

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

Supporting Planning Statement

Executive Summary

This Supporting Planning Statement is prepared and submitted on behalf of The Lok Sin Tong Benevolent Society, Kowloon (“LST”) in support of a s.16 planning application for a renewal of planning approval for the temporary transitional housing development & ancillary uses 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 (“the Application Site”). The Application Site falls within mainly “Green Belt” (“GB”) zone and a small portion of “Village Type Development” (“V”) zone under the Approved Ting Kok Outline Zoning Plan No. S/NE-TK/19 (“the OZP”). The Town Planning Board (“TPB”) approved the s.16 planning application No. A/NE-TK/702 with conditions on 26 March 2021.

The temporary transitional housing development is named Lok Sin Village (樂善村). It is temporary and non-profit making in nature. It is a low-rise development with a maximum building height of only 4 storeys to provide 1,236 transitional housing units serving about 1,962 residents. The total gross floor area (“GFA”) of the proposed development is about 20,333 sqm at a total plot ratio of about 1.402.

After spending 3 years on construction, the approved transitional housing development has been implemented with the first population intake in April 2024. LST anticipates operating Lok Sin Village till 2029 as proposed in the approved s.16 planning application No. A/NE-TK/702. Whilst the planning approval is only valid for 5 years until 26 March 2026, LST now seeks permission to renew the planning approval.

The renewal application is justifiable in the following land use planning and other technical points of view:

- (a) The project, with the provision of 1,236 transitional housing units for the underprivileged families, is in line with the ongoing short-term housing initiative from the Government;
- (b) The Application Site has been left idle for a long period of time without any permanent development scheme approved for implementation before. The continuation of the operation of Lok Sin Village shall not jeopardise the planning intention in the long run;
- (c) The nature of Lok Sin Village is compatible with the surrounding land use patterns; and
- (d) Development, operation and the continuation of Lok Sin Village adhere to the TPB Guidelines on Renewal of Planning Approval (TPB PG-No. 34D).

In light of the above, we sincerely seek the favourable consideration from the TPB to give its support to this application for renewal of planning approval.

行政摘要

(內文如有差異，應以英文版本為準)

本規劃申請書為九龍樂善堂(「申請人」/「樂善堂」)擬備。申請人根據城市規劃條例第 16 條，向城市規劃委員會(下稱「城規會」)為位於大埔黃魚灘丈量約份第 26 約多個地段及毗鄰政府土地的擬議臨時住宿機構(過渡性房屋)(下稱「申請地點」)的臨時過渡性房屋申請規劃以及填土和挖土工程許可續期(為期 3 年)。申請地點在汀角分區計劃大綱核准圖編號 S/NE-TK/19(「汀角分區計劃大綱圖」)(下稱「大綱圖」)內被劃為「綠化地帶」及「鄉村式發展」地帶。城規會於 2021 年 3 月 26 日在有條件下批給臨時性質的許可(規劃申請編號：A/NE-TK/702)。

該過渡性房屋命名為樂善村，屬臨時和非牟利性質。樂善村為一個低密度和不多於 4 層的發展，為 1,962 個居民提供 1,236 個單位。地積比率大約是 1.402 倍，而總樓面面積則大約 20,333 平方米。

經過三年的施工和建設，樂善村項目已落成，並於 2024 年 4 月開始入住。如同在已獲批的規劃申請中所提及，樂善堂期望能營運樂善村至 2029 年。由於規劃許可屬為期 5 年的臨時性質，有效期為五年至 2026 年 3 月 26 日止，因此樂善堂現向城規會申請規劃許可續期。

申請規劃許可續期在土地規劃和技術上理據如下：

- (a) 這項目為基層家庭提供 1,236 個過渡性房屋單位，能夠對應政府提倡的短期房屋行動；
- (b) 申請地點已被閒置一段時間並且一直未有任何批准或落實的發展。繼續營運樂善村不會長期損害這地帶的規劃意向；
- (c) 過渡性房屋跟周圍的用途兼容；
- (d) 發展、營運及延續樂善村符合城規會指引 - 有關臨時用途或發展的規劃許可續期及延長履行規劃許可附帶條件的期限(規劃指引編號 34D)。

基於以上各項規劃理據，我們誠懇希望城規會支持是次規劃申請。

1 Introduction

- 1.1.1 Pursuant to section 16 (“s.16”) of the Town Planning Ordinance (“TPO”), this Supporting Planning Statement is prepared and submitted on behalf of The Lok Sin Tong Benevolent Society, Kowloon to seek approval from the Town Planning Board (“TPB”) for the renewal of planning approval for the temporary residential institution (transitional housing) with filling and excavation of land, as approved for a period of 5 years under application No. A/NE-TK/702, for another 3 years at various lots in D.D. 26 and Adjoining Government land, in Wong Yue Tan, Tai Po (“the Application Site”). Nevertheless, it should be noted that filling and excavation of land were only involved in the previously approved application in accordance with the approved scheme, and there is no filling or excavation of land proposed under this application for renewal of planning approval.
- 1.1.2 The Application Site is located to the west of Ting Kok Road, near Wong Yue Tan Village. The Application Site falls within “Green Belt” (“GB”) zone and a small portion of “Village Type Development” (“V”) zone under the Approved Ting Kok Outline Zoning Plan No. S/NE-TK/19 (“Ting Kok OZP”). According to the Cover Notes of the OZP, *“temporary use or development of land or building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the Plan”*. Considering that ‘residential institution’ falls within Column 2 uses of both “GB” and “V” zones of the OZP, the applied use conforms to the terms of the Plan. The TPB approved the planning application No. A/NE-TK/702 with conditions on 26 March 2021 and subsequent applications for extension of time for commencement of development (No. A/NE-TK/702-1 to A/NE-TK/702-13) in 2021 to 2024. The approval conditions in relation to landscape, drainage, sewerage, noise and water supplies for firefighting and fire service installations have been fully complied with (**Appendices B1 to B10** refer).
- 1.1.3 The approved transitional housing development has been implemented and named Lok Sin Village (樂善村) with the first population intake in April 2024. A total of 1,236 units are provided in 11 4-storey domestic blocks. It is operated by The Lok Sin Tong Benevolent Society, Kowloon (“LST”), a Non-Governmental Organisation (“NGO”), alleviating the hardship faced by families on the public rental housing (“PRH”) waiting list and inadequately-housed households.



Figure 1.1. Lok Sin Village

- 1.1.4 LST anticipates operating Lok Sin Village till 2029 as proposed in the approved planning application No A/NE-TK/702. Given the said planning approval is only valid for 5 years until 26 March 2026, this application seeks TPB's approval to renewal of the planning approval. Compared with the previously approved application No. A/NE-TK/702, no filling and excavation of land are involved in the subject application, as site formation/ construction/associated utility works in support of the proposed transitional housing development have been completed in accordance with the approved scheme under the previously approved application.
- 1.1.5 In this Supporting Planning Statement, following this introduction, the site and planning contexts will be set out in Sections 2 and 3 respectively. These will be followed by the development scheme and further details about Lok Sin Village in Sections 4 and 5. Finally, planning justifications are summarised in Section 6 before the conclusion in Section 7.
- 1.1.6 We sincerely seek a favourable consideration from TPB to grant approval to this renewal of planning approval.

2 Site Context

2.1 Location

2.1.1 The Application Site, with a site area of about 14,505 sqm, is located at Wong Yue Tan, Tai Po. The Application Site is accessible from Ting Kok Road. Please refer to **Figure 2.1** for the location of the Application Site.

2.2 Land Status

2.2.1 The Application Site consists of private lots owned by Wheelock Properties held under Pergamino Limited and Russellville Limited. These private lots comprise of Lot Nos. 252 S.A, 252 S.A ss.1, 252 S.B, 253, 256 (Part), 257 (Part), 259 (Part), 260 (Part), 261 (Part), 274 (Part), 275 S.A (Part), 275 S.B, 275 S.C, 276 S.A ss.1, 276 S.B ss.1, 278 RP, 279 S.B, 280 S.A RP, 280 S.B RP, 280 S.B ss.1 RP and 538 (Part) in D.D. 26. Remaining part of the Application Site is covered by Government land (i.e. about 5%). Please refer to **Figure 2.2** for the lot index plan of the Application Site.

2.3 Surrounding Uses

2.3.1 Existing developments in the surrounding areas mainly comprise of 3-storey village houses and low-rise private residential developments.

2.3.2 To the immediate south adjoining the Application Site are the village houses of Wong Yue Tan within “V” zone. Across Ting Kok Road to the further south is a low-rise private residential development – The Beverly Hills before reaching the Tolo Harbour. The said development is of an existing plot ratio (“PR”) of about 1.19 and building height (“BH”) of 1 to 3 storeys¹.

2.3.3 Towards the immediate east adjoining the Application Site are the village houses of Shuen Wan Chim Uk. Further southeast across Ting Kok Road are a “Government, Institution or Community” (“G/IC”) zone containing the Spanish Primary School and Good House (transitional housing), and “V” zones for local villages including Shuen Wan Lei Uk, Sheun Wan Chan Uk and Shuen Wan Sha Lan before reaching Plover Cove.

2.3.4 A site to the south of Blocks 4A and 4B of Lok Sin Village is covered by a valid planning permission No. A/NE-TK/800 for temporary private vehicle park

¹ Source: Henderson Land Development Company Limited Annual Report 2011

https://www.hld.com/tc/pdf/investor/annual/2011/hld_annual_2011.pdf

(private cars and light goods vehicles only) for a period of three years and associated filling of land until 14 Nov 2028.

2.3.5 Towards the north is the “Conservation Area” and “GB” zones in Shuen Wan, which are currently a marsh.

2.3.6 To the immediate west of the Application Site is fallow agricultural land within “CA” and “GB” zones and the “V” zone of Wong Yue Tan on the Ting Kok OZP; and “V” zones of Wong Yue Tan and Ha Tei Ha on the draft Tai Po OZP No. S/TP/31 (“Tai Po OZP”). To the further west are Forest Hill within “R(B)1” zone; Richwood Park within “R(B)7” zone; Casa Marina I, Casa Marina II and Tycoon Place within “R(C)6” zone; and Villa Lucca within “R(C)9” zone on the Tai Po OZP. These developments are subject to maximum PR ranging from 0.8 to 1.8 and a maximum BH ranging from 3 to 5 storeys.

2.3.7 In addition, there are two sites for public and private residential developments at Lo Fai Road and Ting Kok Road under the Land Sharing Pilot Scheme Application No. LSPS/001, which have been rezoned from “GB” and area shown as ‘Road’ to “R(A)11” and “R(A)12” respectively.

2.3.8 Please refer to **Figure 2.3** for the surrounding uses of the Application Site. There is no major change in land uses and planning circumstances in the vicinity.

2.4 Existing Use

2.4.1 The approved transitional housing development has been implemented and named Lok Sin Village (樂善村) with the first population intake in April 2024. Lok Sin Village provides a total 1,236 transitional housing units in 11 4-storey domestic blocks, coupled with ancillary uses such as after school care centre and integrated social service centre in two 1-storey non-domestic blocks.

2.5 Accessibility

2.5.1 Vehicular and pedestrian access to the Application Site could be made via Ting Kok Road. Ting Kok Road connects the Application Site to the Tai Po New Town area to the west and Tai Mei Tuk to the east. The Application Site is currently served by public transport services, including franchised bus and green minibus running along Ting Kok Road.

3 Planning Context

3.1 Land Use Zoning

3.1.1 According to the Cover Notes of the OZP, *“temporary use or development of land or building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the Plan”*. As shown in **Figure 2.1**, the Application Site falls within “GB” and “V” zones on the Approved Ting Kok Outline Zoning Plan No. S/NE-TK/19 (“the OZP”) gazetted on 6 November 2015. In accordance with the Schedule of Uses of “GB” zone of the OZP, the planning intention of “GB” zone *“...is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.”*

3.1.2 The Remarks of the Schedule of Uses of “GB” zone specifies that *“any filling of land/pond or excavation of land...shall not be undertaken...without the permission from the Town Planning Board under s.16 of the TPO”*. According to the Schedule of Uses of “V” zone of the OZP, the planning intention of “V” zone *“... is to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board”*.

3.1.3 This planning application is prepared to seek permission from TPB to renew the planning approval for the approved temporary residential institution (transitional housing) for a period of 3 years. The implemented transitional housing development at the Application Site is regarded as a ‘Residential Institution’ use, which is a Column 2 use in both “GB” and “V” zones. The applied use is therefore in accordance with the terms of the OZP.

3.2 Responding to Territorial Housing Land Shortage

3.2.1 According to the latest figures as at end-June 2025, the average waiting time for PRH general applications is 5.4 years². While various measures regarding the

² Source: Number of Applications and Average Waiting Time for Public Rental Housing, <https://www.housingauthority.gov.hk/en/about-us/publications-and-statistics/prh-applications-average->

provision of public and private housing have been introduced in the Chief Executive's Policy Addresses in recent years, transitional housing remains part of the short-to-medium-term support measures intending to alleviate unpleasant living conditions for families and an interim solution to those with long-waiting times for PRH. One of the measures in the 2019 Policy Address is to increase the number of transitional housing projects substantially so as to provide 10,000 such units within the next three years. These units would be built on temporarily vacant government land and public facilities, as well as parcel-on-lend by private developers. Lok Sin Village was planned and developed in alignment with this policy initiative.

3.2.2 In addition, it is also stated in the 2019 Policy Address that the Government endeavours to meet housing demands of the public in a persistent manner. By accepting the recommendations in the Report by the Task Force on Land Supply, the Government is committed to adopting a multi-pronged strategy to increase land supply. Individual property developers are welcome to provide or lend land for housing development and other public welfare uses at no cost. To share social responsibility for the community, Wheelock Properties, as the landowner of the Application Site, has offered to lend the land at the Application Site on a temporary basis to support LST in the delivery of transitional housing units.

3.3 Policy Initiatives on Transitional Housing

3.3.1 In 2014, according to the Public Consultation Report published by the Long Term Housing Strategy Steering Committee, it was suggested that while PRH should be the primary housing solution for eligible subdivided unit households, the Government could explore the feasibility of providing transitional housing on suitable temporary vacant sites in the urban area to those in need before additional PRH units were available³. Proposals for transitional housing were raised again and promoted in the 2017 and 2018 Policy Addresses. Subsequently, the Task Force on Transitional Housing under Transport and Housing Bureau ("THB") was set up to provide coordinated support for community initiatives on transitional housing.

waiting-time/

³ Source: Long Term Housing Strategy: Building Consensus, Building Homes – Report on Public Consultation by Long Term Housing Strategy Steering Committee in February 2014, https://www.thb.gov.hk/eng/policy/housing/policy/lths/report_on_public_consultation.pdf

- 3.3.2 Specifically within the 2018 Policy Address, the Government indicated that they were actively supporting non-profit-making organisations to explore the feasibility of constructing pre-fabricated modular housing on idle private and government sites. Lok Sin Village has adopted the MiC method on an idle land under private ownership, is in line with the Government's policy direction.
- 3.3.3 In 2020, the Government has also increased its targets towards transitional housing provision by NGOs. On 14 January 2020, the Government announced that they would raise the three-year target for provision of transitional housing from 10,000 to 15,000 units⁴. To support this policy initiative, the Finance Committee of the Legislative Council ("LegCo") approved a new non-recurrent commitment of \$5 billion for the implementation of a funding scheme to support transitional housing projects by NGOs on 6 March 2020⁵. The above measures demonstrate the Government's full support towards NGOs in providing transitional housing units to alleviate the pressing needs of society.
- 3.3.4 According to the latest information provided by Housing Bureau⁶, as at end-August 2025, around 18,000 transitional housing projects have already been put into operation (on top of 2,715 transitional housing projects currently and soon-to-be under construction). Lok Sin Village, as a Comprehensive Transitional Housing Village Development, has provided 1,236 units, significantly helping the Government in meeting the target provision. The Comprehensive Transitional Housing Village Development fully aligns the Government's policy initiatives to provide more transitional housing units to address the need in society.
- 3.3.5 Moreover, the majority of the existing or announced projects are located in the metro areas. Under the 2019 Policy Address, the Government announced that they would proceed with site identification and feasibility studies for large-scale transitional housing village projects⁷. Therefore, Lok Sin Village is consistent

⁴ Source: CE announces 10 new initiatives to benefit livelihoods for over a million grassroots and underprivileged people, <https://www.info.gov.hk/gia/general/202001/14/P2020011400712.htm>

⁵ Source: Passed Motion FCR(2019-20)45 A new commitment of \$5 billion for the implementation of a funding scheme to support transitional housing projects by non-government organisations, <https://www.legco.gov.hk/yr19-20/chinese/fc/fc/results/v202003061.pdf>

⁶ Source: Transitional Housing Projects, <https://www.hb.gov.hk/eng/policy/housing/policy/transitionalhousing/transitionalhousing.html>

⁷ Source: 2019 Policy Address, Supplement, Chapter III, Housing and Land Supply,

with the Government's initiative to explore providing transitional housing units in a large-scale village-type development.

3.3.6 Lok Sin Village has showcased the willingness and commitment of LST, with a long history of serving the community and addressing social issues, to continue to operate the Comprehensive Transitional Housing Village Development and support the underprivileged and families in Hong Kong.

3.4 TPB Guidelines on Renewal of Planning Approval

3.4.1 The TPB Guidelines on Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development (TPB PG-No. 34D) outlines the following assessment criteria for applications for renewal of planning approval:

- (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
- (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
- (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
- (d) whether the approval period sought is reasonable; and
- (e) any other relevant considerations.

4 Development Parameters

4.1 Transitional Housing and Ancillary Uses

4.1.1 Lok Sin Village is a low-rise development built on the existing dry land with a maximum building height of 4 storeys to provide 1,236 transitional housing units, with the capacity to house 1,962 residents. In line with relevant Government policy, the target tenants of the project are families on the PRH waiting list and those inadequately housed. LST anticipates operating Lok Sin Village till 2029 as proposed in the approved planning application No. A/NE-TK/702.

4.1.2 The key development parameters of Lok Sin Village are summarised in **Table 4.1** below. The approved Master Layout Plan is shown in **Figure 4.1**. Lok Sin Village was built according to the approved set of GBPs (approval date: 18 Nov 2022) as shown in **Appendix A**.

Table 4.1 Key Development Parameters of Lok Sin Village

Site Area	About 14,505 sqm ^{Note 1}
Existing Use (approved under application A/NE-TK/702)	Temporary Residential Institution (Transitional Housing)
Total GFA ^{Note 2} <ul style="list-style-type: none"> Domestic GFA Non-domestic GFA^{Note 3} 	About 20,332.914 sqm <ul style="list-style-type: none"> About 20,221.643 sqm About 111.271 sqm
Total PR <ul style="list-style-type: none"> Domestic PR Non-domestic PR^{Note 3} 	About 1.402 <ul style="list-style-type: none"> About 1.394 About 0.008
Building Height <ul style="list-style-type: none"> Domestic Blocks Non-domestic Blocks 	<ul style="list-style-type: none"> Not more than 4 storeys / 20.017 mPD Not more than 1 storey / 8.85 mPD
Total No. of Blocks <ul style="list-style-type: none"> Domestic Blocks Non-domestic Blocks 	13 <ul style="list-style-type: none"> 11 2^{Note 4}
Site Coverage	About 37.463%
No. of Units	1,236
Average Unit Size	About 18 sqm ^{Note 5}
Population Capacity	About 1,962 persons
Local Open Space	5,335.388 sqm

Note 1: The site area in the approved planning application is about 14,517 sqm. The minor discrepancy is due to setting out of site boundaries during the processing of land grant.

Note 2: Excluding 10% of MiC floor area of about 2,067.553 sqm (domestic) / 12.363 sqm (non-domestic) which is exempted from GFA calculations (Drawing No. AG/04/004 (Rev. 5) of **Appendix A** refers).

Note 3: For ancillary communal uses to domestic use.

Note 4: Excluding E&M plant rooms and sewage treatment plant which are exempted from GFA calculations.

Note 5: Based on domestic GFA without the exemption of MiC floor area.

5 Transitional Housing at the Application Site

5.1 Realising a Comprehensive Transitional Housing Village Development to Address Pressing Housing Demand in Society

5.1.1 In order to achieve an integrated design and enjoy the benefits brought about by co-locating the transitional housing units, Lok Sin Village is designed as a large-scale transitional housing village development. The planning and design strive to resemble a village-like environment to achieve a harmonious and compatible built form with the surrounding setting. By providing 1,236 transitional housing units thus contributing to about 8% of Government's then three-year target of 15,000 units, Lok Sin Village as a Comprehensive Transitional Housing Village Development sets a desirable example in enhancing land use efficiency to maximise the number of transitional housing units that can be produced to alleviate housing shortage in the short term. Through the provision of shared facilities, a culture of sharing is also instilled among the residents, which in turn promotes sustainable and resource-efficient lifestyle. The location of shared facilities also serves as focal points where residents could gather and interact, thereby strengthening community bonds and fostering the formation of a mutual support network. Rather than solely addressing the need for adequate housing, the integrated design approach also caters for the residents' need to enhance their individual capacity and social wellbeing. In addition, technical assessments submitted as part of the previously approved planning application, including Environmental Assessment, Ecological Assessment, Traffic Impact Assessment and Water Supply Impact Assessment, has demonstrated that the technical feasibility of the transitional housing development would not generate insurmountable impacts to the surroundings.

5.1.2 In accordance with the Government's initiatives as stated in Section 3, Lok Sin Village was constructed via MiC to expedite the delivery of development, accommodating 1,236 transitional housing units which has been in use since April 2024.

5.2 General Planning and Design Principles

5.2.1 Lok Sin Village as a Comprehensive Transitional Housing Village Development is intended to provide an immediate housing solution to the inadequately housed while fostering the creation of a sustainable community through integrated

planning and design. The general planning and design principles are detailed as follows:

- 5.2.2 **Expediting major supply of transitional housing in the short term:** By adopting MiC construction method (i.e. using free-standing integrated modules manufactured in a prefabrication factory and then transported to the construction site for installation) that greatly speeded up the provision of the 1,236 transitional housing units compared to traditional construction method.
- 5.2.3 **Resembling a village living environment characterised by close community bonding and strong community network:** In addition to satisfying the need for decent housing, open space and recreational facilities are provided in the village-like development to cater for the social and recreational needs of the residents. These facilities encourage social interaction, thereby aiming to foster community bonds and interaction between residents. In providing the hardware alongside the operator's experience in running transitional housing, this can support nurturing of a strong community network and a quality of living environment for future residents.
- 5.2.4 **Ensuring compatibility with the surrounding village setting:** Taking into account the village setting of the surrounding residential area, the layout and disposition of the completed Lok Sin Village is designed with reference to the form of a rural village. With comparable BH and PR, the development blends smoothly with the existing local villages, and achieves visual harmony and compatibility with the surrounding village setting.
- 5.2.5 **Adopting an environmentally sensitive design:** The Application Site is located in close proximity to Ting Kok Road. The Director of Environmental Protection (DEP) had no objection to the previously approved application No. A/NE-TK/702, and the approval conditions (e), (f), (g) and (h) – in relation to sewerage and noise impact assessments and the mitigation measures therein – have been complied with to the satisfaction of the DEP. Such measures will continue to be adopted and properly maintained by the Applicant in the current renewal application.
- 5.2.6 **Incorporating sustainable building design to enhance efficient use of resources, energy and materials:** Lok Sin Village has been fully committed to adopting sustainable building design features so as to create an energy-efficient

living environment with reduced carbon emission. On top of the sustainable building design, the transitional housing development adopted MiC to improve the environmental performance and cost-effectiveness. By cutting down construction wastes, packaging materials and transportation trips, the overall carbon footprint of the development has been considerably reduced.

5.3 Building Design of Lok Sin Village

5.3.1 Building design of Lok Sin Village has adhered to the general planning and design principles set out in Section 5.2. Consisting of 11 domestic blocks and 2 non-domestic blocks for ancillary uses, Lok Sin Village has provided 1,236 transitional housing units to house about 1,962 residents⁸. The ancillary uses include communal space with shared facilities, exclusive for the use of its residents. In order to achieve a harmonious built form with the surrounding village setting, Lok Sin Village has adopted a comparable PR of about 1.402 and maximum BH of 4 storeys, which is fully compatible with the adjacent village type developments.

5.3.2 To address the capacity constraints of sewerage and drainage systems, an on-site sewage treatment plant and drainage system to avoid additional discharge to public drain along Ting Kok Road have been implemented.

5.3.3 Taking into account the proximity of the Application Site to the “CA” zone of the Ting Kok OZP, carefully designed planting mix with bamboos and climbers is integrated along the boundary adjacent to the “CA” zone to provide physical and visual separation from the “CA” zone and screen off potential human disturbance to the ecologically sensitive marsh areas. The design has also ensured a smooth transition from Lok Sin Village to the marsh at Shuen Wan.

5.3.4 To foster the development of a sustainable neighbourhood, a number of sustainable building design features have been incorporated at Lok Sin Village. Water saving sanitary fittings including water closet, basin mixer and showerhead as well as electricity saving LED light tubes are adopted in all residential blocks to reduce resource and energy consumption where possible. Green roofs are provided at the top of utilities blocks to reduce heat gain and enhance thermal comfort. Solar lighting and solar wind turbine luminaire are

⁸ To ensure that the actual number of tenants will not exceed the maximum number of 1,962 persons as specified, LST has been monitoring the condition of tenants during family visit. Tenancy agreement will be terminated if the actual number of tenants is found higher than the allowed number.

also installed to reduce electrical energy consumption. To create a relaxing and soothing environment for both the residents and the neighbourhood, greenery is introduced as far as possible. 22.47% of greenery coverage has been provided at the Application Site, which complies with the requirement for sites with areas between 1,000 sqm and 20,000 sqm under the Sustainable Building Design Guidelines (SBDG).

5.3.5 In order to facilitate exchange and interaction between residents, various key focal points are provided in the form of pocket garden, leisure sitting-out area and communal space with shared facilities at Lok Sin Village. Resident engagement activities are organised regularly to strengthen the community bonding. By creating places where residents could meet and gather freely, social bonding is strengthened, which in turn contributes to the building up of a sustainable network in the community.

5.4 Landscape Design of Lok Sin Village

5.4.1 The concept underpinning the LMP is to provide a high-quality living environment for residents in Lok Sin Village whilst preserving and enhancing the existing landscape context by creating high-quality open space for residents to dwell. The residential landscape is accompanied with mix of landscaped areas and passive recreational facilities for its residents to enjoy. Combination of native tree and shrub species are introduced to maximise the greening effect while enhancing the visual amenity and ecological value of the Application Site and to the surroundings. In particular, a mix of dense foliage trees, green hedge shrubs and climber are provided at locations adjacent to the existing village-type developments to further screen off potential disturbance from the transitional housing blocks and foster a natural environment which smoothly blends into the surroundings. Potential visual impact resultant from the proposed transitional housing development has been therefore minimised.

5.4.2 According to the HKPSG, the standard of local open space provision in rural villages and small residential developments in the rural areas is 1 sqm per person. To ensure living quality of residents, Lok Sin Village has complied with the above provisional standard and provide at least 1 sqm of local open space per person within the development.

5.4.3 In the previous planning application stage, preliminary tree survey conducted within the Application Site showed that no registered or potential Old and

Valuable Trees (OVTs) nor rare or endangered species of trees listed under the Forestry Regulation (Cap 96A) were observed.

5.5 Traffic Arrangement and Ancillary Transport Facilities

5.5.1 The Application Site is currently served by road-based public transport services. Franchised buses and green minibus routes are conveniently located in the vicinity of the Application Site, with connection to Tai Po, Tsuen Wan and Kwun Tong. To cater for the additional public transport demand created by the temporary housing development, new GMB services between the Application Site and Tai Po Market have been proposed and implemented under the approved planning application No. A/NE-TK/702.

5.5.2 The vehicular and pedestrian access of Lok Sin Village to Ting Kok Road is via the adjoining Government land to the south of the Application Site, which is open to residents 24 hours daily. The said site access is formed and maintained by Tai Po District Office. Internally, Lok Sin Village is connected by an access road proposed and implemented under the approved application No. A/NE-TK/702. Emergency Vehicular Access (EVA) has also been provided to comply with relevant regulations. While no residential car parking spaces are provided within the Application Site, 3 nos. of loading/unloading bays are provided near Block 5.

5.5.3 According to the HKPSG, there is no requirement on car parking and loading/unloading provision for transitional housing developments. In view of the temporary nature of the proposed development, residential car parking space is not provided within the Application Site. Taken into account of the daily operational needs, 3 nos. of L/UL bays are provided near Block 5.

5.5.4 In view of the unique nature of the temporary transitional housing which targets the low-income group currently inadequately housed, only minimal traffic related to pick-up, drop-off and L/UL activities are generated and attracted.

6 Planning Justifications

6.1 Echoing with the Government's Prevailing Policy to Increase the Supply of Transitional Housing to Relieve Acute Housing Shortage in the Short Term

6.1.1 In order to relieve the pressure of families living in unpleasant conditions and those waiting for PRH for a long time, various short-to-medium-term support measures have been introduced by the Government to increase the supply of transitional housing. According to Housing Authority, there were around 115,700 general applicants for PRH as at end-June 2025. In line with a short-term housing initiative proposed by the Government in 2018, Lok Sin Village has provided 1,236 transitional housing units to immediately improve the living conditions of the underprivileged, especially given the latest PRH waiting time of 5.4 years. The provision of 1,236 transitional housing units contributed to about 8% of Government's then three-year target of 15,000 units, constituting an essential portion of the overall transitional housing supply in Hong Kong.

6.2 Temporary Nature Will Not Affect the Long- Term Planning Intention of the Respective Zonings

6.2.1 The current planning application is for temporary residential institution use for a period of 3 years, following the previous planning approval for temporary residential institution for a period of 5 years. The planning intentions of "GB" and "V" zones are outlined in Section 3. In accordance with the terms of the OZP, 'Residential Institution' is a Column 2 use under both "GB" and "V" zones. It should be noted that the current planning application is only temporary in nature and aims to continue to provide transitional housing units to the underprivileged. Therefore, approval of this temporary application represents an effective use of idle land resources in the short term, given that there is no active development programme on the Application Site. It does not affect the long-term planning intention of the "GB" and "V" zones of the OZP.

6.3 Compatibility with the Surrounding Area

6.3.1 Lok Sin Village is located at the periphery of a village cluster along Ting Kok Road, where the surrounding residential uses are mainly village houses and low-rise residential developments with maximum PR ranging from 0.8 to 1.8 and maximum BH of 3 to 5 storeys. Due considerations have been given to the village setting in the formulation of development scale and BH of Lok Sin Village to ensure that it fully blends in with the surroundings. The layout and disposition of Lok Sin Village are also designed with reference to the form of a

rural village, which allows the development to blend in smoothly with the surroundings. Lok Sin Village is therefore highly suitable in the existing land use pattern and compatible with the surroundings.

6.3.2 Regarding the interface with the “CA” zone to the north, a carefully designed planting mix with native species shrubs, ground covers and climbers has been integrated with the strip of tree planting along the boundary adjacent to the “CA” zone to provide physical and visual separation from the “CA” zone and screen off potential human disturbance to the ecologically sensitive areas.

6.4 Adhere to the TPB Guidelines on Renewal of Planning Approval

6.4.1 The TPB Guidelines on Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development (TPB PG-No. 34D) set out the assessment criteria for applications for renewal of planning approvals. **Table 6.1** below demonstrates that Lok Sin Village warrants approval for a renewal for 3 years.

Assessment criteria stipulated in TPB PG-No. 34D	Justifications for renewal of planning approval for Lok Sin Village
(a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas	<ul style="list-style-type: none"> • There is no change in policy on development of transitional housing; • There is no change in land use zoning for the area; • The surrounding land uses mainly remain unchanged.
(b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development)	The Application Site is a piece of private land and Wheelock Properties as the land owner has agreed to lend the Application Site to LST to operate the transitional housing development “Lok Sin Village” till 2029.

(c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits	(a) the submission of a revised landscape proposal to the satisfaction of the Director of Planning or of the TPB	Complied with (Appendix B1 refers)
	(b) the implementation of the revised landscape proposal to the satisfaction of the Director of Planning or of the TPB	Complied with (Appendix B2 refers)
	(c) the submission of a detailed drainage proposal to the satisfaction of the Director of Drainage Services or of the TPB	Complied with (Appendix B3 refers)
	(d) the implementation of the detailed drainage proposal to the satisfaction of the Director of Drainage Services or of the TPB	Complied with (Appendix B4 refers)
	(e) the submission of an updated sewerage impact assessment to the satisfaction of the Director of Environmental Protection or of the TPB	Complied with (Appendix B5 refers)
	(f) the implementation of the sewerage mitigation measures identified to the satisfaction of the Director of Environmental Protection or of the TPB	Complied with (Appendix B6 refers)
	(g) the submission of an updated noise impact assessment to the satisfaction of the Director of Environmental Protection or of the TPB	Complied with (Appendix B7 refers)

	(h) the implementation of the noise mitigation measures identified to the satisfaction of the Director of Environmental Protection or of the TPB	Complied with (Appendix B8 refers)
	(i) the submission of a water supplies for firefighting and fire service installations proposal to the satisfaction of the Director of Fire Services or of the TPB	Complied with (Appendix B9 refers)
	(j) the implementation of the water supplies for firefighting and fire service installations proposal to the satisfaction of the Director of Fire Services or of the TPB	Complied with (Appendix B10 refers)
	(k) if any of the above planning condition (a), (b), (c), (d), (e), (f), (g), (h), (i) or (j) 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	Approval conditions (a) to (j) have been complied with
	(l) upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of the Director of Planning or of the TPB	Noted
(d) whether the approval period sought is reasonable	It is proposed to seek a renewal of planning approval for 3 years, which does not exceed the validity period of the temporary approval.	
(e) any other relevant considerations	N/A	

- 6.4.2 Regarding assessment criterion (c), the implemented landscape, drainage, sewerage mitigation, noise mitigation and fire service installation facilities/measures under the approval conditions will continue to be adopted and properly maintained by the Applicant in the current renewal application.

7 Conclusion

- 7.1.1 This s.16 Planning Application aims to seek TPB's approval for the renewal of planning approval for Lok Sin Village in Wong Yue Tan, Tai Po for period of 3 years. The planning approval was approved by TPB with conditions on 26 March 2021 under planning application no. A/NE-TK/702.
- 7.1.2 The approved transitional housing development has been implemented and named Lok Sin Village with the first population intake in April 2024. A total of 1,236 units are provided in 11 4-storey domestic blocks. It is operating in a non-profit making nature to help to alleviate imminently the hardship of the families on the public rental housing waiting list and those currently inadequately housed. LST anticipates operating Lok Sin Village till 2029 as proposed in the approved planning application.
- 7.1.3 The renewal application is justifiable in the following land use planning and other technical points of view:
- (a) The project, with the provision of 1,236 transitional housing units for the underprivileged families, is in line with the ongoing short-term housing initiative from the Government;
 - (b) The Application Site has been left idle for a long period of time without any permanent residential development scheme approved for implementation before. The continuation of the operation of Lok Sin Village shall not jeopardise the planning intention in the long run;
 - (c) The nature of Lok Sin Village is compatible with the surrounding land use patterns; and
 - (d) Development, operation and the continuation of Lok Sin Village adhere to the TPB Guidelines on Renewal of Planning Approval (TPB PG-No. 34D).
- 7.1.4 In light of the above, we sincerely hope the TPB would favourably consider the renewal of the planning approval for 3 years.

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

Figures

Figure 2.1. Location Plan

(Extract from Previous Submission for Approved
Application No. A/NE-TK/702)

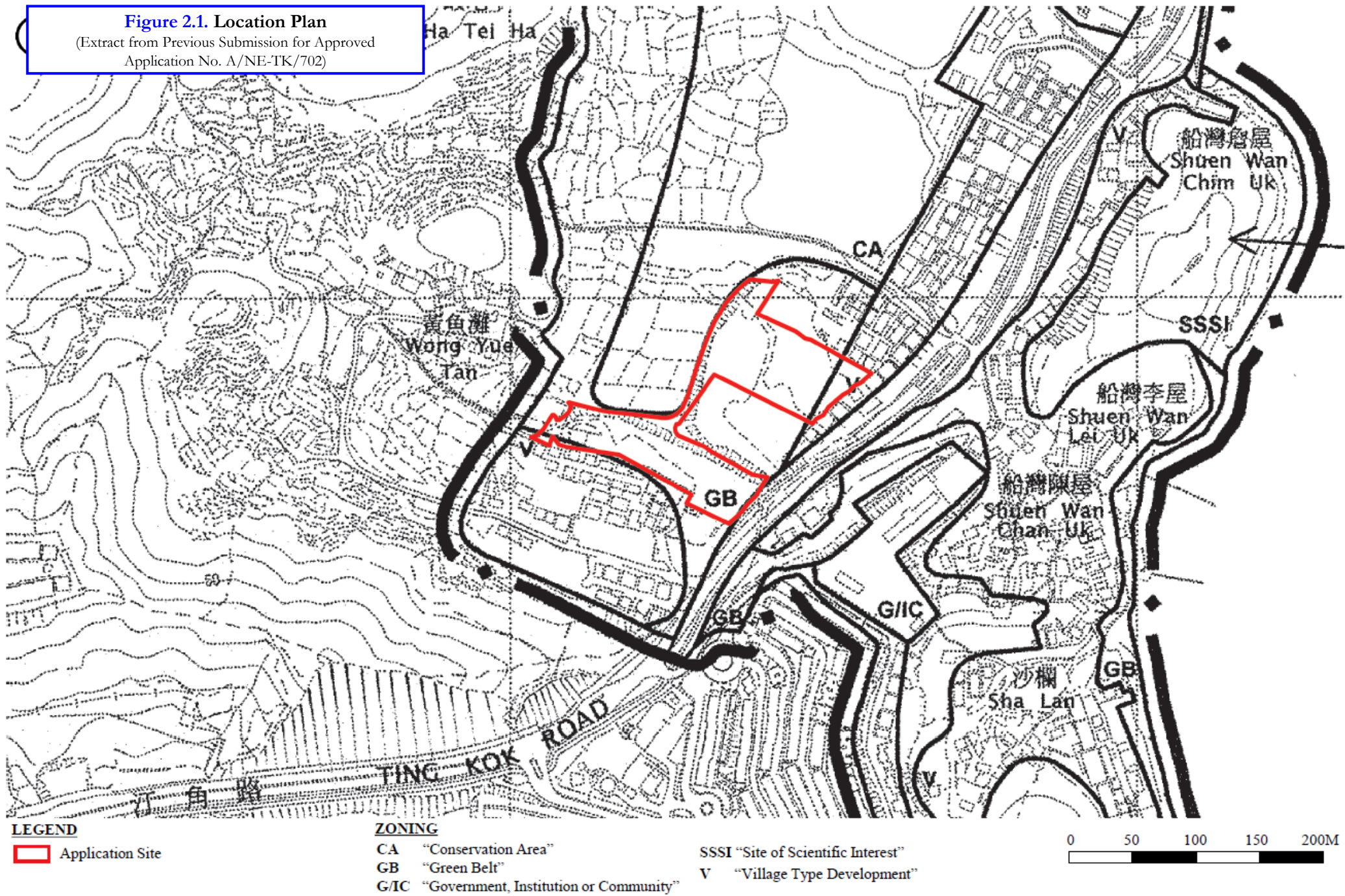
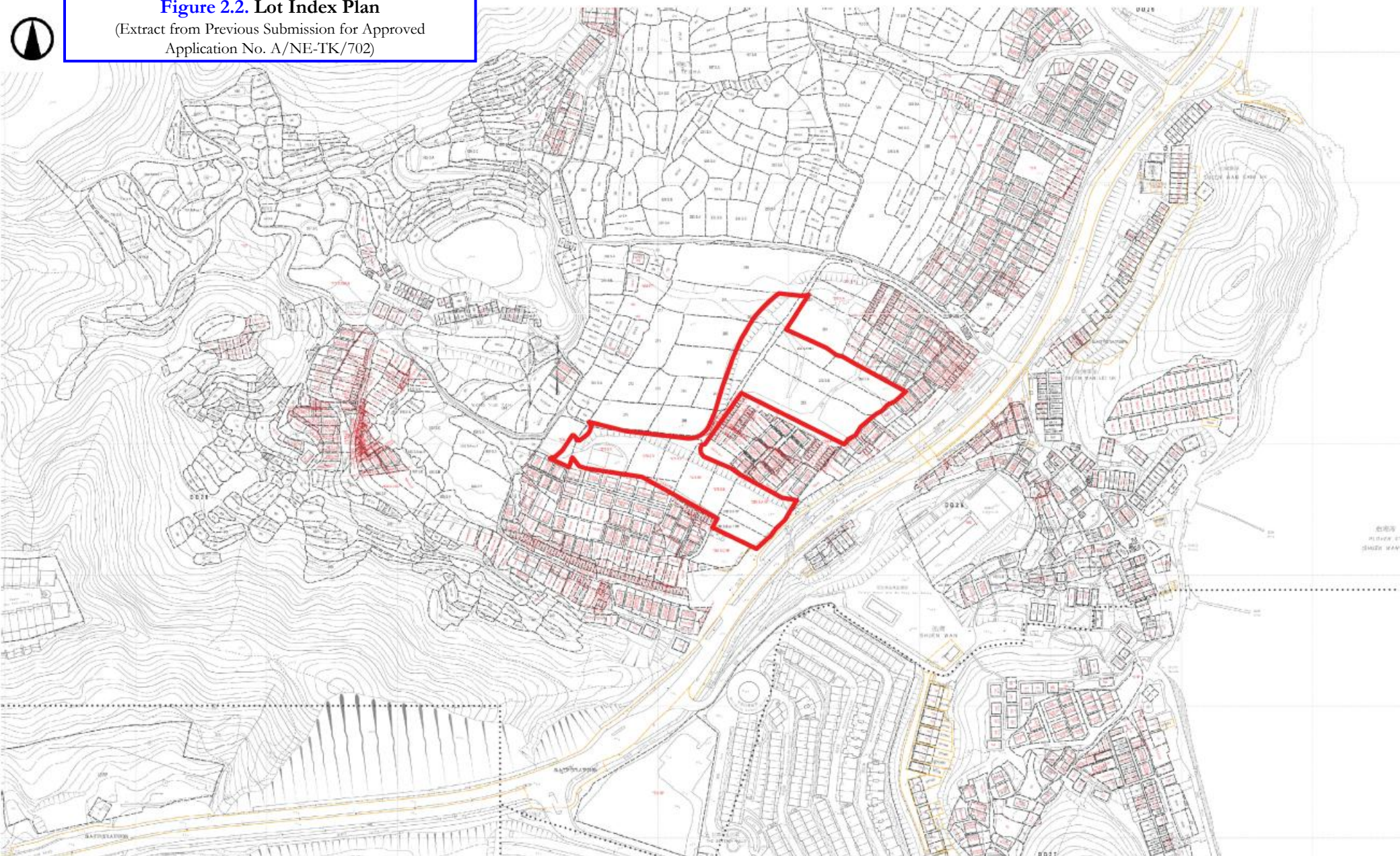



Figure 2.2. Lot Index Plan


(Extract from Previous Submission for Approved
Application No. A/NE-TK/702)

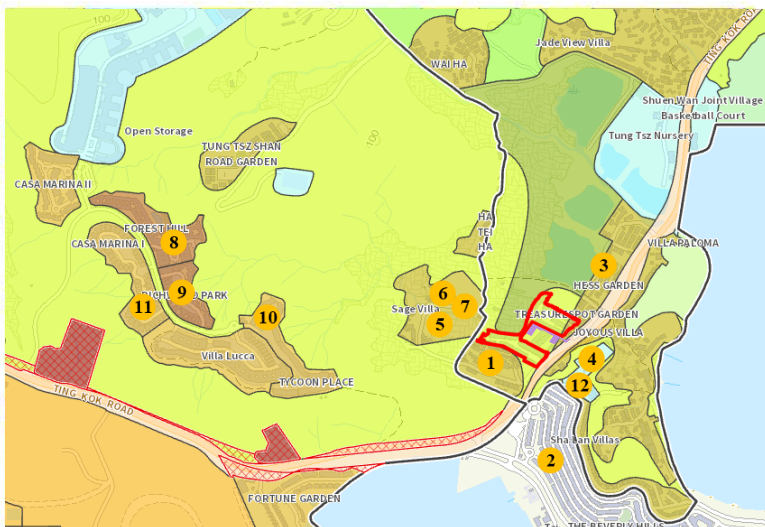


LEGEND

 Application Site

0 50 100 150 200M





LEGEND

OZP Zoning

- V** Village Type Development
- GB** Green Belt
- SSSI** Site of Special Scientific Interest
- AGR** Agriculture
- CA** Conservation Area
- CPA** Coastal Protection Area
- (R/C)** Residential (Group C)
- G/IC** Government, Institution or Community
- OU** Other Specified Uses
- (R/B)** Residential (Group B)
- Application Site**
- Approved application No. A/NE-TK/800 for temporary private vehicle park
- Future residential developments under LSPS/001



Wong Yue Tan Tsuen



The Beverly Hills
Existing PR: about 1.19
Existing BH: 1-3 storeys



Shuen Wan Chim Uk



Spanish Primary School



Marsh



Tsz Tong of Cheung's Clan



Wong Yue Tan Children's Playground



Forest Hill
Maximum PR: 1.8
Maximum BH: 5 storeys



Richwood Park
Maximum PR: about 1.61
Maximum BH: 5 storeys



Tycoon Place
Maximum PR: 0.8
Maximum BH: 4 storeys



Casa Marina I
Maximum PR: 0.8
Maximum BH: 3 storeys



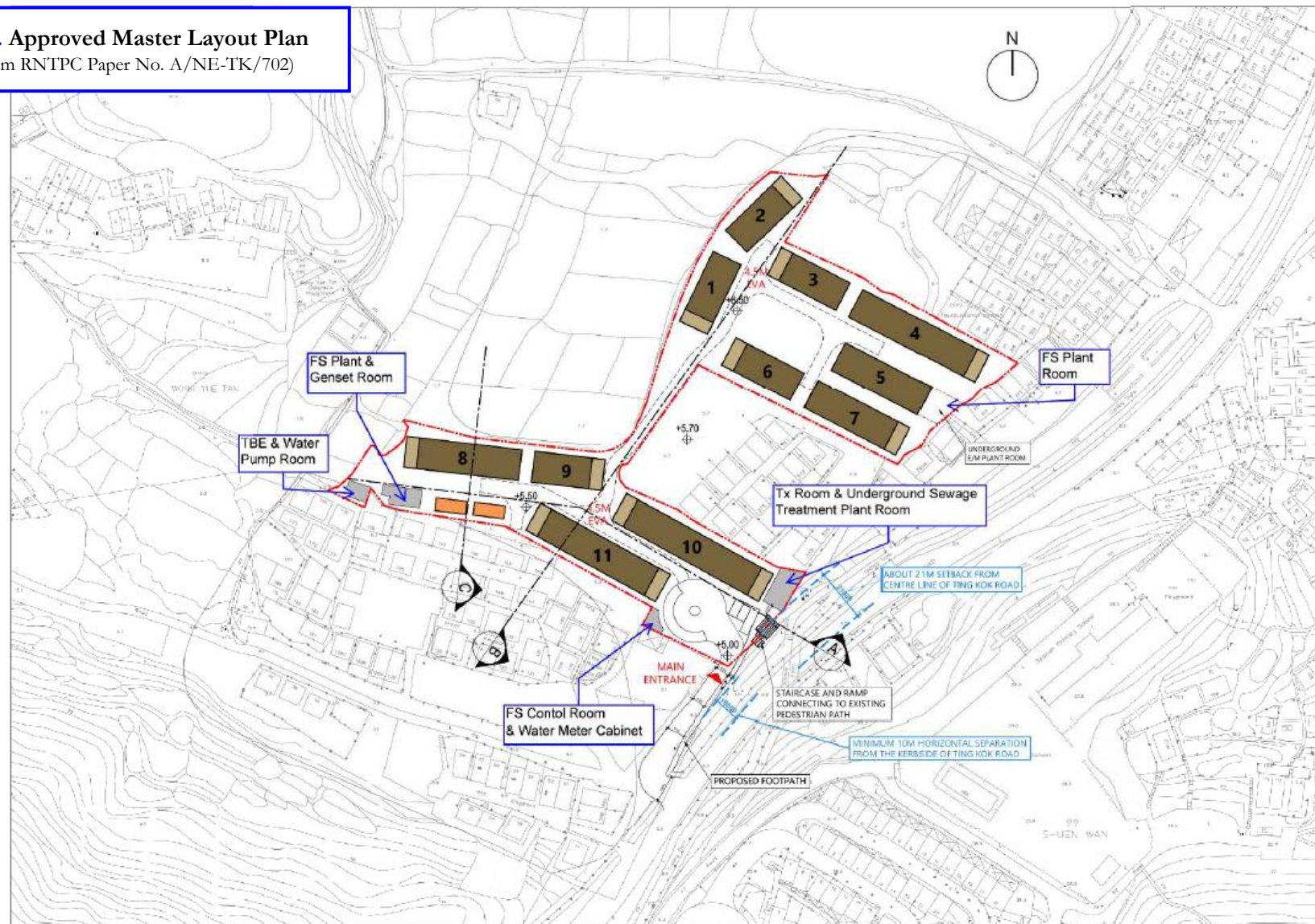
Good House
Maximum PR: 1.44
Maximum BH: 4 storeys

Figure 2.3. Surrounding Uses

(Based on Previous Submission for Approved Application
No. A/NE-TK/702)

Figure 4.1. Approved Master Layout Plan

(Extract from RNTPC Paper No. A/NE-TK/702)



COMPREHENSIVE TRANSITIONAL HOUSING VILLAGE DEVELOPMENT IN D.D. 26, WONG YUE TAN, TAI PO - PROPOSED MASTER LAYOUT PLAN

LEGEND:

--- APPLICATION SITE BOUNDARY

E/M PLANT ROOM
(Exact provision and arrangement
subject to detailed design development)

TRANSITIONAL HOUSING BLOCKS

THIRD FLOOR RECESS

G/F SHOP & COMMUNAL SPACE

參考編號
REFERENCE No.

A/NE-TK/702

繪圖 DRAWING A-1