

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-LYT/872

<u>Applicant</u>	:	Caritas – Hong Kong
<u>Premises</u>	:	G/F, No. 22D and 22E, San Uk Tsuen, Lung Yeuk Tau, Fanling
<u>Floor Area</u>	:	About 129.2m ²
<u>Lease</u>	:	Taxlord Lots 1088 S.C R.P. and 1088 S.D R.P. in D.D. 83 (a) held under Block Government Lease with Building Licences (BLs) No. 52/94 and 51/94 (b) restricted for non-industrial purposes under the BLs
<u>Plan</u>	:	Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan (OZP) No. S/NE-LYT/19
<u>Zoning</u>	:	“Village Type Development” (“V”)
<u>Application</u>	:	Proposed Social Welfare Facility (Community Development Centre)

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed social welfare facility (community development centre (CDC)) at the application premises (the Premises) on the ground floor of two existing New Territories Exempted Houses (NTEHs), namely No. 22D and 22E, San Uk Tsuen (Premises A and B respectively), falling within areas zoned “V” on the OZP (**Plans A-1 and A-4a**). According to the Notes of the OZP for the “V” zone, ‘Social Welfare Facility’ is Column 2 use, which requires planning permission from the Town Planning Board (the Board). Whilst Premises A is currently being used for the applied use without valid planning permission, Premises B is currently vacant (**Plan A-4b**).
- 1.2 According to the applicant, the proposed CDC, with a total floor area of about 129.2m², comprises a reception and office (at Premises A), a group activity area (at Premises B), activity/counselling rooms, store rooms, toilets and pantries (**Drawings A-1 and A-2**). Various community care and support services, such as counselling and case referrals, mutual support group activities, and community education programmes, will be offered to nearby residents/villagers under the

Neighbourhood Level Community Development Projects (NLCDPs)¹. The service hours will be from 1:30 p.m. to 6:00 p.m. and 7:00 p.m. to 9:30 p.m. on Mondays, Thursdays and Fridays; from 10:00 a.m. to 1:00 p.m. and 2:00 p.m. to 6:00 p.m. on Tuesdays and Wednesdays; and from 10:00 a.m. to 1:00 p.m. on Saturdays, with no operations on Sundays and public holidays. The Premises will accommodate a maximum of 40 visitors at any one time, with about six staff members stationed during service hours, and no overnight stay for visitors and staff. The layout plans submitted by the applicant are at **Drawings A-1** and **A-2**.

1.3 In support of the application, the applicant has submitted the following documents:

- (a) Application Form with attachments received on 30.3.2026 (**Appendix I**)
- (b) Further Information (FI) received on 18.5.2026[^] (**Appendix Ia**)
 - [^] *accepted and exempted from the publication and recounting requirements*

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the Application Form and FI at **Appendices I** and **Ia**, as summarised below:

- (a) the applicant, being a NLCDP team recognised by SWD, has provided various types of frontline community care and support services to the residents/villagers of Lung Yeuk Tau area for a long period of time. The proposed CDC also fosters a sense of belonging through local cultural preservation, encouraging collective participation and facilitating intergenerational interaction within the rural community;
- (b) to meet the operational needs and SWD's services requirements, the applicant intends to utilise Premises B as a group activity area for providing community care and support services to the needy. The expanded space is vital to meeting annual service targets. Meanwhile, the applicant also seeks planning permission to regularise the existing centre at Premises A;
- (c) the Premises are located on the ground floor of existing NTEHs, with independent pedestrian entrance separated from the access to the domestic units on the upper floors. The proposal does not involve any alteration and addition works to the existing buildings, and the proposed use is considered entirely compatible with the surrounding land uses. There are no other better venue options within the service area; and
- (d) the area is well-served by public transport. The Premises are equipped with air conditioners, which will remain operational during service hours of the centre. Besides, the applicant undertakes to properly maintain the existing on-site sewage and drainage facilities, and to provide fire service installations (FSIs) that comply with all statutory regulations. In general, the proposed use will not induce adverse

¹ NLCDPs are one type of community development services funded by the Social Welfare Department (SWD) and operated by non-government organisations (NGO) which provide the people living in priority areas (as selected by the Committee on NLCDPs) with a flexible range of welfare services to fill service gaps or needs and to foster a spirit of mutual help and a sense of belonging to the community among the residents. The full list of NLCDPs is available at the SWD's website (https://www.swd.gov.hk/storage/asset/section/177/en/NLC DP-20220114_e.pdf).

traffic, environment, sewage, drainage impacts, and fire safety issue on the surrounding areas.

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

The applicant is not a “current land owner” 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. 31B) by obtaining consents of two current land owners of the Premises. Detailed information would be deposited at the meeting for Members’ inspection.

4. Previous Application

There is no previous application at the Premises.

5. Similar Application

There is no similar application within the same “V” zone on the OZP.

6. The Premises and Their Surrounding Areas (Plans A-1 to A-4b)

6.1 The Premises are:

- (a) located on the ground floor of two existing NTEHs within the village proper of San Uk Tsuen. Whilst Premises A is currently being used for the applied use without valid planning permission, Premises B is currently vacant; and
- (b) separated from the domestic units on the upper floors with independent entrances; and
- (c) accessible via a local footpath to the west of the subject NTEHs.

6.2 The surrounding areas are of rural characters predominated by village houses/domestic structures, vacant land and unused land covered by tree groups or vegetated areas. To the northeast and northwest are The Sisters of the Precious Blood Children’s Village and Suen Douh Camp respectively, within the “Government, Institution or Community” (“G/IC”) zone.

7. Planning Intention

The planning intention of the “V” zone is to designate both existing recognised 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 ground floor of a NTEH. Other commercial, community and recreational uses may be permitted on application to the Board.

8. Comments from Relevant Government Departments

8.1 The following government departments have been consulted and their views on the application are summarised as follows:

Land Administration

8.1.1 Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD):

- (a) he has no objection to the application;
- (b) the Premises fall within Taxlord Lots 1088 S.C R.P. and 1088 S.D R.P. in D.D. 83 with BLs No. 52/94 and 51/94 granted on 7.3.1995 and 15.3.1995 respectively. They are restricted for non-industrial purposes under the BLs;
- (c) the proposed social welfare facility (CDC) complies with the said user restriction under the BLs. Having said that, the applicant is required to comply with all other terms and conditions under the BLs; and
- (a) his advisory comments are at **Appendix II**.

Social Welfare

8.1.2 Comments of the Director of Social Welfare (DSW):

- (a) he generally supports the application with the proposed provision of social welfare services under the NLCDP, which is in line with the prevailing social welfare policy where SWD is responsible for implementing NLCDP under the policy area of Home and Youth Affairs Bureau;
- (b) NLCDPs were introduced in the 1970s to serve deprived and transient communities where the provision of welfare services and facilities was inadequate or non-existent. The target service users of the NLCDP are people from deprived communities and NLCDP provides social welfare services to supplement existing community provision, supports community groups and individuals to identify and resolve community needs, issues, or crises, and offers information, advice, facilitation, and referrals to other services. There are currently 17 NLCDPs operated by 8 NGOs;
- (c) the Caritas Lung Yeuk Tau Community Development Project commenced in July 1990, serving residents around Lung Yeuk Tau area, including San Wai (including Kun Lung Tsuen), Tung Kok Wai, Ma Wat Wai, Wing Ling Wai (including Hak Pai Tsai), Lo Wai, Mat Wat Tsuen, Tsz Tong Tsuen, San Uk Tsuen, Siu Hang San Tsuen, Wing Ling Tsuen, Shun Him Tong Tsuen and Po Kat Tsai, with a population of about 4,000 as at March 2022. The locations of the

Premises are within the service boundary, which could facilitate residents from the deprived and transient communities can access the necessary welfare services. The Premises on the ground floor of two existing village houses are located in close proximity, which will enhance service efficiency in terms of staff supervision. Regarding the design and layout, the total floor area of the Premises as mentioned by Caritas is also acceptable to meet space shortfall against the NLCDP Standard Schedule of Accommodation of 141.45m² to facilitate the service delivery from service operation perspective. No other licensing regulations are applicable for operation of NLCDPs; and

- (d) on the understanding that there is no suitable alternative premises available for operating social welfare facilities (including CDC/NLCDP for the subject application) within the service boundary under the “Lists of Available Government-owned Spaces”, and the list of “Vacant Premises in Public Housing Estates Available for Lettings of Welfare Services”, SWD would consider and assess NGO’s application on a case by case basis for leasing premises within private development within its service boundary to meet the specified service objectives and outputs stated in the funding and service agreement.

Environment

8.1.3 Comments of the Director of Environmental Protection (DEP):

- (a) in view of the small scale and nature of the proposed use, the application is unlikely to cause major pollution; and
- (b) his advisory comments are at **Appendix II**.

Drainage

8.1.4 Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- (a) she has no objection to the application from public drainage perspective; and
- (b) her advisory comments are at **Appendix II**.

Fire Safety

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

- (a) he has no objection in principle to the application subject to FSIs and water supplies for firefighting being provided to his satisfaction; and
- (b) his advisory comments are at **Appendix II**.

8.2 The following government departments have no objection to or no comment/no adverse comment on the application, and their advisory comments, if any, are at **Appendix II**.

- (a) Commissioner for Transport (C for T);
- (b) Chief Highways Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
- (c) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (d) Director of Electrical & Mechanical Services (DEMS);
- (e) Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD);
- (f) Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
- (g) Commissioner of Police (C of P); and
- (h) District Officer (North), Home Affairs Department (DO(N), HAD).

9. Public Comments Received During Statutory Publication Period

On 10.4.2026, the application was published for public inspection. During the statutory public inspection period, a total of 30 public comments were received (**Appendix III**). Among them, 29 comments from individuals support the application mainly on the grounds that the proposed CDC could provide floor space to deliver additional community care and support services for nearby residents/villagers, and meet the daily operational needs of the centre; and there is insufficient provision of social welfare facilities/services in the area. The remaining one comment from a member of North District Council indicates no comment on the application.

10. Planning Considerations and Assessments

10.1 The application is for proposed social welfare facility (CDC) at the Premises on the ground floor of two existing NTEHs, which falls within areas zoned “V” on the OZP (**Plan A-1**). Though the planning intention of the “V” zone is primarily for the development of Small Houses by indigenous villagers, other commercial, community and recreational uses may be permitted on application to the Board. According to the applicant, the proposed CDC is for provision of community care and support services to meet the needs of the nearby villagers/residents. Furthermore, DSW generally supports the application for the proposed CDC under NLCDP, which is in line with the prevailing social welfare policy. Taking into account the above and the planning assessments below, there is no objection to the proposed CDC at the Premises.

10.2 The Premises are located on the ground floor of NTEHs within the village proper of San Uk Tsuen (**Plan A-2**), with independent entrances separated from the access to the domestic units on the upper floors. While Premises A is currently being used for the applied use without valid planning permission, Premises B is currently vacant (**Plans A-4a** and **A-4b**). The Premises are predominantly surrounded by village houses/domestic structures, and some low-rise GIC facilities are located within the “G/IC” zone to the northeast and northwest (**Plan A-2**). The proposed CDC at the Premises, which is intended to serve the nearby villagers/residents only, is considered not incompatible with the surrounding land uses.

- 10.3 DEP considers that the proposed use is unlikely to cause major pollution on the surrounding areas. Other concerned government departments consulted, including D of FS, have no objection to or no comment on the application. The applicant also undertakes to properly maintain the existing on-site sewerage and drainage facilities and to provide FSIs to comply with statutory regulations. To address the technical requirements of the concerned government department, an appropriate approval condition is recommended in paragraph 11.2 below.
- 10.4 The public comments supporting the application as summarised in paragraph 9 above are noted.

11. Planning Department's Views

- 11.1 Based on the assessments made in paragraph 11 and having taken into account the public comments mentioned in paragraph 9, the Planning Department has no objection to the application.
- 11.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 22.5.2030, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The following condition of approval and advisory clauses are also suggested for Members' reference

Approval Condition

- the provision of fire service installations and water supplies for fire-fighting to the satisfaction of the Director of Fire Services or of the Town Planning Board.

Advisory Clauses

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

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

12. Decision Sought

- 12.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant the permission.
- 12.2 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 date when the validity of the permission should expire.
- 12.3 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.

13. Attachments

Appendix I	Application Form with Attachments received on 30.3.2026
Appendix Ia	FI received on 18.5.2026
Appendix II	Recommended Advisory Clauses
Appendix III	Public Comments
Drawings A-1 and A-2	Floor Plans
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a and A-4b	Site Photos

**PLANNING DEPARTMENT
MAY 2026**