

2023年 4月 2 日
 此文件在 收到・城市規劃委員會
 只會在收到所有必要的資料及文件後才正式確認收到
 申請的日期。

This document is received on 20 APR 2023
 The Town Planning Board will formally acknowledge
 the date of receipt of the application only upon receipt
 of all the required information and documents.

Form No. S16-III
 表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
 第16條遞交的許可申請

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

適用於祇涉及位於鄉郊地區土地上及/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.info.gov.hk/tpb/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.info.gov.hk/tpb/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及注解

"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

2301048

18.4.2023

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	A/1C-KTS/960
	Date Received 收到日期	20 APR 2023

- 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.info.gov.hk/tpb/>. 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.info.gov.hk/tpb/>), 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 樓及新界沙田上禾輋路 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)

Pok Oi Hospital

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)

AECOM Asia Company 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)	Lots 472 (Part), 587 RP (Part), 591, 592, 600 (Part), 1276 (Part), 1277 RP, 1318, 1321, 1322, 1324, 1325 S.A & S.B-E, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335 S.A, 1335 RP, 1336 RP, 1337 RP (Part), 1338 (Part), 1339 (Part), 1340, 1341 (Part), 1342 (Part) and 1343 RP (Part) in D.D. 106 and Adjoining Government Land at Kong Ha Wai, Kam Tin, Yuen Long
(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 44,769.22 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 62178.465 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)	1,093.1 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 ("OZP") No. S/YL-KTS/15
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group D)" ("R(D)")
(f) Current use(s) 現時用途	Transitional Housing Development for a Period of 3 years (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

- ☐ is the sole "current land owner"^{#&} (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 at23.3.2023..... (DD/MM/YYYY), this application involves a total of3..... "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) of "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)

(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 18.4.2023 (DD/MM/YYYY)[&]
於 18.4.2023 (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 17.4.2023 (DD/MM/YYYY)[&]
於 17.4.2023 (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 位於鄉郊地區土地上及/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, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/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																																	
(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)) <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"/>																															
	No 否																																
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 No 否 <input type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 No 否 <input type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															

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

(B) Renewal of Permission for Temporary Use or Development in Rural Areas

位於鄉郊地區臨時用途/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>847</u>
(b) Date of approval 獲批給許可的日期	<u>26.06.2020</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>26.06.2023</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Proposed Temporary Transitional Housing Development for a Period of 3 Years and Excavation of Land
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input checked="" type="checkbox"/> year(s) 年 <u>3</u> <input type="checkbox"/> month(s) 個月

7. Justifications 理由

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

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

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

PEARL HUI

Executive Director, Urban Planning

Name in Block Letters

姓名 (請以正楷填寫)

Position (if applicable)

職位 (如適用)

Professional Qualification(s)

專業資格

☒ Member 會員 / ☐ Fellow of 資深會員☒ HKIP 香港規劃師學會 /☐ HKIS 香港測量師學會 /☐ HKILA 香港園境師學會 /☒ RPP 註冊專業規劃師

Others 其他

☐ HKIA 香港建築師學會 /☐ HKIE 香港工程師學會 /☐ HKIUD 香港城市設計學會on behalf of
代表

AECOM Asia Company Limited

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

Date 日期

18.4.2023

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 472 (Part), 587 RP (Part), 591, 592, 600 (Part), 1276 (Part), 1277 RP, 1318, 1321, 1322, 1324, 1325 S.A & S.B-E, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335 S.A, 1335 RP, 1336 RP, 1337 RP (Part), 1338 (Part), 1339 (Part), 1340, 1341 (Part), 1342 (Part) and 1343 RP (Part) in D.D. 106 and Adjoining Government Land at Kong Ha Wai, Kam Tin, Yuen Long
Site area 地盤面積	44,769.22 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 1093.1 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Kam Tin South Outline Zoning Plan ("OZP") No. S/YL-KTS/15
Zoning 地帶	"Residential (Group D)" ("R(D)")
Type of Application 申請類別	<input type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/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 for a Period of 位於鄉郊地區臨時用途/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	Proposed Temporary Transitional Housing Development for a Period of 3 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	60178.465 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	2000 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	1.5 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	8	
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	27mPD	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
		4	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	19mPD	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
		2	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	Not more than 60 % <input 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) <hr/>		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		10
	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) <u>Bus Bay</u> <hr/>		/ / 9 / / 1

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 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 checked="" type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
<hr/>		
Record of compliance with all approval conditions of the previous planning approval		
<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。

AECOM

Our Ref:
Your Ref: TPB/A/YL-KTS/960
Date: 22 May 2023

By Email and by Hand

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

Dear Sir/Madam,

Planning Application under Section 16 of the Town Planning Ordinance for Renewal of Planning Approval for Proposed Temporary Transitional Housing Development for a Period of 3 Years at Lots 472 (Part), 587 RP (Part), 591, 592, 600 (Part), 1276 (Part), 1277 RP, 1318, 1321, 1322, 1324, 1325 S.A & S.B-E, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335 S.A, 1335 RP, 1336 RP, 1337 RP (Part), 1338 (Part), 1339 (Part), 1340, 1341 (Part), 1342 (Part) and 1343 RP (Part) in D.D. 106 and Adjoining Government Land at Kong Ha Wai, Kam Tin, Yuen Long (Application No. A/YL-KTS/960)
Submission of Further Information

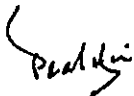
Reference is made to the captioned S.16 planning application received by the Town Planning Board (TPB) on 20 April 2023.

On behalf of the Applicant, the Pok Oi Hospital, we hereby submit 70 copies of the set of Approved Building Plans stamped by Fire Services Department at **Annex A** as requested by Planning Department.

In accordance with TPB PG-No. 32A, this submission of further information does not result in a material change of the nature of the captioned planning application, hence it should be accepted by Secretary of the Town Planning Board for inclusion into the application.

Should you have any queries or require further information, please do not hesitate to contact our Ms. Emily LIU at : 1).

Yours faithfully,
For and on behalf of
AECOM Asia Company Limited



Pearl HUI
Executive Director, Urban Planning

Encl. Annex A - Approved Building Plans stamped by Fire Services Department

cc: Pok Oi Hospital

AECOM

Our Ref: 60704861/0086/23/2023000050D
 Your Ref: TPB/A/YL-KTS/960
 Date: 24 May 2023

By Email and by Hand

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

Dear Sir/Madam,

Planning Application under Section 16 of the Town Planning Ordinance for Renewal of Planning Approval for Proposed Temporary Transitional Housing Development for a Period of 3 Years at Lots 472 (Part), 587 RP (Part), 591, 592, 600 (Part), 1276 (Part), 1277 RP, 1318, 1321, 1322, 1324, 1325 S.A & S.B-E, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335 S.A, 1335 RP, 1336 RP, 1337 RP (Part), 1338 (Part), 1339 (Part), 1340, 1341 (Part), 1342 (Part) and 1343 RP (Part) in D.D. 106 and Adjoining Government Land at Kong Ha Wai, Kam Tin (Application No. A/YL-KTS/960)
 Submission of Further Information

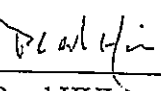
Reference is made to the captioned S.16 planning application received by the Town Planning Board (TPB) on 20 April 2023, of which Further Information of the application was submitted on 22 May 2023.

On behalf of the Applicant, the Pok Oi Hospital, we hereby submit 70 copies of a table of response to departmental comments (RtoC table) at Annex A and the latest landscape plan at Annex B in response to comments from Urban Design and Landscape Section of Planning Department.

In accordance with TPB PG-No. 32A, this submission of further information does not result in a material change of the nature of the captioned planning application, hence it should be accepted by Secretary of the Town Planning Board for inclusion into the application.

We sincerely hope that with the above information, the outstanding issues can be resolved satisfactorily with the concerned departments. Should you have any queries or require further information, please do not hesitate to contact our _____ at _____ (or email _____) or Ms. Winnie _____ (or email _____).

Yours faithfully,
 For and on behalf of
 AECOM Asia Company Limited


 Pearl HUI
 Executive Director, Urban Planning



Encl. Annex A – Responses to Departmental Comment (RtoC) Table
 Annex B – Latest Landscape Plan

cc: Pok Oi Hospital

AECOM

AECOM

Our Ref: _____
 Your Ref: TPB/A/YL-KTS/960
 Date: 30 May 2023

By Email and by Hand

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

Dear Sir/Madam,

Planning Application under Section 16 of the Town Planning Ordinance for Renewal of Planning Approval for Proposed Temporary Transitional Housing Development for a Period of 3 Years at Lots 472 (Part), 587 RP (Part), 591, 592, 600 (Part), 1276 (Part), 1277 RP, 1318, 1321, 1322, 1324, 1325 S.A. & S.B-E, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335 S.A, 1335 RP, 1336 RP, 1337 RP (Part), 1338 (Part), 1339 (Part), 1340, 1341 (Part), 1342 (Part) and 1343 RP (Part) in D.D. 106 and Adjoining Government Land at Kong Ha Wai, Kam Tin (Application No. A/YL-KTS/960)
Submission of Further Information

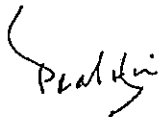
Reference is made to the captioned S.16 planning application received by the Town Planning Board (TPB) on 20 April 2023, of which Further Information of the application was submitted on 22 and 24 May 2023.

On behalf of the Applicant, the Pok Oi Hospital, we hereby submit 70 copies of a replacement page for the planning statement at Annex A and an updated latest landscape plan at Annex B, in response to comments from the Planning Department.

In accordance with TPB PG-No. 32A, this submission of further information does not result in a material change of the nature of the captioned planning application, hence it should be accepted by Secretary of the Town Planning Board for inclusion into the application.

We sincerely hope that with the above information, the outstanding issues can be resolved satisfactorily with the concerned departments. Should you have any queries or require further information, please do not hesitate to contact our Ms. Emily LIU at : _____) or Ms. Winnie HUNG at .

Yours faithfully,
 For and on behalf of
 AECOM Asia Company Limited



Pearl HUI
 Executive Director, Urban Planning

Encl. Annex A – Replacement Page for the Planning Statement
 Annex B – Updated Latest Landscape Plan

cc: Pok Oi Hospital





AECOM

Our Ref:
 Your Ref: TPB/A/YL-KTS/960
 Date: 31 May 2023

By Email and by Hand

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

Dear Sir/Madam,

Planning Application under Section 16 of the Town Planning Ordinance for Renewal of Planning Approval for Proposed Temporary Transitional Housing Development for a Period of 3 Years at Lots 472 (Part), 587 RP (Part), 591, 592, 600 (Part), 1276 (Part), 1277 RP, 1318, 1321, 1322, 1324, 1325 S.A & S.B-E, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335 S.A, 1335 RP, 1336 RP, 1337 RP (Part), 1338 (Part), 1339 (Part), 1340, 1341 (Part), 1342 (Part) and 1343 RP (Part) in D.D. 106 and Adjoining Government Land at Kong Ha Wai, Kam Tin (Application No. A/YL-KTS/960)

Submission of Further Information

Reference is made to the captioned S.16 planning application received by the Town Planning Board (TPB) on 20 April 2023, of which Further Information(s) of the application were submitted on 22, 24 and 31 May 2023.

On behalf of the Applicant, the Pok Oi Hospital (POH), we hereby submit the tree treatment summary table at **Annex A**, the occupation permit of Phase 1 and Phase 2A at **Annex B**, the occupation permit of Phase 2 at **Annex C** and the latest information on occupancy status at **Annex D**, as requested by the Planning Department.

We, on behalf of the applicant, would also like to clarify that the existing Fire Service Installations (FSI) within the application site remain unchanged as proposed under the approved FSI plans and will continue to be properly maintained during the approval period once the Current Application is approved by the TPB.

In accordance with TPB PG-No. 32A, this submission of further information does not result in a material change of the nature of the captioned planning application, hence it should be accepted by Secretary of the TPB for inclusion into the application.

We sincerely hope that with the above information, the outstanding issues can be resolved satisfactorily with the concerned departments. Should you have any queries or require further information, please do

Our Ref:

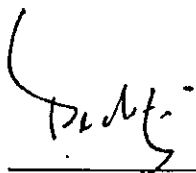
Your Ref: TPB/A/YL-KTS/960

not hesitate to contact our Ms. Emily LIU at
HUNG at

---). Thank you.

----- Ms. Winnie

Yours faithfully,
For and on behalf of
AECOM Asia Company Limited



Pearl HUI
Executive Director, Urban Planning

Encl. Annex A – Tree Treatment Summary Table
 Annex B – Occupation Permit of Phase 1 and Phase 2A
 Annex C – Occupation Permit of Phase 2
 Annex D – Latest Information on Occupancy Status as of 30 May 2023 14:00

cc: Pok Oi Hospital

Tree Treatment Summary Table

(a)	(b)	(c)	(d)	(e)	(a)+(d)+(e)
No. of Trees Retained	No. of Trees Felled	No. of Dead Trees	No. of Compensatory Trees in STT Area	No. of New Trees Planted	Total No. of Trees within Site
Total: 42 • Within site: 32 • Outside site: 10*	30	2 [#]	13	105	150 [^]

*Retained trees that were found outside site boundary in updated tree survey.

[#]Trees found dead in updated tree survey.

[^]The total of number of trees within Site has excluded the 10 retained trees outside Site.

BUILDING AUTHORITY OF HONG KONG
FORM BD 104
BUILDINGS ORDINANCE
(Chapter 123)
Section 21

Permit to occupy a new building

Permit No. NT56/2022/OP
 Our Ref. No. BD 2/9065/20(TH) Pt.IV
 To : Pok Oi Hospital
c/o ORR Wah Hung David

215
 (94)

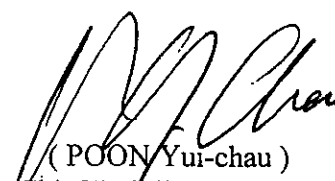
Date : 2 September 2022

I hereby permit the occupation of the new buildings at **71 Kam Sheung Road, Yuen Long, New Territories** on **LOT NO. 472, THE REMAINING PORTION OF LOT NO. 587, LOT NOS. 591, 592, 600, 1276, THE REMAINING PORTION OF LOT NO. 1277, LOT NOS. 1318, 1321, 1322, 1324, SECTION A OF LOT NO. 1325, SECTION B-E OF LOT NO. 1325, LOT NOS. 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, SECTION A OF LOT NO. 1335, THE REMAINING PORTION OF LOT NO. 1335, THE REMAINING PORTION OF LOT NO. 1336, THE REMAINING PORTION OF LOT NO. 1337, LOT NOS. 1338, 1339, 1340, 1341, 1342, THE REMAINING PORTION OF LOT NO. 1343 IN D.D. 106 and SHORT TERM TENANCY NO. 3280** for the following purposes:-

Phase 1 and 2A of the transitional housing development comprising:

- (a) Block 1, 2, 3 and 5 : Four four-storey residential buildings for domestic use.
- (b) Amenity Block 1 : A single storey building comprising shop and ancillary accommodation for non-domestic use.

/to be cont'd


 (POON Yui-chau)
 Chief Building Surveyor

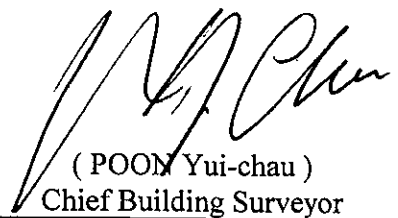
for Building Authority

Note: (1) The number of the building quoted in this Permit is provisional only and is subject to possible confirmation/ amendment to be notified by the competent authority under section 32(2) of the Buildings Ordinance.

(2) The uses of the building described in this Permit are those shown on the plans approved by the Building Authority. Any subsequent changes in the uses of the building are subject to the control under section 25 and other relevant provisions of the Buildings Ordinance.



- (c) Amenity Block 2 : A two storeys building comprising restaurants, function rooms, offices and stores for non-domestic use.
- (d) Transformer Room 'A' and Switch Rooms : A single storey building for non-domestic use.
- (e) Transformer Room 'B' and 'C' and LV Switch Room 2 & 3 : A single storey building for non-domestic use.
- (f) Sewage treatment plant 1 and R.S. & M.R.C. 1 : A single storey building for non-domestic use.
-


(POON Yui-chau)
Chief Building Surveyor
for Building Authority

BUILDING AUTHORITY OF HONG KONG
FORM BD 104
BUILDINGS ORDINANCE
(Chapter 123)
Section 21

Permit to occupy a new building

Permit No. NT87/2022/OP

Our Ref. No. BD 2/9065/20(TH) Pt.V


To : Pok Oi Hospital
c/o ORR Wah Hung David

Date 30 December 2022

I hereby permit the occupation of the new buildings at 71 Kam Sheung Road, Yuen Long, New Territories on LOT NO. 472, THE REMAINING PORTION OF LOT NO. 587, LOT NOS. 591, 592, 600, 1276, THE REMAINING PORTION OF LOT NO. 1277, LOT NOS. 1318, 1321, 1322, 1324, SECTION A OF LOT NO. 1325, SECTION B-E OF LOT NO. 1325, LOT NOS. 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, SECTION A OF LOT NO. 1335, THE REMAINING PORTION OF LOT NO. 1335, THE REMAINING PORTION OF LOT NO. 1336, THE REMAINING PORTION OF LOT NO. 1337, LOT NOS. 1338, 1339, 1340, 1341, 1342, THE REMAINING PORTION OF LOT NO. 1343 IN D.D. 106 and SHORT TERM TENANCY NO. 3280 for the following purposes:-

Phase 2 of the transitional housing development comprising:

- (a) Block 6, 7, 8 and 9 : Four four-storey residential buildings for domestic use.
- (b) Sewage treatment plant 2 : A single storey building for non-domestic use.


 (POON Yui-chau)
 Chief Building Surveyor
 for Building Authority

Note: (1) The numbering of the building quoted on this Form is provisional and subject to possible confirmation/ amendment to be notified by the competent authority. Section 32(2) of the Buildings Ordinance is relevant.

(2) The uses of the building described in this Permit are those shown on the plans approved by the Building Authority. Any subsequent changes are subject to the control under section 25 and other relevant provisions of the Buildings Ordinance.

Latest Information on Occupancy Status (As of 2023.05.30 14:00)

Unit Type 戶型 Programme 項目	1-2 people unit 1-2 人單位	3-4 people unit 3-4 人單位	5-6 people unit 5-6 人單位	Total 總計
Number of Units (Phase 1) 第一期單位供應數目：	402 (51.47%)	360 (46.09%)	19 (2.43%)	781 (100%)
Number of Occupied Units (Phase 1) 第一期小計	400 (51.22%)	209 (26.76%)	17 (2.18%)	626 (80.15%)
Number of Units (Phase 2) 第二期單位供應數目	722 (59.33%)	464 (38.13%)	31 (2.55%)	1 217 (100%)
Number of Occupied Units (Phase 2) 第二期小計	708 (58.18%)	132 (10.85%)	19 (1.56%)	859 (70.58%)
Total Number of Tenants 租戶總計	1 108	341	36	1 485
Occupancy Rate 入住率	55.46%	17.07%	1.80%	74.32%

*DISCLAIMER: The English version is a translation of the original in Chinese for information purposes only.
In case of any discrepancy or inconsistency, the Chinese version shall prevail.*

AECOM

AECOM

Our Ref:
Your Ref: TPB/A/YL-KTS/960
Date: 1 June 2023

By Email and by Hand

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

Dear Sir/Madam,

Planning Application under Section 16 of the Town Planning Ordinance for Renewal of Planning Approval for Proposed Temporary Transitional Housing Development for a Period of 3 Years at Lots 472 (Part), 587 RP (Part), 591, 592, 600 (Part), 1276 (Part), 1277 RP, 1318, 1321, 1322, 1324, 1325 S.A & S.B-E, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335 S.A, 1335 RP, 1336 RP, 1337 RP (Part), 1338 (Part), 1339 (Part), 1340, 1341 (Part), 1342 (Part) and 1343 RP (Part) in D.D. 106 and Adjoining Government Land at Kong Ha Wai, Kam Tin (Application No. A/YL-KTS/960)
Submission of Further Information

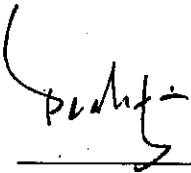
Reference is made to the captioned S.16 planning application received by the Town Planning Board (TPB) on 20 April 2023, of which Further Information(s) of the application were submitted on 22, 24 and 31 May 2023. Kindly note that this further information supersedes and replaces the previous clarification letter dated on 1 June 2023.

On behalf of the Applicant, the Pok Oi Hospital (POH), we would like to clarify that, under the latest tree treatment of the Current Application, the number of affected trees has been reduced with no additional tree felling when compared to the landscape proposal of the previous approved application (Application No. A/YL-KTS/847). All felled trees within the site have been approved by Lands Department. The existing landscape treatment under the Current Application is in accordance with the implemented scheme under the previous approved Application No. A/YL-KTS/847 and amendment under Application No. A/YL-KTS/847-1 and no additional tree felling will be proposed as far as practicable during the approval period once the Current Application is approved by the TPB. The tree treatment comparison table is at **Annex A** and the replacement page of the Planning Statement is at **Annex B** as requested by the Planning Department.

Our Ref:
Your Ref: TPB/A/YL-KTS/960

Should you have any queries or require further information, please do not hesitate to contact our Ms.
Emily LIU at _____ r Ms. Winnie HUNG at _____
ank you.

Yours faithfully,
For and on behalf of
AECOM Asia Company Limited



Pearl HUI
Executive Director, Urban Planning

Encl. Annex A – Tree Treatment Comparison Table
Annex B – Replacement Page of the Planning Statement

cc: Pok Oi Hospital

Tree Treatment Comparison Table

	(a)	(b)	(c)	(d)	(e)	(a)+(d)+(e)
Application No.	No. of Trees Retained	No. of Trees Felled	No. of Dead Trees	No. of Compensatory Trees in STT Area	No. of New Trees Planted	Total No. of Trees within Site
A/YL-KTS/847 (Previous Approved Application)	Appx. 39*	Appx. 69	/	/	Appx. 30	Appx. 69*
Implemented Scheme under the previous approved application A/YL-KTS/847 and amendment under A/YL-KTS/847-1	Total: 42* • Within site: 32 • Outside site: 10*	30	2 [#]	13	105	150 [^]

*Includes 10 no. of retained trees identified in the approved landscape proposal of A/YL-KTS/847 that were found outside site in updated tree survey.

[#]Trees identified in the approved landscape proposal of A/YL-KTS/847 that were found dead in updated tree survey.

[^]The total of no. of trees within Site in the current application has excluded the 10 retained trees outside Site.

Development Parameters	Application No. A/YL-KTS/847	Application No. A/YL-KTS/847-1	Current Application
Private Open Space		Not less than 6,292 m ²	

**High-end population estimates have been adopted for each unit type for the basis of the technical assessments.*

4.3. Landscape Treatment

4.3.1. Same as the Approved Application No. A/YL-KTS/847, there are no significant changes to the building block clusters and building height, therefore no change in visual impact is anticipated.

4.3.2. Moreover, as a result of the fine-tuning of site boundary under Application No. A/YL-KTS/847-1, the number of affected trees has been reduced when compared to the Application No. A/YL-KTS/847, and no additional tree felling is proposed. All felled trees within the site have been approved by Lands Department. The existing landscape treatment under the Current Application is in accordance with the implemented scheme under the previous approved Application No. A/YL-KTS/847 and amendment Application No. A/YL-KTS/847-1. No additional tree felling will be proposed as far as practicable and the landscape treatment under the latest landscape plan will continue to be properly maintained during the approval period once the Current Application is approved by the TPB.

4.4. Transport Arrangement

4.4.1. The transport arrangement of the Current Application would remain the same as the Approved Application No. A/YL-KTS/847. Vehicular access and major pedestrian access would continue to be provided at Kam Sheung Road. A 6 m wide internal road would continue to be provided within the Site with hammer head facility provided at the road ends for turn-around movements. For the loading/unloading activities, a total of 9 loading/unloading bays (each 11m x 3.5m) would continue to be provided and scattered along the internal road within the Application Site (Figure 4.1 refers). No residential car parking spaces will be provided.

4.4.2. Same as the Approved Application, to ensure sufficient hardware facilities for the new bus services, one bus bay would continue to be provided at the development access road. This bus bay would continue to serve the new bus services between the Application Site and Pat Heung Road (Tai Lam Interchange) via Kam Sheung Road Station (Figure 4.1 refers).

4.4.3. A pedestrian access can be found along Kam Shui South Road. Accessible transport service will be arranged by appointment and at an affordable fee for elderly/ disabled/ residents in need.

4.5. Sewerage Arrangement

4.5.1. The relevant approval conditions (e) and (f) under the Approved Application on submission of an updated sewerage impact assessment and implementation of the sewerage improvement measures were fully complied by the Applicant. The Applicant is well committed that the existing sewerage provision within the application site will continue to be properly maintained during the approval period once the Current Application is approved by the TPB.

4.6. Drainage Arrangement

4.6.1. The relevant approval conditions (g) and (h) under the Approved Application on submission of a revised drainage impact assessment and implementation of the revised drainage proposal were fully complied by the Applicant. The Applicant is well committed that the existing drainage provision within the application site will continue to be properly maintained during the approval period once the Current Application is approved by the TPB.

4.7. Fire Service Installations

4.7.1. The relevant approval conditions (m) and (n) under the Approved Application on submission of a fire service installations proposal and implementation of implementation of the fire service installations proposal were fully complied by the Applicant. The Applicant is well committed that the existing Fire Service Installations within the application site will continue to be properly maintained during the approval period once the Current Application is approved by the TPB.

AECOM

Our Ref: 60704861/0097/23/2023000056D
 Your Ref: TPB/A/YL-KTS/960
 Date: 6 June 2023

By Email and by Hand

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

Dear Sir/Madam,

Planning Application under Section 16 of the Town Planning Ordinance for Renewal of Planning Approval for Proposed Temporary Transitional Housing Development for a Period of 3 Years at Lots 472 (Part), 587 RP (Part), 591, 592, 600 (Part), 1276 (Part), 1277 RP, 1318, 1321, 1322, 1324, 1325 S.A & S.B-E, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335 S.A, 1335 RP, 1336 RP, 1337 RP (Part), 1338 (Part), 1339 (Part), 1340, 1341 (Part), 1342 (Part) and 1343 RP (Part) in D.D. 106 and Adjoining Government Land at Kong Ha Wai, Kam Tin (Application No. A/YL-KTS/960)
Submission of Further Information

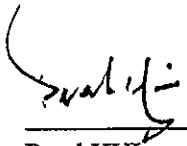
Reference is made to the captioned S.16 planning application received by the Town Planning Board (TPB) on 20 April 2023, of which Further Information(s) of the application were submitted on 22, 24 and 31 May and 1 June 2023.

On behalf of the Applicant, the Pok Oi Hospital (POH), we hereby submit the Certificate of Fire Service Installations and Equipment (FS 251) at **Annex A**, as requested by the Planning Department.

In accordance with TPB PG-No. 32A, this submission of further information does not result in a material change of the nature of the captioned planning application, hence it should be accepted by Secretary of the Town Planning Board for inclusion into the application.

We sincerely hope that with the above information, the outstanding issues can be resolved satisfactorily with the concerned department. Should you have any queries or require further information, please do not hesitate to contact our Ms. Emily LIU at (or email : or Ms. Winnie HUNG at (or email). Thank you.

Yours faithfully,
 For and on behalf of
 AECOM Asia Company Limited


 Pearl HUI
 Executive Director, Urban Planning

Encl. Annex A – Certificate of Fire Service Installation and Equipment (FS 251)
 cc: Pok Oi Hospital

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.:
消防處編號

Serial Number

Name of Client 顧客姓名

Pok Oi Hospital

Address 地址

Transitional Housing Development (Block 1), No. 17 Kam Sheung Road, Kam Tin, Yuen Long, NT


 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)
11	Emergency Lighting	Block 1	Conforms with FSD Requirements	05/06/2023	04/06/2024
12	Exit Sign	Block 1	Conforms with FSD Requirements	05/06/2023	04/06/2024

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)

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
15	Fire Detection System	Block 1	Access Denied & Detector cannot be tested (Refer to Annex Form)	Need further arrangement
28	Sprinkler System	Block 1	Access Denied (Refer to Annex Form)	Need further arrangement

Remark 備註

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

Ng Kwok Po

FSD/RC No.: 消防處註冊號碼

Company Name: 公司名稱

Alliance Contracting Co. Ltd

Telephone: 聯絡電話

Date: 日期

06/06/2023



For FSD use only

Inspected

Key-in

Verified



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.:
防處編號

Serial Number

Name of Client 顧客姓名

Yok Oi Hospital

Address 地址

Transitional Housing Development (Block 2), No. 17 Kam Sheung Road, Kam Tin, Yuen Long, NT



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)
11	Emergency Lighting	Block 2	Conforms with FSD Requirements	05/06/2023	04/06/2024
12	Exit Sign	Block 2	Conforms with FSD Requirements	05/06/2023	04/06/2024

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)

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
15	Fire Detection System	Block 2	Access Denied, Detector cannot be tested & Detector obstructed by Tenant (Refer to Annex Form)	Need further arrangement
28	Sprinkler System	Block 2	Access Denied (Refer to Annex Form)	Need further arrangement

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

Ng Kwok Po

FSD/RC No.:
消防處註冊號碼
Company Name:
公司名稱

Alliance Contracting
Co. Ltd

Telephone:
聯絡電話

Date:
日期

06/06/2023



For FSD
use only

Inspected

Key-in

Verified



FSD Ref.:
消防處編號

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

Serial Number

Name of Client 顧客姓名

Pok Oi Hospital

Address 地址

Transitional Housing Development (Block 3), No. 17 Kam Sheung Road, Kam Tin, Yuen Long, NT



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)
11	Emergency Lighting	Block 3	Conforms with FSD Requirements	05/06/2023	04/06/2024
12	Exit Sign	Block 3	Conforms with FSD Requirements	05/06/2023	04/06/2024

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)

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
15	Fire Detection System	Block 3	Access Denied & Circuit Fault (Refer to Annex Form)	Need further arrangement
28	Sprinkler System	Block 3	Access Denied (Refer to Annex Form)	Need further arrangement

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.

本人謹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

Ng Kwok Po

FSD/RC No.:
消防處註冊號碼

Company Name:
公司名稱

Alliance Contracting
Co. Ltd

Telephone:
聯絡電話

Date:
日期

06/06/2023



For FSD
use only

Inspected

Key-In

Verified



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.:
消防處編號

Serial Number

Name of Client 顧客姓名

Yok Oi Hospital

Address 地址

Transitional Housing Development (Block 5), No. 17 Kam Sheung Road, Kam Tin, Yuen Long, NT



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)
11	Emergency Lighting	Block 5	Conforms with FSD Requirements	05/06/2023	04/06/2024
12	Exit Sign	Block 5	Conforms with FSD Requirements	05/06/2023	04/06/2024

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)

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
15	Fire Detection System	Block 5	Access Denied, Detector cannot be Tested & Circuit Fault (Refer to Annex Form)	Need further arrangement
28	Sprinkler System	Block 5	Access Denied (Refer to Annex Form)	Need further arrangement

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之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:

Name:
姓名

Ng Kwok Po

FSD/RC No.:
消防處註冊號碼
Company Name:
公司名稱

Alliance Contracting
Co. Ltd

Telephone:
聯絡電話

Date:
日期

06/06/2023



For FSD
use only

Inspected

Key-in

Verified



**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.

Appendix III of
RNTPC Paper No. A/YL-KTS/960

Previous s.16 Applications covering the Application Site

Approved Applications

Application No.	Use/Development	Date of Consideration
A/YL-KTS/174	Residential Development	13.8.1999
A/YL-KTS/439	Proposed Houses	15.8.2008
A/YL-KTS/847	Proposed Temporary Transitional Housing Development for a Period of 3 Years and Excavation of Land	26.6.2020

Rejected Application

Application No.	Use/Development	Date of Consideration	Rejection Reasons
A/YL-KTS/412	Temporary Open Storage and Assembly of Internal Equipment and Installations (Seats and Electronic Circuits) of Public and Franchised Buses for a Period of 3 Years	30.5.2008 [on review]	(1) to (4)

Rejection Reasons:

- (1) Not in line with planning intention of the “Residential (Group D)” (“R(D)”) zone. No strong justification had been given in the submission for a departure from the planning intention, even on a temporary basis.
- (2) Not comply with the then TPB-PG No. 13D in there was no previous approval granted and there was adverse comments from government department.
- (3) There was insufficient information to demonstrate that the proposed development would not generate adverse environmental impacts on the surrounding areas.
- (4) Approval of the application, even on temporary basis, would have cumulative effect and result in a general degradation of the rural environment of the area.

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- no objection to the application; and
- the Site falls within Short Term Tenancy No. 3280 by direct grant to Pok Oi Hospital and various Private Lots in D.D. 106 which are covered by Short Term Waiver No. 5220 and 5221 for the purposes of temporary transitional housing development.

2. Traffic

Comments of the Commissioner for Transport (C for T):

- no comment on the application from traffic engineering perspective.

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

- no adverse comment on the application from highways maintenance perspective.

Comments of the Chief Engineer/Railway Development 2-2, Railway Development Office, Highways Department (CE/RD 2-2, RDO, HyD):

- no comment on the application from railway development perspective.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application;
- according to the applicant, the site layout would not be changed and the sewerage and noise mitigation measures will be properly maintained; and
- a total of 29 complaint cases against the Site regarding the air, noise, water and waste aspects were received in the past 3 years.

4. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- no objection in-principle to the application; and
- should the application be approved, the applicant is required to maintain the existing drainage facilities implemented under the previous planning application to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

5. **Landscape**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- no objection to the application from landscape planning perspective;
- based on the aerial photo of 2022, the Site is located in a miscellaneous rural fringe landscape character comprising of temporary structures, village houses, open storage and scattered tree groups. Comparing the aerial photos of 2018 and 2021, there is no significant change to the landscape character of the surrounding area since the last application was approved. According to the submission, the Site is in operation as transitional housing. There is no significant change in the development layout. Further significant adverse landscape impact within the Site arising from the continuous use is not anticipated.

6. **Natural Conservation**

Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- no comment on the application from natural conservation perspective; and
- the upper section of Kam Tin River is located to the west of the Site. A planting site along Kam Shui South Road (established as ecological mitigation measures for the Main Drainage Channels for Yuen Long and Kam Tin) (**Plan A-2**) managed by the Agriculture, Fisheries and Conservation Department (AFCD) is located immediately to the east of the Site.

7. **Heritage Conservation**

Comments of the Antiquities and Monuments Office, Development Bureau (AMO, DEVB):

- no in-principle objection to the application;
- as noted from the planning statement, there is no change in key development parameter under the current application, and the construction works of the transitional housing under the last application (No. A/YL-KTS/847) were already completed;
- the Site is located in close vicinity of three Grade 3 historic buildings, namely Main Building, Entrance Gate and Servants' Quarters of Kong Ha Wai (**Plan A-2**); and
- given the Graded Buildings are located in close proximity to the Site, any proposed works at the Site, including the maintenance of the existing transitional houses, should not cause any adverse impacts on the Graded Buildings if the planning is approved by the Board.

8. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- no objection to the application.

9. Fire Safety

Comments of the Director of Fire Services (D of FS):

- no objection in-principle to the proposal subject to the fire service installations (FSIs) being provided to the satisfaction of the Director of Fire Services; and
- the submitted FSIs proposal is considered acceptable.

10. Water Supply

Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- no objection to the application.

11. District Officer's Comments

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

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

12. Social Welfare

Comments of the Director of Social Welfare (DSW):

- no comment on the transitional housing development from the welfare perspective. Given the temporary nature of the development, he has not proposed welfare facilities for this development yet he stands ready to review in case there are welfare facilities to be proposed by the applicant.

13. Other Departments

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

- the Director of Food and Environmental Hygiene (DFEH)
- the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);
- the Director of Electrical and Mechanical Services (DEMS); and
- the Commissioner of Police (C of P).

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the development at the Site;
- (b) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - the applicant should ensure the temporary transitional housing development will comply with all conditions of Short Term Tenancy (STT) No. 3280 and Short Term Waiver (STW) No. 5220 and 5221. Failure to comply with any tenancy / waiver conditions may result in enforcement action being taken and the subject STT/STW being terminated by Government; and
 - any requirement for technical arrangement such as landscape treatment, transport arrangement, sewage arrangement, drainage arrangement and fire service installations (FSIs) etc., should be subject to comments of relevant Government departments.
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - any access connecting the Site and Kam Sheung Road is not and shall not be maintained by his office; and
 - adequate drainage measures should be provided to prevent surface water running from the Site to nearby public road and drains;
- (e) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):
 - the applicant should be 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 department prior to commencement of the works;
- (f) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC):
 - the applicant is reminded to perform good site practice to avoid adverse impact on the upper section of Kam Tin River and the planting area managed by the Agriculture, Fisheries and Conservation Department should the application be approved;
- (g) to note the comments of the Director of Fire Services (D of FS) that:
 - regarding the implementation of the accepted fire service installations (FSIs) proposal, the applicant is advised that the installation /maintenance /modification /repair work of FSI shall be undertaken by an Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation /maintenance /modification /repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to him; and

- the applicant is reminded that if the structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (h) to note the comments of the Antiquities and Monuments Office, Development Bureau (AMO, DEVB):
- the applicant is required to inform AMO immediately when any antiquities or supposed antiquities under the Antiquities and Monuments Ordinance (Cap. 53) are discovered in the course of works;
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority (BA), they are unauthorised building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application;
 - for UBW erected on leased land, enforcement action may be taken by the 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 works or UBW on the Site under the BO;
 - before any new building works (including container/open sheds as temporary buildings, demolition and land filling) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - 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 respectively;
 - if the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the Building (Planning) Regulations at the building plan submission stage;
 - the excavation and backfilling works should be carried out under the supervision of a competent person;
 - attention is drawn to Building (Minor Works) Regulation that excavation with a depth between 0.3m to 3m falls within the items of Class I or Class II minor works and subject to the Minor Work Control System. The excavation works should be supervised by competent persons, who are Professional and / or Prescribed Registered Contractor. The applicant may visit BD's website (<http://www.bd.gov.hk/english/index.html>) for details;
 - adequate precautionary measures and suitable working procedures should be adopted in carrying out the above works to safeguard the stability of any building, structure, land, street or services. Any precautionary measures, which involve new building works, are subject to (c) above;

- when any natural, formed or man-made land has due to any cause been rendered so dangerous or liable to become so dangerous that it will collapse, or be likely to collapse, and thereby will cause, or will be likely to cause, a risk of injury to any person or damage to any property, enforcement action may be taken by the BD;
 - for features applied to be excluded from the calculation of the total GFA, it shall be subject to compliance with the requirements laid down in the relevant Joint Practice Notes and Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP). For example, the requirements of building set back, building separation and site coverage of greenery as stipulated in PNAP APP-152
- (j) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):
- existing water mains will be affected as shown on **Plan A-2**. A waterworks reserve within 1.5m from the centre line of the water main shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works;
 - no trees or shrubs with penetrating roots may be planted within the Waterworks Reserve or in the vicinity of the water main; and
 - the Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site.
- (k) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
- if any Food and Environmental Hygiene Department's (FEHD) facility is affected by the development, FEHD's prior consent must be obtained. Reprovisioning of the affected facilities by the project proponent up to the satisfaction of FEHD may be required. Besides, the project proponent may be required to provide sufficient amount of additional recurrent cost for management and maintenance of the reprovisioned facilities to FEHD;
 - if FEHD is requested to take up management responsibility of new facilities (e.g. public toilets and refuse collection points), FEHD should be separately consulted. Prior consent from FEHD must be obtained and sufficient amount of recurrent cost may have to be provided to us;
 - if provision of cleansing service for new roads, streets, cycle tracks, footpaths, paved areas etc, is required, FEHD should be separately consulted. Prior consent from FEHD must be obtained and sufficient amount of recurrent cost may have to be provided to us;
 - no environmental nuisance should be generated to the surroundings. Also, for any waste generated from the operations and works, the project proponent should arrange its disposal properly at their own expenses;
 - if the captioned project will lead to significant population increase, sufficient amount

of recurrent costs may have to be provided to FEHD in order to provide various types of environmental hygiene services for increased population, such as inspection to food premises, hawker control, handling of complaints, etc.;

- if domestic waste collection service of FEHD is required in future, prior comments from this Department on the waste collection plan, including the accessibility and maneuverability of RCV to RCP, should be sought;
- proper licence / permit issued by this Department is required if there is any food business / catering service / activities regulated by DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public:
 - (a) under the Food Business Regulation, Cap. 132X, a food business licence is required for the operation of the relevant type of food business listed in the Regulation. For any premises intended to be used for food business (e.g. a restaurant, a food factory, a fresh provision shop), a food business licence from the FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132) shall be obtained. The application for licence, if acceptable by the FEHD, will be referred to relevant government departments such as BD, FSD and PlanD for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;
 - (b) depending on the mode of operation, generally there are several types of food business licence/permits that the operator of a convenience store may apply for under the Food Business Regulation:
 - (i) if food is sold to customers for consumption on the premises, a restaurant licence should be obtained;
 - (ii) if food is only prepared for sale for consumption off the premises, a food factory licence should be obtained;
 - (iii) if fresh, chilled or frozen beef, mutton, pork, reptiles (including live snake), fish (including live fish) and poultry is sold, a fresh provision shop licence should be obtained; and
 - (iv) if milk, frozen confections, non-bottled drinks, cut fruit etc. are to be sold, relevant restricted food permits should be obtained;
 - (c) The operation of the eating place must not cause any environmental nuisance to the surrounding. The refuse generated by the proposed eating place are regarded as trade refuse. The management or owner of the site is responsible for its removal and disposal at their expenses. The operation of any business should not cause any obstruction or environmental nuisance in the vicinity; and
- proper licence issued by this Department is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public entertainment (PPE) Ordinance (Cap. 172) and its subsidiary legislation, such as a

concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment.

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

參考編號

Reference Number:

230427-101250-39239

提交限期

Deadline for submission:

16/05/2023

提交日期及時間

Date and time of submission:

27/04/2023 10:12:50

有關的規劃申請編號

The application no. to which the comment relates: A/YL-KTS/960

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Li wing sum

意見詳情

Details of the Comment :

同意

