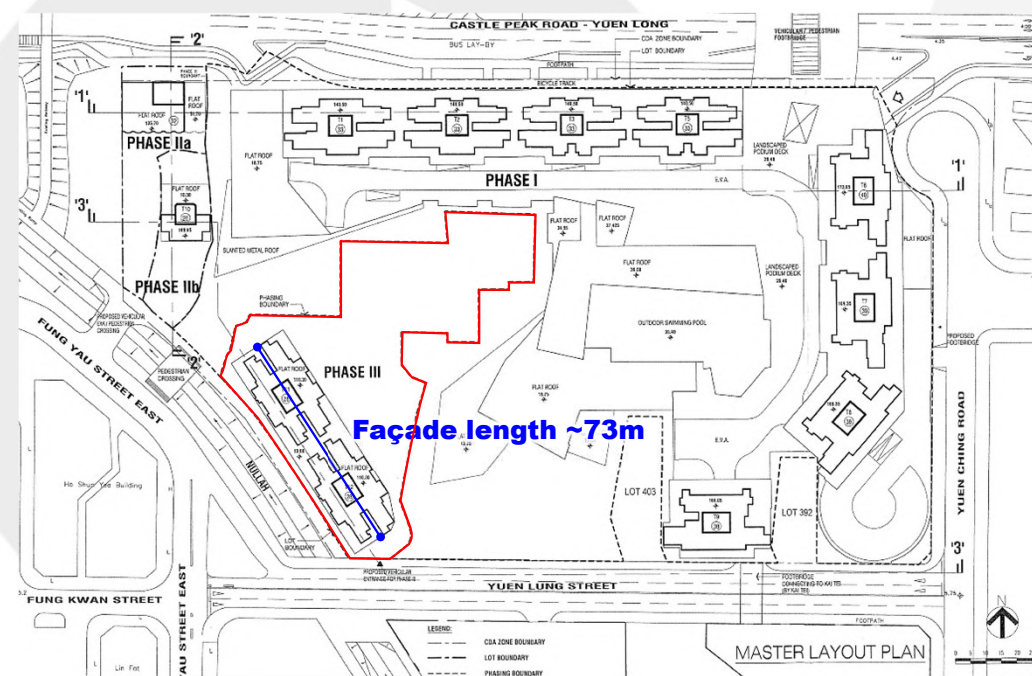
	<p style="text-align: center;">Comments from Eleventh Owners' Committee of YOHO MIDTOWN (letter dated 26.11.2022)</p> <p style="text-align: center;">YOHO MIDTOWN 第十一屆業主委員會提交的意見 (信件日期為 2022 年 11 月 26 日)</p>	<p style="text-align: center;">HKHS' Responses 房協的回應</p>
		<p>謹慎的樓宇布局以盡量增加擬議資助出售房屋發展與現有建築物的間距；盡量縮短面向明渠方面、向西南的建築立面；後移擬議資助出售房屋發展的建築物從而優化行人街景；提供通風走廊；以及符合與附近由東向西漸次遞減的建築物高度輪廓。因此，是次擬議資助出售房屋發展項目的目標，一方面同樣希望能促進社區的衛生、安全、便利及福祉，另一方面亦希望透過精心的設計，在不損害公眾利益的情況下為社會提供更多可負擔的居所。</p>
2.	Air Quality and Air Ventilation Aspects 空氣質量和空氣流通	
2.1	<p>Compared with the two 28-storey buildings in the approved scheme (Application No. A/YL/205), the Proposed SSF Development with substantially increased building height and widened building surface area, will severely obstruct the main ventilation corridor for the whole Yuen Long MTR station area and the vicinity, hence worsens the already serious air pollution problem in the area, and poses adverse impact on the health of the residents and road users in the Yuen Long district.</p> <p>與核准方案（申請編號：A/YL/205）中兩幢 28 層高的建築物相比，擬議資助出售房屋發展大幅增加建築高度及擴闊建築物體積，將會嚴重阻礙整個元朗港鐵站周邊地區及附近環境的主要通風廊，並令區內本已嚴重的空氣污染問題進一步惡化，因此對元朗區居民及道路使用者的健康會造成不良的影響。</p>	<p>Please see our response to Comment 1.5 above.</p> <p>Furthermore, the Phase III development site also does not trespasses any identified air corridor. In fact, according to the submitted AVA (Initial Study), the wind availability nearby and in the vicinity of the subject CDA site is generally the same under both the approved scheme and the proposed scheme. With no reduction of wind availability, it is unlikely that the proposed scheme at the Phase III development site will worsen any air permeability in the Yuen Long district. In fact, according to the results of the site spatial average velocity ratio (SVR) under both annual and summer prevailing wind situations, there would be some improvements in air ventilation at some areas in YOHO MIDTOWN.</p> <p>For air quality, given no reduction of wind availability in the area as concluded by the AVA (Initial Study), the air quality condition in the area will unlikely be worsened.</p>

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		<p>請參照就意見 1.5 的回應。</p> <p>另外，是次擬議資助出售房屋發展不會影響任何固有的通風走廊。而事實上，根據已提交的空氣流通評估（初步研究），此「綜合發展區」用地附近的總體風環境，與是次申請與先前已核准的方案大致相同。基於擬議資助出售房屋發展不會減弱總體風環境，因此亦不會令元朗區的透風性變差。事實上，根據已提交的空氣流通評估的結果顯示，無論在全年和夏季的盛行風向，YOHO MIDTOWN 部分地方的空氣流通情況將有輕微改善。而就空氣質素而言，鑑於空氣流通評估（初步研究）顯示附近的總體風環境大致相同，是次申請不會令附近的空氣質素狀況變差。</p>
3.	Traffic Aspect 交通	
3.1	<p>The proposed drastic increase in PR failed to take into account the associated infrastructural impacts on the surroundings, in particular the existing congested traffic situation at the Yuen Long MTR station area.</p> <p>擬議大幅增加的地積比率沒有考慮到對周邊基礎設施的影響，尤其是現時元朗港鐵站附近的交通擠塞問題。</p>	<p>A traffic impact assessment (TIA) was conducted to review the possible traffic impact due to the Proposed SSF Development. Compared to the Approved Scheme (Application No. A/YL/205), the increase in traffic generation due to the change in the development parameters proposed under the Proposed Scheme is minimal with less than 30 pcu during peak hours. It is also understood that there are few improvement works under planning or construction at the nearby junctions. Upon completion of these junction improvement works, it is anticipated that the proposed development will not induce significant traffic impact on the nearby road network.</p> <p>是次申請已進行交通影響評估。評估結果顯示擬議資助出售房屋發展新方案較比已核准的方案（申請編號 A/YL/205），就發展參數改變而引伸的交通流量而言，新方案於繁忙時段只會增加少於三十個小客車架次。此外，交通評估亦考慮到附近規劃及興建中之交通改善建議，預計當該</p>

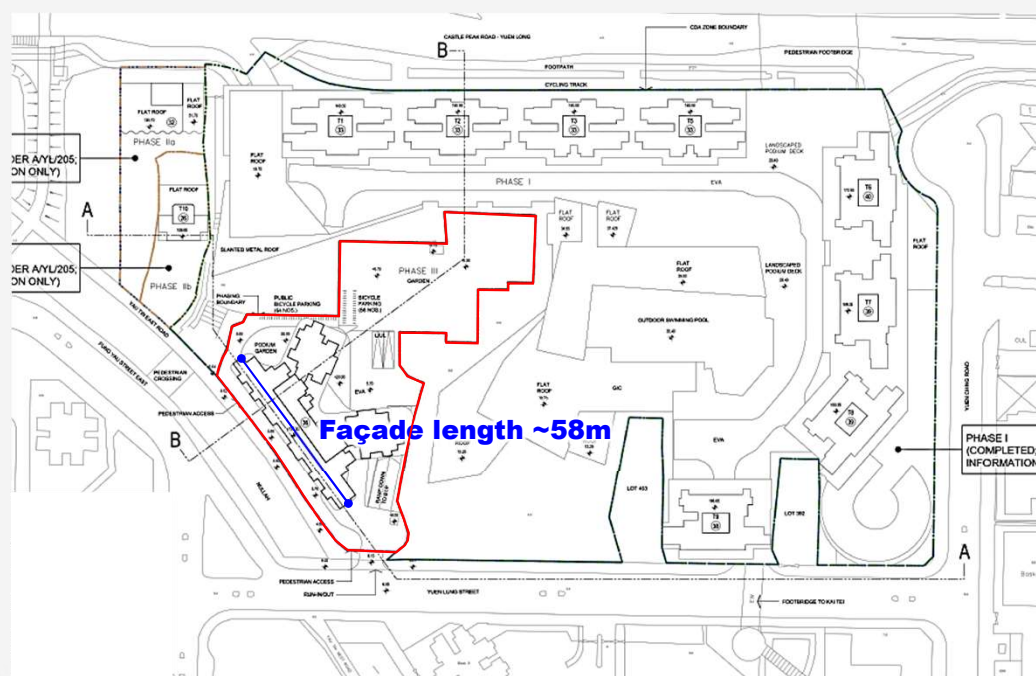
	<p>Comments from Eleventh Owners' Committee of YOHO MIDTOWN (letter dated 26.11.2022)</p> <p>YOHO MIDTOWN 第十一屆業主委員會提交的意見 (信件日期為 2022 年 11 月 26 日)</p>	<p>HKHS' Responses 房協的回應</p>
		<p>些改善建議完成後，本項目將不會對附近道路網絡產生明顯的交通影響。</p>
4.	Others 其他	
4.1	<p>Albeit being technically feasible, there is no solid evidence to demonstrate that the Proposed SSF Development would not impose insurmountable impacts to the surroundings from technical point of view.</p> <p>儘管在技術上可行，申請人並無從技術角度顯時有力證據，證明擬議資助出售房屋發展不會對周邊環境造成不可克服的影響。</p>	<p>Technical assessments from visual, air ventilation, environmental, traffic, drainage, sewerage and water supply aspects have been conducted. Findings of the assessments indicated that no insurmountable technical impact on the surroundings is anticipated.</p> <p>是次申請已就視覺、通風、環境、交通、排水、排污和供水等方面進行技術評估。評估結果預計擬議發展不會對周圍環境造成不可克服的影響。</p>

已核准計劃 (A/YL/205) 與擬議計劃 (A/YL/298) 總綱發展藍圖比較 Comparison of MLP between Approved Scheme (A/YL/205) & Proposed Scheme (A/YL/298)

已核准計劃 Approved Scheme (A/YL/205)



擬議計劃 Proposed Scheme (A/YL/298)



元朗元龍街擬議資助出售房屋發展項目 Proposed Subsidised Sale Flats (SSF) Development at Yuen Lung Street, Yuen Long

元朗區議會
區議會大會

Yuen Long District Council (YLDC)
Full Council

二零二二年 十二月
December 2022



香港房屋協會

Hong Kong Housing Society

- 香港房屋協會 (房協) 成立於一九四八年，是一個自負盈虧的非牟利、非政府機構。
Established in 1948, Hong Kong Housing Society (HKHS) is a self-financing, non-profit-making and non-government organisation.
- 致力提供各類優質及物有所值的資助住屋，包括出租房屋和資助出售單位。
Provides a variety of subsidised housing of quality and value for money, e.g. public rental housing (PRH) and subsidised sale flats (SSF).

元龍街擬議資助出售房屋發展項目

Proposed SSF Development at Yuen Lung Street

- 發展局於 2021 年公布收回位於元朗元龍街與攸田東路交界附近規劃作「綜合發展區」的地塊作資助房屋發展，房協其後於 2021 年 9 月接受當時的運輸及房屋局的邀請，參與該資助出售房屋項目的發展。

As announced by the DEVB in 2021, a land parcel within the subject “CDA” zone near the j/o Yuen Lung Street and Yau Tin East Road (the Site) would be resumed by the Government for subsidised housing development. HKHS subsequently accepted the then THB’s invitation to take up the SSF project in Sept 2021.

- 擬議項目能善用目前未被充分利用的土地資源，提供更多資助房屋單位以回應社會對不同住屋的殷切需求，從而有助於豐富住房階梯，鼓勵自置居所。

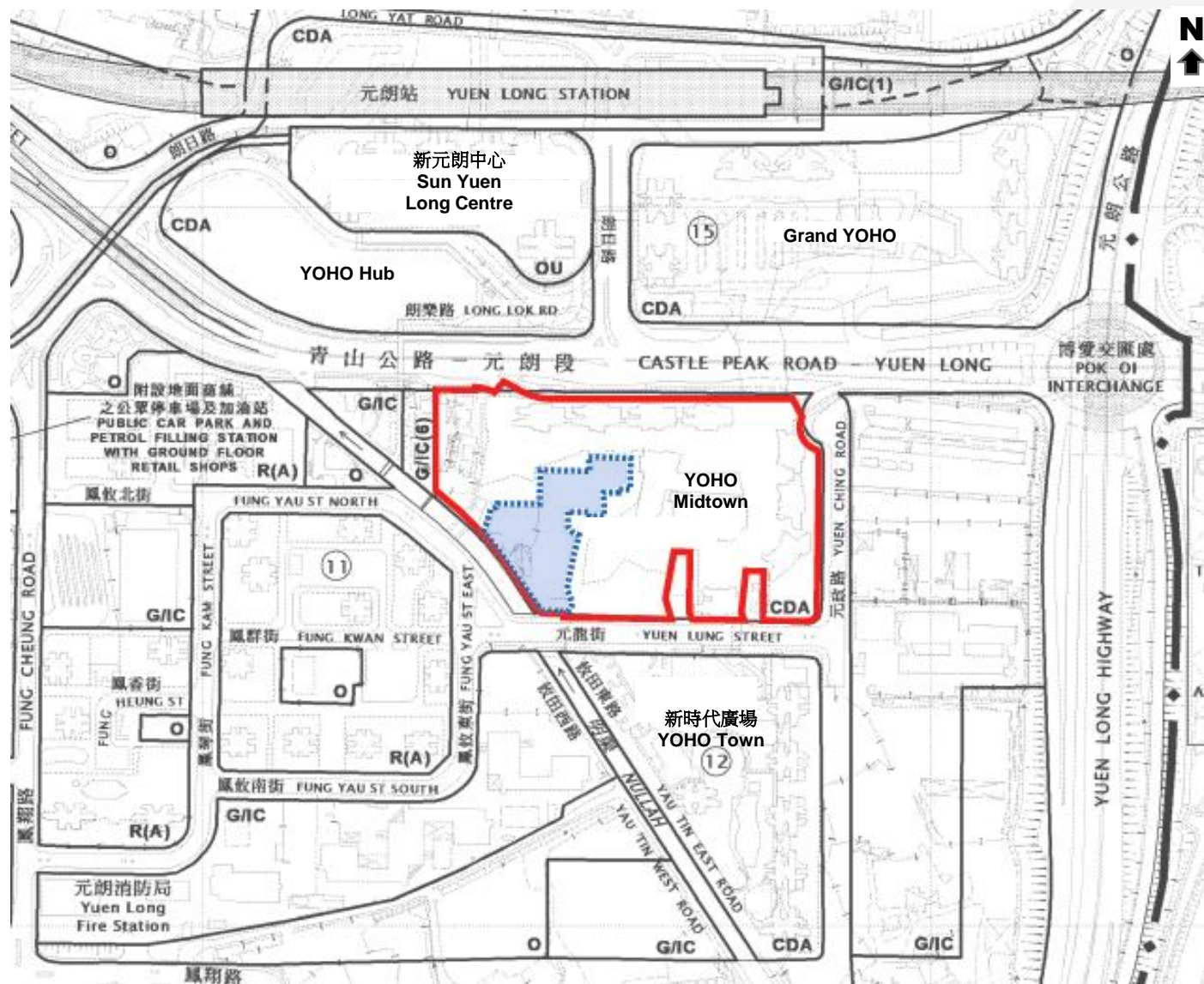
The Proposed SSF Development would optimise the use of underutilised land resource to provide subsidised housing units to meet the society’s need for different types of public housing, thereby contribute to enriching the housing ladder, making available affordable housing choices to families in different income brackets who aspire to become home-owners.

- 擬議項目會提供提供一系列的的規劃增益，包括社會福利設施、公共停車場以及公共單車泊車位以滿足社區的需求。

The proposed SSF development will provide a series of planning gains, including social welfare facilities, public vehicle park (PVP) and public bicycle parking to serve the local community.



法定規劃圖則 Statutory Plan



法定規劃圖則 Statutory Plan

元朗分區計劃大綱核准圖編號
S/YL/25
Approved Yuen Long Outline
Zoning Plan No. S/YL/25

現時規劃用途 Current Zoning

「綜合發展區」及顯示為
「道路」的地方
“Comprehensive Development
Area” & area shown as “Road”

地積比率限制 PR Restrictions

5 (住用 Domestic)
9.5 (非住用 Non-domestic)

圖例 Legend

- 申請地點 Application Site
- ⋯ 第三期發展地點 Phase III Development Site
- CDA 綜合發展區 Comprehensive Development Area
- R(A) 住宅(甲類) Residential (Group A)
- G/IC 政府、機構或社區 Government, Institution and Community
- O 休憩用地 Open Space

規劃進展

Planning Progress

- 為配合政府增加房屋供應及響應政府於合適的公營房屋提供約 5%總住用樓面面積作社福設施用途，房協正根據城市規劃條例第16條，向城市規劃委員會提交規劃申請，擬議適度地放寬申請地盤的地積比率限制。

In response to the Government's current policy initiatives to increase housing supply and to provide social welfare facilities of about 5% of the total attainable domestic GFA in suitable public housing development, HKHS has submitted a Section 16 planning application to the Town Planning Board for a minor relaxation of the plot ratio restrictions.

- 擬議資助出售房屋發展，旨在增加資助出售房屋住宅單位供應，並提供不同的社會福利設施，為社區帶來更多增益。
The Proposed SSF Development aims to increase public housing flat production, and provide different social welfare facilities for the benefit of the community.

- 已就放寬第三期發展的地積比率限制申請完成技術評估。

Technical assessments for the planning application for a minor relaxation of the plot ratio restrictions for the Phase III development site have been completed.

擬議資助出售房屋發展項目概要

Summary of Proposed SSF Development

地盤面積（約） Site Area (approx.)	5,260 平方米 m ²
住宅部份 Domestic Portion	
單位數目（樓宇數目） No. of Units (No. of Blocks)	不多於 Not more than 720 (1)
住宅層數 No. of Residential Storeys	36 層 storeys
附屬設施 Ancillary Facilities	住客康樂設施及私人休憩用地 E.g. residential recreational facilities and private open space
非住用部份 Non-Domestic Portion	
非住用及社區設施 Non-domestic Provision	<p>地下、四層平台及兩層地庫，設施包括： Ground Floor, a 4-level podium and a 2-level basement comprising:</p> <ul style="list-style-type: none"> • 輕度弱智兒童之家 Small Group Home for Mildly Mentally Handicapped Children • 地區長者社區中心 District Elderly Community Centre • 公共單車停泊處 Public bicycle park • 地下停車場和公共停車場 Basement carpark & Public Vehicle Park (PVP)

擬議發展項目 總綱發展藍圖

Master Layout Plan of the Proposed Development

圖例 LEGEND

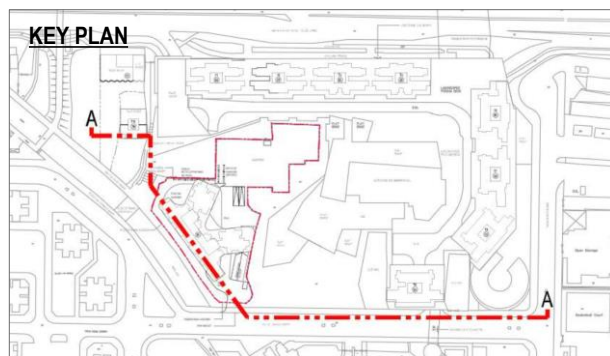
- 申請地點 APPLICATION SITE
- 第三期 PHASE III
- 第一期 PHASE I
- 第二期 PHASE II
-  地盤高度以米為單位從主水平基準起計算 (至主天台)
SITE LEVEL IN mPD (TO MAIN ROOF)
- 36 住宅層數
NO. OF RESIDENTIAL STOREYS
- 住宅用途 RESIDENTIAL
- 景觀美化地方 LANDSCAPED AREA
- 行車道及緊急車輛通道
DRIVEWAY & EVA
- 上落貨位 LOADING/UNLOADING



(初步計劃，有待修訂 Preliminary planning, subject to change)

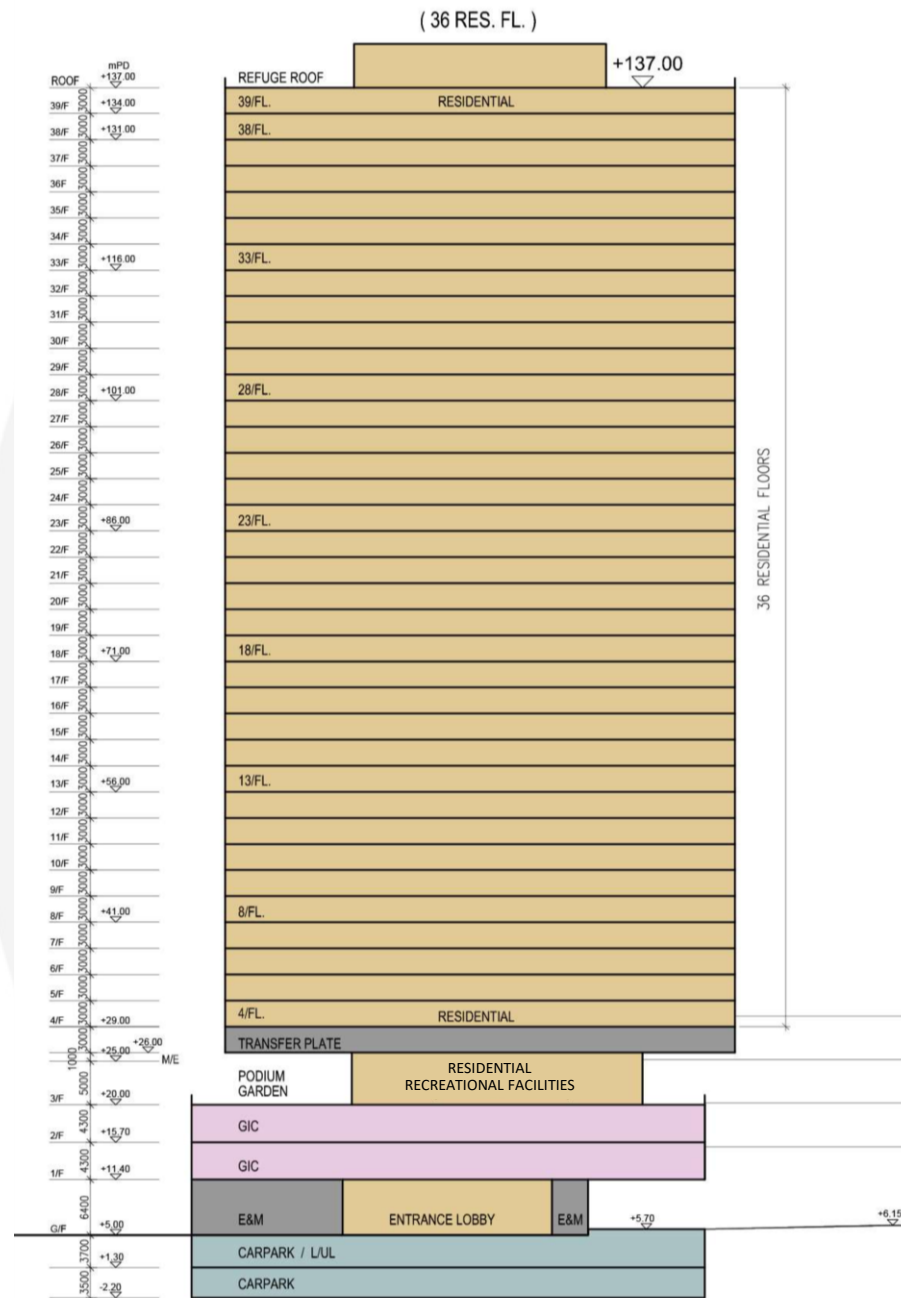
擬議資助出售房屋發展剖面圖

Section Plan of the Proposed SSF Development



圖例 LEGEND

- 擬議資助出售單位
PROPOSED SUBSIDISED SALE FLATS (SSF)
- 政府、機構或社區設施 G/IC FACILITIES
- 機電設施 E&M FACILITIES
- 停車場/上落貨位
CARPARKING/ LUL FACILITIES



(初步計劃，有待修訂 Preliminary planning, subject to change)

技術評估 Technical Assessments

已完成相關技術評估，包括：

Related technical assessments have been completed, including :

- 交通
Traffic
- 空氣流通
Air ventilation
- 基建設施（包括排水、排污及供水）
Infrastructure (including drainage, sewerage and water supply)
- 環境（包括噪音、空氣質素、污水質素及施工階段影響）
Environment (including noise, air quality, water quality and construction phase impacts)
- 視覺
Visual

結論：有關規劃申請不會對周邊環境造成不可克服的影響

Conclusion: The planning application would not cause insurmountable impact on the surrounding area

規劃增益及理據

Planning Merits and Justifications

- 提供約 720 伙資助出售房屋單位，以配合政府現行增加房屋供應的政策。
In line with the prevailing Government policies to increase public housing supply by providing about 720 nos. of subsidised sale flats.
- 提供社會福利設施，回應社會福利署的要求及更完善地滿足社區的日常所需。
Provides social welfare facilities to meet the requirements of the Social Welfare Department as well as to cater for the needs of the community.
- 提供公共停車場以及公共單車泊車位。
Provision of public vehicle park and public bicycle parking spaces.
- 優化元朗明渠旁的行人環境。
Improvement of pedestrian environment along Yuen Long Nullah
- 擬議資助出售房屋發展的用途、發展密度及建築物高度與周邊發展環境兼容。
The Proposed SSF Development is compatible with the surrounding development context in terms of use, development intensity and building height

地區及公眾諮詢

Local & Public Consultation

- 房協曾於 **2021 年 12 月 14 日** 出席元朗區議會大會會議，就元朗元龍街與攸田東路交界附近資助房屋發展及相關收回私人土地計劃向議員收集初步意見。
On 14 December 2021, HKHS attended the YLDC Meeting to collect Members' initial views on the subsidised housing development and the private land resumption plan for the site at Yuen Lung Street.
- 其後，房協於 **2022 年 10 月 28 日** 根據《城市規劃條例》第 16 條向城市規劃委員會提交規劃申請，以推進擬議資助出售單位發展項目。
Subsequently, HKHS submitted a planning application under Section 16 of the Town Planning Ordinance to the Town Planning Board (TPB) in support of the Proposed SSF Development on 28 October 2022 so as to move the project forward.
- 按《城市規劃條例》第 16 條規劃申請的既定程序，在法定提交意見時限內收到由 **YOHO MIDTOWN** 第十一屆業主委員會提交的意見書，房協會就有關的公眾意見及其他政府部門意見，向城市規劃委員會提交進一步資料。
During the statutory period under the Town Planning Ordinance for making comment on the Section 16 planning application, comments from the Eleventh Owners' Committee of YOHO MIDTOWN were received via letter dated 26 November 2022.
HKHS will address the public comments received during the public inspection period together with other departmental comments in a Further Information Submission to be submitted to the TPB in due course.



謝謝
Thank You