

2024年 7月 2 27
此文件在 2024年 7月 2 27 收到。城市規劃委員會
只會在收到所有必需的資料及文件後才正式確認收到
申請的日期。

Form No. S16-III
表格第 S16-III 號

Document is received on 23 JUL 2024
Planning Board will formally acknowledge
receipt of the application only upon receipt
of required information and documents.

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

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

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

240/671

11/7/2024

by hand

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	AML-KS/1012
	Date Received 收到日期	23 JUL 2024

- 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)

New Territories Association of Societies (Community Services) Foundation

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)

PlanPlus Consultancy Limited

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)	Lot 2160 RP in D.D. 106 and Adjoining Government Land in 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 16,760 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 23,514 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) 9,790 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 Kam Tin South Outline Zoning Plan No. S/YL-KTS/15
(e) Land use zone(s) involved 涉及的土地用途地帶	"Comprehensive Development Area"
(f) Current use(s) 現時用途	<p>Temporary use - Transitional Housing Development for a Period of 3 Years</p> <p>(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)</p>

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"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (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"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。
- ☐ 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 at05/07/2024..... (DD/MM/YYYY), this application involves a total of1..... "current land owner(s)"[#].
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」[#]。

(b) The applicant 申請人 –

- ☒ has obtained consent(s) of1..... "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 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)
1	Lot 2160 RP in D.D. 106	02/07/2024

(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)"[#]
已通知 名「現行土地擁有人」[#]。

Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 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)[&]
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

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)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
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[&]
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
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[&]

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	(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表 Proposed uncovered land area 擬議露天土地面積sq.m <input type="checkbox"/> About 約 Proposed covered land area 擬議有上蓋土地面積sq.m <input type="checkbox"/> About 約 Proposed number of buildings/structures 擬議建築物／構築物數目 Proposed domestic floor area 擬議住用樓面面積sq.m <input type="checkbox"/> About 約 Proposed non-domestic floor area 擬議非住用樓面面積sq.m <input type="checkbox"/> About 約 Proposed gross floor area 擬議總樓面面積sq.m <input 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) 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 Others (Please Specify) 其他 (請列明)	

Proposed operating hours 擬議營運時間			
<div style="border-bottom: 1px dotted black; height: 15px; width: 100%;"></div> <div style="border-bottom: 1px dotted black; height: 15px; width: 100%;"></div>			
(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 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))	
	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 <div style="border-bottom: 1px dotted black; height: 15px; width: 100%;"></div> <div style="border-bottom: 1px dotted black; height: 15px; width: 100%;"></div> <div style="border-bottom: 1px dotted black; height: 15px; width: 100%;"></div>	
	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 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明) <div style="border-bottom: 1px solid black; height: 15px; width: 100%;"></div> <div style="border-bottom: 1px solid black; height: 15px; width: 100%;"></div>		Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/>

	<p>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)</p> <p>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)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(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/ <u>YL-KTS</u> / <u>899</u>
(b) Date of approval 獲批給許可的日期	<u>24/09/2021</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>24/09/2024</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Temporary Transitional Housing Development for a Period of 3 Years
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><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：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input checked="" type="checkbox"/> year(s) 年 <u>3</u></p> <p><input type="checkbox"/> month(s) 個月</p>

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。

Please refer to the Planning Statement.

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


Kennith CHAN

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

Name in Block Letters
姓名（請以正楷填寫）

Managing Director
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

PlanPlus Consultancy Limited



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

Date 日期

16/07/2024

(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

- 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：

- 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
- 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。

- 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。

- 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	Lot 2160 RP in D.D. 106 and Adjoining Government Land in Kam Tin, Yuen Long, New Territories
Site area 地盤面積	16,760 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 9,790 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15
Zoning 地帶	"Comprehensive Development Area"
Type of Application 申請類別	<input 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 type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" 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 checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Renewal of Planning Approval under Application No. A/YL-KTS/899 for Temporary Transitional Housing Development for a Period of Three Years

(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	22,672 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	1.353 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	842 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.05 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	2	
	Non-domestic 非住用	3	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	15 (+20.1mPD) 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	+13.80mPD m 米 <input type="checkbox"/> (Not more than 不多於)	
		2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	41.8 % <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) Bicycle Racks _____ _____		68
	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 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		6

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
Plans and Drawings 圖則及繪圖		
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 checked="" 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 type="checkbox"/>
<hr/>		
Reports 報告書		
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/>		
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。

Date : 19 July 2024
Our Ref. : PPCL/PLG/10164/L001

Town Planning Board Secretariat,
15/F, North Point Government Offices,
333 Java Road, North Point,
Hong Kong

Attention: The Secretary of the Town Planning Board

By Email and Hand

Dear Sir/Madam,

**Section 16 Application for Renewal of Planning Approval under Application No. A/YL-KTS/899
for Temporary Transitional Housing Development for a Period of Three Years
at Lot 2160 RP in D.D. 106 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories**

Pursuant to Section 16 of the Town Planning Ordinance (Cap. 131), we act on behalf of the Applicant, *New Territories Association of Societies (Community Services) Foundation*, in submitting herewith a planning application to the Town Planning Board for Renewal of Planning Approval under Application No. A/YL-KTS/899 for Temporary Transitional Housing Development for a Period of Three Years at Lot 2160 RP in D.D. 106 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories.

Please kindly find appended the following documents for your onward processing:

- i. A signed original copy of the completed Application Form (No. S16-III) together with Particulars of Applicant and Authorised Agent;
- ii. A signed original Authorisation Letter from the Applicant;
- iii. A signed original Consent of Land Owner;
- iv. A hard copy of the land ownership record from the Land Registry; and
- v. 4 hard copies of the Planning Statement with attachments.

Should you have any queries, please do not hesitate to contact our Miss Natalie Wong or the undersigned

Yours faithfully,
For and on behalf of
PlanPlus Consultancy Limited



Kenneth Chan
Managing Director

Encl. As above
c.c. The Applicant – by email

**Section 16 Application for Renewal of Planning Approval under
Application No. A/YL-KTS/899 for Temporary Transitional Housing Development for
a Period of Three Years at Lot 2160 RP in D.D. 106 and Adjoining Government Land,
Kam Tin, Yuen Long, New Territories**

Planning Statement

Prepared by
Planning Consultant : PlanPlus Consultancy Limited

July 2024
Reference : PPCL-PLG-10164
Report Version : 2.0

EXECUTIVE SUMMARY

(In case of discrepancy between English and Chinese versions, English shall prevail)

This application is submitted on behalf of the *New Territories Association of Societies (Community Services) Foundation* (“**the Applicant**”) to the Town Planning Board (“**the Board**”) under Section 16 of the Town Planning Ordinance for Renewal of Planning Approval for Temporary Transitional Housing Development (“**the Use**”) for a Period of 3 Years at Lot 2160 RP in D.D. 106 and Adjoining Government Land in Kam Tin, Yuen Long, New Territories (“**the Application Site**”). The Application Site covers an area of about 16,760m² and falls entirely within an area zoned “Comprehensive Development Area” (“**CDA**”) on the approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15 (“**the OZP**”). The Application Site is subject to a previous planning application No. A/YL-KTS/899 for the Use, which was approved with condition(s) by the Board on a temporary basis for a period of three years on 24.9.2021. The planning permission shall be valid until 24.9.2024.

The temporary and non-profit making transitional housing development project situated at the Application Site is named NAScenT 恒莆新苑. It is a low-rise development with a maximum building height (“**BH**”) of no more than 15m and 4 storeys. With a total plot ratio (“**PR**”) of about 1.403 and a total gross floor area (“**GFA**”) of about 23,514m², the Use provides a total of 1,028 transitional housing units with two 4-storey domestic blocks and a 2-storey amenity block.

The first population intake of NAScenT 恒莆新苑 took place in February 2024. With an anticipated operation period of not less than 5 years as proposed in the approved S16 application, the Applicant now seeks the Board's permission to renew the planning approval for an additional 3-year period.

The application is fully justified by, but not limited to, the following reasons:

- Addressing Severe Housing Shortage at Territorial Level;
- Support from Housing Bureau for the Operation of the Transitional Housing;
- No Contravention to the Planning Intention of the Subject “CDA” Zone;
- No Adverse Impacts to the Surrounding Area;
- No Material Change in Use Since Previous Planning Approval; and
- Compliance with Town Planning Board Guidelines No. 34D for Renewal of Planning Approval.

On the basis of the above justifications, we sincerely wish that the Board can give favourable consideration to this application.

內容摘要

(如內文與其英文版本有差異，則以英文版本為準)

本規劃申請謹代表新界社團聯會社會服務基金(下稱「申請人」)，根據《城市規劃條例》第16條，就位於新界錦田丈量約份第106約第2160號餘段(部分)及毗連政府土地(下稱「申請地點」)申請臨時過渡性房屋(下稱「有關用途」)規劃許可續期(為期三年)。申請地點面積約為16,760平方米，並於《錦田南分區計劃大綱圖編號S/YL-KTS/15》(下稱「大綱草圖」)上被劃作「綜合發展區」地帶。申請地點先前就有關用途向城規會提交規劃申請(No. A/YL-KTS/899)，並於2021年9月24日獲批為期三年的臨時規劃許可，有效期至2024年9月24日。

位於申請地點的臨時過渡性房屋發展項目名為「NAScenT 恒莆新苑」，為低層發展項目，最高建築物高度不超過15米和4層，總地積比率約1.403，總樓面面積約為23,514平方米。NAScenT 恒莆新苑建有兩幢4層住宅大樓和一幢2層配套大樓，提供1,028個過渡性房屋單位。

此項目首次入伙日期為2024年2月，根據先前已獲批的規劃申請，擬議營運年期將不少於5年，因此申請人現提交此規劃申請為先前規劃許可續期。

此規劃申請具備充分的理據，包括並不止於：

- 解決嚴重住房短缺問題；
- 房屋局支持營運過渡性房屋；
- 不違背「綜合發展區」地帶的規劃意向；
- 不會對周邊地區造成不良影響；
- 有關用途沒有重大變化；及
- 符合城規會規劃指引編號34D有關指引。

基於以上規劃理據，現懇請城規會批准是次規劃申請。

TABLE OF CONTENTS

EXECUTIVE SUMMARY	I
內容摘要	II
TABLE OF CONTENTS	III
1 INTRODUCTION	1
1.1 Purpose of the Application.....	1
1.2 Structure of the Planning Statement.....	1
2 THE APPLICATION SITE AND SURROUNDINGS.....	2
2.1 The Application Site.....	2
2.2 Site Surroundings.....	2
2.3 Existing Accessibility	3
3 PLANNING CONTEXT	4
3.1 Statutory Planning Context	4
3.2 Previous Application at the Application Site	5
3.3 Similar Applications	5
4 LAND USE AND COMPLIANCE WITH CONDITIONS	6
4.1 Programme of Development	6
4.2 Current Use.....	6
4.3 Compliance with Planning Conditions.....	8
5 PLANNING JUSTIFICATIONS.....	10
5.1 Addressing Severe Housing Shortage at Territorial Level	10
5.2 Support from Housing Bureau for the Operation of the Transitional Housing.....	10
5.3 No Contravention to the Planning Intention of the Subject “CDA” Zone	10
5.4 No Adverse Impacts to the Surrounding Area	10
5.5 No Material Change in Use Since Previous Planning Approval.....	10
5.6 Compliance with TPB Guidelines No. 34D for Renewal of Planning Approval	11
6 CONCLUSION.....	12

Planning Statement

List of Figures

Figure 2.1	Surroundings of the Application Site
Figure 2.2	Accessibility of the Application Site
Figure 3.1	Extract of the OZP

List of Tables

Table 4.1	Programme of Development
Table 4.2	Major Development Parameters
Table 4.3	Compliance with Planning Conditions of Previous Planning Approval

List of Appendixes

Appendix 1	Application Boundaries under A/YL-KTS/899 and Current Application
Appendix 2	Survey Plan under Short Term Tenancy No. STTYL0117
Appendix 3	Site Photos
Appendix 4	Approved General Building Plans
Appendix 5	Compliance with Approval Conditions (b) & (d) – Submission of a Run-in/out Proposal at Kam Wui Road & Submission of a Footpath Proposal along Kam Wui Road
Appendix 6	Compliance with Approval Conditions (c) & (e) – Implementation of the Run-in/out Proposal at Kam Wui Road & Implementation of the Footpath Proposal along Kam Wui Road
Appendix 7	Compliance with Approval Condition (f) – Implementation of the Drainage Proposal
Appendix 8	Compliance with Approval Condition (h) – Submission of a Contamination Assessment Plan and Remediation Action Plan
Appendix 9	Compliance with Approval Condition (i) – Implementation of the Remedial Actions Prior to Commencement of Construction for the Contaminated Areas
Appendix 10	Compliance with Approval Condition (j) – Submission of a Proposal for Water Supplies for Fire-Fighting and Fire Service Installations
Appendix 11	Compliance with Approval Condition (k) – Provision of Water Supplies for Fire-Fighting and Fire Service Installations

Planning Statement

1 INTRODUCTION

1.1 Purpose of the Application

- 1.1.1 On behalf of the *New Territories Association of Societies (Community Services) Foundation* (“**the Applicant**”), this Section 16 planning application serves to seek permission from the Town Planning Board (“**the Board**”) for renewal of planning approval under Application No. A/YL-KTS/899 for temporary transitional housing development (“**the Use**”) for a period of three years at Lot 2160 RP in D.D. 106 and Adjoining Government Land in Kam Tin, Yuen Long, New Territories, Hong Kong (“**the Application Site**”).
- 1.1.2 Situated at the Application Site, the transitional housing project named “The NAScenT (恒莆新苑)” is temporary and non-profit making in nature. A planning permission for a period of 3 years was granted to the Use with condition(s) under planning application No. A/YL-KTS/899 on 24.9.2021. The construction works of the project were completed in January 2024, followed by the first population intake in February 2024. It is now providing 1,028 residential units and accommodating a target population of 2,270 residents.
- 1.1.3 The said planning permission will lapse on 24.9.2024. As stated in the approved planning application, the proposed operation period of the Use is not less than 5 years. The Applicant, the operating organization of “The NAScenT (恒莆新苑)”, would like to continue its operation to serve the community and alleviate housing shortage in Hong Kong. Hence, this application is submitted to the Board for a renewal of the temporary approval for a further three-year period under Section 16 of the Town Planning Ordinance (“**the Ordinance**”).

1.2 Structure of the Planning Statement

- 1.2.1 In support of this planning application, this Planning Statement is divided into six chapters for the consideration of the Board. **Chapter 1** is the introduction to outline the purpose of the current application and provide background information of the application. **Chapter 2** gives background details of the Application Site in terms of the current land use characteristics and the surrounding developments. **Chapter 3** provides an overview on the planning context of the Application Site. **Chapter 4** presents the current use and the compliance with approval conditions of the Application Site. Justifications for approval to the application are provided in **Chapter 5** and a summary of the submission is provided in **Chapter 6**.

Planning Statement

2 THE APPLICATION SITE AND SURROUNDINGS

2.1 The Application Site

2.1.1 The Application Site abuts Tung Wui Road to its southeast and Kam Wui Road to its east, while to its north and southwest are Kam Tin River and a nullah respectively. The Application Site covers a total area of about 16,760m² comprising Lot 2160 RP in D.D. 106 and the adjoining Government Land of about 9,790m² under Short Term Tenancy No. STTYL0117. Please refer to **Appendix 1** for application boundaries under A/YL-KTS/899 and the current application. The STT survey plan is also attached in **Appendix 2**.

2.2 Site Surroundings

2.2.1 The Application Site is predominantly surrounded by residential dwellings, village houses, warehouses and open storage yards. **Figure 2.1** below shows the location and surroundings of the Application Site.

2.2.2 To the east of the Application Site is a mixture of residential dwellings, village houses, warehouses and open storage yards, which are zoned as “Residential (D)” (“**R(D)**”), “Residential (A)” (“**R(A)**”) and “Other Specified Use” (“**OU**”) respectively.

2.2.3 To the south of the Application Site is zoned as “R(A)” where it is under work in progress at the time of submission.

2.2.4 To the west of the Application Site is mainly transportation infrastructure, including railway stations and bus terminus, which is zoned as “Other Specified Use” annotated “Railway Station and Public Transport Interchange with Commercial/Residential Development” only.

2.2.5 To the north across Kam Tin River are predominantly village houses, which are zoned as “Village Type Development” (“**V**”).



Figure 2.1 Surroundings of the Application Site (Source: GeoInfo Map)

Planning Statement

2.3 Existing Accessibility

- 2.3.1 The Application Site is accessible by vehicles via Kam Wui Road and Tung Wui Road, which connect with other areas of wider Yuen Long District. It is also well-served by public transport services within a 400m walking distance, including franchised bus and green minibus services along Tung Wui Road and Kam Sheung Road. The Kam Sheung Road MTR Station is located approximately 420m away from the Application Site. **Figure 2.2** shows the location of the public transport stations and the pedestrian routes walking between stations and the Application Site.

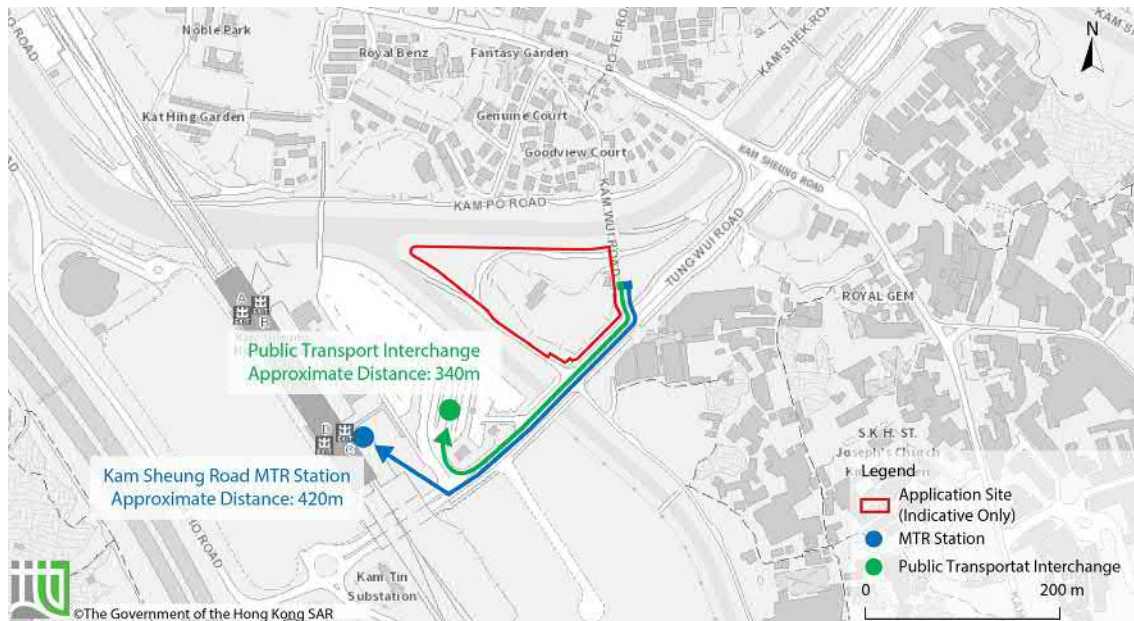


Figure 2.2 Accessibility of the Application Site (Source: GeoInfo Map)

Planning Statement

3 PLANNING CONTEXT

3.1 Statutory Planning Context

- 3.1.1 The Application Site falls entirely within an area zoned “CDA” on the approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15 (“**the OZP**”) (with two sub-zones: Area (a) and Area (b)) as shown in **Figure 3.1** below. According to the OZP, the subject “CDA” zone is intended primarily for comprehensive development/ redevelopment of the area for residential use with the provision of commercial, open space and other supporting facilities, if any. This zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.
- 3.1.2 As stipulated in the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of three years requires permission from the Board. The planning approval will lapse upon expiry of the approval period. With reference to Town Planning Board Guidelines No. 34D (“**TPB PG-No. 34D**”), the Applicant may apply to the Board for a renewal of the temporary approval if the temporary use and development is to be continued.
- 3.1.3 Since the Applicant would like to renew the planning approval for continuing the operation of the temporary transitional housing, this application is submitted under Section 16 of the Ordinance for renewal of planning approval for the same use for a period of 3 years at the Application Site.

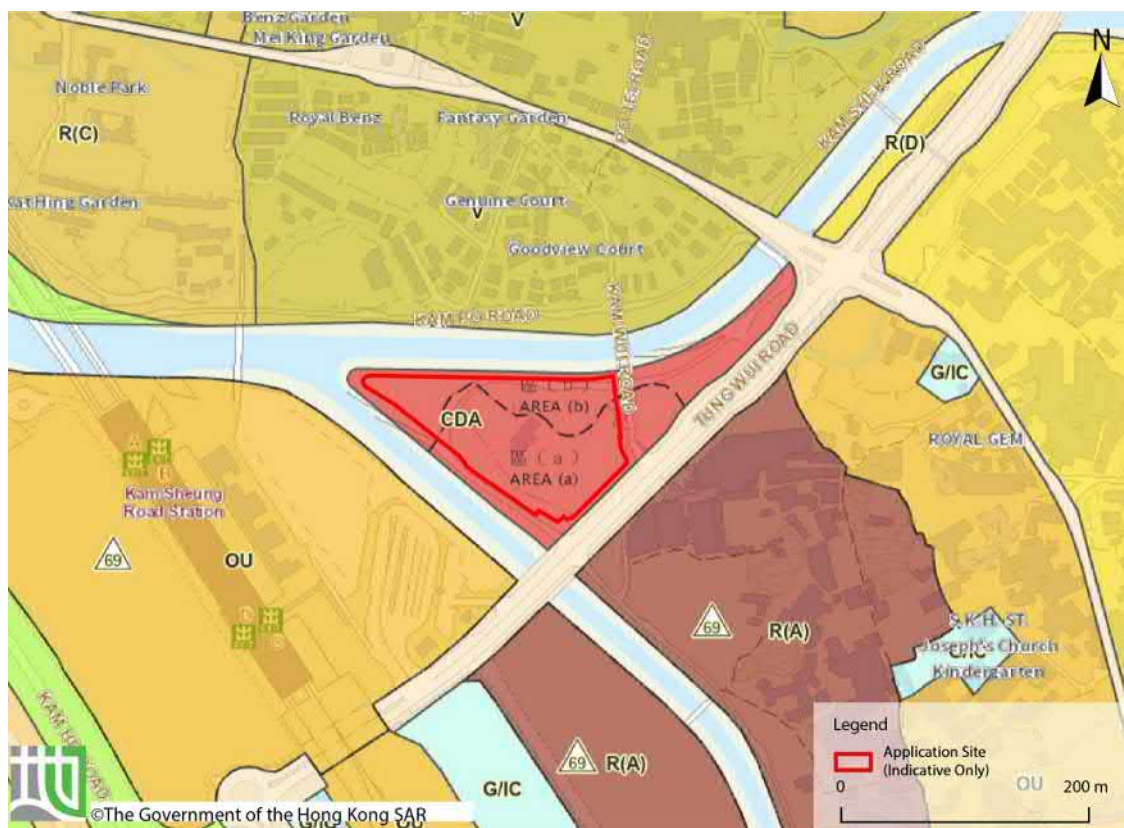


Figure 3.1 Extract of the OZP (Source: Statutory Planning Portal 3)

Planning Statement

3.2 Previous Application at the Application Site

- 3.2.1 The Application Site is covered by two previously approved S16 applications (No. A/YL-KTS/705 and No. A/YL-KTS/899) which were approved by the Board on 20.4.2018 and 24.9.2021 respectively. For the approved application No. A/YL-KTS/705, the proposed house development has been temporarily put on hold to accommodate the transitional housing development under the approved application No. A/YL-KTS/899.

3.3 Similar Applications

- 3.3.1 There is no similar application for renewal of temporary use within the “CDA” zone in the OZP.

4 LAND USE AND COMPLIANCE WITH CONDITIONS

4.1 Programme of Development

- 4.1.1 Upon the submission of S16 Planning Application No. A/YL-KTS/899 for the Use at the Application Site, the planning permission was granted with conditions on 24.9.2021 for a period of 3 years. The construction works were completed in January 2024, followed by the first population intake in February 2024. The programme of development is detailed in **Table 4.1**.

Table 4.1 Programme of Development

Matters	Date
Approval of S16 Planning Application No. A/YL-KTS/899 with condition(s) on a temporary basis	24.9.2021
Approval of S16A Application – 1 st Extension of Time (A/YL-KTS/899-1)	18.3.2022
First Approval of General Building Plan	Receipt of Approval Letter from Buildings Department dated 30.5.2022
Commencement of Construction Works	7.2022
Approval of S16A Application – 2 nd Extension of Time (A/YL-KTS/899-2)	20.12.2022
Approval of S16A Application – 3 rd Extension of Time (A/YL-KTS/899-3)	27.3.2023
Approval of S16A Application – 4 th Extension of Time (A/YL-KTS/899-4)	23.6.2023
Approval of S16A Application – 5 th Extension of Time (A/YL-KTS/899-5)	20.9.2023
Approval of S16A Application – 6 th Extension of Time (A/YL-KTS/899-6)	19.12.2023
Completion of Works	1.2024
Issue of Occupation Permit	19.1.2024
Population Intake	2.2024
Expiry of Planning Approval	24.9.2024

4.2 Current Use

- 4.2.1 In response to the Government's policy on the provision of transitional housing, the NAScenT (恒莆新苑) aims to serve the underprivileged groups who have been waiting for public housing for a long time or have urgent housing needs. With an anticipated operation period of not less than 5 years, this S16 application is submitted for granting permission to continue the operation of the Use at the Application Site on a temporary basis for a further three-year period.
- 4.2.2 As per the approved general building plans ("GBPs"), the transitional housing development provides 1,028 units in two 4-storey residential blocks. In addition, there are various ancillary facilities supporting the residents in a 2-storey amenity block, including supermarket, community canteen, clinic, and multifunctional room. Site Photos are attached in **Appendix 3**.
- 4.2.3 The major development parameters of the approved scheme under Application No. A/YL-KTS/899 and the approved GBPs are listed in **Table 4.2**. The approved GBPs are enclosed in **Appendix 4**.

Table 4.2 Major Development Parameters

Development Parameters	Approved Scheme under A/YL-KTS/899 (a)	Current Scheme under Approved GBP (b)	Difference (b) – (a)
Site Area	About 16,631m ²	About 16,760m ²	+129m ² [+0.78%] *
Total PR	About 1.53	About 1.403	-0.127 [-8.3%]
Domestic PR	1.44	1.353	-0.087 [-6.04%]
Non-domestic PR	0.09	0.05	-0.04 [-44.4%]
Total GFA	About 25,412m²	About 23,514m²	-1,898m² [-7.47%]
Domestic GFA	23,912m ²	22,672m ²	-1,240m ² [-5.19%]
Non-domestic GFA	1,500m ²	842.46m ²	-657.54m ² [-43.84%]
Site Coverage (“SC”)	45.97%	41.8%	-4.17% [-9.07%]
No. of Units	1,020	1,028	+8 [0.78%]
No. of Blocks	9	5	-4 [-44.4%]
Residential	6	2	-4 [-66.7%]
Non-domestic	3	3	Same
No. of Storeys / BH			
Residential Blocks	4 storeys (not more than 15m (+20.1mPD))	4 storeys (not more than 15m (+20.1mPD))	Same
Amenity & E/M Building	3 storeys (not more than 12m (+17.8mPD))	2 storeys (+13.80mPD)	-4m [-22.5%]
E/M Building	1 storey (not more than 4m (+9.8mPD))	1 storey (+11.375mPD)	+1.575m [+16.1%]
Sewerage Treatment Plant	1 storey (not more than 6.5m (+12mPD))	1 storey (+12mPD)	Same
Greenery Coverage	Not less than 25%	25.708%	+0.708 [+2.8%]
Open Space	Not less than 2,751m ²	About 2,908m ²	+157m ² [+5.7%]
No. of Heavy Goods Vehicle (“HGV”) Loading/ Unloading (“L/UL”) Bays	6	6	Same
No. of Bicycle Racks	68	68	Same

Remarks

* Minor changes in site boundary and site area are due to the setting out of site boundary at the processing of land grant as required by the relevant government departments (**Appendices 1 and 2** refer).

Planning Statement

4.2.4 As compared with the approved scheme under Application No. A/YL-KTS/899, the development parameters under the approved GBP are largely the same with minor changes in GFA, PR, SC and BH. According to the TPB PG-No. 36C, these changes are Class A amendments and should be permitted without further planning permission from the Board.

4.2.5 In addition, the numbers of residential blocks were reduced and the building form and internal layout of both residential blocks and non-domestic blocks were revised during the detailed design stage to facilitate the operational needs of the transitional housing. As per the departmental comments received on the approved GBPs, these changes are considered as Class A amendments as the concerned building blocks are not the subject of environmental mitigation measures.

4.3 Compliance with Planning Conditions

4.3.1 In accordance with the previous S16 application No. A/YL-KTS/899 and six S16A applications for extension of time, the Board granted approval to the Use with conditions listed in **Table 4.3** and all conditions have been fully complied with to the satisfaction of relevant Government departments within the required time limits (**Appendices** from **5** to **11** refer).

Table 4.3 Compliance with Planning Conditions of Previous Planning Approval

	Planning Conditions	Compliance
Traffic Arrangement		
(a)	No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period	Complied with throughout the operation period (Appendix 3 refers)
(b)	The submission of a run-in/out proposal at Kam Wui Road to the satisfaction of the Director of Highways and the Commissioner for Transport or of the TPB by 24.9.2022	Complied (Letter from the Planning Department dated 14.7.2022 and Appendix 5 refers)
(c)	In relation to (b) above, the implementation of the run-in/out proposal at Kam Wui Road to the satisfaction of the Director of Highways and the Commissioner for Transport or of the TPB by 24.3.2024	Complied (Letter from the Planning Department dated 8.3.2024 and Appendix 6 refers)
(d)	The submission of a footpath proposal along Kam Wui Road to the satisfaction of the Director of Highways and the Commissioner for Transport or of the TPB by 24.9.2022	Complied (Letter from the Planning Department dated 14.7.2022 and Appendix 5 refers)
(e)	In relation to (d) above, the implementation of the footpath proposal along Kam Wui Road to the satisfaction of the Director of Highways and the Commissioner for Transport or of the TPB by 24.3.2024	Complied (Letter from the Planning Department dated 8.3.2024 and Appendix 6 refers)
Drainage Impacts		
(f)	The implementation of the drainage proposal as detailed in the accepted Drainage Impact Assessment to the satisfaction of the Director of Drainage Services or of the TPB by 24.12.2023	Complied (Letter from the Planning Department dated 18.12.2023 and Appendix 7 refers)
(g)	In relation to (f) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period	Complied with throughout the operation period (Appendix 3 refers)

Planning Statement

Environmental Impacts		
(h)	The submission of a contamination assessment plan and remediation action plan (if necessary) to the satisfaction of the Director of Environmental Protection or of the TPB by 24.9.2022	Complied (Letter from the Planning Department dated 27.6.2022 and Appendix 8 refers)
(i)	In relation to (h) above, the implementation of the remedial actions prior to commencement of construction for the contaminated areas to the satisfaction of the Director of Environmental Protection or of the TPB by 24.12.2022	Complied (Letter from the Planning Department dated 13.7.2022 and Appendix 9 refers)
Fire Safety		
(j)	The submission of a proposal for water supplies for fire-fighting and fire service installations to the satisfaction of the Director of Fire Services or of the TPB by 24.9.2022	Complied (Letter from the Planning Department dated 12.8.2022 and Appendix 10 refers)
(k)	In relation to (j) above, the provision of water supplies for fire-fighting and fire service installations to the satisfaction of the Director of Fire Services or of the TPB by 24.3.2024	Complied (Letter from the Planning Department dated 25.1.2024 and Appendix 11 refers)
Others		
(l)	If any of the above planning condition (a) or (g) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice	Planning conditions (a) and (g) have been complied with
(m)	If any of the above planning condition (b), (c), (d), (e), (f), (h), (i), (j) or (k) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice	Planning conditions (b), (c), (d), (e), (f), (h), (i), (j) and (k) have been complied with
(n)	Upon expiry of the planning permission, the reinstatement of Area (b) in the site with tree planting to the satisfaction of the Director of Planning or of the TPB	Not Applicable

5 PLANNING JUSTIFICATIONS

5.1 Addressing Severe Housing Shortage at Territorial Level

- 5.1.1 As of 2024, the average waiting time for a public rental housing flat is 5.7 years, reflecting a severe shortage in affordable housing supply for the disadvantaged. Housing is always the top priority of Government's Policy. According to 2022 Policy Address, the Government aimed to provide about 20,000 transitional housing through partnership with the community. The Applicant, a charity organization, would like to continue the operation of the transitional housing for providing more affordable housing options to the territory. The proposed continuation of the Use is expected to accommodate 2,270 residents with the provision of 1,028 transitional housing units, alleviating housing shortfall in Hong Kong.

5.2 Support from Housing Bureau for the Operation of the Transitional Housing

- 5.2.1 Under the Funding Scheme to Support Transitional Housing Projects by Non-government Organisations, a total of \$576.3 million has been granted by the Housing Bureau to the Applicant for operating the concerned transitional housing project. The planned operation period will be not less than 5 years. As the first population intake of the transitional housing started in February 2024, the operation has to continue for 5 years till at least February 2029 so as to achieve the operation plan. Thus, the proposed renewal of planning approval is required to continue the operation of the transitional housing.

5.3 No Contravention to the Planning Intention of the Subject "CDA" Zone

- 5.3.1 As stated in Chapter 3, the Applicant Site falls entirely within the "CDA" zone on the OZP, where the subject "CDA" zone is intended primarily for comprehensive development/redevelopment of the area for residential use with the provision of commercial, open space and other supporting facilities, if any. The Use provides transitional housing flats with supporting and ancillary facilities, which will not jeopardize the planning intention of the "CDA" zone. Meanwhile, due to the temporary nature of the Use, it will not pose any long-term impacts to the planning intention of the subject "CDA" zone.

5.4 No Adverse Impacts to the Surrounding Area

- 5.4.1 The operation of the Use will continue in a manner as proposed in the previously approved planning application and consistent with the past three months of operation since the first population intake in February 2024. Upon the submission of the previous application, technical assessments were prepared and demonstrated that the Proposed Development is technically feasible and would not generate insurmountable impacts on the various aspects, including landscape, air ventilation, visual, traffic and environment. In addition, no complaints have been received regarding the operation since the first population intake. Thus, the Use will not pose adverse impacts to the surrounding area.

5.5 No Material Change in Use Since Previous Planning Approval

- 5.5.1 As detailed in Chapter 4.2, there will not be major material change in development parameters for the Use since the previous planning approval granted on 24.9.2021.

Planning Statement

5.6 Compliance with TPB Guidelines No. 34D for Renewal of Planning Approval

- 5.6.1 The Application has fully complied with the criteria in accordance with TPB PG-No. 34D for renewal applications of planning approvals.

(a) Whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land use zoning for the area) or a change in the land uses of the surrounding areas

- 5.6.2 There is no change in the relevant planning policies on transitional housing development. Regarding land use zoning, the Application Site falls entirely within the “CDA” zone on the same OZP since the previous temporary approval was granted, without any amendments.

- 5.6.3 For the land use in the vicinity of the Application Site, there have been 9 approved S16 applications since 24.9.2021 when the planning permission was granted to the Use. Among them, 4 approved S16 applications (No. A/YL-KTS/911, No. A/YL-KTS/927, No. A/YL-KTS/972 and No. A/YL-KTS/981) are for temporary uses including Shop and Services, Eating Place, Place of Recreation, Sport or Culture and Public Vehicle Park. Meanwhile, the remaining 5 approved S16 applications were for renewal for temporary uses. All these approved temporary uses are considered not incompatible with the Use. In addition to the temporary nature of the changes in land use of the surrounding areas, the material change in planning circumstances is considered to be insignificant in this Application.

(b) Whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development)

- 5.6.4 The Application Site comprises one part of private land and one part of government land. Consent from the sole landowner has been granted to lend the land to the Applicant for the operation of the transitional housing development. Although there was an approved application (No. A/YL-KTS/705) dated 20.4.2018 for proposed house development at the Application Site, it has been temporarily put on hold to accommodate the concerned Use. Except this, there are no other known or active development initiatives or proposals for the subject “CDA” area since the planning permission was granted to the Use in 2021. Thus, it is considered no adverse planning implications will be arisen from the proposed renewal of the planning approval.

(c) Whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government department within the specified time limits

- 5.6.5 As aforementioned in Chapter 4.3 above, all planning conditions associated with the previous planning approval have been complied with by the Applicant within the required time limits.

(d) Whether the approval period sought is reasonable

- 5.6.6 Based on the above considerations and the planned operation period of not less than 5 years for the NAScenT 恒莆新苑, the proposed renewal period of three years is justified and reasonable without exceeding the original validity period of the temporary approval.

Planning Statement

6 CONCLUSION

- 6.1.1 This Planning Statement is submitted to the Board in support of the proposed renewal of planning approval for temporary transitional housing development for a period of three years at Lot 2160 RP in D.D. 106 and Adjoining Government Land in Kam Tin, Yuen Long, New Territories. The Application Site falls within an area zoned as “CDA” on the OZP. This Planning Statement aims to provide background information and planning justifications in support of the application.
- 6.1.2 This application is well justified on the following grounds:
- Addressing Severe Housing Shortage at Territorial Level;
 - Support from Housing Bureau for the Operation of the Transitional Housing;
 - No Contravention to the Planning Intention of the Subject “CDA” Zone;
 - No Adverse Impacts to the Surrounding Area;
 - No Material Change in Use Since Previous Planning Approval; and
 - Compliance with Town Planning Board Guidelines No. 34D for Renewal of Planning Approval.
- 6.1.3 In view of the above and the planning justifications in this Planning Statement, we respectfully request the Board to give favourable consideration to this planning application.

July 2024

PlanPlus Consultancy Limited

Appendix 1

Application Boundaries under A/YL-KTS/899 and Current Application

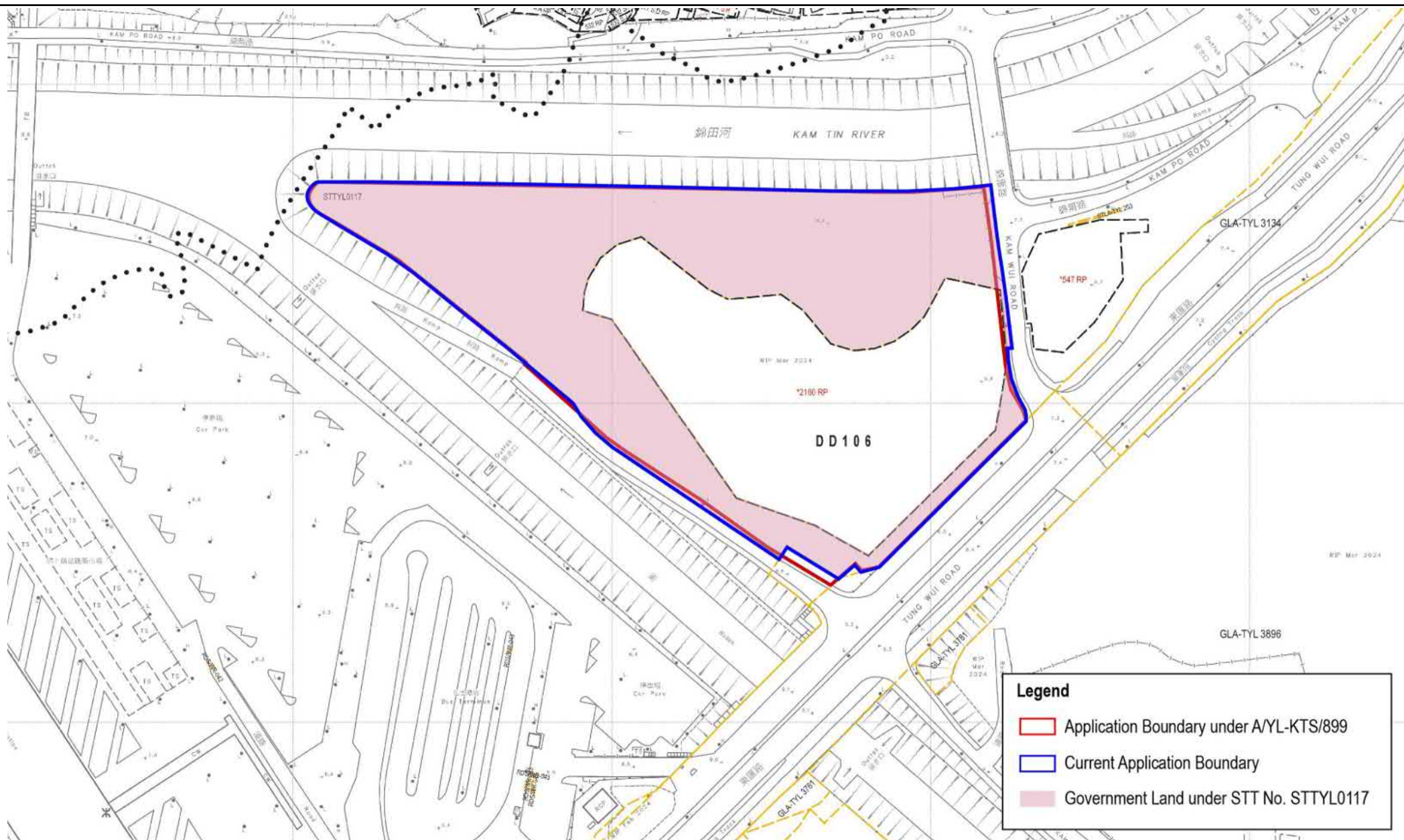


Figure Title:

Project No.:

Project:

Appendix:

Scale:

Date:

Appendix 2

Survey Plan under Short Term Tenancy No. STTYL0117

LOCATION



SCALE 1:20 000

TENANCY AGREEMENT REFERS



POINTS X, Y, Z



COLOURED PINK, PINK EDGED RED AND PINK HATCHED BLACK AREA 9 790 SQUARE METRES (ABOUT)

SCALE 1:1 000

metres 20 0 20 40 60 80 100 metres

FOR IDENTIFICATION PURPOSES ONLY



District Lands Office, Yuen Long
Lands Department

Plan Prepared by District Survey Office, Yuen Long

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SHORT TERM TENANCY No. STTYL0117

File No. DLOYL350/YAT/2021, DSO/YL/W/826/2021

Survey Sheet No. 6-NE-12C & 12D

O.Z.P. Plan No. S/YL-KTS/15

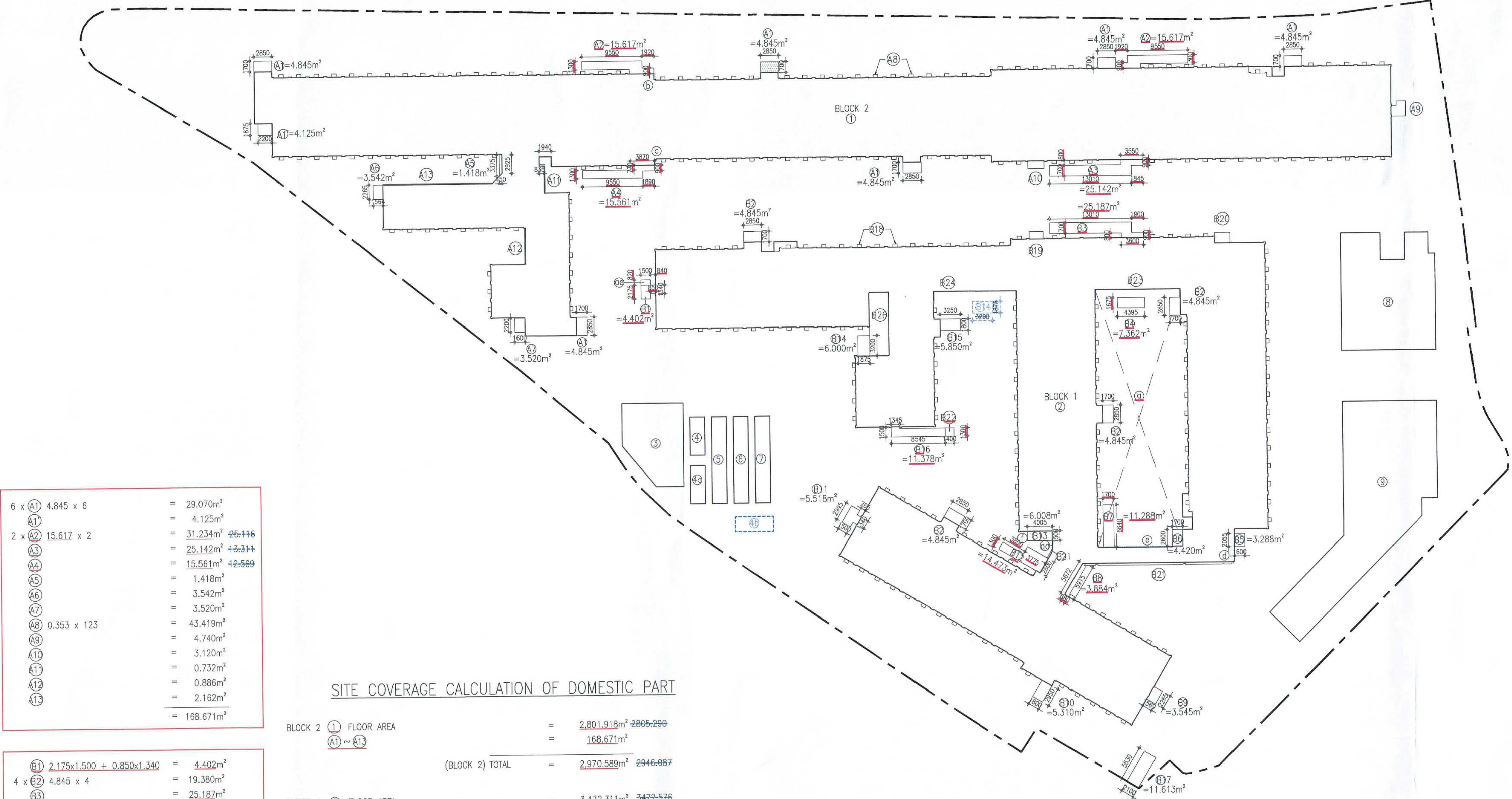
Reference Plan. No. HNTDM21-062 (HyD)

PLAN No. YLM10814

Date : 13/06/2022

Appendix 4

Approved General Building Plans



6 x (A) 4.845 x 6	= 29.070m ²
(A) 4.125m ²	= 4.125m ²
2 x (B) 15.617 x 2	= 31.234m ² 26.116
(B) 25.142m ² 4.331	= 25.142m ² 4.331
(C) 15.561m ² 4.256	= 15.561m ² 4.256
(D) 1.418m ²	= 1.418m ²
(E) 3.542m ²	= 3.542m ²
(F) 3.520m ²	= 3.520m ²
(G) 43.419m ²	= 43.419m ²
(H) 4.740m ²	= 4.740m ²
(I) 3.120m ²	= 3.120m ²
(J) 0.732m ²	= 0.732m ²
(K) 0.886m ²	= 0.886m ²
(L) 2.162m ²	= 2.162m ²
(M) 168.671m ²	= 168.671m ²

(N) 2.175x1.500 + 0.850x1.340	= 4.402m ²
4 x (O) 4.845 x 4	= 19.380m ²
(P) 25.187m ²	= 25.187m ²
(Q) 8.065m ²	= 8.065m ²
(R) 3.288m ²	= 3.288m ²
(S) 4.420m ²	= 4.420m ²
(T) 11.288m ²	= 11.288m ²
(U) 3.884m ²	= 3.884m ²
(V) 3.545m ²	= 3.545m ²
(W) 5.310m ²	= 5.310m ²
(X) 5.510m ²	= 5.510m ²
(Y) 14.759m ²	= 14.759m ²
(Z) 6.008m ²	= 6.008m ²
(AA) 8.000m ²	= 8.000m ²
(AB) 5.850m ²	= 5.850m ²
(AC) 11.378m ²	= 11.378m ²
(AD) 11.613m ²	= 11.613m ²
(AE) 46.949m ²	= 46.949m ²
(AF) 2.640m ²	= 2.640m ²
(AG) 4.066m ²	= 4.066m ²
(AH) 7.595m ²	= 7.595m ²
(AI) 1.820m ²	= 1.820m ²
(AJ) 0.641m ²	= 0.641m ²
(AK) 0.643m ²	= 0.643m ²
(AL) 1.890m ²	= 1.890m ²
(AM) 0.376m ²	= 0.376m ²
(AN) 216.511m ²	= 216.511m ²

(AO) 0.185m ²	= 0.185m ²
(AP) 0.185m ²	= 0.185m ²
(AQ) 0.197m ²	= 0.197m ²
(AR) 1.002m ²	= 1.002m ²
(AS) 0.065m ²	= 0.065m ²
(AT) 1.230m ²	= 1.230m ²
(AU) 2.864m ²	= 2.864m ²

SITE COVERAGE CALCULATION OF DOMESTIC PART

BLOCK 2 (1) FLOOR AREA	= 2,801.918m ² 2806.299
(A) ~ (K)	= 168.671m ²
(BLOCK 2) TOTAL	= 2,970.589m ² 2946.087
BLOCK 1 (2) FLOOR AREA	= 3,472.311m ² 3472.576
(L) ~ (Z)	= 216.511m ²
(BLOCK 1) TOTAL	= 3,688.822m ² 3604.148
(BLOCK 2&1) SUB-TOTAL	= 6,659.411m ² 6550.235
DEDUCTED AREA	
(1) VOID	= 580.204m ² 579.292
(2) ~ (3)	= 2.864m ²
SUB-TOTAL	= 583.068m ² 580.066
TOTAL	= 6,076.343m ² 5968.149

SITE COVERAGE DIAGRAM OF DOMESTIC PART & NON-DOMESTIC PART

SITE COVERAGE CALCULATION OF NON-DOMESTIC PART

(1) FLOOR AREA	= 110.948m ²
(2) FLOOR AREA	= 14.347m ²
(3) FLOOR AREA	= 14.347m ²
(4) FLOOR AREA	= 14.347m ²
(5) FLOOR AREA	= 32.572m ²
(6) FLOOR AREA	= 32.572m ²
(7) FLOOR AREA	= 32.572m ²
(8) FLOOR AREA	= 258.017m ²
(9) FLOOR AREA	= 433.927m ²
TOTAL	= 929.302m ² 943.649

TOTAL G.F.A. CALCULATION FOR DOMESTIC PART

G/F	= 5743.061m ² 5639.956
1/F	= 5618.993m ²
2/F	= 5622.200m ²
3/F	= 5687.810m ²
TOTAL	= 22677.064m ² 22668.959

TOTAL G.F.A. CALCULATION FOR NON-DOMESTIC PART

G/F	= 408.532m ²
1/F	= 433.927m ²
TOTAL	= 842.459m ²

PLOT RATIO & SITE COVERAGE CALCULATION (UNDER BD DEPARTMENT)

SITE AREA	= ABOUT 16,760m ²
CLASS OF SITE	= A
HEIGHT OF BUILDING	19.665 - [(7.18 + 7.14) / 2] + [(7.91 + 7.18) / 2] / 2 => 19.665 - (7.16 + 7.545) / 2 = 12.313 m
PERMITTED SITE COVERAGE FOR NON-DOMESTIC < 15m	= 100%
ACTUAL SITE COVERAGE FOR NON-DOMESTIC < 15m	229.302 / 16,760 x 100% = 5.545% 5.630%
PERMITTED SITE COVERAGE FOR DOMESTIC	= 66.6%
ACTUAL SITE COVERAGE FOR DOMESTIC	6076.343 / 16,760 x 100% = 36.255% 35.640%
TOTAL SITE COVERAGE	= 929.302 + 6076.343 = 7005.645 / 16,760 = 41.800% 41.240%
PERMITTED PLOT RATIO FOR NON-DOMESTIC	= 5
ACTUAL PLOT RATIO	842.459 / 16,760 x 100% = 0.050
PERMITTED PLOT RATIO FOR DOMESTIC	= 3.3
5 - 0.050	= 4.950
3.3 / 5.0	x 4.950 = 3.267
ACTUAL PLOT RATIO	22677.064 / 16,760 = 1.353 1.347

FOR DPO

A COMPARISON OF THE SUBMITTED BUILDING PLANS AND THE LATEST APPROVED SCHEME (APPLICATION NO. A/YL-KTS/899) UNDER PLANNING DEPARTMENT IS SET OUT BELOW:

MAJOR DEVELOPMNET PARAMETERS	APPROVED SCHEME (A/YL-KTS/899) (a)	CURRENT BUILDING PLAN SUBMISSION (b)	DIFFERENCES (b)-(a) [%]
(a) SITE AREA (m ²)	ABOUT 16,631m ²	ABOUT 16,760m ² (FROM LAND SURVEY)	129 [-0.78%]
(b) TOTAL PLOT RATIO (PR)	ABOUT 1.53	ABOUT 1.353 1.347	-0.177 [-11.57%]
(c) MAXIMUM TOTAL GROSS FLOOR AREA (GFA)	25,412	22,677.064 + 842.459 = 23,519.523 23,519.523	-1,892.477 [-7.47%]
(d) DOMESTIC GFA (m ²)	23,912	22,677.064 22,677.064	-1,239.936 [-5.19%]
(e) NON-DOMESTIC GFA (m ²)	NOT MORE THAN 1,500 FOR AMENITY BLOCK SEWAGE TREATMENT PLANT (STP) AND E&M FACILITIES IN THE APPROVED SCHEME WHICH IS PROPOSED TO BE EXEMPTED FROM GFA (NO GFA IS PROVIDED)	842.459	-657.541 [-43.84%]
(f) TOTAL SITE COVERAGE	ABOUT 45.97%	41.800% 41.800%	-4.17% [-9.07%]
(g) NO. OF BLOCKS	6 RESIDENTIAL BLOCKS 3 NON-DOMESTIC BLOCKS	2 RESIDENTIAL BLOCKS 3 NON-DOMESTIC BLOCKS	-4 [-66.7%] SAME
(h) BUILDING HEIGHT	- RESIDENTIAL: 4 STOREYS (NOT MORE THAN 15m +20.1mPD) - AMENITY & E/M BUILDING: 2 STOREYS (NOT MORE THAN 12m +17.8mPD) - E/M BUILDING: 1 STOREY (NOT MORE THAN 4m +9.8mPD) - STP: 1 STOREY (NOT MORE THAN 6.5m +12mPD)	- RESIDENTIAL: 4 STOREYS (NOT MORE THAN 15m +20.1mPD) - AMENITY & E/M BUILDING: 2 STOREYS (+13.90mPD) - E/M BUILDING: 1 STOREY (+11.375mPD) - STP: 1 STOREY (+12.0mPD)	SAME -4.00m [-22.5%] +1.6m [+16.3%] ±0.00m [±0.00%]
(i) NO. OF UNITS	1,020	1,028	+8 [+0.78%]
(j) PRIVATE OPEN SPACE	NOT LESS THAN 2,751	NOT LESS THAN 2,751	SAME
(k) NO. OF LOADING/ UNLOADING SPACE	6	6	SAME
(l) NO. OF BICYCLE ROCKS	68	68	SAME

Note: This plan has been submitted in a digital format. The applicant is responsible for ensuring that the plan is legible and that the information is accurate. The applicant is also responsible for ensuring that the plan is submitted in the correct format and that it is submitted in a timely manner.

Plan Approved
WONG Wing-chi, Yickie
Senior Building Surveyor
for BUILDING AUTHORITY
25 SEP 2023

BD

AMENDMENT SUBMISSION

TYPE B WORKS STATEMENT
The works shown on these plans are Type B works (General Building works) in respect of which consent is applied for the purpose of this work. General applications under regulation 35 of the Building (Administration) Regulations.

YETUS TAY CHING LAY
BIA INDIA AUTHORIZED PERSON

OPEN SPACE CALCULATION

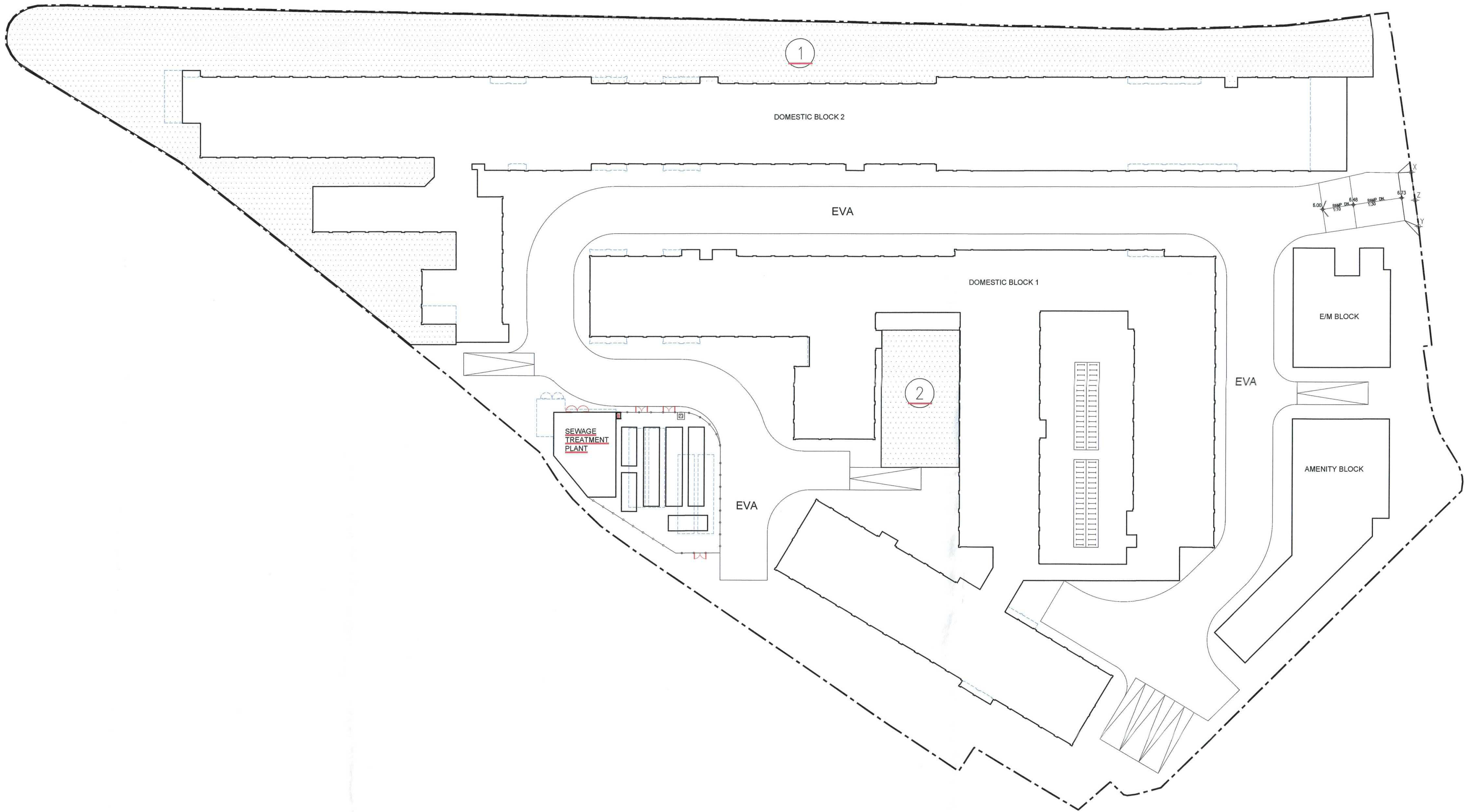
TOTAL COVERED AREA = 5,769.315
5,699.731m²

OPEN SPACE CALCULATION (DOMESTIC)

5,769.315 2,884.658
REQUIRED : 5,699.731 x 1/2 = 2,849.865m²

①+② 2,650.739 + 257.383 = 2,908.122m² (BY COMPUTER)

2,884.658
2,908.122m²(PROVIDED) > 2,849.865m²(REQUIRED)



OPEN SPACE DIAGRAM
SCALE 1:300

Note: This plan has been prepared on a curtailed check basis under the oversight of the Building Authority. The holder of the plan is responsible for ensuring that the plan is in compliance with the Building Ordinance and the Building Regulations. The holder of the plan is also responsible for ensuring that the plan is in compliance with the Building Ordinance and the Building Regulations.

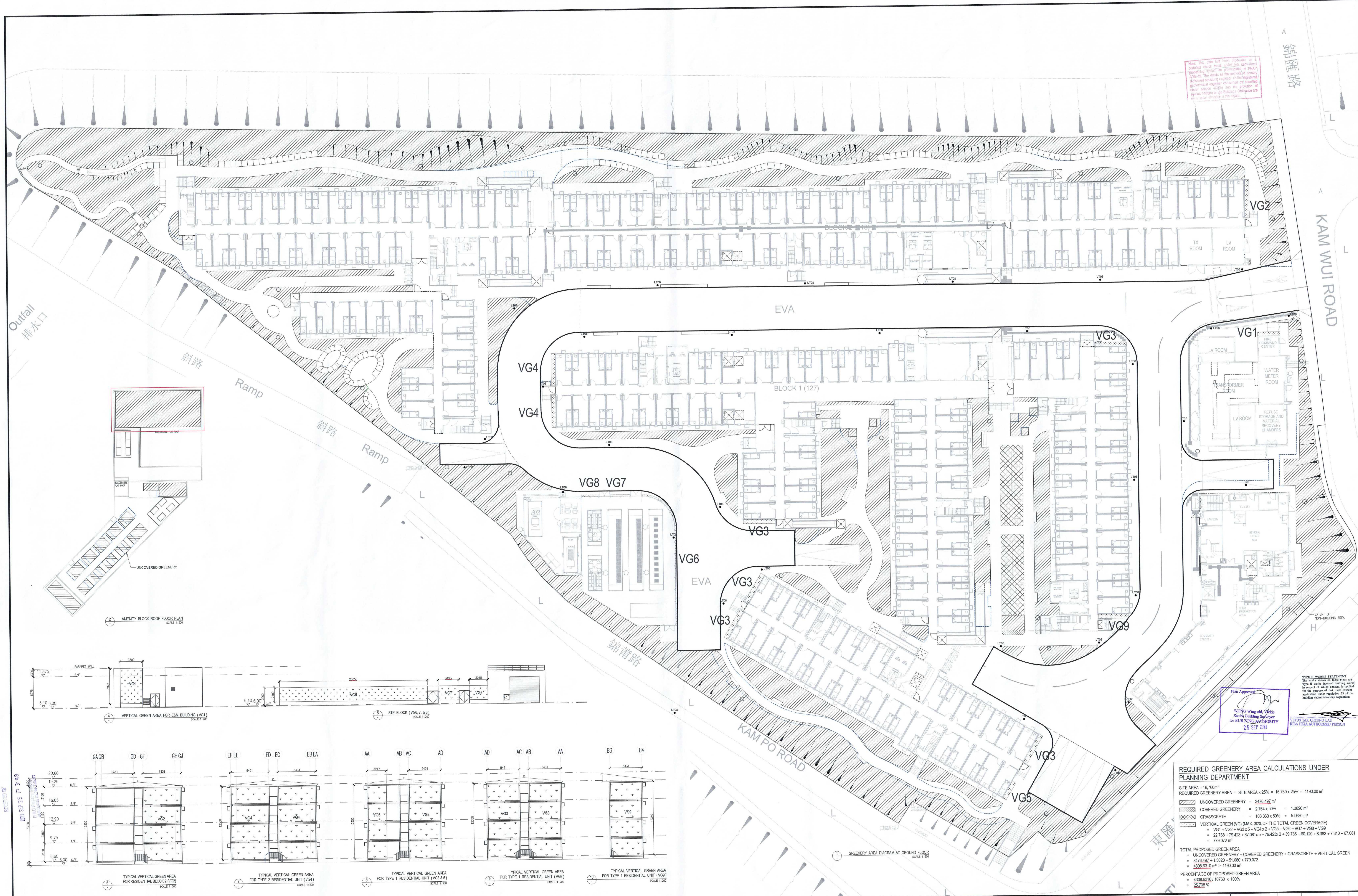
Plan Approved
Clifford H. C. C. C.
Senior Building Surveyor
for BUILDING AUTHORITY
- 1 DEC 2022

VITUS TAK CHEUNG LAU
RIBA REG. AUTHORIZED PERSON

BD

AMENDMENT
SUBMISSION

Client 新界社團聯會社會服務基金 New Territories Association of Societies (Community Services) Foundation 秘書處電話: 5176455		Building Services Engineer aurecon		Architect lewelyn davies ARCHITECTS PLANNERS DESIGNERS Lewelyn-Davies Hong Kong Ltd		Structural Engineer WONG & CHENG CONSULTING ENGINEERS LIMITED 黃鄭顧問工程師有限公司		Landscape Consultant SCENIC Landscape Studio Limited SCENIC 景域		Rev A 09/22 GSP AMENDMENT	Date 09/22	Description GSP AMENDMENT	Chk'd App'd	Project MIC TRANSITIONAL HOUSING PROJECT AT LOT 2160 RP (PART) IN D.D. 106 AND ADJOINING GOVERNMENT LAND IN KAM TIN, YUEN LONG, NEW TERRITORIES.		Title OPEN SPACE CALCULATION		Designed T.C.	Dwg check T.C.	Drawn HO	Approved V.L.	Scale 1:300(A0)	Date 2022/01	Drawing Number 11951/GP08	Rev A	BD: BD 2/9007/22 (TH)	FSD: FP 8/31613 <S>
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Client

新界社團聯會社會服務基金
New Territories Association of Societies
(Community Services) Foundation

Building Services Engineer

aurecon

Architect

llewellyn daves
ARCHITECTS PLANNERS DESIGNERS
Llewellyn-Davies Hong Kong Ltd

Structural Engineer

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

Landscape Consultant

SCENIC Landscape Studio Limited

Rev	Date	Description	Ch'kd	App'd
A	05/22	GBP AMENDMENT		
B	09/22	GBP AMENDMENT		
C	03/23	GBP AMENDMENT		
D	08/23	GBP AMENDMENT		

Project

MIC TRANSITIONAL HOUSING
PROJECT AT LOT 2160 RP (PART)
IN D.D. 106 AND ADJOINING
GOVERNMENT LAND IN KAM TIN,
YUEN LONG, NEW TERRITORIES.

Title

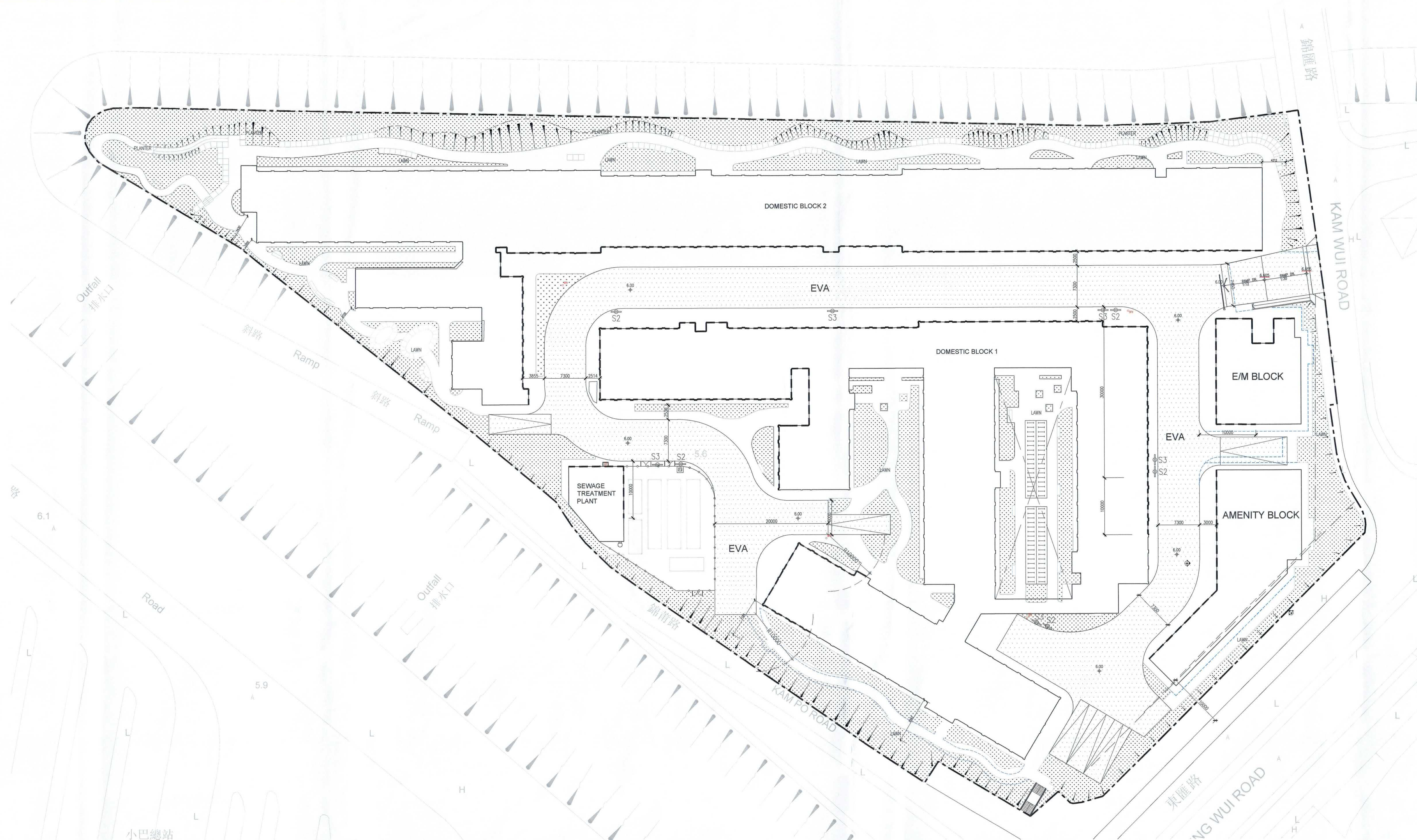
GREENERY AREA CALCULATION

BD

AMENDMENT
SUBMISSION

Designed	Drawn	Scale	Drawing Number	Rev
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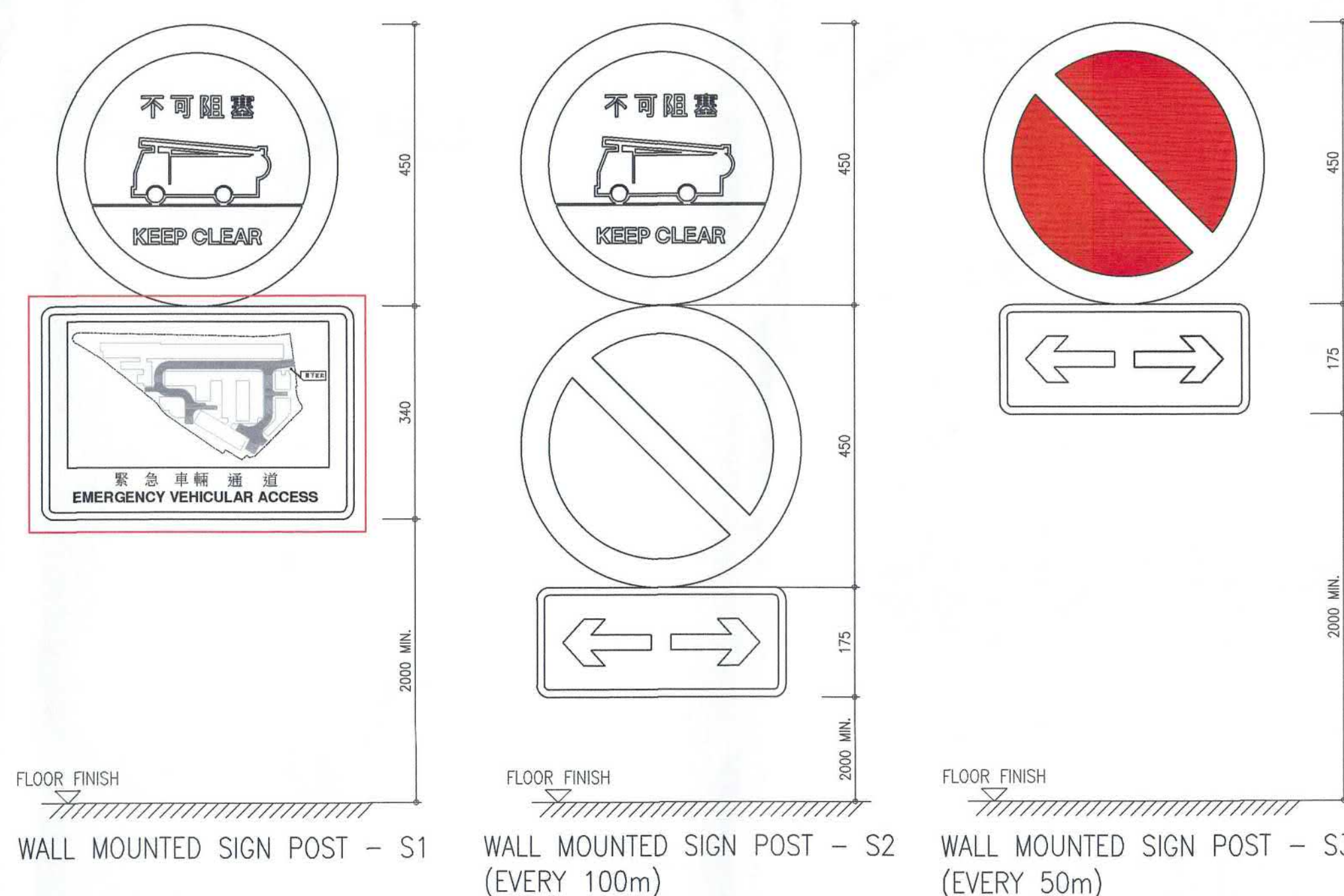
BD: BD 2/9007/22 (TH) FSD: FP 8/31613 <5>



- LEGEND :
- EVA INDICATION SIGN - S1 (LAYOUT SIGN)
 - EVA INDICATION SIGN - S2
 - EVA INDICATION SIGN - S3 (NO PARKING SIGN)

EVA PLAN
SCALE 1:300

LAYOUT OF EVA SIGN POSTS :



NOTES :

- EVA SIGN TO BE PROVIDED.
- EVA LOADING : 30,000kg (30 TONNES)
- EVA HEADROOM : 4.5m
- EVA GRADIENT LESS THAN : 1:10
- EVA : 7.3m MIN.
- EVA : HARD PAVED

TOTAL LENGTH OF FACADE OF
DOMESTIC BLOCK 1 CALCULATIONS
= 528.937m

PROPORTION OF FACADE OF DOMESTIC
BLOCK 1 CALCULATIONS SERVED BY EVA
= 234.734m
 $234.734 / 528.937 \times 100\% = 44.38\% > 25\%$

TOTAL LENGTH OF FACADE OF
DOMESTIC BLOCK 2 CALCULATIONS
= 543.348m

PROPORTION OF FACADE OF DOMESTIC
BLOCK 2 CALCULATIONS SERVED BY EVA
= 182.888m
 $182.888 / 543.348 \times 100\% = 33.66\% > 25\%$

TOTAL LENGTH OF FACADE OF
E/M BLOCK CALCULATIONS
= 75.85m

PROPORTION OF FACADE OF E/M BLOCK
CALCULATIONS SERVED BY EVA
= 48.049m
 $48.049 / 75.85 \times 100\% = 63.51\% > 25\%$

TOTAL LENGTH OF FACADE OF
AMENITY BLOCK CALCULATIONS
= 108.26m

PROPORTION OF FACADE OF AMENITY
BLOCK CALCULATIONS SERVED BY EVA
= 38.04m
 $38.04 / 108.26 \times 100\% = 35.14\% > 25\%$

TOTAL LENGTH OF FACADE OF SEWAGE
TREATMENT PLANT CALCULATIONS
= 51.782m

PROPORTION OF FACADE OF SEWAGE TREATMENT
PLANT CALCULATIONS SERVED BY EVA
= 23.533m
 $23.533 / 51.782 \times 100\% = 45.46\% > 25\%$

Note: This plan has been submitted to a
consultant check for compliance with the
provisions of the Building Ordinance (BO) and
the Building Regulations (BR). The design of the
proposed structure is subject to the approval of
the relevant authorities. The design of the
proposed structure is subject to the approval of
the relevant authorities. The design of the
proposed structure is subject to the approval of
the relevant authorities.

Plan Approved
WONG Wing-on, Jackie
Senior Building Surveyor
for BUILDING AUTHORITY
23 SEP 2022

TYPE II WORKS STATEMENT
The main works on this plan are
Type II works (General Building Works)
in respect of which services to be used
for the purpose of building control
regulations are not required.

BD
AMENDMENT
SUBMISSION

YETIS TAK CHING LOU
RIBA RIBA AUTHORIZED PERSON

RECEIVED BY
103 AUG 29 A 9:34
B.A.D. Building Authority
BUILDING AUTHORITY

Client
新界社團聯會社會服務基金
New Territories Association of Societies
(Community Services) Foundation
總機電話: 6176456

Building Services Engineer
aurecon

Architect
llewelyn
d Davies
ARCHITECTS PLANNERS DESIGNERS
Llewelyn-Davies Hong Kong Ltd

Structural Engineer
WONG CHENG
CONSULTING ENGINEERS LIMITED
黃鄭顧問工程師有限公司

Landscape Consultant
SCENIC
SCENIC Landscape Studio Limited

Rev	Date	Description	Ch'kd	App'd
A	09/22	GBP AMENDMENT		
B	06/23	GBP AMENDMENT		

Project
MIC TRANSITIONAL HOUSING
PROJECT AT LOT 2160 RP (PART)
IN D.D. 106 AND ADJOINING
GOVERNMENT LAND IN KAM TIN,
YUEN LONG, NEW TERRITORIES.

Title
EVA PLAN

Designed	T.C.	Dwg check	T.C.
Drawn	HO	Approved	V.L.
Scale	1:300(A0)	Date	2022/01
Drawing Number	11951/GP10	Rev	B
BD: BD 2/9007/22 (TH)	FSD: FP 8/31613 (S)		


Plan Approved



NG Tsz-kin
Senior Building Surveyor
for BUILDING AUTHORITY
- 8 JAN 2024

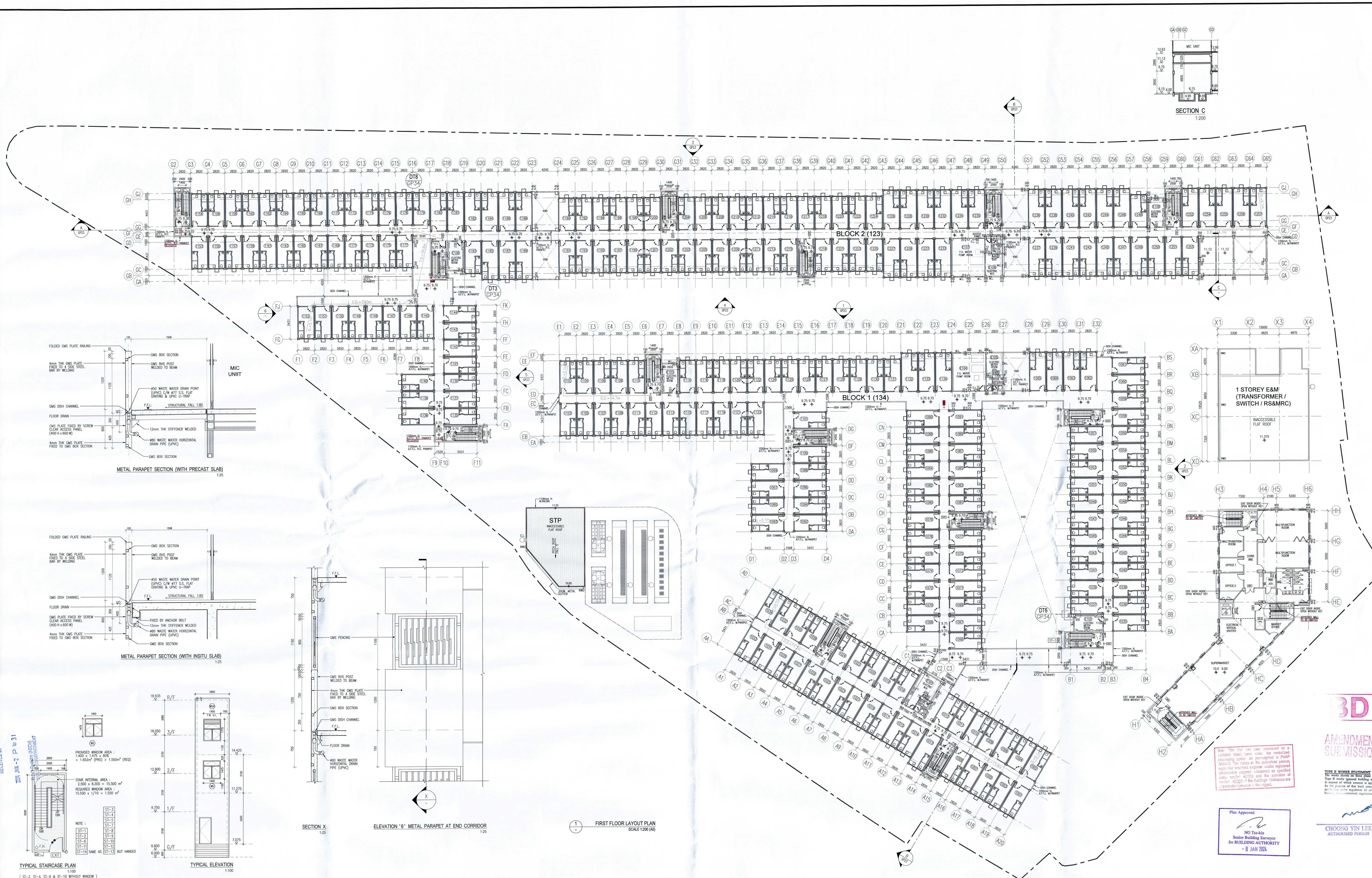


TYPE II WORKS STATEMENT
The works shown on these plans are in respect of which consent is applied for under regulation 33 of the building (administration) regulations



CHOONG YIN LEE
AUTHORISED PERSON

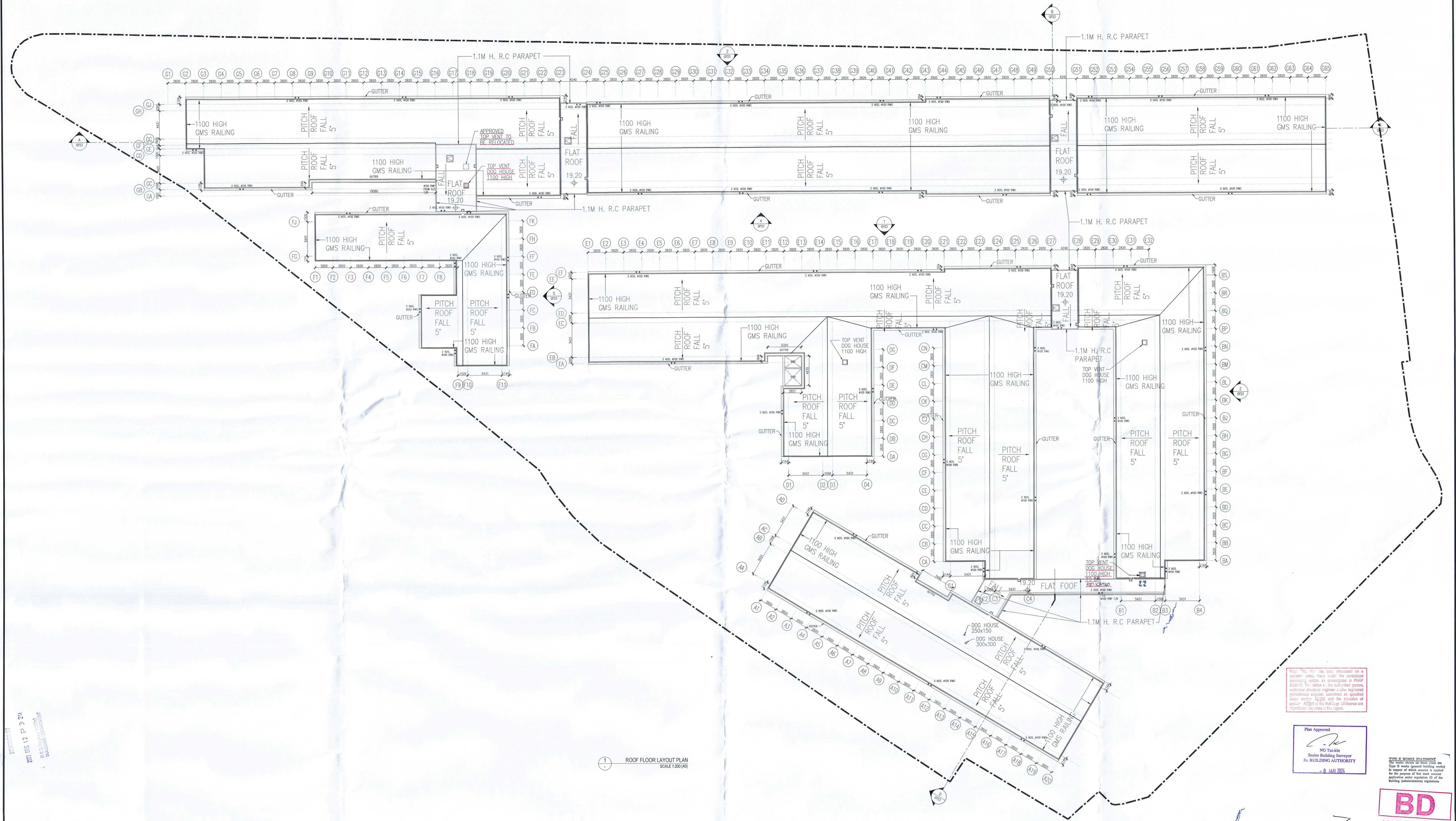
File 200(AD)	Date 2022/01
Wing Number 951/GP18	Rev E
BD 2/9007/22 (TH)	FSD: FP 8/31613 <6>



* TYPE OF MIC REFER TO SCHEMATIC DIAGRAM

<div>Client</div> <div><div>新界社團聯會社會服務基金 New Territories Association of Societies (Community Services) Foundation 新界社團聯會社會服務基金</div></div>	<div>Building Services Engineer</div> <div></div>	<div>Architect</div> <div><div>llewelyn daves ARCHITECTS PLANNERS DESIGNERS Llewelyn-Davies Hong Kong Ltd</div></div>	<div>Structural Engineer</div> <div><div>WONG CHENG CONSULTING ENGINEERS LIMITED 黃鄭顧問工程師有限公司</div></div>	<div>Landscape Consultant</div> <div><div>SCENIC Landscape Studio Limited</div></div>	<table><tr><th>Rev</th><th>Date</th><th>Description</th><th>Chk'd</th><th>App'd</th></tr><tr><td>A</td><td>09/22</td><td>GBP AMENDMENT</td><td></td><td></td></tr><tr><td>B</td><td>03/23</td><td>GBP AMENDMENT</td><td></td><td></td></tr><tr><td>C</td><td>08/23</td><td>GBP AMENDMENT</td><td></td><td></td></tr><tr><td>D</td><td>10/23</td><td>GBP AMENDMENT</td><td></td><td></td></tr><tr><td>E</td><td>12/23</td><td>GBP AMENDMENT</td><td></td><td></td></tr></table>	Rev	Date	Description	Chk'd	App'd	A	09/22	GBP AMENDMENT			B	03/23	GBP AMENDMENT			C	08/23	GBP AMENDMENT			D	10/23	GBP AMENDMENT			E	12/23	GBP AMENDMENT			<div>Project</div> <div>MIC TRANSITIONAL HOUSING PROJECT AT LOT 2160 RP (PART) IN D.D. 106 AND ADJOINING GOVERNMENT LAND IN KAM TIN, YUEN LONG, NEW TERRITORIES.</div>	<div>Title</div> <div>PROPOSED FIRST FLOOR LAYOUT PLAN</div>	<table><tr><td>Designed</td><td>T.C.</td><td>Dwg check</td><td>T.C.</td></tr><tr><td>Drawn</td><td>HO</td><td>Approved</td><td>V.L.</td></tr><tr><td colspan="2">Scale 1:200(A0)</td><td colspan="2">Date 2022/01</td></tr><tr><td colspan="2">Drawing Number 11951/GP19</td><td colspan="2">Rev E</td></tr><tr><td colspan="2">BD: BD 2/9007/22 (TH)</td><td colspan="2">FSD: FP 8/31613 <5></td></tr></table>	Designed	T.C.	Dwg check	T.C.	Drawn	HO	Approved	V.L.	Scale 1:200(A0)		Date 2022/01		Drawing Number 11951/GP19		Rev E		BD: BD 2/9007/22 (TH)		FSD: FP 8/31613 <5>	
Rev	Date	Description	Chk'd	App'd																																																						
A	09/22	GBP AMENDMENT																																																								
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Scale 1:200(A0)		Date 2022/01																																																								
Drawing Number 11951/GP19		Rev E																																																								
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A0 841 x 1189



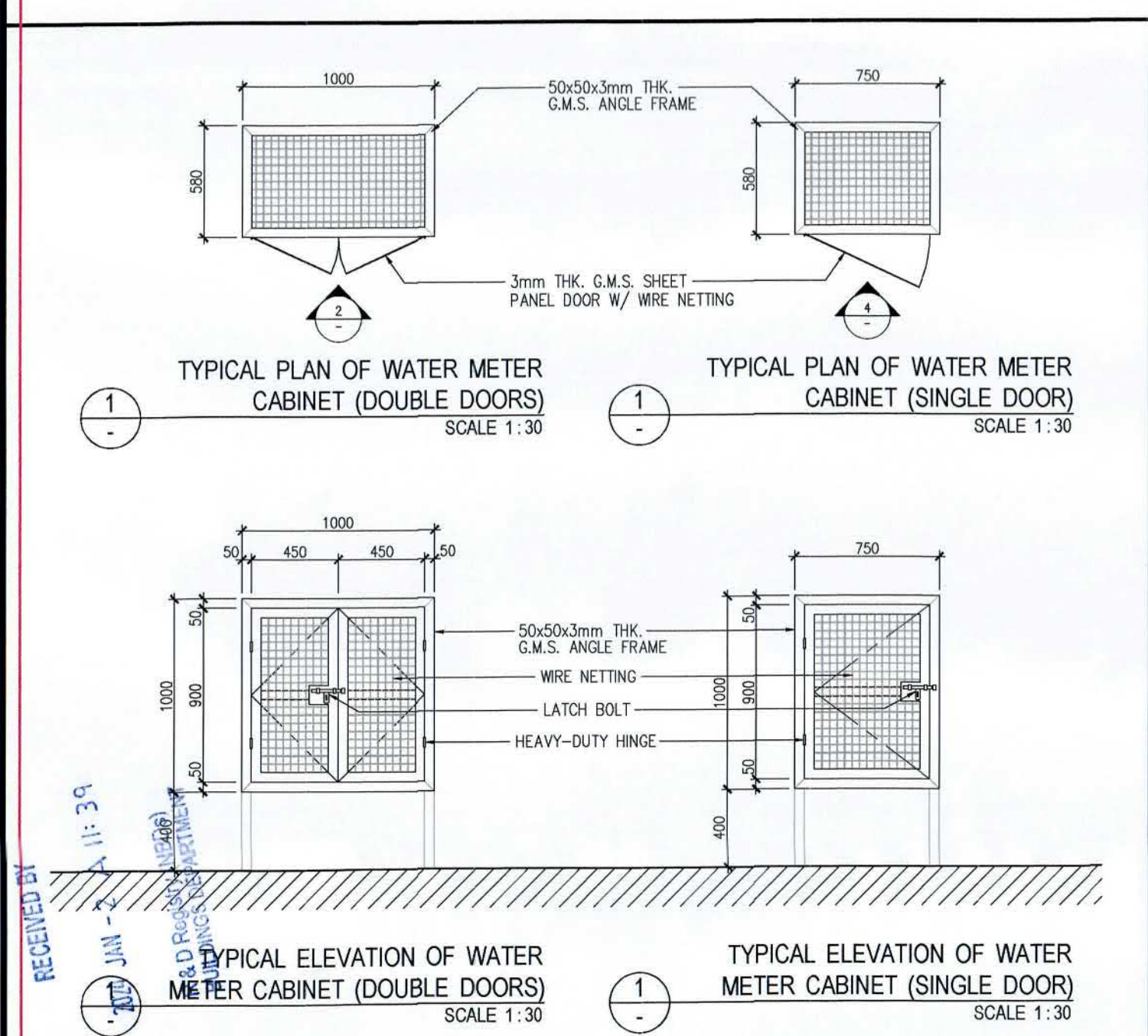
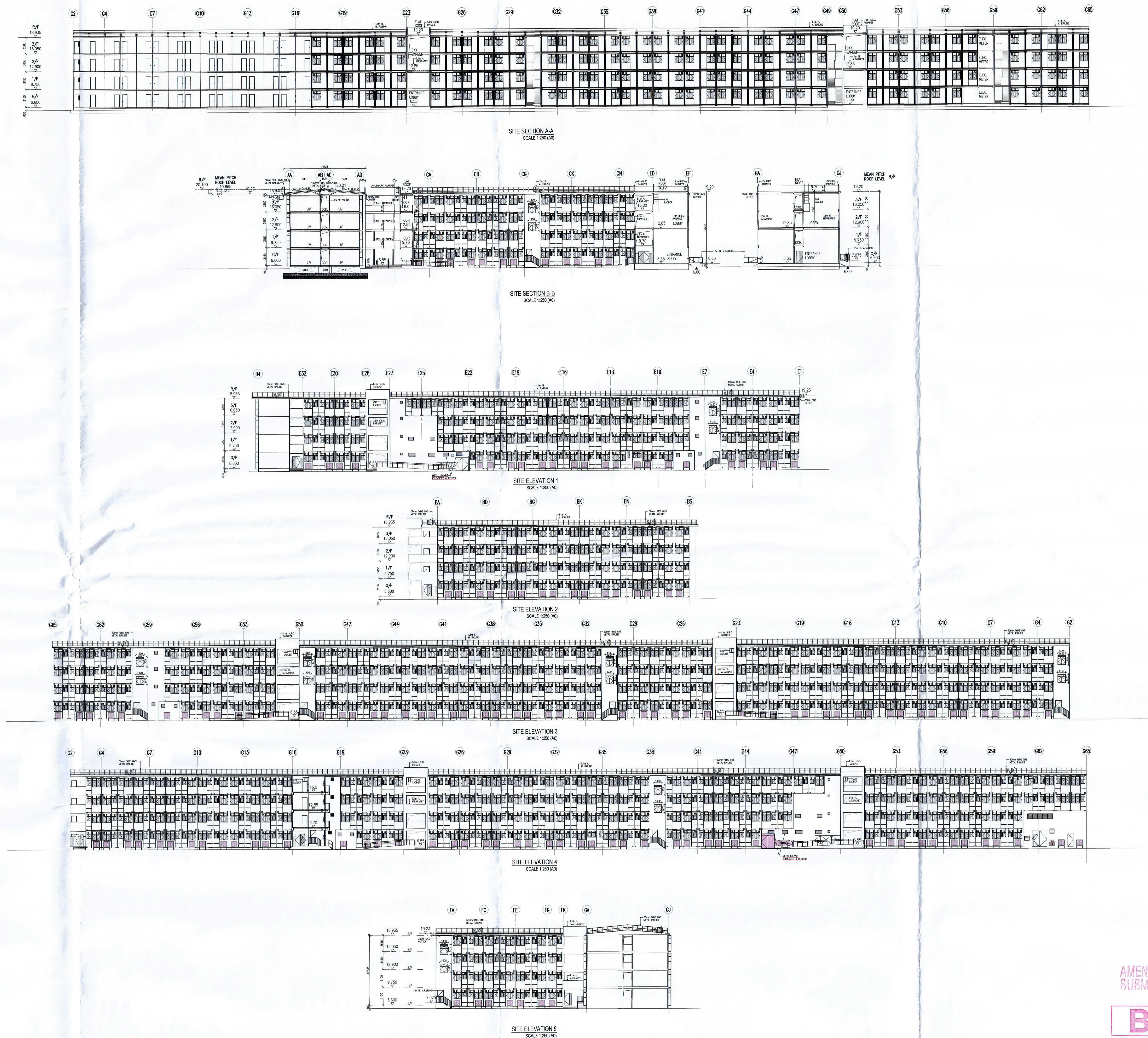
Note: This plan has been prepared on a computerized system as per the provisions of the Building Ordinance (Cap. 123) and the Building Regulations (Cap. 123B) and the provisions of section 47(2) of the Building Ordinance (Cap. 123) and the provisions of section 47(2) of the Building Ordinance (Cap. 123) and the provisions of section 47(2) of the Building Ordinance (Cap. 123).

Plan Approved
NG Tsui-kin
Senior Building Surveyor
for BUILDING AUTHORITY
- 8 JAN 2024

TYPE B WORKS STATEMENT
The work shown on this plan is of Type B works (general building works) in respect of which consent is required for the purpose of this work under the Building Ordinance (Cap. 123) and the provisions of section 47(2) of the Building Ordinance (Cap. 123) and the provisions of section 47(2) of the Building Ordinance (Cap. 123).

BD
AMENDMENT
SUBMISSION

Client 	Building Services Engineer 	Architect 	Structural Engineer 	Landscape Consultant 	Rev A B C D E F	Date 08/22 09/22 03/23 08/23 10/23 12/23	Description GBP AMENDMENT GBP AMENDMENT GBP AMENDMENT GBP AMENDMENT GBP AMENDMENT GBP AMENDMENT	Chk'd App'd	Project MIC TRANSITIONAL HOUSING PROJECT AT LOT 2160 RP (PART) IN D.D. 106 AND ADJOINING GOVERNMENT LAND IN KAM TIN, YUEN LONG, NEW TERRITORIES.	Title PROPOSED ROOF FLOOR LAYOUT PLAN	Designed T.C.	Dwg check H.O.	T.C.	Approved V.L.	Scale 1:200(A0)	Date 2022/01	Drawing Number 11951/GP22	Rev E	BD: BD 2/9007/22 (TH)	FSD: FP 8/31613 (S)
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Note: This plan has been prepared on a computerized system under the supervision of the Building Authority. The plan is subject to the approval of the Building Authority. The plan is subject to the approval of the Building Authority. The plan is subject to the approval of the Building Authority.

Plan Approved
NG Tsz-kei
Senior Building Surveyor
for BUILDING AUTHORITY
- 8 JAN 2024

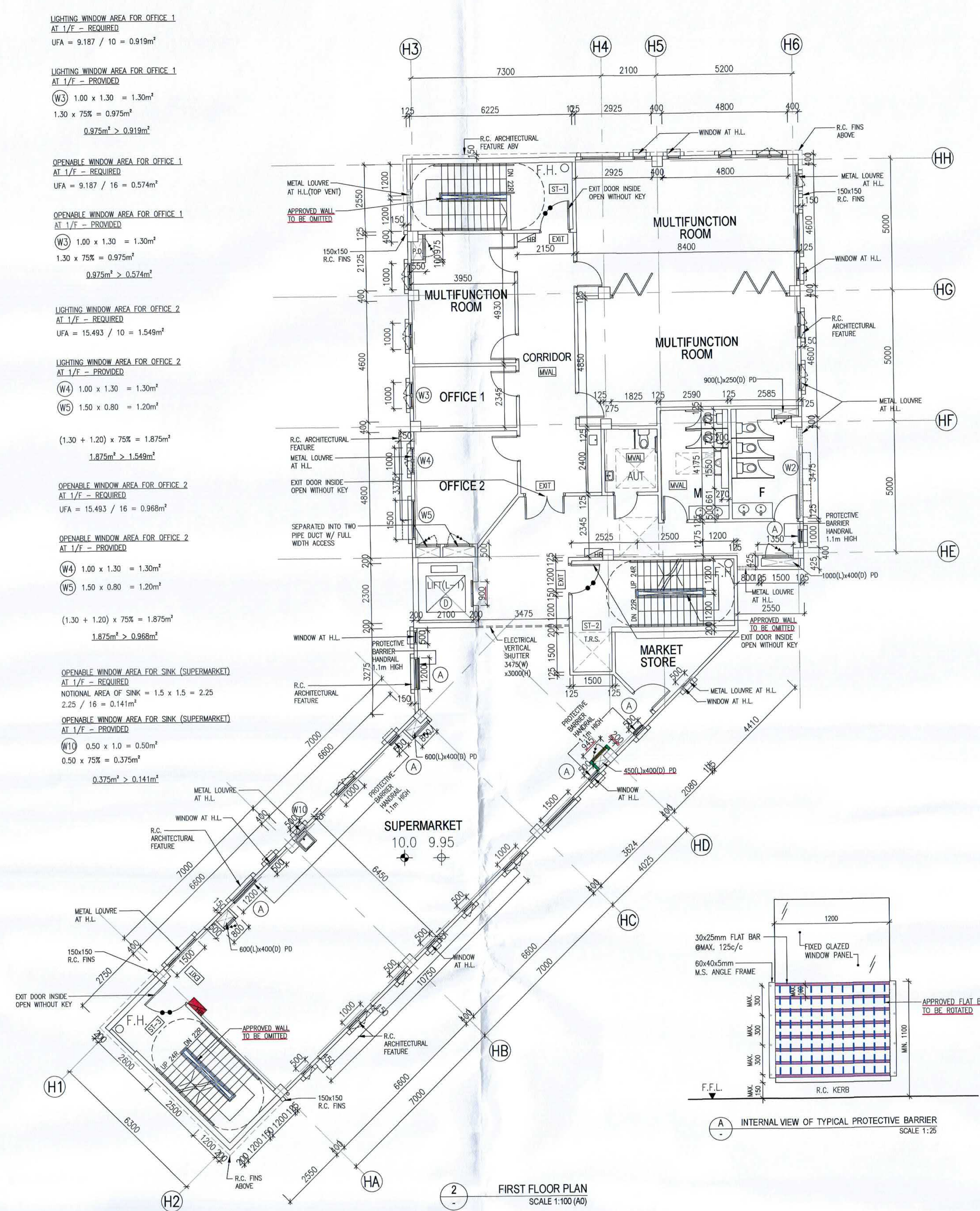
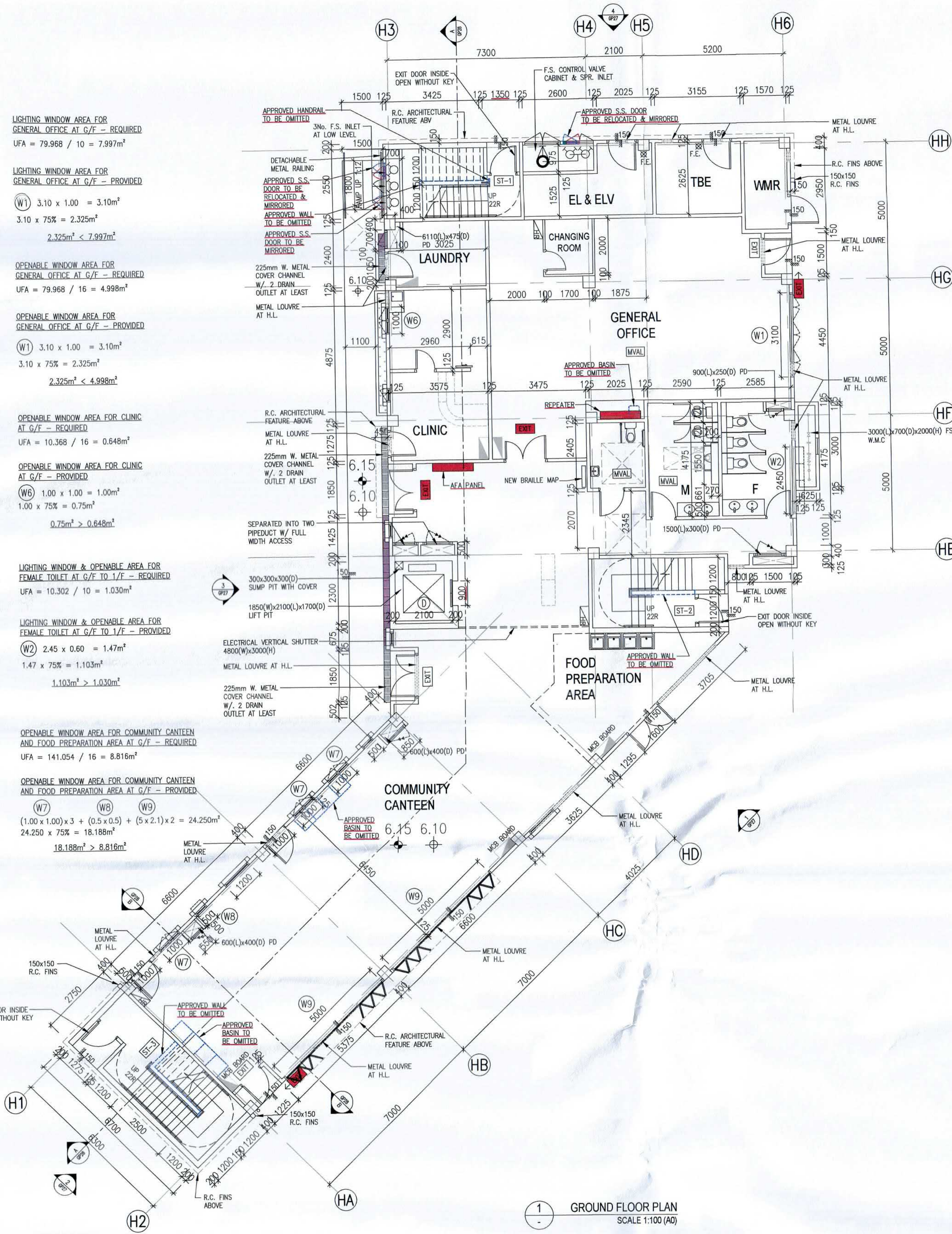
AMENDMENT
SUBMISSION

BD

TYPE B WORKS STATEMENT
The works shown on this plan are Type B works (general building works) in respect of which consent is required for the purpose of these works, consent is required under regulation 31 of the Building (Miscellaneous Provisions) Ordinance (Cap. 123) of the Building Ordinance.

CHOONG YIN LEE
AUTHORISED PERSON

Client	Building Services Engineer	Architect	Structural Engineer	Landscape Consultant	Rev	Date	Description	Chk'd	App'd	Project	Title	Designed	T.C.	Dwg check	T.C.
 新界社團聯會社會服務基金 New Territories Association of Societies (Community Services) Foundation 電話查詢熱線: 91162450	 aurecon	 llewelyn davis ARCHITECTS PLANNERS DESIGNERS Llewelyn-Davis Hong Kong Ltd	 WONG CHENG CONSULTING ENGINEERS LIMITED 黃鄭顧問工程師有限公司	 SCENIC Landscape Studio Limited	A	08/22	GBP AMENDMENT			MIC TRANSITIONAL HOUSING PROJECT AT LOT 2160 RP (PART) IN D.D. 106 AND ADJOINING GOVERNMENT LAND IN KAM TIN, YUEN LONG, NEW TERRITORIES.	SITE SECTIONS & ELEVATIONS	Drawn	HO	Approved	V.L.
					B	09/22	GBP AMENDMENT					Scale			
					C	03/23	GBP AMENDMENT					Drawing Number			Rev
					D	07/23	GBP AMENDMENT					11951/GP23			
					E	12/23	GBP AMENDMENT					BD: BD 2/9007/22 (TH)		FSD: FP 8/31613 <6>	



RECEIVED BY
2024 JAN -2 P 4-31
S.O. Building (MBA)
BUILDING DEPARTMENT

Note: This plan has been processed on a controlled check basis under the controlled processing system as contemplated in PMPD 40M-40. The notes on the architectural drawings, registered structural engineer and/or registered geotechnical engineer concerned as specified under section 40(2)(a) and the provision of section 14(2)(a) of the Buildings Ordinance are of particular relevance in this regard.

Plan Approved
NG Tsz-kin
Senior Building Surveyor
for BUILDING AUTHORITY
- 8 JAN 2024

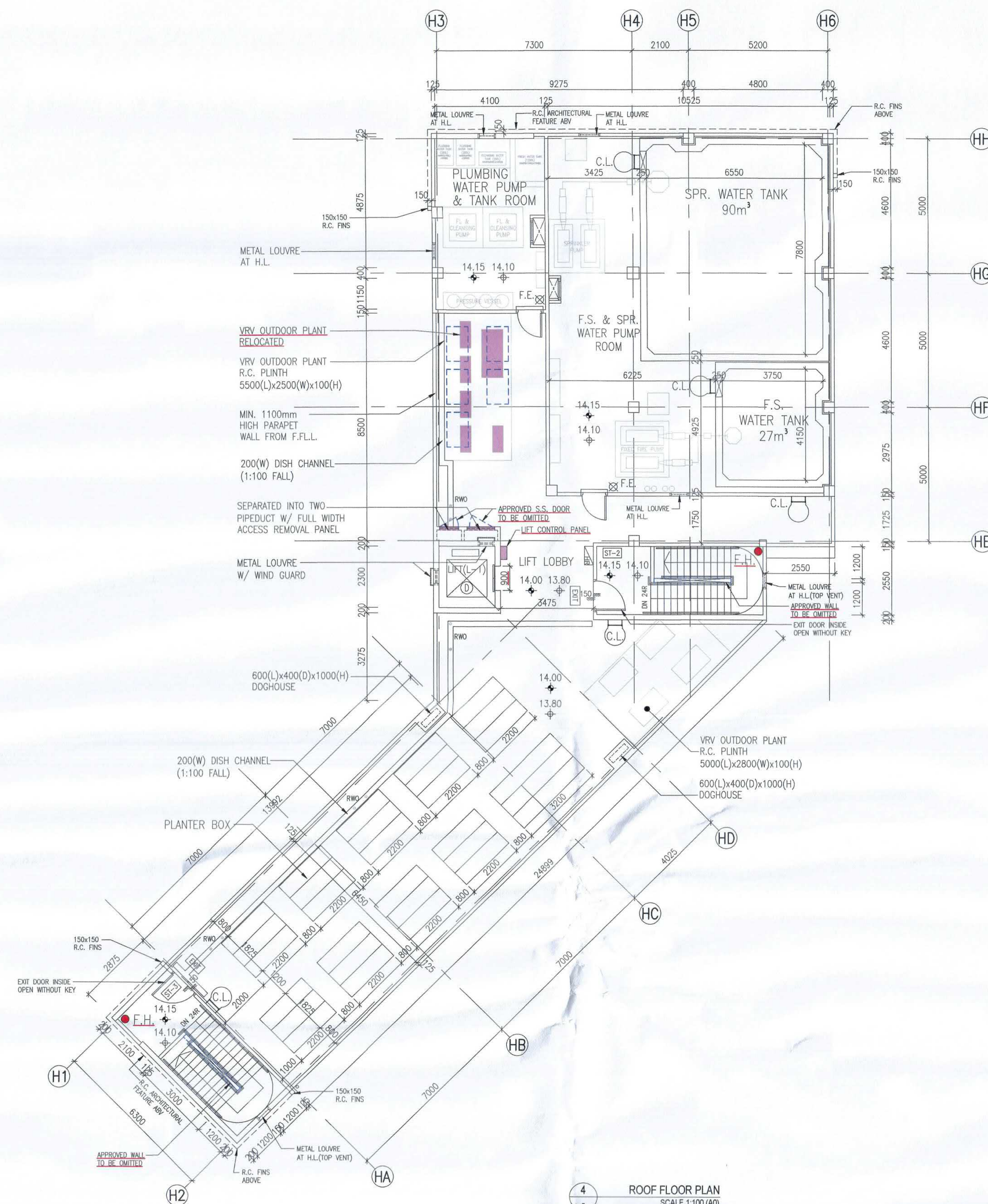
BD

AMENDMENT
SUBMISSION

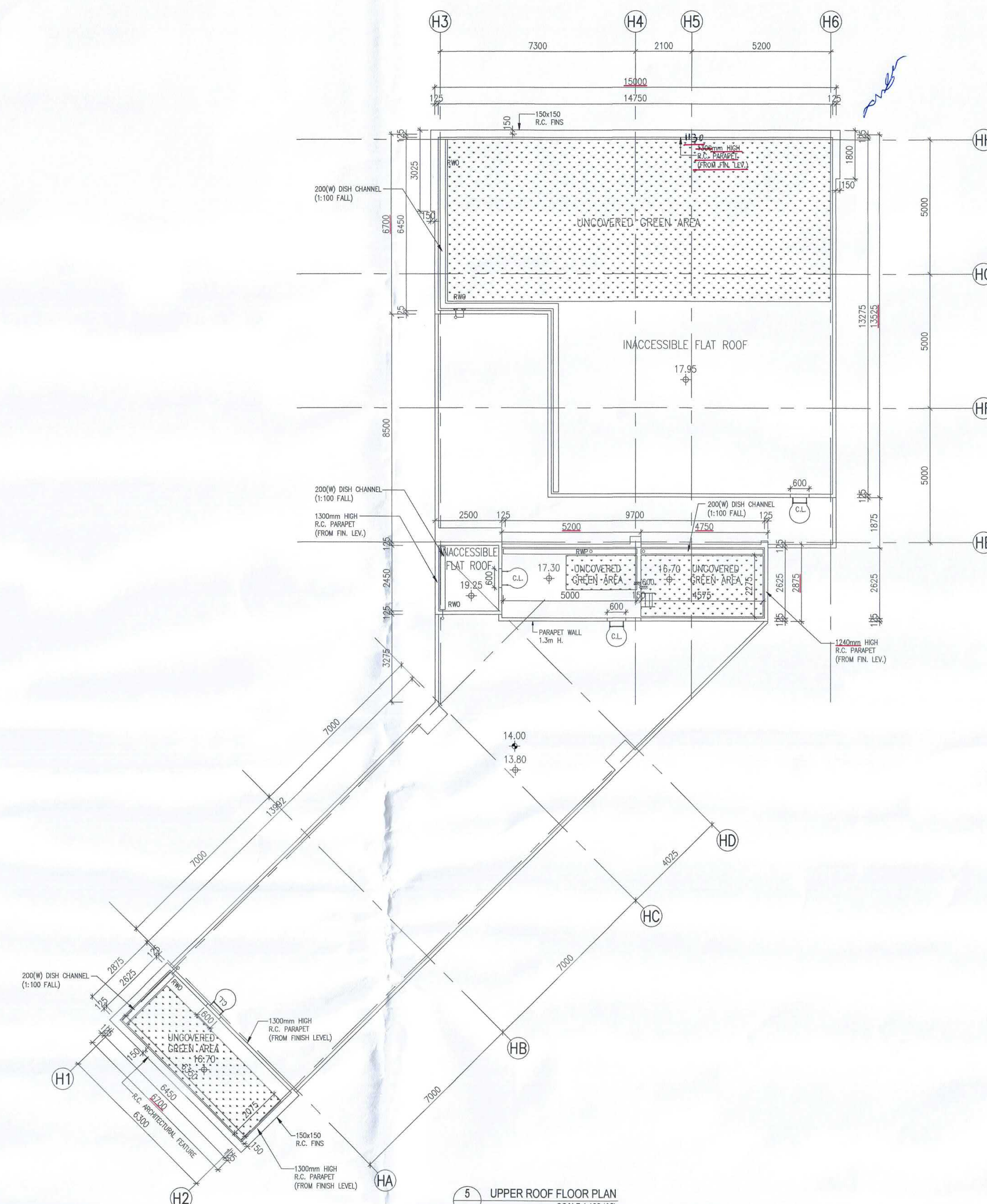
TYPE B WORKS STATEMENT
The works shown on these plans are Type B works (general building works) in respect of which consent is applied for the purpose of fast-track consent application under regulation 33 of the Building (Automated) Regulations.

CHOONG YIN LEE
AUTHORISED PERSON

Client	Building Services Engineer	Architect	Structural Engineer	Landscape Consultant	Rev	Date	Description	Chk'd	App'd	Project	Title	Designed	T.C.	Dwg check	T.C.
					A	29/22	GBP AMENDMENT			MIC TRANSITIONAL HOUSING PROJECT AT LOT 2160 RP (PART) IN D.D. 106 AND ADJOINING GOVERNMENT LAND IN KAM TIN, YUEN LONG, NEW TERRITORIES.	GROUND FLOOR TO 1ST FLOOR PLAN (AMENITY BLOCK)	Drawn	HO	Approved	V.L.
					B	03/23	GBP AMENDMENT					Scale			
					C	07/23	GBP AMENDMENT					Drawing Number			
					D	12/23	GBP AMENDMENT					11951/GP25			
												BD: BD 2/907/22 (TH)		FSD: FP 8/31613 <8>	



4 ROOF FLOOR PLAN
SCALE 1:100 (A0)



5 UPPER ROOF FLOOR PLAN
SCALE 1:100 (A0)

Note: This plan has been discussed to a certified check data under the centralized processing system as provided in the 400A-18. The officer of the authorized person, registered structural engineer, shall be responsible for the design and construction of the building under section 400(1) of the Building Ordinance and of particular reference to this regard.

Plan Approved
NG Tze-kin
Senior Building Surveyor
for BUILDING AUTHORITY
- 8 JAN 2024

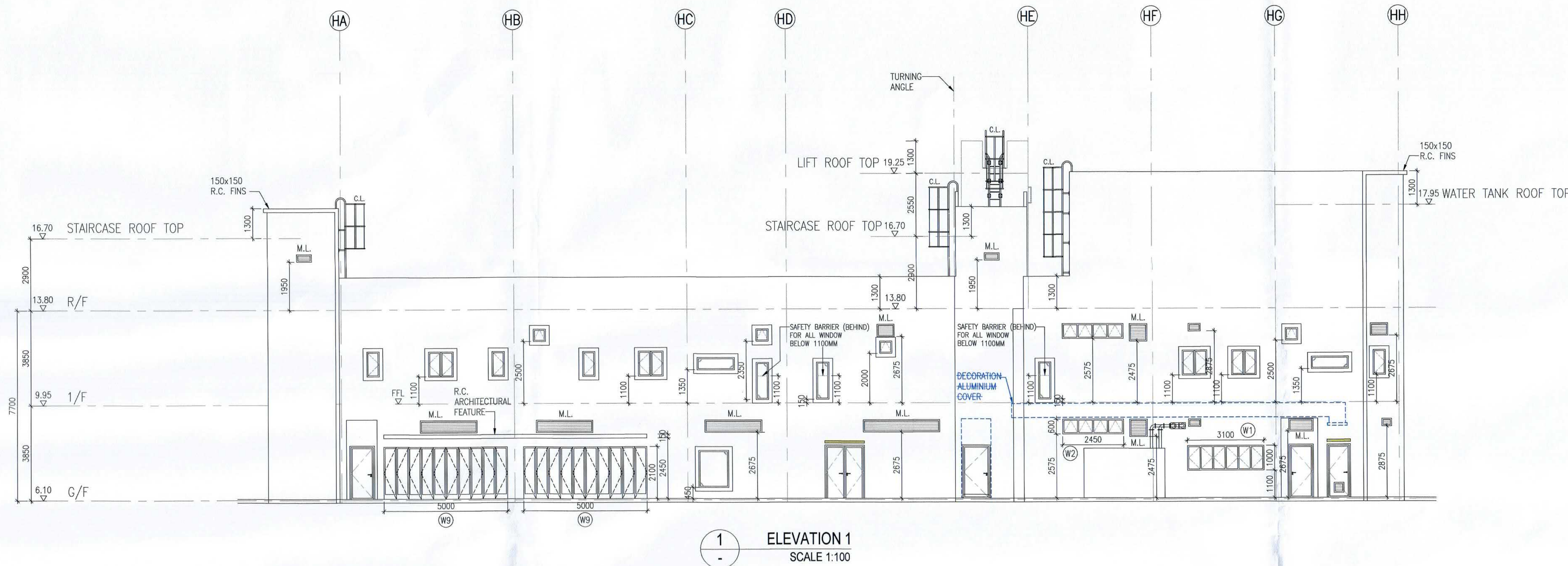
TYPE B WORKS STATEMENT
This work should be done under the supervision of a registered structural engineer, registered under section 400(1) of the Building Ordinance and of particular reference to this regard.

CHOONG YIN LEE
RINA RINA AUTHORIZED PERSON

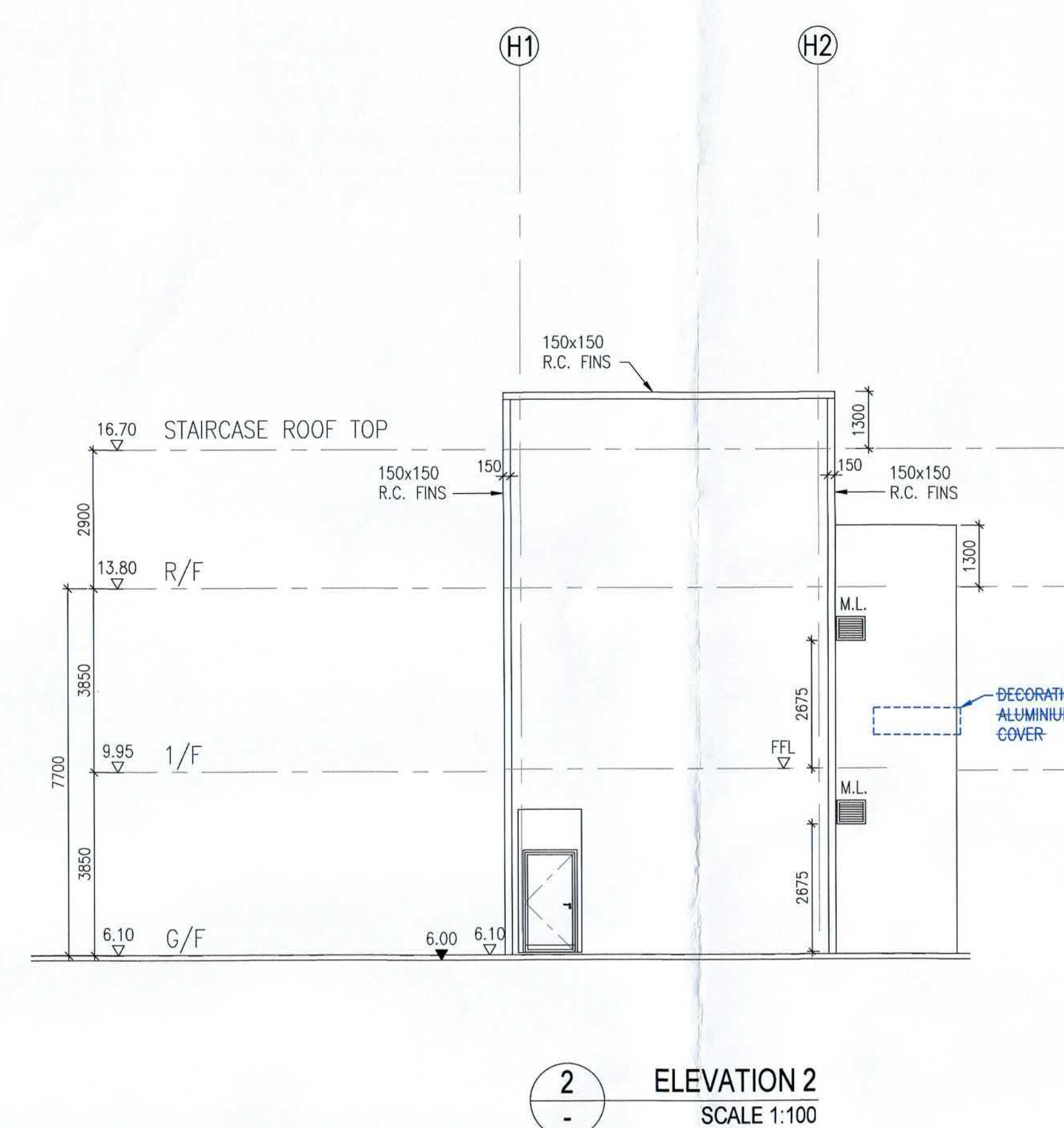
YUEN TAT CHING LAU
RINA RINA AUTHORIZED PERSON

BD
AMENDMENT
SUBMISSION

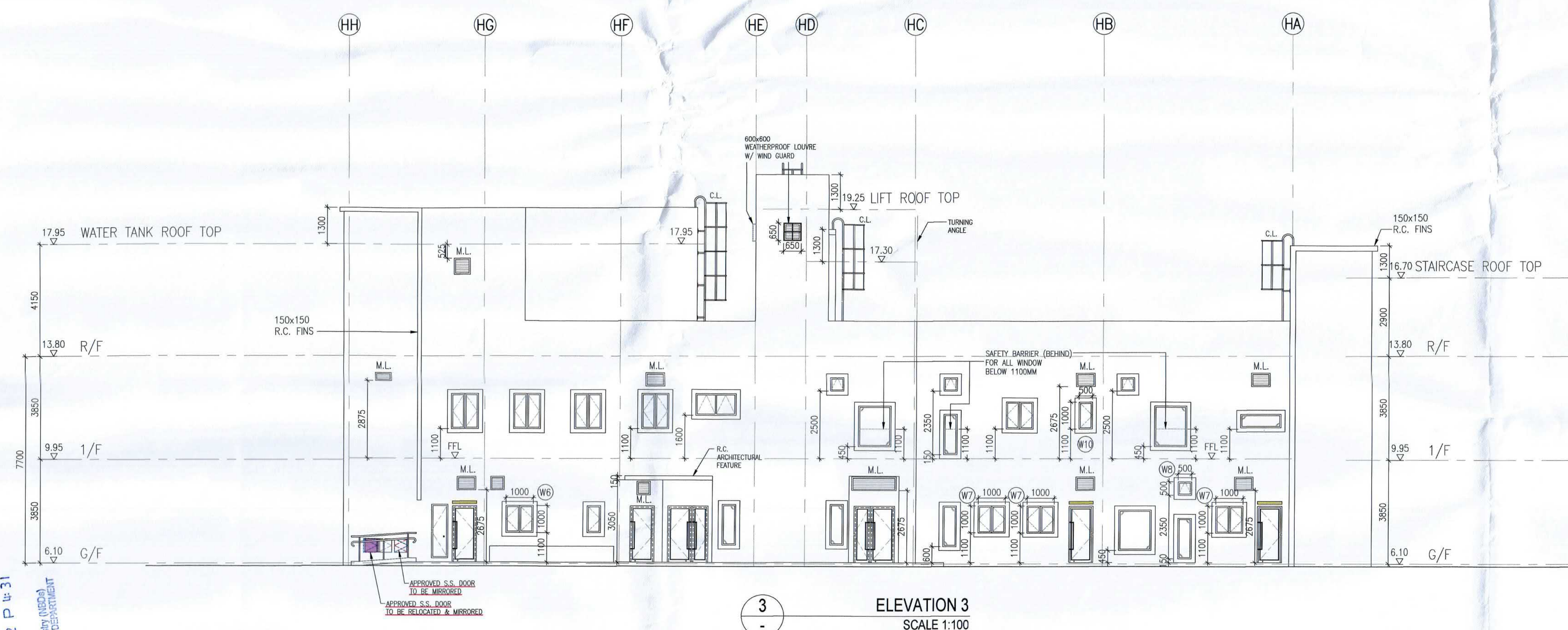
<div>Client</div> <div><div><div>新界社團聯會社會服務基金 New Territories Association of Societies (Community Services) Foundation 熱線傳真號碼: 31/6455</div></div></div>	<div>Building Services Engineer</div> <div><div><div>aurecon</div></div></div>	<div>Architect</div> <div><div><div>llwelyn davis ARCHITECTS PLANNERS DESIGNERS llwelyn-Davies Hong Kong Ltd</div></div></div>	<div>Structural Engineer</div> <div><div><div>WONG CHENG CONSULTING ENGINEERS LIMITED 黃鄭顧問工程師有限公司</div></div></div>	<div>Landscape Consultant</div> <div><div><div>SCENIC Landscape Studio Limited</div></div></div>	<table><tr><th>Rev</th><th>Date</th><th>Description</th><th>Chk'd</th><th>App'd</th></tr><tr><td>A</td><td>09/22</td><td>GBP AMENDMENT</td><td></td><td></td></tr><tr><td>B</td><td>03/23</td><td>GBP AMENDMENT</td><td></td><td></td></tr><tr><td>C</td><td>08/23</td><td>GBP AMENDMENT</td><td></td><td></td></tr><tr><td>D</td><td>12/23</td><td>GBP AMENDMENT</td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr></table>	Rev	Date	Description	Chk'd	App'd	A	09/22	GBP AMENDMENT			B	03/23	GBP AMENDMENT			C	08/23	GBP AMENDMENT			D	12/23	GBP AMENDMENT																		<div>Project</div> <div>MIC TRANSITIONAL HOUSING PROJECT AT LOT 2160 RP (PART) IN D.D. 106 AND ADJOINING GOVERNMENT LAND IN KAM TIN, YUEN LONG, NEW TERRITORIES.</div>	<div>Title</div> <div>ROOF FLOOR & UPPER ROOF FLOOR PLAN (AMENITY BLOCK)</div>	<table><tr><td>Designed</td><td>T.C.</td><td>Dwg check</td><td>T.C.</td></tr><tr><td>Drawn</td><td>HO</td><td>Approved</td><td>V.L.</td></tr><tr><td>Scale</td><td>1:100(A0)</td><td>Date</td><td>2022/01</td></tr><tr><td>Drawing Number</td><td>11951/GP26</td><td>Rev</td><td>D</td></tr><tr><td>BD:</td><td>BD 2/3007/22 (TH)</td><td>FSD:</td><td>FP 8/31613 <5></td></tr></table>	Designed	T.C.	Dwg check	T.C.	Drawn	HO	Approved	V.L.	Scale	1:100(A0)	Date	2022/01	Drawing Number	11951/GP26	Rev	D	BD:	BD 2/3007/22 (TH)	FSD:	FP 8/31613 <5>
Rev	Date	Description	Chk'd	App'd																																																																
A	09/22	GBP AMENDMENT																																																																		
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Scale	1:100(A0)	Date	2022/01																																																																	
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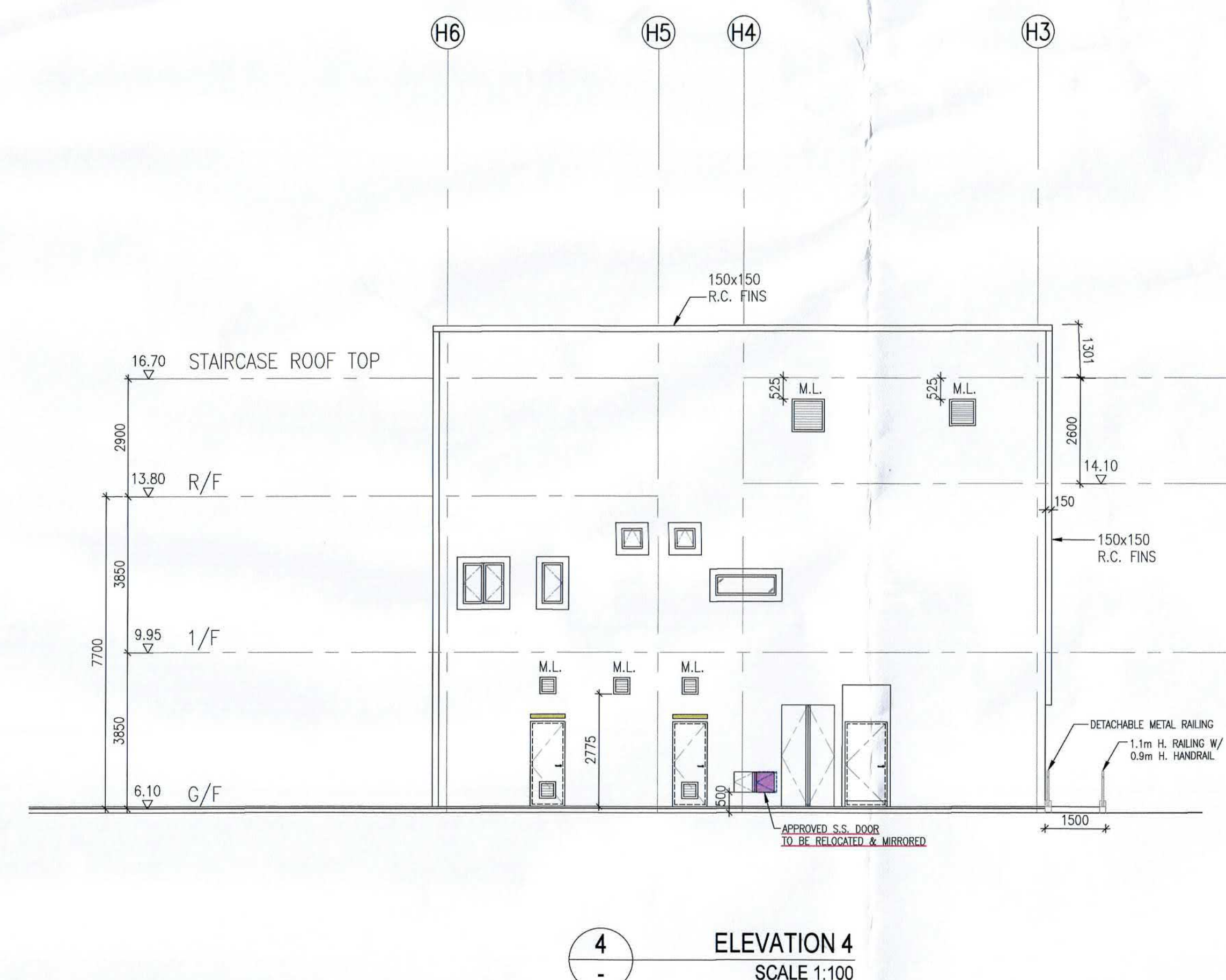
1 ELEVATION 1
SCALE 1:100



2 ELEVATION 2
SCALE 1:100



3 ELEVATION 3
SCALE 1:100



4 ELEVATION 4
SCALE 1:100

Note: This plan has been prepared on a computerized basis using the computerized processing system as provided in PDSAP 4004-09. The design of the building, including structural, mechanical, electrical, plumbing, and fire protection, shall be in accordance with the Building Ordinance and the Building Regulations.

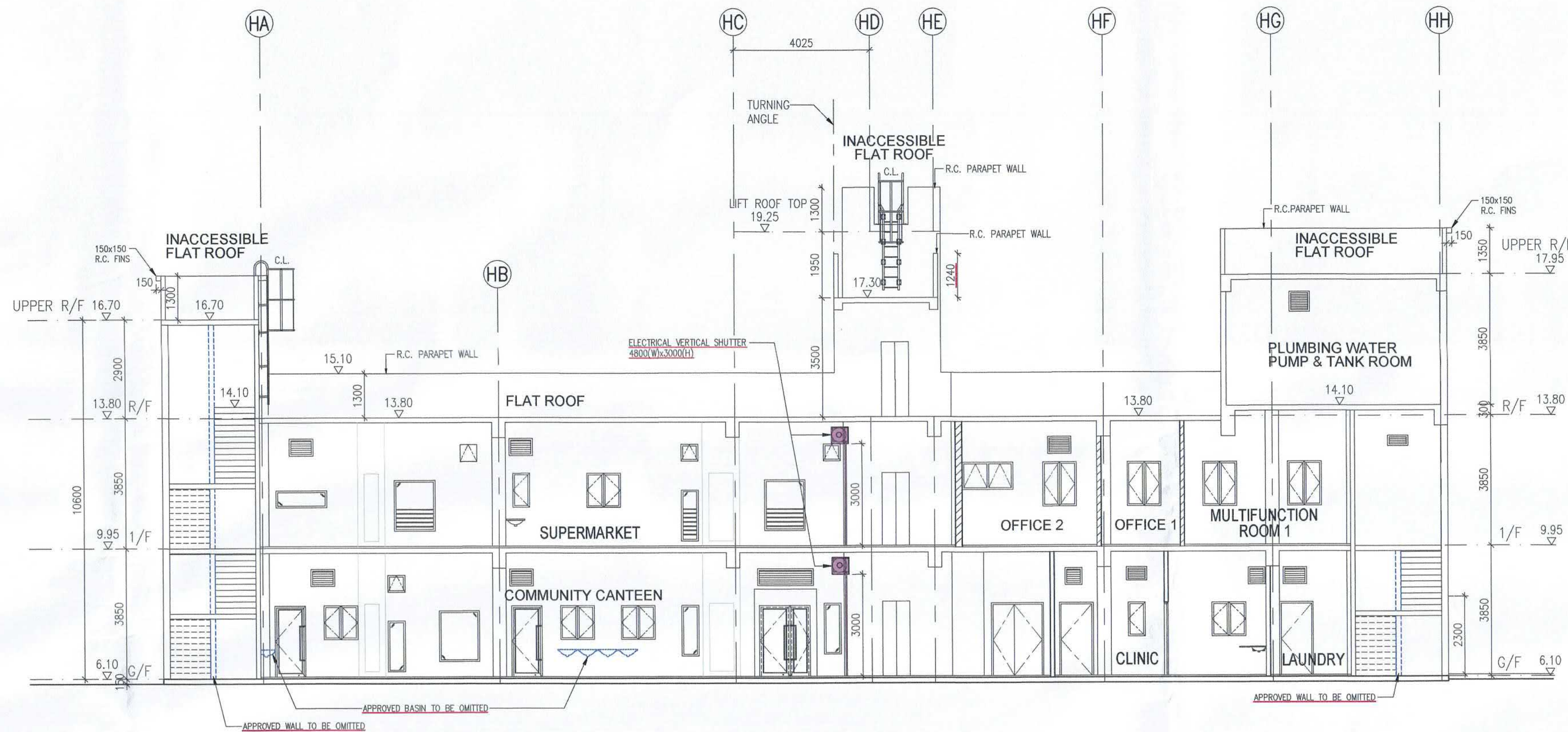
Plan Approved
NG Tze-kin
Senior Building Surveyor
for BUILDING AUTHORITY
- 8 JAN 2024

BD
AMENDMENT
SUBMISSION

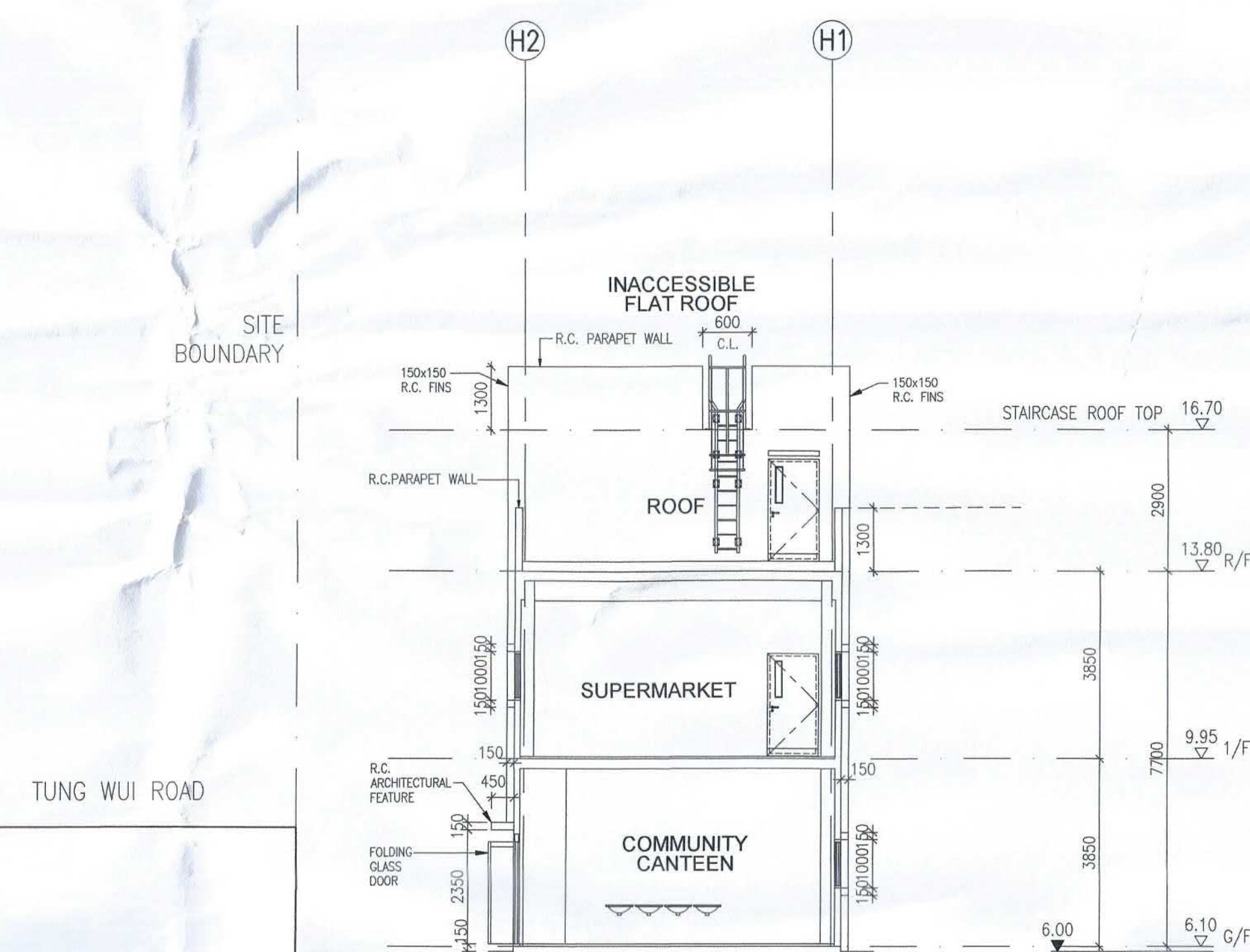
TYPE B WORKS STATEMENT
The works shown on these plans are Type B works (general building works) in respect of which consent is applied for the purpose of the most current regulation under regulation 31 of the Building (Construction) Regulations.

CHOONG YIN LEE
AUTHORISED PERSON

Client	Building Services Engineer	Architect	Structural Engineer	Landscape Consultant	Rev	Date	Description	Chkd	Appd	Project	Title	Designed	T.C.	Dwg check	T.C.
					A	09/22	GRP AMENDMENT			MIC TRANSITIONAL HOUSING PROJECT AT LOT 2160 RP (PART) IN D.D. 106 AND ADJOINING GOVERNMENT LAND IN KAM TIN, YUEN LONG, NEW TERRITORIES.	ELEVATIONS (AMENITY BLOCK)	Drawn	HO	Approved	V.L.
					B	03/23	GRP AMENDMENT					Scale		Date	
					C	07/23	GRP AMENDMENT					1:100(A0)		2022/01	
					D	12/23	GRP AMENDMENT					Drawing Number		Rev	
												11951/GP27		D	
												BD: BD 2/9007/22 (TH)		FSD: FP 8/31613 <S>	



1 AMENITY BUILDING SECTION A-A
SCALE 1:100



2 SECTION 2
SCALE 1:100

Note: This plan has been increased on a 1:100 scale sheet, less under the centralized processing system as mentioned in P&AP A201-02. The value of the individual person, registered architect, engineer and/or registered professional engineer, as specified in the provision of section 407(1) of the Building Ordinance, are to be used to ensure a full, correct.

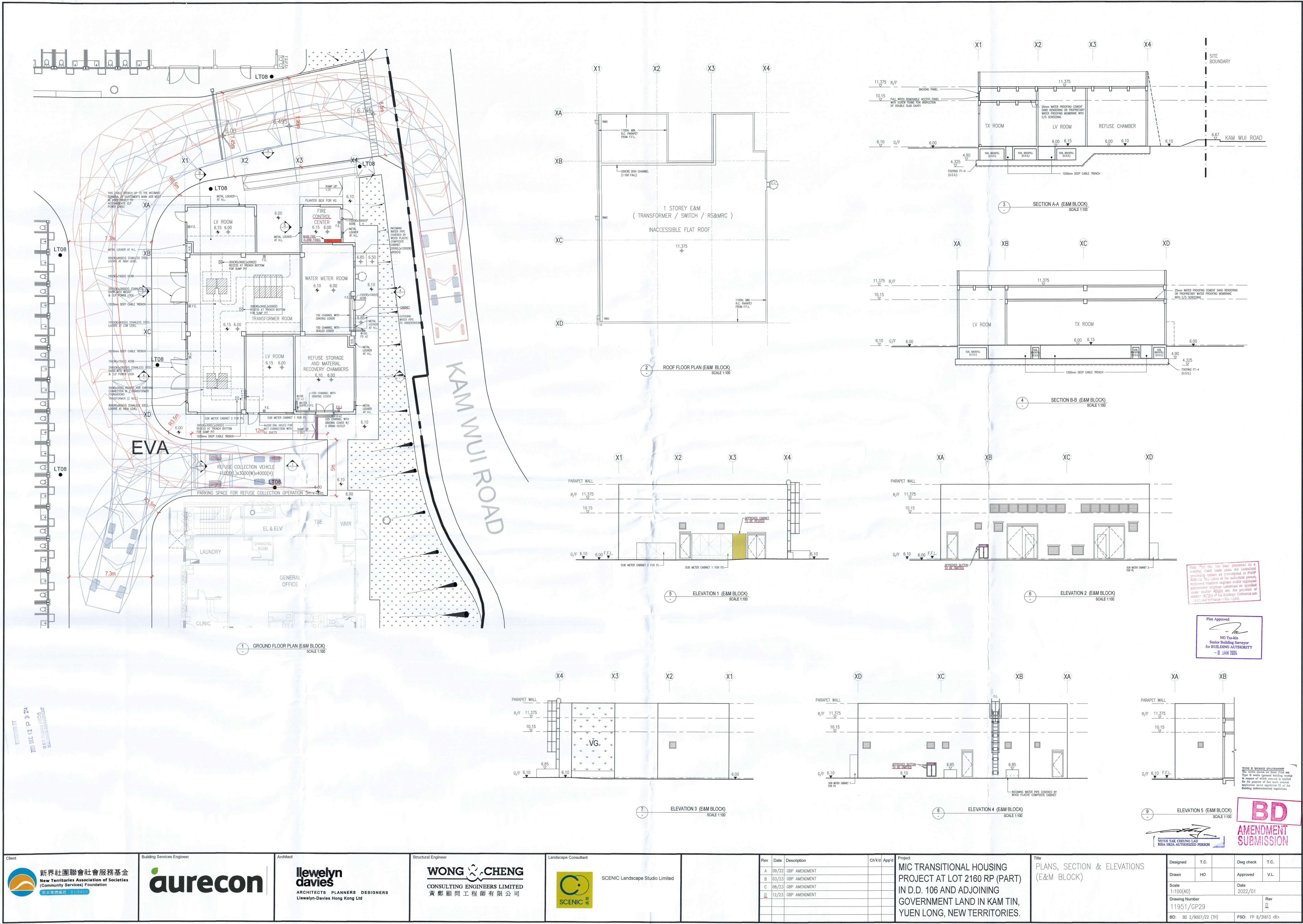
Plan Approved
NG Tsz-kin
Senior Building Surveyor
for BUILDING AUTHORITY
- 8 JAN 2024

TYPE B WORKS STATEMENT
The works shown in this plan are Type B works (general building works) in respect of which consent is required for the purpose of that work under regulation 12 of the Building (Administration) Regulations.

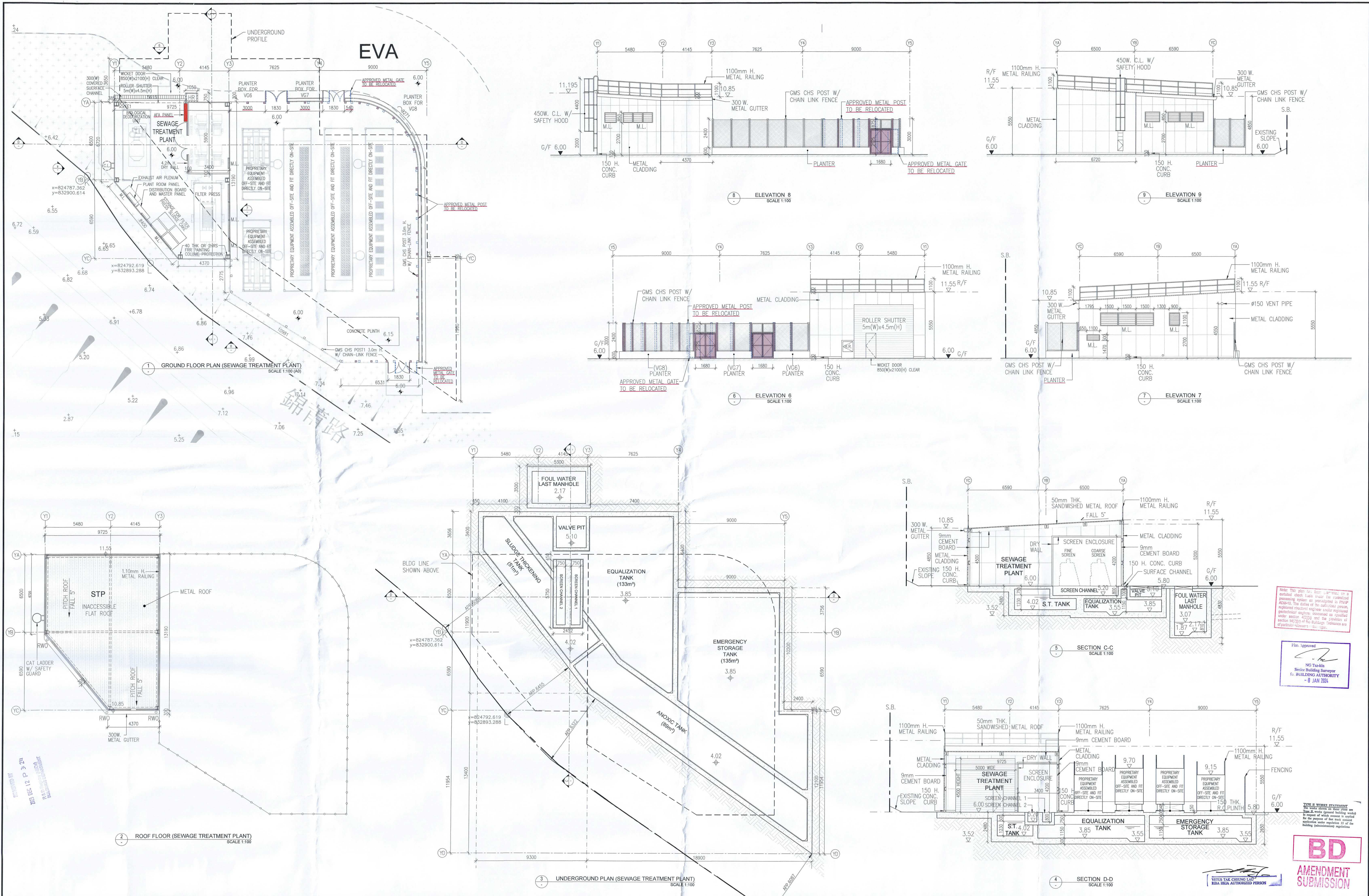
BD
AMENDMENT
SUBMISSION

VITUS TAK CHEUNG LAU
RIBA HKIA AUTHORIZED PERSON

Client	Building Services Engineer	Architect	Structural Engineer	Landscape Consultant	Rev	Date	Description	Ch'kd	App'd	Project	Title	Designed	T.C.	Dwg check	T.C.
					A	09/22	GBP AMENDMENT			MIC TRANSITIONAL HOUSING PROJECT AT LOT 2160 RP (PART) IN D.D. 106 AND ADJOINING GOVERNMENT LAND IN KAM TIN, YUEN LONG, NEW TERRITORIES.	SECTIONS (AMENITY BLOCK)	Drawn	HO	Approved	V.L.
					B	03/23	GBP AMENDMENT					Scale		Date	
					C	06/23	GBP AMENDMENT					1:100(A0)		2022/01	
					D	12/23	GBP AMENDMENT					Drawing Number		Rev	
												11951/GP28		D	
												BD: BD 2/9007/22 (TH)		FSD: FP 8/31613 <S>	



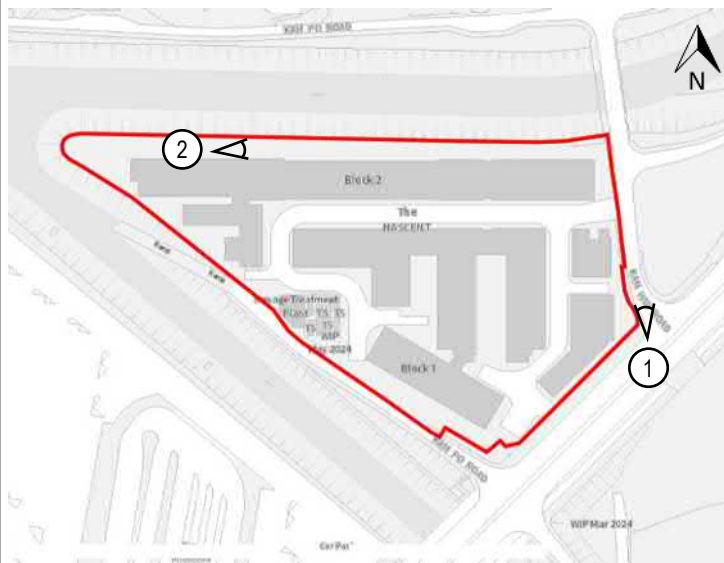
<div>Client</div> <div><div></div><div><div>新界社團聯會社會服務基金</div><div>New Territories Association of Societies (Community Services) Foundation</div><div>香港電話編號: 916455</div></div></div>	<div>Building Services Engineer</div> <div><div></div></div>	<div>Architect</div> <div><div></div><div>ARCHITECTS PLANNERS DESIGNERS Lewelyn-Davies Hong Kong Ltd</div></div>	<div>Structural Engineer</div> <div><div></div><div>黃鄭顧問工程師有限公司</div></div>	<div>Landscape Consultant</div> <div><div></div><div>SCENIC Landscape Studio Limited</div></div>		<div>Rev</div> <div>A</div> <div>09/22</div> <div>GBP AMENDMENT</div> <div>Chk'd</div> <div>App'd</div>	<div>Project</div> <div>MIC TRANSITIONAL HOUSING PROJECT AT LOT 2160 RP (PART) IN D.D. 106 AND ADJOINING GOVERNMENT LAND IN KAM TIN, YUEN LONG, NEW TERRITORIES.</div>	<div>Title</div> <div>PLANS, SECTION & ELEVATIONS (E&M BLOCK)</div>	<div>Designed</div> <div>T.C.</div> <div>Dwg check</div> <div>T.C.</div>	
						<div>Drawn</div> <div>HO</div> <div>Approved</div> <div>V.L.</div>			<div>Scale</div> <div>1:100(A0)</div> <div>Date</div> <div>2022/01</div>	
						<div>Drawing Number</div> <div>11951/GP29</div> <div>Rev</div> <div>D</div>			<div>BD:</div> <div>BD 2/9007/22 (TH)</div> <div>FSD:</div> <div>FP 8/31613 <S></div>	



Client	<div><div>新界社團聯會社會服務基金 New Territories Association of Societies (Community Services) Foundation 註冊編號: 616466</div></div>	<div></div>	<div><div>ARCHITECTS PLANNERS DESIGNERS Llewelyn-Davies Hong Kong Ltd</div></div>	<div><div>CONSULTING ENGINEERS LIMITED 黃鄭顧問工程師有限公司</div></div>	<div><div>SCENIC Landscape Studio Limited</div></div>	<div><table><tr><th>Rev</th><th>Date</th><th>Description</th><th>Chk'd</th><th>App'd</th></tr><tr><td>A</td><td>09/22</td><td>GBP AMENDMENT</td><td></td><td></td></tr><tr><td>B</td><td>04/23</td><td>GBP AMENDMENT</td><td></td><td></td></tr><tr><td>C</td><td>08/23</td><td>GBP AMENDMENT</td><td></td><td></td></tr><tr><td>D</td><td>12/23</td><td>GBP AMENDMENT</td><td></td><td></td></tr></table></div>	Rev	Date	Description	Chk'd	App'd	A	09/22	GBP AMENDMENT			B	04/23	GBP AMENDMENT			C	08/23	GBP AMENDMENT			D	12/23	GBP AMENDMENT			<div>Project MIC TRANSITIONAL HOUSING PROJECT AT LOT 2160 RP (PART) IN D.D. 106 AND ADJOINING GOVERNMENT LAND IN KAM TIN, YUEN LONG, NEW TERRITORIES.</div>	<div>Title PLANS, SECTIONS & ELEVATIONS (SEWAGE TREATMENT PLANT)</div>	<div>Designed</div>	<div>T.C.</div>	<div>Dwg check</div>	<div>T.C.</div>
							Rev	Date	Description	Chk'd	App'd																										
							A	09/22	GBP AMENDMENT																												
							B	04/23	GBP AMENDMENT																												
							C	08/23	GBP AMENDMENT																												
D	12/23	GBP AMENDMENT																																			
<div>Drawn</div>	<div>HO</div>	<div>Approved</div>	<div>V.L.</div>																																		
<div>Scale 1:100(A0)</div>		<div>Date 2022/01</div>																																			
<div>Drawing Number 11951/GP30</div>		<div>Rev D</div>																																			
<div>BD: BD 2/9007/22 (TH)</div>		<div>FSD: FP 8/31613 <8></div>																																			

Appendix 3

Site Photos



Compliance with Approval Condition (a) – No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period



Compliance with Approval Condition (g) – The implemented drainage facilities on the site shall be maintained at all times during the planning approval period

Legend:



Application Site
(For identification Only)



PLAN PLUS 思顧
CONSULTANCY 雋問

Figure Title:
Photos Showing Compliance with Approval Conditions (a) and (g)

Project No.:
PPC-PLG-10164

Project: Section 16 Application for Renewal of Planning Approval under Application No. A/YL-KTS/899 for Temporary Transitional Housing Development for a Period of Three Years at Lot 2160 RP in D.D. 106 and Adjoining Government Land in Kam Tin, Yuen Long, New Territories		
Appendix: 3	Scale: N/A	Date: 30.5.2024

Appendix 5

Compliance with Approval Conditions (b) & (d) – Submission of a Run-in/out Proposal at Kam Wui Road &
Submission of a Footpath Proposal along Kam Wui Road

規 劃 署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中環大廈 22 樓 2202 室



Planning Department

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference :
本署檔號 Our Reference : TPB/A/YL-KTS/899
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074/ 3168 4075

14 July 2022

Dear Sir/ Madam,

Submission for Compliance with Approval Conditions
(b) - The Submission of a Run-in/out Proposal at Kam Wui Road
(d) - The Submission of a Footpath Proposal along Kam Wui Road

**Proposed Temporary Transitional Housing Development
for a Period of 3 Years in "Comprehensive Development Area" Zone,
Lot 2160 RP in D.D. 106 and Adjoining Government Land, Kam Tim, Yuen Long**
(Application No. A/YL-KTS/899)

I refer to your submission dated 16.6.2022 for compliance with the captioned approval condition. The relevant departments have been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with.
- ☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries on the departmental comments, please contact Miss. TAM King Chi, Christine (Tel: 2762 4185) of Highways Department and Mr. Phil CAI (Tel: 2399 2421) of Transport Department directly.

Yours faithfully,

(Anthony LUK)

District Planning Officer/
Fanling Sheung Shui & Yuen Long East
Planning Department

C.C.

CHE/NTW, HyD

C for T

(Attn.: Mr. WONG Kong-Yeung)

(Attn.: Mr. Phil CAI)

Internal

CTP/TPB

AL/CP/VP/jn

Appendix 6

Compliance with Approval Conditions (c) & (e) – Implementation of the Run-in/out Proposal at Kam Wui Road &
Implementation of the Footpath Proposal along Kam Wui Road

規 劃 署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中染大廈 22 樓 2202 室

**Planning Department**

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference :
本署檔號 Our Reference : TPB/A/YL-KTS/899
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074/ 3168 4075

8 March 2024

Dear Sir/ Madam,

Submission for Compliance with Approval Conditions

- (c) - The Implementation of the Run-in/out Proposal at Kam Wui Road
(e) - The Implementation of the Footpath Proposal along Kam Wui Road

**Proposed Temporary Transitional Housing Development
for a Period of 3 Years in "Comprehensive Development Area" Zone,
Lot 2160 RP in D.D. 106 and Adjoining Government Land, Kam Tim, Yuen Long
(Application No. A/YL-KTS/899)**

I refer to your submission dated 6.3.2024 for compliance with the captioned approval conditions. The relevant departments have been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied with.**
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with.** Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition **has not been complied with.** Please find detailed departmental comments in *Appendix*.

Should you have any queries on the captioned condition, please contact Mr. Stanley CHOI (Tel: 2762 4905) of Highways Department and Mr. Phil CAI (Tel: 2399 2421) of Transport Department directly.

Yours faithfully,

(K W N G)

District Planning Officer/
Fanling Sheung Shui & Yuen Long East
Planning Department

- 2 -

C.C.
CHE/NTW, HyD
C for T

(Attn.: Mr. Windsor CHENG / Mr. Stanley CHOI)
(Attn.: Mr. Phil CAI)

Internal
CTP/TPB

KWN/CKF/CP/ym

Appendix 7

Compliance with Approval Condition (f) – Implementation of the Drainage Proposal

規 劃 署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中染大廈 22 樓 2202 室



Planning Department

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/E, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference :
本署檔號 Our Reference : TPB/A/YL-KTS/899
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074/ 3168 4075

18 December 2023

Dear Sir/ Madam,

**Submission for Compliance with Approval Condition
(f) - The Implementation of the Drainage Proposal**

**Proposed Temporary Transitional Housing Development
for a Period of 3 Years in "Comprehensive Development Area" Zone,
Lot 2160 RP in D.D. 106 and Adjoining Government Land, Kam Tim, Yuen Long
(Application No. A/YL-KTS/899)**

I refer to your submission dated 30.11.2023 for compliance with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied with**. Please find detailed departmental comments in *Appendix*.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition **has not been complied with**. Please find detailed departmental comments in *Appendix*.

Should you have any queries on the departmental comments, please contact Mr. Jeff TSE (Tel: 2300 1627) of Drainage Services Department directly.

Yours faithfully,

(Anthony LUK)

District Planning Officer/
Fanling Sheung Shui & Yuen Long East
Planning Department

- 2 -

c.c.
CE/MN, DSD

(Attn.: Mr. Jeff TSE)

Internal
CTP/TPB

AL/CKF/CP/ym

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

Please be reminded to maintain all the drainage facilities on site in good condition and ensure that the proposed development would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc. The applicant is required to rectify the drainage system at their own expense to the satisfaction of the government parties concerned if they are found to be inadequate or ineffective during operation.

Appendix 8

Compliance with Approval Condition (h) – Submission of a Contamination Assessment Plan and Remediation
Action Plan



來函檔號 Your Reference :
本署檔號 Our Reference : TPB/A/YL-KTS/899
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074/ 3168 4075

27 June 2022

Dear Sir/ Madam,

Submission for Compliance with Approval Condition (h)
- The Submission of a Contamination Assessment Plan and Remediation Action Plan
Proposed Temporary Transitional Housing Development
for a Period of 3 Years in “Comprehensive Development Area” Zone,
Lot 2160 RP in D.D. 106 and Adjoining Government Land, Kam Tim, Yuen Long
(Application No. A/YL-KTS/899)

I refer to your submission dated 20.6.2022 for compliance with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied with.**
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with.** Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition **has not been complied with.**

Should you have any queries on the departmental comments, please contact Ms. Ming HE (Tel: 2835 2390) of Environmental Protection Department directly.

Yours faithfully,

(Anthony LUK)

District Planning Officer/
Fanling Sheung Shui & Yuen Long East
Planning Department

Appendix 9

Compliance with Approval Condition (i) – Implementation of the Remedial Actions prior to Commencement of Construction for the Contaminated Areas

規 劃 署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路388號
中染大廈22樓2202室



Planning Department

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference :
本署檔號 Our Reference : TPB/A/YL-KTS/899
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074/ 3168 4075

13 July 2022

Dear Sir/ Madam,

**Submission for Compliance with Approval Condition (i)
- The Implementation of the Remedial Actions Prior to Commencement
of Construction for the Contaminated Areas**

**Proposed Temporary Transitional Housing Development
for a Period of 3 Years in "Comprehensive Development Area" Zone,
Lot 2160 RP in D.D. 106 and Adjoining Government Land, Kam Tim, Yuen Long
(Application No. A/YL-KTS/899)**

I refer to your submission dated 30.6.2022 for compliance with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied with.**
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with.** Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition **has not been complied with.**

Should you have any queries on the departmental comments, please contact Ms. Ming HE (Tel: 2835 2390) of Environmental Protection Department directly.

Yours faithfully,

(Anthony LUK)
District Planning Officer/
Fanling Sheung Shui & Yuen Long East
Planning Department

- 2 -

C.C.
D of EP

(Attn.: Ms. Ming HE)

Internal
CTP/TPB

AL/CP/vp

Appendix 10

Compliance with Approval Condition (j) – Submission of a Proposal for Water Supplies for Fire-Fighting and
Fire Service Installations

規 劃 署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中染大廈 22 樓 2202 室



Planning Department

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函編號 Your Reference :
本署檔號 Our Reference : TPB/A/YL-KTS/899
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074/3168 4075

12 August 2022

Dear Sir/ Madam,

Submission for Compliance with Approval Condition (i)
- The Submission of a Proposal for Water Supplies for Fire-fighting and
Fire Service Installations

Proposed Temporary Transitional Housing Development
for a Period of 3 Years in "Comprehensive Development Area" Zone,
Lot 2160 RP in D.D. 106 and Adjoining Government Land, Kam Tim, Yuen Long
(Application No. A/YL-KTS/899)

I refer to your submission dated 3.8.2022 for compliance with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries on the departmental comments, please contact Mr. Wong Ho-yin (Tel: 2733 7737) of Fire Services Department directly.

Yours faithfully,

(Anthony LUK)

District Planning Officer/
Fanling Sheung Shui & Yuen Long East
Planning Department

- 2 -

c.c.

D of FS

(Attn.: Mr. WONG Ho-yin)

Internal

CTP/TPB

AL/CP/VP/jn

Appendix 11

Compliance with Approval Condition (k) – Provision of Water Supplies for Fire-Fighting and Fire Service Installations

規 劃 署

粉嶺·上水及元朗東規劃處
新界荃灣青山公路388號
中染大廈22樓2202室



Planning Department

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference :
本署檔號 Our Reference : TPB/A/YL-KTS/899
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074/ 3168 4075

25 January 2024

Dear Sir/ Madam,

Submission for Compliance with Approval Condition
(k) - The Provision of Water Supplies for Fire-Fighting and Fire Service Installations
Proposed Temporary Transitional Housing Development
for a Period of 3 Years in "Comprehensive Development Area" Zone,
Lot 2160 RP in D.D. 106 and Adjoining Government Land, Kam Tim, Yuen Long
(Application No. A/YL-KTS/899)

I refer to your submission dated 16.1.2024 for compliance with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with. Please find detailed departmental comments in *Appendix*.

Should you have any queries on the captioned condition, please contact Mr. CHEUNG Wing-hei (Tel: 2733 7737) of Fire Services Department directly.

Yours faithfully,

(K. W. NG)
District Planning Officer/
Fanling Sheung Shui & Yuen Long East
Planning Department

- 2 -

C.C.

D of FS

(Attn.: Mr. CHEUNG Wing-hei)

Internal

CTP/TPB

KWN/CP/ym

Date : 26 July 2024
Our Ref. : PPCL/PLG/10164/L002

Town Planning Board Secretariat,
15/F, North Point Government Offices,
333 Java Road, North Point,
Hong Kong

Attention: The Secretary of the Town Planning Board

By Email

Dear Sir/Madam,

Re: Application No. A/YL-KTS/1012

**Section 16 Application for Renewal of Planning Approval under Application No. A/YL-KTS/899
for Temporary Transitional Housing Development for a Period of Three Years
at Lot 2160 RP in D.D. 106 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories**

We refer to the captioned Section 16 Application submitted to the Town Planning Board on 19 July 2024 and comments from Fanling, Sheung Shui & Yuen Long East District Planning Office of the Planning Department.

We would like to provide below clarifications regarding the changes in development parameters as compared with the approved scheme under Application No. A/YL-KTS/899 and the approved GBP (i.e. adopted for current application).

1. The minor changes in site boundary and site area are due to the setting out of site boundary at the processing of land grant as required by Lands Department, which is regarded as a Class A amendment.
2. The reduction in plot ratio, GFA and site coverage of about 8.3%, 7.47% and 9.07% respectively are regarded as Class A amendments.
3. The increase of about 0.78% in the number of units does not exceed 10% of the approved provision, thus it is considered as a Class A amendment.
4. The reduction in the number of residential blocks and the changes in building form and internal layout should be considered Class A amendments as the concerned building blocks are not the subject of environmental mitigation measures.
5. For the reduction in building height for the Amenity and E/M Building, the reduction in absolute building height and number of storeys is in accordance with the Class A amendment.
6. For the 1-storey E/M Building, there is no change in the number of storeys. The increase of 16.1% in absolute building height is considered a Class A amendment as there is no maximum building height specified as an approval condition of the planning permission under Application No. A/YL-KTS/899 and it is not exceeding the building height restrictions on the extant statutory plan.

7. The increase of about 2.8% and 5.7% respectively in greenery coverage and open space area are considered as Class A amendments.

Besides, we would like to supplement the absolute building heights of the non-domestic structures as follows:

- Amenity & E/M Building: 7.7m
- 1-storey E/M Building: 5.275m
- Sewerage Treatment Plant: 5.55m

Should you have any queries, please do not hesitate to contact our Miss Natalie Wong or the undersigned

Yours faithfully,
For and on behalf of
PlanPlus Consultancy Limited

p.p.



Kennith Chan
Managing Director

c.c. - Housing Bureau – by email (attn: Mr. Max WONG and Mr. Edward NG)
- FSYLE DPO – by email (attn: Mr. Christopher PANG and Mr. MO Ying Yeung)
- The Applicant – by email

Date : 30 August 2024
Our Ref. : PPCL/PLG/10164/L003

Town Planning Board Secretariat,
15/F, North Point Government Offices,
333 Java Road, North Point,
Hong Kong

Attention: The Secretary of the Town Planning Board

By Email and Hand

Dear Sir/Madam,

Planning Application No. A/YL-KTS/1012

**Section 16 Application for Renewal of Planning Approval for
Temporary Transitional Housing Development for a Period of Three Years
at Lot 2160 RP in D.D. 106 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories**

Submission for Further Information 1

We refer to the departmental comments received via Fanling, Sheung Shui and Yuen Long East District Planning Office, Planning Department in respect of the captioned application and hereby submit 4 hardcopies of Further Information ("FI") for the Town Planning Board's consideration.

Please kindly find appended the following documents for your onward processing:

- Responses-to-Comments Table
- Annex 1 – Certificates of Fire Service Installation and Equipment
- Annex 2 – Site photos showing the existing drainage facilities at the Application Site
- Annex 3 – Landscape Layout Plan

Should you have any queries, please do not hesitate to contact our Miss Natalie Wong or the undersigned

Yours faithfully,
For and on behalf of
PlanPlus Consultancy Limited

p.p.



Kennith Chan
Managing Director

Encl. As above

- c.c. - Housing Bureau – by email (attn: Mr. Max WONG and Mr. Edward NG)
- FSYLE DPO – by email (attn: Mr. Christopher PANG and Mr. MO Ying Yeung)
- The Applicant – by email

**Section 16 Application for Renewal of Planning Approval for
Temporary Transitional Housing Development for a Period of Three Years
at Lot 2160 RP in D.D. 106 and Adjoining Government Land,
Kam Tin, Yuen Long, New Territories**

Planning Application No. A/YL-KTS/1012

Further Information 1

August 2024

Reference : PPCL-PLG-10164

Responses-to-Comments

Item	Departmental Comments	Applicant's Responses
1. Comments from the Environment Protection Department received on 19.8.2024		
	It is noted that the development layout of the proposed development was changed comparing with the approved scheme under the last previous application No. A/YL-KTS/899. Please confirm the validity of the findings and conclusion of the Environmental Assessment and Sewerage Impact Assessment for the previous planning application No. A/YL-KTS/899.	The current application is for renewal of the planning application previously approved by the Town Planning Board. The changes in the development parameters do not have implications on the environmental impact. Hence, the findings and conclusions of the Environmental Assessment and Sewerage Impact Assessment previously submitted for application No. A/YL-KTS/899 would remain valid.
2. Comments from the Fire Services Department received on 19.8.2024		
	The following supplementary information shall be submitted for our further consideration: i. Full set of valid F.S. 251(s) covering all the FSIs implemented on the application site.	Relevant certificates of Fire Service Installation and Equipment are attached in Annex 1 .
3. Comments from the Drainage Services Department received on 19.8.2024		
	The applicant is advised to submit records of the existing drainage facilities on site to the satisfaction of the Director of Drainage Services or of the Town Planning Board.	Site photos showing the existing drainage facilities are provided in Annex 2 .
4. Comments from the Urban Design and Landscape Section, Planning Department received on 22.8.2024		
	Noting that no landscape layout plan is provided, the applicant is advised to provide the latest landscape layout plan to reflect the current landscape layout so that impact on landscape planning aspect can be fully ascertained. Besides, amendment in the latest layout should be annotated for easy reference.	Noted. The latest landscape layout plan has been reviewed based on the architectural scheme (GBP) and the as-built situation. Although the layout has been revised, the landscape design and components are largely the same as compared to the previously approved scheme in terms of their landscape and recreational opportunities for the residents. The latest landscape layout plan is provided in Annex 3 .

Annex 1

Certificates of Fire Service Installation and Equipment

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:

消防處檔號

Serial Number

10574000298

Name of Client 顧客姓名

恒莆社區食堂有限公司

Address 地址

新界元朗 錦匯路 門牌 18 恒莆新苑區新社聯綜合服務大樓地下社區食堂



Type of Building 樓宇類型:

☐

Industrial 工業

☐

Commercial 商業

☐

Domestic 住宅

☐

Composite 綜合

☒

Licensed premises 持牌處所

☐

Institutional 社團

Part 1 Annual Maintenance ONLY

第一部 只適用於年檢事項

In accordance with Regulation 8(b) of the Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)

Part 2 第二部 Installation / Modification / Repair / Inspection works 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)
28	Sprinkler System	食堂	New Installed Sprinkler head x 7 nos.	Conforms to FSD requirements	06/06/2024
13	Fire Alarm System (MFA)	食堂	Relocated the Breakglass Unit x 5 nos.	Conforms to FSD requirements	06/06/2024

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述

Remark 備註

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized

Signature:

受權人簽署

Name:

姓名

Yam Po Wah

FSD/RC No.:

消防處註冊號碼

RC1 / 0574

RC2 / 0760

Company Name:

公司名稱

盛億消防發展工程有限公司

Telephone:

聯絡電話

39968462

Date:

日期

13/06/2024



For FSD use only

Inspected

Key-in

Verified

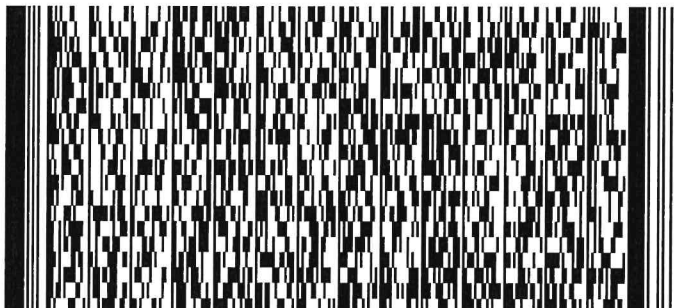
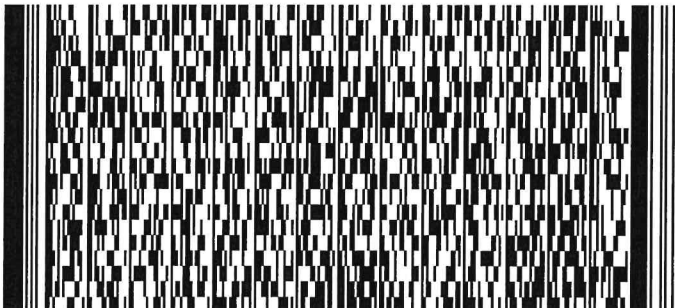
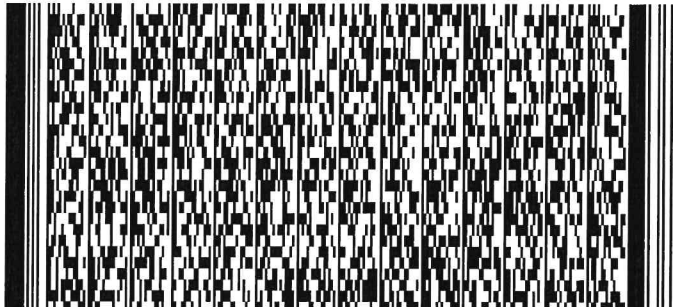
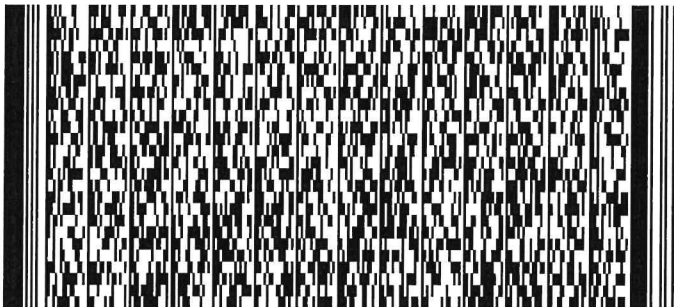
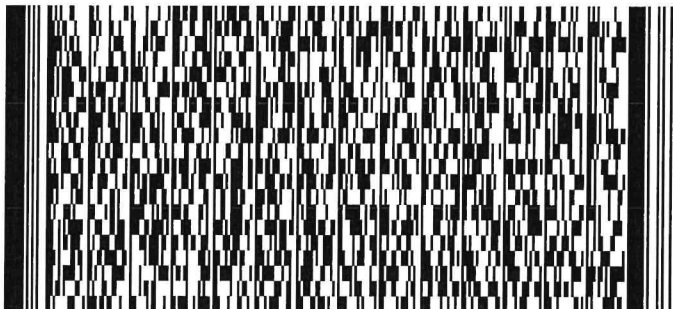
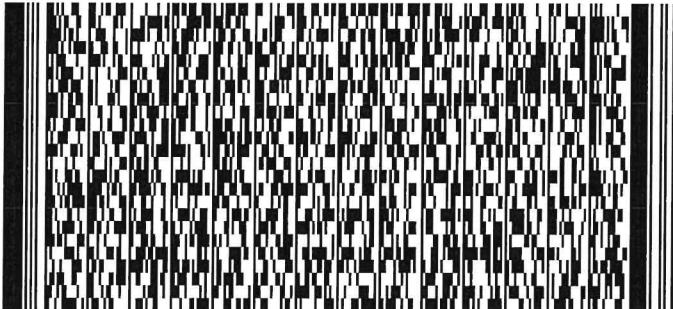
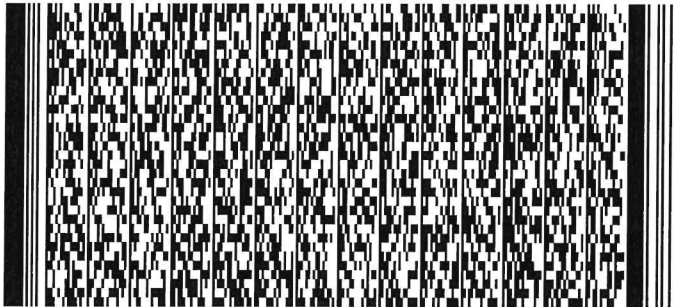
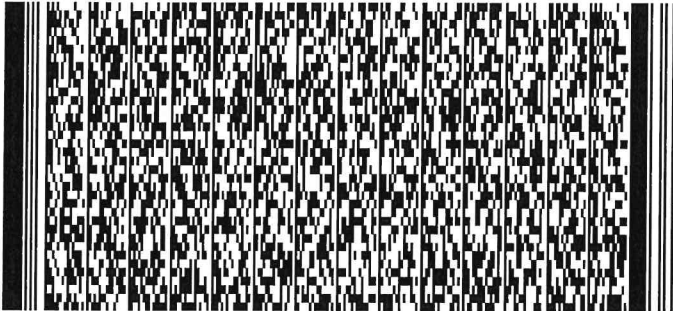


Serial Number

10574 000298

Name of Client 顧客姓名

恒莆社區食堂有限公司



FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:

消防處檔號

Serial Number

10574 000337

Name of Client 顧客姓名

恒莆社區食堂有限公司

Address 地址

新界元朗 錦匯路 門牌 18 恒莆新苑區新社聯綜合服務大樓地下社區食堂

Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☒ Licensed premises 持牌處所 ☐ Institutional 社團**Part 1 Annual Maintenance ONLY****第一部 只適用於年檢事項**

In accordance with Regulation 8(b) of the Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)

Part 2 第二部 Installation / Modification / Repair / Inspection works 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)
28	Sprinkler System	食堂	New Installed Sprinkler head x 5 nos.	Conforms to FSD requirements	13/07/2024

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述

Remark 備註

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本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized

Signature:

受權人簽署

Name:

姓名

Yam Po Wah

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

Telephone:

聯絡電話

Date:

日期

RC1 / 0574 RC2 / 0760

盛億消防發展工程有
限公司

39968462

19/07/2024

For FSD
use only

Inspected

Key-in

Verified

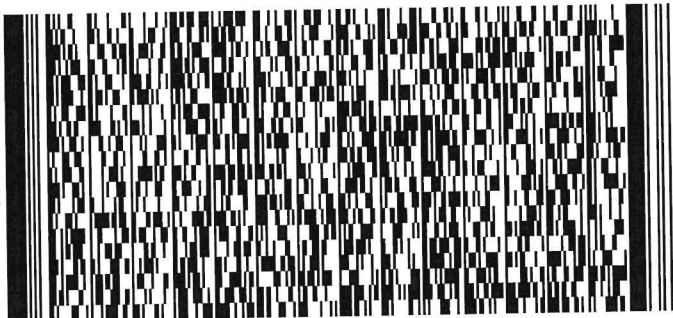
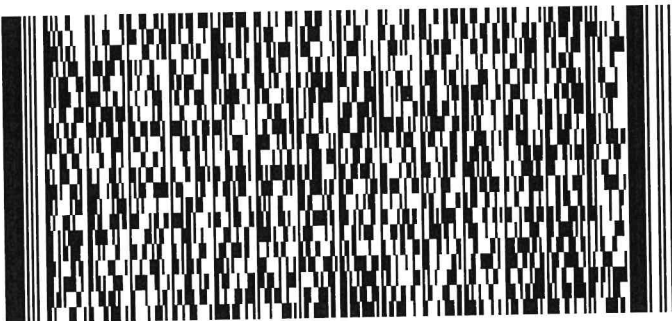
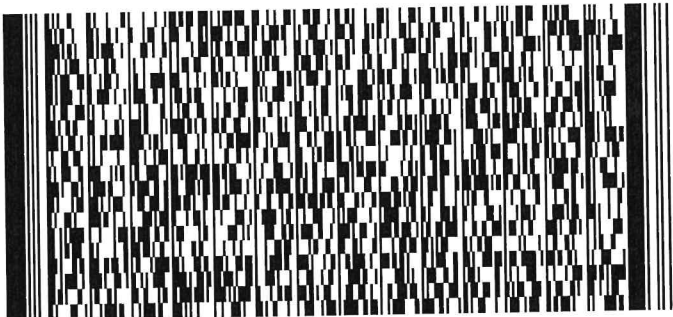
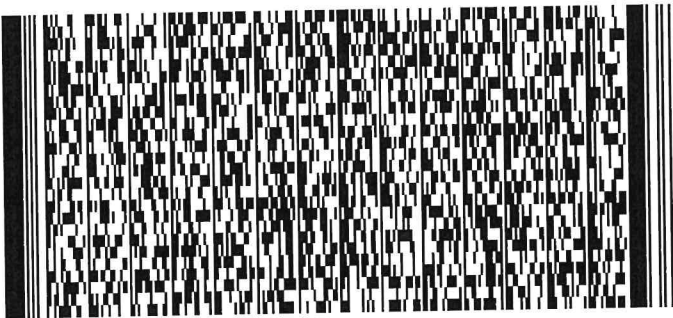
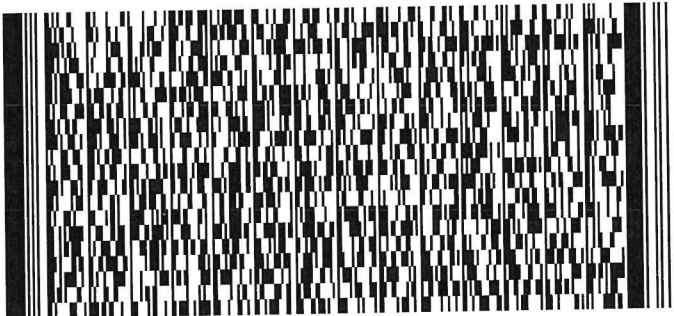
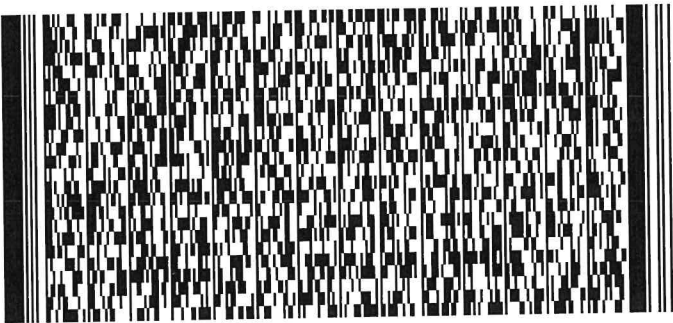
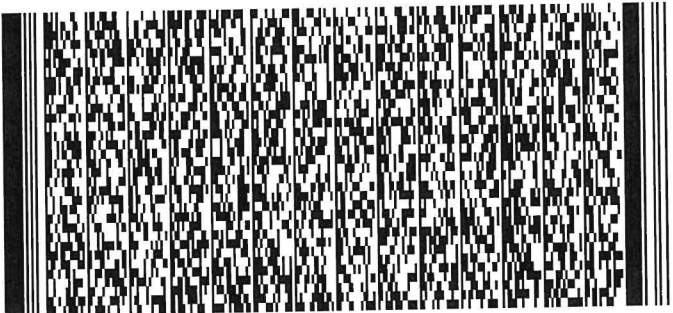
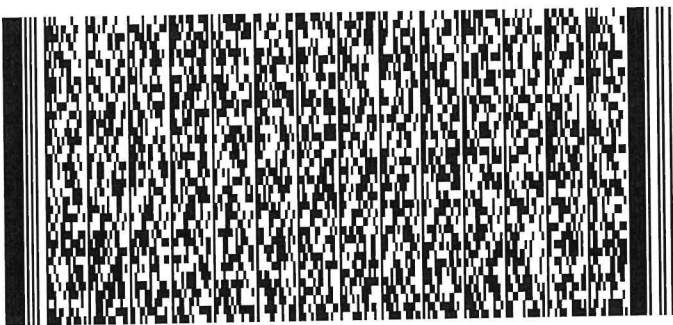


Serial Number

10574 000337

Name of Client 顧客姓名

恒莆社區食堂有限公司



Serial No. : L002287



FIRE SERVICES DEPARTMENT

HONG KONG

DATE : 04/01/2024

OUR REF. : FP 19/31181

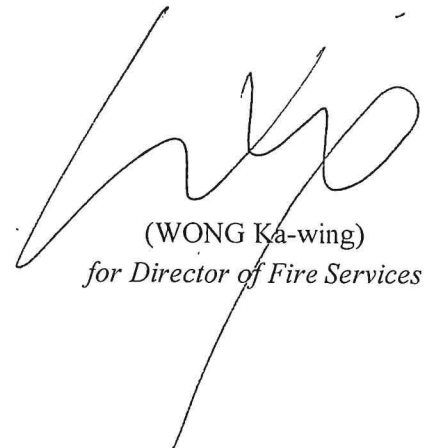
YOUR REF. :

Fire Service Installations and Equipment at:-

Lot 2160 RP (Part) in D.D. 106 & Adjoining Government Land, Kam Tin, Yuen Long, N.T. – Lot 2160 RP (Part) in D.D. 106 & Adjoining Government Land

(A transitional housing development comprising two 4-storey domestic buildings (with open kitchen), one 2-storey amenity building, one single-storey E&M building, one single-storey ancillary sewage treatment plant room)

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 19/12/2023.



(WONG Ka-wing)
for Director of Fire Services

c/o

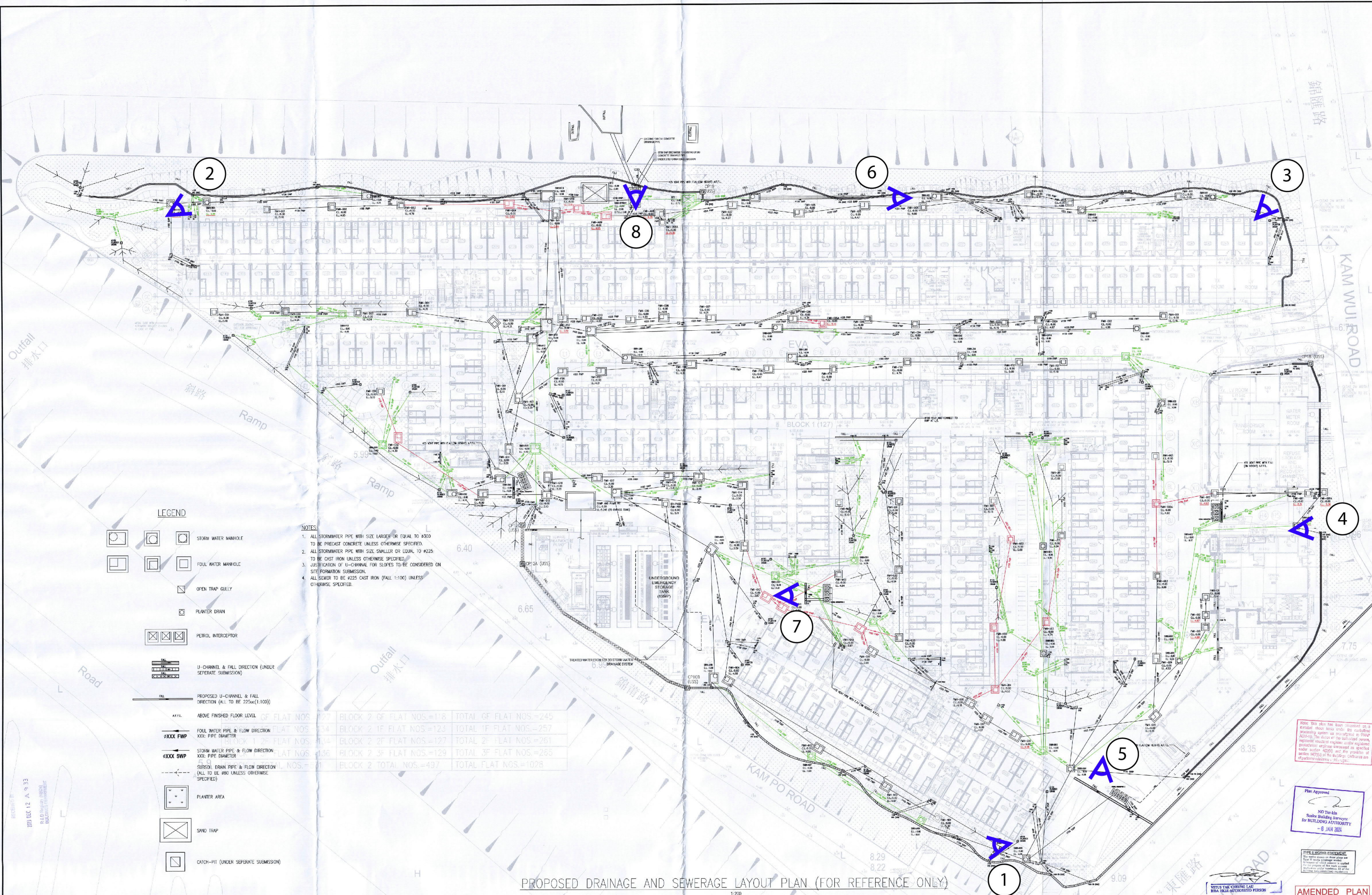
c.c.

c.c.



Annex 2

Site Photos of Existing Drainage Facilities at the Application Site



LEGEND

- STORM WATER MANHOLE
- FOUL WATER MANHOLE
- OPEN TRAP GULLY
- PLANTER DRAIN
- PERCOL INTERCEPTOR
- U-CHANNEL & FALL DIRECTION (UNDER SEPARATE SUBMISSION)
- PROPOSED U-CHANNEL & FALL DIRECTION (ALL TO BE 225x1100)
- ABOVE FINISHED FLOOR LEVEL
- FOUL WATER PIPE & FLOW DIRECTION
XXXX PIPE DIAMETER
- STORM WATER PIPE & FLOW DIRECTION
XXXX PIPE DIAMETER
- SURFICIAL DRAIN PIPE & FLOW DIRECTION
(ALL TO BE 400 UNLESS OTHERWISE SPECIFIED)
- PLANTER AREA
- SAND TRAP
- CATCH-PIT (UNDER SEPARATE SUBMISSION)

NOTES

- ALL STORMWATER PIPE WITH SIZE LARGER OR EQUAL TO 300 TO BE PRECAST CONCRETE UNLESS OTHERWISE SPECIFIED.
- ALL STORMWATER PIPE WITH SIZE SMALLER OR EQUAL TO 225 TO BE CAST IRON UNLESS OTHERWISE SPECIFIED.
- JUSTIFICATION OF U-CHANNEL FOR SLOPES TO BE CONSIDERED ON SITE FORMATION SUBMISSION.
- ALL SEWER TO BE 425 CAST IRON (FALL 1:100) UNLESS OTHERWISE SPECIFIED.

GF FLAT NOS. 127	BLOCK 2 GF FLAT NOS.=118	TOTAL GF FLAT NOS.=245
1F FLAT NOS. 134	BLOCK 2 1F FLAT NOS.=123	TOTAL 1F FLAT NOS.=257
2F FLAT NOS. 141	BLOCK 2 2F FLAT NOS.=127	TOTAL 2F FLAT NOS.=261
3F FLAT NOS. 136	BLOCK 2 3F FLAT NOS.=129	TOTAL 3F FLAT NOS.=265
4F FLAT NOS. 131	BLOCK 2 4F FLAT NOS.=124	TOTAL 4F FLAT NOS.=258
BLOCK 2 TOTAL NOS.=497		TOTAL FLAT NOS.=1028

PROPOSED DRAINAGE AND SEWERAGE LAYOUT PLAN (FOR REFERENCE ONLY)

Rev	Date	Description	CHK'd	App'd
A	17/08	GENERAL REVISION	NYF	CT
C	30/09	BD AMENDMENT NO.2	NYF	CT
D	14/11	BD AMENDMENT NO.3	NYF	CT
E	01/05	BD AMENDMENT NO.4	NYF	CT
F	28/08	BD AMENDMENT NO.5	NYF	CT
G	10/23	BD AMENDMENT NO.6	NYF	CT
H	12/23	BD AMENDMENT NO.7	NYF	CT

Project
MIC TRANSITIONAL HOUSING
PROJECT AT LOT 2160 RP (PART)
IN D.D. 106 AND ADJOINING
GOVERNMENT LAND IN KAM TIN,
YUEN LONG, NEW TERRITORIES.

Title
PROPOSED DRAINAGE AND
SEWERAGE LAYOUT PLAN

Designed	CCY	Dwg check	CCY
Drawn	CKCT	Approved	EL
Scale	1:200	Date	2023/12
Drawing Number	ED/001	Rev	H
BD	ED 4/9007/22 (TH)	FSD	



1



2



3



4



5



U-channel next to car parking

6



U-channel next to the landscaping

7



U-channel next to EVA

8



Drainage pipe underneath connects to the outfall at Kam Tin River

Annex 3

Landscape Layout Plan

Date : 11 September 2024
Our Ref. : PPCL/PLG/10164/L004

Town Planning Board Secretariat,
15/F, North Point Government Offices,
333 Java Road, North Point,
Hong Kong

Attention: The Secretary of the Town Planning Board

By Email and Hand

Dear Sir/Madam,

Planning Application No. A/YL-KTS/1012

**Section 16 Application for Renewal of Planning Approval for
Temporary Transitional Housing Development for a Period of Three Years
at Lot 2160 RP in D.D. 106 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories**

Submission for Further Information 2

We refer to the departmental comments received via Fanling, Sheung Shui and Yuen Long East District Planning Office, Planning Department in respect of the captioned application and hereby submit 4 hardcopies of Further Information ("FI") for the Town Planning Board's consideration.

Please kindly find appended the following documents for your onward processing:

- Responses-to-Comments Table
- Annex 1 – Landscape Drawings
- Annex 2 – Flat Mix Plan with the Number of Units for Each Flat Type

We would also like to provide the supplement below information/ clarification in relation to the development.

- The estimated population is about 2,270 residents
- Occupation rate as of 31 August 2024: 878 units / 1028 units = about 85.4%
- The trees and implemented facilities on the Application Site will be maintained by the Applicant in good condition at all times.

Should you have any queries, please do not hesitate to contact our Miss Natalie Wong or the undersigned

Yours faithfully,
For and on behalf of
PlanPlus Consultancy Limited

p.p. 

Kennith Chan
Managing Director

Encl. As above

c.c. - Housing Bureau – by email (attn: Mr. Max WONG and Mr. Edward NG)
- FSYLE DPO – by email (attn: Mr. Christopher PANG and Mr. MO Ying Yeung)
- The Applicant – by email

**Section 16 Application for Renewal of Planning Approval for
Temporary Transitional Housing Development for a Period of Three Years
at Lot 2160 RP in D.D. 106 and Adjoining Government Land,
Kam Tin, Yuen Long, New Territories**

Planning Application No. A/YL-KTS/1012

Further Information 2

September 2024

Reference : PPCL-PLG-10164

Responses-to-Comments

Item	Departmental Comments	Applicant's Responses
1. Comments from the Urban Design and Landscape Section, Planning Department received on 5.9.2024		
	Noting that only one Landscape Master Plan is provided in FI which is insufficient for assessment from landscape planning perspective, the applicant is advised to provide the updated full set of landscape technical assessment (i.e. Landscape drawings, open space demarcation, tree information, etc.) to reflect the current scheme. Amendment in the latest layout should be annotated with full justifications for easy reference.	Noted. Landscape drawings are attached in Annex 1 .
2. Comments from the Fire Services Department received on 5.9.2024		
	The applicant is advised to submit a full set of F.S. 251(s) covering <u>all</u> the FSIs implemented on the application site for our further consideration.	<p>Referring to the FS certificates submitted in Further Information 1, please find the following clarifications for your information.</p> <ol style="list-style-type: none"> 1. The FS 172 for the whole project was issued by FSD on 4/1/2024; 2. Up to date, only G/F canteen has made minor amendment to FSI for the canteen and duly signed FS251 certificates for the canteen were already attached in the previously submitted Further Information 1; and 3. According to the FS 172 letter, FS annual inspection shall be carried on/before 18/12/2024 by FS maintenance contractor. After this annual inspection, the FS maintenance Contractor will issue the FS 251 certificate for the rest of the development. <p>As per the tele-conversation between FSD officer Mr. YUEN Tsz Fung (Sr Station Offr (Territorial Planning)2) and our project architect Mr. Tony Chan on 10.9.2024, FSD already acknowledged the above clarifications, and they had no further comments on the FS certificates previously submitted in Further Information 1.</p>

Annex 1

Landscape Drawings

Planning Application No. A/YL-KTS/1012 Renewal of
Planning Approval for Temporary Transitional Housing Development
for a Period of 3 Years, Lot 2160 RP in D.D. 106 and Adjoining
Government Land, Kam Tin, Yuen Long, New Territories

Landscape Master Plan

Annexes

Landscape Master Plan and
Tree Preservation Proposal

Planning Application No. A/YL-KTS/1012 Renewal of
Planning Approval for Temporary Transitional Housing Development
for a Period of 3 Years, Lot 2160 RP in D.D. 106 and Adjoining
Government Land, Kam Tin, Yuen Long, New Territories

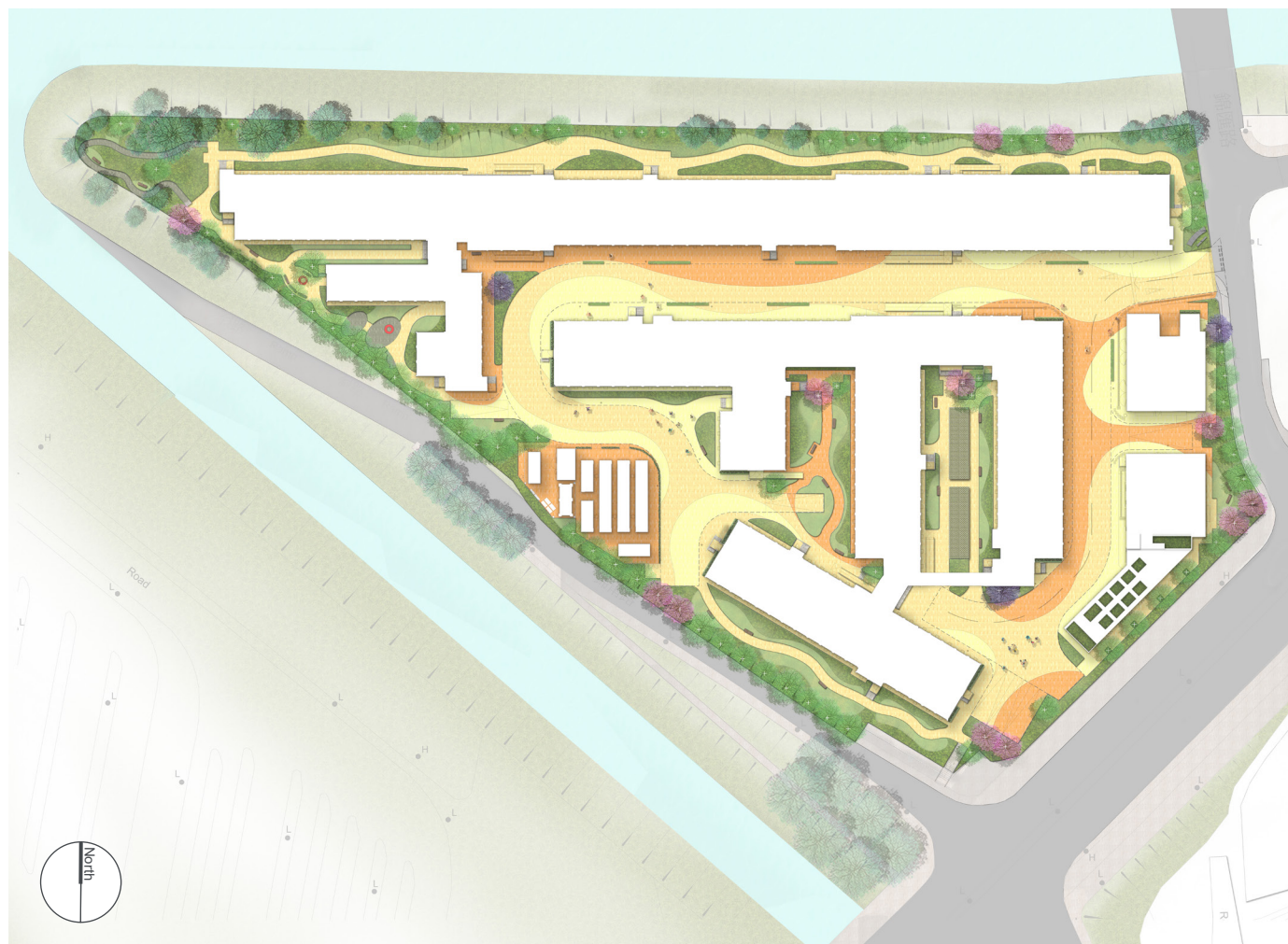
Landscape Master Plan

Annex I

Landscape Master Plan

Annex II

Comparison of Approved and Current Landscape Master Plan

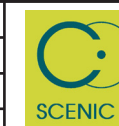


Landscape Master Plan: Current Scheme



Landscape Master Plan: Approved Scheme

SCALE	A.S.	DATE	Apr 2020
CHECKED	JBC	DRAWN	CL
FIGURE NO.	Figure 4.2		REV
			-





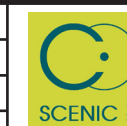
Landscape Master Plan: Approved Scheme

- A. Proposed buildings in the Approved Scheme occupied a larger footprint and the east west alignment and disposition of the proposed buildings reduced the potential for creating meaningful open space which was largely relegated to the peripheral areas with little relationship between interior and exterior communal spaces.
- B. Landscape Buffer areas preserved in the new layout to ensure the softening of views of the proposed architectural form and screen low level views of the development from adjacent pedestrian areas.
- C. Proximity of Domestic Blocks 4 to 6 to the northern boundary limited landscape treatment to buffer planting without pedestrian access.
- D. Building disposition limits the scope for creating planters with the central portion of the site. Limited planting opportunities with the central portion of the approved scheme.
- E. No vertical greening on the building facades.
- F. Green roof on the Sewage Treatment Plant to maximize green coverage however greenery does not contribute to the living environment for the future residents. Greenery in the Current Scheme relocated to GF wherever possible.
- G. Recreational Lawn, on the roof of the Amenity / E&M Block not convenient for the use by residents and overlooking Tung Wui Road.
- H. Recreational potential of the Courtyard Spaces limited to the Domestic Block 1 whereas the Proposed Scheme has sought distribute recreation space more evenly throughout the site.
- I. Design of the Western Pocket Garden relatively small without pedestrian access and/or seating.
- J. Pocket Garden to the south west of Domestic Block 1 created as a passive space with seating around the proposed lawn area.
- K. Community Gathering space combines functions near the amenity block.
- L. Decorative entrances to form a welcoming threshold at the point of arrival.
- M. Proposed compensatory trees 72 nos heavy standard sized trees. Tree planting largely limited to the periphery of the site in the landscape buffer areas.

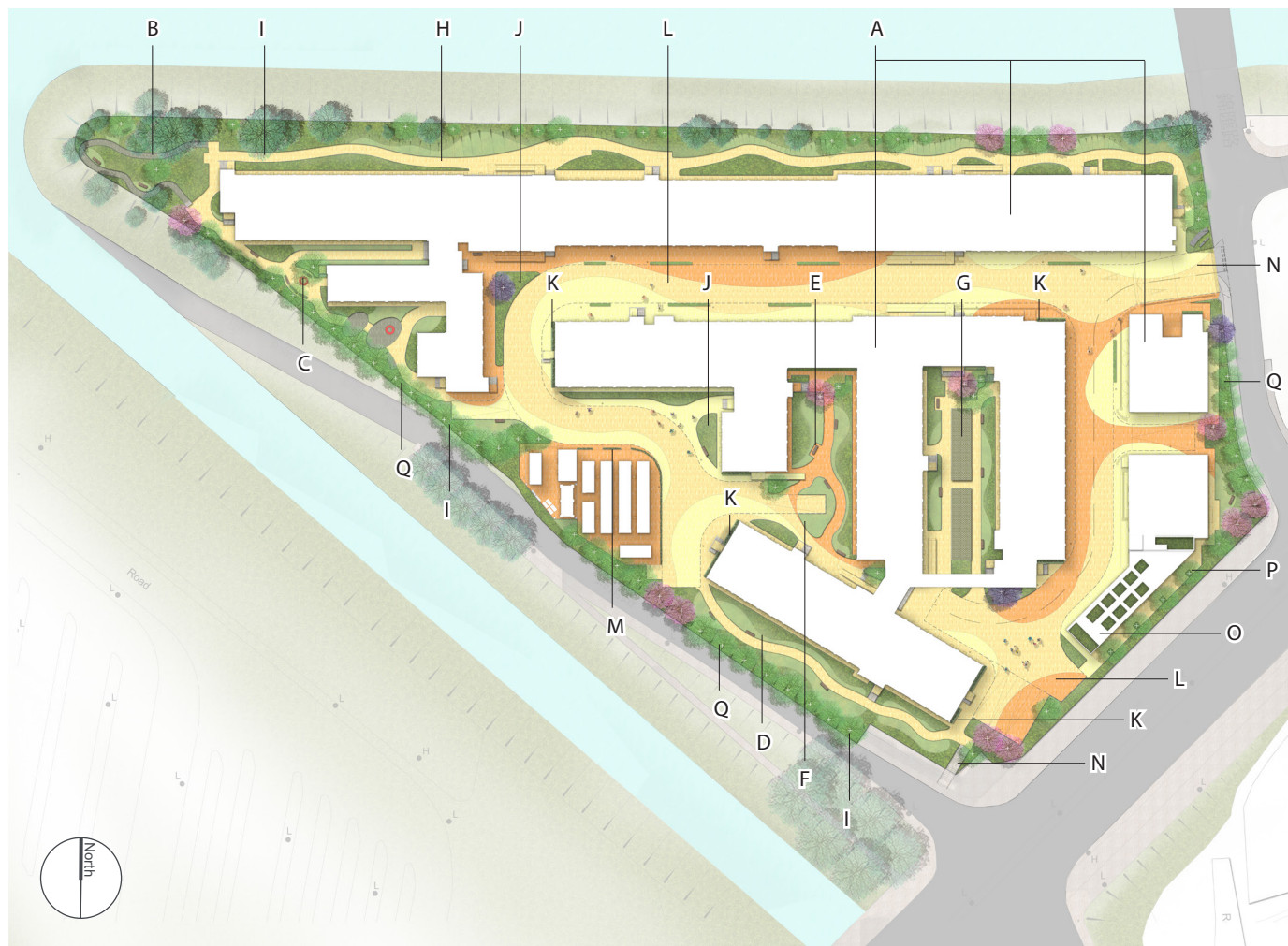
FIGURE TITLE Section 16 Planning Application for Proposed Minor Relaxation of Building Height Restriction for Permitted Educational Institution (Academic Complex) at 224 Waterloo Road, Kowloon Tong, Kowloon, for Hong Kong Baptist University

Landscape Master Plan Comparison with Approved Scheme

SCALE	A.S.	DATE	Apr 2020
CHECKED	JBC	DRAWN	CL
FIGURE NO.			REV
Figure 4.3			-



SCENIC Landscape Studio Limited
LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT



Landscape Master Plan: Current Scheme

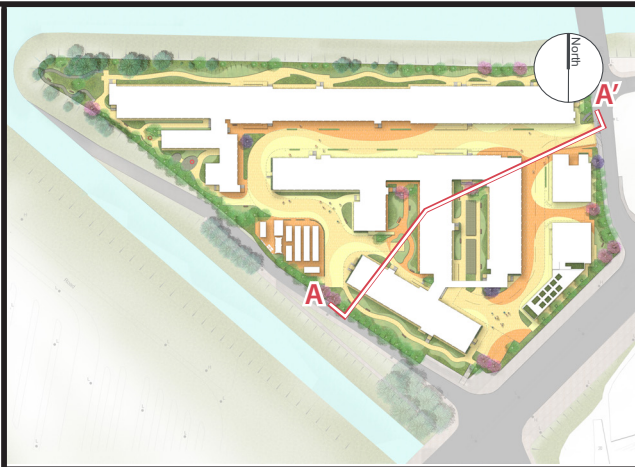
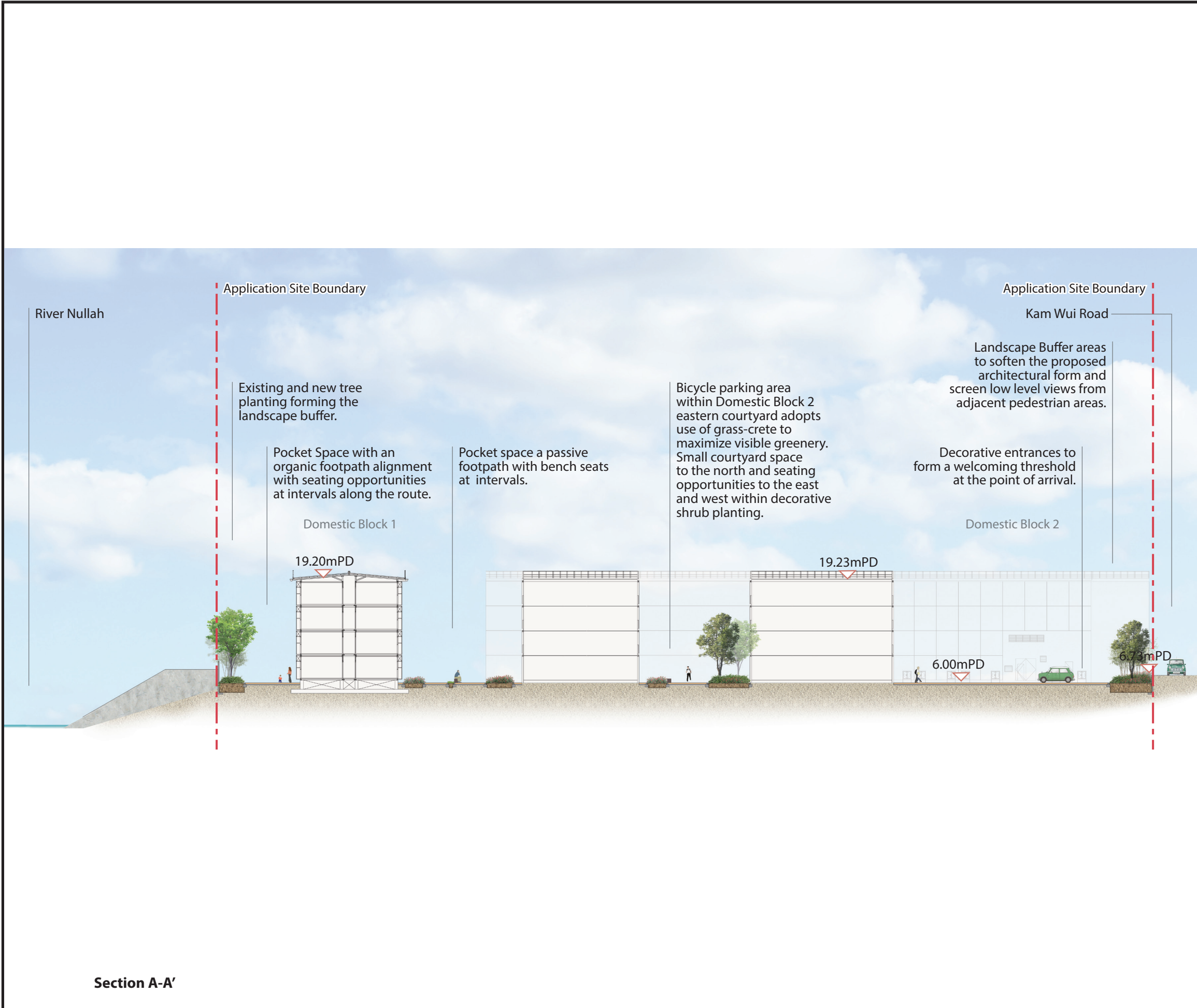
- A. As compared with the Approved Scheme (Application No. A/YL-KTS/899) the development parameters under the approved GBP are largely the same with minor changes in GFA, PR, SC and BH. The number of residential blocks were reduced and the building form and internal layout of both residential blocks and non-domestic blocks were revised during the detailed design stage to facilitate the operational needs of the transitional housing. The Sewage Treatment Plant was moved from the east of the site to the western side. The new layout for the buildings has sought to create more interaction between interior and exterior communal space and create a series of intimate courtyard gardens while also allowing for a pedestrian circuit around much of the periphery of the site. This layout is designed to create positive space.
- B. Design of the Western Pocket Garden enhanced and the area enlarged to provide more shaded seating opportunities and allow views of the Kam Tin River corridor.
- C. Pocket Garden layouts to the west of Domestic Block 2 enhanced with more seating and an informal exercise area. Passive garden areas extended east into the building footprint to form tranquil spaces for quiet contemplation.
- D. Pocket Garden to the south west of Domestic Block 1 created as a passive footpath with bench seats at intervals. Shrub planting at the side of building for residents’ privacy.
- E. Pocket Garden in central courtyard of Domestic Block 1 designed to create seating opportunities within a decorative landscape. Planting at the base of residential blocks for residents’ privacy.
- F. Recreational Lawn, moved to the ground floor landscape, designed as flexible open space with adjacent hard paved surface for residents’ use.
- G. Bicycle parking area (north – south alignment) within Domestic Block 2 eastern courtyard space created as part of sustainable transport initiative. Ground plane adopts use of grass-crete to maximize visible greenery. Small courtyard space to the north and seating opportunities to the east and west of the bicycle parking set within decorative shrub planting.
- H. Leisure Walk to the north of Domestic Block 2 created by moving the residential development south. Allows the creation of an organic footpath alignment with shade being provided by a combination of existing and proposed tree planting.
- I. Landscape Buffer areas preserved in the new layout to ensure the softening of views of the proposed architectural form and screen low level views of the development from adjacent pedestrian areas.
- J. New planting beds introduced to the internal circulation road to maximise the areas of visible greenery in internal views. This includes shrub planting at key locations and movable planters lining the carriageway where there is a dense network of underground utilities.
- K. New areas of vertical greening largely located where space allows at the gable ends of the wings of the two Domestic Blocks. Consists of a S/S wire trellis and the use of climbing plants.
- L. Decorative paving design flowing along the internal circulation roads and adjacent pedestrian paving design to break-up the apparent scale of the paved surfaces and blur the distinction between vehicular and pedestrian areas.
- M. New areas of vertical greening on the fence surrounding the Sewage Treatment Plant. Roof greening not possible on these structures owing to loading and maintenance concerns.
- N. Decorative entrances to form a welcoming threshold at the point of arrival.
- O. Community Garden on the roof of the Amenity Block designed to allow residents to practice growing plants.
- P. Tree planting relocated to avoid Highways non-building area alongside Tung Wui Road.
- Q. Proposed compensatory trees 72 nos. heavy standard plus 11 nos light standard sized trees. Where possible tree planting distributed throughout the site.

Planning Application No. A/YL-KTS/1012 Renewal of
Planning Approval for Temporary Transitional Housing Development
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Landscape Master Plan

Annex III

Sections



- LEGEND**
- Section Line
 - Application Site Boundary
 - Typical Levels
 - Proposed Buffer Tree / Bamboo Planting
 - Proposed Lawn Areas
 - Proposed Vehicular Access



FIGURE TITLE

Proposed Temporary Transitional Housing Development at Kam Tin, Yuen Long

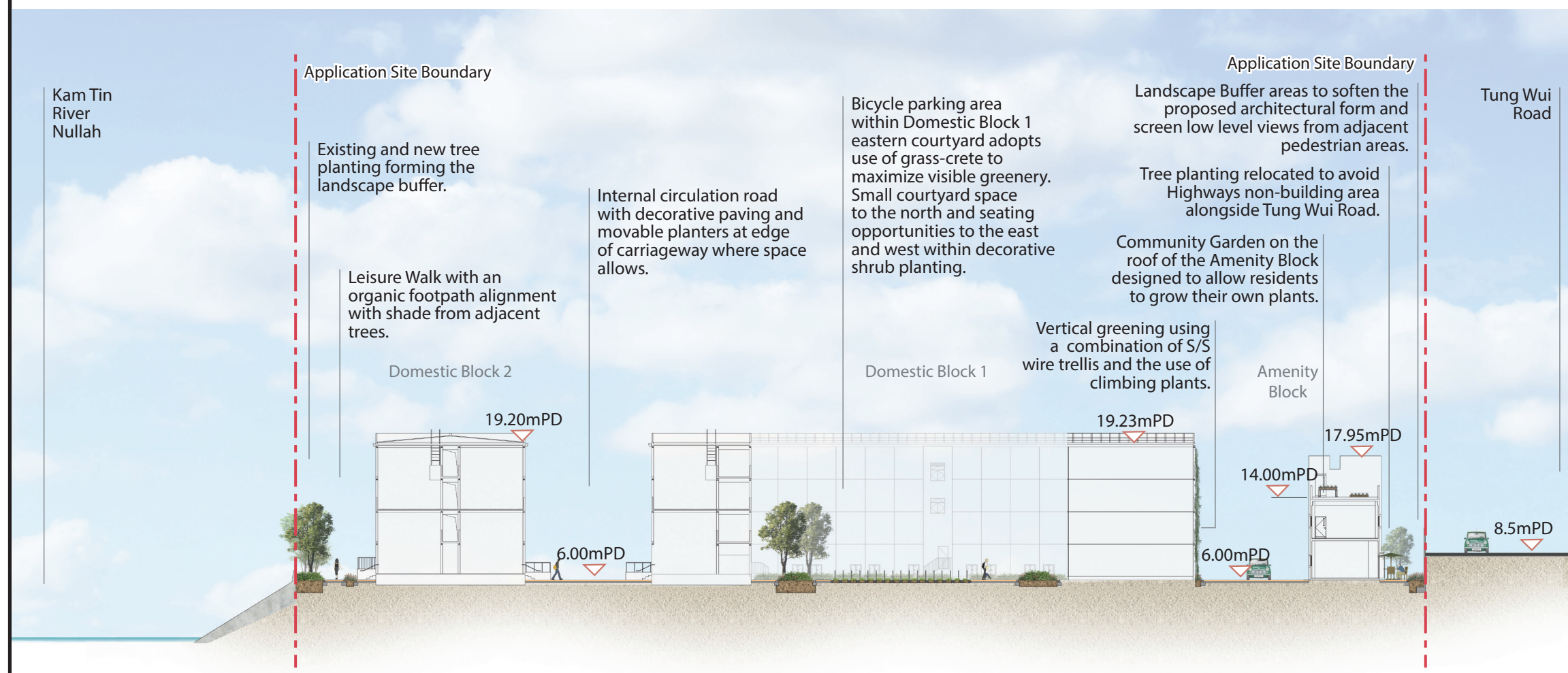
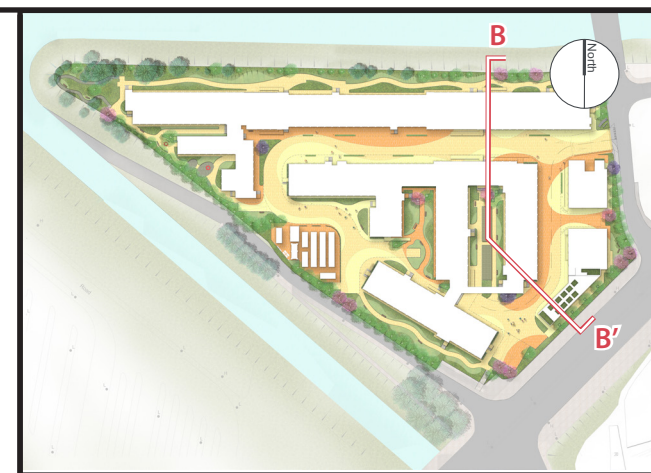
Landscape Section A-A'

SCALE	A.S.	DATE	Sep 2024
CHECKED	JBC	DRAWN	WZ
FIGURE NO.	Figure 5.1		REV
			C



Section B1-B1'

Section B2-B2'

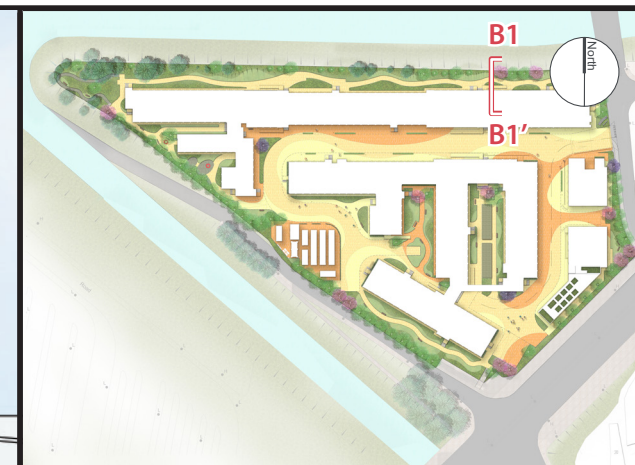
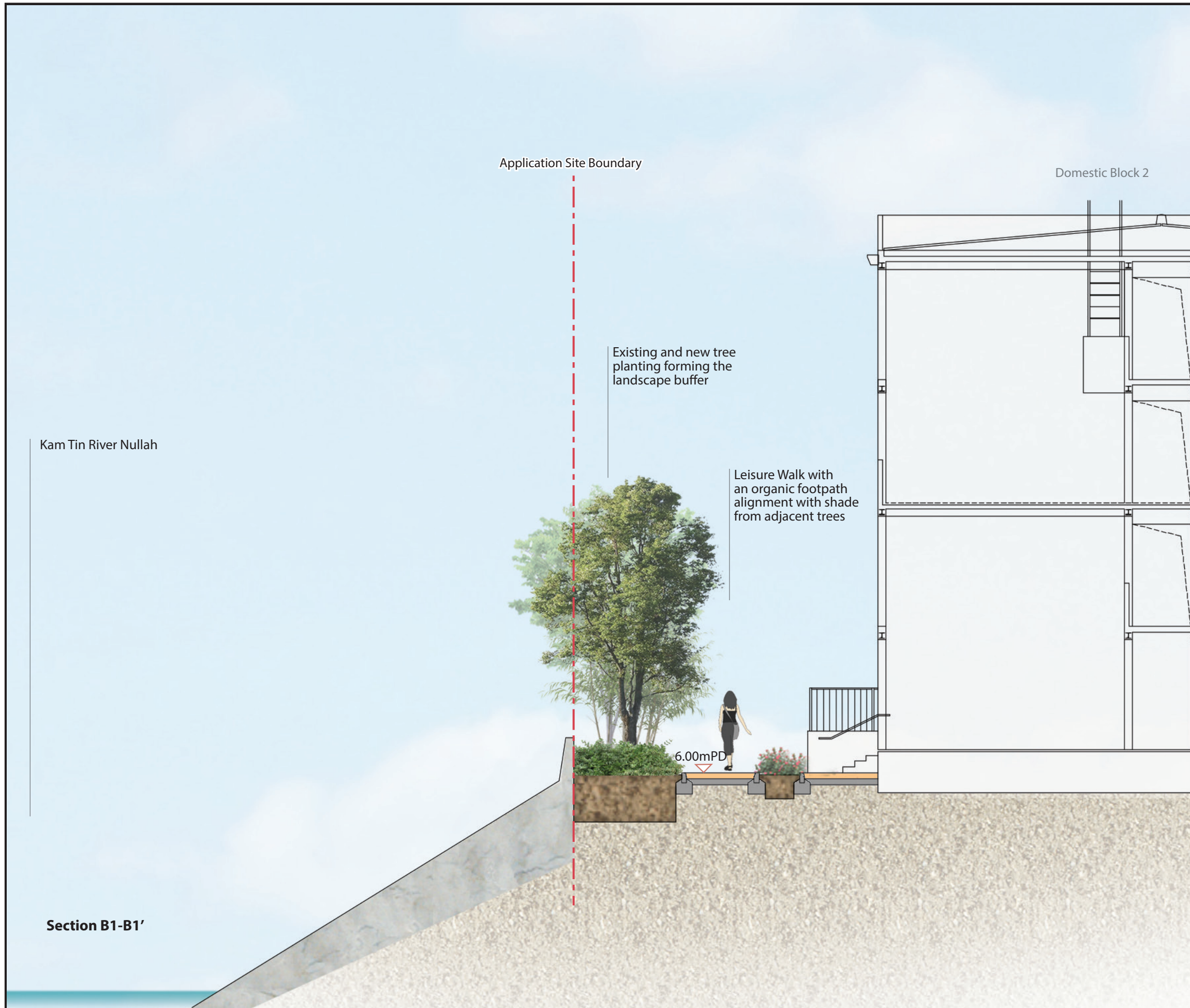


SectionB-B'

LEGEND

- Section Line
- Application Site Boundary
- Typical Levels
- Proposed Buffer Tree / Bamboo Planting
- Proposed Lawn Areas
- Proposed Vehicular Access
- Proposed Shrubs and Climbing plants





LEGEND





-  Section Line
-  Application Site Boundary
-  Typical Levels
-  Proposed Buffer Tree / Bamboo Planting

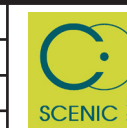


FIGURE TITLE

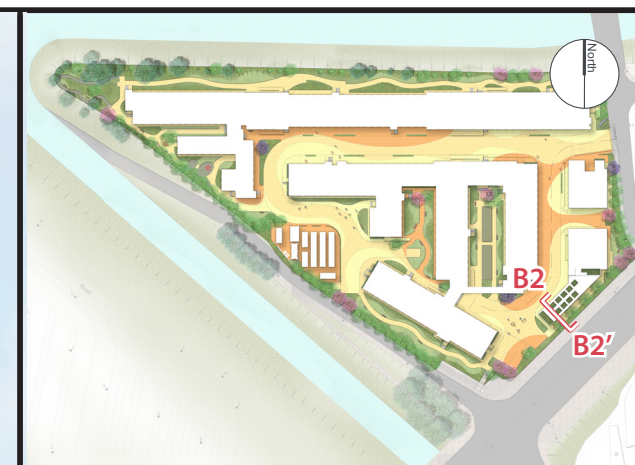
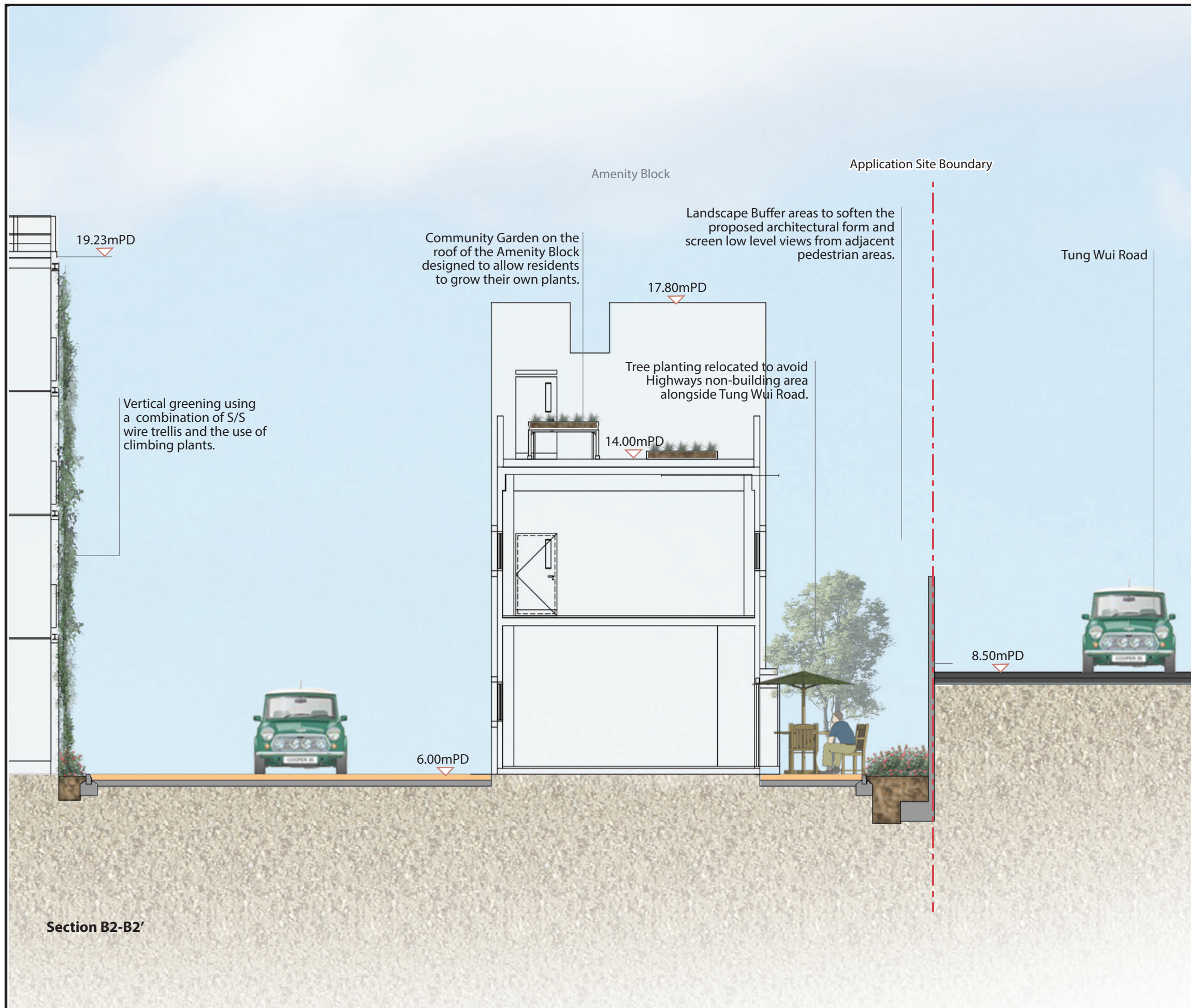
Proposed Temporary Transitional Housing Development at Kam Tin, Yuen Long

Landscape Section B1-B1'

SCALE	A.S.	DATE	Sep 2024
CHECKED	JBC	DRAWN	WZ
FIGURE NO.	Figure 5.3		REV
			A



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LEGEND


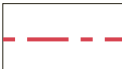



-  Section Line
-  Application Site Boundary
-  Typical Levels
-  Proposed Buffer Tree / Bamboo Planting
-  Proposed Shrubs and Climbing plants



FIGURE TITLE
Proposed Temporary Transitional Housing Development at Kam Tin, Yuen Long

Landscape Section B2-B2'

SCALE	A.S.	DATE	Sep 2024
CHECKED	JBC	DRAWN	WZ
FIGURE NO.	Figure 5.4		REV
			A

Planning Application No. A/YL-KTS/1012 Renewal of
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Landscape Master Plan

Annex IV

Landscape Components

6.0 Landscape Design Components

6.1 The following description seeks to establish some general principles that are important in realising the landscape design as part of the general mitigation for the development and ensure its feasibility. **Figure 4.1** shows the Landscape Master Plan for the Proposed Scheme.

6.2 The proposed landscape concept has a number of key components which include the creation of spaces designed to reinforce the sense of community and social interaction both on a residential and communal level.

Main Entrance

6.3 The main vehicular and pedestrian entrance at the north eastern corner of the Application Site is framed to the north by bamboo planting directing views towards the internal access road. There is also a secondary pedestrian access in the southern corner of the site adjacent to Tung Wui Road. The landscape of this area is designed to establish the character of the development at the point of entry. It will form an attractive entry threshold experience with the positioning of planting being designed as a means of directing pedestrian flow. Use of a distinct paving pattern starting from the main entrance area further enhances the sense of place in terms of entry experience.

Internal Circulation Road

6.4 The internal access roads are likely to be relatively lightly trafficked on a day-to-day basis and as such can be considered a shared surface. The pedestrian footpath lining these access roads will be paved in decorative pavers to enhance their appearance and where space allows movable planters. Movable planters are used in these locations owing to the density of the underground utilities lining the roads.

Community Gathering Space

6.5 Located in the courtyard formed between Domestic Block 1 and the amenity / E&M building the design of the Community Gathering Space has sought to provide a flexible hard paved space for the Proposed Scheme. This area is formed by a relatively large, multi-functional paved surface enclosed to the north, south and south east by planters.

Pocket Gardens

6.6 Located at the confluence of the Kam Tin River nullahs at the western corner of the Application Site and south to the west of Domestic Block 2; and to the south west of Domestic Block 1 there are a series of Pocket Gardens. These areas provide shaded seating area with views along the river channel; and contained views within the development.

Landscape Buffer

6.7 The landscape buffer is designed to soften views of the Proposed Scheme from surrounding locations including the pedestrian pavements on the surrounding road network and the Kam Sheung MTR station and the open area to the east of the station. The buffer is formed using a combination of existing retained trees, new tree planting and clumps of bamboo. The landscape buffer treatment is shown on **Figures 5.3 and 5.4** at the periphery of the site adjacent to the Kam Tin River nullah and Tung Wui Road respectively.

Bicycle Parking Area

6.8 This area of the landscape provides a small courtyard space to the north and seating benches within landscaped context to the east and west of the central north-south orientated bicycle parking area. The main areas of shrub planting are located along the eastern and western peripheries to provide green backdrop and privacy for the residents.

Recreational Lawn

- 6.9 The Recreational Lawn is located in the western courtyard space enclosed by the wings of Domestic Block 1. This area is characterised by an open lawn surrounded by decorative shrub planting. The lawn and the adjacent hard paved area provide flexible space for the use by the future residents.

Fitness Area

- 6.10 A small fitness area with some basic equipment is located to the south west of Domestic Block 2. The area is surrounded by decorative shrub planting.

Community Garden

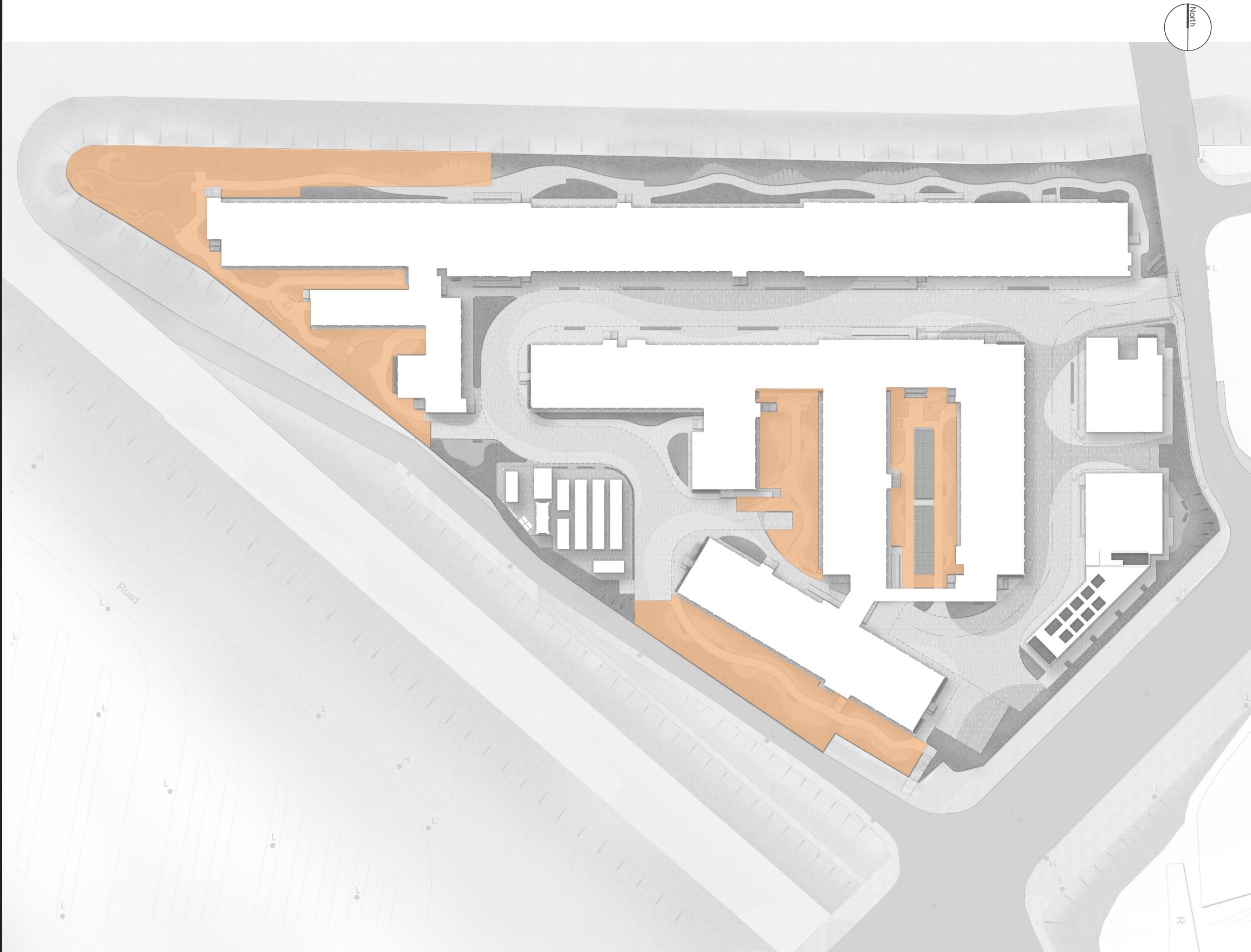
- 6.11 The Community Garden is located on the roof of the Amenity Building at the southern edge of the Application Site adjacent to Tung Wui Road. This area features some raised planters including table like planters for wheelchair access; and facilities for composting waste. The garden is designed for future residents to grow their own plants.

Leisure Walk

- 6.12 Located along the northern periphery of the Site the Leisure Walk provide a recreational resource for residents to walk in a peaceful and shaded environment with framed views of the Kam Tine River corridor. Shade is provided by a combination of retained and new tree planting.

Annex V

Open Space Calculation



LEGEND

Application Site Boundary

Private Open Space
(Passive Use)

Private Open Space

G/F Landscape Area

OS01	Open Space (Passive Use)	2,751 m ²
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Note:Open space provision is no less than 2751 m2
More than 1 m2 per person for the future residents in
accordance with Chapters 4 and 5 of the Hong Kong
Planning Standard and Guidelines (“HKPSG”).

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Annex VI

Tree and Shrub Planting Species

Annex VI Tree and Shrub Planting Species

The following table provides a list of the tree and shrub species based on the as-built site condition.

Botanical Name	Chinese Name	Stock Size	Nos.	Spacing (mm)
Tree Planting				
<i>Bauhinia x blakeana</i>	洋紫荊	Heavy standard	7	Min 4000mm
<i>Chukrasia tabularis</i>	麻楝	Heavy standard	3	Min 4000mm
<i>Cinnamomum burmannii</i>	陰香	Heavy standard	2	Min 4000mm
<i>Elaeocarpus hainanensis</i>	水石榕	Heavy standard	5	Min 4000mm
<i>Ficus benjamina</i>	垂葉榕	Heavy standard	5	Min 4000mm
<i>Jacaranda mimosifolia</i>	藍花楹	Heavy standard	3	Min 4000mm
<i>Lagerstroemia speciosa</i>	大花紫薇	Heavy standard	6	Min 4000mm
<i>Magnolia alba</i>	白蘭	Heavy standard	1	Min 4000mm
<i>Magnolia champaca</i>	黃蘭	Heavy standard	1	Min 4000mm
<i>Magnolia grandiflora</i>	荷花玉蘭	Heavy standard	3	Min 4000mm
<i>Michelia chapensis</i>	樂昌含笑	Heavy standard	2	Min 4000mm
<i>Sapium discolor</i>	山烏桕	Heavy standard	6	Min 4000mm
<i>Tabebuia rosea</i>	紅花風鈴木	Heavy standard	7	Min 4000mm
<i>Terminalia mantaly</i>	細葉欖仁	Heavy standard	21	Min 4000mm
<i>Ilex Rotunda</i>	鐵冬青	Light standard	11	Min 4000mm
Total		83 nos. new trees		

Botanical Name	Chinese Name	Stock Size	Nos.	Spacing (mm)
Large Specimen Shrub Species (Multi-stem)				
<i>Hibiscus rosa-sinensis</i>	大紅花	Large Specimen Shrub	7	Min 4000mm
<i>Lagerstroemia indica</i>	紫薇		4	Min 4000mm
<i>Murraya paniculata</i>	九里香		2	Min 4000mm

Botanical Name	Chinese Name	Height (mm)	Spread (mm)	Spacing (mm)
Large Shrubs				
<i>Bougainvillea 'San Diego Red'</i>	三角梅(珊瑚紅)	350	250	6
<i>Camellia japonica 'Pink'</i>	山茶花(粉紅)	350	250	6
<i>Camellia japonica 'Red'</i>	山茶花(紅)	400	300	6

Botanical Name	Chinese Name	Height (mm)	Spread (mm)	Spacing (mm)
<i>Carmona microphylla</i>	福建茶	350	250	6
<i>Duranta repens</i>	黃金金露花	300	300	6
<i>Duranta repens</i> cv. Dwarf yellow	黃金葉	300	300	6
<i>Fagraea ceilanica</i>	灰莉	300	300	6
<i>Ficus microcarpa</i> 'Golden Leaves'	黃金榕	350	250	6
<i>Gardenia jasminoides</i>	梔子花	300	250	6
<i>Hibiscus rosa-sinensis</i>	朱槿	450	300	6
<i>Hibiscus rosa-sinensis</i> 'Pink'	朱槿 (粉紅)	300	250	6
<i>Ixora indica</i>	龍船花	300	300	6
<i>Ligustrum sinense</i>	小蠟樹	300	300	6
<i>Ligustrum sinense</i> 'Variegatum'	銀姬小蠟	300	300	6
<i>Murraya paniculata</i>	九里香	500	350	6
<i>Pittosporum tobira</i>	海桐	400	300	6
<i>Rhapis gracilis</i>	細葉棕竹	450	300	6
<i>Rhaphiolepis indica</i>	石斑木	300	300	6
<i>Schefflera arboricola</i>	卵葉鵝掌藤	300	300	6
<i>Strelitzia reginae</i>	鶴望蘭	600	250	12
<i>Tibouchina semidecandra</i>	巴西野牡丹	500	350	6
Small Shrubs				
<i>Cuphea hyssopifolia</i>	細葉雪茄花	300	300	6
<i>Duranta repens</i> 'Variegata'	花葉假連翹	300	300	6
<i>Ilex crenata</i>	冬青	300	300	6
<i>Ixora coccinea</i>	橙紅龍船花	300	250	18
<i>Ixora coccinea</i> 'Dwarf Pink'	小桃紅龍船花	300	300	6
<i>Ixora coccinea</i> 'Lutea'	黃龍船花	300	300	6
<i>Ixora coccinea</i> 'Sunkist'	矮仙丹	300	300	6
<i>Lantana montevidensis</i> 'purple'	馬纓丹(紫)	300	300	6
<i>Lantana montevidensis</i> 'white'	馬纓丹(白)	300	300	6
<i>Lantana montevidensis</i> 'yellow'	馬纓丹(黃)	300	300	6
<i>Loropetalum chinense</i>	繼木	300	300	6
<i>Ruellia coerulea</i> 'Morong'	翠蘆莉	300	300	20
Ground Cover				
<i>Catharanthus roseus</i>	長春花	300	200	20

Botanical Name	Chinese Name	Height (mm)	Spread (mm)	Spacing (mm)
<i>Iris domestica</i>	射干(鳶尾屬)	300	200	20
<i>Liriope spicata</i> 'Sliver Dragon'	山麥冬	200	200	20
<i>Nephrolepis auriculata</i>	腎蕨	200	200	20
<i>Nephrolepis exaltata</i>	毛葉腎蕨	200	200	20
<i>Phyllanthus myrtifolius</i>	瘤腺葉下珠	200	200	20
<i>Wedelia trilobata</i>	南美蟛蜞菊	100	150	20

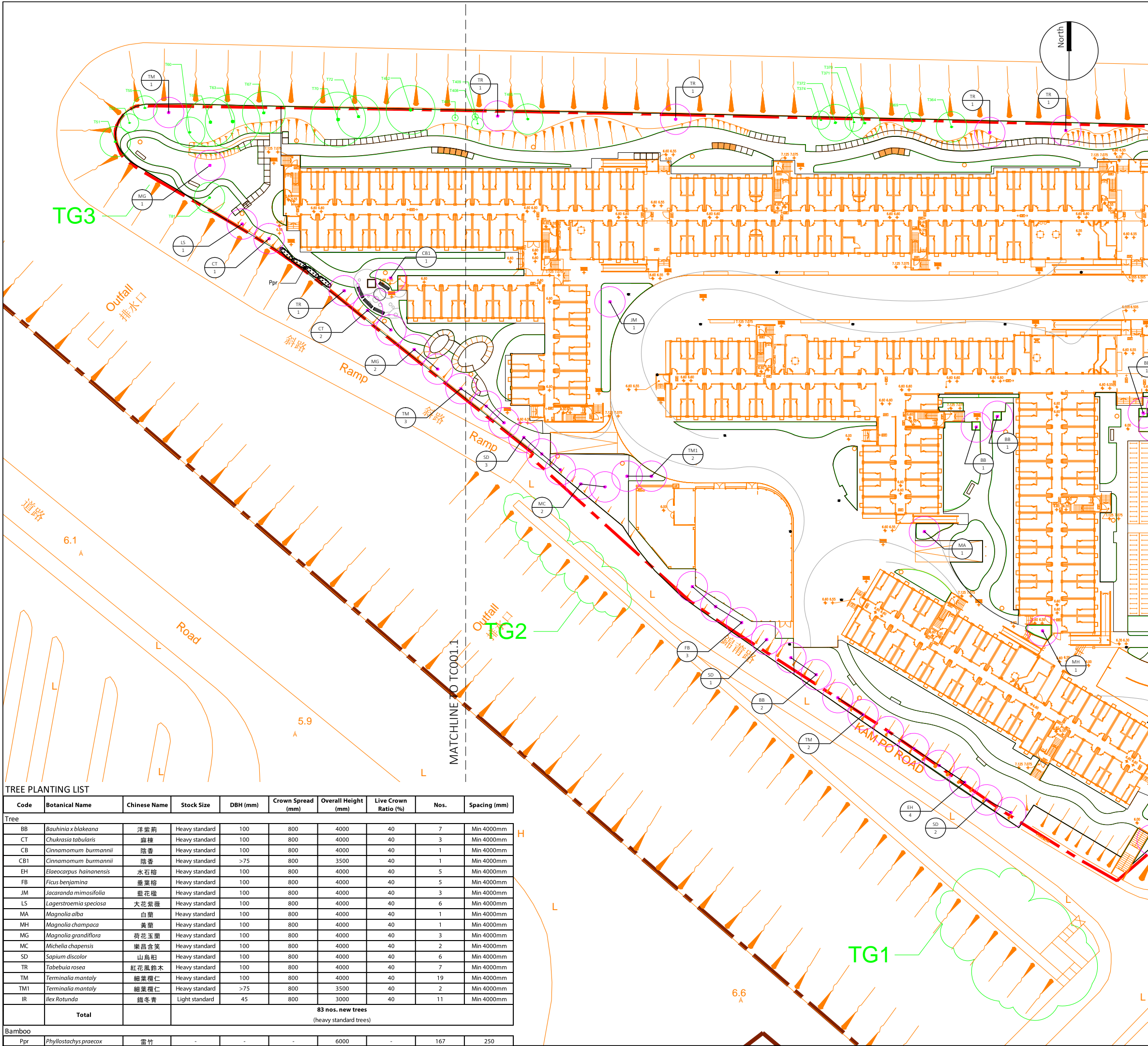
Botanical Name	Chinese Name	Size	Spacing (mm)
Lawn			
<i>Axonopus compressus</i>	地毯草	Turves	m ²
Climbing Plants			
<i>Bauhinia glauca</i>	粉葉羊蹄甲藤	3 shoots per plant, each shoot 1000mm long	300
<i>Bougainvillea sp.</i> 'Mary Palmer'	鴛鴦九重葛		300
<i>Ficus pumila</i>	薜荔		300
<i>Hedera nepalensis var. sinensis</i>	中華長春藤		300
<i>Lonicera Japonica</i>	忍冬		300
<i>Parthenocissus tricuspidata</i>	爬牆虎		300
<i>Trachelospermum jasminoides</i>	絡石		300
<i>Quisqualis indica</i> (red)	使君子		300
<i>Wisteria sinensis</i>	紫藤		300
<i>Petrea volubilis</i>	藍花藤		300
Bamboo			
<i>Phyllostachys praecox</i>	雷竹	6000mm Ht, 3 culms per clump	500

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Landscape Master Plan

Annex VII

New Tree Planting Plan



TREE PLANTING LIST									
Code	Botanical Name	Chinese Name	Stock Size	DBH (mm)	Crown Spread (mm)	Overall Height (mm)	Live Crown Ratio (%)	Nos.	Spacing (mm)
Tree									
BB	Bauhinia x blakeana	洋紫荊	Heavy standard	100	800	4000	40	7	Min 4000mm
CT	Chukrasia tabularis	麻楝	Heavy standard	100	800	4000	40	3	Min 4000mm
CB	Cinnamomum burmannii	陰香	Heavy standard	100	800	4000	40	1	Min 4000mm
CB1	Cinnamomum burmannii	陰香	Heavy standard	>75	800	3500	40	1	Min 4000mm
EH	Elaeocarpus hainanensis	水石榕	Heavy standard	100	800	4000	40	5	Min 4000mm
FB	Ficus benjamina	垂葉榕	Heavy standard	100	800	4000	40	5	Min 4000mm
JM	Jacaranda mimosifolia	藍花楸	Heavy standard	100	800	4000	40	3	Min 4000mm
LS	Lagerstroemia speciosa	大花紫薇	Heavy standard	100	800	4000	40	6	Min 4000mm
MA	Magnolia alba	白蘭	Heavy standard	100	800	4000	40	1	Min 4000mm
MH	Magnolia champaca	黃蘭	Heavy standard	100	800	4000	40	1	Min 4000mm
MG	Magnolia grandiflora	荷花玉蘭	Heavy standard	100	800	4000	40	3	Min 4000mm
MC	Michelia chapensis	樂昌含笑	Heavy standard	100	800	4000	40	2	Min 4000mm
SD	Sapium discolor	山烏桕	Heavy standard	100	800	4000	40	6	Min 4000mm
TR	Tabebuia rosea	紅花風鈴木	Heavy standard	100	800	4000	40	7	Min 4000mm
TM	Terminalia mantaly	細葉欖仁	Heavy standard	100	800	4000	40	19	Min 4000mm
TM1	Terminalia mantaly	細葉欖仁	Heavy standard	>75	800	3500	40	2	Min 4000mm
IR	Ilex Rotunda	銀冬青	Light standard	45	800	3000	40	11	Min 4000mm
	Total					83 nos. new trees (heavy standard trees)			
Bamboo									
Ppr	Phyllostachys praecox	雷竹	-	-	-	6000	-	167	250

Legend

APPLICATION SITE BOUNDARY

PROPOSED MTRC BOUNDARY

PROPOSED ARCHITECTURAL SCHEME

4.6+

EXISTING LEVEL (mPD)

+4.6

PROPOSED LEVEL (mPD)

EXISTING TREE GROUP TO BE RETAINED (OUTSIDE LOT)

RETAINED TREE

NEWLY PLANTED TREE

General notes

Rev.	Date	Description	Initial
Revision			

	Name:	Signed:	Date:
Designed by:	CJF		
Drawn by:	WZ		
Checked by:	JBC		
Approved by:	JBC		

Project Title:
Planning Application No. A/YL-KTS/1012 Renewal of Planning Approval for Temporary Transitional Housing Development for a Period of 3 Years, Lot 2160 RP in D.D. 106 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories

Drawing Title:
NEW TREE PLANTING PLAN

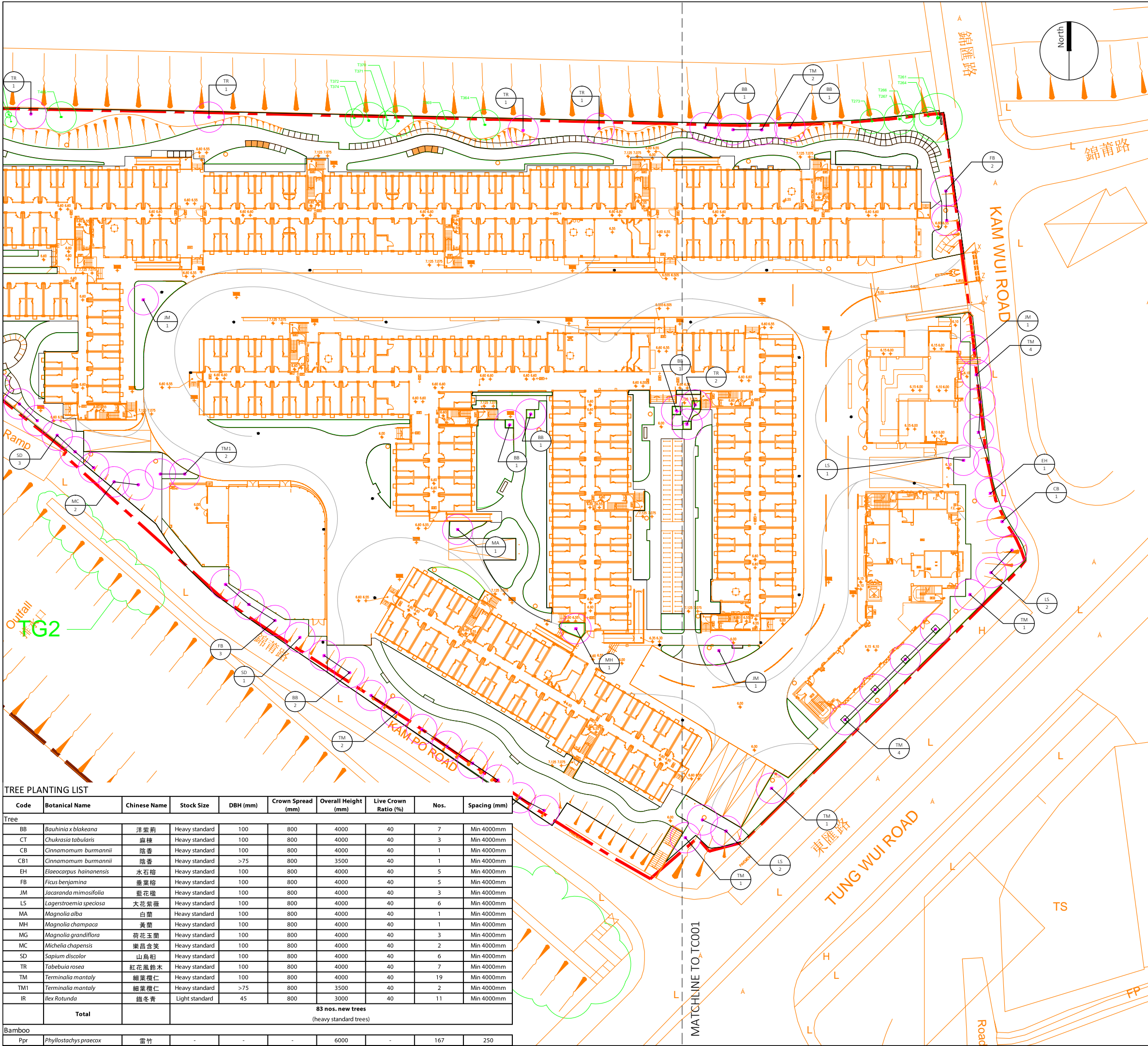
Drawing Number:
LLDP043 - TC001

Rev:
-

Project Number:
LLDP043

Scale:
1:600@A3

Date:
10/09/2024



TREE PLANTING LIST

Code	Botanical Name	Chinese Name	Stock Size	DBH (mm)	Crown Spread (mm)	Overall Height (mm)	Live Crown Ratio (%)	Nos.	Spacing (mm)	
Tree										
BB	Bauhinia x blakeana	洋紫荊	Heavy standard	100	800	4000	40	7	Min 4000mm	
CT	Chukrasia tabularis	麻楝	Heavy standard	100	800	4000	40	3	Min 4000mm	
CB	Cinnamomum burmannii	陰香	Heavy standard	100	800	4000	40	1	Min 4000mm	
CB1	Cinnamomum burmannii	陰香	Heavy standard	>75	800	3500	40	1	Min 4000mm	
EH	Elaeocarpus hainanensis	水石榕	Heavy standard	100	800	4000	40	5	Min 4000mm	
FB	Ficus benjamina	垂葉榕	Heavy standard	100	800	4000	40	5	Min 4000mm	
JM	Jacaranda mimosifolia	藍花楸	Heavy standard	100	800	4000	40	3	Min 4000mm	
LS	Lagerstroemia speciosa	大花紫薇	Heavy standard	100	800	4000	40	6	Min 4000mm	
MA	Magnolia alba	白蘭	Heavy standard	100	800	4000	40	1	Min 4000mm	
MH	Magnolia champaca	黃蘭	Heavy standard	100	800	4000	40	1	Min 4000mm	
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MC	Michelia chapensis	樂昌含笑	Heavy standard	100	800	4000	40	2	Min 4000mm	
SD	Sapium discolor	山烏桕	Heavy standard	100	800	4000	40	6	Min 4000mm	
TR	Tabebuia rosea	紅花風鈴木	Heavy standard	100	800	4000	40	7	Min 4000mm	
TM	Terminalia mantaly	細葉欖仁	Heavy standard	100	800	4000	40	19	Min 4000mm	
TM1	Terminalia mantaly	細葉欖仁	Heavy standard	>75	800	3500	40	2	Min 4000mm	
IR	Ilex Rotunda	鐵冬青	Light standard	45	800	3000	40	11	Min 4000mm	
	Total				83 nos. new trees (heavy standard trees)					
Bamboo										
Ppr	Phyllostachys praecox	雷竹	-	-	-	6000	-	167	250	

SCENIC landscape studio limited

Legend

- APPLICATION SITE BOUNDARY
- PROPOSED MTRC BOUNDARY
- PROPOSED ARCHITECTURAL SCHEME
- 4.6+

EXISTING LEVEL (mPD)
- +4.6

PROPOSED LEVEL (mPD)
- TG1

EXISTING TREE GROUP TO BE RETAINED (OUTSIDE LOT)
- T01

RETAINED TREE
- NEWLY PLANTED TREE

General notes

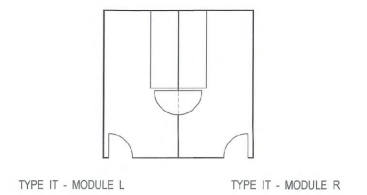
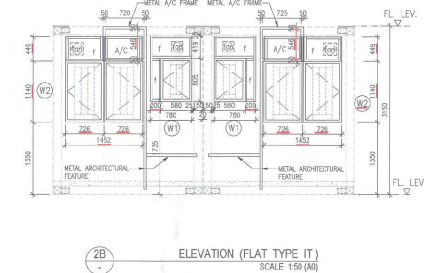
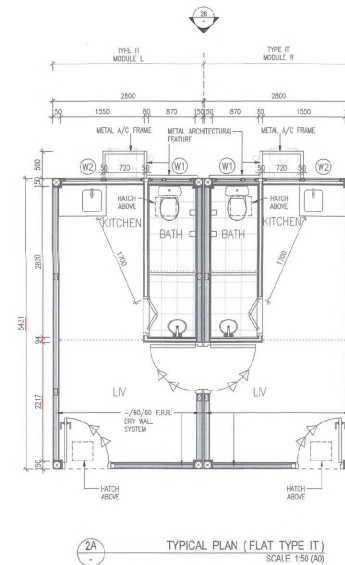
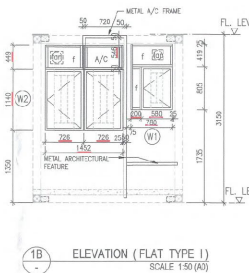
Rev.	Date	Description	Initial
Revision			

	Name:	Signed:	Date:
Designed by:	CJF		
Drawn by:	WZ		
Checked by:	JBC		
Approved by:	JBC		

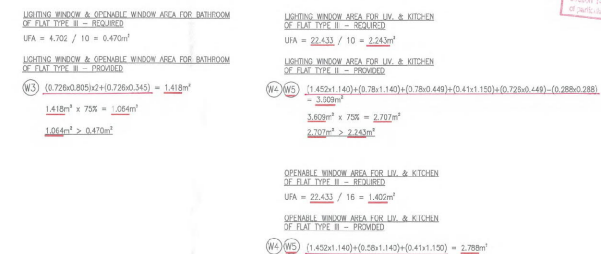
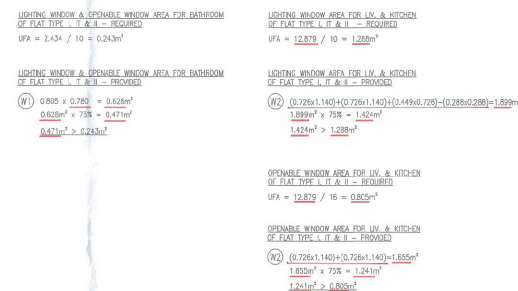
Project Title: Planning Application No. A/YL-KTS/1012 Renewal of Planning Approval for Temporary Transitional Housing Development for a Period of 3 Years, Lot 2160 RP in D.D. 106 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories			
Drawing Title: NEW TREE PLANTING PLAN			
Drawing Number: LLDP043 -TC001.1			Rev: -
Project Number: LLDP043		Scale: 1:600@A3	Date: 10/09/2024

Annex 2

Flat Mix Plan with the Number of Units for Each Flat Type

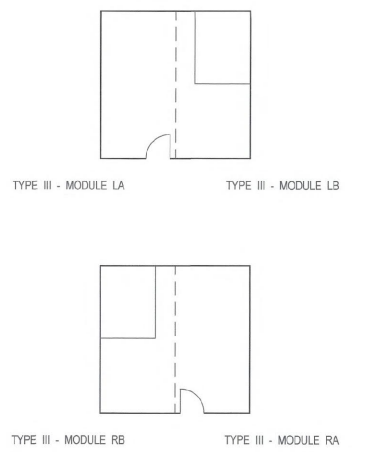
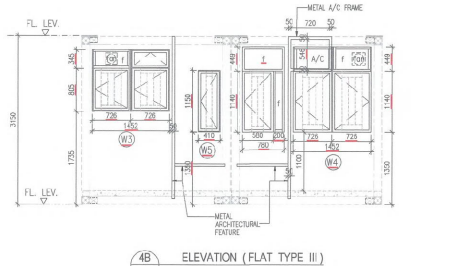
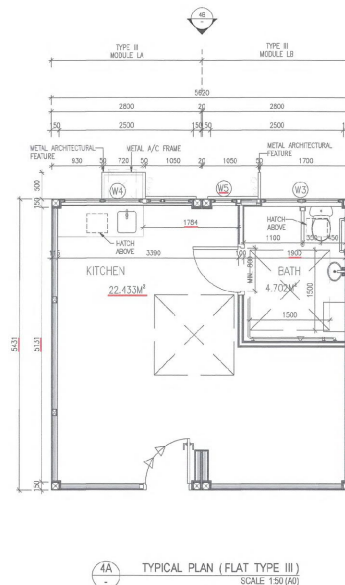
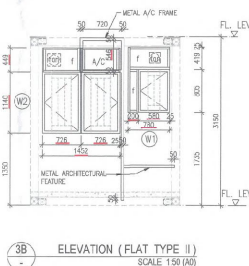
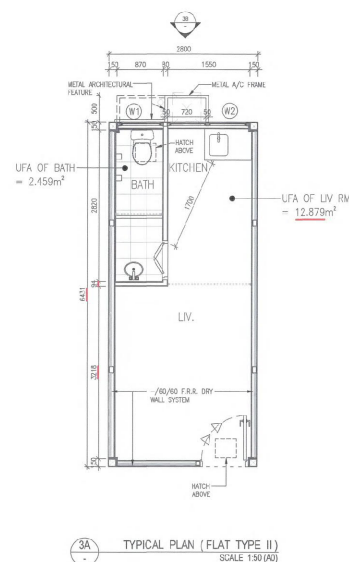


FLAT (T abbreviate TWIN)	MODULE (L abbreviate entrance door on LEFT from outside R vice versa for RIGHT)
FLAT TYPE I	TYPE I - MODULE L
	TYPE I - MODULE R
FLAT TYPE IT	TYPE IT - MODULE L
	TYPE IT - MODULE R
FLAT TYPE II	TYPE II - MODULE L
	TYPE II - MODULE R
FLAT TYPE III	TYPE III - MODULE LA
	TYPE III - MODULE LB
	TYPE III - MODULE RA
	TYPE III - MODULE RB



Note: This plan has been processed on a certified check basis under the centralized processing system as promulgated in PNAP ADM-18. The duties of the authorized person, registered structural engineer and/or registered geotechnical engineer concerned as specified under section 452.03 and the provision of section 1-422(c) of the Buildings Ordinance are of particular relevance in this regard.

Plan Approved
WONG Wing-chi Vickie
Senior Building Surveyor
for BUILDING AUTHORITY
22 MAY 2023




XETUS TAK CHEUNG LAU
KIBA EKIA AUTHORIZED PERSON



CHOONG YIN LEE
AUTHORISED REPRESENTATIVE

BD
AMENDMENT
SUBMISSION

TYPE II WORKS STATEMENT
The works shown on these plans are Type II works (general building works) in respect of which consent is applied for the purpose of that such consent application under regulation 33 of the building (administration) regulations.

Number of Units for Each Flat Type

Flat Type *	No. of Units
Flat Type I (1/2-person units)	825 nos. (including 42 nos. twin units readily convertible as 21 nos. 4-person units)
Flat Type IT (4-person units)	
Flat Type II (3-person units)	200 units
Flat Type III (4-person or barrier free units)	3 units

* With reference to the Flat Mix Plan

Date : 13 September 2024
Our Ref. : PPCL/PLG/10164/L005

Town Planning Board Secretariat,
15/F, North Point Government Offices,
333 Java Road, North Point,
Hong Kong

Attention: The Secretary of the Town Planning Board

By Email and Hand

Dear Sir/Madam,

Planning Application No. A/YL-KTS/1012

**Section 16 Application for Renewal of Planning Approval for
Temporary Transitional Housing Development for a Period of Three Years
at Lot 2160 RP in D.D. 106 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories**

Submission for Further Information 3

We refer to the captioned application and hereby submit 4 hardcopies of Further Information ("FI") for the Town Planning Board's consideration. Please kindly find appended in **Annex 1 – Master Layout Plan** for your onward processing.

We would also like to provide below information on the size of each flat type:

- Type I: about 12.83m²
- Type II: about 15.33 m²
- Type III: about 27.30 m²

Should you have any queries, please do not hesitate to contact our Miss Natalie Wong or the undersigned

Yours faithfully,
For and on behalf of
PlanPlus Consultancy Limited

p.p. 

Kennith Chan
Managing Director

Encl. As above
c.c. - Housing Bureau – by email (attn: Mr. Max WONG and Mr. Edward NG)
- FSYLE DPO – by email (attn: Mr. Christopher PANG and Mr. MO Ying Yeung)
- The Applicant – by email

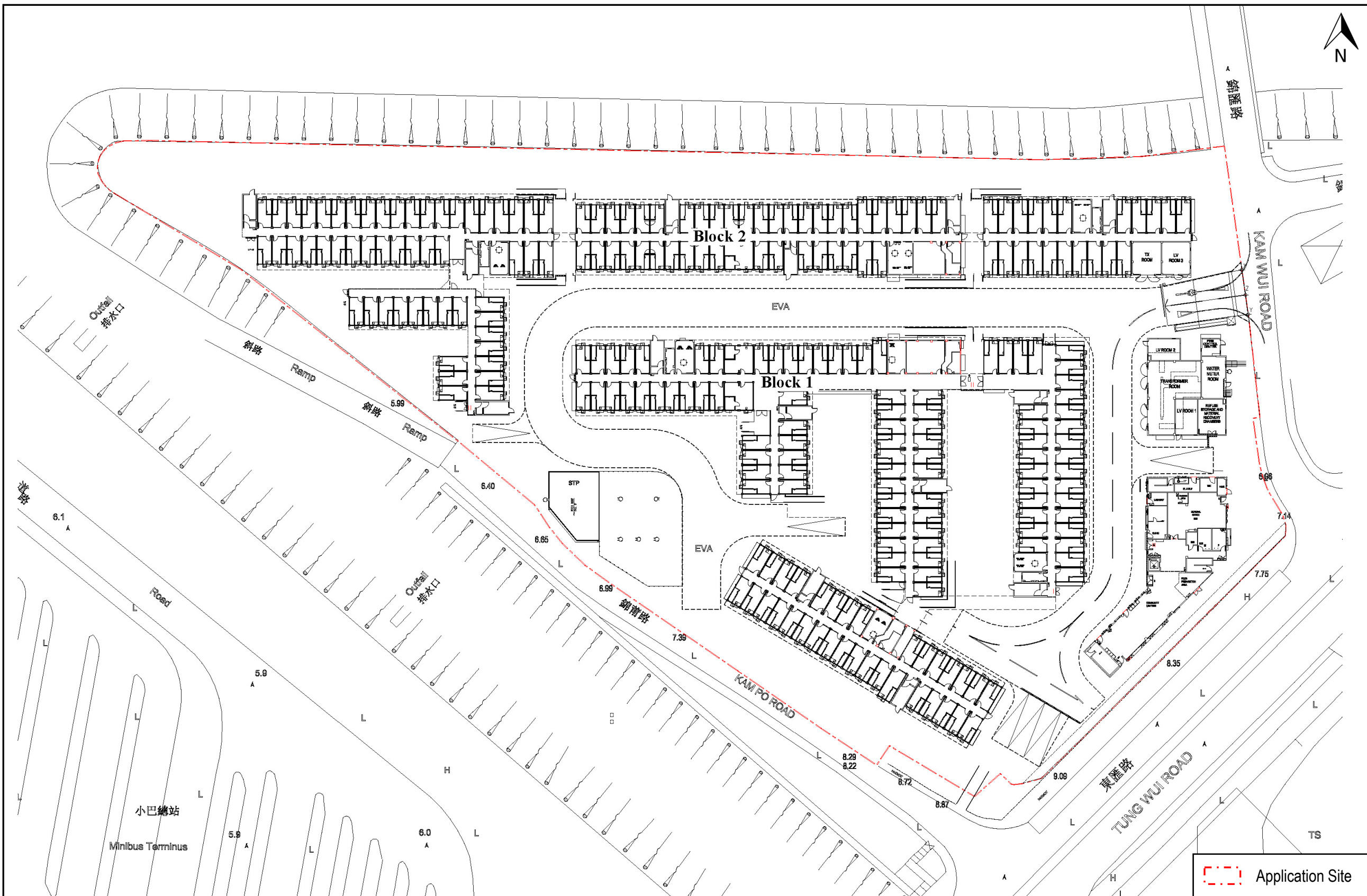
**Section 16 Application for Renewal of Planning Approval for
Temporary Transitional Housing Development for a Period of Three Years
at Lot 2160 RP in D.D. 106 and Adjoining Government Land,
Kam Tin, Yuen Long, New Territories**

Planning Application No. A/YL-KTS/1012

Further Information 3

September 2024

Reference : PPCL-PLG-10164



 Application Site



Title:
Master Layout Plan

Project No.:
PPCL-PLG-10164

Project:
Planning Application No. A/YL-KTS/1012
Section 16 Application for Renewal of Planning Approval for Temporary Transitional Housing Development for a Period of Three Years at Lot 2160 RP in D.D. 106 and Adjoining Government Land in Kam Tin, Yuen Long, New Territories

Annex: 1	Scale: N/A	Date: Sep 2024
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Relevant Extracts of Town Planning Board Guidelines
on Renewal of Planning Approval and Extension of Time for Compliance with
Planning Conditions for Temporary Use or Development
(TPB PG-No. 34D)

1. The criteria for assessing applications for renewal of planning approval include:
 - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
 - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
 - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant government departments within the specified time limits;
 - (d) whether the approval period sought is reasonable; and
 - (e) any other relevant considerations.
2. Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

Previous s.16 Applications covering the Application Site

Approved Applications

Application No.	Use/Development	Date of Consideration
A/YL-KTS/705	Proposed House Development	20.4.2018
A/YL-KTS/899	Proposed Temporary Transitional Housing Development for a Period of 3 Years	24.9.2021

Rejected Application

Application No.	Use/Development	Date of Consideration	Rejection Reasons
A/YL-KTS/590	Proposed houses (with a plot ratio of 0.4)	8.5.2015	(a), (b), (c)

Rejection Reasons:

- (a) The planning intention of the “Comprehensive Development Area” (“CDA”) was for comprehensive development of the whole site. The development proposal mainly focused on one private lot within the site without any specific proposal for the remaining area. The applicant failed to put forward a comprehensive development proposal for the “CDA” zone.
- (b) The applicant failed to demonstrate the environmental acceptability of the proposed development, and that the proposed measures were adequate to mitigate the air quality and noise impacts from the nearby uses. The proposed development would be susceptible to adverse environmental impact.
- (c) The proposed development would generate adverse traffic, visual, landscape, drainage and sewerage impacts on the surrounding areas as no relevant technical assessment has been submitted to address such technical concerns.

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the application;
- the application site (the Site) falls with Short Term Tenancy (STT) No. STTYL0117 by direct grant to the New Territories Association of Societies (Community Services) Foundation and private Lot No. 2160 RP in D.D. 106 which is covered by Short Term Waiver (STW) No. 5343 both for the purposes of temporary transition housing development.

2. Traffic

Comments of the Commissioner for Transport:

- no adverse comment from traffic engineering perspective.

Comments of the Chief Highway Engineer/New Territories West, Highways Department:

- no comment on the application from highways maintenance perspective.

3. Environment

Comments of Director of Environmental Protection:

- no objection to the application from environmental planning perspective; and
- there was no substantiated environmental complaint received against the Site in the past 3 years.

4. Agricultural Development and Nature Conservation

Comments of the Director of Agriculture, Fisheries and Conservation:

- no comment on the application considering that previous application for the same use as the current application was approved by the Town Planning Board.

5. Drainage

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

- no objection in-principle to the application.

6. Fire Safety

Comments of the Director of Fire Services:

- no objection in-principle to the application subject to the existing fire service installations implemented on the Site being maintained in an efficient working order at all times.

7. Landscape

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

- no comment on the application from landscape planning perspective; and
- the site is situated in an area of miscellaneous rural fringe landscape character composing of village houses, vacant land, temporary structures, car parks and scattered tree groups. Comparing the aerial photo of 2023 and 2021, there is no significant change to the landscape character of the surrounding area since the last application was approved. Transitional housing is in operation within the site. Compared with the previous approved scheme under application No. A/YL-KTS/899, the development parameters under the approved GBP are largely the same. Further significant adverse landscape impact within the site arising from the continuous use is not anticipated.

8. Aviation

Comments of the Director-General of Civil Aviation:

- no comment on the application.

9. Building Matters

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

- no objection to the applied use on the Site; and
- an occupation permit in respect of the applied use was issued on 19.1.2024.

10. District Officer's Comments

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

- his office has not received any local's comment on the application and he has no particular comment on the application.

11. Other Departments

The following government departments have no objection to / no adverse comment / no comment on the application:

- Project Manager (West), Civil Engineering and Development Department;
- Chief Engineer/Construction, Water Supplies Department; and
- Director of Electrical and Mechanical Services.

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
 - the applicant should ensure the temporary transitional housing development complies with all conditions of STT NO. STTYL0117 and STW No. 5343. Failure to comply with any tenancy/waiver conditions may result in enforcement action being taken and the subject STT/STW being terminated by Government;
- (b) to note the comments of the Commissioner for Transport that:
 - 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 that:
 - the applicant is reminded to properly maintain the drainage channel within the application site (the Site) at the run-in/out to prevent surface water flowing from the Site to nearby public roads or exclusive road drains;
- (d) to note the comments of the Director of Drainage Services that:
 - the applicant is reminded to maintain all the drainage facilities on Site in good condition and ensure that the transitional housing development would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc. The applicant is required to rectify the drainage system at their own expense to the satisfaction of government parties concerned if they are found to be inadequate or ineffective during operation;
- (e) to note the comments of the Director of Fire Services that:
 - the existing fire service installations implemented on the Site should be maintained in an efficient working order at all times;
- (f) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that:
 - the applicant is advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the tree works; and
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
 - 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;
 - the Site abuts on a specified street (Tung Wui Road) of not less than 4.5m wide. Its permitted development intensity shall be determined under the First Schedule of the

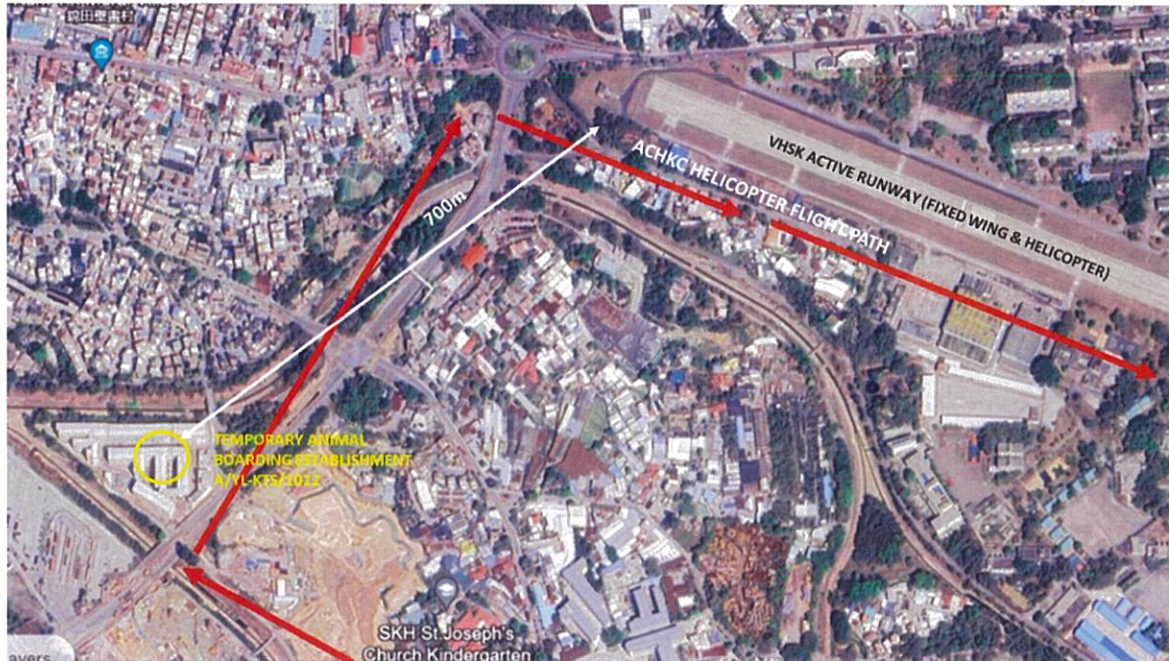
B(P)R at building plan submission stage;

- 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 should be obtained, otherwise, they are unauthorised building works (UBW) under the Buildings Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with BO;
- 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 BO;
- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
- detailed checking under BO will be carried out at building plan submission stage.

Application No. A/YL-KTS/1012

This planning application for the Renewal of Planning Approval for Temporary Housing Development for a Period of 3 Years is situated quite close to the south-west of Sek Kong Runways. These runways are used by the PLA, Hong Kong Government Flying Services (HKGFS), Heliservices HK Ltd., and the Aviation Club of Hong Kong, China (ACHKC).

The site location is approximately 700m south-west of RWY11 boundary, and directly underneath the flight path of the helicopter training circuit used by the ACHKC.



Although we have no objection to the site being used as a temporary housing development, consideration must be given to height restrictions. Given the close proximity of the site to the runway, and flight path of aircraft using the runway, from a flight safety perspective it is important that appropriate height restrictions are imposed on this planning approval regarding the height of vehicles and vehicle parts stored on this site.

As such, we recommend you consult the Civil Aviation Department (CAD) regarding building regulations, height restrictions and markings of building and / or objects in close proximity to the flight path of aircraft using an active runway.



1 附加

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

參考編號

Reference Number:

240820-120042-36289

提交限期

Deadline for submission:

20/08/2024

提交日期及時間

Date and time of submission:

20/08/2024 12:00:42

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-KTS/1012

「提意見人」姓名/名稱

Name of person making this comment:

Aviation Club of Hong Kong,
China

意見詳情

Details of the Comment :

Application No. A/YL-KTS/1012

This planning application for the Renewal of Planning Approval for Temporary Housing Development for a Period of 3 Years is situated quite close to the south-west of Sek Kong Runways. These runways are used by the PLA, Hong Kong Government Flying Services (HKGFS), Heliservices HK Ltd., and the Aviation Club of Hong Kong, China (ACHKC).

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As such, we recommend you consult the Civil Aviation Department (CAD) regarding building regulations, height restrictions and markings of building and / or objects in close proximity to the flight path of aircraft using an active runway.

From: [REDACTED]
Sent: 2024-08-20 星期二 02:51:49
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-KTS/1012 DD 106 Kam Tin South CDA Transitional Housing

Dear TPB Members,

Slight adjustment to site size to 16,760sq.m.

Again conditions have yet to be fulfilled. Members should question why facilities built with tax payer dollars and under the control of the administration never fulfill conditions when they should be setting a good example to the private sector.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Cc: enquiry <enquiry@aud.gov.hk>
Date: Friday, 27 August 2021 3:10 AM HKT
Subject: A/YL-KTS/899 DD 106 Kam Tin South CDA Transitional Housing

A/YL-KTS/899 NT Association of Societies (Community Services) Foundation
Lot 2160 RP (Part) in D.D. 106 and Adjoining Government Land, Kam Tin
Site area : About 16,631sq.m Includes Government Land of about 9,696sq.m
Zoning : "Comprehensive Development Area"
Applied development : Transitional Housing / 9 Blocks / 4-stories / 1020 Units / 6 Vehicle Parking (74)
Phase 1 590 Units Phase 2 430 Units

Dear TPB Members,

Another Transitional Housing programme that is using the plight of families living in substandard housing to circumvent restrictions and to assume a large swathe of government land for a luxury private housing development. In addition the long suffering tax payer will cover the cost of installing sewerage, drainage and other utilities. In addition we cover all the costs of construction, management, etc. A win-win for the developer and the Heung Yee Kuk.

*3.3.1 The Application Site has a previous approved application (No. A/YL-KTS/705 on 20 April 2018) for a **proposed 68 VillaDevelopment, developer Henderson Land**. The implementation of the approved application will be temporarily put on hold to accommodate the Proposed Development which is temporary in nature and aims to provide affordable housing provisions for the underprivileged within a short period.*

This statement is aimed at misleading members of the public. There is no mention of a subsequent Sect 12 land grab application

Y/YL-KTS/6

Lots 2160 RP and 547 RP (Part) in D.D. 106 and Adjoining Government Land, Kam Wui Road, Kam Tin South

Site area : About 25,110m² Includes Government Land of about **17,200m²**

Zoning : "CDA"

Planned Development : PR 4.61 8 Blocks of 15-19 stories / **2,170 Units** / Clubhouse 2 floors / 6,149sqmts Private OS / 262 Vehicles Parking

This application was subsequently withdrawn but for sure will be revived once the TH project has cleared the way.

This site is close to what will be Kam Sheung town centre and runs alongside the river. Parts of it are still covered in trees and plants. Part of it must be reserved as Open Space to provide for the recreation needs of a growing community. The approved development plan respected the planning intention and there was provision for a riverside promenade and retention of trees, etc.

*40. Members noted that the site was rezoned from "Undetermined" to "CDA" in 2006, with a maximum PR of 0.4 and maximum BH of 3 storeys (9m). **An area comprising mature vegetation and a meander that required preservation was designated as a landscaped area for public use, i.e. Area (b) of the "CDA" zone, where no building development was permitted.***

But now the plan is to exterminate the trees and the ecosystem:

*4.4.4 Exotic plant species are identified on-site that has been abandoned for a long period. A total of about 311 trees were surveyed within the Application Site and no rare or protected tree species or Champion Trees found (Annex 3). None of the trees are registered or eligible to be registered as Old and Valuable Trees. **22 existing trees are recommended for retention and 289 are recommended for removal.** All trees to be felled exhibit a fair to poor existing form and condition and have low amenity value. 72 compensatory trees are proposed to be planted which might be removed at the end of the applied temporary use.*

While Phase 1 of the TH could be acceptable, Phase 2 is certainly not as it would extinguish the Open Space and riverside promenade would be reduced to nothing more than a path. This is exactly what the withdrawn plan proposed. (Image of MLP of approved plan attached. Members should request PlanD to provide a copy of MLP for Y/YL-KTS/6)

In addition it is questionable if the NT Association of Societies (Community Services) Foundation has the requisite experience required to operate facilities like this.

Members cannot allow the hand wringing for more homes to eliminate the need for a thorough scrutiny of applications like this and there implications.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Friday, September 25, 2020 11:49:54 PM
Subject: Re: Y/YL-KTS/6 Kam Tin South CDA

Y/YL-KTS/6

Lots 2160 RP and 547 RP (Part) in D.D. 106 and Adjoining Government Land, Kam Wui Road, Kam Tin South

Site area : About 25,110m² Includes Government Land of about **17,200m²**

Zoning : "CDA"

Planned Development : PR 4.61 8 Blocks of 15-19 stories / 2,170 Units / Clubhouse 2 floors / 6,149sqmts Private OS / 262 Vehicles Parking

Dear TPB Members,

FOUR YEARS LATER and more minor tweaking to the plan. Slight reduction in unit numbers and some tweaking of the towers to improve ventilation.

This is a riverside location that should in time become a public attraction on the lines of the Shing Mun waterfront recreation facilities in Sha Tin. There should be space some waterfront amenities such as equipment hire, boats/bikes etc and low rise F&B outlets where people can relax over a leisurely meal. The site is two thirds public land.

Instead the developer proposes a wall effect with multi towers. At such a location there should be stepped heights not the maximum height for the district.

Over two thousand units but no GIC facilities included. We are now in the COVID era. Every new development of any size should contribute towards the community welfare. There should be a quota of elderly friendly units.

The recreational spaces are passive apart from a children's playground. There should be a basketball court.

This site is at the core of a new town and focus should be on the community not the private gain of one developer.

Previous objections upheld. Members should reject this application.

Mary Mulvihill

From: [REDACTED]

To: "tpbpd" <tpbpd@pland.gov.hk>

Sent: Wednesday, January 29, 2020 2:35:26 AM

Subject: Re: Y/YL-KTS/6 Kam Tin South CDA

Dear TPB Members,

It is obvious that the development would impact views of the ridge lines, particularly of Ho Hok Shan, from every angle and turn the district into another concrete jungle.

At the OZP meeting PlanD described this area as a rural township. The elimination of most green vistas and the surrounding mountains is certainly not compatible with the vision set out.

It is obvious that this island should be developed only with low rise residential and community/recreational facilities.

Previous objections upheld.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Thursday, February 14, 2019 2:28:23 AM
Subject: Y/YL-KTS/6 Kam Tin South CDA

Y/YL-KTS/6

Lots 2160 RP and 547 RP (Part) in D.D. 106 and Adjoining Government Land, Kam Wui Road, Kam Tin South

Site area : About 25,110m² Includes Government Land of about 17,200m²

Zoning : "CDA"

Planned Development : PR 5 8 Blocks of 18 stories / 2,368 Units / Clubhouse 2 floors / 6,635sqmts Private OS / 256 Vehicles Parking

Dear TPB Members,

This is indeed an audacious application. The previous application for this quasi island site was for 68 villas, river side paths and open space. Plot ratio was .04.

Deferred on 10/06/2016

Deferred on 14/09/2016

Deferred on 03/03/2017

Deferred on 08/09/2017

and then dropped, no doubt in anticipation of the Kam Tin South OZP launched in the October and considered at TPB on 25 July 2018.

However this site was not under consideration and referred only to as one of the potential sites under review with a proposed PR of 2.1

The developer has piggy backed the suggestions of some members that PR could be raised.

I would suggest that members read the minutes:

8. GENERAL PLANNING INTENTION

8.1 The planning intention for the Area is to facilitate appropriate scale of development near the West Rail Kam Sheung Road Station to optimize the use of land and to channel suburban type uses to appropriate areas. The types of developments include private *and public* residential developments, village housing, and environmental and infrastructural improvements.

9.2 "Comprehensive Development Area" ("CDA") : **Total Area: 2.51 ha**

9.2.1 This zone is intended primarily for comprehensive development/redevelopment of the area **for residential use with the provision of commercial, open space and other supporting facilities**, if any. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

THIS SITE IS MOSTLY PUBLIC LAND AND CLOSE TO THE MTR THAT WILL BE THE HEART OF THE PROPOSED TOWNSHIP. THAT IT BE ENTIRELY PRIVATIZED IS INAPPROPRIATE

9.8 Open Space (“O”) : Total Area : 3.20 ha

This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public. An area abutting Kam Tin Road is zoned “O” to cater for the need of the local

6.2 Future expansion of population will be concentrated in the areas zoned for residential use along Kam Sheung Road and Kam Tin Road. It is estimated that the planned population for the Area will reach about 37,490 **62,690**.

(g) if all identified housing sites were implemented, the estimated population for the 14 potential housing sites identified under the LUR would be about 90,000;

8. Provision of Open Space and GIC Facilities (Attachment V)

8.1 According to the Hong Kong Planning Standards and Guidelines (HKPSG), a minimum of 1m² per person, each for district open space (DOS) and local open space (LOS), should be provided. Regarding the provision of open space in Kam Tin South, there will be a deficit of about 3.07 ha of DOS and a surplus of about 1.50 ha of LOS in the area. Although there is a shortfall of DOS in Kam Tin South area, the proposed amendments to the OZP (including **Items A1 to A3, B1 to B2 and C1**) would not result in loss of open space provision in the area.

To cater for the need of the future increased population, the LUR has recommended the provision of a district open space of about 7 ha (Riverine Park) at the north-eastern fringe of Site 7 which would be subject to detailed design/ further review (**Plan 1**). In view of this, without commitment to the future development, management and maintenance of the Riverine Park, the Director of Leisure and Cultural Services (DLCS) has no in-principle objection to the subject rezoning proposals

THIS INDICATES THAT THE PROVISION FOR OPEN SPACE IS TOTALLY INADEQUATE.

EVEN UNDER THE EXISTING STANDARDS THIS WOULD TRANSLATE INTO 9HA EACH OF DOS AND POS

HOWEVER UNDER 2030+ THAT WOULD SURELY BE APPLICABLE TO A QUASI NEW TOWN THEN THE PROVISION WOULD HAVE TO BE INCREASE BY 25%.

35. In response, Ms Maggie M.Y. Chin, DPO/FS&YLE, made the following main points with the aid of the visualizer/PowerPoint slides: (a) the original planning intention for KTS was primarily for the improvement and upgrading of the existing rural areas through redevelopment of existing temporary structures into low-rise, low-density residential developments. In order to capitalize on the development potential of KSRS, the LUR had been conducted and a number of potential housing sites were identified for up-zoning to facilitate development and redevelopment. Given the above background, the **planning concept for KTS was mainly a rural township development** rather than a new town or a NDA development. Areas above KSRS were planned for residential development with provision of commercial/ retail and supporting facilities while areas in close proximity to KSRS were planned for public housing developments. “Government, Institution or Community” (“G/IC”) zones were also proposed near KSRS for the provision of a GIC complex, a sports centre and two primary schools to serve the KTS area.

(b) while HK 2030+ had identified a number of strategic growth areas such as Yuen Long South and Hung Shui Kiu, KTS as a whole was dominated by rural type developments with a large area of agricultural land. Given the existing context, the overall planning intention was to preserve the agricultural land while capitalize on the **development potential of KSRS for a rural township development**. As to whether the development potential of KTS could be further enhanced if Shek Kong Airfield was relocated, the Government would not be able to comment in the absence of a specific study into this hypothetical scenario;

(c) an integrated planning approach had been adopted in the LUR by enhancing the connectivity among the development sites and the future town centre. For instance, **cycle tracks might be enhanced to facilitate interaction between the existing and planned neighbourhoods**.

The mistakes made over the years cannot be repeated. This site is on the river side. It is quite obvious that any development plans must include an integrated waterfront promenade and cycle path that connect the various OS and GIC facilities with the private and public estates.

The vision should be for a Sha Tin type scenario with key recreational facilities along the riverside.

Most of this site is government land. Such a key location cannot be fenced off and excluded from the town centre. There is also the issue of the height restrictions that were discussed at TPB.

Members must consider this site not as a stand alone development but as an integral component of the planned rural township. This site must be developed in harmony with the development of the MTR site and take into consideration the potential for community and recreational use that will enhance the town center.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Tuesday, April 3, 2018 2:12:34 AM
Subject: Re: A/YL-KTS/705 Kam Tin South CDA

Dear TPB Members,

There is a sewerage plant and other public amenities located on this 'island' site. It is obvious that it should be fully dedicated to GIC and recreational use.

The proposed public open space is obviously being co-opted into the private development as it has no dedicated OS of its own. The proximity to residential would certainly impact on the public's right to full enjoyment of the POS without noise and other restrictions.

Many thousands of people will eventually live in the district, TPB must ensure that they have adequate and well planned recreational and community facilities.

This application is now two years old. Time to call it a day.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Tuesday, June 27, 2017 1:23:43 AM
Subject: Re: A/YL-KTS/705 Kam Tin South CDA

Dear TPB Members,

Development of housing on top of Kam Sheung MTR Station will go ahead soon.

This will greatly increase the number of local residents. This influx combined with the many hundred of small houses indicates that there is and will be strong demand for GIC facilities. I have friends living in the vicinity and there are currently zero community amenities.

It is obvious that this 'island site' should be preserved to fulfill the GIC requirements for the district.

This application should be rejected.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Friday, December 2, 2016 11:37:41 PM
Subject: Re: A/YL-KTS/705 Kam Tin South CDA

Dear TPB Members,
It is obvious that the development is encroaching on the public amenity area and walling in the public domain.

The negative impact on the community amenities is significant. All previous objections upheld.

TPB should reject this application.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Monday, August 29, 2016 12:57:20 AM
Subject: Fwd: A/YL-KTS/705 Kam Tin South CDA

Dear TPB Members,

Some tweaking of the layout does not alter the fact that this site in view of its location and the 60% government land component should be reserved for GIC use to cater for the many thousands of residents who will eventually live in the district.

Henderson has just announced that it has a land bank of 45 million sqft in the New Territories. It is about time it made plans to develop some of this.

Previous objections upheld.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Thursday, May 12, 2016 2:11:47 AM
Subject: A/YL-KTS/705 Kam Tin South CDA

A/YL-KTS/705

Lots in D.D.106 and Adjoining Government Land, Kam Tin South, Yuen Long

Site area : About 25,110m² Includes Government Land of about 17,160m²

Zoning "CDA"

Applied Development : 69 houses

Dear TPB Members,

This Henderson development was rejected on 8 May 2015. The new application exhibits the same problems as the previous application

Air and noise impacts from the nearby uses including roads, factory/workshop, open storage yard, transport interchange and West Rail, etc The houses would be right beside a very busy transport corridor.

The visual impact, particularly from Tung Wui Road with a continuous alignment of houses along the site boundary is particularly ugly.

The land is two third government land and close to the transport interchange. In view of the plans to develop the area, proximity to

the river, etc, it would appear that this site would be more appropriate for GIC use.

TPB should reject this application again.

Mary Mulvihill