

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

Application No. A/YL-KTS/1126

1. Proposal	
Applicant	Pok Oi Hospital represented by URBIS Limited
Site (Plan A-1a)	Various Lots in D.D. 106 and Adjoining Government Land (GL), Kong Ha Wai, Kam Tin South, Yuen Long
Site Area	About 44,769.22m ² (including GL of 1,093.1m ² (2.4%))
Zoning and Outline Zoning Plan (OZP) No.	Residential (Group D) (“R(D)”) zone on the approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15 <i>[Restricted to maximum plot ratio of 0.2 and maximum building height of 2 storeys (6m)]</i>
Application	Renewal of Planning Approval for Temporary Transitional Housing Development for a Period of 3 Years
Site Context and the Current Proposal	The application site (the Site) is accessible from Kam Sheung Road on the west (Plan A-2) and additional pedestrian access is provided at Kam Shui Road to the east. According to the applicant, the applied development (i.e. Pok Oi Kong Ha Wai Village (博愛江夏圍村)) involves eight four-storey residential blocks (not more than +27mPD) and two two-storey amenity blocks ¹ (not more than +19mPD) with a total plot ratio of 1.5 and total gross floor area (GFA) of about 62,178.5m ² (including domestic GFA of about 60,178.5m ² and non-domestic GFA of about 2,000m ²) providing 1,998 units ²³ . 150 trees (including 32 originally existed at the Site and 118 planted under the approved previous application No. A/YL-KTS/960) will continue to be managed by the applicant. Nine loading/unloading spaces for light goods vehicles and one bus bay near the ingress/egress are provided at the Site. No car parking space for residential portion is provided.

¹ There are additional ancillary structures for E&M/sewerage treatment plant/sewerage pumping station within the Site.

² Flat size ranging from 16m² to 33m².

³ As of March 2026, the overall occupancy rate is around 95%.

	The master layout plan, section and elevation plan, typical floor plans and landscape plan submitted by the applicant are at Drawings A-1 to A-4 respectively.
Last Previous Relevant Application ⁴	<p>Application No. A/YL-KTS/960 approved on 9.6.2023 for a period of three years until 26.6.2026, which was submitted by the same applicant for the same use at the same site with the same development parameters and layout.</p> <p>(Please refer to https://www.tpb.gov.hk/uploads/page/meetings/RNTPC/A_YL-KTS_960/A_YL-KTS_960_MainPaper.pdf for details of the last previous relevant application)</p>
Justifications from the Applicant (Appendix I)	<p>(a) The application is in line with Town Planning Board Guidelines No. 34D⁵. All time limited-approval conditions under the last approved application No. A/YL-KTS/960 were complied with.</p> <p>(b) The applied development is in line with the planning intention of the “R(D)” zone and there is no known development programme for residential development at the Site, thus approval of the application on a temporary basis will not jeopardise the long-term planning intention of the area.</p> <p>(c) The applied development is in line with the Government’s initiative on providing transitional housing units for those in need.</p> <p>(d) The current application will not induce adverse traffic and environmental impacts on the surrounding areas.</p> <p>(e) In support of the current application, the applicant submitted the latest FS.251 certificates.</p>
Compliance with the “Owner’s Consent/Notification” requirements ⁶	Notified the current land owner by publishing notices in local newspapers and posting site notices.

⁴ The Site is subject to five previous applications (No. A/YL-KTS/174, 412, 439, 847 and 960). Application No. A/YL-KTS/412 for temporary open storage use was rejected by the Town Planning Board (the Board) upon review on 30.5.2008. Amongst the remaining four applications, No. A/YL-KTS/174 and 439 for proposed residential development and proposed houses were approved by the Rural and New Town Planning Committee (the Committee) of the Board in 1999 and 2008 respectively. Applications No. A/YL-KTS/847 and 960 for proposed transitional housing development (with the former including excavation of land and the latter for renewal of planning approval granted) submitted by the same applicant as the current application were approved by the Committee each for a period of three years in 2020 and 2023 respectively.

⁵ TPB Guidelines No. 34D on Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development.

⁶ 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](#)).

2. Planning Considerations and Assessments

	<u>Criteria</u>	<u>Yes</u>	<u>No</u>	<u>Remarks</u>
(a)	<p>In line with TPB PG No. 34D, including:</p> <ul style="list-style-type: none"> 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); ii. no adverse planning implications arising from the renewal of the planning approval (e.g. pre-emption of planned permanent development); iii. all the time-limited approval conditions under the previous approval have been complied with; and iv. the 3-year approval period sought does not exceed the duration of the last approval. 	✓		<p>The applied development which has replaced the previous open storage uses at the Site by residential development is generally in line with the planning intention of the “R(D)” zone. S for H supports the renewal application and advised that a Policy Support Agreement was executed with the applicant.</p>
(b)	Any other relevant considerations (e.g. minor change in layout/development parameters)?		✓	Nil
(c)	Any adverse departmental comments?		✓	<p>Relevant government departments consulted have no objection to or no adverse comment on the application (Appendix II). Relevant approval conditions and advisory clauses are recommended at paragraph 4 below.</p> <p><u>PlanD’s Assessments</u></p> <p>To address the technical requirements of concerned departments, relevant approval conditions are recommended in paragraph 4 below.</p>

(d)	Public comment received during statutory publication period	✓	<p>Total: 1 - Supporting comment: 1 (Appendix III)</p> <p><u>Support comment</u></p> <p>From individual</p> <ul style="list-style-type: none"> The applied development could benefit the residents waiting for public housing allocation and the surrounding villagers who can access the Chinese medicine, dental and dining facilities within the applied development.
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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 3 years, and be renewed from 27.6.2026 to 26.6.2029. The following conditions of approval and advisory clauses are suggested for Members' reference:

Approval Conditions

- (a) the existing drainage and sewerage facilities on the site shall be maintained at all times during the planning approval period;
- (b) the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period; and
- (c) if any of the above planning condition (a) or (b) 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.

Advisory Clauses

The recommended advisory clauses are at **Appendix IV**.

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

Attachments

Appendix I	Application Form with Attachments and Supplementary Information received on 9.4.2026 and 20.4.2026 respectively
Appendix Ia	Further Information received on 15.5.2026 (accepted and exempted from publication and recounting requirements)
Appendix II	Government Departments with No Objection / No Adverse Comment
Appendix III	Public Comment Received During Statutory Publication Period
Appendix IV	Recommended Advisory Clauses

Drawing A-1	Master Layout Plan
Drawing A-2	Section and Elevation Plan
Drawing A-3	Typical Floor Plans
Drawing A-4	Landscape plan
Plan A-1a	Location Plan
Plan A-1b	Location Plan with Previous Applications
Plan A-2	Site Plan

**PLANNING DEPARTMENT
JUNE 2026**