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**Section 16 Application for Renewal of Planning Approval under  
Application No. A/YL-KTS/899 for Temporary Transitional Housing Development for  
a Period of Three Years at Lot 2160 RP in D.D. 106 and Adjoining Government Land,  
Kam Tin, Yuen Long, New Territories**

**Planning Statement**

Prepared by  
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## **EXECUTIVE SUMMARY**

*(In case of discrepancy between English and Chinese versions, English shall prevail)*

This application is submitted on behalf of the *New Territories Association of Societies (Community Services) Foundation* (“**the Applicant**”) to the Town Planning Board (“**the Board**”) under Section 16 of the Town Planning Ordinance for Renewal of Planning Approval for Temporary Transitional Housing Development (“**the Use**”) for a Period of 3 Years at Lot 2160 RP in D.D. 106 and Adjoining Government Land in Kam Tin, Yuen Long, New Territories (“**the Application Site**”). The Application Site covers an area of about 16,760m<sup>2</sup> and falls entirely within an area zoned “Comprehensive Development Area” (“**CDA**”) on the approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15 (“**the OZP**”). The Application Site is subject to a previous planning application No. A/YL-KTS/899 for the Use, which was approved with condition(s) by the Board on a temporary basis for a period of three years on 24.9.2021. The planning permission shall be valid until 24.9.2024.

The temporary and non-profit making transitional housing development project situated at the Application Site is named NAScenT 恒莆新苑. It is a low-rise development with a maximum building height (“**BH**”) of no more than 15m and 4 storeys. With a total plot ratio (“**PR**”) of about 1.403 and a total gross floor area (“**GFA**”) of about 23,514m<sup>2</sup>, the Use provides a total of 1,028 transitional housing units with two 4-storey domestic blocks and a 2-storey amenity block.

The first population intake of NAScenT 恒莆新苑 took place in February 2024. With an anticipated operation period of not less than 5 years as proposed in the approved S16 application, the Applicant now seeks the Board’s permission to renew the planning approval for an additional 3-year period.

The application is fully justified by, but not limited to, the following reasons:

- Addressing Severe Housing Shortage at Territorial Level;
- Support from Housing Bureau for the Operation of the Transitional Housing;
- No Contravention to the Planning Intention of the Subject “CDA” Zone;
- No Adverse Impacts to the Surrounding Area;
- No Material Change in Use Since Previous Planning Approval; and
- Compliance with Town Planning Board Guidelines No. 34D for Renewal of Planning Approval.

On the basis of the above justifications, we sincerely wish that the Board can give favourable consideration to this application.

## 內容摘要

(如內文與其英文版本有差異，則以英文版本為準)

本規劃申請謹代表新界社團聯會社會服務基金(下稱「申請人」)，根據《城市規劃條例》第16條，就位於新界錦田丈量約份第106約第2160號餘段(部分)及毗連政府土地(下稱「申請地點」)申請臨時過渡性房屋(下稱「有關用途」)規劃許可續期(為期三年)。申請地點面積約為16,760平方米，並於《錦田南分區計劃大綱圖編號S/YL-KTS/15》(下稱「大綱草圖」)上被劃作「綜合發展區」地帶。申請地點先前就有關用途向城規會提交規劃申請(No. A/YL-KTS/899)，並於2021年9月24日獲批為期三年的臨時規劃許可，有效期至2024年9月24日。

位於申請地點的臨時過渡性房屋發展項目名為「NAScenT 恒莆新苑」，為低層發展項目，最高建築物高度不超過15米和4層，總地積比率約1.403，總樓面面積約為23,514平方米。NAScenT 恒莆新苑建有兩幢4層住宅大樓和一幢2層配套大樓，提供1,028個過渡性房屋單位。

此項目首次入伙日期為2024年2月，根據先前已獲批的規劃申請，擬議營運年期將不少於5年，因此申請人現提交此規劃申請為先前規劃許可續期。

此規劃申請具備充分的理據，包括並不止於：

- 解決嚴重住房短缺問題；
- 房屋局支持營運過渡性房屋；
- 不違背「綜合發展區」地帶的規劃意向；
- 不會對周邊地區造成不良影響；
- 有關用途沒有重大變化；及
- 符合城規會規劃指引編號34D有關指引。

基於以上規劃理據，現懇請城規會批准是次規劃申請。

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## Planning Statement

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# 1 INTRODUCTION

## 1.1 Purpose of the Application

- 1.1.1 On behalf of the *New Territories Association of Societies (Community Services) Foundation* (“**the Applicant**”), this Section 16 planning application serves to seek permission from the Town Planning Board (“**the Board**”) for renewal of planning approval under Application No. A/YL-KTS/899 for temporary transitional housing development (“**the Use**”) for a period of three years at Lot 2160 RP in D.D. 106 and Adjoining Government Land in Kam Tin, Yuen Long, New Territories, Hong Kong (“**the Application Site**”).
- 1.1.2 Situated at the Application Site, the transitional housing project named “The NAScenT (恒莆新苑)” is temporary and non-profit making in nature. A planning permission for a period of 3 years was granted to the Use with condition(s) under planning application No. A/YL-KTS/899 on 24.9.2021. The construction works of the project were completed in January 2024, followed by the first population intake in February 2024. It is now providing 1,028 residential units and accommodating a target population of 2,270 residents.
- 1.1.3 The said planning permission will lapse on 24.9.2024. As stated in the approved planning application, the proposed operation period of the Use is not less than 5 years. The Applicant, the operating organization of “The NAScenT (恒莆新苑)”, would like to continue its operation to serve the community and alleviate housing shortage in Hong Kong. Hence, this application is submitted to the Board for a renewal of the temporary approval for a further three-year period under Section 16 of the Town Planning Ordinance (“**the Ordinance**”).

## 1.2 Structure of the Planning Statement

- 1.2.1 In support of this planning application, this Planning Statement is divided into six chapters for the consideration of the Board. **Chapter 1** is the introduction to outline the purpose of the current application and provide background information of the application. **Chapter 2** gives background details of the Application Site in terms of the current land use characteristics and the surrounding developments. **Chapter 3** provides an overview on the planning context of the Application Site. **Chapter 4** presents the current use and the compliance with approval conditions of the Application Site. Justifications for approval to the application are provided in **Chapter 5** and a summary of the submission is provided in **Chapter 6**.

## 2 THE APPLICATION SITE AND SURROUNDINGS

### 2.1 The Application Site

2.1.1 The Application Site abuts Tung Wui Road to its southeast and Kam Wui Road to its east, while to its north and southwest are Kam Tin River and a nullah respectively. The Application Site covers a total area of about 16,760m<sup>2</sup> comprising Lot 2160 RP in D.D. 106 and the adjoining Government Land of about 9,790m<sup>2</sup> under Short Term Tenancy No. STTYL0117. Please refer to **Appendix 1** for application boundaries under A/YL-KTS/899 and the current application. The STT survey plan is also attached in **Appendix 2**.

### 2.2 Site Surroundings

2.2.1 The Application Site is predominantly surrounded by residential dwellings, village houses, warehouses and open storage yards. **Figure 2.1** below shows the location and surroundings of the Application Site.

2.2.2 To the east of the Application Site is a mixture of residential dwellings, village houses, warehouses and open storage yards, which are zoned as “Residential (D)” (“**R(D)**”), “Residential (A)” (“**R(A)**”) and “Other Specified Use” (“**OU**”) respectively.

2.2.3 To the south of the Application Site is zoned as “R(A)” where it is under work in progress at the time of submission.

2.2.4 To the west of the Application Site is mainly transportation infrastructure, including railway stations and bus terminus, which is zoned as “Other Specified Use” annotated “Railway Station and Public Transport Interchange with Commercial/Residential Development” only.

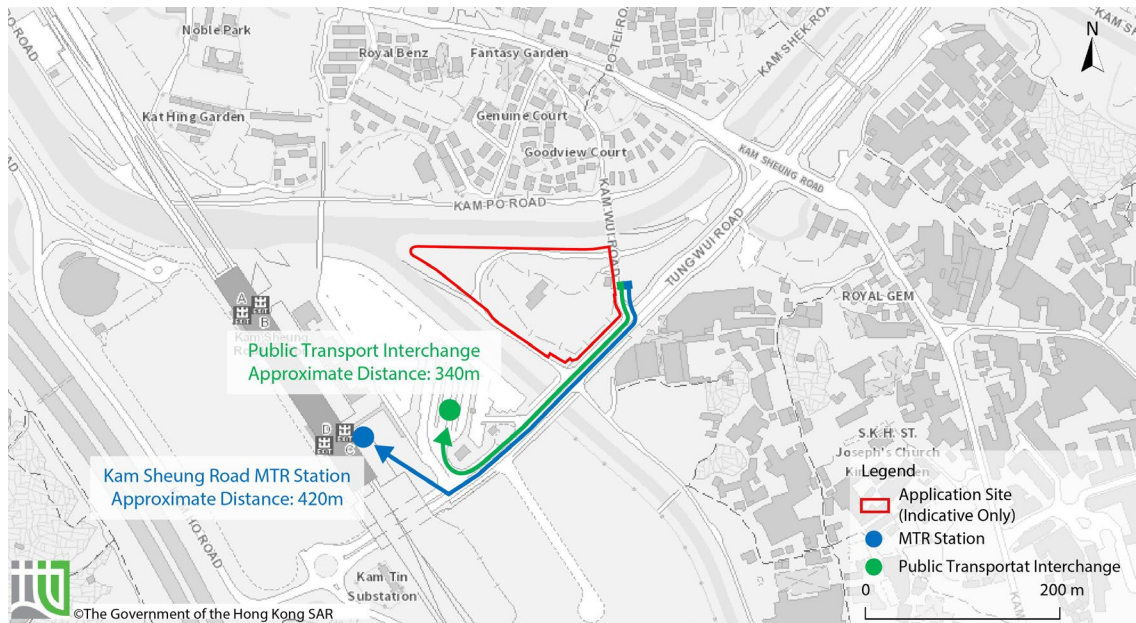
2.2.5 To the north across Kam Tin River are predominantly village houses, which are zoned as “Village Type Development” (“**V**”).



**Figure 2.1 Surroundings of the Application Site** (Source: GeolInfo Map)

## 2.3 Existing Accessibility

2.3.1 The Application Site is accessible by vehicles via Kam Wui Road and Tung Wui Road, which connect with other areas of wider Yuen Long District. It is also well-served by public transport services within a 400m walking distance, including franchised bus and green minibus services along Tung Wui Road and Kam Sheung Road. The Kam Sheung Road MTR Station is located approximately 420m away from the Application Site. **Figure 2.2** shows the location of the public transport stations and the pedestrian routes walking between stations and the Application Site.



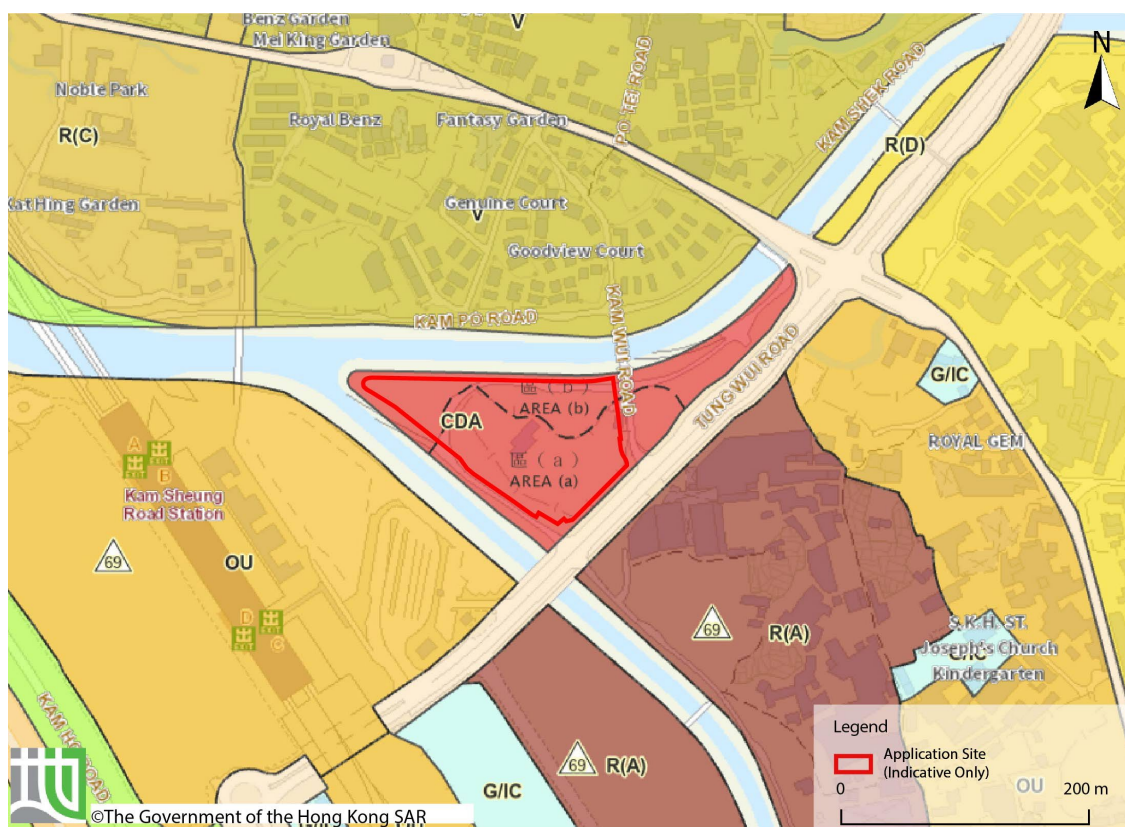
**Figure 2.2** Accessibility of the Application Site (Source: GeolInfo Map)



### 3 PLANNING CONTEXT

#### 3.1 Statutory Planning Context

- 3.1.1 The Application Site falls entirely within an area zoned “CDA” on the approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15 (“**the OZP**”) (with two sub-zones: Area (a) and Area (b)) as shown in **Figure 3.1** below. According to the OZP, the subject “CDA” zone is intended primarily for comprehensive development/ redevelopment of the area for residential use with the provision of commercial, open space and other supporting facilities, if any. This zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.
- 3.1.2 As stipulated in the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of three years requires permission from the Board. The planning approval will lapse upon expiry of the approval period. With reference to Town Planning Board Guidelines No. 34D (“**TPB PG-No. 34D**”), the Applicant may apply to the Board for a renewal of the temporary approval if the temporary use and development is to be continued.
- 3.1.3 Since the Applicant would like to renew the planning approval for continuing the operation of the temporary transitional housing, this application is submitted under Section 16 of the Ordinance for renewal of planning approval for the same use for a period of 3 years at the Application Site.



**Figure 3.1** Extract of the OZP (Source: Statutory Planning Portal 3)

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**3.2 Previous Application at the Application Site**

- 3.2.1 The Application Site is covered by two previously approved S16 applications (No. A/YL-KTS/705 and No. A/YL-KTS/899) which were approved by the Board on 20.4.2018 and 24.9.2021 respectively. For the approved application No. A/YL-KTS/705, the proposed house development has been temporarily put on hold to accommodate the transitional housing development under the approved application No. A/YL-KTS/899.

**3.3 Similar Applications**

- 3.3.1 There is no similar application for renewal of temporary use within the “CDA” zone in the OZP.

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## 4 LAND USE AND COMPLIANCE WITH CONDITIONS

### 4.1 Programme of Development

- 4.1.1 Upon the submission of S16 Planning Application No. A/YL-KTS/899 for the Use at the Application Site, the planning permission was granted with conditions on 24.9.2021 for a period of 3 years. The construction works were completed in January 2024, followed by the first population intake in February 2024. The programme of development is detailed in **Table 4.1**.

**Table 4.1 Programme of Development**

<b>Matters</b>	<b>Date</b>
Approval of S16 Planning Application No. A/YL-KTS/899 with condition(s) on a temporary basis	24.9.2021
Approval of S16A Application – 1 <sup>st</sup> Extension of Time (A/YL-KTS/899-1)	18.3.2022
First Approval of General Building Plan	Receipt of Approval Letter from Buildings Department dated 30.5.2022
Commencement of Construction Works	7.2022
Approval of S16A Application – 2 <sup>nd</sup> Extension of Time (A/YL-KTS/899-2)	20.12.2022
Approval of S16A Application – 3 <sup>rd</sup> Extension of Time (A/YL-KTS/899-3)	27.3.2023
Approval of S16A Application – 4 <sup>th</sup> Extension of Time (A/YL-KTS/899-4)	23.6.2023
Approval of S16A Application – 5 <sup>th</sup> Extension of Time (A/YL-KTS/899-5)	20.9.2023
Approval of S16A Application – 6 <sup>th</sup> Extension of Time (A/YL-KTS/899-6)	19.12.2023
Completion of Works	1.2024
Issue of Occupation Permit	19.1.2024
Population Intake	2.2024
Expiry of Planning Approval	24.9.2024

### 4.2 Current Use

- 4.2.1 In response to the Government’s policy on the provision of transitional housing, the NAScentT (恒莆新苑) aims to serve the underprivileged groups who have been waiting for public housing for a long time or have urgent housing needs. With an anticipated operation period of not less than 5 years, this S16 application is submitted for granting permission to continue the operation of the Use at the Application Site on a temporary basis for a further three-year period.
- 4.2.2 As per the approved general building plans (“GBPs”), the transitional housing development provides 1,028 units in two 4-storey residential blocks. In addition, there are various ancillary facilities supporting the residents in a 2-storey amenity block, including supermarket, community canteen, clinic, and multifunctional room. Site Photos are attached in **Appendix 3**.
- 4.2.3 The major development parameters of the approved scheme under Application No. A/YL-KTS/899 and the approved GBPs are listed in **Table 4.2**. The approved GBPs are enclosed in **Appendix 4**.

**Table 4.2 Major Development Parameters**

<b>Development Parameters</b>	<b>Approved Scheme under A/YL-KTS/899 (a)</b>	<b>Current Scheme under Approved GBP (b)</b>	<b>Difference (b) – (a)</b>
<b>Site Area</b>	About 16,631m <sup>2</sup>	About 16,760m <sup>2</sup>	+129m <sup>2</sup> [+0.78%] *
<b>Total PR</b>	<b>About 1.53</b>	<b>About 1.403</b>	<b>-0.127 [-8.3%]</b>
Domestic PR	1.44	1.353	-0.087 [-6.04%]
Non-domestic PR	0.09	0.05	-0.04 [-44.4%]
<b>Total GFA</b>	<b>About 25,412m<sup>2</sup></b>	<b>About 23,514m<sup>2</sup></b>	<b>-1,898m<sup>2</sup> [-7.47%]</b>
Domestic GFA	23,912m <sup>2</sup>	22,672m <sup>2</sup>	-1,240m <sup>2</sup> [-5.19%]
Non-domestic GFA	1,500m <sup>2</sup>	842.46m <sup>2</sup>	-657.54m <sup>2</sup> [-43.84%]
<b>Site Coverage (“SC”)</b>	45.97%	41.8%	-4.17% [-9.07%]
<b>No. of Units</b>	1,020	1,028	+8 [0.78%]
<b>No. of Blocks</b>	<b>9</b>	<b>5</b>	<b>-4 [-44.4%]</b>
Residential	6	2	-4 [-66.7%]
Non-domestic	3	3	Same
<b>No. of Storeys / BH</b>			
Residential Blocks	4 storeys (not more than 15m (+20.1mPD))	4 storeys (not more than 15m (+20.1mPD))	Same
Amenity & E/M Building	3 storeys (not more than 12m (+17.8mPD))	2 storeys (+13.80mPD)	-4m [-22.5%]
E/M Building	1 storey (not more than 4m (+9.8mPD))	1 storey (+11.375mPD)	+1.575m [+16.1%]
Sewerage Treatment Plant	1 storey (not more than 6.5m (+12mPD))	1 storey (+12mPD)	Same
<b>Greenery Coverage</b>	Not less than 25%	25.708%	+0.708 [+2.8%]
<b>Open Space</b>	Not less than 2,751m <sup>2</sup>	About 2,908m <sup>2</sup>	+157m <sup>2</sup> [+5.7%]
<b>No. of Heavy Goods Vehicle (“HGV”) Loading/ Unloading (“L/UL”) Bays</b>	6	6	Same
<b>No. of Bicycle Racks</b>	68	68	Same

Remarks

\* Minor changes in site boundary and site area are due to the setting out of site boundary at the processing of land grant as required by the relevant government departments (**Appendices 1 and 2** refer).

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4.2.4 As compared with the approved scheme under Application No. A/YL-KTS/899, the development parameters under the approved GBP are largely the same with minor changes in GFA, PR, SC and BH. According to the TPB PG-No. 36C, these changes are Class A amendments and should be permitted without further planning permission from the Board.

4.2.5 In addition, the numbers of residential blocks were reduced and the building form and internal layout of both residential blocks and non-domestic blocks were revised during the detailed design stage to facilitate the operational needs of the transitional housing. As per the departmental comments received on the approved GBPs, these changes are considered as Class A amendments as the concerned building blocks are not the subject of environmental mitigation measures.

**4.3 Compliance with Planning Conditions**

4.3.1 In accordance with the previous S16 application No. A/YL-KTS/899 and six S16A applications for extension of time, the Board granted approval to the Use with conditions listed in **Table 4.3** and all conditions have been fully complied with to the satisfaction of relevant Government departments within the required time limits (**Appendices** from **5** to **11** refer).

**Table 4.3 Compliance with Planning Conditions of Previous Planning Approval**

	<b>Planning Conditions</b>	<b>Compliance</b>
<b>Traffic Arrangement</b>		
(a)	No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period	Complied with throughout the operation period ( <b>Appendix 3</b> refers)
(b)	The submission of a run-in/out proposal at Kam Wui Road to the satisfaction of the Director of Highways and the Commissioner for Transport or of the TPB by 24.9.2022	Complied (Letter from the Planning Department dated 14.7.2022 and <b>Appendix 5</b> refers)
(c)	In relation to (b) above, the implementation of the run-in/out proposal at Kam Wui Road to the satisfaction of the Director of Highways and the Commissioner for Transport or of the TPB by 24.3.2024	Complied (Letter from the Planning Department dated 8.3.2024 and <b>Appendix 6</b> refers)
(d)	The submission of a footpath proposal along Kam Wui Road to the satisfaction of the Director of Highways and the Commissioner for Transport or of the TPB by 24.9.2022	Complied (Letter from the Planning Department dated 14.7.2022 and <b>Appendix 5</b> refers)
(e)	In relation to (d) above, the implementation of the footpath proposal along Kam Wui Road to the satisfaction of the Director of Highways and the Commissioner for Transport or of the TPB by 24.3.2024	Complied (Letter from the Planning Department dated 8.3.2024 and <b>Appendix 6</b> refers)
<b>Drainage Impacts</b>		
(f)	The implementation of the drainage proposal as detailed in the accepted Drainage Impact Assessment to the satisfaction of the Director of Drainage Services or of the TPB by 24.12.2023	Complied (Letter from the Planning Department dated 18.12.2023 and <b>Appendix 7</b> refers)
(g)	In relation to (f) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period	Complied with throughout the operation period ( <b>Appendix 3</b> refers)

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<b>Environmental Impacts</b>		
(h)	The submission of a contamination assessment plan and remediation action plan (if necessary) to the satisfaction of the Director of Environmental Protection or of the TPB by 24.9.2022	Complied (Letter from the Planning Department dated 27.6.2022 and <b>Appendix 8</b> refers)
(i)	In relation to (h) above, the implementation of the remedial actions prior to commencement of construction for the contaminated areas to the satisfaction of the Director of Environmental Protection or of the TPB by 24.12.2022	Complied (Letter from the Planning Department dated 13.7.2022 and <b>Appendix 9</b> refers)
<b>Fire Safety</b>		
(j)	The submission of a proposal for water supplies for fire-fighting and fire service installations to the satisfaction of the Director of Fire Services or of the TPB by 24.9.2022	Complied (Letter from the Planning Department dated 12.8.2022 and <b>Appendix 10</b> refers)
(k)	In relation to (j) above, the provision of water supplies for fire-fighting and fire service installations to the satisfaction of the Director of Fire Services or of the TPB by 24.3.2024	Complied (Letter from the Planning Department dated 25.1.2024 and <b>Appendix 11</b> refers)
<b>Others</b>		
(l)	If any of the above planning condition (a) or (g) 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	Planning conditions (a) and (g) have been complied with
(m)	If any of the above planning condition (b), (c), (d), (e), (f), (h), (i), (j) or (k) 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	Planning conditions (b), (c), (d), (e), (f), (h), (i), (j) and (k) have been complied with
(n)	Upon expiry of the planning permission, the reinstatement of Area (b) in the site with tree planting to the satisfaction of the Director of Planning or of the TPB	Not Applicable

## **5 PLANNING JUSTIFICATIONS**

### **5.1 Addressing Severe Housing Shortage at Territorial Level**

5.1.1 As of 2024, the average waiting time for a public rental housing flat is 5.7 years, reflecting a severe shortage in affordable housing supply for the disadvantaged. Housing is always the top priority of Government's Policy. According to 2022 Policy Address, the Government aimed to provide about 20,000 transitional housing through partnership with the community. The Applicant, a charity organization, would like to continue the operation of the transitional housing for providing more affordable housing options to the territory. The proposed continuation of the Use is expected to accommodate 2,270 residents with the provision of 1,028 transitional housing units, alleviating housing shortfall in Hong Kong.

### **5.2 Support from Housing Bureau for the Operation of the Transitional Housing**

5.2.1 Under the Funding Scheme to Support Transitional Housing Projects by Non-government Organisations, a total of \$576.3 million has been granted by the Housing Bureau to the Applicant for operating the concerned transitional housing project. The planned operation period will be not less than 5 years. As the first population intake of the transitional housing started in February 2024, the operation has to continue for 5 years till at least February 2029 so as to achieve the operation plan. Thus, the proposed renewal of planning approval is required to continue the operation of the transitional housing.

### **5.3 No Contravention to the Planning Intention of the Subject "CDA" Zone**

5.3.1 As stated in Chapter 3, the Applicant Site falls entirely within the "CDA" zone on the OZP, where the subject "CDA" zone is intended primarily for comprehensive development/redevelopment of the area for residential use with the provision of commercial, open space and other supporting facilities, if any. The Use provides transitional housing flats with supporting and ancillary facilities, which will not jeopardize the planning intention of the "CDA" zone. Meanwhile, due to the temporary nature of the Use, it will not pose any long-term impacts to the planning intention of the subject "CDA" zone.

### **5.4 No Adverse Impacts to the Surrounding Area**

5.4.1 The operation of the Use will continue in a manner as proposed in the previously approved planning application and consistent with the past three months of operation since the first population intake in February 2024. Upon the submission of the previous application, technical assessments were prepared and demonstrated that the Proposed Development is technically feasible and would not generate insurmountable impacts on the various aspects, including landscape, air ventilation, visual, traffic and environment. In addition, no complaints have been received regarding the operation since the first population intake. Thus, the Use will not pose adverse impacts to the surrounding area.

### **5.5 No Material Change in Use Since Previous Planning Approval**

5.5.1 As detailed in Chapter 4.2, there will not be major material change in development parameters for the Use since the previous planning approval granted on 24.9.2021.

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### 5.6 Compliance with TPB Guidelines No. 34D for Renewal of Planning Approval

5.6.1 The Application has fully complied with the criteria in accordance with TPB PG-No. 34D for renewal applications of planning approvals.

(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

5.6.2 There is no change in the relevant planning policies on transitional housing development. Regarding land use zoning, the Application Site falls entirely within the “CDA” zone on the same OZP since the previous temporary approval was granted, without any amendments.

5.6.3 For the land use in the vicinity of the Application Site, there have been 9 approved S16 applications since 24.9.2021 when the planning permission was granted to the Use. Among them, 4 approved S16 applications (No. A/YL-KTS/911, No. A/YL-KTS/927, No. A/YL-KTS/972 and No. A/YL-KTS/981) are for temporary uses including Shop and Services, Eating Place, Place of Recreation, Sport or Culture and Public Vehicle Park. Meanwhile, the remaining 5 approved S16 applications were for renewal for temporary uses. All these approved temporary uses are considered not incompatible with the Use. In addition to the temporary nature of the changes in land use of the surrounding areas, the material change in planning circumstances is considered to be insignificant in this Application.

(b) Whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development)

5.6.4 The Application Site comprises one part of private land and one part of government land. Consent from the sole landowner has been granted to lend the land to the Applicant for the operation of the transitional housing development. Although there was an approved application (No. A/YL-KTS/705) dated 20.4.2018 for proposed house development at the Application Site, it has been temporarily put on hold to accommodate the concerned Use. Except this, there are no other known or active development initiatives or proposals for the subject “CDA” area since the planning permission was granted to the Use in 2021. Thus, it is considered no adverse planning implications will be arisen from the proposed renewal of the planning approval.

(c) Whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government department within the specified time limits

5.6.5 As aforementioned in Chapter 4.3 above, all planning conditions associated with the previous planning approval have been complied with by the Applicant within the required time limits.

(d) Whether the approval period sought is reasonable

5.6.6 Based on the above considerations and the planned operation period of not less than 5 years for the NAScenT 恒菁新苑, the proposed renewal period of three years is justified and reasonable without exceeding the original validity period of the temporary approval.



**Planning Statement**

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## **6 CONCLUSION**

6.1.1 This Planning Statement is submitted to the Board in support of the proposed renewal of planning approval for temporary transitional housing development for a period of three years at Lot 2160 RP in D.D. 106 and Adjoining Government Land in Kam Tin, Yuen Long, New Territories. The Application Site falls within an area zoned as “CDA” on the OZP. This Planning Statement aims to provide background information and planning justifications in support of the application.

6.1.2 This application is well justified on the following grounds:

- Addressing Severe Housing Shortage at Territorial Level;
- Support from Housing Bureau for the Operation of the Transitional Housing;
- No Contravention to the Planning Intention of the Subject “CDA” Zone;
- No Adverse Impacts to the Surrounding Area;
- No Material Change in Use Since Previous Planning Approval; and
- Compliance with Town Planning Board Guidelines No. 34D for Renewal of Planning Approval.

6.1.3 In view of the above and the planning justifications in this Planning Statement, we respectfully request the Board to give favourable consideration to this planning application.

**July 2024**

**PlanPlus Consultancy Limited**