

**SECTION 16 PLANNING APPLICATION TOWN PLANNING ORDINANCE (CAP. 131)**

**RENEWAL OF PLANNING APPROVAL FOR  
TEMPORARY TRANSITIONAL HOUSING DEVELOPMENT  
ON A 3 YEAR TEMPORARY BASIS  
AT GOVERNMENT LAND IN DD 124,  
HUNG SHUI KIU, YUEN LONG, NEW TERRITORIES  
- Supplementary Planning Statement -**

**TOWNLAND CONSULTANTS LIMITED**

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TEMPORARY TRANSITIONAL HOUSING DEVELOPMENT  
ON A 3 YEAR TEMPORARY BASIS  
AT GOVERNMENT LAND IN DD 124, HUNG SHUI KIU,  
YUEN LONG, NEW TERRITORIES**

**SECTION 16 PLANNING APPLICATION**

**Supplementary Planning Statement**

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**Applicant**

Yan Oi Tong Limited

**Planning Consultant & Submitting Agent**

Townland Consultants Limited

File Reference: YOT/HYR/3

For and on behalf of Townland Consultants Limited

Approved by :  \_\_\_\_\_

Position : Associate Director

Date : 30.05.2024

30 May 2024

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## EXECUTIVE SUMMARY

This Section 16 Planning Application is submitted on behalf of Yan Oi Tong Limited (the “**Applicant**”) to seek permission from the TOWN PLANNING BOARD (“**TPB**”/“the **BOARD**”) for Renewal of Planning Permission to enable the continued operation of the Temporary Transitional Housing Development (“**Proposed Transitional Housing**”) on a 3-year temporary basis at Government Land in D.D. 124, Hung Shui Kiu, Yuen Long (“**Application Site / Site**”) approved under the Planning Application No. A/HSK/323 (the “**Approved Application**”). This project will continue to support current tenants in-need of temporary housing and the Government to deliver committed social housing (urgent temporary accommodation) objectives.

The Approved Application was approved with conditions a temporary basis for a period of 3 years until 27.8.2024 by the TPB at the 678<sup>th</sup> Rural and New Town Planning Committee (“**RNTPC**”) Meeting on 27 August 2021. The Transitional Housing Development is a direct response to current Government Policy Initiatives to address the housing supply problem by meeting the short-term needs of people awaiting public housing. Further to the Approved Application, the construction of the Transitional Housing Development, i.e. Yan Oi House, at the Application Site had commenced and subsequently completed. The intake of residents commenced in July 2023.

Per the Approved Application, the Transitional Housing Development has been developed with a maximum plot ratio of approx. 1.897 or a maximum total GFA of approx. 10,508.5m<sup>2</sup>, of which approx. 93.6m<sup>2</sup> is non-domestic GFA. A total of 410 units are provided housing approx. 786 persons. There is no significant change to the development scheme and development parameters under the current Approved Application (TPB ref: A/HSK/323).

The Applicant intends to continue the operation of the Proposed Transitional Housing on the Application Site. Per the Approved Application, the Applicant had intended to operate the Transitional Housing Development for at least a total of 7 years after completion (subject to TPB’s Approval on the current Application and further renewal Application, as necessary).

The Application for renewal of Planning Permission is justified on the following grounds:

- There are no significant changes in planning circumstances and the Applicant has demonstrated full compliance with the Planning Conditions imposed on the Approved Application;
- The Proposed Transitional Housing will continue to provide existing and future tenants/families in need of temporary housing and support the Government objectives in delivering urgent temporary accommodation;
- The temporary nature of the Transitional Housing Development will not undermine the long term Planning Intention of the Application Site;
- The Transitional Housing Development is fully compatible with the land uses around the Application Site. It is conveniently located near commercial and community services, connected to an existing cycle track system, and with high accessibility to various modes of public transport;
- The Transitional Housing Development will not increase pressure on the existing community facilities but enhance community support network and services for the neighbourhood;
- The use of MiC technology in constructing the Transitional Housing not only enabled housing units to be assembled quickly, but it also allows housing modules to be dismantled easily and relocated upon expiry of the Temporary Approval with minimal impact to the Application Site; and
- No adverse technical impacts are anticipated since there is no significant change in the nature of the proposed use and development parameters.

Based on the above justifications and as detailed in this Supplementary Planning Statement (“**SPS**”), we respectfully request the BOARD to give favourable consideration to this Application.

## 行政摘要

(內文如有差異，以英文版本為準)

根據《城市規劃條例》第十六條，我司代表仁愛堂有限公司（下稱「申請人」）向城市規劃委員會（下稱「城規會」）呈交規劃許可續期申請書，以容許位於元朗洪水橋丈量約份第 124 約的政府土地（下稱「申請地點」）上已獲批准的規劃申請編號 A/HSK/323（「獲批准的申請」）的臨時過渡性房屋發展（下稱「擬議過渡性房屋」）再繼續營運三年。此項目會繼續協助現時有需要的租戶提供臨時房屋及支持政府提供已承諾社會房屋（急切臨時居所）的目標。

城規會在 2021 年 8 月 27 日舉行的鄉郊及新市鎮規劃小組委員會第 678 次會議上，在有條件下批給臨時性質的許可，有效期為 3 年至 2024 年 8 月 27 日。擬議過渡性房屋是對政府解決當前香港住屋問題的現行政策倡議的直接回應。在獲得規劃許可後，申請地點上的過渡性房屋發展項目（即「仁愛居」）已經落成並於 2023 年 7 月開始入伙。

根據獲批准的申請，過渡性房屋發展的最高地積比率為約 1.897 倍／最高總樓面面積約 10,508.5 平方米，其中約 93.6 平方米為非住用總樓面面積。過渡性房屋發展一共提供約 410 個單位，可容納約 786 人。發展計劃和發展參數與獲批准的申請相比均沒有重大變化。

申請人擬在申請地點繼續營運擬議過渡性房屋。根據獲批准的申請，申請人擬議在過渡性房屋發展項目落成後最少營運 7 年（視乎城規會是否批准此規劃許可續期申請及往後的續期申請而定）。

此規劃許可續期申請具備以下充分理據的支持：

- 規劃狀況沒有重大變化和申請人已證明完全履行了獲批准的申請的所有附帶條件；
- 擬議過渡性房屋將繼續為現時和未來有需要的租戶/家庭提供臨時房屋，並支持政府實現提供急切臨時居所的目標；
- 擬議過渡性房屋的臨時性質不會影響申請地點的長遠規劃意向；
- 擬議過渡性房屋與申請地點周邊的土地用途完全兼容。擬議過渡性房屋位置便利，鄰近商業、社區設施，並有單車徑網絡及不同公共交通工具可供選擇；
- 擬議過渡性房屋不會對現有社區設施增加壓力，相反能為當地改善社區支援網絡和服務；
- 採用「組裝合成」建築法不單能迅速地提供住宅單位，更能容許將來在臨時許可過期後輕易地拆除和遷移，對申請地點影響極微；和
- 基於擬議用途和發展參數沒有重大變化，擬議過渡性房屋不會在技術層面上產生不良影響。

鑒於上述原因及這份補充規劃文件中詳述的理由，我司懇請城規會考慮批准是次規劃申請。

Reference: YOT/HYR/3/VIN/01  
Date: 30 May 2024

**TO THE TOWN PLANNING BOARD:**

**SECTION 16 PLANNING APPLICATION  
THE TOWN PLANNING ORDINANCE (CHAPTER 131)  
SUPPLEMENTARY PLANNING STATEMENT**

**RENEWAL OF PLANNING APPROVAL FOR  
TEMPORARY TRANSITIONAL HOUSING DEVELOPMENT  
ON A 3 YEAR TEMPORARY BASIS  
AT GOVERNMENT LAND IN DD 124,  
HUNG SHUI KIU, YUEN LONG, NEW TERRITORIES**

**1 INTRODUCTION**

- 1.1 We are instructed by Yan Oi Tong Limited (“YOT” / the “**Applicant**”), to submit this Section 16 (“**S16**”) Planning Application for Renewal of Planning Permission to enable the continued operation of the Temporary Transitional Housing Development (“**Proposed Transitional Housing**”) on a 3-year temporary basis at Government Land in D.D. 124, Hung Shui Kiu, Yuen Long (“**Application Site / Site**”) approved under the Planning Application No. A/HSK/323 (the “**Approved Application**”).
- 1.2 The Transitional Housing Development is a direct response to current Government Policy Initiatives to address the housing supply problem by meeting the short-term needs of people awaiting public housing. Further to the Approved Application, the construction of the Transitional Housing Development, i.e. Yan Oi House, at the Application Site had commenced and subsequently completed. The intake of residents commenced in July 2023.
- 1.3 The Applicant intends to continue the operation of the Proposed Transitional Housing on the Application Site. Per the Approved Application, the Applicant had intended to operate the Transitional Housing Development for at least a total of 7 years after completion (subject to TPB’s Approval on the current Application and further renewal Application, as necessary).

## 2 THE SITE CONTEXT

### 2.1 Site Location and Existing Use

2.1.1 The Application Site is located to the north of Castle Peak Road – Hung Shui Kiu with eastern frontage onto Hung Yuen Road (**Figures 2.1 and 2.2** refer). The Application Site is currently used as Temporary Transitional Housing Development dubbed “Yan Oi House” operating by the Applicant.

### 2.2 Land Status and Building Aspects

2.2.1 The Application Site comprises solely Government Land in D.D. 124 with a Site Area of approx. 5,540m<sup>2</sup>. It is currently held under Short Term Tenancy (“**STT**”) No. STTYL0028 which commenced on 14 January 2022 for a period of 31.5 months and renewed quarterly afterwards.

2.2.2 The latest General Buildings Plans (“**GBPs**”) for the Transitional Housing Development were approved by the Building Authority on 12 June 2023 (**Appendix 1** refers). The Occupation Permit (“**OP**”) No. NT36/2023/OP was issued by Buildings Department (“**BD**”) on 21 June 2023.

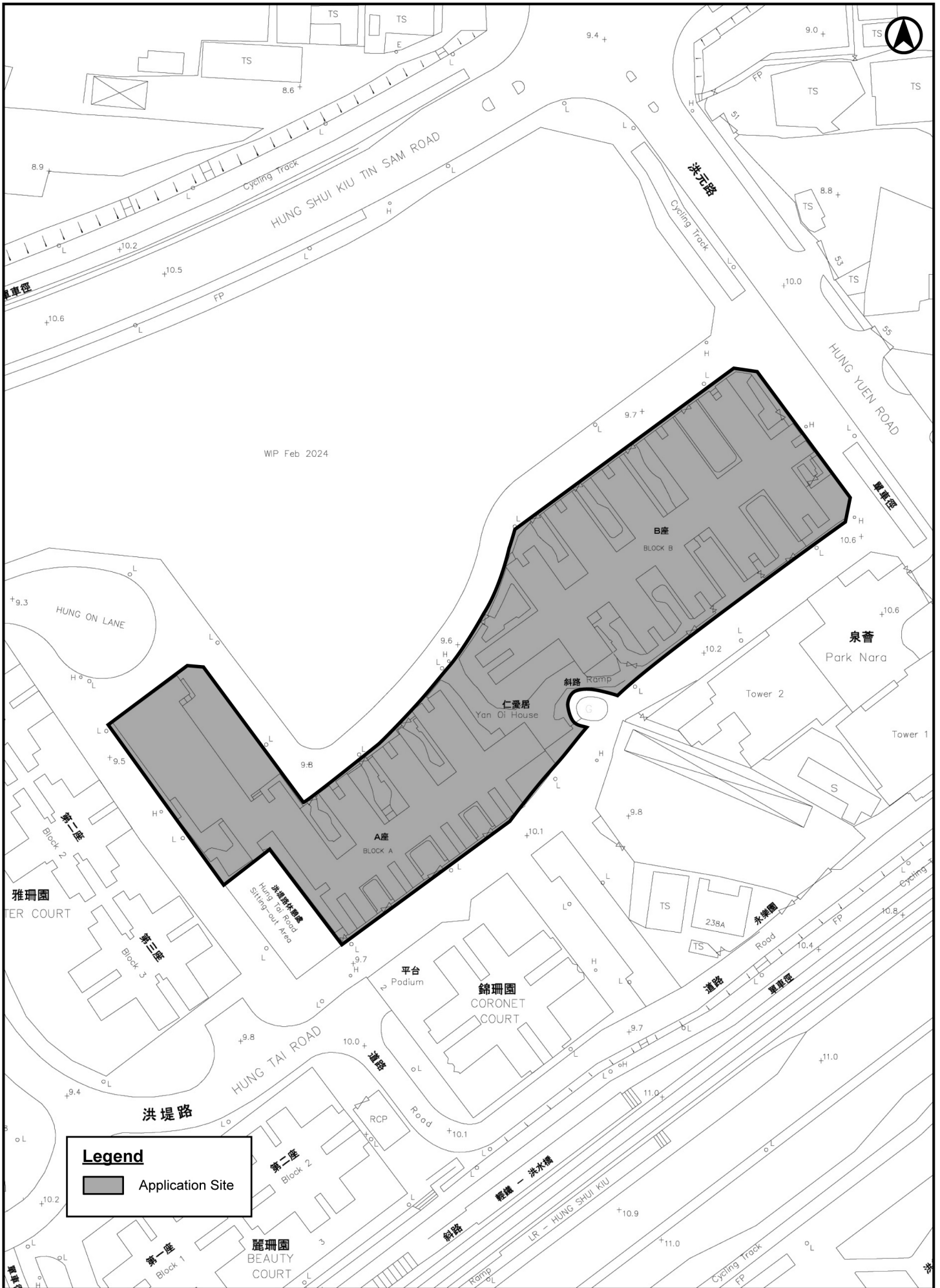
### 2.3 Surrounding Land Uses

2.3.1 As part of the Hung Shui Kiu New Development Area (“**HSKNDA**”), the Application Site is predominantly surrounded by existing/ planned residential developments as demonstrated in the Site Location Plan and Approved OZP.

- A residential site, zoned “Residential Group A(4)” (“**R(A)4**”) is located to the immediate north of the Site. According to the latest planning approval (TPB Ref: A/YL-PS/447), a residential development consisting of 6 residential blocks over 1 non-domestic podium with a building height of 42.05mPD is proposed and is currently in construction phase. A public pedestrian footpath connects Hung On Lane and Hung Yuen Road within the “R(A)4” zone abutting the northern boundary of the Application Site.
- To the further north beyond Hung Shui Kiu Tin Sham Road is an area zoned “G/IC” designated for Refuse Collection Point (“**RCP**”) cum office with 6 storeys planned for the Food and Environmental Hygiene Department (“**FEHD**”). Areas with residential developments including Sheffield Villas and two Dedicated Rehousing Estates (“**DRE**”) developed by Hong Kong Housing Society (“**HKHS**”) (TPB Ref: A/HSK/253) are under construction.
- To the northeast of the Site is Hung Fuk Estate, a public rental housing (“**PRH**”) estate with a Bus Terminus and some community facilities including the Hung Fuk Shopping Centre. An area to the east of the Site is currently serving as eating places, car parks, a MTRC Bus Depot and Light Rail Transit (“**LRT**”) facilities.
- The Site borders 4 existing residential developments with commercial podiums, namely Park Nara, Coronet Court, Beauty Court and Aster Court, south to west respectively. Hung Shui Kiu LRT Station is located on the opposite side of Coronet Court along Castle Peak Road – Hung Shui Kiu. Across Castle Peak Road and to the further southeast of the Site are existing residential developments, such as Symphony Garden and Treasure Court. The Shung Tak Catholic English College is located to the northeast adjacent to these residential developments.
- To the further west of the Site is an existing nullah with both sides of the nullah planned as a future riverside promenade. The planned Hung Shui Kiu MTR Station and Regional Plaza are located approx. 800m to the west of the Site.

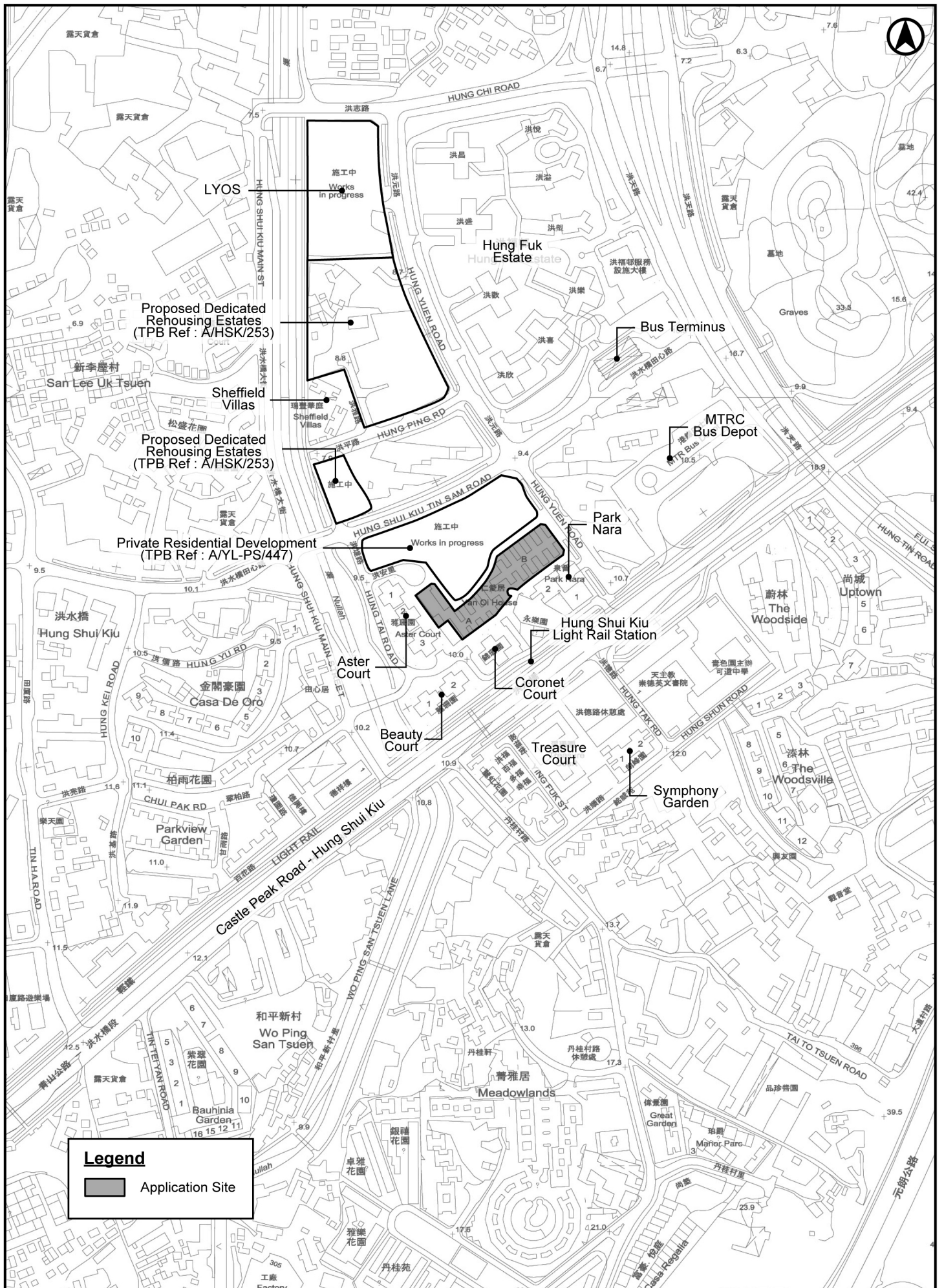
### 2.4 Accessibility

The Application Site is very conveniently located for future residents being situated within an existing built up community with numerous commercial and community facilities within walking distance. There is also excellent access to multiple modes of public transit including franchised public bus routes, minibus bus routes, Light Rail and cycling tracks. Hung Shui Kiu Light Rail Stop is located approx. 60m from the Application Site. Vehicular access to the Application Site is provided at Hung On Lane. The Application Site is also well connected to the surrounding area via walking.



**FIGURE 2.1 SITE LOCATION PLAN**  
 SCALE 1 : 1,000





YOT/HYR/3

FIGURE 2.2 SITE LOCATION PLAN  
SCALE 1 : 5,000

### 3 PLANNING CONTEXT

#### 3.1 Statutory Planning Context

*Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2*

- 3.1.1 The Application Site is zoned “Open Space” (“O”) and “Residential (Group A) 4” (“R(A)4”) on the Approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2 (“**Approved OZP**”). (**Figure 3.1** refers).
- 3.1.2 According to the Statutory Notes of the Approved OZP, the planning intention of the “O” zone is “*intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public*”, while the planning intention of the “R(A)4” zone is “*primarily for high-density residential developments. Commercial uses are always permitted on the lowest two floors of a building excluding basements, or in a free-standing purpose-designed non-domestic building up to five storeys.*”
- 3.1.3 According to the covering notes of the Approved OZP, “*temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission*”.
- 3.1.4 The renewal of the Planning Approval will not undermine the long term Planning Intention of the Application Site. The Temporary Transitional Housing Development is constructed and implemented via MiC technology which allows housing modules to be easily dismantled and relocated upon expiry of the Temporary approval with minimal impact to the Application Site.

#### 3.2 The Approved Application

- 3.2.1 The Application No. A/HSK/323 was approved with conditions a temporary basis for a period of 3 years until 27.8.2024 by the TPB at the 678<sup>th</sup> Rural and New Town Planning Committee (“**RNTPC**”) Meeting on 27 August 2021 and subject to the following conditions:
- a) *the submission of drainage and sewerage proposals within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 27.2.2022;*
  - b) *in relation to (a) above, the implementation of the drainage and sewerage proposals within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 27.5.2022;*
  - c) *in relation to (b) above, the implemented drainage and sewerage facilities for the development shall be maintained at all times during the planning approval period;*
  - d) *if the above planning condition (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and*
  - e) *if any of the above planning condition (a) or (b) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.*
- 3.2.2 Subsequently, Four (4) S16A(2) Applications for Extension of Time for Compliance with Planning Conditions (A/HSK/323-1 to A/HSK/323-4) were made and approved by the Assistant Director of Planning/New Territories, under the delegated authority of the TPB.

### 3.3 Non-Statutory Planning Context

#### *Policy Address (“Policy Address”)*

- 3.3.1 In The Chief Executive’s 2019 Policy Address, the Chief Executive recognises Housing as the toughest livelihood issue facing Hong Kong society. One of the responses by the Government to this situation is introducing more transitional housing. (**Para. 13 of The Chief Executive’s 2019 Policy Address** refers). The Chief Executive announced in January 2020 Government plans to increase the supply target of transitional housing projects substantially to provide a total of 15,000 such units in the coming three years. These units will be built on temporarily vacant government land and public facilities, as well as land lent by private developers. (**Para. 16 of The Chief Executive’s 2019 Policy Address** refers).
- 3.3.2 According to the latest Policy Measures 2023 (**Chapter 5 – Transitional Housing** refers), the goal is to provide over 21,000 transitional housing units by 2024-25. In addition, apart from the 8,000 units already in operation, there will be additional 13,000 new units expected to be completed and commissioned in the coming two years.

#### *Task Force on Transitional Housing*

- 3.3.3 The Task Force on Transitional Housing (“**Task Force**”) has been established under the Transport and Housing Bureau (“**THB**”) to proactively assist and facilitate various short-term initiatives proposed and implemented by the community/non-government organisations (“**NGOs**”) with a view to increasing the supply of transitional housing. To facilitate such transitional housing initiatives, the Funding Scheme to Support the Transitional Housing Projects by Non-government Organisations (“**the Funding Scheme**”) has been set up, with \$5 billion set aside by the Government and approved by the Finance Committee of the Legislative Council, to facilitate NGOs to take forward worthy transitional housing projects. The Proposed Transitional Housing is developed under this framework.

#### *Town Planning Board Guidelines No. 34D ( TPB PG-NO. 34D) (the “Guidelines”)*

- 3.3.4 *Town Planning Board Guidelines No. 34D - Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development* sets out the application procedures and the assessment criteria for the renewal of planning approvals and extension of time for compliance with planning conditions for temporary use or development by TPB.
- 3.3.5 In view that renewal applications involve only the renewal of approval previously granted by the Board, a streamlined approach in respect of the submission requirements could be adopted (**Para. 3.2 of the Guidelines** refer).
- 3.3.6 The criteria for assessing applications for renewal of planning approval include: (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas; (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development); (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits; (d) whether the approval period sought is reasonable; and (e) any other relevant considerations. (**Para. 4.1 of the Guidelines** refers).

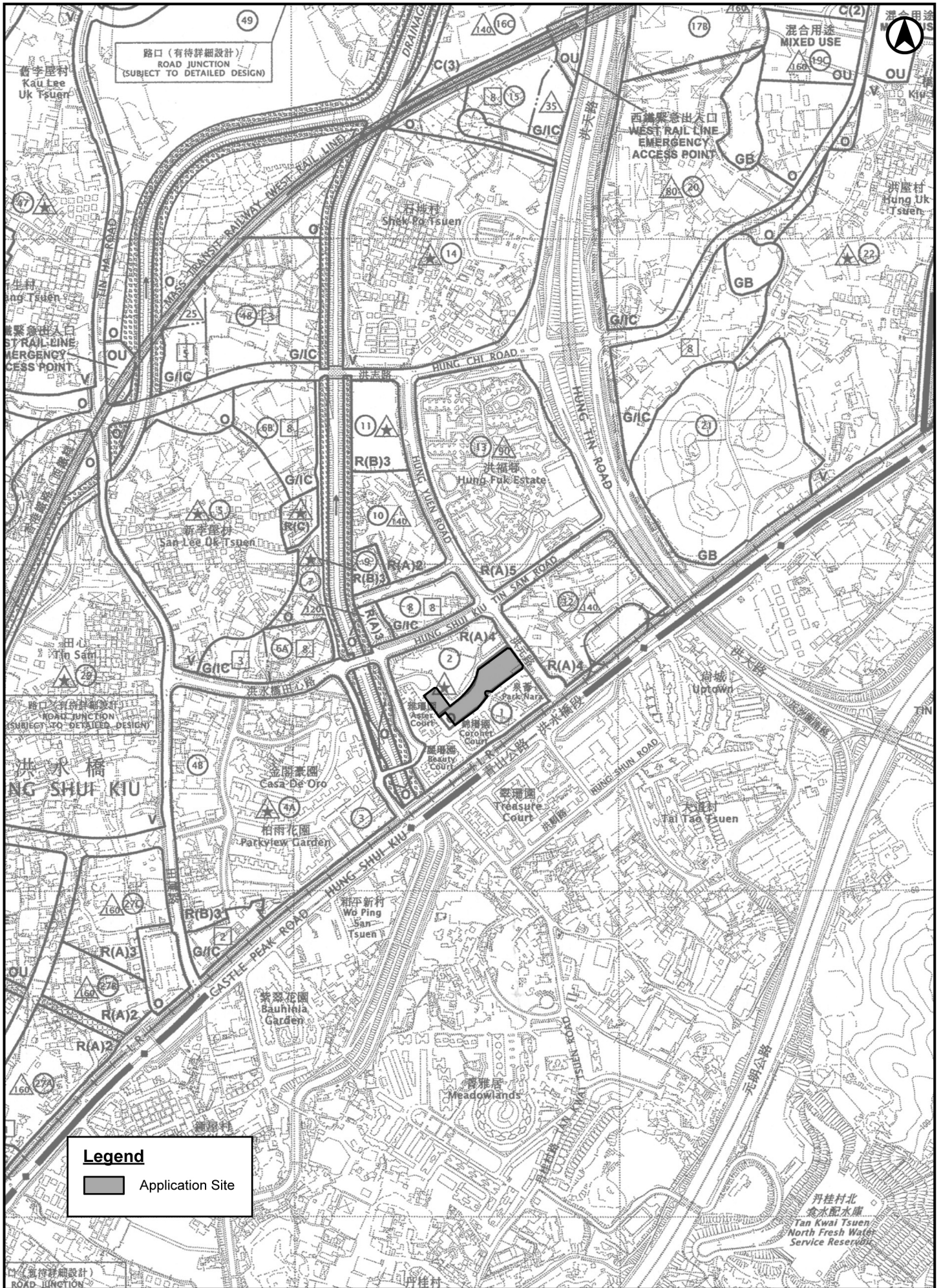


FIGURE 3.1 APPROVED HUNG SHUI KIU AND HA TSUEN OUTLINE ZONING PLAN NO. S/HSK/2 (EXTRACT) SCALE 1 : 7,500

## 4 CONTINUATION OF THE TRANSITIONAL HOUSING DEVELOPMENT

### 4.1 The Transitional Housing Development

4.1.1 The Transitional Housing Development is currently in operation. The Applicant intends to continue utilising the Application Site for Transitional Housing Development on a temporary basis.

4.1.2 Per the Approved Application, the Transitional Housing Development has been developed with a maximum plot ratio of approx. 1.897 or a maximum total GFA of approx. 10,508.5m<sup>2</sup>, of which approx. 93.6m<sup>2</sup> is non-domestic GFA. A total of 410 units are provided housing approx. 786 persons. The construction of the transitional housing was completed in June 2023 and the population intake has commenced in July 2023. As indicated in the Approved Application, YOT will be responsible for implementation and operation of the Proposed Transitional Housing for at least 7 years after completion, subject to TPB's approval of the current Application and future renewal applications.

4.1.3 There is no significant change to the development scheme and development parameters under the Approved Application. The Proposed Transitional Housing consists of two 4-storey residential blocks which were constructed via MiC method. The 4-storey residential blocks include 4 types of flats (i.e. 1P; 2P; 3P and Accessible) for singletons, families, the elderly and disabled. The percentage breakdown for each unit type as tabled below:

	Accessible Units	1P Units	2P Units	3P units
Floor Area (sq.ft)	Approx. 192	Approx. 132 – 144	Approx. 192	Approx. 286
No. of units	2	180	80	148
% breakdown	0.5%	43.9%	19.5%	36.1%

4.1.4 The Applicant is responsible for maintenance, choosing the families in residence, and daily management. Eligible tenants for this Project include Hong Kong residents proven to be in need of transitional housing (i.e. queued for PRH for no less than 3 years); and individual/ family with special housing needs (e.g. currently living in dismal and inadequate housing conditions). In addition, the tenants must meet HA's prevailing policies and eligibility criteria for PRH (including but not limited to family size, income and asset value). The Transitional Housing Development aims to achieve 4Cs namely 'Comfortable', 'Cross-communication', 'Capacity' and 'Consumption' in its service design and operation to provide a comfortable, safe and convenient living environment for the target beneficiaries.

4.1.5 As of 30 April 2024, the Occupancy Status stands at 98.8% with 405 out of a total of 410 units being occupied. The occupancy details of the remaining 5 households are as follows:

- Signed the tenancy agreement but have not yet occupied their units: 4 households
- Scheduled to sign the tenancy agreement (on 8 May 2024): 1 household

#### Provision of Ancillary/Amenity Facilities

4.1.6 The Proposed Transitional Housing is not only a safe and affordable place of shelter, but an overall community environment that supports social interactions and sense of place. A Non-Domestic Portion is provided to house ancillary facilities for residents and the wider neighbourhood including a Community Library which is a multi-purpose area that connects with the Hung Shui Kiu community through a sharing economy. The Non-Domestic Portion is currently open to both residents and the public for use. The Applicant will also be responsible for the operation and management of the facilities in the Non-Domestic Portion.

## 4.2 Development Parameters

4.2.1 **Table 4.1** below summarises the key development parameters of the Transitional Housing Development. As illustrated, the development parameters for the Current Renewal of Planning Permission Application remain essentially unchanged and insignificant. The latest building plans were approved by the Building Authority on 12 June 2023 subsequent to the Approved Application (**Appendix 1** refers).

4.2.2 For ease of reference, a comparison table of the development parameters between the Approved Application and the current Renewal of Planning Permission are as follows:

**Table 4.1 - Development Parameters**

DEVELOPMENT PARAMETERS	Application No. A/HSK/323	Current Application
Site Area	Approx. 5,339m <sup>2</sup>	Approx. 5,540m <sup>2</sup>
Maximum Total Plot Ratio	Approx. 1.897	Approx. 1.897
Maximum Total GFA	Approx. 10,126m <sup>2</sup>	Approx. 10,508.5m <sup>2</sup>
Maximum Building Height: Main Roof	Not more than 15m	Not more than 15m
Absolute Building Height (mPD)	Not more than +25mPD	Not more than +25mPD
Total Site Coverage	Approx. 55%	Not more than 55%
<b>Domestic Portion</b>		
Domestic Plot Ratio	Approx. 1.879	Approx. 1.879
Domestic GFA	Approx. 10,036m <sup>2</sup>	Approx. 10,414.9m <sup>2</sup>
No. of Blocks	2 Blocks (Block A and B)	2 Blocks (Block A and B)
No. of Storeys	4	4
Building Height: Main Roof	Not more than 15m	Not more than 15m
Building Height (mPD)	Not more than +25mPD	Not more than +25mPD
No. of Housing Units	Approx. 404 units	410 units
Design Population	Approx. 756	Approx. 786
<b>Non-domestic Portion</b>		
Non-domestic Plot Ratio	Approx. 0.018	Approx. 0.017
Non-domestic GFA	Approx. 90 m <sup>2</sup>	Approx. 93.6m <sup>2</sup>
No. of Blocks	Located in Block A	Located in Block A
No. of Storeys	1	1
Building Height: Main Roof	Approx. 6.125m	Approx. 6.125m
Building Height (mPD)	Approx. 16.125	Approx. 16.125
<b>Open Space and Greenery</b>		
Open Space	No less than 1m <sup>2</sup> per person	No less than 1m <sup>2</sup> per person
At-grade greenery	Approx. 680m <sup>2</sup> (Approx. 12.7%)	Approx. 945.6m <sup>2</sup> (Approx. 17.07%)

## 4.3 Visual Impact, Landscape and Tree Treatment

4.3.1 As there are no significant changes to the building block clusters and building height in comparison with the Approved Application, no change in visual impact is anticipated.

4.3.2 Per the Approved Application, the Building Block disposition/ layout enables gathering areas, outdoor fitness areas, children's play areas, and pocket open spaces to be provided throughout the Transitional Housing Development, providing approx. 945.6m<sup>2</sup> of at grade greenery areas (Approx. 17.07% total greenery coverage) and no less than 1m<sup>2</sup> per person of open space.

- 4.3.3 The Implemented Landscape Plan is provided in **Appendix 2**. Landscape Treatment will be continued to be properly maintained and kept no change during the approval period once the Current Application is approved by the TPB.
- 4.3.4 In addition, the Applicant has conformed to the tree planting arrangement proposed in the Approved Application with a total of 43 nos. of compensatory trees planted and 3 nos. of Trees Retained at the Application Site. Please refer to the **Table 4.2** below for the Tree Treatment Table.

**Table 4.2 – Tree Treatment Summary Table**

No. of Trees Retained	No. of Trees Felled	No. of Dead Trees	No. of Compensatory Trees Planted	Total No. of Trees within Site
3	43	-	43	46

#### 4.4 Transport Arrangement

- 4.4.1 The transport arrangements under the Current Application would remain the same as the Approved Application. A 7.3m-wide run-in/out is provided for the Transitional Housing Development from the cul-de-sac of Hung On Lane for vehicular access. The existing walkway bordering the northern side of the Application Site serves as EVA (via the vehicular access of the Application Site). Currently there are 54 bicycle parking spaces provided at the Application Site with no private car parking space provided. One loading/unloading bay is catered for servicing demand.
- 4.4.2 The Application Site is well served by Hung Shui Kiu LRT Station and plenty of road-based public transport services (i.e. franchised bus and GMB) are located in the vicinity.

#### 4.5 Sewerage and Drainage Arrangement

- 4.5.1 The relevant Approval Conditions (a) and (b) were fully complied with by the Applicant on 13 July 2022 and 18 August 2023 respectively. The Applicant is well committed to properly maintaining the implemented sewerage and drainage facilities within the Application Site at all times during the Planning Approval Period. The Letters for Compliance with Conditions (a) and (b) are provided in **Appendix 3**.

#### 4.6 Fire Safety Arrangement

- 4.6.1 The Applicant has provided the required Fire Service Installations and Equipment per relevant guidelines in which the Fire Services Department (“FSD”) has issued the Fire Services Certificate FS172 (serial no. L002161) dated 12 May 2023 after the acceptance inspection on the Fire Services Installation (“FSI”) installed at the Application Site (**Appendix 4 refers**).

## 5 PLANNING JUSTIFICATION

### 5.1 No Significant Changes in Planning Circumstances

5.1.1 The Transitional Housing Development at the Application Site has been in operation since July 2023 in accordance with relevant approvals/regulations/licenses. The Current Application seeks for extension of the Approval to enable the continued operation and maintenance of the Proposed Transitional Housing for tenants and families in need of temporary accommodation.

5.1.2 There has not been any significant changes to the existing parameters, operations, structure layout, etc. between the Approved Application and the Current Application. In addition, there has been no change in planning circumstances such as land use zoning and surrounding environment of the Application Site as compared to the Approved Application. No adverse impacts associated with the Transitional Housing Development have also been demonstrated through satisfaction with the statutory requirements and STT conditions.

### 5.2 Compliance with the Planning Conditions Under Previous Approval

5.2.1 Since the Approval of the Transitional Housing Development on a 3 year temporary basis in August 2021, the Applicant has complied with relevant Approval Conditions/maintained compliance with relevant Approval Conditions at all time during the Planning Approval Period. Compliance of the Approval Conditions is as follows:

**Table 5.1 – Compliance with Planning Conditions**

Planning Conditions		Discharge Date
a	<i>the submission of drainage and sewerage proposals within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by</i>	27 June 2022 ( <b>Appendix 3</b> refers)
b	<i>in relation to (a) above, the implementation of the drainage and sewerage proposals within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by</i>	13 July 2022 ( <b>Appendix 3</b> refers)
c	<i>in relation to (b) above, the implemented drainage and sewerage facilities for the development shall be maintained at all times during the planning approval period</i>	To be maintained at all times during the planning approval period
d	<i>if the above planning condition (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and</i>	Not Applicable
e	<i>if any of the above planning condition (a) or (b) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.</i>	Discharged on 27 June 2022 and 13 July 2022 respectively

5.2.2 As demonstrated, the Applicant has strictly adhered to all planning conditions listed above and is in accordance with the requirements under the TPB Guidelines 34D.

### 5.3 Providing Temporary Housing Supply under Government Policy

In line with Government Policy, the Proposed Transitional Housing provides 410 housing units in the short term for needy families, many who are currently living in substandard conditions and is in line with Government's latest Policy Measures in providing transitional housing units. In addition, the Application Site will not jeopardize the long-term planning intention of the Application Site for "R(A)4" and "O" zones.



#### 5.4 Suitability of Location/Land Use Compatibility

- 5.4.1 The Application Site is highly suitable for the provision of transitional housing. The Site is located within close walking distance to neighbourhood commercial and community facilities including Jing Jing Anglo-Chinese Kindergarten, Shung Tak Catholic English College, Ho Dao College, Po Kok Branch School, Agnes Wise Kindergarten, Caritas Hung Shui Kiu Neighbourhood Level Community Development Project (“**NLCDP**”), Watt Pak U Memorial Social Centre for the Elderly, as well as supermarket/retail shops and services in nearby housing estates/residential developments. The Application Site is linked to a comprehensive cycle track system and on-site bicycle parking facilities will encourage cycling as an environmentally-friendly mode of transport. For residents that may need to work outside the district, the Application Site is also well connected strategically to major forms of public transport including LRT, franchised buses and minibus routes.
- 5.4.2 The Proposed Transitional Housing is fully compatible with the surrounding residential uses and there will be no incompatible land use interfaces. Rather, the Community Library, programmes and activities running from the Non-Domestic Portion will contribute back to the community and enhance the support network and service for the neighbourhood.

#### 5.5 Achieving Sustainability Goals through the use of MiC technology

- 5.5.1 To ensure speedy implementation and dismantling of the Proposed Transitional Housing, the Applicant has adopted MiC technology, which follows the concept of “factory assembly followed by on-site installation”. This allows for freestanding modules to be assembled, dismantled and re-assembled in various locations. The use of MiC technology not only enables housing units to be assembled and provided readily, but it will also minimise construction waste when disassembling the modules. The technology has proven to be effective to enhance building productivity and safety, construction quality and sustainability.

#### 5.6 No Adverse Technical Impacts

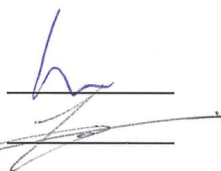
- 5.6.1 As indicated in **Section 4**, there is no significant change to the number of units and development parameters of the Application Site, thus there would be no substantial changes in the nature and operation of the Transitional Housing Development when compared to the Approved Application. The existing visual, traffic, environmental, drainage, sewage, landscape and fire service installation arrangements, per the Approved Application, would be continued and maintained by the Applicant throughout the approval of the Current Application.

## 6 CONCLUSION

- 6.1 This Section 16 Planning Application aim to seek permission from the TPB for the renewal of Planning Approval for the Temporary Transitional Housing Development under Application No. A/HSK/323 on a 3-year temporary basis. The Transitional Housing Development will continue to be provided on a temporary nature and will not result in any adverse impacts to the long term planning intention. There are no significant changes in the nature and planning circumstances since the previous Approved Application, and the Current Application is in-line in accordance with the TPB Guideline (TPB-PG No. 34D). In addition, the Applicant has complied with all Planning Conditions and will continue to maintain the Development and its ancillary facilities at all times during the planning approval period.
- 6.2 In light of the justifications as put forth in this SPS, we sincerely request the BOARD to give favourable consideration to this Application.

Edited &  
Approved by: Vincent Lau

Prepared by: Kelvin Chung



Date: 30 May 2024  
File Ref: YOT/HYR/3