

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-NSW/319

<u>Applicant</u>	: Civil Engineering and Development Department represented by WSP (Asia) Limited
<u>Site</u>	: Lots 2 (Part), 8 S.F (Part), 8 RP (Part), 14 S.B RP, 45 and 1740 S.A RP in D.D. 107 and Adjoining Government Land (GL), Tam Mei, Yuen Long
<u>Site Area</u>	: About 109,000m ² (including GL of about 10,058m ² (about 9.2% of the Site))
<u>Land Status</u>	: Block Government Lease (demised for agricultural use)
<u>Plan</u>	: Approved Nam Sang Wai Outline Zoning Plan (OZP) No. S/YL-NSW/8
<u>Zoning</u>	: “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” (“OU(CDWRA)”) (about 94% of the Site) [Restricted to a maximum plot ratio (PR) of 0.4 and a maximum building height (BH) of 6 storeys including car park] “Conservation Area” (“CA”) (about 6% of the Site)
<u>Application</u>	: Proposed Temporary Centralised Quarter for Imported Labour in Construction Sector until 31 October 2025

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed temporary centralised quarter (CQ) for imported labour in construction sector until 31 October 2025 at the application site (the Site). Major portion of the Site falls within an area zoned “OU(CDWRA)” with a minor portion falls within an area zoned “CA” on the approved Nam Sang Wai OZP No. S/YL-NSW/8 (**Plan A-1**). According to the Notes of the OZP, ‘Residential Institution’ is a Column 2 use of the “OU(CDWRA)” zone which requires planning permission from the Town Planning Board (the Board); while the said use is neither a Column 1 use nor a Column 2 use for the “CA” zone. According to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Board. The Site is currently

formed and hard-paved, and occupied by the Yuen Long Tam Mei Community Isolation Facility (CIF) which is being put in standby mode.

- 1.2 As the epidemic in Hong Kong having been brought under control gradually, the applicant intends to convert the existing CIF for the proposed development to fully utilise the existing resources and facilities and support the Labour Importation Scheme for Construction Sector (the Scheme). Most of the existing modular units and associated facilities of the CIF would be preserved and converted to provide accommodation for the imported labour in construction sector, and no site formation and infrastructure works would be required for the proposed development. The proposed CQ is intended to be operated up to 31.10.2025.
- 1.3 The proposed temporary development has a total PR of about 0.454 comprising of domestic and non-domestic gross floor area (GFA) of 39,240m² and 10,220m² respectively. The 81 nos. of single-storey residential blocks of the existing CIF will be retained and reused, accommodating a population of not more than 9,000 persons with about 2,300 units. Some ancillary common facilities including toilets, washing basins and shower facilities of the existing CIF will be retained. Some of the existing units will be converted into other common facilities, including multi-purpose rooms, common rooms, dining rooms, common pantries, first aid rooms, laundries and shops, while some will be removed and converted into a central community place (**Drawing A-2**) for enjoyment of the future residents. Besides, 11 existing single-storey ancillary blocks at the eastern and western side of the Site will be used mainly for staff offices and building services and fire services installations. Existing footpaths (about 6m wide) between residential blocks and emergency vehicular access (EVA) (about 7.3m wide) at the central portion and edge of the Site will also be retained. The layout of the proposed development is illustrated at **Drawing A-1** and major development parameters are as follows:

Major Development Parameters	Proposed Development
Site Area (about)	109,000 m ²
PR (about)	0.454
Domestic GFA (about)	39,240 m ²
Non-Domestic GFA (about)	10,220 m ²
No. of Blocks	81 Residential Blocks 11 Ancillary Blocks
BH	
- Residential Blocks	1 storey (about 3m)
- Ancillary Blocks	1 storey (not more than 5m)
No. of Units (about)	about 2,300
Design Population	not more than 9,000
Local Open Space (LOS)	not less than 9,000 m ²
Transport Facilities	
- Loading/Unloading (L/UL) Spaces for Coach	27

- 1.4 The Layout Plan, Landscape Master Plan (LMP) and plan showing provision of local open space are at **Drawings A-1 to A-3**. In support of the application, the applicant has submitted Traffic Impact Assessment (TIA), Environmental Review Report (ERR), Drainage Impact Assessment (DIA), Sewerage Impact Assessment (SIA), Water Supply Impact Assessment (WSIA) and Tree Survey Report (TSR).

Transport and Traffic

- 1.5 The Site is accessible from Castle Peak Road – Tam Mi (**Plan A-2**) with an existing vehicular ingress/egress and pedestrian access located at the eastern side of the Site (**Drawing A-1**), while the other existing access at Pok Wai South Road will be used for contingency only. 27 L/UL spaces for coaches will be provided to support the coach services for commuting of the future residents. It is estimated that 100 and 75 nos. of coaches will depart from/arrive at the Site during the morning and evening peak hours respectively. The TIA demonstrated that the amount of L/UL spaces are sufficient to cater for the demand. In addition, three stacking area with a total length of 330m will be provided for coaches to allow smooth circulation and avoid queuing back (**Drawing A-4**). During non-working hours/days (including holidays), the residents can make use of the existing public transport services at Castle Peak Road-Tam Mi and San Tam Road. In addition, scheduled coach services to various destinations would be arranged by the operator of the proposed development during holidays. The TIA demonstrated that all critical junctions and road link would operate within capacity and thus no traffic improvement work is proposed.

Environment and Ecology

- 1.6 According to the ERR submitted by the applicant, potential air quality, noise, water quality, waste management and land contamination aspects of the proposed development have been assessed and no adverse impacts are anticipated. A SIA and DIA have also been submitted to demonstrate that no adverse drainage and sewerage impacts are anticipated from the proposed development. Besides, no site formation or infrastructure works would be required for the proposed development and thus significant construction dust and noise impacts are not anticipated. An air quality assessment has been conducted, which demonstrates that there is no adverse air quality impact arising from the industrial emissions of the five active chimneys at the adjacent Koon Chun Sauce Factory to the south of the Site (**Drawing A-5**). Separation distances between the nearby roads and the proposed development would be provided to meet the relevant buffer distance requirements of the Hong Kong Planning Standards and Guidelines. In addition, with air-conditioning units being provided for residential units, potential odour and air quality issue and noise impact from the surrounding area can be minimised.
- 1.7 The Site mainly falls within the Wetland Buffer Area (WBA) of Deep Bay Area with small portions fall within the fringe of the “CA” zone and Wetland Conservation Area (WCA). Ecological impact of the proposed development has been assessed in the ERR. As the proposed development will only utilise the existing CIF site which has already been developed, no additional ecological impact is expected. Also, the proposed development will not affect the ecological

integrity of the wetlands within the WCA or cause direct habitat loss in the WCA. The existing fences along the boundary of the Site would serve as a buffer to shield noise impact and other human disturbances from the proposed development to the fauna in the surrounding area during the construction and operational phases.

Visual and Landscape

- 1.8 To respect the surrounding natural context and environment, compatible finishing and natural colour has been used to reduce the bulkiness and visual impact of the structures. The existing in-situ modular units are single-storey only, which are of similar height with surrounding development and are therefore compatible with the surrounding context.
- 1.9 According to the LMP submitted by the applicant, pot planting with amenity species along some of the 6m-wide footpaths separating the building blocks is proposed to enhance amenity of the proposed development. For area along the boundary of the Site, especially at the northwestern portion where existing fishponds and natural landscape are in proximity, double layers of pot planting of evergreen species are proposed to serve as buffer planting (**Drawing A-2**). Not less than 9,000 m² of LOS will be provided within the Site (**Drawing A-3**). No Old and Valuable Tree is found within the Site according to the Tree Survey conducted. All three existing trees located at the eastern edge of the Site are proposed to be retained in-situ.
- 1.10 In support of the application, the applicant has submitted the following documents:
- | | |
|--|------------------------|
| (a) Application form received on 20.7.2023 | (Appendix I) |
| (b) Supplementary planning statement (SPS) | (Appendix Ia) |
| (c) Further Information (FI) received on 22.8.2023 # | (Appendix Ib) |

Remarks:

accepted and exempted from publication and recounting requirements

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in **Appendices I to Ia**. They can be summarised as follows:

- (a) In accordance with the Government's announcement on 13.6.2023, it is forecast that there will be manpower shortage in the construction sector. Skilled workers, technicians and site supervisory personnel will be imported to alleviate the manpower shortage. The conversion of the existing CIF into proposed temporary CQ can better utilise the valuable resources, and is also in line with the Scheme.
- (b) With the existing CIF already been built and ready for conversion, no site formation and infrastructure work is required. Conversion of existing CIF to proposed temporary CQ can largely shorten the construction time and minimise construction

cost. In-take of residents is targeted to be September 2023 upon approval of the application.

- (c) The proposed development is fully compatible with the existing and surrounding neighbourhood. To respect the rural setting, the existing in-situ modular units are single-storey only, which are of similar height with surrounding development and compatible with the surrounding context. The building height is also in line with the building height restriction as stipulated under the OZP for the “OU(CDWRA)” zone (up to six storeys).
- (d) The proposed development is temporary in nature and the modular units can be dismantled and removed after used. Approval of the application would not jeopardise the long-term planning intention of the “OU(CDWRA)” and “CA” zones.
- (e) Technical assessments, including TIA, ERR, DIA, SIA, WSIA and TSR , have been conducted to demonstrate that the proposed development will not result in adverse impacts on traffic, environment, ecological, drainage, sewerage, water supply and landscape aspects.

3. Compliance with the “Owner’s Consent/Notification” Requirements

The applicant is not a “current land owner” of the Site but has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/ Notification” Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31A) by obtaining consent of the current land owners. Detailed information would be deposited at the meeting for Members’ inspection. For the portion of GL, the “Owner’s Consent/ Notification” Requirements are not applicable.

4. Town Planning Board Guidelines

Town Planning Board Guidelines for “Application for Developments within Deep Bay Area” (TPB PG-No. 12C) are relevant to this application. The Site mainly falls within WBA under the TPB PG-No. 12C with small portions (about 5.2% of the site area) falls within the WCA. Relevant extract of the Guidelines is attached at **Appendix II**.

5. Background

Labour Importation Scheme for the Construction Sector

- 5.1 To address the manpower shortage of the construction sector, the Government together with the construction industry and the labour sector have been adopting a multi-pronged approach, which includes enhancing training and encouraging the industry to adopt innovative technologies with a view to increasing the local manpower supply. As announced on 13.6.2023, the Government launches the Scheme as a supplementary measure, which allows importation of labour at an appropriate scale to fill in the temporary manpower gap to avoid any bottleneck caused by manpower shortage hindering the economic and infrastructural development of Hong Kong. The Construction Industry Council will manage the

CQ upon completion of the conversion.

On-going s.12A Application (No. Y/YL-NSW/8) (Plan A-1)

- 5.2 Part of the Site is subject to an on-going s.12A application (No. Y/YL-NSW/8) submitted by one of the land owners of the Site for rezoning from “OU(CDWRA)” to “OU(CDWRA)1” for proposed comprehensive residential development with wetland restoration with proposed maximum PR of 2.2, maximum BH of 29 storeys (maximum 115mPD) and flat production of 6,825 units. The application is being processed.

6. Previous Applications (Plan A-1)

- 6.1 The Site is the subject of eight previous applications (No. A/YL-NSW/23, 51, 90, 134, 140, 166, 169 and 241). Details of the previous applications are at **Appendix III**. Except application No. A/YL-NSW/241, other previous applications are for various temporary uses at small part of the Site which are not relevant to the current application.
- 6.2 The latest previous application (No. A/YL-NSW/241) covering major part of the Site for proposed comprehensive development of an outlet mall with commercial uses (including ‘shop and services’ and ‘eating place’), ‘agricultural use’ (commercial fish ponds), ‘excavation of land’ and ‘filling of land’ was approved with conditions by the Committee in 2017. The application was approved mainly on the considerations that the proposed development was generally in line with the planning intention and development parameters of the “OU(CDWRA)” zone; the proposed development was considered not incompatible with the surrounding areas; it was generally in line with the TPB PG-No. 12C and the concerned departments had no adverse comments on the proposed development. Subsequently, the applicant has submitted a rezoning application with higher development intensity for the site as mentioned in paragraph 5.2 above and thus the application has not yet been pursued.

7. Similar Application

During the past five years, there is a similar application (No. A/YL-NSW/281) for proposed temporary transitional housing and ancillary uses with filling of land and excavation of land within the “OU(CDWRA)” zone on the OZP (**Plan A-1**). The application was approved by the Committee in 2020 mainly on the considerations that in-principle policy support had been given for the proposed transitional housing project and the development would not jeopardise the long term planning intention of the area; the development was not incompatible with the surrounding area; the development would not violate the “no-net-loss in wetland” principle under the TPB PG-No.12C; and the development would unlikely generate adverse traffic, environment, ecological, sewerage, drainage, water supply, visual and landscape impacts and the concerned departments had no adverse comments on the proposed development.

8. The Site and Its Surrounding Areas (Plans A-2, A-4a and A-4b)

8.1 The Site:

- (a) is formed and hard-paved, currently occupied by the existing Yuen Long Tam Mei CIF and fenced off;
- (b) is accessible from Castle Peak Road-Tam Mi; and
- (c) mainly falls within WBA of Deep Bay Area (about 94.8%) and partly within the WCA (about 5.2%).

8.2 The surrounding areas have the following characteristics:

- (a) to its immediate east are Castle Peak Road- Tam Mi, San Tin Highway, residential dwellings, storage uses and grassland;
- (b) to its immediate north are ponds and grassland within the “CA” zone and WCA, further north within the same “OU(CDWRA)” zone is Wing Kei Tsuen mainly occupied by low rise-residential dwellings, ponds, grassland and some open storage uses, and north of Wing Kei Tsuen is the “Village Type Development” zone of Pok Wai;
- (c) to its immediate west is the Pok Wai South Road and Kam Tin River; and
- (d) to its immediate south is the Koon Chun Sauce Factory (2 storeys) within the “Industrial (Group D)” zone, and an area zoned “Open Space” with ponds and vegetation at the bank of the old meander of Kam Tin River. Further south is a temporary container storage yard with valid planning permission (No. A/YL-NSW/276).

9. Planning Intention

- 9.1 The “OU(CDWRA)” zone is intended to provide incentive for the restoration of degraded wetlands adjoining existing fish ponds through comprehensive residential and/or recreational development to include wetland restoration area. It is also intended to phase out existing sporadic open storage and port back-up uses on degraded wetlands. Any new building should be located farthest away from Deep Bay. For application for uses developed individually and not forming part of a comprehensive development scheme, the requirement of the provision of wetland restoration proposal could be exempted.
- 9.2 The planning intention of the “CA” zone is to conserve the ecological value of wetland and fish ponds which form an integral part of the wetland ecosystem in the Deep Bay Area. The “no-net-loss in wetland” principle is adopted for any change in use within this zone. The primary intention is to discourage new development unless it is required to support the conservation of the ecological integrity of the wetland ecosystem or the development is an essential infrastructure project with overriding public interest.

10. Comments from Relevant Government Departments and Bureau

- 10.1 The following Government bureau and departments have been consulted and their views on the application are summarised as follows:

Policy Aspect

- 10.1.1 Comments of the Secretary for Development (SDEV):

With the epidemic in Hong Kong having been brought under control gradually, the CIF is put into standby mode. The proposed development at CIF of Tam Mei, Yuen Long allows better utilization of existing CIF to provide accommodation for imported labour in construction sector. Thus, she supports the planning application.

Land Administration

- 10.1.2 Comments of the District Lands Officer/Yuen Long, LandsD (DLO/YL, LandsD):

The Site comprises private lots and adjoining Government land in D.D. 107. The concerned private lots are old schedule agricultural lots held under Block Government Lease. As quoted by the applicant, the Site has an area of about 109,000m², which should be subject to further verification and survey.

Traffic

- 10.1.3 Comments of the Commissioner for Transport (C for T):

- (a) She has no adverse comment on the application from traffic engineering point of view; and
- (b) Should the application be approved, the following approval condition should be incorporated:

No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period.

Nature Conservation

- 10.1.4 Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

He has no comment on the application from natural conservation point of view.

Environment

- 10.1.5 Comments of the Director of Environmental Protection (DEP):

- (a) With reference to the ERR and SIA in the applicant's submission, it is noted that no adverse environmental impact due to the proposed development is anticipated. In view of this, he has no objection to the application from environmental planning perspective; and
- (b) according to his record, there were five substantiated environmental complaints relating to the Site in the past 3 years, which were all related to the CIF. Two complaints received by the EPD in 2022 were related to air quality issues. However, no offence was spotted upon investigation and no prosecution was made. The remaining three complaints were about the light nuisance generated during the operation of the CIF. The operator had adjusted the light intensity in this regard.

Visual and Landscape

10.1.6 Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- (a) According to the aerial photo of 2022, the Site is located in an area of miscellaneous rural fringe landscapes character comprising of temporary structures, open storage, ponds and scattered tree groups. Based on the site photos provided in the planning statement, the Site is occupied by CIF. It is noted from paragraph 3.1.1 of the planning statement that no site formation and infrastructure works would be required. According to the Tree Survey Report, three nos. of existing common trees are observed within the Site and will be retained in-situ.
- (b) According to the paragraph 4.2.1 of the planning statement and the LMP, pot plantings with amenity species along footpaths are proposed to enhance amenity and sitting areas will be provided as passive leisure space. Double layer of pot plantings of evergreen species are proposed at the northwestern portion adjacent to existing ponds to serve as buffer planting. Further significant adverse landscape impact on landscape character and landscape resources arising from the proposed development is not anticipated.
- (c) As such, she has no objection from landscape planning perspective.

10.1.7 Comments of the Chief Architect/Advisory and Statutory Compliance, Architectural Services Department (CA/ASC, ArchSD):

Based on the information provided, it is noted that the proposed conversion of the existing buildings for temporary development will not affect the existing building bulk and the surrounding area. She has no comment from architectural and visual impact point of view.

Drainage

10.1.8 Comments of the Chief Engineer/Mainland North, DSD (CE/MN, DSD):

- (a) He has no objection in principle to the proposed development from the public drainage point of view; and
- (b) Should the application be approved, conditions should be stipulated in the approval letter requiring the applicant to maintain the existing drainage facilities for the development.

Fire Safety

10.1.9 Comments of the Director of Fire Services (D of FS):

- (a) He has no objection in principle to the application subject to fire service installations (FSIs) and water supplies for fire fighting being provided to his satisfaction.
- (b) Detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans.
- (c) Advisory comments as detailed in **Appendix IV**.

Building Matters

10.1.10 Comments of the Chief Building Surveyor/New Territories West, Building Department (CBS/NTW, BD):

If the captioned facilities and buildings belong to the Government, the Buildings Ordinance shall not be applicable and he is not in a position to comment the captioned application.

10.2 The following government departments have no objection to/no adverse comment on the application and their advisory comments, if any, are in **Appendix IV**:

- (a) Chief Highway Engineer/New Territories West, Highways Department;
- (b) Chief Engineer/Railway Development 2-2, Highways Department;
- (c) Project Manager (West), Civil Engineering and Development Department;
- (d) Head of Geotechnical Engineering Office, Civil Engineering and Development Department;
- (e) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (f) Director of Social Welfare;
- (g) Director of Electrical and Mechanical Services (DEMS);
- (h) Director of Food and Environmental Hygiene (DFEH);
- (i) Commissioner of Police; and
- (j) District Officer (Yuen Long), Home Affairs Department.

11. Public Comments Received During Statutory Publication Period

- 11.1 On 25.7.2023, the application was published for public comment. During the statutory publication period, a total of three public comments were received (**Appendix V**). Two comments were submitted by the Conservancy Association and an individual objecting to the application mainly on the grounds that the development would induce adverse off-site disturbance impacts on adjacent wetland in WCA and thus not in line with the planning intention of the WBA; the development would induce various adverse ecological impacts; approval of the application would have potential cumulative impacts on the area; and the development footprint would encroach into “CA” zone. The remaining comment was submitted by the Hong Kong and China Gas Company Limited providing views that the applicant is required to conduct a Quantitative Risk Assessment (QRA) to evaluate the potential risk and the company should be consulted.

12. Planning Considerations and Assessments

- 12.1 The application is for proposed temporary CQ for imported labour in construction sector until 31.10.2025 with about 2,300 units at the Site, which falls within an area mainly zoned “OU(CDWRA)” with minor portion falls within an area zoned “CA” on the OZP. With majority of the structures of the existing CIF are to be preserved and converted to provide accommodation for the imported labour in construction sector with essential supporting facilities, no site formation and infrastructure works would be required for the proposed development. The proposed CQ is intended to be operated up to 31.10.2025.

Planning Intention

- 12.2 The major portion of the Site falls within the “OU(CDWRA)” zone which is intended to provide incentive for the restoration of degraded wetlands adjoining existing fish ponds through comprehensive residential and/or recreational development to include wetland restoration area. It is also intended to phase out existing sporadic open storage and port back-up uses on degraded wetlands. Although the proposed temporary CQ is not entirely in line with the planning intention of the “OU(CDWRA)” zone, it could utilise valuable resources to provide accommodation for the imported labour in construction sector and can alleviate the manpower shortage of the sector. SDEV supports the application and considers that the proposed development allows better utilization of existing CIF to provide accommodation for imported labour in construction sector.
- 12.3 As for the minor portion of the Site falling within “CA” zone, the planning intention is to conserve the ecological value of wetland and fish ponds which form an integral part of the wetland ecosystem in the Deep Bay Area and “no-net-loss in wetland” principle is adopted for any change in use within this zone. As the Site has been used for CIF and already been formed and hard-paved, the proposed development would not involve any loss in existing wetland. DAFC has no comment on the application from nature conservation point of view.

Land Use Compatibility

- 12.4 The proposed development is located to the south of Wing Kei Tsuen and sandwiched between Castle Peak Road-Tam Mi and Kam Tin River. The proposed temporary CQ with single-storey structures is considered not incompatible with surrounding major land uses which are rural in character and intermixed with residential dwellings, ponds and various brownfield uses. Supporting facilities including shop, common pantry, dining room, multi-purpose room and common room will be provided to serve the daily needs of the residents.

Transport and Traffic

- 12.5 According to the applicant, the future residents of the proposed CQ will mainly rely on coach services for commuting during morning and afternoon peak hours. The TIA demonstrated that the amount of L/UL spaces are sufficient to cater the demand and all critical junctions and road link would operate within capacity. The existing public transport services are anticipated to be able to cope with the travel demand during non-working hours. Scheduled coach services to various destinations would be arranged by the operator of the proposed development during holidays. C for T has no in-principle objection to the planning application from the traffic engineering perspective.

Environmental and Ecological Considerations

- 12.6 According to TPB PG-No. 12C, the Site mainly falls within WBA of Deep Bay Area which is intended to protect the ecological integrity of the fish ponds and wetland within the WCA and prevent development that would have off-site disturbance impact on the ecological value of fish ponds. Although the guidelines specified that planning applications for temporary uses are exempted from the requirement of Ecological Impact Assessment, the applicant has submitted an ERR to demonstrate that the proposed development, which will only utilise the existing CIF site, has no additional ecological impact during the construction phase of the proposed development. Also, the ERR demonstrated that the proposed development will not affect the ecological integrity of the wetlands within the WCA or cause direct habitat loss in the WCA. Existing fences along the boundary of the Site would serve as a buffer to shield noise impact and other human disturbances from the proposed development. In view of the above, DAFC has no objection to the proposed development from nature conservation point of view.
- 12.7 On environmental aspects, the ERR and SIA submitted provide assessment on the environmental impacts arising from the construction and operation of the proposed development, including potential air quality, noise, water quality, waste management and land contamination aspects, and no adverse impacts are anticipated. In addition, an air quality assessment has been conducted to ensure there is no adverse air quality impact arising from the industrial emissions nearby. With air-conditioning units being provided for residential units, potential odour and air quality issue and noise impact from the surrounding area can be minimised. As such, DEP has no objection to the application from environmental

planning perspective.

Visual and Landscape

- 12.8 It is noted that no site formation and infrastructure works would be required and all three nos. of existing common trees within the Site will be retained in-situ. Pot plantings with amenity species along footpaths at the Site are proposed to enhance amenity and sitting areas will be provided as passive leisure space. Double layer of pot plantings of evergreen species are proposed at the northwestern portion adjacent to existing ponds to serve as buffer planting. Further significant adverse landscape impact on landscape character and landscape resources arising from the proposed development is not anticipated. As such, CTP/UD&L of PlanD has no objection from landscape planning perspective.
- 12.9 As the proposed conversion of the existing buildings for temporary development will not affect the existing building bulk and the surrounding area, CA/ASC of ArchSD has no comment from architectural and visual impact point of view.

Other Technical Aspects

- 12.10 Relevant government departments consulted including CE/MN, DSD, CE/C, WSD, DEMS, D of FS, CBS/NTW, BD and DFEH have no adverse comment on the application.
- 12.11 There is a similar application (No. A/YL-NSW/281) for proposed temporary transitional housing and ancillary uses with filling of land and excavation of land within the “OU(CDWRA)” zone on the Nam Sang Wai OZP as detailed in paragraph 7 above. Previous considerations are also relevant to the current application. Despite there is no filling of land in the current application, approval of the current application is in line with the previous decision of the Committee.
- 12.12 As detailed in paragraph 11 above, a total of three public comments were received during the statutory publication periods. The planning assessments and considerations set out in the above paragraphs are relevant. While the high-pressure pipeline to the east is separated by the San Tin Highway from the Site, the applicant has committed to consult the Hong Kong and China Gas Company Limited on the potential risk.

13. Planning Department’s Views

- 13.1 Based on the assessments made in paragraph 12 and having taken into account the public comments mentioned in paragraph 11, the Planning Department has no objection to the application.
- 13.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis up to 31.10.2025. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

Approval Conditions

- (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 existing drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (c) the submission of 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 Town Planning Board by 25.2.2024;
- (d) in relation to (c) above, the implementation of the fire service installations proposal before the occupation of the proposed development to the satisfaction of the Director of Fire Services or of the Town Planning Board;
- (e) if any of the above planning condition (a), (b) or (d) is not complied with during the planning approval period, the approval hereby shall cease to have effect and shall be revoked immediately without further notice; and
- (f) if the above planning condition (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.

Advisory Clauses

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

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

14. Decision Sought

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 14.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the period of which the permission should be valid on a temporary basis.
- 14.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

15. Attachments

Appendix I
Appendix Ia
Appendix Ib

Application form received on 20.7.2023
Supplementary Planning Statement
FI dated 22.8.2023

Appendix II	Extract of TPB PG-No. 12C
Appendix III	Previous and Similar Applications
Appendix IV	Recommended Advisory Clauses
Appendix V	Public Comments
Drawing A-1	General Layout Plan
Drawing A-2	Landscape Master Plan
Drawing A-3	Provision of Local Open Space
Drawing A-4	Proposed Traffic Arrangement
Drawing A-5	Location of identified chimney
Drawing A-6	Buffer distance between nearby roads and project boundary
Drawing A-7	Habitat Map
Drawing A-8	Tree Survey Plan
Plan A-1	Location Plan with Previous and Similar Applications
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a to A-4c	Site Photos

**PLANNING DEPARTMENT
AUGUST 2023**