

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-PH/1083

<u>Applicant</u>	: Hong Kong Lutheran Social Service
<u>Site</u>	: Government land (GL) near Kam Tai Road, Pat Heung, Yuen Long, New Territories
<u>Site Area</u>	: About 23,932m ²
<u>Land Status</u>	Short Term Tenancy (STT) No. STTYL0090 for Temporary Transitional Housing Development and Hobby Farm Uses
<u>Plans</u>	: Approved Pat Heung Outline Zoning Plan (OZP) No. S/YL-PH/11 and approved Kam Tin North OZP No. S/YL-KTN/11
<u>Zonings</u>	: “Open Storage” (“OS”) (55%) “Agriculture” (“AGR”) (36%) “Industrial (Group D)” (“I(D)”) (9%) [Maximum plot ratio of 1.6, maximum site coverage (SC) of 80% and maximum building height of 13m]
<u>Application</u>	: Temporary Transitional Housing Development and Place of Recreation, Sports or Culture (Hobby Farm) for a Period of Three Years

1. The Proposal

- 1.1 The applicant seeks planning permission for temporary transitional housing development and place of recreation, sports or culture (hobby farm) for a period of three years at the application site (the Site), partly zoned “OS” and “I(D)” on the Pat Heung OZP, and partly zoned “AGR” on the Kam Tin North OZP (**Plan A-1a**). According to the covering Notes of the two OZPs, temporary use or development not exceeding a period of three years requires planning permission from the Town Planning Board (the Board). The Site is developed into a temporary transitional housing development named CONCORDIA Tsat Sing Kong and a hobby farms with valid planning permission under application No. A/YL-PH/999 until 19.4.2027 (**Plans 4a and 4b**).

- 1.2 The Site is the subject of three previously approved applications for temporary transitional housing development and place of recreation, sports or culture (hobby farm) (details at paragraph 5 below). While the applied uses largely follow the last approved application (No. A/YL-PH/999) submitted by the same applicant, the current application is to facilitate the provision of a new shelter for one of the hobby farms and potential covered walkways within the domestic portion to serve the residents which results in an increase in gross floor area (GFA) and SC, and number of blocks/structures if compared with the last approved application (details at paragraphs 1.3 and 1.4 below).
- 1.3 The Site is separated into north-western and south-eastern portions by a local track, and directly accessible from Kam Tai Road via the said local track (**Plan A-1a**). According to the applicant, the applied uses comprise 14 four-storey residential blocks (not exceeding 15m in height) for provision of 909 units in five flat types (all with toilet and kitchen); seven non-domestic blocks (not exceeding 15m in height) for community facilities, plant rooms and sewage treatment plants; three publicly accessible hobby farms with a total area of about 8,049m² in the north-western, middle and south-eastern part of the Site (**Drawings A-1 to A-7**); a non-domestic structures, i.e. the proposed shelter with a maintenance roof on top, of not more than 6.5m tall and a total floor area of about 90m² at the hobby farm in the north-western part (**Drawings A-1 and A-8 to A-10**); six loading/unloading bays for heavy goods vehicles and one lay-by for franchised buses. As claimed by the applicant, the provision of a shelter is considered essential to provide shading and storage space at the hobby farm to serve the visitors which include both the residents and the general public. The proposed shelter is tentatively scheduled for completion in February 2026, while construction of the covered walkways will be subject to funding availability. The applicant, which is a non-government organisation, is responsible for the management and maintenance of the applied uses.
- 1.4 Comparing with the major development parameters under the last approved application (No. A/YL-PH/999), the current application, which duly reflect the as-built condition of the transitional housing and hobby farms at the Site in accordance with the latest set of approved building plans and with the proposed shelter and potential covered walkways within the domestic portion incorporated, involves increases in domestic and non-domestic GFA, SC and number of blocks/structures. A comparison of the major development parameters between the last approved application and the current application is summarised as follows:

	Previous Application A/YL-PH/999 (a)	Current Application A/YL-PH/1083 (b)	Difference (b)-(a)
Site Area	23,932m ²		No change
Plot Ratio	0.80	0.81	+0.01
Gross Floor Area	19,228.34m ²	19,380m ²	+151.7m ²
- Domestic	18,245.45m ²	18,300m ²	+54.6m ² ⁽¹⁾
- Non-domestic	982.89m ²	1,080m ²	+97.1m ² ⁽²⁾

	Previous Application A/YL-PH/999 (a)	Current Application A/YL-PH/1083 (b)	Difference (b)-(a)
Site Coverage (about)	30.5%	31.11%	+0.61 ⁽²⁾
No. of Blocks/Structures	21	22	+1
- Domestic	14	14	0
- Non-domestic	7	8	+1 ⁽²⁾
Building Height	Not more than 4 storeys / 15m		No change
Transport Facilities			No change
- Loading/unloading	6		
- Franchise Bus Stop	1		
No. of Units	909		No change

Note:

(1) To allow for the provision of potential covered walkways within the domestic portion subject to funding availability and detailed design.

(2) For the proposed shelter at the hobby farm in the north-western part of the Site.

1.5 The layout plans, section plan, flat mix plan of the transitional housing development, and floor plan, section plan and artist impression of the proposed shelter submitted by the applicant are at **Drawings A-1 to A-10** respectively.

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

(a) Application Form with supporting documents received on 31.7.2025 **(Appendix I)**

(b) Further Information (FI) received on 12.9.2025* **(Appendix Ia)**

* *accepted and exempted from 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**, and can be summarised as follows:

- (a) The transitional housing development at the Site is developed under the scheme of “Sustainable Development Goal Eco-Village”. The hobby farms within the Site are in line with the planning intention of the “AGR” zones which would address the community’s growing interest in recreational farming.
- (b) The proposed shelter is an essential facility to support the hobby farm and serve as a focal point for community activities, resident engagement, and social interaction. A variety of activities including agricultural education, farming and planning workshops and farm-to-table activities have been held within the hobby farms. These activities contribute to building a strong community network, promoting self-help and mutual support among residents, and fostering a stronger sense of community within the development.

- (c) The potential covered walkways would provide an all-weather connection between the domestic blocks within the Site and enhance the living quality of residents by improving both comfort and accessibility in daily life.
- (d) As the transitional housing development is located in a remote rural area, the hobby farms offer residents, particularly the elderly, an opportunity to enjoy the natural outdoor environment. The proposed shelter would provide all-weather protection at the hobby farm area, enhancing comfort and usability throughout the year.
- (e) Under a previously approved application No. A/YL-PH/913, a shelter was proposed at one of the hobby farms, but it was not implemented afterwards. Under the subsequent application No. A/YL-PH/999 for renewal of planning approval which was approved in 2024, the development parameters were revised to align with the building plans of the as-built development at that time, which did not include the aforementioned shelter and the potential provision of covered walkways within the domestic portion subject to funding availability and detailed design. To facilitate the construction of the proposed shelter and the potential covered walkways, a fresh application involving an increase in GFA, SC and number of blocks/structures is submitted. The applicant will submit a new set of building plans for the applied uses, including the proposed shelter and, if pursued, the covered walkways, should the application be approved.

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

As the Site involves GL only, the “Owner’s Consent/Notification” Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31B) are not applicable to this application.

4. Background

The Site is currently not subject to any active planning enforcement action.

5. Previous Applications

- 5.1 The Site, in part or in whole, is the subject of eight previous planning applications. Five of these applications (No. A/YL-KTN/130, 149, 161, 263 and 303) covering various parts of the north-western portion of the Site within the “AGR” zone on the Kam Tin North OZP are for various temporary open storage uses. These previous applications were rejected by the Committee or the Board upon review, and their considerations are not relevant to the current application due to different use involved.
- 5.2 The remaining three previous applications (No. A/YL-PH/876, 913 and 999) for temporary transitional housing development and place of recreation, sports or culture (hobby farm) were submitted by the same applicant for the same applied uses at the same site as the current application. They were approved with

conditions by the Committee for periods of three years each between 2021 and 2024, mainly on the considerations that the transitional housing development was in line with the Government's policy to increase the supply of transitional housing and policy support had been solicited from the then Secretary for Transport and Housing; the applied uses were not incompatible with the surrounding areas; relevant technical assessments had been submitted to demonstrate that the proposed development would not cause significant adverse impacts; and concerned government departments consulted in general had no adverse comment or their technical concerns could be addressed by relevant approval conditions. The planning permission under application No. A/YL-PH/876 was revoked in June 2022 due to non-compliance with approval conditions. For application No. A/YL-PH/913, all approval conditions on the submission and implementation of technical assessments on noise, drainage, contamination/remediation, sewerage, air quality and water supplies aspects have been complied.

- 5.3 The last application (No. A/YL-PH/999) for renewal of planning approval granted was approved by the Committee for a period of three years on 19.4.2024 and the planning permission is valid until 19.4.2027. Compared with the last application, the current application maintains the same site area/boundary and overall layout, but involves changes as set out in paragraph 1.4 above.
- 5.4 Details of the previous applications are summarised in **Appendix II** and the locations are shown on **Plan A-1b**.

6. Similar Applications

- 6.1 There is one similar application (No. A/YL-PH/919) for temporary transitional housing development with ancillary eating place, shop and services and community centre in the "AGR" zone in the vicinity of the Site on the Pat Heung OZP, which was approved with conditions by the Committee in 2022 mainly on the similar considerations as mentioned in paragraph 5.2 above. The proposed transitional housing development was not implemented, and the planning permission was revoked in 2023 due to non-compliance with approval conditions. There is no similar application for temporary transitional housing development within the "AGR" zones on the on the Kam Tin North OZP or "OS" and "I(D)" zones on the Pat Heung OZP.
- 6.2 There are five similar applications for temporary hobby farm (No. A/YL-KTN/746, 812, 933 and 977 and A/YL-PH/1012) within the same "AGR" zones in the vicinity of the Site on the Kam Tin North and Pat Heung OZPs in the past five years. All the applications were approved with conditions by the Committee between 2021 and 2024, mainly on the considerations that temporary approval would not frustrate the long-term planning intention of the "ARG" zone; the proposed/applied use was not incompatible with the surrounding land uses; and the concerned government departments consulted in general had no adverse comment or their technical concerns could be addressed by relevant approval conditions. There is no similar application for temporary hobby farm within the "OS" and "I(D)" zones on the Pat Heung OZP.

- 6.3 Details of these similar applications are summarised in **Appendix III** and the locations are shown on **Plan A-1a**.

7. The Site and Its Surrounding Areas (Plans A-1a to A-4b)

7.1 The Site is:

- (a) separated into north-western and south-eastern portions by a local track and currently occupied by a transitional housing development named CONCORDIA Tsat Sing Kong and hobby farms with valid planning permission under application No. A/YL-PH/999 until 19.4.2027;
- (b) directly accessible from Kam Tai Road via a local track; and
- (c) above the underground railway tunnel for Guangzhou-Shenzhen-Hong Kong Express Rail Link.

- 7.2 The surrounding areas are rural in character comprising mainly open storage/storage yards (seven within the “AGR” zones with valid planning permissions) and warehouses (one with valid planning permission) intermixed with residential structures, a hobby farm, a vehicle repair workshop, a training centre for construction industry (with valid planning permission), shop and service use, a church, grassland and vacant land. The village settlements of Wang Toi Shan Tsoi Yuen Tsuen (North) and a low-rise residential development, namely Seasons Villas, are located to the south and southwest of the Site respectively across a drainage reserve. To the further south across Kam Tin Road is the Shek Kong Barracks.

8. Planning Intentions

- 8.1 The planning intention of the “OS” zone is primarily for the provision of land for appropriate open storage uses and to regularise the already haphazard proliferation of open storage uses. It provides for the orderly development of land for open storage uses that cannot be accommodated in conventional godown premises.
- 8.2 The planning intention of the “AGR” zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
- 8.3 The planning intention of the “I(D)” zone is primarily for industrial uses that cannot be accommodated in conventional flatted factories due to extensive land and/or high ceiling requirements. It is also intended for the redevelopment of existing informal industrial uses, which are operated in workshop premises in rural area, to properly designed permanent industrial buildings.

9. Comments from Relevant Government Bureau/Departments

- 9.1 Apart from the government bureau as set out in paragraph 9.2 below, other government departments consulted have no objection to or no adverse comment on the application. Their general comments on the application and advisory comments in the Recommended Advisory Clauses, if any, are provided in **Appendices IV** and **V** respectively.
- 9.2 The following government bureau supports the application:

Policy Aspect

Comments from the Secretary for Housing (S for H):

supports the subject transitional housing project with the Policy Support Agreement already executed with the applicant and no adverse comment on the provision of the proposed shelter and potential covered walkways provided that they would fulfil all relevant regulations including the Buildings Ordinance (Cap. 123).

10. Public Comments Received During Statutory Publication Period

On 12.8.2025, the application was published for public inspection. During the statutory public inspection period, two public comments from individuals were received, including one supporting the application and another expressing concern on the flat size and the increasing number of applications for rezoning sites for housing development in the name of shortage of land (**Appendix VI**).

11. Planning Considerations and Assessments

- 11.1 The application is for temporary transitional housing development and place of recreation, sports or culture (hobby farm) for a period of three years at the Site partly zoned “OS” and “I(D)” on the Pat Heung OZP and partly zoned “AGR” on the Kam Tin North OZP (**Plan A-1a**). Except for the proposed shelter, the applied uses, i.e. the existing transitional housing development named CONCORDIA Tsat Sing Kong and hobby farms, was completed at the Site in August 2024. According to the applicant, the current application is to facilitate the construction of proposed shelter to provide shading and storage space for the hobby farm in the north-western part of the Site and the provision of potential covered walkways within the domestic portion for the residents which involves increase in GFA, SC and number of blocks/structures. There is no change in the site area, as-built layout and building bulk and height, number of flats, as well as areas of the three hobby farms. The proposed increase in total GFA by about 151.7m² is considered minor and insignificant in the context of the overall scale of the temporary transitional housing development, and the proposed facilities would enhance the well-being and living quality of the residents. The applied uses are in line with the Government’s policy to increase the supply of transitional housing, and S for H supports the current application with the Policy Support Agreement executed with

the applicant and no adverse comment on the proposed shelter and the potential covered walkways. Taking into account the above and the planning assessments below, there is no objection to the applied uses on a temporary basis for a period of three years.

- 11.2 The temporary nature and low-rise built form (not more than four storeys) of the transitional housing development and hobby farms with the proposed shelter and potential covered walkways are considered not incompatible with the surrounding areas which are rural in character comprising open storage/storage yards and warehouses intermixed with residential structures, a hobby farm, a vehicle repair workshop, a training centre for construction industry, shop and service use, a church, grassland, vacant land and residential dwellings/village settlements. The Chief Town Planner/Urban Design and Landscape of the Planning Department (PlanD) considers that the Site has been developed and adverse landscape impact within the Site from the proposed shelter is not anticipated.
- 11.3 Other concerned government departments consulted, including the Commissioner for Transport, Chief Engineer/Mainland North, Drainage Services Department, Director of Fire Services and Director of Environmental Protection, have no objection to or no adverse comment on the application. Besides, the technical requirements in relation to noise, drainage, contamination/remediation, sewerage, air quality and water supplies aspects have already been addressed through compliance with approval conditions under the previous application No. A/YL-PH/913.
- 11.4 There are three previously approved applications for the same applied uses at the Site as well as a similar application for transitional housing development and five similar applications for hobby farms in the vicinity of the Site in the past five years as detailed in paragraphs 5 and 6 above. Approving the current application is in line with the Committee's previous decisions.
- 11.5 Regarding the public comments as detailed in paragraph 10 above, the departmental comments and planning assessments above are relevant.

12. Planning Department's Views

- 12.1 Based on the assessments made in paragraph 11 and having taken into account the public comments as mentioned in paragraph 10 above, PlanD has no objection to the application.
- 12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of three years until 19.9.2028. The recommended advisory clauses are attached at **Appendix V**.
- 12.3 There is no strong reason to reject the application.

13. Decision Sought

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 13.2 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 period of which the permission should be valid on a temporary basis.
- 13.3 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.

14. Attachments

Appendix I	Application Form with supporting documents received on 31.7.2025
Appendix Ia	FI received on 12.9.2025
Appendix II	Previous Applications
Appendix III	Similar Applications
Appendix IV	Government Departments' General Comments
Appendix V	Recommended Advisory Clauses
Appendix VI	Public Comments
Drawings A-1 to A-5	Layout Plans
Drawing A-6	Section Plan
Drawing A-7	Flat Mix Plan
Drawing A-8	Floor Plan of Proposed Shelter
Drawing A-9	Section Plan of Proposed Shelter
Drawing A-10	Artist Impression of Proposed Shelter
Plan A-1a	Location Plan with Similar Applications
Plan A-1b	Previous Applications Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a and A-4b	Site Photos

**PLANNING DEPARTMENT
SEPTEMBER 2025**