

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

Application No. A/YL-NSW/375

1. <u>Proposal</u>	
Applicant	Hong Kong Sheng Kung Hui Welfare Council Limited represented by Toco Planning Consultants Limited
Site (Plan A-1)	Lots 1212 S.B RP (Part) and 1212 S.C ss.3 RP in D.D. 115 and Adjoining Government Land (GL) in Tung Tau, Yuen Long
Site Area	About 23,337m ² (including GL of 1,870m ² (8%))
Zoning and Outline Zoning Plan (OZP) No.	“Other Specifies Uses” annotated “Comprehensive Development to include Wetland Restoration Area” (“OU(CDWRA)”) zone on the approved Nam Sang Wai OZP No. S/YL-NSW/12
Application	Renewal of Planning Approval for Temporary Transitional Housing and Ancillary Uses until 30 March 2029
Site Context and the Current Proposal	The application site (the Site) is accessible by vehicles from Shan Pui Road and Chung Yip Road (Plan A-2). According to the applicant, the transitional housing development (i.e. United Court) (the applied development) involves three four-storey residential compounds (not more than +18.5mPD) and four one- to two-storey ancillary blocks ¹ (not more than +12.5mPD) with a total plot ratio of about 1.7 and a total gross floor area (GFA) of about 39,307m ² (including domestic GFA of about 38,054m ² and non-domestic GFA of about 1,253m ²) providing a total of 1,800 units ² . Three loading/unloading spaces and 150 bicycle parking spaces are provided within the Site. No car parking space for residential portion is provided. The applied development parameters are the same as that under the last approved application (No. A/YL-NSW/321). The Master Layout Plan, landscape plan and sections and unit layout plan submitted by the applicant are at Drawings A-1 to A-5 respectively.

¹ The ancillary structures are for integrated social service centre and estate office, communal pantry and laundry, small-scale shop and services (e.g. shared goods store and low-cost convenience stores) and multi-purpose rooms for non-governmental organisations (NGOs) to offer services or arrange activities for the residents (e.g. after school child care services) within the Site.

² Flat sizes range from 16.5m² to 39.5m². As of May 2026, the overall occupancy rate is around 92%.

Last Previous Relevant Application ³	Application No. A/YL-NSW/321 approved on 22.9.2023 for a renewal of planning approval for a period of three years until 23.10.2026, which was submitted by the same applicant for the same uses at the same Site with same development parameters and layout. (Please refer to https://www.tpb.gov.hk/uploads/page/meetings/RNTPC/A_YL-NSW_321/A_YL-NSW_321_MainPaper.pdf for details of the last previous relevant application)
Justifications from the Applicant (Appendix I)	(a) The continuation of the transitional housing development is in line with Government's short-term housing supply initiative to imminently alleviate hardship of vulnerable families. The applied development contributes a significant number of transitional housing units (1,800 units) in the territory. Under the Basic Housing Unit regime commenced in 2026, the current application is to support the Government's initiative on providing transitional housing for those in need. (b) There is no change to the existing structures and the applied use as per the previous planning approval under the last relevant application No. A/YL-NSW/321. The temporary use is considered as an effective interim approach prior to the presence of the comprehensive development at the Site. Approval of the current application would not jeopardise nor pre-empt the long-term planning intention of the "OU(CDWRA)" zone. (c) The renewal of the planning approval is in line with the Town Planning Board Guidelines No.34D⁴ in that there is no change in planning circumstances and all approval conditions under the last relevant approved application have been complied with. The existing facilities and arrangement will be continued in operation and properly maintained at all times during the planning approval period. (d) Although the Site is situated at the landward part of Wetland Buffer Area (WBA) of the Deep Bay Area, renewal of this application would not violate the Town Planning Board Guidelines No.12C⁵. (e) The relevant approved previous applications (No. A/YL-NSW/281 and 321) have demonstrated that the temporary use would not cause adverse traffic, landscape, drainage impacts. The applicant has also submitted an updated record of

³ The Site is subject to five previous applications for various temporary uses and the last two applications (No. A/YL-NSW/281 and 321) for the same applied use (transitional housing development) submitted by the same applicant as the current application were approved by the Committee each for a period of three years in 2020 and 2023 respectively.

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

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

	existing drainage facilities and the latest F.S. 251 certificates in support of the current application. (f) Besides the relevant approved previous applications at the Site, there are two similar applications (No. A/YL-NSW/319 and 354) for temporary centralised quarters for imported labour in construction sector at another “OU(CDWRA)” zone on the same OZP. The current application is unlikely to set an undesirable precedent.
Compliance with the “Owner’s Consent/Notification” requirements ⁶	Notified the “current land owner” by publishing notices in local newspapers and posting site notices.

2. **Planning Considerations and Assessments**

	<u>Criteria</u>	<u>Yes</u>	<u>No</u>	<u>Remarks</u>
(a)	In line with TPB PG-No. 34D, including: 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); ii. no adverse planning implications arising from the renewal of the planning approval (e.g. pre-emption of planned permanent development); iii. all the time-limited approval conditions under the previous approval have been complied with; and iv. the 2-year and 5-month approval period sought does not exceed the duration of the last approval.	✓		While the applied use is not entirely in line with the planning intention of the “OU(CDWRA)” zone, the Site does not involve any wetland or habitat of high ecological value and the applied low-rise temporary transitional housing with ancillary facilities is beneficial to the society by providing housing for the low-income community. The applied development is also in line with the Government’s policy to increase supply of transitional housing to relieve the pressure of families living in unpleasant condition and waiting for public housing for a long time. S for Housing supports the renewal application and advises that a Policy Support Agreement has been executed with the applicant. Besides, there is no known long-term proposal for comprehensive residential development with wetland restoration involving the Site. Approval of the renewal application on a temporary basis until 30.3.2029 would not jeopardise the long-term planning intention of the “OU(CDWRA)” zone.

⁶ 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](#)).

(b)	In line with TPB PG-No.12C	✓		The Site falls within the WBA 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.
(c)	Any other relevant considerations (e.g. minor change in layout/development parameters)?		✓	
(d)	Any adverse departmental comments?		✓	Relevant government bureau/ departments consulted have no objection to or no adverse comment on the application (Appendix II). <u>PlanD's Assessments</u> To address the technical requirements of concerned departments, relevant approval conditions and advisory clauses are recommended in paragraph 4 below.
(e)	Public comments received during statutory publication period	✓		Total: 10 - Supporting comments: 10 (Appendix III) <u>Support comments</u> From individuals The applied use could benefit families waiting for public housing allocation and those living in inadequate conditions, without causing adverse impacts on land use planning of the area nor setting an undesirable precedent.

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 up to 30.3.2029. The following conditions of approval and advisory clauses are suggested for Members' reference:

Approval Conditions

- (a) the existing drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (b) the submission of an updated 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 24.1.2027;
- (c) the existing fire service installations implemented on the Site shall be maintained in efficient working order during the planning approval period;
- (d) if any of the above planning condition (a) or (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 the above planning condition (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.

Advisory Clauses

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

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

Attachments

Appendix I	Application Form with supporting documents received on 24.7.2026
Appendix Ia	Further Information received on 2.9.2026
Appendix II	Government Departments with No Objection / No Adverse Comment
Appendix III	Public Comments Received During Statutory Publication Period
Appendix IV	Recommended Advisory Clauses
Drawing A-1	Master Layout Plan
Drawing A-2	Landscape Plan
Drawings A-3 and A-4	Landscape Sections
Drawing A-5	Unit Layout Plan
Plan A-1a	Location Plan
Plan A-1b	Previous Application Plan
Plan A-2	Site Plan

**PLANNING DEPARTMENT
SEPTEMBER 2026**