

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

Application No. A/NE-TK/850

<u>1. Proposal</u>	
Applicant	The Lok Sin Tong Benevolent Society, Kowloon
Site (Plan A-1a)	Various Lots in D.D. 26 and Adjoining Government Land (GL), Wong Yue Tan, Tai Po
Site Area	About 14,505m ² (including GL of about 648m ² or about 4.5% of the application site (the Site))
Zonings and Outline Zoning Plan (OZP) No.	“Green Belt” (“GB”) (about 93%) and “Village Type Development” (“V”) (about 7%) zones on the approved Ting Kok OZP No. S/NE-TK/19
Application	Renewal of Planning Approval for Temporary Residential Institution (Transitional Housing) with Filling and Excavation of Land for a Period of Three Years
Site Context and the Current Proposal	<p>(a) The Site is accessible from an access road at its south leading to Ting Kok Road (Plan A-2).</p> <p>(b) According to the applicant, the development (i.e. Lok Sin Village (樂善村)) has been completed in February 2024, which consists of 11 four-storey domestic blocks and two single-storey non-domestic blocks with a total plot ratio (PR) of about 1.402 (including domestic PR of about 1.394 and non-domestic PR of about 0.008) and a total gross floor area (GFA) of about 20,332.914m² (including domestic GFA of about 20,221.643m² and non-domestic GFA of about 111.271m²) (Drawings A-1 to A-14). In addition, there are two E&M blocks (including an on-site sewage treatment plant) excluding from GFA calculation. A total of 1,236 residential units¹ are provided for families in hardship, who are waiting for public rental housing and inadequately-housed. Three loading/unloading bays (including two for light goods vehicles and one for heavy goods vehicle) are provided at the Site.</p> <p>(c) The applicant is responsible for operation, management and maintenance of the development. Population intake commenced in</p>

¹ Four unit types include (i) one-to-two person(s) – 1,161 units, about 93.9%; (ii) three-to-four persons – 47 units, about 3.8%; (iii) four-to-five persons – 24 units, about 1.9%; and (iv) barrier free – four units, about 0.3%, ranging from 13.6m² to 30.9m².

	<p>April 2024, and occupancy rate of the development was about 95% as of 31.1.2026.</p> <p>(d) Given that land filling and excavation works in support of the development have been completed, no additional land filling and excavation works at the Site will be carried out. Besides, a minimum buffer distance of about 2.78m is allowed between the building blocks and the adjacent “Conservation Area” (“CA”) zone.</p> <p>(e) The implemented landscape, drainage, sewerage, noise and fire service installations facilities/mitigation measures under the approval conditions of previous application No. A/NE-TK/702 will continue to be adopted under the current application. The master layout plans, elevation plans and as-built landscape master plan submitted by the applicant are shown in Drawings A-1 to A-15.</p>
<p>Last Previous Relevant Application</p>	<p>(a) Application No. A/NE-TK/702 approved on 26.3.2021 for a period of five years until 26.3.2026, which was submitted by the same applicant for the same use at the same Site.</p> <p>(b) Compared with the last previous relevant application, the major development parameters under the current application are updated to reflect the existing transitional housing development at the Site, which are in line with the building plans approved by the Building Authority, involving:</p> <ul style="list-style-type: none"> (i) a decrease in site area (from about 14,517m² to 14,505m², about -0.1%); (ii) a decrease in total PR (from about 1.493 to 1.402, about -6.1%); (iii) a decrease in total GFA (from about 21,675m² to 20,332.914m², about -6.2%); (iv) a decrease in site coverage (from not more than 66.6% to about 37.463%, about -43.7%); (v) an increase in building heights (BHs) of domestic blocks (from about 13.5m to 13.517-13.687m, about +0.1% to +1.4%); (vi) a decrease in BHs of non-domestic blocks (from about 4.5m to 3.35m, about -25.6%); (vii) an increase in greenery coverage (from not less than 20% to about 23.31%, about +16.6%); and (viii) an increase in open space from not less than 1,962m² to about 5,335.338m², about +171.9%).

	<p>A comparison table for the major development parameters of the last previous relevant application and the current application is at Appendix II.</p> <p>(Please refer to https://www.tpb.gov.hk/uploads/page/meetings/RNTPC/A_NE-TK_702/A_NE-TK_702_MainPaper.pdf for details of the last previous relevant application)</p>
<p>Justifications from the Applicant (Appendices I to Ic)</p>	<p>(a) The development echoes the Government’s prevailing policy to increase the supply of transitional housing in the short term for relieving the acute housing demand of people living in substandard conditions by effective use of idle land.</p> <p>(b) Potential of further extending the operation period of the development will be reviewed due to the temporary settlement of some residents from Wang Fuk Court at the Site, and statutory procedures will be followed as necessary.</p> <p>(c) The development in temporary nature will not affect the long-term planning intentions of the “GB” and “V” zones, which is also not incompatible with the surrounding village settings.</p> <p>(d) Environmentally sensitive and sustainable building design features are incorporated. Combination of native tree and shrub species are introduced to enhance amenity and ecological values of the Site and its surroundings. Plantings along the site boundary adjacent to the “CA” zone and villages allow physical and visual distance for screening off disturbance from the development.</p> <p>(e) Technical assessments, including Traffic Impact Assessment, Ecological Assessment, Environmental Assessment and Water Supply Impact Assessment, had been conducted to support the development under the previous application No. A/NE-TK/702. An on-site sewage treatment plant and drainage system are implemented to address the capacity constraints.</p> <p>(f) The current renewal application complies with the assessment criteria as set out in the Town Planning Board Guidelines on Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development (TPB PG-No. 34D).</p>
<p>Compliance with the “Owner’s Consent/ Notification” requirements²</p>	<p>Obtained consents from current land owners. For GL portion, the requirements are not applicable.</p>

² 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](#)) and detailed information would be deposited at the meeting for Members’ inspection.

2. <u>Planning Considerations and Assessments</u>				
	<u>Criteria</u>	<u>Yes</u>	<u>No</u>	<u>Remarks</u>
(a)	<p>In line with TPB PG-No. 34D³, including:</p> <p>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);</p> <p>ii. no adverse planning implications arising from the renewal of the planning approval (e.g. pre-emption of planned permanent development);</p>	✓		<p>Since the approval of the last previous relevant application was granted, there is another transitional housing development to the southeast of the Site (i.e. Good House (善樓)) covered by the approved application No. A/NE-TK/753, with validity of the planning permission until 26.8.2027. Two planning permissions were granted for temporary private vehicle parks surrounded by and to the north of the Site under the approved applications No. A/NE-TK/800 and 802 to 820, with validity until 14.11.2028 and 6.12.2027 respectively (Plan A-2). The transitional housing development under the current application is considered not incompatible with its surrounding areas predominantly rural in character comprising mainly low-rise residential developments/village houses, temporary private vehicle parks, ponds and marsh within the “CA” zone, vegetated areas, fallow farmland, vacant/unused land and open storage of construction materials (Plan A-2).</p> <p>The applied use is not in line with the planning intentions of the “GB” and “V” zones. In this regard, the Director of Agriculture, Fisheries and Conservation has no comment on the application, considering that the previous application for the same use at the Site was approved and no additional land filling and excavation works will be carried out at the Site. Besides, as advised by the District Lands Officer/Tai Po of Lands Department, there is no valid Small House application within the Site. Approval of the application on a</p>

³ TPB Guidelines No. 34D on Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development.

	<p>iii. all the time-limited approval conditions under the previous approval have been complied with; and</p> <p>iv. the three-year approval period sought does not exceed the duration of the last approval.</p>		<p>temporary basis of three years would not jeopardise the long-term planning intentions of the “GB” and “V” zones.</p> <p>Given that the land filling and excavation works in support of the development have been completed, no additional land filling and excavation works will be carried out at the Site. The Chief Engineer/Mainland North of Drainage Services Department and Director of Environmental Protection have no objection to or no adverse comment on the application from public drainage and environmental planning perspectives respectively.</p>
(b)	In line with TPB PG-No. 10 ⁴	✓	<p>The application could warrant exceptional consideration as it could address acute housing demand in short-term without compromising the functions of the “GB” and “V” zones permanently. As advised by the Secretary for Housing, according to the signed Grant Agreement between the Government and the concerned non-governmental organization, the Site is expected to be used by the tenants for a period of about five years since completion. As the intake for this development was in April 2024, the policy support for the Site will be expired in about April 2029. Thus, the policy support for the concerned Site still remains valid. In early December 2025, Lok Sin Village had provided 82 units to the fire outbreak in Wang Fuk Court, accommodating approximately 200 affected residents.</p>

⁴ TPB Guidelines No. 10 for Application for Development within “GB” Zone under Section 16 of the Town Planning Ordinance.

				<p>Taking into account that the application warrants an exceptional consideration, the development is not incompatible with the surrounding areas and would not induce adverse impacts on traffic, ecological and environmental aspects as well as infrastructure provision, the application is considered generally in line with the TPB PG-No. 10. While the TPB PG-No. 10 has specified a maximum PR of 0.4 for residential development in the “GB” zone, such requirement is not applicable to the application as the development is temporary in nature.</p>
(c)	Any other relevant considerations (e.g. minor change in layout/development parameters)?	✓		<p>The major development parameters under the current application are updated to reflect the existing transitional housing development at the Site (Appendix II), which are in line with the building plans approved by the Building Authority. The differences between the last previous relevant application and the current application are considered as Class A amendments specified in TPB PG-No. 36C⁵.</p>
(d)	Any adverse departmental comments?		✓	<p>Relevant government bureau/ departments consulted have no objection to or no adverse comment on the application (Appendix III). Relevant approval conditions and advisory clauses are recommended at paragraph 4 below.</p>
(e)	Public comments received during statutory publication period	✓		<p>Total: 53 Support: 50 Object/adverse comments: 3 (Appendix IV)</p> <p><u>Major adverse comments</u></p> <p><i>From Individuals</i></p> <ul style="list-style-type: none"> • There is a high level of development and population density in the surrounding area with saturated capacity and insufficient supporting facilities, which cannot

⁵ TPB Guidelines No. 36C on Class A and Class B Amendments to Approved Development Proposals.

			<p>accommodate additional population.</p> <ul style="list-style-type: none"> • The development with building heights higher than those of the surrounding rural settings causes adverse landscape impacts and light pollution. • While Ting Kok Road is already overburdened, the development with additional population leads to traffic congestion and road safety concerns. • Aging of transitional housing would be faster due to the lack of maintenance. • Security concerns arise due to many people gathering outside Lok Sin Village. • The development to be terminated in 2029 reveals wastage of resources and the funding should be better spent on permanent homes. • The actual aim of the development is to legitimise the conversion of the “GB” zone to residential use by developer(s). <p><u>Responses</u></p> <ul style="list-style-type: none"> • Planning assessments and departmental comments above are relevant. • The relevant government departments consulted, including the Commissioner for Transport, Chief Town Planner/Urban Design and Landscape of Planning Department and Chief Building Surveyor/New Territories West of Buildings Department have no objection to or no adverse comment on the application. • Should there be any future residential development within the “GB” zone, relevant statutory procedures under the Town Planning Ordinance shall
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				be followed and the Board would consider each case on its individual merits.
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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 for a period of three years, and be renewed from 27.3.2026 to 26.3.2029. The following conditions of approval and advisory clauses are suggested for Members' reference:

Approval Conditions

- (a) the submission of a 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 27.6.2026;
- (b) the existing drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (c) the existing fire service installations implemented on the Site shall be maintained at all times during the planning approval period;
- (d) if the above planning condition (a) 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;
- (e) if any of the above condition (b) 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
- (f) upon the expiry of the planning permission, the reinstatement of the "GB" portion of the Site, including the removal of fill materials and hard paving, and grassing of the "GB" portion of the Site to the satisfaction of the Director of Planning or of the Town Planning Board.

Advisory clauses

The Recommended Advisory Clauses are at **Appendix V**.

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

Attachments

Appendix I	Application Form with attachments received on 6.1.2026
Appendix Ia	Supplementary Information received on 13.1.2026
Appendix Ib	Further Information (FI) received on 26.1.2026 (accepted and exempted from publication and recounting requirements)
Appendix Ic	FI received on 9.2.2026 (accepted and exempted from publication and recounting requirements)
Appendix II	Comparison Table for the Major Development Parameters of the Last Previous Relevant Application and the Current Application
Appendix III	Government Bureau/Departments with No Objection/No Adverse Comment
Appendix IV	Public Comments Received During Statutory Publication Period
Appendix V	Recommended Advisory Clauses
Drawings A-1 to A-6	Master Layout Plans
Drawings A-7 to A-14	Elevation Plans
Drawing A-15	As-built Master Layout Plan
Plan A-1a	Location Plan
Plan A-1b	Previous Application Plan
Plan A-2	Site Plan

**PLANNING DEPARTMENT
FEBRUARY 2026**