

**Application for Renewal of Planning Approval for Temporary Use  
 Under Section 16 of the Town Planning Ordinance**

**Application No. A/YL-MP/413**

<b>1. <u>Proposal</u></b>	
Applicant	Dedicated Team on Light Public Housing, Housing Bureau
Site ( <b>Plan A-1</b> )	Various Lots in D.D. 104 and Adjoining Government Land (GL), Yau Pok Road, Mai Po, Yuen Long
Site Area	About 89,774m <sup>2</sup> (including GL of about 8,029m <sup>2</sup> or 8.9%)
Zoning and Outline Zoning Plan (OZP) No.	<p>“Recreation” (“REC”) (about 98%) and “Residential (Group C)” (“R(C)”) (about 2%) on the draft Mai Po &amp; Fairview Park Outline Zoning Plan No. S/YL-MP/9</p> <p><i>[“REC”: restricted to maximum plot ratio (PR) of 0.2 and maximum building height (BH) of 2 storeys (9m); and “R(C)”: restricted to maximum PR of 0.4 and BH of 3 storeys (9m)]</i></p>
Application	Renewal of Planning Approval for Temporary Light Public Housing Development with Associated Filling and Excavation of Land for a Period of Three Years
Site Context and the Current Proposal	<p>(a) the application site (the Site) is accessible from Yau Pok Road, with two separate ingress/egress located at the northern and southern portions of the Site respectively (<b>Plan A-2</b>). The light public housing (LPH) development involves 10 three-storey residential blocks and 11 single-storey non-residential blocks, with a total PR of about 0.58 (including a domestic PR of 0.56 and a non-domestic PR of 0.02) (<b>Drawings A-1 to A-5</b>). Two public transport termini are provided at the northern and southern portions of the Site. A total of about 2,156 units are provided to meet the short-term needs of people waiting for public housing;</p> <p>(b) according to the applicant, the LPH development has already been completed in December 2024 with occupation commenced in March 2025. Full occupancy was achieved in June 2025. While the LPH development is led by the Government, the day-to-day management and social services are provided by appointed operator. The applicant intends to continue the operation of the development until 2030 as proposed in the last previous application;</p>

	<p>(c) the land filling and excavation works in support of the LPH development have already been completed. No further land filling and exaction works will be carried out at the Site; and</p> <p>(d) a layout comparison plan, as-built master layout plans and section plans submitted by the applicant at <b>Drawings A-1 to A-5</b>.</p>
<p>Last Previous Relevant Application</p>	<p>(a) application No. A/YL-MP/341<sup>1</sup> approved on 9.6.2023 for a period of three years until 9.6.2026, which was submitted by a different applicant for the same use at the same Site.</p> <p>(Please refer to <a href="https://www.tpb.gov.hk/uploads/page/meetings/RNTPC/A_YL-MP_341/A_YL-MP_341_MainPaper.pdf">https://www.tpb.gov.hk/uploads/page/meetings/RNTPC/A_YL-MP_341/A_YL-MP_341_MainPaper.pdf</a> for details of the last previous relevant application); and</p> <p>(b) as compared with the previous application, the major development parameters under the current application are updated to reflect the existing LPH development at the Site in accordance with the approved general building plans (GBPs). A comparison table for major development parameters of the previous application (No. A/YL-MP/341) and the current application is at <b>Appendix II</b>. The key changes in development parameters are summarised below:</p> <p>(i) an increase in development site area from 86,854m<sup>2</sup> to 86,953m<sup>2</sup> (+ 0.1%);</p> <p>(ii) a decrease in total gross floor area (GFA) from about 55,510m<sup>2</sup> to 50,552m<sup>2</sup> (- 8.9%)<sup>2</sup> and consequential decrease in total PR from about 0.64 to 0.58 (- 9.4%);</p> <p>(iii) a decrease in BH of domestic blocks from 16.8mPD to 15.7mPD (- 6.5%);</p> <p>(iv) a decrease in site coverage from 25% to 21.7% (- 13.2%); and</p> <p>(v) decreases in number of residential blocks from 17 to 10 (- 41.2%), and number of non-residential blocks from 14 to 11 (- 21.4%).</p>
<p>Justifications from the Applicant (<b>Appendices I and Ia</b>)</p>	<p>(a) the continuation of LPH development is in support of Government’s policy by filling the short-term gap of public housing supply at the soonest. The applicant intends to</p>

<sup>1</sup> The Site fell within the same “REC” and “R(C)” zones on the then approved Mai Po and Fairview Park OZP No. S/YL-MP/6 at the time when the previous application was considered by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (TPB).

<sup>2</sup> Including an increase in non-domestic GFA/PR for standalone building services blocks and guard houses which were not exempted from GFA/PR calculations in GBPs submission, as well as decrease in domestic GFA/PR.

	<p>operate the LPH development until 2030. A further renewal application will be submitted in future before expiry of the current renewal application if approved by the Committee;</p> <p>(b) the LPH development is compatible with the surrounding residential developments. The temporary nature of the LPH development would not jeopardise the long-term planning intention of the “REC” and “R(C)” zones covering the Site;</p> <p>(c) the current renewal application complies with the TPB Guidelines No. 34D on ‘Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development’ (TPB PG-No. 34D) in that there is no change in planning circumstances and all approval conditions have been complied with; and</p> <p>(d) the implemented drainage, sewerage, transport and fire services installations facilities/mitigation measures under the previous application No. A/YL-MP/341 will be properly maintained under the current application.</p>
Compliance with the “Owner’s Consent/Notification” requirements <sup>3</sup>	The applicant has obtained consent from the “current land owner”. For the GL portion, the requirements are not applicable.

<b>2. <u>Planning Considerations and Assessments</u></b>				
	<b><u>Criteria</u></b>	<b><u>Yes</u></b>	<b><u>No</u></b>	<b><u>Remarks</u></b>
(a)	<p>In line with <u>TPB PG No. 34D</u><sup>4</sup>, including:</p> <p>i. no material change in planning circumstances since the previous approval was granted (e.g. a change in planning policy/zoning for the area) or land uses of surrounding areas);</p> <p>ii. no adverse planning implications arising from the renewal of the planning approval (e.g. pre-emption of planned permanent development);</p>	✓		<p>Whilst the applied use is not entirely in line with the planning intention of the “REC” and “R(C)” zones, according to the applicant, the applied use for continuation of LPH development at the Site could fill the short-term gap of public housing supply the soonest.</p> <p>Since the approval of the previous application, the “Residential (Group D)” zone to the east of the Site across the Ngau Tam Mei Drainage Channel has been rezoned to “R(C)1” to take forward an agreed section 12A (s.12A) application No. Y/YL-MP/10 for a proposed comprehensive residential development with commercial use, transport lay-by</p>

<sup>3</sup> As set out in TPB Guidelines on Satisfying the ‘Owner’s Consent/Notification’ Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31B) and detailed information would be deposited at the meeting for Members’ inspection.

<sup>4</sup> TPB Guidelines No. 34D on Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development.

	<p>iii. all the time-limited approval conditions under the previous approval have been complied with; and</p> <p>iv. the 3-year approval period sought does not exceed the duration of the last approval.</p>			<p>facilities and government, institution and community facilities. In addition, the Site is subject to two s.12A applications No. Y/YL-MP/7 and Y/YL-MP/8, covering most part of the Site, for medium-rise residential developments with supporting facilities which were partially agreed by the Committee on 22.5.2026. Together with other existing residential developments (including Fairview Park) in the vicinity of the Site, the applied use is considered not incompatible with the surrounding areas.</p> <p>According to the applicant, based on the agreement between the land owner and the Government, permission for use of the private land at the Site for LPH development has already been obtained. Approval of the application on a temporary basis for a period of three years would not jeopardise the planned long-term development at the Site.</p>
(b)	In line with <u>TPB PG-No.12C</u> <sup>5</sup>	✓		<p>The northern portion of the Site (about 52%) falls within the Wetland Buffer Area in Deep Bay Area under the TPB PG-No. 12C, which specifies that planning applications for temporary uses are exempted from the requirement of ecological impact assessment. The Director of Agriculture, Fisheries and Conservation has no comment on the renewal application from nature conservation perspective.</p>
(c)	Any other relevant considerations (e.g. minor change in layout/development parameters)?	✓		<p>The major development parameters under the current renewal application have been updated to reflect the existing LPH development at the Site (<b>Appendix II</b>) based on the approved GBPs.</p>
(d)	Any adverse departmental comments?		✓	<p>Relevant government departments consulted have no objection to or no adverse comment on the renewal application (<b>Appendix III</b>). Relevant approval conditions and advisory clauses are recommended at paragraph 4 below.</p>

<sup>5</sup> TPB Guidelines No. 12C for Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance.

				<p><u>PlanD's Assessments</u></p> <p>To address the technical requirements of concerned departments, relevant approval conditions and advisory clauses are recommended in paragraph 4 below.</p>
(e)	Public comments received during statutory publication period		✓	No public comment was received.

### **3. Planning Department's View**

- No objection to the application.

### **4. Decision Sought**

- Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of three years, and be renewed from 10.6.2026 to 9.6.2029. The following conditions of approval and advisory clauses are suggested for Members' reference:

#### Approval Conditions

- (a) the submission of a condition record of the existing drainage facilities on the Site within **3** months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 10.9.2026;
- (b) the existing drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (c) the submission of a condition record of the existing sewerage facilities on the Site within **3** months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 10.9.2026;
- (d) the existing sewerage facilities on the Site shall be maintained at all times during the planning approval period;
- (e) the existing fire service installations implemented on the Site shall be maintained in efficient working order at all times during the planning approval period;
- (f) if any of the above planning condition (a) or (c) 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; and
- (g) if any of the above planning condition (b), (d) or (e) 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.

Advisory Clauses

The recommended advisory clauses are at **Appendix IV**.

- There is no strong reason to recommend rejection of the renewal application.

**Attachments**

<b>Appendix I</b>	Application Form and Supplementary Information received on 23.4.2026 and 30.4.2026 respectively
<b>Appendix Ia</b>	Further Information received on 2.6.2026 (accepted and exempted from the publication and recounting requirements)
<b>Appendix II</b>	Comparison Table for the Major Development Parameters of the Last Previous Relevant Application and the Current Application
<b>Appendix III</b>	Government Departments with No Objection / No Adverse Comment
<b>Appendix IV</b>	Recommended Advisory Clauses
<b>Drawing A-1</b>	Layout Comparison Plan under the Previous Application and the Current Application
<b>Drawings A-2 and A-3</b>	As-built Master Layout Plans
<b>Drawings A-4 and A-5</b>	Section Plans
<b>Plan A-1a</b>	Location Plan
<b>Plan A-1b</b>	Previous Application Plan
<b>Plan A-2</b>	Site Plan

**PLANNING DEPARTMENT  
JUNE 2026**