
From: [REDACTED]
Sent: 2024-08-12 星期一 14:35:20
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: [REDACTED]
Subject: [Clarification] : Planning Application No. A/YL-PH/1016 for renewal application for the transitional housing development in Pat Heung
Attachment: 20240611 S16 renewal cover letter-Supplementary.pdf

Dear Sir/Madam,

Please be informed that the Further Information submitted by hand on 9 August 2024 is for planning application No. A/YL-PH/1016 instead of No. A/YL-PH/887.

Should you have any question, please feel free to contact me at [REDACTED] Thank you.

Best Regards,
Kasper Yeung
Programme Officer
Hong Kong Lutheran Social Service, LC-HKS

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THE LUTHERAN CHURCH - HONG KONG SYNOD

香港路德會

68 BEGONIA ROAD,
YAU YAT CHUEN,
KOWLOON, HONG KONG.
香港九龍又一村海棠路六十八號

TELEPHONE: 2397 3721
FAX: 2397 4826
WEB-SITE: www.lutheran.org.hk
EMAIL: hksynod@lutheran.org.hk

A MEMBER CHURCH OF
INTERNATIONAL LUTHERAN COUNCIL
HONG KONG LUTHERAN FEDERATION

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Staff:

**Honorary
Chief Executive Secretary:**
Mr. Kai Hing Lam

Business Manager:
Ms. Joyce M.L. Woo

8th August, 2024

The Secretary

Town Planning Board

15/F North Point Government Offices

333 Java Road

North Point, Hong Kong

Re: Renewal Application on Planning Approval for

Temporary Permission Transitional Housing Development for a Period of 3 Years

with Filling and Excavation of Land in "Residential (Group D)" Zone,

Lots 111 (Part), 116 to 119 in D.D. 108 and Adjoining Government Land,

Pat Heung, Yuen Long

(Planning Application No. A/YL-PH/887)

Dear Sir/Madam,

We refer to the captioned renewal application on planning approval, we would like to clarify and provide supplementary information for your processing.

We would like to clarify that the subject application is a renewal application for the transitional housing development at the application site. The layout is largely the same with the previous application No. A/YL-PH/887 which is also in line with the building plan approved by the Buildings Department. We also confirm the validity of findings and conclusion of the Environmental Assessment and Sewerage Impact Assessment and the accepted fire services installations have been implemented under the last planning application No. A/YL-PH/887. The attached FS172 for your reference.

The Proposed Development for Temporary Transitional Housing use is expected to achieve the following public planning benefits:

- * Echoing with the Government's prevailing policy to increase supply of transitional housing to relieve acute housing shortage in the short term;
- * Providing speedy supply of affordable housing (population intake/completion in late March 2024 with around 40% occupancy rate in August 2024 to immediately



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TELEPHONE: 2397 3721
FAX: 2397 4826
WEB-SITE: www.lutheran.org.hk
EMAIL: hksynod@lutheran.org.hk

香港路德會

A MEMBER CHURCH OF
INTERNATIONAL LUTHERAN COUNCIL
HONG KONG LUTHERAN FEDERATION

執行部成員

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總會職員

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Chief Executive Secretary:

Mr. Kai Hing Lam

Business Manager:

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improve the living conditions of the households in need by adopting Modular Integrated Construction (MiC) construction method;

* Providing edge in maintenance and management through collaboration with a well-established NGO;

* Proposed Development aligns with the planning intention of the "R(D)" zone of the OZP;

* Temporary nature of the Proposed Development will not affect the long-term planning intention of the "R(D)" zone of the OZP;

* Optimising the potential of the Application Site and attaining cost-effectiveness;

* Ensuring compatibility with the surroundings;

* Readiness of the Application Site as a site for transitional housing;

* Resulting in no adverse impacts to the surroundings;

* Fostering an environmentally-friendly and resource-efficient neighbourhood through the introduction of green landscape features and MiC; and

* Setting a desirable precedent for achieving compatibility and quality of life in transitional housing development.

The project is consisting of 2 composite blocks and 2 non-domestic blocks for ancillary commercial/E&M use. The Proposed Development will provide about 535 transitional housing units (with a mix of 1-person, 2-person and 3-to-4-person units) to house about 817 residents. The 2 composite blocks comprise transitional housing units with ancillary communal space such as entrance lobbies and community hall/ multi-function room.

Should you have any queries, please feel free to contact the undersigned or our Miss Chloe Hung at [REDACTED].

Yours Faithfully,



Ms. Sze Fan Lau

Chief Executive

Hong Kong Lutheran Social Service, LC-HKS

FIRE SERVICES DEPARTMENT

消防處
Shroff Office
繳費處

Official Receipt

收據



Receipt No.: S 048412

收據編號

Date/Time: 19-02-2024/11:52:32
AM

日期/時間

Terminal: ACO(Lic)
2 liprd.fsd.hksarg

In respect of
有關下列事項

Amount
金額

WONG Chi-wai, Jacky
c/o JB Architects &
Deigners Ltd.

Certificate for compliance with S. 21(6)(d) of the Buildings
Ordinance, Cap. 123 (per certificate) -

File Ref : 19/31311(I)

Certificate/Licence No : L002308

Bill No:45081720124015022

Total :
總額

Amount Received :
收到金額

Cash 現金

[Print Close](#)

Serial No. : L002308



FIRE SERVICES DEPARTMENT

HONG KONG

DATE : 16/02/2024

OUR REF. : FP 19/31311

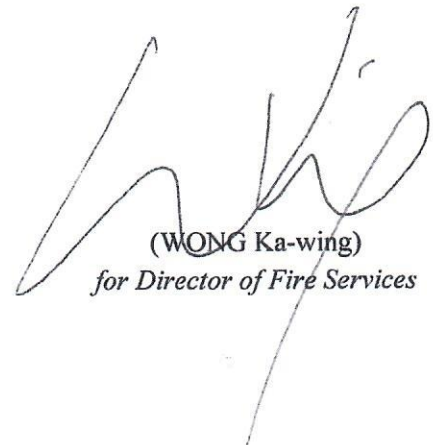
YOUR REF. :

Fire Service Installations and Equipment at:-

160 Fan Kam Road, Ta Shek Wu, NT

(A transitional housing development comprising one 4-storey domestic building (with open kitchen) with G/F used as plant room and management Office (Block 1), one 4-storey domestic building (with open kitchen) (Block 2) with G/F used as plant rooms and shop, and one single-storey sewage treatment plant block)

This certificate is issued in accordance with Section 21 of the Buildings Ordinance Subsection 6(d), and certifies that the Director of Fire Services is satisfied that the fire service installations and equipment shown on the building plans approved by him have been installed in accordance with Sub-paragraph (ii) of Paragraph (b) of Subsection (1) of Section 16 of the Buildings Ordinance and were in efficient working order and satisfactory condition at the time of their inspection on 02/02/2024.



(WONG Ka-wing)
for Director of Fire Services

Serial No. : L002308



FIRE SERVICES DEPARTMENT

HONG KONG

DATE : 16/02/2024

OUR REF. : FP 19/31311

YOUR REF. :

Fire Service Installations and Equipment at:-

160 Fan Kam Road, Ta Shek Wu, NT

(A transitional housing development comprising one 4-storey domestic building (with open kitchen) with G/F used as plant room and management Office (Block 1), one 4-storey domestic building (with open kitchen) (Block 2) with G/F used as plant rooms and shop, and one single-storey sewage treatment plant block)

This certificate is issued in accordance with Section 21 of the Buildings Ordinance Subsection 6(d), and certifies that the Director of Fire Services is satisfied that the fire service installations and equipment shown on the building plans approved by him have been installed in accordance with Sub-paragraph (ii) of Paragraph (b) of Subsection (1) of Section 16 of the Buildings Ordinance and were in efficient working order and satisfactory condition at the time of their inspection on 02/02/2024.



(WONG Ka-wing)
for Director of Fire Services

消防處
牌照及審批總區
消防工程合規課
消防設施組
香港九龍九龍灣常悅道十一號
新明大廈二樓



FIRE SERVICES DEPARTMENT
LICENSING & CERTIFICATION COMMAND
Fire Protection Engineering Compliance Division
Fire Protection Facilities Group
2/F, Centre Parc, 11 Sheung Yuet Road,
Kowloon Bay, Kowloon, Hong Kong

本處檔號 OUR REF.: FP 19/31311
來函檔號 YOUR REF.:
圖文傳真 FAX NO.: 2367 3206
電話 TEL. NO.: 3961 5266

Serial No. : L002308
16 February 2024



Dear Applicant,

Fire Services Certificate :
160 Fan Kam Road, Ta Shek Wu, NT

The above certificate for your premises is now awaiting collection at :

Shroff Office,
Licensing & Certification Command Headquarters,
Ground Floor, Fire Services Headquarters Building,
1 Hong Chong Road, Tsimshatsui East, Kowloon.

Would you therefore arrange to collect the certificate, at your earliest convenience, during the following hours :-

Monday to Friday	9:00 a.m. – 12:30 p.m.
(except public holidays)	2:00 p.m. – 4:30 p.m.


In accordance with Section 25(e)(iii) of the Fire Services Ordinance and the Table to the Fire Services Department (Reports and Certificates) Regulations, a fee of [REDACTED] is charged for the Certificate.

The [REDACTED] can be paid by cash or cheque, on collection of the Certificate and a receipt will be given.

Cheque should be crossed and made payable to "The Government of the Hong Kong Special Administrative Region" and not to any person.

Please bring this letter with you when collecting the Certificate.

Yours faithfully,


(FONG Ling-ling)
for Director of Fire Services

消防處
牌照及審批總區
消防工程合規課
消防設施組
香港九龍九龍灣常悅道十一號
新明大廈二樓



FIRE SERVICES DEPARTMENT
LICENSING & CERTIFICATION COMMAND
Fire Protection Engineering Compliance Division
Fire Protection Facilities Group
2/F, Centre Parc, 11 Sheung Yuet Road,
Kowloon Bay, Kowloon, Hong Kong

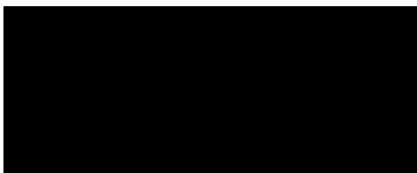
本處檔號 OUR REF.: FP 19/31311

來函檔號 YOUR REF.:

圖文傳真 FAX NO.: 2367 3206

電話 TEL. NO.: 3961 5266

16 February 2024



Dear Applicant,

160 Fan Kam Road, Ta Shek Wu, NT

(A transitional housing development comprising one 4-storey domestic building (with open kitchen) with G/F used as plant room and management Office (Block 1), one 4-storey domestic building (with open kitchen) (Block 2) with G/F used as plant rooms and shop, and one single-storey sewage treatment plant block)
Duty of Owner of Fire Service Installations and Equipment (FSI)

The Fire Services Certificate (F.S. 172) of serial no. L002308 dated 16/02/2024 was issued after the acceptance inspection on the FSI installed at the captioned premises / development by officers of this Department conducted on 02/02/2024 and all required documents received on 14/02/2024.

With the issuance of this Certificate (F.S. 172), the owner's and your attentions are particularly drawn to Regulation "8" of the Fire Service (Installations and Equipment) Regulations Chapter 95B, Laws of Hong Kong, which requires the owner of any FSI to keep them in efficient working order at all times; and to have them inspected by a registered contractor at least once in every 12 months. Being the Authorised Person representing the owner of the FSI installed at the captioned premises / development, you are requested to advise the owner to comply with the aforesaid regulation.

Also, I would like to advise you to draw the owner's attention to the FSD Circular Letter No. 1/2021- "Shutdown of Fire Service Installation for Inspection, Maintenance, Modification or Repair" issued on 15/01/2021 for promulgating the revised procedures and measures to be observed by registered fire service installation contractors (RFSIC) in case of shutdown of FSI for inspection, maintenance, modification or repair. With a view to better protecting the property and life therein, the owner should ensure that the RFSIC appointed would strictly observe the aforesaid procedures and measures. For your reference, this Circular Letter is available at the following website for public viewing / downloading: -

English: https://www.hkfsd.gov.hk/eng/source/circular/2021_01_eng_20210119_174824.pdf

Chinese: https://www.hkfsd.gov.hk/chi/source/circular/2021_01_chi_20210119_174824.pdf

Furthermore, I would like to advise you to draw the owner's attention that ventilation/air conditioning control system shall be installed in accordance with the Paragraph 5.27 of Part V of Code of Practice for Minimum Fire Service Installations and Equipment if there are new mechanical ventilation systems or modification works to any existing mechanical ventilation system.

Should you need more information on the above, please contact the undersigned at 3961 5266 or Divisional Officer of the Fire Protection Facilities Supervision Division at 3961 5002 for more detail.

Yours faithfully,


(FONG Ling-ling)
for Director of Fire Services

Fire Services Department – Payment Notice

消防處 – 繳費通知書

WONG Chi-wai, Jacky c/o JB Architects & Designers Ltd.

Certificate for compliance with S. 21(6)(d) of the Buildings Ordinance, Cap. 123 (per certificate) -
File Ref: 19/31311
Certificate / Licence No: L002308

申請人：

上述消防證書現在可供領取。

根據香港法例第 95C 章《消防處（報告及證明書）規例》，
你須向本處繳付右方列出的費用。

繳費方法請參考背頁。

香港消防處

Dear Applicant.

The above certificate of your application is ready for collection.

According to the Fire Services Department (Reports and
Certificates) Regulations, Chapter 95C, Laws of Hong Kong, a
fee at the total amount shown on the right margin is payable.

Payment methods are printed overleaf.

Hong Kong Fire Services Department
16-02-2024

繳付金額 Total Amount Due

帳單編號 Bill Number

45081720124015022

繳款到期日 Due Date

01-03-2024

重要通知 Important Notice

如你未能於到期繳款日或之前繳付所需款項，
有關申請將被取消。

If payment is not received by the above due date,
your application will be cancelled.

備註 Remarks：

- 繳費後並不表示本處已批准你的申請或通知事項。你必須符合上述規例所指定的有關規定，你的申請才會獲得批准。已繳交的費用是不會退還的。
Please note that payment of the fee(s) does not imply approval of your application/notification. Such is given subject to compliance with the relevant provisions and requirements stipulated in the above Regulations. Fees paid are not refundable.
- 申請人或其授權人須出示身分證明文件親身前往以下地點領取證書，消防證書將不會寄出：
Applicant or authorized representative should produce identity documents for collection of Fire Services Certificate at the following location in person. The Fire Services Certificate will NOT be sent by post.

九龍尖沙咀東部康莊道 1 號 消防處總部大廈地下 牌照及審批總區總部 繳費處	Shroff Office Licensing & Certification Command Headquarters, Ground Floor, Fire Services Headquarters Building, 1 Hong Chong Road, Tsimshatsui East, Kowloon.
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- 如以電子方式繳交費用（包括網上銀行、電話理財、自動櫃員機和繳費靈），你必須出示電子繳費紀錄，以領取消防證書。
If fee is paid by drop-in box, post or electronic means (including internet banking, phone banking, ATM and PPS), you should bring along the electronic payment record to collect the Fire Services Certificate.

繳費方法 Payment Methods

親身繳交(以現金或支票付款)

九龍尖沙咀東部康莊道1號

消防處總部大廈地下

牌照及審批總區總部

繳費處

(電話: 2733 7608)

你可攜同此通知信於下列辦公時間, 親身前往上述繳費處繳款, 請以現金或劃線支票付款, 支票抬頭請寫「香港特別行政區政府」或「香港特區政府」。

星期一至五 : 上午九時至下午十二時三十分
(公眾假期除外) 下午二時至四時三十分

本處會在收款後即時發出收據及消防證書。

In-person (by cash or cheque)

Shroff Office

Licensing & Certification Command Headquarters,

Ground Floor, Fire Services Headquarters Building,

1 Hong Chong Road, Tsimshatsui East, Kowloon.

(Tel No. 2733 7608)

You can bring along this Payment Notice and visit the above Shroff Office in person during the following business hours, to pay in cash or by a crossed cheque made payable to "The Government of the Hong Kong Special Administrative Region" or "The Government of the HKSAR":

Monday to Friday	9:00 a.m.	-	12:30 p.m.
(Except public holidays)	2:00 p.m.	-	4:30 p.m.

A receipt and the Fire Services Certificate will be issued immediately upon payment.

投遞箱(支票付款)

你可以在辦公時間以外, 把劃線支票連同此繳費通知書的副本, 投入九龍尖沙咀東部康莊道1號消防處總部大廈地下, 牌照及審批總區總部繳費處的投遞箱內。請於支票背面寫上帳單編號, 並切勿發出期票。在收到付款之後, 本處會在七個工作天內把收據郵寄給你。

Drop-in box (cheque only)

You may place crossed cheque together with a copy of this Payment Notice in the drop-in box at the Shroff Office, Licensing & Certification Command Headquarters, Ground Floor, Fire Services Headquarters Building, 1 Hong Chong Road, Tsimshatsui East, Kowloon outside the business hour. Please write the Bill Number on the back of the cheque and do not issue post-dated cheque. Upon receiving the payment, a receipt will be sent to you by post in 7 working days.

郵寄(支票付款)

你可以把劃線支票連同此繳費通知書的副本, 郵寄往「九龍尖沙咀東部康莊道1號消防處總部大廈5樓, 牌照及審批總區總部繳費處」。請於支票背面寫上帳單編號, 並切勿發出期票。在收到付款之後, 本處會在七個工作天內把收據郵寄給你。

By post (cheque only)

You may send crossed cheque together with a copy of this Payment Notice to "Shroff Office, Licensing & Certification Command Headquarters, 5th Floor, Fire Services Headquarters Building, 1 Hong Chong Road, Tsimshatsui East, Kowloon" by post. Please write the Bill Number on the back of the cheque and do not issue post-dated cheque. Upon receiving the payment, a receipt will be sent to you by post in 7 working days.

電子方式繳費

你可以使用以下電子方式繳費, 繳費時需要輸入帳單編號。請保留你的電子繳費記錄, 本處不會另行發出收據。在限期日午夜前所作的繳款指示會視為準時繳款, 本處一般會在一個工作天後收到你的繳費。

Electronic Payment (e-payment)

You may pay by the following electronic payment methods. The Bill Number needs to be input when making e-payment. Please keep your electronic payment record as no receipt will be issued. Instruction for payment given before midnight on the due date will be regarded as on time. This Department will receive your payment usually after one working day.

- **網上銀行**
滙豐/恒生銀行或銀通(JETCO)成員銀行戶口持有人透過網上銀行帳戶繳交此帳項。商戶名稱請選擇「香港消防處」或「消防處」。
- **電話理財**
滙豐/恒生銀行或銀通成員銀行戶口持有人可透過電話理財服務繳付此帳單。
- **自動櫃員機**
提款卡持有人可以透過滙豐/恒生銀行貼有「繳費服務」, 或銀通成員銀行附有「繳費易」標誌的自動櫃員機繳交帳項。

滙豐/恒生銀行:
商戶名稱選擇「消防處」及賬單類別輸入「01」電子繳費
銀通成員銀行:
商戶編號輸入「9082」及賬單類別輸入「01」

- **Internet Banking**
Bank account holders of HSBC / Hang Seng Bank and JETCO member banks may settle the bills through their own Internet banking accounts. Please select "Hong Kong Fire Services Department" or "Fire Services Department" as merchant.
- **Phone Banking**
Bank account holders of HSBC / Hang Seng Bank and JETCO member banks may settle the bill using phone banking service.
- **ATM**
Automated teller machines (ATM) cardholders of HSBC / Hang Seng Bank and JETCO member banks may settle the bill at the ATM which bear "BILL PAYMENT" or "JET PAYMENT" signage.

HSBC / Hang Seng Bank:

Select "Fire Ser. Dept." as Merchant and "01 E-payment" as Bill type.

JETCO member banks:

Enter Merchant Code "9082" and Bill Type "01".

- **繳費靈**
透過電話 18033(商戶編號「6585」)或互聯網 www.ppschk.com 繳費。

- **PPS**
Pay dialing 18031 (merchant code "6585") or via internet at www.ppschk.com.