

2025年 7月 3 1日  
此文件只會在收到所有必要的資料及文件後才正式確認收到申請的日期。

This document is received on 2025 -07- 3 1.  
The Town Planning Board will formally acknowledge the date of receipt of the application only upon receipt of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

APPLICATION FOR PERMISSION  
UNDER SECTION 16 OF  
THE TOWN PLANNING ORDINANCE  
(CAP. 131)

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas, or Renewal of Permission for such Temporary Use or Development\***

**適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議\***

*\*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

*\*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:  
[https://www.tpb.gov.hk/en/plan\\_application/apply.html](https://www.tpb.gov.hk/en/plan_application/apply.html)

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：  
[https://www.tpb.gov.hk/tc/plan\\_application/apply.html](https://www.tpb.gov.hk/tc/plan_application/apply.html)

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

- # "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made  
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
- & Please attach documentary proof 請夾附證明文件
- ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
- Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明
- Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2501213 by hand 3/6/2025

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YC-PH/1083
	Date Received 收到日期	2025-07-31

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

### 1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☒ Organisation 機構)

Hong Kong Lutheran Social Service 香港路德會社會服務處

### 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Government Land near Kam Tai Road, Pat Heung, Kam Tin, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 23,932 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 19,378 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	23,932 sq.m 平方米 <input checked="" type="checkbox"/> About 約



(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Pat Heung Outline Zoning Plan No. S/YL-PH/11 Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11
(e) Land use zone(s) involved 涉及的土地用途地帶	"Open Storage" and "Industrial (Group D)" on the Pat Heung OZP; "Agriculture" on the Kam Tin North OZP
(f) Current use(s) 現時用途	Temporary Transitional Housing Development and Hobby Farm Uses  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

#### 4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☐ is the sole "current land owner"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☐ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☒ The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification

##### 就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at ..... (DD/MM/YYYY), this application involves a total of ..... "current land owner(s)"<sup>#</sup>.  
根據土地註冊處截至 ..... 年 ..... 月 ..... 日的記錄，這宗申請共牽涉 ..... 名「現行土地擁有人」<sup>#</sup>。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of ..... "current land owner(s)"<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 同意的詳情		
No. of "Current Land Owner(s)" 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified ..... "current land owner(s)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):  
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on ..... (DD/MM/YYYY)<sup>#&</sup>  
於 ..... (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on ..... (DD/MM/YYYY)<sup>&</sup>  
於 ..... (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on ..... (DD/MM/YYYY)<sup>&</sup>  
於 ..... (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on ..... (DD/MM/YYYY)<sup>&</sup>  
於 ..... (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他 (請指明)

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

**6. Type(s) of Application 申請類別****(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas**

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	Temporary Transitional Housing Development and Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
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(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... 3 ..... <input type="checkbox"/> month(s) 個月 .....
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<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	16,485.88 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	7,446.12 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	22nos. <small>(14 Residential Blocks, 2 Community buildings (Ancillary facilities for transitional housings), 1 Sewage treatment plant, 4 Ancillary facilities for hobby farm, and 1 Shelter Facility for hobby farm)</small>
Proposed domestic floor area 擬議住用樓面面積	Transitional Housing: 18,300 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	1,078 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	19,378 .....sq.m <input checked="" type="checkbox"/> About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

- |   |   |
|---|---|
| 1. Transitional Housing Blocks (not more than 15m) (4 storeys)  | G/F: Transitional Housing and Ancillary Facilities<br>1-3/F: Transitional Housing Units |
| 2. Sewage Treatment Plant (not more than 5m) (1 storey)   |   |
| 3. Community building for transitional housings and Ancillary facilities for hobby farm (not more than 5m) (1 storey) |   |
| 4. Shelter Facility for hobby farm (not more than 6.5m) (1 storey)  |   |

Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	.....
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	6 nos.
Others (Please Specify) 其他 (請列明)	1 nos. Green minibus lay-by

Proposed operating hours 擬議營運時間 Hobby Farm: from 9:00 a.m. to 6:00 p.m. daily including public holidays Transitional Housing Development: open all day for the resident of transitional housing development			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <u>Kam Tai Road</u>	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 	
	No 否	<input type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約	
	No 否	<input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>



	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)
.....	
.....	
.....	
.....	
.....	

**(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas**  
 位於鄉郊地區或受規管地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： _____ _____ _____ Reason(s) for non-compliance: 仍未履行的原因： _____ _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 ..... <input type="checkbox"/> month(s) 個月 .....

**7. Justifications 理由**

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.  
 現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

To Continous Providing Social Service to suit the Public Needs

The first population intake is expected to be Late August 2024.

We, HKLSS, will be responsible for the management and maintenance of the proposed  
 transitional housing development.

We, HKLSS, intends to operate the proposed development for not less than 3 years.

The latest number of Units to be provided is 909.

The estimated population is about 2,082.

Up to today, the Occupancy rate is 42%.

For the new constrcution of Shelter Facility for hobby farm,  
 please refer to the Supporting Planning Statement for details.

**8. Declaration 聲明**

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.  
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature  
簽署

☒ Applicant 申請人 / ☐ Authorised Agent 獲授權代理人

Sze Fan LAU

Chief Executive

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

- ☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /  
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /  
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會  
☐ RPP 註冊專業規劃師  
 Others 其他 .....



on behalf of  
代表

Hong Kong Lutheran Social Service, LC - HKLS

☐ Company 公司 / ☒ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

19 July 2025

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

**Warning 警告**

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

**Statement on Personal Data 個人資料的聲明**

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and  
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及  
 (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Government Land near Kam Tai Road, Pat Heung, Yuen Long, New Territories 新界元朗八鄉近錦泰路的政府土地
Site area 地盤面積	23,932 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 23,932 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Pat Heung Outline Zoning Plan (OZP) No. S/YL-PH/11 and Approved Kam Tin North OZP No. S/YL-KTN/11 八鄉分區計劃大綱核准圖編號 S/YL-PH/11 及 錦田北分區計劃大綱核准圖編號 S/YL-KTN/11
Zoning 地帶	"Open Storage", "Industrial (Group D)" and "Agriculture" zones 「露天貯物」、「工業(丁類)」及「農業」地帶
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____  <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Transitional Housing Development and Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years 臨時過渡性房屋發展及康體文娛場所 (休閒農場) (為期3年)



(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	18,300 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.765 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1,078 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.045 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	14	
	Non-domestic 非住用	8	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	15	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		4	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	6.5	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積		31.114	% <input checked="" type="checkbox"/> About 約
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數  Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數  Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		7 nos.  - - - - 6 nos. 1 nos. Green minibus lay-by

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<hr/>		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<hr/>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

## **Proposed Temporary Community Shelter at Hobby Farm**

The approved development at the Application Site is developed under the theme of “Sustainable Development Goal (SDG) Eco-Village.” The hobby farm aligns with the planning intention of the “AGR” zone under the Kam Tin North Outline Zoning Plan (OZP) and addresses the community’s growing interest in recreational farming. The proposed community shelter functions as an essential ancillary facility to support the farm’s operation as well as a focal point for community activities. The supporting reasons for the community shelter are as follows:

### **1. Dedicated Community Use**

The shelter is designated exclusively for community purposes and managed by the operating NGO, reinforcing its role in supporting resident engagement. The shelter will serve as a gathering point, supporting social interactions, building the network for the community to encourage self-help and neighbourhood support, fostering a stronger sense of community within the development.

### **2. Compliance of Previously Approved Planning Application**

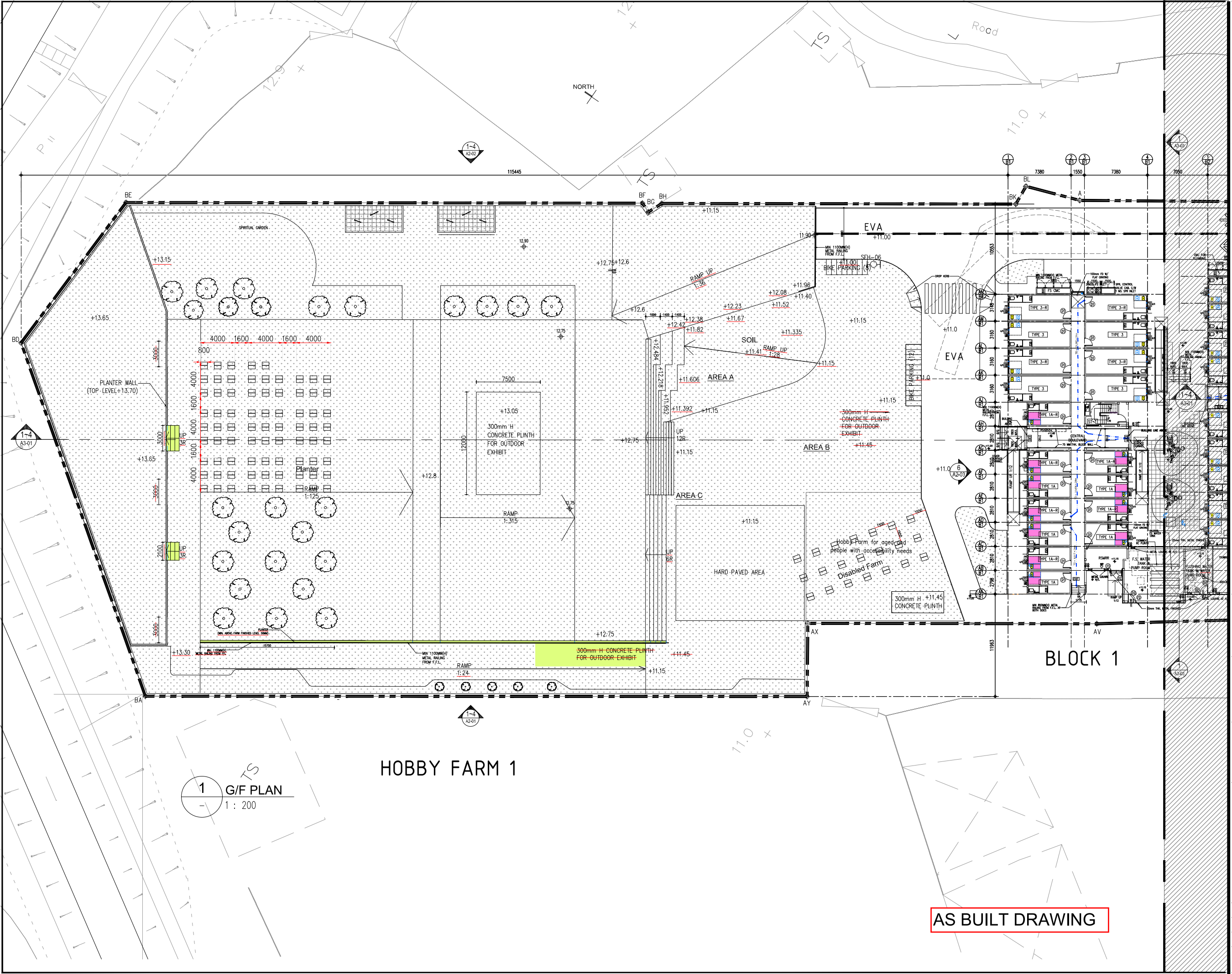
According to the approved Planning Application No. A/YL-PH/913, “a feature pergola was proposed next to the farming area to provide a shaded area for enjoyment of the landscape, shelter for educational workshop, and the orchard grove facilitate a nature-play zone, all of which encourage intergenerational activities” with about 200 sqm ancillary Facilities for Hobby Farm; the current approved Planning Application No. A/YL-PH/999 has limited the development parameters, without the allowance of the essential pergola and ancillary facilities.

### **3. Essential Recreational Facilities to Open Space**

As an ancillary facility, the shelter provides essential shading to a large open space with over 5,600 sqm at the Northern portion of the West Plot, which supports 70% of the hobby farm area. The hobby farm area in the Northern portion is isolated from the rest of the site; having facilities in proximity to support the area is essential. Essential amenities such as a covered rest space for residents and storage for farming and recreational use are critical to support the use of the open space.

### **4. Potential for Venerable Residents’**

The remoteness of the site attracts residents who do not require frequent travel to the outside. Therefore, the majority of the residents are elderly, who have the physical need for regular rest and protection from the weather in an open space. The shelter will offer rest space and physical protection for residents from sun, wind and rain exposure, providing essential weather protection, allowing residents to enjoy the outdoor environments safely.



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A	11/05/22	RE-SUBMISSION	
-	26/11/21	1ST SUBMISSION	

KEYPLAN

CLIENT:  
**THE LUTHERAN CHURCH - HONG KONG SYNOD LIMITED**  
MAIN CONTRACTOR (DESIGN AND BUILD)

MIC ARCHITECTURAL CONSULTANT (DESIGN & BUILD):  
  
馬海 (建築顧問) 有限公司  
Spence Robinson Limited

MIC STRUCTURAL ENGINEER CONSULTANT (DESIGN & BUILD):

MIC M&E ENGINEER CONSULTANT (DESIGN & BUILD):

DESIGN & BUILD  
GEOTECHNICAL ENGINEERING CONSULTANT:

MIC SUPPLIER:

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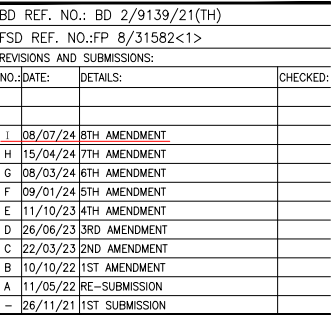
PROJECT:  
**PROPOSED TEMPORARY TRANSITIONAL HOUSING & HOBBY FARM DEVELOPMENT AT TSAT SING KONG, PAT HEUNG, KAM TIN, YUEN LONG**

DRAWING TITLE:  
**GROUND FLOOR PLAN  
SHEET (1/4)**

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HY JULY 2024  
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CMD KCY  
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PROJECT: DRAWING NO.: REVISION:  
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MIC ARCHITECTURAL CONSULTANT (DESIGN &amp; BUILD):

**馬海**  
馬海(建築顧問)有限公司  
Spence Robinson Limited

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DESIGN & BUILD  
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黃錦鵬工程師有限公司

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TSAT SING KONG, PAT HEUNG, KAM TIN,  
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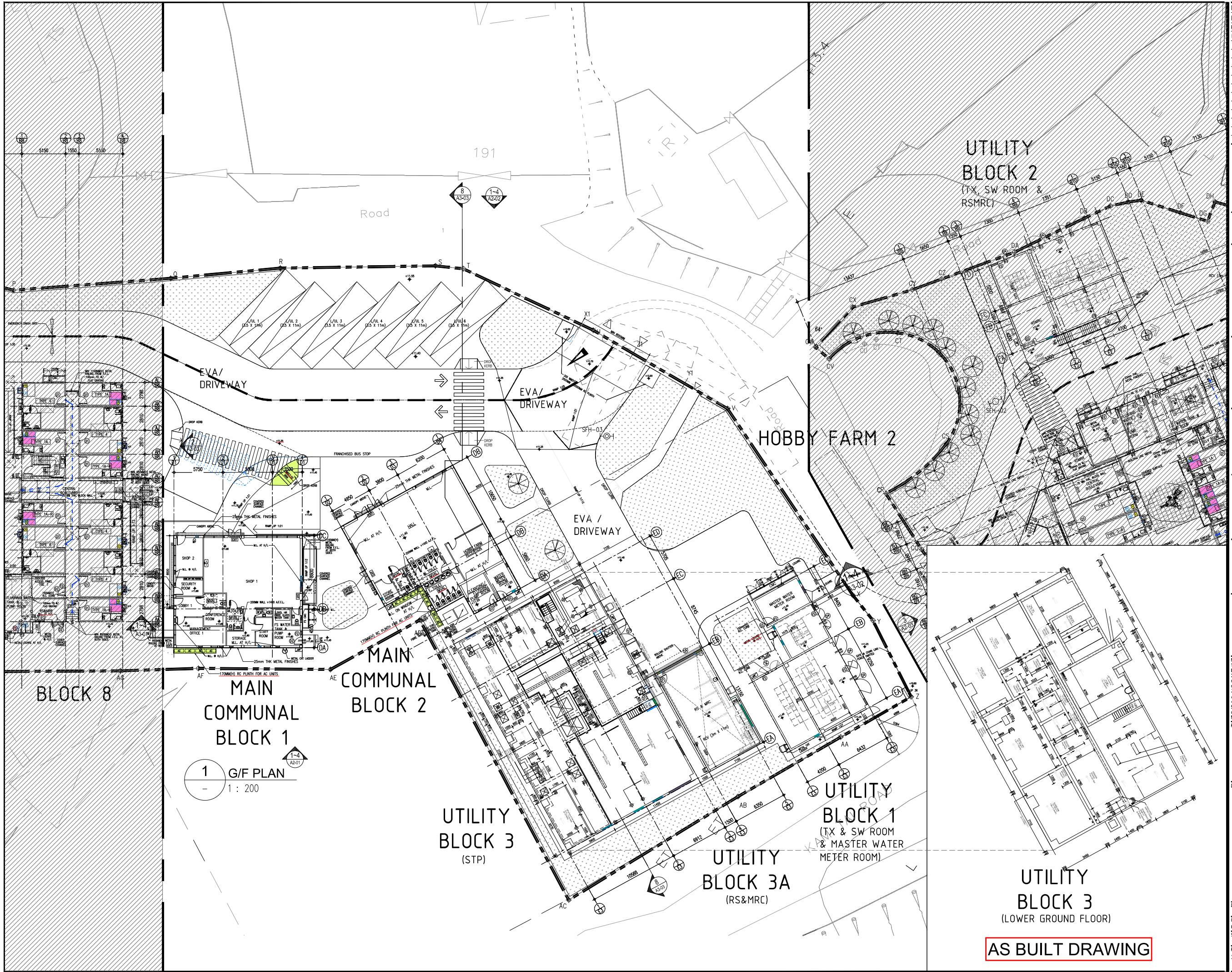
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GROUND FLOOR PLAN  
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	REVISION: <u>1</u>





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KEYPLAN

1'2'3'4'

CLIENT:

THE LUTHERAN CHURCH - HONG KONG SYNOD LIMITED

MAIN CONTRACTOR (DESIGN AND BUILD)

MIC ARCHITECTURAL CONSULTANT (DESIGN & BUILD):

馬海

馬海(建築顧問)有限公司

Spence Robinson Limited

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MIC M&E ENGINEER CONSULTANT (DESIGN & BUILD):

DESIGN & BUILD GEOTECHNICAL ENGINEERING CONSULTANT:

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MIC SUPPLIER:

ALUHOUSE

鋁造家

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PROJECT:

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KCY

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A1-03

REVISION:

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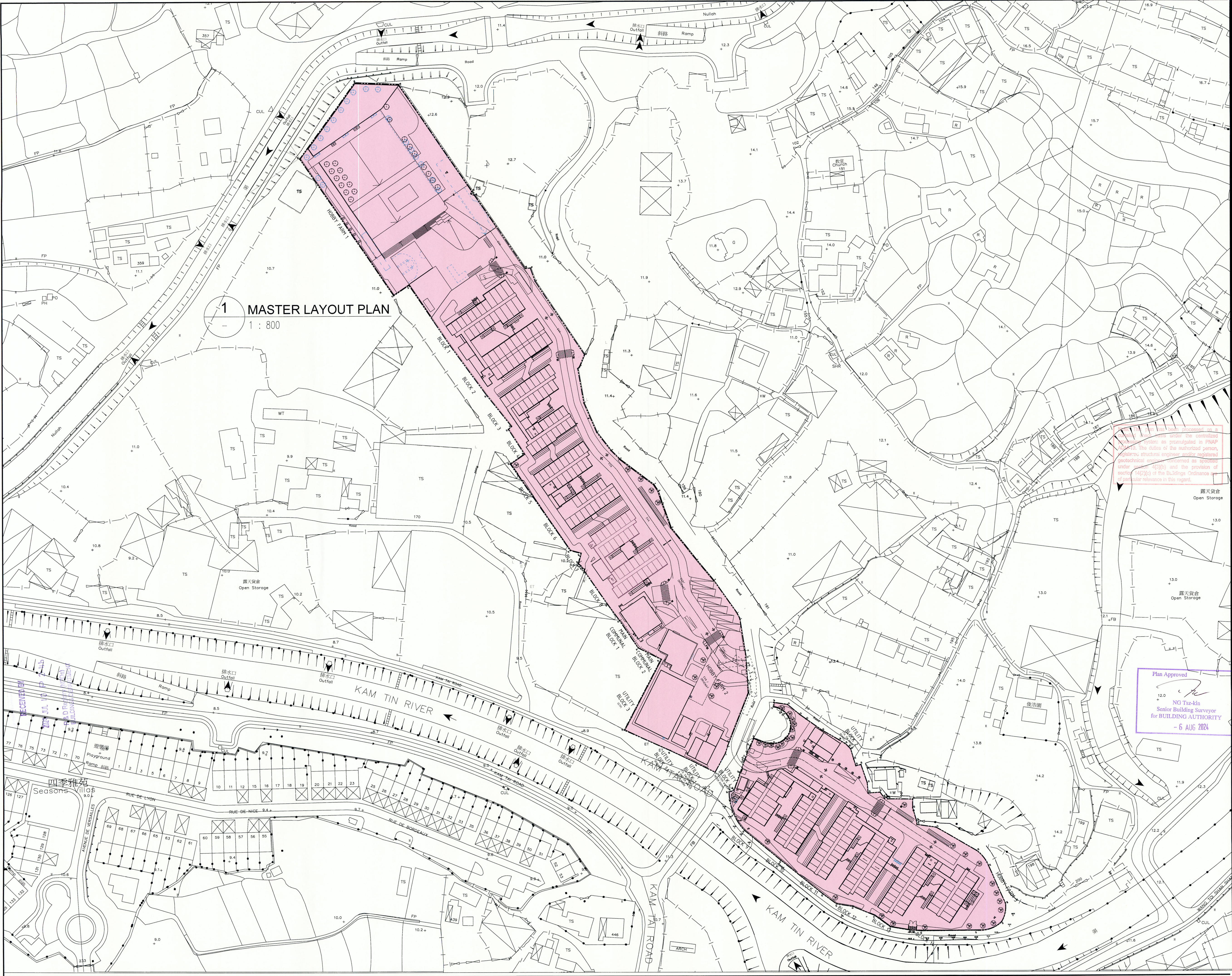
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馬海(建築顧問)有限公司 Spence Robinson Limited		
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CLIENT:  
**THE LUTHERAN CHURCH - HONG KONG SYNOD LIMITED**  
MAIN CONTRACTOR (DESIGN AND BUILD)  
  
**UNISTRESS BUILDING CONSTRUCTION LTD.**  
MIC ARCHITECTURAL CONSULTANT (DESIGN & BUILD):  
  
**馬海(建築顧問)有限公司**  
**Spence Robinson Limited**  
MIC STRUCTURAL ENGINEER CONSULTANT (DESIGN & BUILD):  
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**JRP 澧信**  
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**WONG CHENG CONSULTING ENGINEERS LIMITED**  
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MIC SUPPLIER:  
  
**ALUHOUSE 鋁造家**

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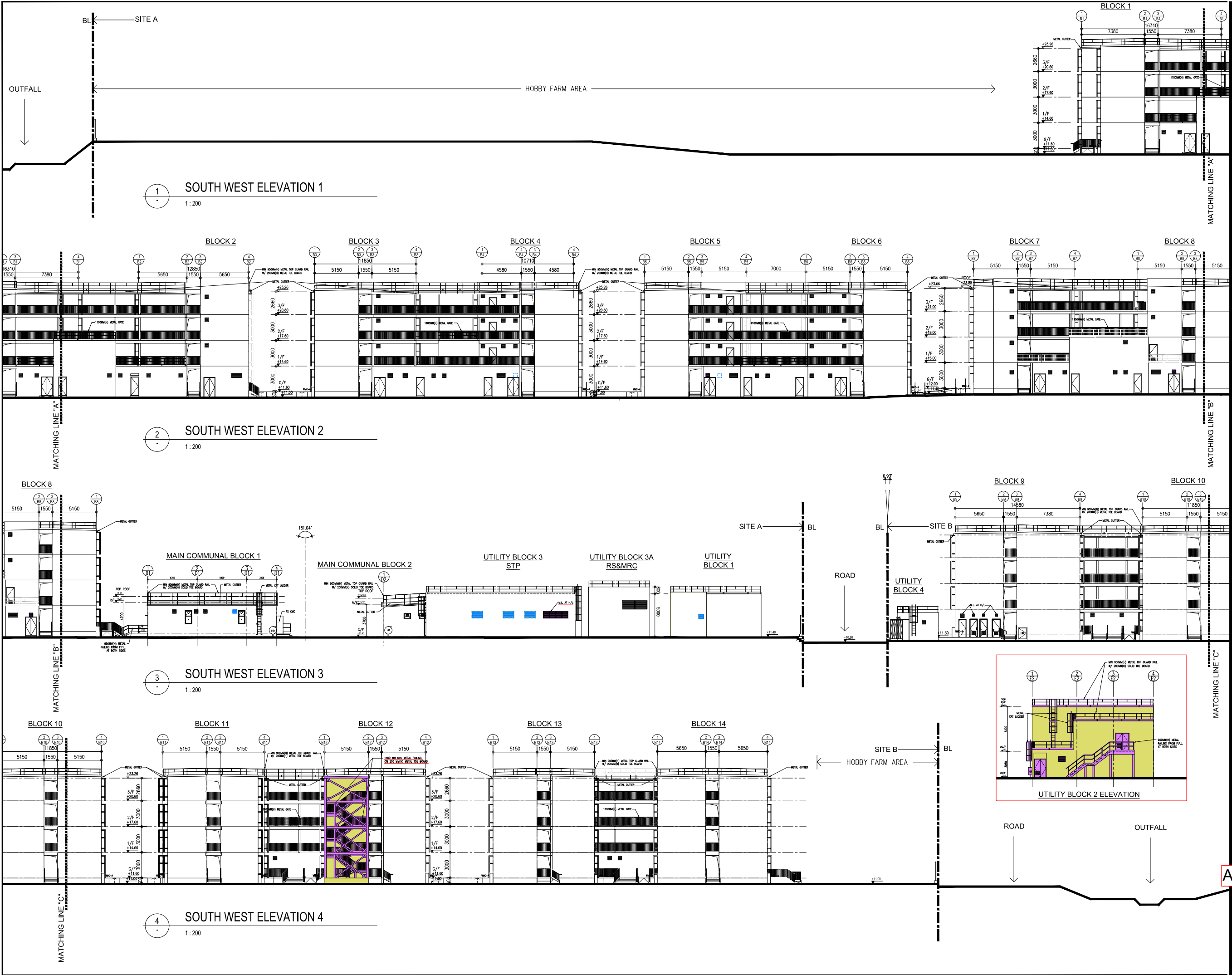
PROJECT:  
**PROPOSED TEMPORARY TRANSITIONAL HOUSING & HOBBY FARM DEVELOPMENT AT TSAT SING KONG, PAT HEUNG, KAM TIN, YUEN LONG**

DRAWING TITLE:  
**MASTER LAYOUT PLAN**  
  
**Yuen Kwok Cheung**  
**ARIAIA HKIA**  
**Authorized Person**  
**(List of Architects)**

**Coloured Amended General Drawing for BD Approval**

DRAWN BY: HY  
CHECKED BY: CMD  
SCALE: 1:800  
PROJECT: 2733  
DATE: JULY 2024  
APPROVED BY: KCY  
PAPER SIZE: A1  
DRAWING NO.: A0-02  
REVISION: 1





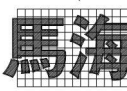
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FSD REF. NO.:FP 8/31582<1>		
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H	15/04/24	7TH AMENDMENT
G	08/03/24	6TH AMENDMENT
F	09/01/24	5TH AMENDMENT
E	11/10/23	4TH AMENDMENT
D	26/06/23	3RD AMENDMENT
C	22/03/23	2ND AMENDMENT
B	10/10/22	1ST AMENDMENT
A	11/05/22	RE-SUBMISSION
-	26/11/21	1ST SUBMISSION

CLIENT:  
**THE LUTHERAN CHURCH - HONG KONG SYNOD LIMITED**  
MAIN CONTRACTOR (DESIGN AND BUILD)



聯力建築有限公司  
UNISTRESS BUILDING CONSTRUCTION LTD.

MIC ARCHITECTURAL CONSULTANT (DESIGN & BUILD):



馬海(建築顧問)有限公司  
Spence Robinson Limited

MIC STRUCTURAL ENGINEER CONSULTANT (DESIGN & BUILD):

張耀新建築工程師有限公司  
Wilson & Associates Ltd

MIC M&E ENGINEER CONSULTANT (DESIGN & BUILD):



DESIGN & BUILD  
GEOTECHNICAL ENGINEERING CONSULTANT:



黃鄭耀興工程師有限公司

MIC SUPPLIER:



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PROJECT:  
**PROPOSED TEMPORARY TRANSITIONAL HOUSING & HOBBY FARM DEVELOPMENT AT TSAT SING KONG, PAT HEUNG, KAM TIN, YUEN LONG**

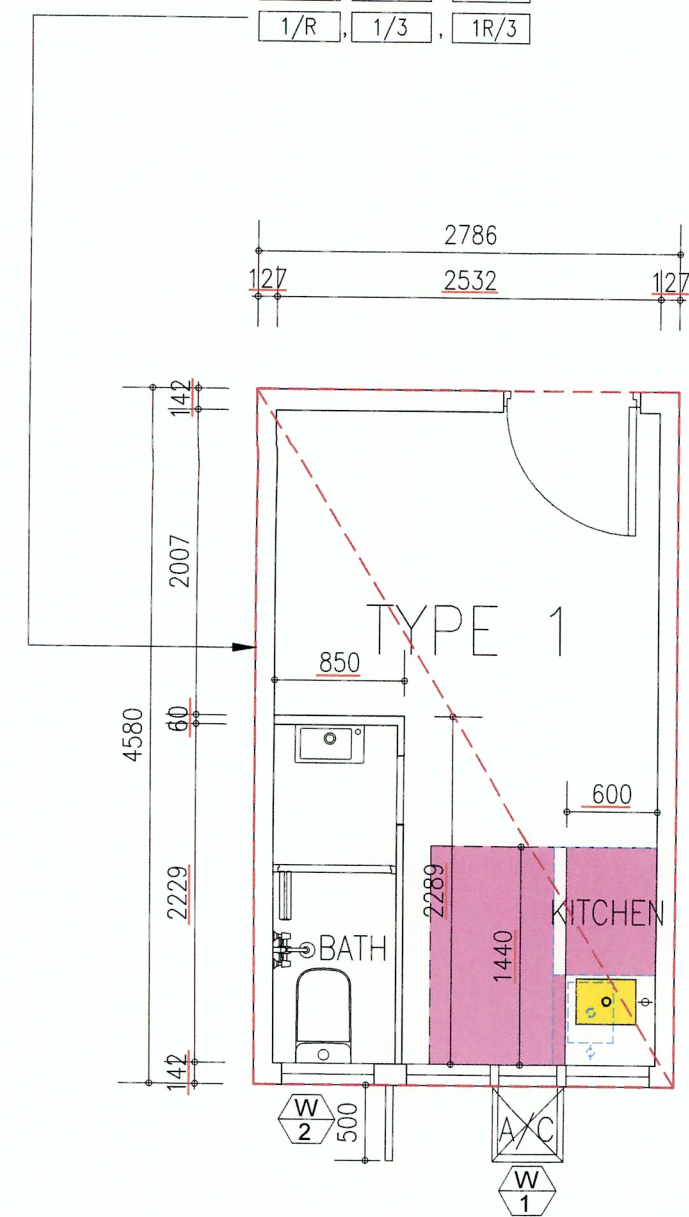
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OVERALL SITE ELEVATION  
(SHEET 1 OF 3)

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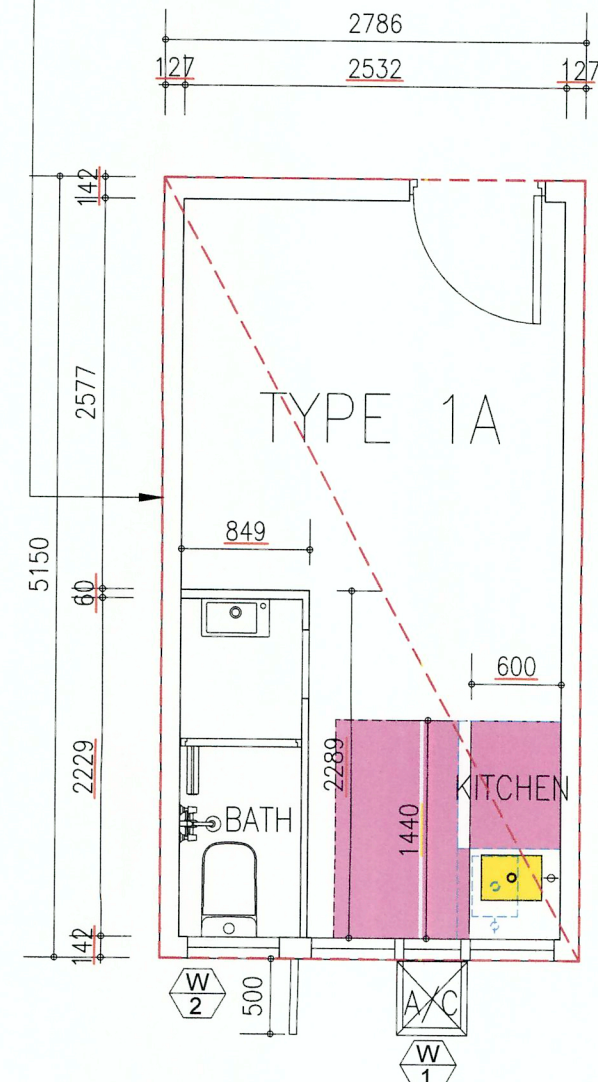
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MS	JULY 2024
CHECKED BY:	APPROVED BY:
CMD	KCY
SCALE:	PAPER SIZE:
1:200	A1
PROJECT:	DRAWING NO.:
2733	A2-01
	REVISION:
	J



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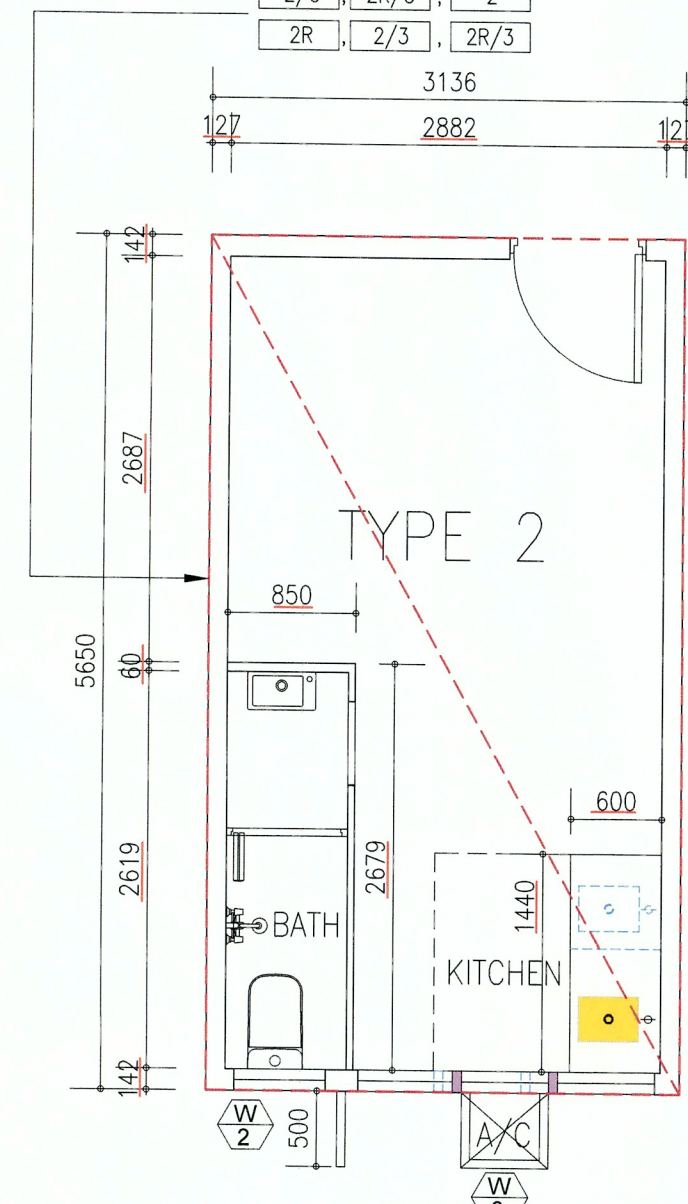
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1AR	1A/3	1AR/3



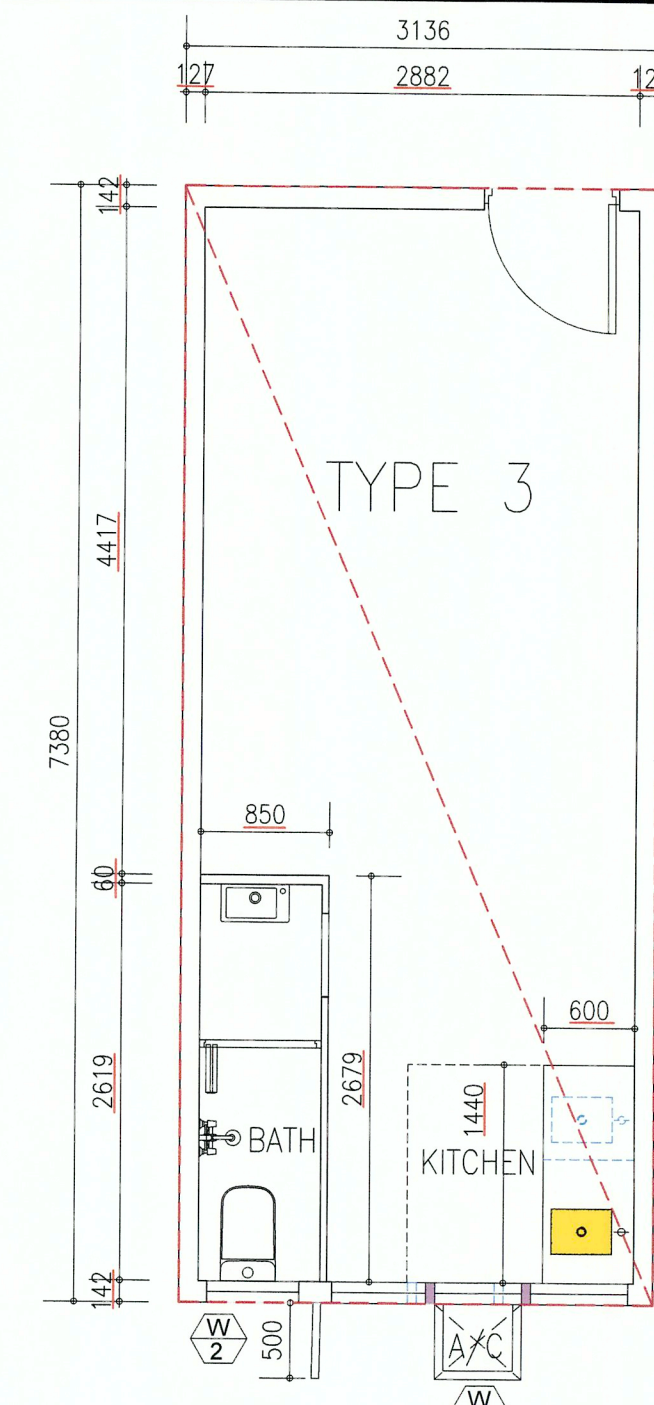
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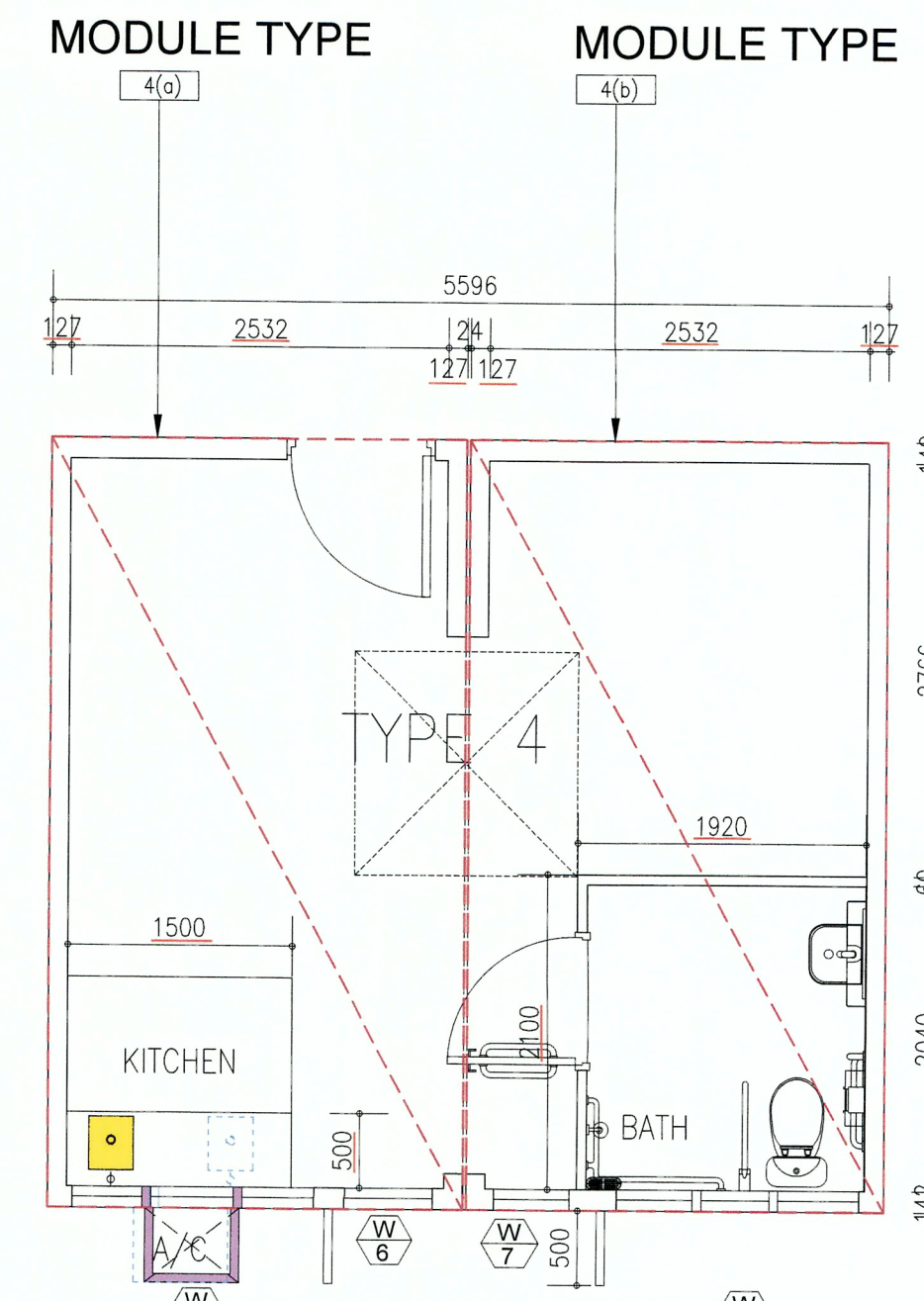
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J/G	3R/G	3
3R	3R/3	3/3




5

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Note: This plan has been processed on a curtailed check basis under the centralized processing system as promulgated in PNAP ADM-19. The duties of the authorized person, registered structural engineer and/or registered geotechnical engineer concerned as specified under section 4(3)(b) and the provision of section 14(2)(c) of the Buildings Ordinance are of particular relevance in this regard.


Plan Approved



NG Tsz-kin  
Senior Building Surveyor  
for BUILDING AUTHORITY

- 6 AUG 2024

RECEIVED BY  
2024 JUL 10 P 2:47  
R & D Registry (NBDs)  
BUILDINGS DEPARTMENT

**LEGEND:**  MiC MODULE

[illegible]

CLIENT:  
**THE LUTHERAN CHURCH -  
HONG KONG SYNOD LIMITED**

聯力建築有限公司  
UNISTRESS BUILDING CONSTRUCTION LTD.

MIC ARCHITECTURAL CONSULTANT (DESIGN & BUILD);

**馬海**  
馬海(建築顧問)有限公司  
Spence Robinson Limited

M/C STRUCTURAL ENGINEER CONSULTANT (DESIGN & BUILD):

張耀新建築工程師有限公司  
Wilson & Associates Ltd

MIC M&E ENGINEER CONSULTANT (DESIGN & BUILD):

 **JRP**  
澧信

DESIGN & BUILD  
GEOTECHNICAL ENGINEERING CONSULTANT:

**WONG & CHENG**  
CONSULTING ENGINEERS LIMITED  
黃鄭顧問工程師有限公司

MIC SUPPLIER



ALUHOUSE  
鋁遊家

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**PROPOSED TEMPORARY TRANSITIONAL  
HOUSING & HOBBY FARM DEVELOPMENT AT  
TSAT SING KONG, PAT HEUNG, KAM TIN,  
YUEN LONG**

Coloured Amended General Drawing  
for BD Approval

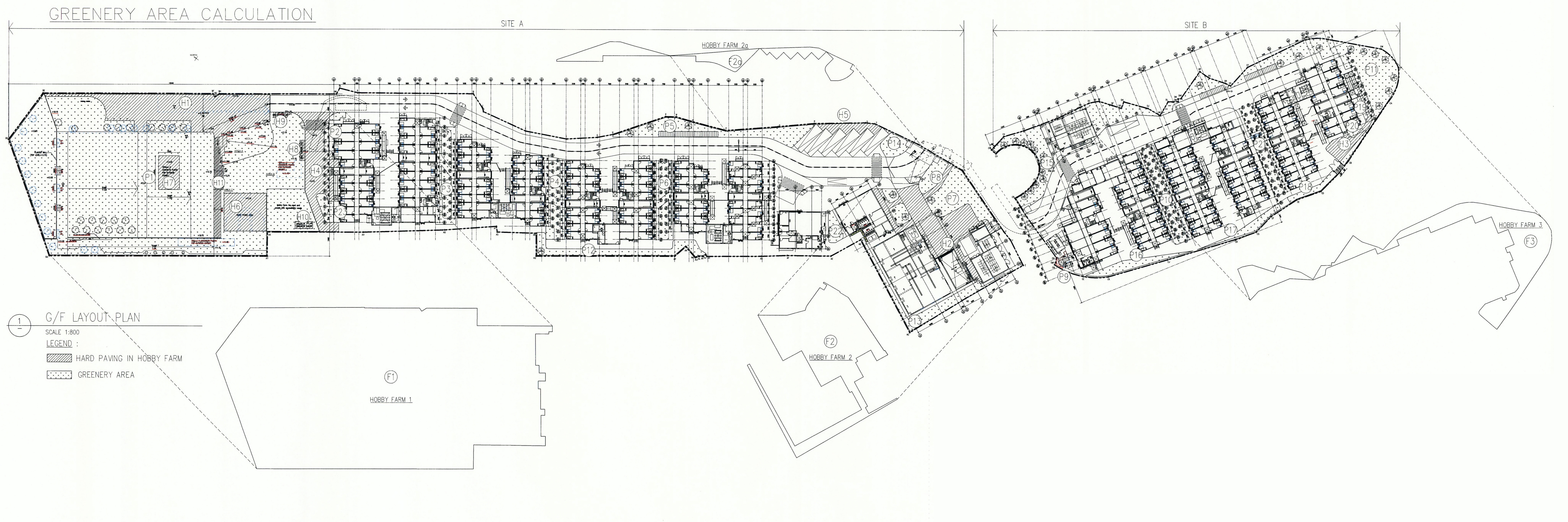
DRAWING TITLE:

TYPICAL MIC MODULE TYPES & DETAILS

Yuen Kwok Cheung  
ARAIK HKIA  
Authorized Person  
(List of Architects)

DRAWN BY: <b>RY</b>	DATE: <b>JULY 2024</b>
CHECKED BY: <b>MD</b>	APPROVED BY: <b>KCY</b>
PAPER SIZE: <b>50</b>	PAPER SIZE: <b>A1</b>
PROJECT: <b>1733</b>	DRAWING NO.: <b>A4-01</b>
	REVISION: <b>D</b>





DEVELOPMENT SCHEDULE

A. LOCATION & LOT NO.: TSAT SING KONG, PAT HEUNG, YUEN LONG & STT NO. STTYL009

B. SITE AREA: 23,932 sq.m. (SITE B = 6,809 sq.m.)

C. HEIGHT OF BUILDING:

SITE	NOS. OF BLOCK	NO. OF STOREYS	PROPOSED HEIGHT OF BUILDING
SITE A MEAN STREET LEVEL = $(11.40+10.07)/2 = +11.05\text{m}$ BUILDING HEIGHT = $24.600 - 11.05 = 13.550$	8 NOS. (1 TO 8)	4 ≤ 4 STOREYS	12.260m ≤ 15m
SITE B BUILDING HEIGHT = $23.900 - 10.07 = 13.200\text{m}$	6 NOS. (9 TO 14)	4 ≤ 4 STOREYS	12.260m ≤ 15m

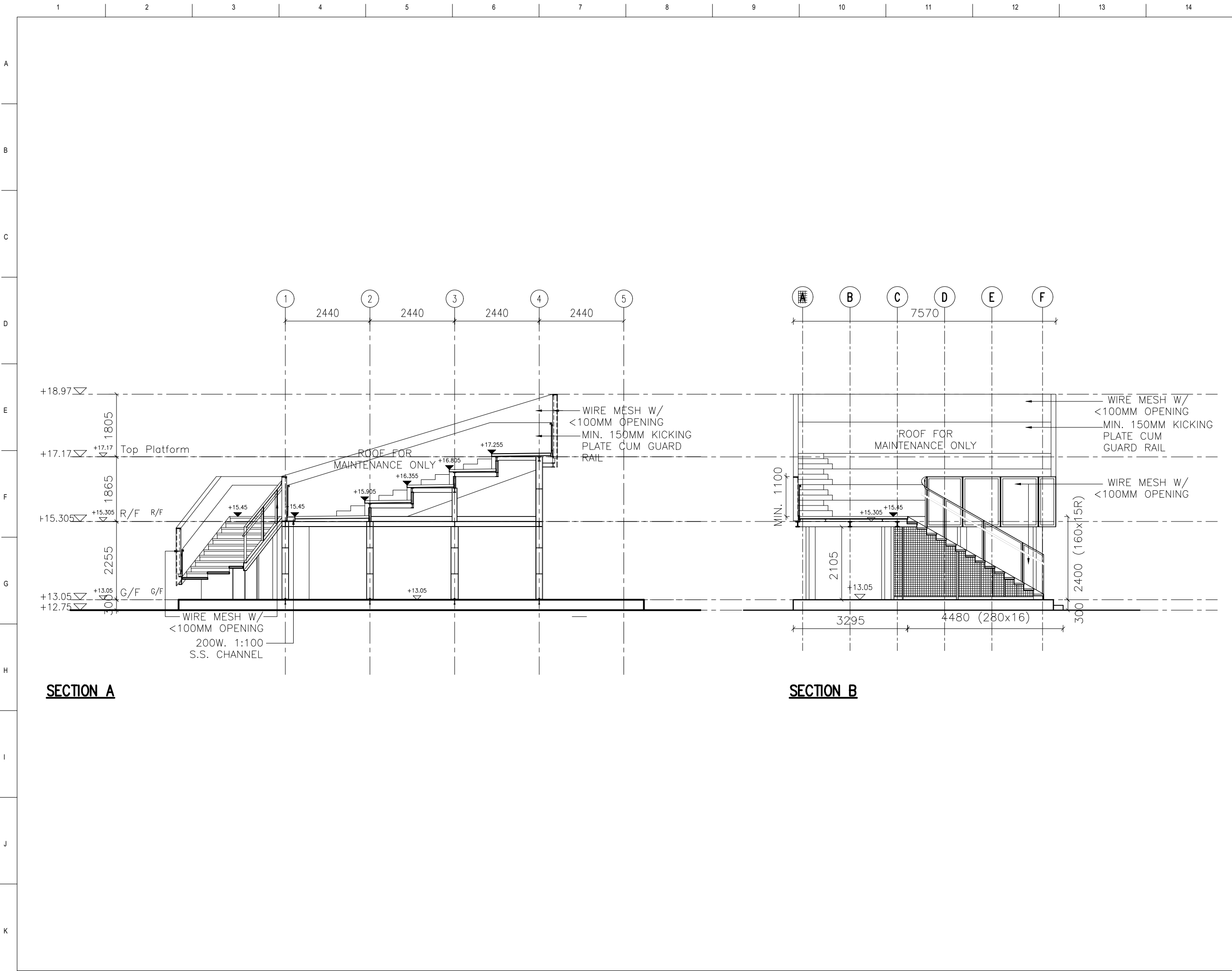
SCHEDULE OF ACCOMODATION		
ITEMS		PROPOSED UNDER TOWN PLANNING
1. CLASS OF SITE		TEMPORARY USE / DEVELOPMENT IN RURAL AREA FOR A PERIOD OF 3 YEARS
2. PLOT RATIO	DOMESTIC	18300 / 23932 = 0.76 1078 / 23932 = 0.045 total: (18300 + 1078) / 23932 = 0.810
	NON-DOMESTIC	
3. GROSS FLOOR RATIO	DOMESTIC	18300 + 1078 = 19378
	NON-DOMESTIC	
4. SITE COVERAGE	DOMESTIC	7446.12 / 23932 x 100% = 31.114%
	NON-DOMESTIC	
5. GREENERY AREA		= 7466.694 m <sup>2</sup>
6. BUILDING HEIGHT		< 15 m
7. PARKING SPACES	LOADING / UNLOADING BAY	TOTAL NOS. = 6 NOS. (PROVIDED)
	FRANCHISED BUS STOP	TOTAL NOS. = 1 NO. (PROVIDED)
8. NUMBER OF UNITS		TOTAL = 909 NOS.
9. OPEN SPACE		-
10. HOBBY FARM		8048.759 m <sup>2</sup>



SCALE 1:100

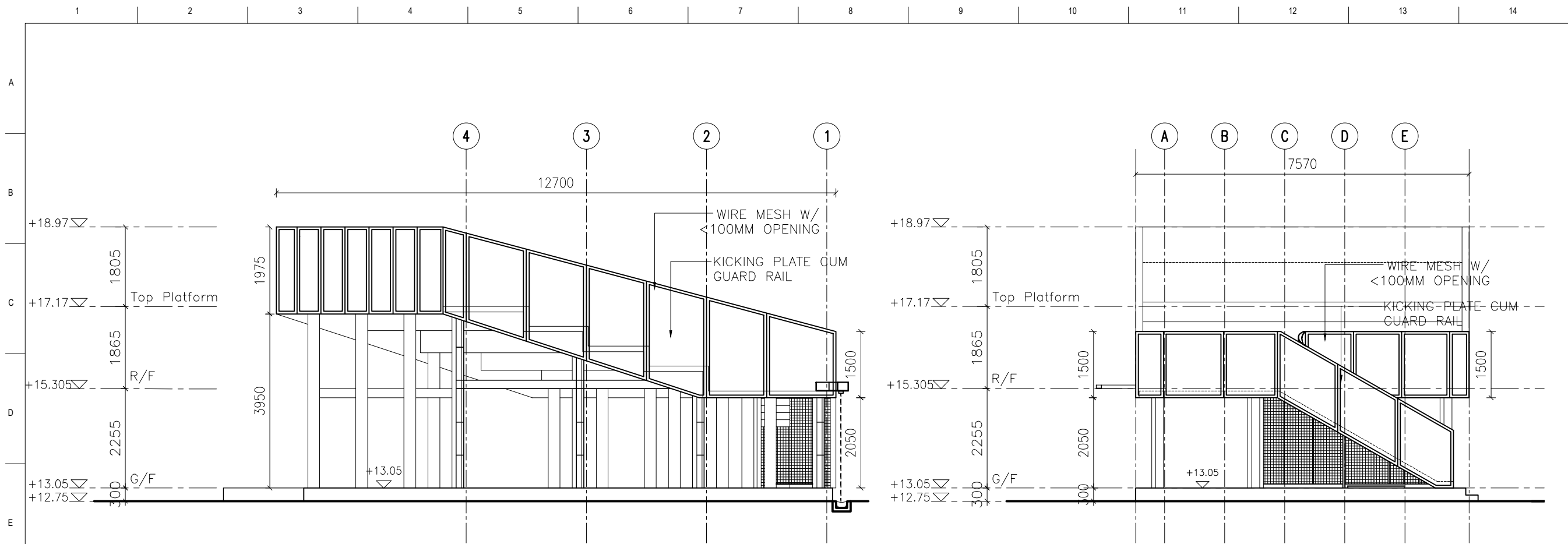
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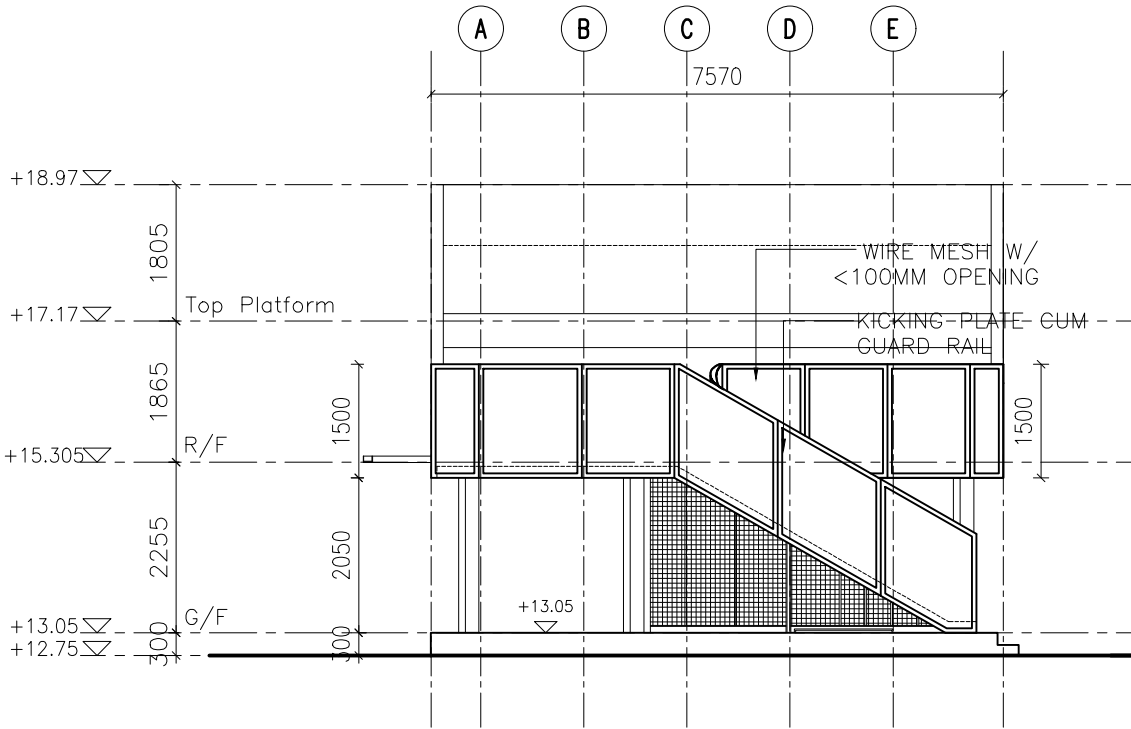


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FSD Ref	8/31582<1>		
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Chop for Approval			
Rev	Description	Date Apv	
<div>多磨建社</div> <div>DOMAT</div> <div>www.domat.hk</div>			
Signed by Authorized Person			
Client			
THE LUTHERAN CHURCH HONG KONG SYNOD LIMITED			
Project			
COMMUNITY SHELTER AT TEMPORARY TRANSITIONAL HOUSING & HOBBY FARM DEVELOPMENT AT TSAT SING KONG, PAT HEUNG, KAM TIN, YUEN LONG			
Drawing Title			
SECTION			
Job Number		Status	
074-C			
Date		Scale	
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Designed	Drafted	Checked	
MK	CL	MM	
Drawing Number		Revision	
T-02			

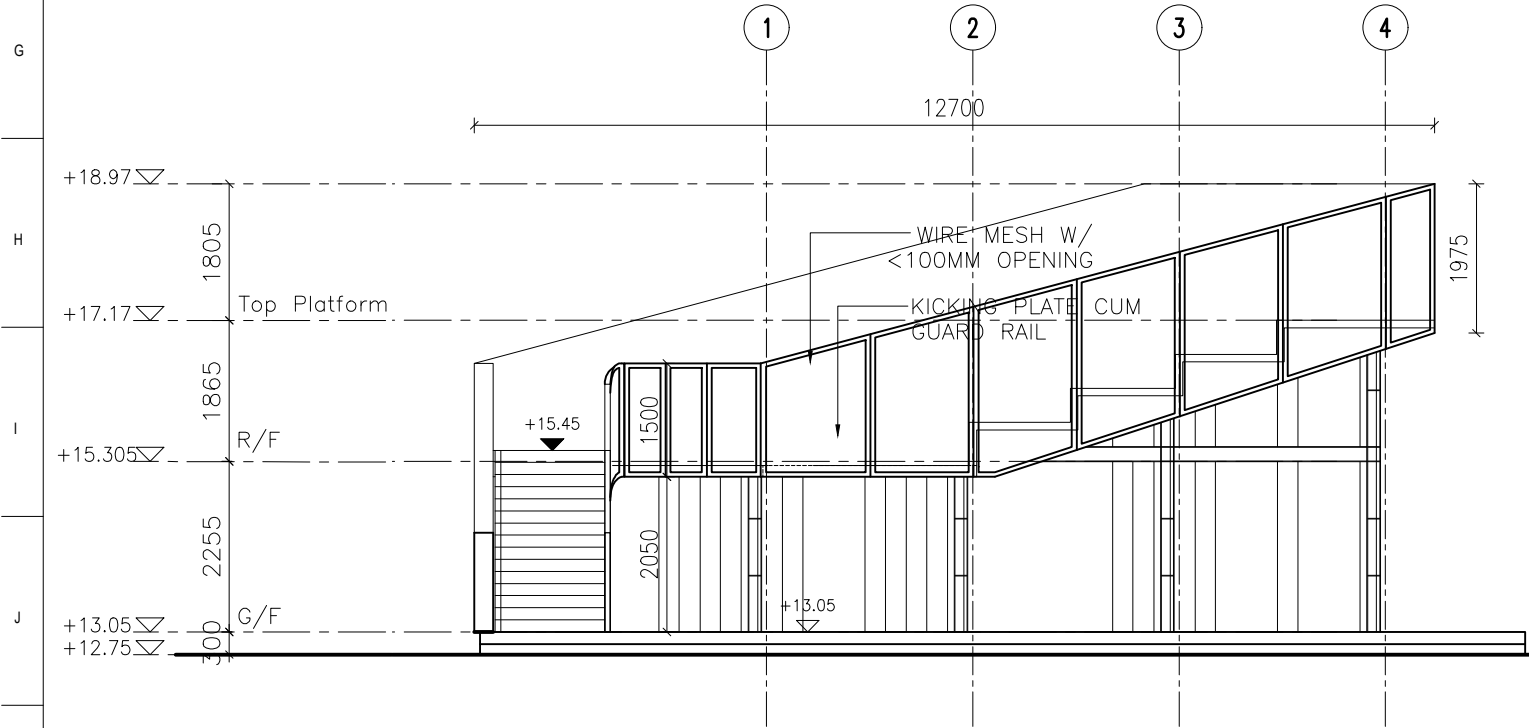




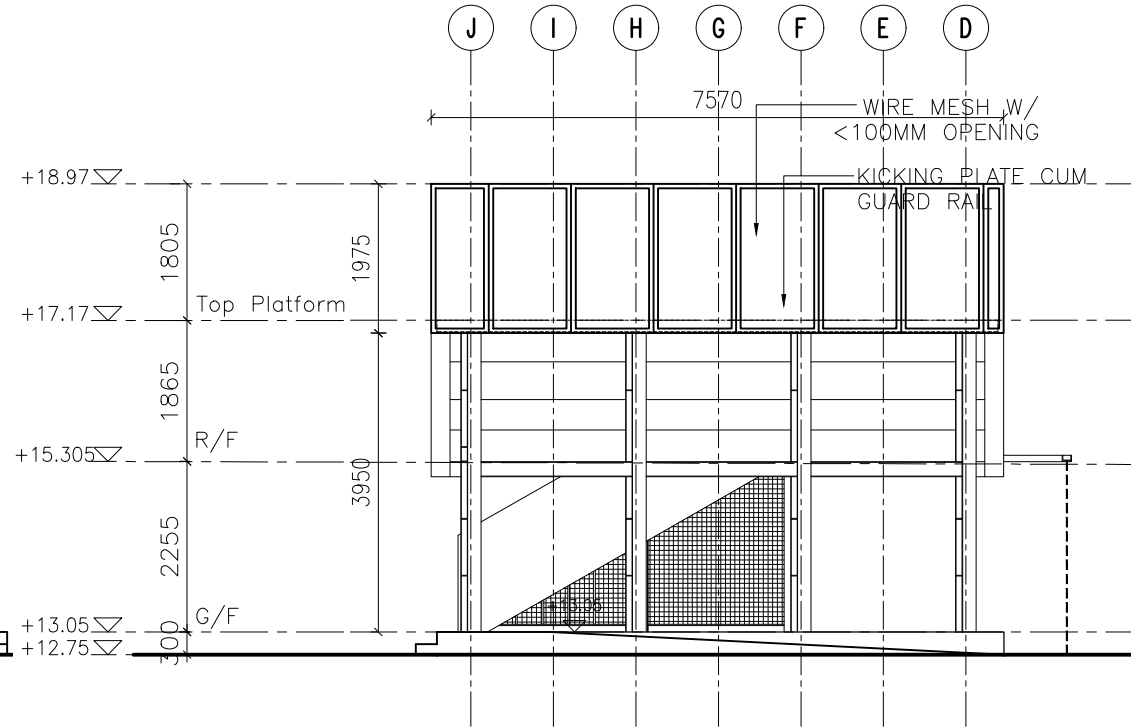
ELEVATION C



ELEVATION D



ELEVATION E



ELEVATION F

BD Ref 2/9139/21(TH)

FSD Ref 8/31582<1>

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Rev Description Date Apv

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Signed by Authorized Person

Client  
THE LUTHERAN CHURCH HONG KONG  
SYNOD LIMITED

Project  
COMMUNITY SHELTER AT  
TEMPORARY TRANSITIONAL HOUSING &  
HOBBY FARM DEVELOPMENT AT TSAT SING  
KONG, PAT HEUNG, KAM TIN, YUEN LONG

Drawing Title  
ELEVATION

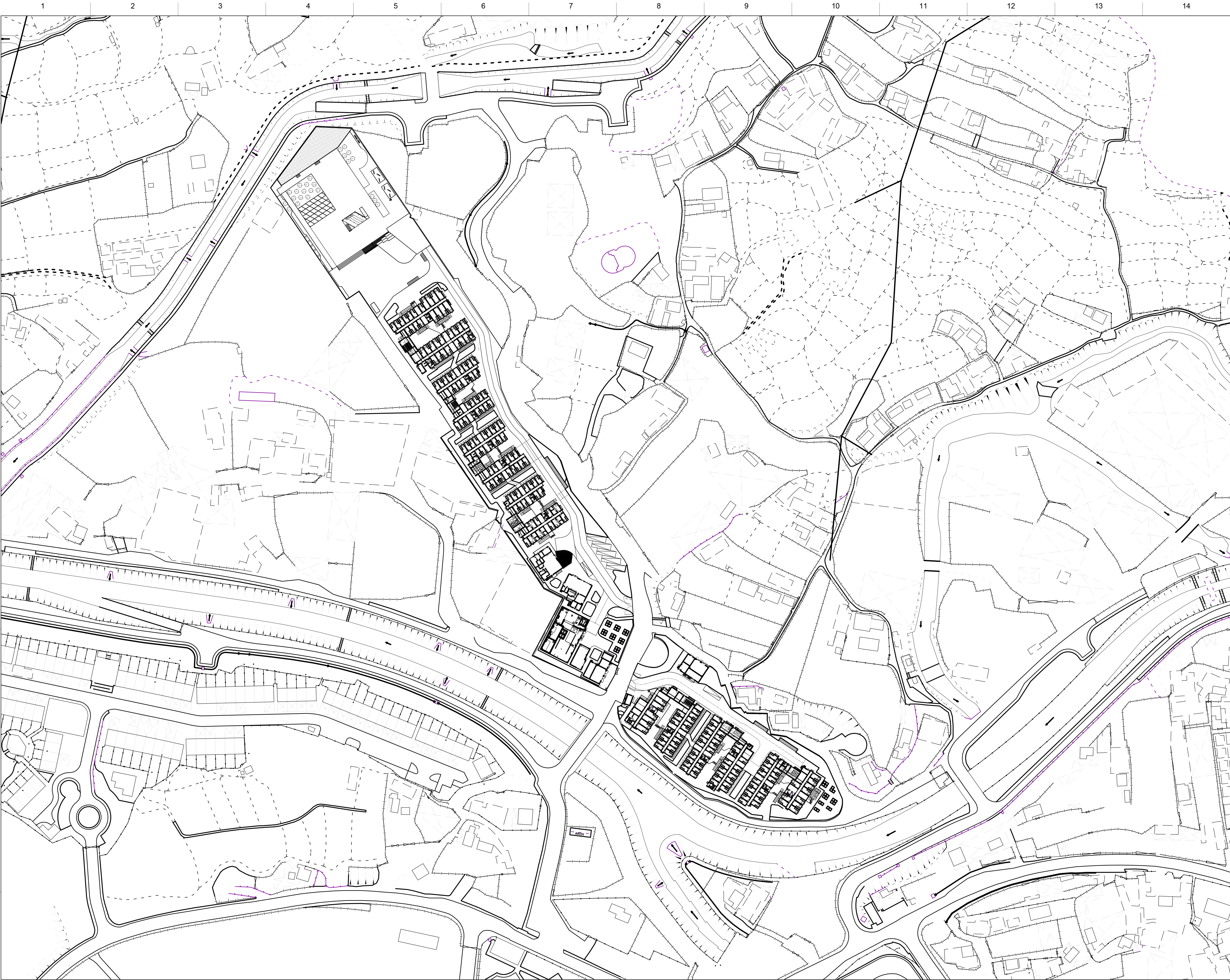
Job Number 074-C Status

Date 2025-05-01 Scale 1:100 @ A3

Designed MK Drafted CL Checked MM

Drawing Number T-03 Revision -





BD/ FSD Ref. No.	BD FSD
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CHOP FOR APPROVAL:

Revision	Description	Date	Approved
SIGNED BY AUTHORIZED PERSON			

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PROJECT

COMMUNITY SHELTER AT  
TEMPORARY TRANSITIONAL HOUSING &  
HOBBY FARM DEVELOPMENT AT TSAT SING  
KONG, PAT HEUNG, KAM TIN, YUEN LONG

CLIENT

THE LUTHERAN CHURCH-  
HONG KONG SYNOD LIMITED

DRAWING TITLE

MLP

DRAWING NO.	REVISION
T-04	-

JOB NO. 074-C	DATE 2025-05-09
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SCALE  
1:1000 @A1

DESIGNED MK	DRAFTED CL	CHECKED MK
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12.9.2025

Proposed Temporary Community Shelter at Hobby Farm, CONCORDIA Tsat Sing Kong  
(Planning Application No. A/YL-PH/1083)

Further Information

Background of the Application

- The current application is to facilitate the provision of a pavilion and to allow flexibility for future development for the potential covered walkways within the domestic portion to serve the needs of the residents which aims to improve their living environment. The proposed pavilion is tentatively scheduled for completion in February 2026 while the potential covered walkways would be subject to the sufficient of funding or extra funding, and detailed design.
- The major development parameters for the temporary transitional housing development including the proposed pavilion and potential covered walkway are clarified as follows:

Site Area	23,932m <sup>2</sup>
Plot Ratio	0.81
Gross Floor Area (About)	19,380m <sup>2</sup>
- Domestic	18,300m <sup>2</sup>
- Non-domestic	1,080m <sup>2</sup>
Site Coverage	About 31.11%
No. of Blocks/Structures	22
- Domestic	14
- Non-domestic	8
Building Height	Not more than 4 storeys / Not more than 15m
Parking Spaces	
- Loading/unloading for Heavy Goods Vehicles	6
- Franchise Bus Stop	1
Number of Units	909
Greenery Area	About 7,467m <sup>2</sup>
Hobby Farm	About 8,049m <sup>2</sup>

- The hobby farms are accessible by both the residents and general public and the operation hours is open from 9AM to 6PM.
- The current application would involve changes in development parameters compared with the previous application No. A/YL-PH/999. A new set of building plans for the proposed pavilion the covered walkways will be submitted for approval.

## Essential Ancillary Facility for Hobby Farm

The proposed pavilion is located at the hobby farm at the west plot of the application land and the structural material of the proposed pavilion will be Galvanised Mild Steel (GMS). It serves as an essential ancillary facility to support the farm's operation as well as a focal point to identify the place and provides necessary shading to a large open space with over 5,600m<sup>2</sup> at the Northern portion of the West Plot. It serves as an essential covered rest space for residents for using the farming facilities, as the site is overcast with no shelter, the users are have no weather protection. Essential amenities for farm include storage and tables to handle for produces will support the use of the open space. Loose furniture for example benches, tables and storage shelves would be provided for residents.

## Social Gathering Point for Community Activities

The pavilion will serve as a focal point to gathering residents, supporting social interactions, the aim is to provide a place for building the network for the community to encourage self-help and neighbourhood support for the low-income community in transitional housing. The shelter supports the use of the hobby farm, enable a cover space to carry out agricultural education, farming and planning workshops. It would also support farm-to-table activities for residents, and daily activities such as group exercises and gatherings. The site demographics compose of majority elderly, it is especially beneficial to provide a sheltered area for short rest to encourage the enjoyment of the facilities in hobby farm by elders as well as other age groups.

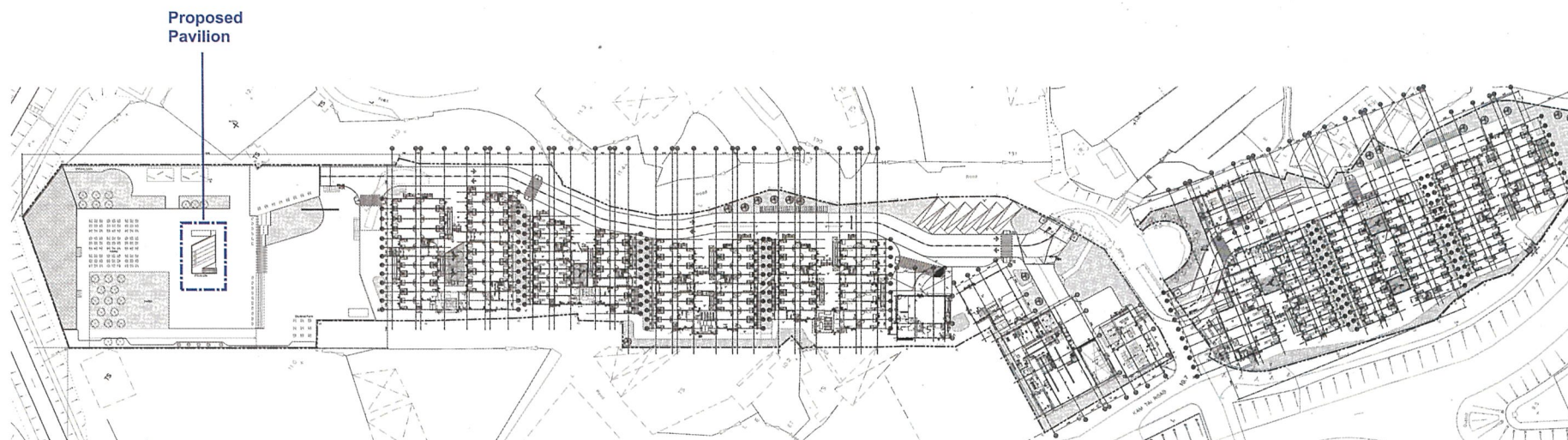












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Project : PROPOSED TEMPORARY TRANSITIONAL HOUSING & HOBBY FARM  
DEVELOPMENT AT TSAT SING KONG, PAT HEUNG, KAM TIN, YUEN LONG  
Drawing Title : MASTER LAYOUT PLAN  
Scale : 1:1,000

Drawing Number : MP00  
Revision : -  
Date : 2025-09-11





**Previous Applications involving the Site**

**Approved Applications**

	<b>Application No.</b>	<b>Proposed Use/Development</b>	<b>Date of Consideration (RNTPC/TPB)</b>
1.	A/YL-PH/876	Proposed Temporary Transitional Housing Development and Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	26.3.2021 (Revoked on 26.6.2022)
2.	A/YL-PH/913	Proposed Temporary Transitional Housing Development and Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	22.4.2022
3.	A/YL-PH/999	Renewal of Planning Approval for Proposed Temporary Transitional Housing Development and Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	19.4.2024

**Rejected Applications**

	<b>Application No.</b>	<b>Proposed Use/Development</b>	<b>Date of Consideration (RNTPC/TPB)</b>	<b>Rejection Reasons</b>
1.	A/YL-KTN/130	Temporary Open Storage of Vehicles for a Period of 2 Years	2.3.2021	(1) to (5)
2.	A/YL-KTN/149	Temporary Storage of Construction Materials for a Period of 3 Years	15.11.2002 (Upon review)	(1), (6), (7)
3.	A/YL-KTN/161	Temporary Open Storage of Construction Materials and Machinery for a Period of 3 Years	23.5.2003 (Upon review)	(1), (6), (7)
4.	A/YL-KTN/263	Temporary Open Storage of Building Materials and Vehicle Parks for a Period of 3 Years	25.5.2007	(1), (2), (3), (6), (7)
5.	A/YL-KTN/303	Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years	1.8.2008	(1), (4), (6), (7)



### Rejection Reasons

- (1) The proposed development was not in line with the planning intention of the “Agriculture” (“AGR”) zone which is to retain and safeguard good agricultural land for agricultural purposes and to retain fallow arable land with good potential for rehabilitation. There was no strong justification for a departure from such planning intention, even on a temporary basis.
- (2) The proposed development was not compatible with the surrounding land uses which were predominantly rural in character with village houses and cultivated/fallow agricultural land. There was insufficient information to demonstrate that the proposed development would not generate adverse environmental, drainage and landscape impacts on the surrounding areas.
- (3) There was no information in the submission to demonstrate why suitable sites within areas zoned “Industrial (Group D)” and “Open Storage” zones could not be identified for the use under the application.
- (4) There was insufficient information in the submission to demonstrate that the proposed development would not have adverse traffic, drainage, environmental and/or landscape impacts on the surrounding areas.
- (5) Approval of the application would set an undesirable precedent for similar uses to penetrate into the “AGR” zone. The cumulative effect of approving such similar applications would result in a general degradation of the environment of the area.
- (6) The development did not comply with the Town Planning Board Guidelines for ‘Application for Open Storage and Port Back-up Uses’.
- (7) Approval of the application would set an undesirable precedent for similar uses to penetrate into the “AGR” zone. The cumulative effect of approving such similar applications would result in a general degradation of the environment of the area.

**Similar Applications in the Vicinity of the Site within the “Agriculture” Zones  
on the Pat Heung and Kam Tin Outline Zoning Plans in the Past Five Years**

**Approved Applications**

	<b>Application No.</b>	<b>Proposed Use/Development</b>	<b>Date of Consideration (RNTPC/TPB)</b>
1.	A/YL-KTN/746	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	28.5.2021 (Revoked on 28.11.2022)
2.	A/YL-KTN/812	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities for a Period of 5 Years and Filling of Land	18.2.2022 (Revoked on 18.11.2023)
3.	A/YL-PH/919	Proposed Temporary Transitional Housing Development with Ancillary Eating Place, Shop and Services and Community Centre for a Period of 3 Years and Filling of Land	12.8.2022 (Revoked on 12.8.2023)
4.	A/YL-KTN/933	Renewal of Planning Approval for Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	11.8.2023
5.	A/YL-KTN/977	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Associated Filling of Land	16.2.2024
6.	A/YL-PH/1012	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years	4.10.2024

**Government Departments' General Comments**

**1. Land Administration**

Comments of the District Lands Officer/Yuen Long, Lands Department:

- no objection to the application;
- the application site (the Site) comprises Government land (GL) which is held under Short Term Tenancy No. STTYL0090 by direct grant to The Lutheran Church – Hong Kong Synod Limited for temporary transitional housing development and hobby farm uses; and
- advisory comments are at **Appendix V**.

**2. Traffic**

(i) Comments of the Commissioner for Transport:

- no adverse comment on the application from traffic engineering perspective; and
- advisory comments are at **Appendix V**.

(ii) Comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD):

- no in-principle objection on the application from highways maintenance perspective; and
- advisory comments are at **Appendix V**.

**3. Environment**

Comments of the Director of Environmental Protection:

- no adverse comment to the application from environmental planning perspective in view that the conclusions of previously agreed Air Quality Impact Assessment, Noise Impact Assessment, Sewerage Impact Assessment and Land Contamination Assessment under the planning application No. A/YL-PH/913 shall still remain valid for the current application; and
- no substantiated environmental complaint concerning the Site received in the past three years.

#### 4. **Drainage**

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- no in-principle objection to the application from public drainage point of view; and
- advisory comments are at **Appendix V**.

#### 5. **Fire Safety**

Comments of the Director of Fire Services:

- no adverse comment on the application; and
- advisory comments are at **Appendix V**.

#### 6. **Landscape Aspect**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- in comparison with the previously approved application (No. A/YL-PH/999), the current application involves an increase in number of non-domestic blocks (from seven to eight) and total gross floor area, mainly to facilitate the construction of an additional shelter at the Site and to reflect the development parameters of the as-built transitional housing development. The Site has been developed and adverse landscape impact within the Site from the proposed shelter is not anticipated.

#### 7. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- no objection to the application; and
- advisory comments are at **Appendix V**.

#### 8. **Agriculture and Nature Conversation**

Comments of the Director of Agriculture, Fisheries and Conservation:

- no comment on the application from nature conservation perspective;
- no adverse comment on the application from agricultural perspective considering that the previous applications for the same applied use at the Site were approved and agricultural activities will be involved in the applied use; and
- advisory comments are at **Appendix V**.



**9. District Office's Comments**

Comments of the District Officer (Yuen Long), Home Affairs Department:

- no particular comment on the application and no comment received from the locals upon close of consultation.

**10. Other Departments**

The following government departments have no objection to/no adverse comment/no comment on the application and their advisory comments, if any, are in **Appendix V**:

- Chief Engineer/Construction, Water Supplies Department;
- Chief Engineer/Railway Development, HyD; and
- Project Manager (West), Civil Engineering and Development Department.

**Recommended Advisory Clauses**

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
  - (i) the applicant should ensure that the temporary transitional housing development and hobby farms will comply with all conditions of the Short Term Tenancy (STT). Failure to comply with any tenancy conditions may result in enforcement action being taken and the STT being terminated by Government;
  - (ii) the application site (the Site) falls within an area affected by Shek Kong Airfield Height Restriction. No building or structure (including addition or fittings) shall exceed the height limit of 69mPD stipulated under the relevant plan; and
  - (iii) the proposed pergola encroaches on the pinked stippled black area of the STT (Reserved Area). The applicant should ensure compliance of Clause No. 33 of the STT regarding the Reserve Area below the level of +4.5mPD.
- (b) to note the comments of the Commissioner for Transport that:
  - (i) sufficient manoeuvring space shall be provided within the Site; and
  - (ii) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
  - (i) HyD shall not be responsible for the maintenance of proposed access connecting the Site and Kam Tai Road including the local track; and
  - (ii) adequate drainage measures should be provided to prevent surface water running from the Site to nearby public road and drains;
- (d) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that the applicant is required to maintain the existing drainage facilities on the Site at all times during the planning approval period;
- (e) to note the comments of the Director of Fire Services that detailed fire services requirements will be formulated upon receipt of formal submission of STT/STW, general building plans or referral of application via relevant licensing authority as appropriate. Furthermore, the emergency vehicular access provision in the captioned work shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011, which is administered by the Buildings Department (BD);

- (f) to note the comments of the Chief Building Surveyor/New Territories West, BD that:
- (i) it is noted that the application involves 14 residential blocks, seven non-domestic blocks and three hobby farms which were implemented and a proposed shelter and provision of potential covered walkways which are proposed structures as compared with the previously approved application (No. A/YL-PH/999). Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with the BO;
  - (ii) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
  - (iii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
  - (iv) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
  - (v) for features applied to be excluded from the calculation of the total gross floor area, it shall be subject to compliance with the requirement laid down in the relevant Joint Practice Notes and Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP). For example, the requirements of building set back, building separation and site coverage of greenery as stipulated in PNAP APP-152; and
  - (vi) detailed checking under the BO will be carried out at the building plan submission stage;
- (g) to note the comments of the Director of Agriculture, Fisheries and Conservation that the applicant shall be reminded to avoid polluting or disturbing the adjacent watercourses during operation; and
- (h) to note the comments of the Railway Development Office, HyD that the Site falls within the railway protection boundary of the existing railway line. With reference to the Development Bureau Technical Circular (Works) No. 1/2019 and/or PNAP APP-24, the MTR Corporation Limited should be consulted with respect to the operation, maintenance, safety and any future works required for the existing railway network.

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

**Reference Number:**

250814-170758-83380

提交限期

**Deadline for submission:**

02/09/2025

提交日期及時間

**Date and time of submission:**

14/08/2025 17:07:58

有關的規劃申請編號

**The application no. to which the comment relates:**

A/YL-PH/1083

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss Chloe Hung

意見詳情

**Details of the Comment :**

I support the development of project!

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**From:** [REDACTED]  
**Sent:** 2025-09-02 星期二 01:54:46  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** A/YL-PH/1083 SDG Eco-Village Pat Heung Lutheran Church

Dear TPB Members,

999 approved 19 Apr 2024. Now back with an application to build a shelter facility for the hobby farm.

Number of units now 909.

Note that 999 was streamlined. How come no member questioned why the project represents the use of 25+sq.m per unit?

This is alarming in view of the many applications to rezone sites for housing on the excuse that there is a shortage of land.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** tpbpd <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
**Date:** Monday, 1 April 2024 5:36 AM HKT  
**Subject:** Re: A/YL-PH/999 SDG Eco-Village Pat Heung Lutheran Church

A/YL-PH/999

Government land, Pat Heung, Yuen Long

Site area: About 23,932sq.m

Zoning: "Open Storage", "Industrial (Group D)" and "Agriculture"

Applied development: Transitional Housing Development – 14 Blocks, 900 Units / 7 Vehicle Parking / Hobby Farm

Dear TPB Members,

Another project involving a large amount of government land and hundreds of millions of tax payer dollars plus the involvement of a number of government bureaus.

BUT 3 YEARS LATER ESSENTIAL CONDITIONS NOT YET FULFILLED.

No wonder operators in the private sector believe that there is no need to abide by regulations, they are only there to give the appearance that the rule of law prevails in HK.

Mary Mulvihill



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**From:** [REDACTED]  
**To:** tpbpd <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
**Date:** Tuesday, 29 March 2022 9:25 PM HKT  
**Subject:** A/YL-PH/913 SDG Eco-Village Pat Heung Lutheran Church

Dear TPB Members,

As the papers of the approved 876 reveal that the NGO is the Hong Kong Lutheran Social Service (HKLSS), one has to wonder why this information is not disclosed in the current application?

That the government is wasting our tax dollars on transitional housing is bad enough, but that it is also giving land and funding hobby farms is even more startling. There are dozens of applications for this activity on privately owned land, there is no justification to grant land at peppercorn rent to any NGO for this purpose.

The funds, time and energy spent on these frivolous projects should be spent on permanent solutions to the housing problems. The money would be much better spent on subsidies to families living in sub divided units to rent some of the many recently renovated and empty units in urban districts close to opportunities for employment, schools, etc.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** tpbpd <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
**Date:** Tuesday, 2 March 2021 8:48 PM CST  
**Subject:** A/YL-PH/876 SDG Eco-Village Pat Heung

A/YL-PH/876  
Government land, Pat Heung, Yuen Long  
Site area : About 16,000 sq.m Res / 8,000sq.m Hobby Farm  
Zoning : "Open Storage", "Industrial (Group D)" and "Agriculture"  
Applied development : Transitional Housing Development – 14 Blocks, 900 Units / 6  
Vehicle Parking / Hobby Farm

Dear TPB Members,

The identity of the NGO not provided. I presume it is this initiative  
[https://www.beamsociety.org.hk/files/download/2021JAN\\_MAR\\_Competition\\_THADC\\_flyer.pdf](https://www.beamsociety.org.hk/files/download/2021JAN_MAR_Competition_THADC_flyer.pdf)

The Proposed Development will be developed under the theme "Sustainable Development Goal (SDG) Eco-Village"  
**SDG Eco-village Webinar II**

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No doubt conceived by a lot of well-meaning people, but this is the usual skirting around the edges instead of getting on with the real solution to grass roots housing, **AFFORDABLE AND PERMANENT HOMES**

So we will have seminars, glossy brochures, dithering around when the real solution is to crack on with the development of public housing. The lots are government land, why waste time erecting temporary homes?

Mary Mulvihill