

Tsat Sing Kong Transitional Housing
 Application for Renewal of Planning Approval for Temporary Use
 Application Number: A/YL-PH/913
 Attachment 1 – Planning Statement

Current Progress

- Approved with condition(s) on a temporary basis on 22.4.2022
- 1st EOT (A/YL-PH/913-1) - Approved on 20.1.2023
- 2nd EOT (A/YL-PH/913-2) - Approved on 24.7.2023
- 3rd EOT (A/YL-PH/913-3) - Approved on 19.10.2023
- 4th EOT (A/YL-PH/913-4) - Approved on 19.1.2024

Approval Conditions attached to A/YL-PH/913	Compliance Status
(a) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period	Throughout the operation period
(b) the provision of public transport layby and the corresponding stacking area within the site for public transport services after commencement of the development at all times during the planning approval period	Throughout the operation period
(c) the submission of an updated noise impact assessment within 9 months from the date of planning approval to the satisfaction of the Director of Environmental Protection or of the TPB by 22.1.2023	Approved dated 1 April 2022
(d) in relation to (c) above, the implementation of the noise mitigation measures identified therein within 12 months from the date of planning approval to the satisfaction of the Director of Environmental Protection or of the TPB by 22.4.2023	Approved dated 19 January 2024
(e) the submission of a drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or	Approved dated 5 Oct 2022

Approval Conditions attached to A/YL-PH/913	Compliance Status
of the TPB by 22.1.2023	
(f) in relation to (e) above, the implementation of the drainage proposal identified therein within 12 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 22.4.2023	Extended to 22.4.2024
(g) in relation to (f) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period	Throughout the operation period
(h) the submission of a contamination assessment plan and remediation action plan (if necessary) within 9 months from the date of planning approval to the satisfaction of the Director of Environmental Protection or of the TPB by 22.1.2023	Approved dated 10 Nov 2022
(i) in relation to (h) above, the implementation of the remedial actions prior to commencement of construction for the contaminated areas of the development within 12 months from the date of planning approval to the satisfaction of the Director of Environmental Protection or of the TPB by 22.4.2023	Approved dated 16 Feb 2023
(j) the submission of an updated sewerage impact assessment 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 22.1.2023	Approved dated 30 Mar 2023
(k) the submission of a revised air quality impact assessment within 9 months from the date of planning approval to the satisfaction of the Director of Environmental Protection or of the TPB by 22.1.2023	Approved dated 23 Aug 2023
(l) the submission of a proposal for water supplies for fire-fighting and fire service installations within 9 months from the date of planning approval to the	Approved dated 21 Feb 2023

Approval Conditions attached to A/YL-PH/913	Compliance Status
satisfaction of the Director of Fire Services or of the TPB by 22.1.2023	
(m) in relation to (l) above, the implementation of the proposal for water supplies for fire-fighting and fire service installations within 12 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 22.4.2023	Extended to 22.4.2024
(n) no operation between 6:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed for the temporary hobby farm on the site during the planning approval period	Throughout the operation period
(o) no public announcement system, portable loudspeaker or any form of audio amplification system is allowed to be used at the temporary hobby farm on the site at any time during the planning approval period	Throughout the operation period
(p) if any of the above planning condition (a), (b), (g), (n) or (o) 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	Throughout the operation period
(q) if any of the above planning condition (c), (d), (e), (f), (h), (i), (j), (k), (l) or (m) 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.	Extended to 22.4.2024

Renewal Proposal and Justification

We proposed to apply renewal of planning approval for temporary use for a period of 3 years, as we have encountered difficulties due to late identification of site constraint as set out below during the construction phase (Please refer to attached programme). In view of the underground railway tunnels for Guangzhou-Shenzhen-Hong Kong Express Rail Link (XRL) running across the Site, initial survey and installation of monitoring instrument in tunnel are required before construction works. However, given that XRL services have resumed after the pandemic of COVID-19, frequent visit to the mentioned tunnels was not feasible, resulting in significant delays in site works and related compliance of implementations of the proposal.

The delay is also caused by a delay in WSD inspection, when we could not reach WSD for inspection, which largely affected the progress of constructing underground water pipes. With considerations on site logistics, the extent of excavation works was reduced, which extended the time needed and explains the slipped progress of installing water pipes at site A and B near the gates. Concurrently, due to limited extent of excavation works, progress of installing cable pipes nearby was on hold, delaying cable laying. With this delay, water inspection and power energisation were affected and directly led to a delay in FS inspection, BD inspection and OP acknowledgment.