

**Renewal of Planning Permission for
Temporary Light Public Housing Development with associated Filling and Excavation of
Land for a Period of 3 Years at Yau Pok Road, Mai Po, Yuen Long**

Justifications in Support of the Renewal

Supplementary Statement

1. Development Programme

To fill the short-term gap of public housing supply term at the soonest and to improve the living conditions of people living in inadequate housing, the Chief Executive's 2022 Policy Address has put forward that the Government will make use of government and private land, the long-term development plan of which will not be implemented in the near future, to build Light Public Housing units expeditiously.

The construction of Light Public Housing (LPH) development at Yau Pok Road, Yuen Long was commenced on 12 December 2023 and completed on 24 December 2024. After the completion of major outstanding works and operation preparation works, the occupation of the proposed development has commenced on 28 March 2025. Yau Pok Road LPH would be operated for 5 years until 2030 tentatively.

With the first intake of the site on 28 March 2025, and a target operation period of 5 years tentatively, renewal of the current planning permission would be required to ensure the site can remain in operation for the target of 5 years.

2. Comparison of Major Development Parameters and Layout

- (a) The comparison of major development parameters between the previously approved application No. A/YL-MP/341 and the approved General Building Plans (GBP) is summarised as follows (Comparison layout attached as **Appendix V**):

| <u>Major Development Parameters</u> | <u>Approved Application No. A/YL-MP/341</u> <i>(Layout attached as Appendix I)</i> | <u>Current Application</u> <i>(GBP attached as Appendix II)</i> |
|---|---|---|
| Application Site Area (about) | 89,774 m ² | 89,774 m ² |
| Development Site Area (about) | 86,854 m ² | 86,953 m ² |
| Total PR (about) ^{Note (1)} | 0.64 | 0.58 |
| - Domestic (about) | 0.63 | 0.56 |
| - Non-domestic (about) | 0.01 | 0.02 |
| Total GFA (about) | 55,510 m ² | 50,552 m ² |
| - Domestic (about) | 54,435 m ² | 48,718 m ² |
| - Non-domestic (about) | 1,075 m ² | 1,834m ² |
| Total Site Coverage (about) | 25 % | 21.7% |
| No. of Blocks | 17 Residential Blocks, 2 Amenity Blocks, 1 Sewage Pumping Station, 2 Guardhouse, 9 Building Service Blocks (including E&M blocks and 2 Refuse Collection Points) | 10 Residential Blocks, 3 Amenity Blocks, 1 Sewage Pumping Station, 1 Guardhouse, 6 Building Service Blocks (including E&M blocks and 2 Refuse Collection Points) |
| Building Height | | |
| - Residential Blocks | 3 storeys (not more than 16.8mPD) | 3 storeys (not more than 15.7mPD) |
| - Non-residential Blocks | 1 storey | 1 storey |
| No. of Flats (about) | 2,150 units | 2,156 units |
| Design Population | Not more than 5,500 | Not more than 5,500 |
| Private Open Space | Not less than 5,500 m ² | Not less than 5,500 m ² |
| At-grade Greenery | Not less than 20% | About 23.8% |
| Transport Facilities | | |
| - Bicycle Parking Spaces | Not less than 71 | 71 |
| - Loading/ Unloading Spaces | 6 | 7 ^{Note (2)} |
| - Taxi Spaces | 2 | 2 |
| - Green Mini-bus Lay-bys | 2 | 2 ^{Note (3)} |
| - Bus Lay-bys | 2 | 2 ^{Note (4)} |
| - Mobile Bank Vehicle Parking Space | - | 2 |

Note:

- (1) The plot ratio is calculated based on the Development Site Area, i.e. 86,854 m² for the previous approved application (no. A/YL-MP/341) and 86,953 m² for the current application.
- (2) 6 LGV Loading/ Unloading (L/UL) spaces were proposed in the previous approved application (no. A/YL-MP/341) and 7 HGV L/UL spaces are provided in the current application. Transport Department (TD) has no in-principle objection to the current provision. Please refer to **Appendix III**.
- (3) 2 Green Mini-bus (GMB) Lay-bys accommodating a total of 6 GMB are provided in the current application which is the same as the provision in the previous approved application (no. A/YL-MP/341).
- (4) 2 Bus Lay-bys accommodating a total of 4 buses were proposed in the previous approved application (no. A/YL-MP/341) and 2 Bus Lay-bys accommodating a total of 12 buses are provided in the current application. TD has no in-principle objection to the current provision. Please refer to **Appendix III**.

3. Elaboration to demonstrate the compliance with TPB PG-No.34D

- (a) In order to fill the short-term gap of public housing supply and improve the living conditions and quality of life of people living in inadequate housing at the soonest, Light Public Housing was introduced in the Chief Executive's 2022 Policy Address to be built under a Government-led approach with a target to complete the construction of about 30,000 LPH flats by 2027-28. The Yau Pok Road Light Public Housing has been the first completed LPH project and provided 2,156 flats.
- (b) The Site is situated within a predominantly low-rise residential neighbourhood adjacent to existing residential developments including Fairview Park, Palm Spring and various villages. Hence, the 3-storey temporary housing development is fully compatible with the surrounding developments. The LPH development is temporary in nature and will not jeopardise the long-term planning intention of the Site.
- (c) There has been no material change in planning circumstances (such as a change in planning policy/ land-use zoning for the area) since the previous temporary planning approval (TPB Ref.: A/YL-MP/341) was granted.
- (d) There is no adverse planning implication arising from this application for the renewal of the planning approval.
- (e) All the planning approval conditions under the previous approval have been complied with to the satisfaction of the relevant government departments within the specified time limits and are detailed at **Appendix IV**.
- (f) This application for a renewal of the temporary planning approval for a period of three years does not exceed the original validity period of the temporary planning approval.
- (g) The implemented drainage facilities, sewerage facilities and transport facilities on the Site will continue to be properly maintained in a good condition at all times during the planning approval period. No vehicle is allowed to queue back to or reverse onto/ from public road at any time during the planning approval period.