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Iris Tsoi Ying YIK/PLAND

主旨:

Fw: S.16 Renewal of Planning Approval for Temporary Residential Institution (Transitional Housing - Lok Sin Village) with Filling & Excavation of Land in Wong Yue Tan (Application No. A/NE-TK/850) - Further Information (1)

附件:

01 Further Information (1).pdf

From: Helen Yip [REDACTED]

Sent: Monday, January 26, 2026 9:46 AM

To: tpbpd/PLAND <tpbpd@pland.gov.hk>

Cc: Charlotte Tsz Wing WUN/PLAND <ctwwun@pland.gov.hk>; Elaine Ho [REDACTED]; Y

M Lee [REDACTED]

Subject: S.16 Renewal of Planning Approval for Temporary Residential Institution (Transitional Housing - Lok Sin Village) with Filling & Excavation of Land in Wong Yue Tan (Application No. A/NE-TK/850) - Further Information (1)

Dear Sir/Madam,

Referring to the captioned application, we would like to submit the attached Further Information (FI) (1) with clarifications.

The submission is prepared in accordance with the Town Planning Board Guidelines No. 32B on submission of further information in relation to planning applications under the Town Planning Ordinance. The FI includes only minor clarifications which do not constitute any material change in the application, hence should be accepted and exempted from the publication and recounting requirements.

Thanks.

Warmest Regards,

Helen Yip

Direct: [REDACTED]

Renewal of Planning Approval for Temporary Residential Institution (Transitional Housing) with Filling and Excavation of Land for a Period of 3 Years
in Various Lots in D.D. 26 and Adjoining Government Land, Wong Yue Tan, Tai Po
(Application No. A/NE-TK/850)

Further Information

26 January 2026

Clarifications regarding the supporting planning statement under the captioned s.16 application submitted to the Town Planning Board by hand earlier:

1. Further to Item 4 concerning the as-built Landscape Master Plan (LMP) in the supplementary information submitted on 6 January, please be advised that the percentage of greenery area based on the as-built LMP under Final SCC Report is shown as below, which reflects the as-built condition of the development.

	Greenery (at-grade)	Green Roof	Total Greenery Area
Greenery Area (sqm)	2,936.95	444.46	3,381.41
Site Area (sqm)		14,505	
% of Greenery Area		23.31%	

2. Sections 1.1.1 and 7.1.1 – The current application No. A/NE-TK/850 is for a period of 3 years. Given that part of Lok Sin Village is serving as a settlement for some residents of Wang Fuk Court after the fire outbreak, any potential extension of the temporary transitional housing use will be reviewed in due course. At that juncture, statutory procedures will be followed as necessary.
3. Sections 5.3.3 and 6.3.2 – To supplement, there is a minimum buffer distance of about 2.78 m between the building blocks of Lok Sin Village and the adjacent “CA” zone.