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Kam Tin

*Section 16 Application for Temporary Transitional Housing Development for a Period of 3 Years (Renewal of Planning Approval under Application No. A/YL-KTS/960)*

PLANNING STATEMENT



March 2026

# Pok Oi Hospital

## Section 16 Application for Temporary Transitional Housing Development for a Period of 3 Years (Renewal of Planning Approval under Application No. A/YL-KTS/960)

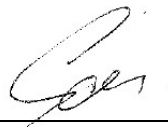
### Planning Statement

Document No. 001

URBIS Limited

March 2026

Prepared by :



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26 March 2026

Date

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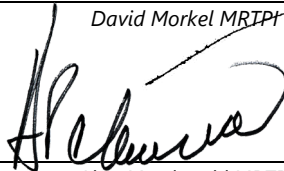


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26 March 2026

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## Executive Summary

This planning application is prepared and submitted under Section 16 of the Town Planning Ordinance (Cap.131) on behalf of Pok Oi Hospital (the 'Applicant') to seek the renewal for a period of 3 years of a temporary planning approval for the transitional housing development (the 'Proposed Development') at various lots in D.D.106 and adjoining Government land, in Kong Ha Wai, Kam Tin, Yuen Long

The Application Site ('the Site'), which has an area of approximately 44,769.22 m<sup>2</sup>, is zoned "Residential (Group D)" ("R(D)") on the Approved Kam Tin South Outline Zoning Plan (OZP) No. S/YL-KTS/15.

The Task Force on Transitional Housing was established under the then Transport and Housing Bureau to proactively assist and facilitate various short-term initiatives proposed and implemented by the non-governmental organisations (NGOs) with a view to increasing the supply of transitional housing to 20,000 in 2020. In response to this Government initiative, Henderson Land Development Company Limited initiated a transitional housing scheme by lending to the Applicant a site in Kong Ha Wai, Yuen Long for a period of 7 years.

Upon the approval of Application No. A/YL-KTS/847 on 26 June 2020 by the Town Planning Board (TPB or the Board), the site was developed into a transitional housing development, named 'Pok Oi Kong Ha Wai Village'. The Proposed Development was completed and put into operation with population intakes in May 2022 (Phase 1) and February 2023 (Phase 2). It is intended to operate for a total of 7 years.

Subsequently, on 9 June 2023, the Application No. A/YL-KTS/960 which sought renewal of the planning approval for a period of 3 years was approved by the TPB. As the planning approval will expire on 26 June 2026, this planning application is to seek renewal of the planning approval under Application No. A/YL-KTS/960, and to provide supporting planning justifications for the consideration of the Board.

This Application establishes that the Proposed Development has the following planning merits:

- It is in line with the planning intention of the "R(D)" zone on the Approved Kam Tin South OZP No. S/YL-KTS/15;
- It fulfills the assessment criteria for renewal of planning permissions set out in the TPB PG-No.34D;
- It aligns with Government's policy initiative on transitional housing development; and
- It poses no insurmountable adverse impacts in terms of environmental or technical aspects.

The Applicant therefore respectfully requests the Town Planning Board, exercising its powers under Section 16 of the Town Planning Ordinance (Cap 131), to approve the renewal of the temporary planning permission for a period of three years for the Proposed Development, with or without condition.

## 內容摘要

(內容如有差異，請以英文版本為準)

本規劃申請由博愛醫院(下稱「申請人」)代表，根據《城市規劃條例》(第131章)第16條規定準備及提交，旨在向城市規劃委員會(下稱「城規會」)申請批准位於元朗錦田江廈圍丈量約份第106約多個地段及毗連政府土地用作臨時過渡性房屋發展(「擬議發展」)的規劃許可續期(為期3年)。

申請地點面積約44,769.22平方米，位於錦田南分區計劃大綱核准圖編號S/YL-KTS/15的「住宅(丁類)」地帶。

過渡性房屋專責小組由當時的運輸及房屋局於2020年成立，旨在積極協助及促成由非政府機構建議的各項短期措施，以增加過渡性房屋單位至20,000個。為響應政府的此項政策措施，恒基兆業地產集團向申請人借出一幅位於元朗江廈圍的土地，為期7年，用作興建過渡性房屋。

於2020年6月26日，城規會批准申請編號A/YL-KTS/847後，該地點已發展為過渡性房屋項目，命名為「博愛江廈圍村」。擬議發展已於2022年5月(第一期)及2023年2月(第二期)完成並投入運作。項目擬運作共7年。

其後，於2023年6月9日，城規會批准申請編號A/YL-KTS/960，續期該規劃許可3年。由於有關規劃許可將於2026年6月26日屆滿，本規劃申請旨在根據申請編號A/YL-KTS/960尋求規劃許可續期，並提供支持性的規劃理據，供委員會考慮。

本申請證明擬議發展具備以下規劃優點：

- 符合錦田南分區計劃大綱核准圖編號S/YL-KTS/15的「住宅(丁類)」地帶的規劃意向；
- 符合城規會規劃指引編號34D就規劃許可續期所訂立的評審準則；
- 與政府就過渡性房屋發展的政策措施一致；以及
- 在環境或技術方面不會造成無法克服的不良影響。

因此，申請人懇請城規會行使《城市規劃條例》(第131章)第16條所賦予的權力，批准擬議發展的臨時規劃許可續期，為期三年(可附帶或不附帶條件)。

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## LIST OF ABBREVIATIONS

GFA	Gross Floor Area
NGO	Non-governmental Organisation
OZP	Outline Zoning Plan
"R(D)"	"Residential (Group D)"
TPB	Town Planning Board

# 1 Introduction

## 1.1 BACKGROUND

- 1.1.1 URBIS Limited is commissioned by Pok Oi Hospital (the 'Applicant') to seek renewal of a temporary planning approval under Section 16 of the Town Planning Ordinance (Cap.131) for the transitional housing development (the 'Proposed Development') for a period of 3 years at various lots in D.D.106 and adjoining Government land, Kong Ha Wai, Kam Tin, Yuen Long (**Figure 1.1** refers).
- 1.1.2 The Task Force on Transitional Housing was established under the then Transport and Housing Bureau to proactively assist and facilitate various short-term initiatives proposed and implemented by the community / non-governmental organisations (NGOs) with a view to increasing the supply of transitional housing to 20,000 in 2020. To facilitate such transitional housing initiatives, the Funding Scheme to Support the Transitional Housing Project by NGO was set up to alleviate the poor living conditions and the long waiting time for public housing of experienced by some low-income groups.
- 1.1.3 In response to the Government initiative, Henderson Land Development Company Limited initiated a transitional housing scheme in Hong Kong by lending to Pok Oi Hospital a site in Kong Ha Wai, Yuen Long at a nominal rent of one dollar for 7 years.
- 1.1.4 Upon approval of a Section 16 Application (No. A/YL-KTS/847) for the proposed temporary transitional housing development for a period of 3 years and excavation of land by the Town Planning Board (TPB) on 26 June 2020, the site was developed into a transitional housing development, named 'Pok Oi Kong Ha Wai Village', which was completed and put into operation with population intakes in May 2022 (Phase 1) and February 2023 (Phase 2).
- 1.1.5 Subsequently, that planning approval was renewed under Application No. A/YL-KTS/960 on a temporary basis for a period of 3 years from 27 June 2023 until 26 June 2026.
- 1.1.6 The purpose of this Planning Statement and Application is to seek renewal of the temporary planning approval granted under Application No. A/YL-KTS/960 as approved on 9 June 2023, and to provide supporting planning justifications for the consideration of the TPB in the exercise of its powers under S16 of the Town Planning Ordinance (Cap.131).
- 1.1.7 The Application Site ('the Site'), which has an area of approximately 44,769.22 m<sup>2</sup>, is zoned "Residential (Group D)" ("R(D)") on the Approved Kam Tin South Outline Zoning Plan (OZP) No. S/YL-KTS/15. **Figure 1.2** depicts the current OZP zoning of the Site and its environs.

## 1.2 LAND STATUS

- 1.2.1 The majority of the Site (i.e. approx. 98%) falls within Lots 472 (Part), 587 RP (Part), 591, 592, 600, 1276 (Part), 1277 RP, 1318, 1321, 1322, 1324, 1325 S.A & S.B-E, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335 S.A, 1335 RP, 1336 RP, 1337 RP (Part), 1338 (Part), 1339 (Part), 1340, 1341 (Part), 1342 (Part) and 1343 RP (Part) in D.D. 106, whilst the remaining portion of the Site (i.e. approx. 2%) comprises Government land (**Figure 1.3** refers).

## 1.3 PLANNING HISTORY

- 1.3.1 The Site has been the subject of multiple planning applications, including Applications No. A/YL-KTS/174, 412, 439, 847 and 960.
- 1.3.2 Applications No. A/YL-KTS/174 and 439 - covering the southeastern part of the Site and the adjoining area outside the Site - for proposed residential development were approved by the Rural and New Town Planning Committee (the Committee) in 1999 and 2008 respectively, but the proposed developments under both applications did not commence and the planning permissions lapsed in 2003 and 2012

respectively.

- 1.3.3 A previous Application No. A/YL-KTS/412 for temporary open storage is not related to the current application.
- 1.3.4 Application No. A/YL-KTS/847 for excavation of land and proposed temporary transitional housing development for a period of 3 years (i.e. the renewal of which is the subject of the current application) was approved with conditions by the Committee on 26 June 2020. Subsequently, the approved scheme was revised, including minor amendments to site area, site boundary, number of residential blocks, building block disposition, changes in Emergency Vehicle Access (EVA) layout and loading/unloading locations and this scheme was approved on 30 September 2020 under Application No. A/YL-KTS/847-1 by the Director of Planning under the delegated authority of the TPB. On 9 June 2023, Application No. A/YL-KTS/960 sought renewal of the temporary planning approval under the Application No. A/YL-KTS/847 for a period of 3 years and was approved by the Committee (**Annex A** refers).
- 1.3.5 The approval conditions under the approved Application No. A/YL-KTS/960 have been substantively complied with and are listed as follows.

**Table 1.1 Status of Compliance with Each Condition Under the Approved Section 16 Application (No. A/YL-KTS/960)**

Condition		Status of Compliance
(a)	no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;	No complaint has been received thus far. Please refer to relevant documentary proof in <b>Annex B-1</b> .
(b)	the provision of a bus bay and bus stacking area within the site for public transport services at all times during the planning approval period	Please refer to relevant documentary proof in <b>Annex B-2</b> .
(c)	the existing drainage facilities on the site shall be maintained at all times during the planning approval period	Please refer to relevant documentary proof in <b>Annex B-3</b> .
(d)	the implementation of the accepted fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 27.12.2023	Please refer to relevant documentary proof in <b>Annex B-4</b> .

## 2 Site Context and Features

### 2.1 SITE LOCATION AND EXISTING CONDITION

- 2.1.1 The Site is bounded by Kam Sheung Road to the west, Kam Shui South Road to the east, temporary structures to the north, and agricultural land with scattered temporary structures to the south (**Figure 2.1** refers).
- 2.1.2 The Site is currently occupied by Pok Oi Kong Ha Wai Village, a transitional housing development operated by the Applicant. The development includes eight 4-storey residential blocks and two 2-storey amenity blocks. Two amenity blocks are provided to accommodate social welfare amenities and shared services for the residents and those in the neighbourhood.

### 2.2 SURROUNDING DEVELOPMENT AND ENVIRONMENT CONTEXT

- 2.2.1 The surrounding land use context is characterised by open storage yards, warehouses, vehicle parking, low-rise residential development, and agricultural land.
- 2.2.2 The Kam Sheung Road MTR Station is located within 1 km of the Site.
- 2.2.3 Factories, open storage yards, warehouses, and village houses at Ng Ka Tsuen with agricultural land are located to the north and northeast of the Site.
- 2.2.4 The Main Building, Entrance Gate and Servants' Quarters of Kong Ha Wai Mansion, which is listed as Grade 3 historic building, abuts the eastern boundary of the Site. Open storage yards, warehouses and village houses at Kam Tsin Wai are located to the east of the Site, whilst Shek Kong Barracks is located to further east across Shek Kong Airfield Road.
- 2.2.5 Agricultural land with scattered temporary structures, plant nurseries, village houses at Tin Sam San Tsuen and low-rise residential developments at The Scenicwoods, are located to the south and southeast of the Site.
- 2.2.6 Open storage yards, warehouses, vehicle parking, as well as low-rise residential development at Royal Gem, and institutional facilities (i.e. S.K.H. ST. Joseph's Church, Social Centre & Kindergarten) are located to the west of the Site. The proposed Public Housing Developments at Kam Tin South, Yuen Long is located to the further west.

## 3 Outline Zoning Plan Provisions, Parameters and Requirements

### 3.1 PLANNING INTENTION UNDER THE OZP

- 3.1.1 The Site is zoned "R(D)" on the Approved Kam Tin South OZP No. S/YL-KTS/15 (**Figure 1.2** refers). Under the current OZP, the "R(D)" zone is "intended primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Town Planning Board".
- 3.1.2 The Proposed Development of temporary transitional housing is in line with the planning intention of the "R(D)" zone to improve and upgrade the existing rural development by replacing previous open storage uses at the Site with low-rise and low-density residential developments of 2 to 4 storeys in height.
- 3.1.3 The temporary, transitional housing facility is already in operation and is intended to operate for seven years from its construction. As there is no known development programme for residential development at the Site, the renewal of planning approval for the Proposed Development on a temporary basis will not jeopardise the long term planning intention of the area.

### 3.2 TOWN PLANNING BOARD GUIDELINES NO. 34D

- 3.2.1 The current application is in line with the Town Planning Board Guidelines on Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development (TPB PG-No. 34D). Compared with the scheme approved under Application No. A/YL-KTS/960, the development scheme under the current application remains unchanged.
- 3.2.2 There has been no material change in planning circumstances since the previous temporary approval was granted on 9 June 2023. There is therefore no adverse planning implication arising from the renewal of the temporary planning approval. The planning conditions under the previous approval have been substantively complied with (para. 1.3.5 refers).
- 3.2.3 Therefore a renewal of the planning approval for a period of 3 years is considered both reasonable and justified in terms of land use planning.

## 4 Development Proposal

### 4.1 INTRODUCTION

4.1.1 This section of the Planning Statement describes the development proposal that is the subject of this planning application under Section 16 of the Town Planning Ordinance.

### 4.2 DEVELOPMENT PROPOSAL

4.2.1 The Proposed Development is envisioned to: -

- Leverage on the experience of Pok Oi Hospital in serving the community over the past century and its established local network by improving the living quality of the underprivileged;
- Support Government's housing policy to provide transitional housing in the short term to help relieve the pressure of families living in undesirable environment and waiting in the long queue for public housing; and
- Journey with the residents to jointly promote whole person development.

4.2.2 The development scheme under the current application remains the same as the approved scheme under Application No. A/YL-KTS/960. It comprises eight 4-storey residential blocks and two 2-storey amenity blocks for social welfare amenities and shared services for residents and the neighbourhood (**Figures 4.1 and 4.2** refer).

4.2.3 The residential blocks comprise three types of flats with unit sizes of approximately 16m<sup>2</sup> to 33m<sup>2</sup>, of which each unit contains toilets and pantries/kitchens for singletons, families, the elderly and disabled. Typical floor plans are provided in **Figure 4.3**. A total of 1,998 housing units are provided to house more than 6,000 residents at any one time and benefit approximately 40,000 people throughout the project.

4.2.4 Two amenity blocks are provided to accommodate social welfare amenities and shared services such as shops and services including small-scale market, convenience store, self-service laundry, community centre / office, multi-purpose community room, health corner (including Chinese Medicine service, dental service and oral care education service, and self-service health kiosk), kindergarten/ childcare facility and management office for the residents and the neighbourhood.

4.2.5 The major development parameters of the project are listed in **Table 4.1** below. On-site photographs are illustrated in **Figure 4.4**.

**Table 4.1: Major Development Parameters**

Major Development Parameters	Approved Application No. A/YL-KTS/960	Current Application
Site Area	Approx. 44,769.22m <sup>2</sup>	Remains unchanged
Maximum Plot Ratio	Not more than 1.5	Remains unchanged
Maximum Total GFA	Not more than 62,178.5m <sup>2</sup>	Remains unchanged
Non-domestic GFA	Not more than 2,000m <sup>2</sup>	Remains unchanged
Total Site Coverage	Not more than 60%	Remains unchanged
No. of Blocks	Residential Blocks: 8 Amenity Blocks: 2	Remains unchanged
No. of Storeys	Residential Blocks: 4 Amenity Blocks: 2	Remains unchanged
Building Height	Residential Blocks: Not more than +27mPD Amenity Blocks: Not more than +19mPD	Remains unchanged

Major Development Parameters	Approved Application No. A/YL-KTS/960	Current Application
No. of Units	1,998	Remains unchanged
Estimated Population	About 6,292	Remains unchanged
Open Space	Not less than 6,292m <sup>2</sup>	Remains unchanged

### 4.3 VEHICULAR / PEDESTRIAN CIRCULATION AND PROVISION OF TRANSPORT FACILITIES

- 4.3.1 Vehicular/ pedestrian circulation and provision of transport facilities under the current application remains the same as that under the previous approved Application No. A/YL-KTS/960 (**Figure 4.1** refers).
- 4.3.2 The vehicular ingress and egress and pedestrian access is provided for the Proposed Development from Kam Sheung Road to the west, whilst additional pedestrian access is provided from Kam Shui South Road to the east. There is a 6m-wide internal road with hammer-head facilities at the road ends for turn-around movements.
- 4.3.3 A total of nine loading / unloading spaces is provided within the Site, whilst no residential car parking space is provided. A bus bay is provided near the ingress and egress of the Site for the franchised bus service connecting the Site to Yuen Long Town via Kam Sheung Road MTR Station.

### 4.4 LANDSCAPE PROPOSAL

- 4.4.1 The landscape proposal under the current application remains the same as that under the previous approved Application No. A/YL-KTS/960 (**Figure 4.5** refers).
- 4.4.2 Open space of not less than 6,292m<sup>2</sup> includes a communal play area, fitness corner, garden and courtyard serving the residents, as well as buffer planting along the periphery of the Site to improve visual amenity.
- 4.4.3 The treatment of trees under the current application remains the same as that under the previous approved Application No. A/YL-KTS/960. All felled trees within the Site have been approved by Lands Department. The treatment of trees is summarised in **Table 4.2** below.

**Table 4.2: Summary of Tree Treatment**

	Approved Application No. A/YL-KTS/960	Current Application
Nos. of trees retained	Total: 42 <ul style="list-style-type: none"> <li>• Within Site: 32</li> <li>• Outside Site: 10</li> </ul>	Remains unchanged
Nos. of trees felled	30	Remains unchanged
Nos. of dead trees	2	Remains unchanged
Nos. of compensatory trees	13	Remains unchanged
Nos. of new trees planted	105	Remains unchanged
Total Nos. of trees within Site	150	Remains unchanged

## 5 Technical Assessments

### 5.1 INTRODUCTION

- 5.1.1 In accordance with Town Planning Board Guidelines on Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development (TPB PG-No. 34D), given that the current application involves only the renewal of a temporary approval previously granted by the Board, and there is no major change in planning circumstances, no new technical assessments to support the current application are required.
- 5.1.2 The following is a summary of the technical assessments previously carried out for the approved scheme.

### 5.2 TRAFFIC IMPACTS

- 5.2.1 Under the approved Application No. A/YL-KTS/847, a Traffic Review was conducted and concluded that no adverse traffic impact was anticipated, whilst the following relevant approval conditions have been complied with by the Applicant:
- (a) "no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period";
  - (b) "the provision of a bus bay and bus stacking area within the Site for public transport services after commencement of the development at all times during the planning approval period";
  - (c) "the submission of a run-in/out proposal at Kam Sheung Road within 6 months from the date of planning approval to the satisfaction of the Director of Highways and the Commissioner for Transport or of the TPB by 26.12.2020"; and
  - (d) "in relation to (c) above, the implementation of the run-in/out proposal at Kam Sheung Road within 9 months from the date of planning approval to the satisfaction of the Director of Highways and the Commissioner for Transport or of the TPB by 26.3.2021".
- 5.2.2 Subsequently, the following approval conditions were imposed under the approved Application No. A/YL-KTS/960 and complied with by the Applicant:
- (a) "no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period" (**Annex B-1** refers); and
  - (b) "the provision of a bus bay and bus stacking area within the site for public transport services at all times during the planning approval period" (**Annex B-2** refers).
- 5.2.3 As the existing traffic arrangement will be continued at all times during any future planning approval period should the current application be approved, it is concluded that no adverse traffic impact is anticipated.

### 5.3 ENVIRONMENTAL IMPACTS

- 5.3.1 Under the approved Application No. A/YL-KTS/847, an Environmental Assessment was conducted and concluded that no environmental impact was anticipated, whilst the following relevant approval conditions have been complied with by the Applicant:
- (e) "the submission of an updated sewerage impact assessment within 6 months from the date of planning approval to the satisfaction of the Director of Environmental Protection and the Director of Drainage Services or of the TPB by 26.12.2020";
  - (f) "in relation to (e) above, the implementation of the sewerage improvement measures within 9 months from the date of planning approval to the satisfaction of the Director of Environmental Protection and the Director of Drainage Services or of the TPB by 26.3.2021";

- (g) "the submission of an updated noise impact assessment within 6 months from the date of planning approval to the satisfaction of the Director of Environmental Protection or of the TPB by 26.12.2020";
- (h) "in relation to (g) above, the implementation of the noise mitigation measures within 9 months from the date of planning approval to the satisfaction of the Director of Environmental Protection or of the TPB by 26.3.2021";
- (i) "the submission of a revised drainage impact assessment within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 26.12.2020";
- (j) "(j) in relation to (i) above, the implementation of the revised drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 26.3.2021";
- (k) "the submission of a contamination assessment plan and remediation action plan (if necessary) within 6 months from the date of planning approval to the satisfaction of the Director of Environmental Protection or of the TPB by 26.12.2020"; and
- (l) "in relation to (k) above, the implementation of the remedial actions prior to commencement of construction for the contaminated areas of the development within 9 months from the date of planning approval to the satisfaction of the Director of Environmental Protection or of the TPB by 26.3.2021".

5.3.2 Subsequently, the following approval condition was imposed under the approved Application No. A/YL-KTS/960 and complied with by the Applicant:

- (c) "the existing drainage facilities on the site shall be maintained at all times during the planning approval period" (**Annex B-3** refers).

5.3.3 As the existing drainage and sewage facilities, as well as the noise impact mitigation measures and contamination remediation actions will remain in place and will continue to be properly maintained at all times during any future planning approval period should the current application be approved, it is concluded that no adverse environmental impact is anticipated.

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#### 5.4 FIRE SERVICE INSTALLATIONS

5.4.1 Under the approved Application No. A/YL-KTS/847, the following approval conditions have been complied with by the Applicant:

- (m) "the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 26.12.2020;
- (n) in relation to (m) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 26.3.2021";

5.4.2 Subsequently, the following approval condition was imposed under the approved Application No. A/YL-KTS/960 and substantively complied with by the Applicant:

- (d) "the implementation of the accepted fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 27.12.2023" (**Annex B-4** refers).

5.4.3 The existing fire service installations will continue to be properly maintained at all times during the planning approval period should the current application is approved.

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#### 5.5 OVERVIEW

5.5.1 As stated above, all relevant technical assessments have been undertaken, demonstrating that the Proposed Development will not generate unmitigable impacts on the surrounding environment.

## 6 Planning Justifications and Merits

### 6.1 IN LINE WITH PLANNING INTENTION ON OZP

- 6.1.1 The Site is zoned "R(D)" on the Approved Kam Tin South OZP No. S/YL-KTS/15. The Proposed Development is in line with the planning intention of the "R(D)" zone to improve and upgrade the existing rural development by replacing the previous open storage uses at the Site with low-rise and low-density residential developments.
- 6.1.2 As there is no known development programme for residential development at the Site, the renewal of planning approval for the Proposed Development on a temporary basis will not jeopardise the long term planning intention of the area.
- 6.1.3 The surrounding development context is rural in nature and characterised by open storage yards, warehouses, vehicle parking, low-rise residential development, and agricultural land. Since the Proposed Development consists of residential building blocks of 2 to 4 storeys in height, no land use incompatibility with the surrounding development context or amenity is anticipated.

### 6.2 ADHERENCE TO TPB PG-NO.34D ON RENEWAL OF PLANNING APPROVAL

- 6.2.1 Town Planning Board Guidelines on Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development (TPB PG-No. 34D) sets out the assessment criteria for assessing applications for renewal of planning approvals. Table 6.1 below demonstrates that the current application fulfils the corresponding criteria in the TPB PG-No. 34D.

**Table 6.1: Fulfilment of Assessment Criteria under TPB PG-No.34D**

Assessment Criteria	Current Application
(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;	There has been no change in Government policy on transitional housing. According to the Housing Bureau, as at the end of December 2025, about 18 400 transitional housing units have been made available for application by those in need, and the remaining approx.2,700 units will also be gradually completed this year and next <sup>1</sup> . Furthermore, there has been no change in the land-use zoning for the area since the prevailing Kam Tin South OZP No. S/YL-KTS/15 was gazetted in December 2018.
(b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);	Henderson Land Development Company Limited has agreed to lend the Site to the Applicant for the transitional housing scheme for a total period of 7 years. The subject application will not introduce any adverse planning implication for any 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;	The planning conditions under application No. A/YL-KTS/960 have been substantively complied with. Please refer to details in para. 1.3.5 and <b>Annexes B-1 to B-4</b> .

<sup>1</sup> Housing Bureau, 2026. Overview of Transitional Housing. Source: <https://www.hb.gov.hk/eng/policy/housing/policy/transitional/index.html>



Assessment Criteria	Current Application
(d) whether the approval period sought is reasonable; and	The current application seeks renewal of the temporary planning approval for a period of 3 years, which does not exceed the duration of the previous approval (i.e. 3 years).
(e) any other relevant considerations.	N/A

6.2.2 The Proposed Development described in this application contains a number of significant planning merits. These and other considerations are described below.

**6.3 IN LINE WITH GOVERNMENT’S INITIATIVE ON TRANSITIONAL HOUSING**

6.3.1 The Government has continued to actively pursue the development of transitional housing. As one of the six new housing initiatives announced by the Chief Executive on 29 June 2018, a Task Force on Transitional Housing was set up under the then Transport and Housing Bureau to support and facilitate various short-term initiatives proposed and implemented by the community with a view to increasing the supply of transitional housing. In view of the implementation of the Basic Housing Unit regulatory regime starting from 1 March 2026, current and upcoming transitional housing development will serve as one of the accommodation options for residents of subdivided units who are affected and eligible to apply.

6.3.2 To support the Government’s initiative on transitional housing, the Proposed Development, which is already in operation, will continue to provide transitional housing units for those in need.

**6.4 NO INSURMOUNTABLE TECHNICAL IMPACTS**

6.4.1 As demonstrated in **Section 5**, the current scheme will not create any adverse traffic and environmental impacts.

6.4.2 As such, the Proposed Development will not result in any insurmountable environmental or technical impacts.

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## 7 Implementation

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### 7.1 PROGRAMME AND PHASING

- 7.1.1 The Proposed Development has already been completed (constructed through the Modular Integrated Construction (MiC) method) and has been in operation since the initial population intake in May 2022 (Phase 1) and subsequently in February 2023 (Phase 2). It is intended to operate for a total period of seven years.
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### 7.2 RESPONSIBILITY FOR CONSTRUCTION AND MANAGEMENT

- 7.2.1 The Applicant has been responsible for the construction, operation and management of the Proposed Development.

## 8 Conclusion

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### 8.1 SUMMARY

- 8.1.1 This Application seeks renewal for a period of 3 years of a temporary planning approval for the transitional housing development, previously approved under Application No. A/YL-KTS/960.
- 8.1.2 This Application establishes that the Proposed Development has the following planning merits:
- It is in line with the planning intention of the "R(D)" zone on the Approved Kam Tin South OZP No. S/YL-KTS/15;
  - It fulfills the assessment criteria for renewal of planning permissions set out in the TPB PG-No.34D;
  - It aligns with Government's policy initiative on transitional housing development; and
  - It poses no insurmountable adverse impacts in terms of environmental or technical aspects.
- 8.1.3 The Applicant therefore respectfully requests the Town Planning Board, exercising its powers under Section 16 of the Town Planning Ordinance (Cap 131), to approve the renewal of the temporary planning permission for a period of three years for the Proposed Development, with or without condition.