

2024年 2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。

Appendix I of RNTPC
Paper No. A/YL-LFS/509

This document is received on - 2 FEB 2024
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- 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)

Tung Wah Group of Hospitals

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)

LANBASE SURVEYORS LIMITED 宏基測量師行有限公司

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 3 S.A SS.1, 3 S.B, 4, 5 S.A RP, 9, 10 RP, 12 S.A, 12 RP, 13, 14 S.A SS.1 S.A, 14 S.A SS.1 RP, 14 S.A SS.2, 14 S.A RP, 14 S.B SS.1 S.A, 14 S.B SS.1 RP, 14 S.B RP, 14 RP, 15 S.A SS.1, 15 S.A RP, 15 S.B, 15 RP, 16 S.A, 16 S.B, 16 RP, 17 S.A SS.1, 17 S.A RP, 17 S.B, 17 S.C AND 17 RP IN D.D. 128, LOTS 2128(PART), 2129, 2136 RP, 2138 RP, 2148, 2153 S.A(PART) AND 2388 S.A SS.2(PART) IN D.D. 129, AND ADJOINING GOVERNMENT LAND, LAU FAU SHAN, 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 18,866 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 27,474 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)	3,151 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 Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan (OZP) No. S/YL-LFS/11
(e) Land use zone(s) involved 涉及的土地用途地帶	“Residential (Group C)” and “Residential (Group D)”
(f) Current use(s) 現時用途	Work in Progress (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 at 31/01/2024 & 2/2/2024 (DD/MM/YYYY), this application involves a total of “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 notified1..... "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)
1	LOTS 3 S.A SS.1, 3 S.B, 4, 5 S.A RP, 9, 10 RP, 12 S.A, 12 RP, 13, 14 S.A SS.1 S.A, 14 S.A SS.1 RP, 14 S.A SS.2, 14 S.A RP, 14 S.B SS.1 S.A, 14 S.B SS.1 RP,	1/2/2024
	14 S.B RP, 14 RP, 15 S.A SS.1, 15 S.A RP, 15 S.B, 15 RP, 16 S.A, 16 S.B, 16 RP, 17 S.A SS.1, 17 S.A RP, 17 S.B, 17 S.C AND 17 RP IN D.D. 128, LOTS 2128,	
	2129, 2136 RP, 2138 RP, 2148, 2153 S.A AND 2388 S.A SS.2 IN D.D. 129, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES	

(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☐ year(s) 年☐ 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 ☐About 約Proposed covered land area 擬議有上蓋土地面積sq.m ☐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 ☐About 約Proposed non-domestic floor area 擬議非住用樓面面積sq.m ☐About 約Proposed gross floor area 擬議總樓面面積sq.m ☐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)

(Container Vehicle Parking Spaces)

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				
<p>.....</p> <p>.....</p>				
(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 		
	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/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)		Yes 會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/> No 不會 <input type="checkbox"/> No 不會 <input type="checkbox"/> No 不會 <input type="checkbox"/> No 不會 <input type="checkbox"/> No 不會 <input type="checkbox"/> No 不會 <input type="checkbox"/> No 不會 <input type="checkbox"/> No 不會 <input type="checkbox"/> No 不會 <input type="checkbox"/>

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

(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ <u>YL-LFS</u> / <u>425</u>
(b) Date of approval 獲批給許可的日期	<u>24/06/2022</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>24/06/2025</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Temporary Transitional Housing with Ancillary Uses for a Period of 3 Years and Filling 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 type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input checked="" 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： <u>(b), (e) and (h)</u> Reason(s) for non-compliance: 仍未履行的原因： <u>As the construction works have not yet been completed, the implementation works of drainage, sewerage and fire service installations proposals cannot be completed by the specified time limit.</u> (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）。

As there is inadequate time to complete the construction works for the proposed transitional housing approved under previous planning application No. A/YL-LFS/425, the implementation works of drainage, sewerage and fire service installations proposals under approval conditions (b), (e) and (h) cannot be completed by the specified time limit. Therefore, a renewal application for the planning permission is hereby sought.

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。

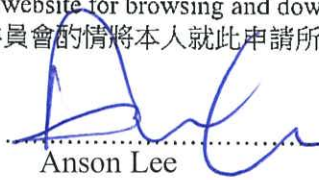
I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會的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


Anson Lee

Town Planner

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 /☐ 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 PIA

on behalf of
代表

LANBASE SURVEYORS LIMITED 宏基測量師行有限公司

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

Date 日期

01 FEB 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

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 3 S.A SS.1, 3 S.B, 4, 5 S.A RP, 9, 10 RP, 12 S.A, 12 RP, 13, 14 S.A SS.1 S.A, 14 S.A SS.1 RP, 14 S.A SS.2, 14 S.A RP, 14 S.B SS.1 S.A, 14 S.B SS.1 RP, 14 S.B RP, 14 RP, 15 S.A SS.1, 15 S.A RP, 15 S.B, 15 RP, 16 S.A, 16 S.B, 16 RP, 17 S.A SS.1, 17 S.A RP, 17 S.B, 17 S.C AND 17 RP IN D.D. 128, LOTS 2128(PART), 2129, 2136 RP, 2138 RP, 2148, 2153 S.A (PART) AND 2388 S.A SS.2 (PART) IN D.D. 129, AND ADJOINING GOVERNMENT LAND LAU FAU SHAN, YUEN
Site area 地盤面積	LONG, NEW TERRITORIES 18,981 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 3,151 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/11
Zoning 地帶	"Residential (Group C)" and "Residential (Group D)"
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 <u>3</u> <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	"Temporary Transitional Housing with Ancillary Uses for a Period of 3 Years and Filling and Excavation of Land"

(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	27,124 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	1.438 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	350 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.019 <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	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	22mPD	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
		4-5	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	9mPD to 11mPD	<input type="checkbox"/> (Not more than 不多於) m 米
		1 to 2	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	40 % <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		NIL
	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) _____ _____		NIL NIL NIL NIL NIL NIL NIL
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		3
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) -Minibus Layby _____ _____		NIL NIL NIL NIL 2 1

No. of Units: 1,233

Green Coverage: about 20%

Estimated Population: about 2,774

Private Open Space: Not less than 2,774sq.m

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 type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input 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"/>
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。

☒Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

Appendix Ia of RNTPC
Paper No. A/YL-LFS/509

Keith Pok Shaan WONG/PLAND

寄件者: Anson Lee [REDACTED]
寄件日期: 2024年02月07日星期三 15:25
收件者: Keith Pok Shaan WONG/PLAND
副本: tpbbpd/PLAND
主旨: FW: Renewal of Planning Application No. A/YL-LFS/425
附件: AA3_Current.jpg; AA5_Current.jpg; AA6_Current.jpg; AA7_Current.jpg; AA4_Current.jpg; AA1_Current.jpg; AA2_Current.jpg

重要性: 高

類別: Internet Email

Dear Keith,

Please see the attached updated plans under Class B Amendment for submission.

- Master Layout Plan (G/F)
- Floor Plans (4/F)
- Sections
- Landscape Plan
- Greenery Plan
- Open Space Demarcation Plan
- Tree Treatment Plan

Regards,

Anson Lee
Lanbase Surveyors Limited

Application Site

[illegible]

hpa

Project Manager (Structural)

Jacobs



PineBridge



OIYN LIMITED
FOR ARCHITECTS & ASSOCIATES

3/F., BLOCK A, CHEONG FAT FACTORY BUILDING, NO.285-271 UN CHAU STREET, KUN
TEL: 3489-1990 FAX: 3020-9409 EMAIL ADDRESS: mail@oiyn.com.hk

Structural Designer / R.S.E.

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

JME Engineering Limited

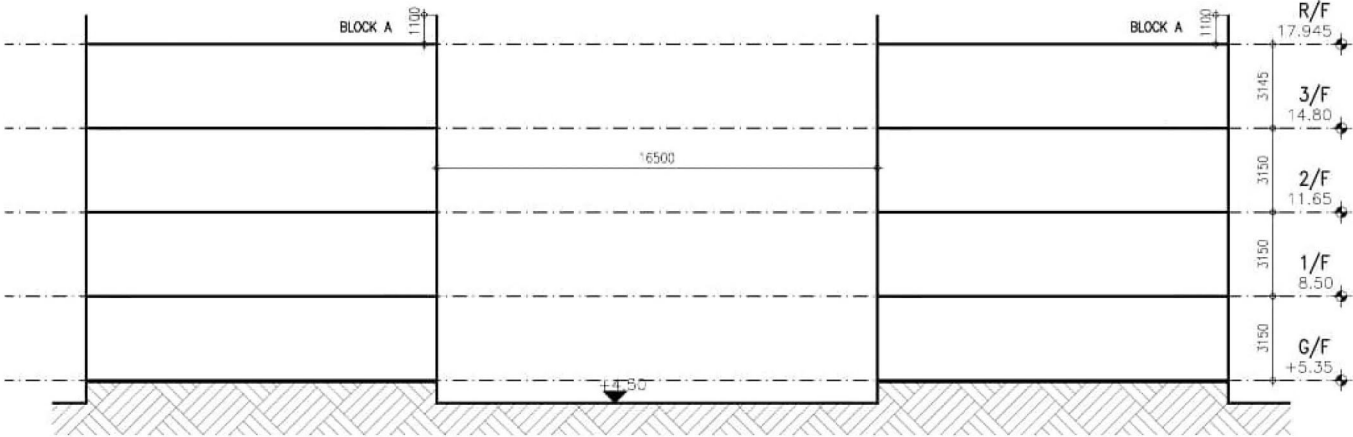
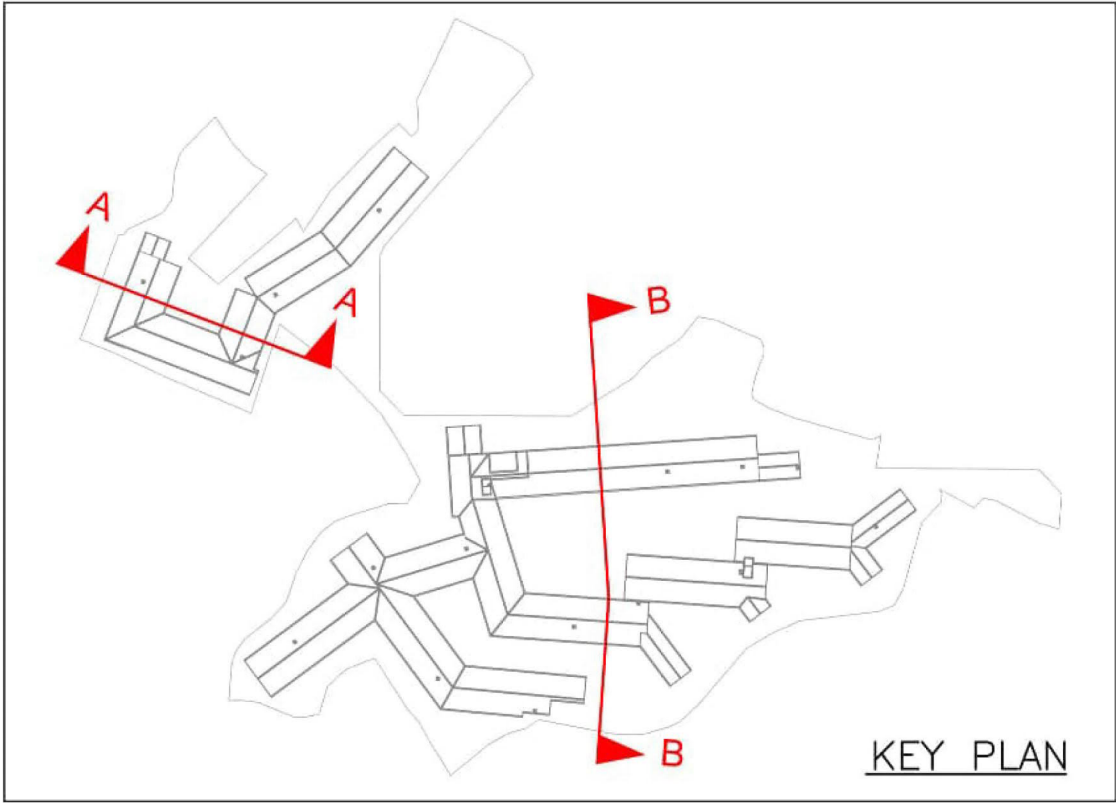
NOTES :

1. This drawing and design are copyright and no portion may be reproduced without the written permission of the Architect.
2. Use written dimensions or grid lines in preference to scaled dimensions. Measurements to existing work are to be checked on site.
3. This drawing is to be read in conjunction with the Architect's Specification and Conditions of Contract.
4. Prints not showing the last revision are to be cancelled.
5. Prints without an authorized signature in the checked and approved spaces below and after the last revision above are NOT valid for use outside SRL.

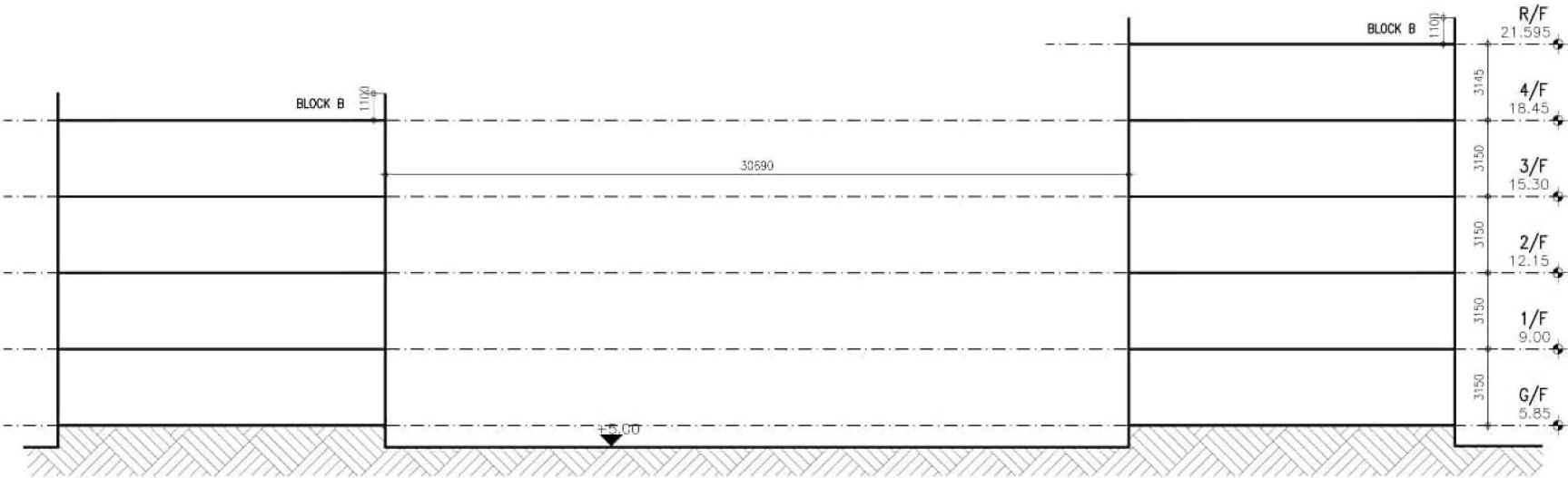
Project:
PROPOSED TRANSITIONAL HOUSING
AT D.D. 128 AND D.D. 129 AND
ADJOINING GOVERNMENT LAND AT
LAU FAU SHAN, YUEN LONG

Drawing title
INDICATIVE LAYOUT PLAN 4/F

Drawn by:	
MS	
Checked for correctness by:	
BF	
Approved for issue by:	
BF	
Scale:	Date:
1:300 @ A0	21.11.2023
Project:	Drawing:
A-2322	PL - 02
	Revision:



SECTION A



SECTION B



Remark: Site area and boundary are based on currently available Landsd record; exact site coordinates and area are subject to detailed site boundary survey at subsequent stages.



Title

Indicative Section Plans

Checked	DH	Drawn	PW
Rev	0	Date	Oct 2023
Scale		Figure 2.3	



Legend

The Application Site Boundary

Uncovered greenery coverage

Note:
The Application Site:
Total not less than 3,773.2 sq.m.
(20% of the Site Area)

ARCHITECTURAL CONSULTANT <div>hpa</div> <div>HO & PARTNERS ARCHITECTS 何柏然建築師事務所</div>	LANDSCAPE CONSULTANT <div>地利環境 TEAM 73</div> <div>T (852) 2965-5713 F (852) 2965-4809 UNIT A, 16/F, WINGLASE CENTRE, NO. 208 QUEEN'S ROAD CENTRAL, HONG KONG</div>	PROJECT: S16A Planning Application for Proposed Temporary Transitional Housing with Ancillary Uses for a Period of 3 Years at Various Lots in D.D. 128 and D.D. 129 and adjoining Government Land, Lau Fau Shan, Yuen Long	DRAWING TITLE: Greenery Coverage			DRAWN JC	PROJECT NO. T73-2022-007	
			SCALE 1:1000	PAPER SIZE A3	DATE: OCT 2023	CHECKED VL	FIGURE NO. 3.0	REV B

宏 基 測 量 師 行

9/F, Hecny Tower, 9 Chatham Road South, Tsim Sha Tsui, Kowloon, Hong Kong
Tel: (852) 2301 1869 Fax: (852) 2739 1913 E-mail: info@lanbase.com.hk
香港九龍尖沙咀漆咸道南9號均輝大廈9樓
Estate Agent Licence (Company) No. C-006243 地產代理(公司)牌照號碼:C-006243

Our Ref.: YL/TPN/2600A/L02

20 February 2024

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

By Post and Email

Dear Sir/Madam,

Renewal of Planning Permission

**Proposed Temporary Transitional Housing with Ancillary Uses for a Period of 3 Years
in "Residential (Group C)" and "Residential (Group D)" Zones,**

**Lots 3 S.A ss.1, 3 S.B, 4, 5 S.A RP, 9, 10 RP, 12 S.A, 12 RP, 13, 14 S.A ss.1 S.A, 14 S.A
ss.1 RP, 14 S.A ss.2, 14 S.A RP, 14 S.B ss.1 S.A, 14 S.B ss.1 RP, 14 S.B RP, 14 RP, 15 S.A
ss.1, 15 S.A RP, 15 S.B, 15 RP, 16 S.A, 16 S.B, 16 RP, 17 S.A ss.1, 17 S.A RP, 17 S.B, 17
S.C and 17 RP in D.D. 128, Lots 2128, 2129, 2136 RP, 2138 RP, 2148, 2153 S.A and
2388 S.A ss.2 in D.D. 129, and adjoining Government Land**

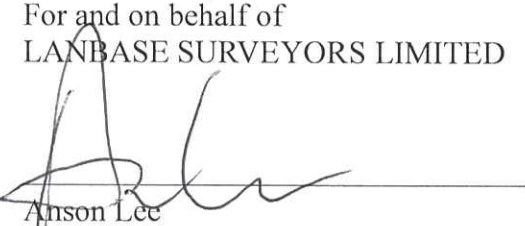
Lau Fau Shan, Yuen Long, New Territories
(Planning Application No. A/YL-LFS/509)

We refer to the captioned planning application.

We would like to provide herewith supplementary justifications in support of the captioned planning application.

Should you have any queries, please feel free to call our Mr. Anson Lee at 2301-1869.
Thank you for your attention.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED


Anson Lee
CK/AL
Encl.

c.c.
DPO/TM & YLW
Client

(Attn.: Mr. Keith Wong

By Email)

Supplementary Justifications

(1) Inadequate Time for Completion of Construction Works

Due to the lands matter about the site area calculation and the minor change of the building design, there was a delay of the construction works schedule after obtaining approval of Planning Application No. A/YL-LFS/425 on 24.6.2022. In this connection, the award date of tender to the building contractor was also delayed from 30.6.2023 to 22.9.2023 and the General Building Plan (GBP) for the minor amendment scheme under S16A application (No. A/YL-LFS/425-3) was only approved on 26.1.2024 for commencement of the works.

As it is estimated to take about 12 to 15 months to complete the construction works from tender award to the building contractor, it is necessary to have more adequate time from a renewal of planning permission to complete the construction works and comply with the relevant approval conditions relating to the implementation of the technical proposals.

(2) Compliance with Approval Conditions

Approval conditions (a), (d) and (g) relating submission of revised drainage proposal, revised sewerage proposal and proposal for fire service installations and water supplies for firefighting have been complied with. Although approval conditions (b), (e) and (h) were not complied with as the construction works have not yet been completed, the Applicant has already shown the genuine efforts to comply with the relevant approval conditions.

(3) Validity of Technical Assessments

The development parameters of the current renewal application are identical to the minor amendment scheme under S16A application (No. A/YL-LFS/425-3) approved on 1.12.2023. Compared with the original approved scheme under Planning Application No. A/YL-LFS/425 approved on 24.6.2022, there is reduction of the site area, GFA, plot ratio, building height of the non-domestic buildings and estimated population, and an increase in retain of the existing trees. In addition, the target completion year of the development remains unchanged as 2024. Therefore, the technical assessments including TIA, EA, Tree Survey and Landscape Proposal, VA, DIA, SIA and WSIA are still valid.

宏 基 測 量 師 行

9/F, Hecny Tower, 9 Chatham Road South, Tsim Sha Tsui, Kowloon, Hong Kong
Tel: (852) 2301 1869 Fax: (852) 2739 1913 E-mail: info@lanbase.com.hk
香港九龍尖沙咀漆咸道南9號均輝大廈9樓
Estate Agent Licence (Company) No. C-006243 地產代理(公司)牌照號碼:C-006243

Our Ref.: YL/TPN/2600A/L04

1 March 2024

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

By Post and Email

Dear Sir/Madam,

Renewal of Planning Permission
Proposed Temporary Transitional Housing with Ancillary Uses for a Period of 3 Years
in “Residential (Group C)” and “Residential (Group D)” Zones,
Lots 3 S.A ss.1, 3 S.B, 4, 5 S.A RP, 9, 10 RP, 12 S.A, 12 RP, 13, 14 S.A ss.1 S.A, 14 S.A
ss.1 RP, 14 S.A ss.2, 14 S.A RP, 14 S.B ss.1 S.A, 14 S.B ss.1 RP, 14 S.B RP, 14 RP, 15 S.A
ss.1, 15 S.A RP, 15 S.B, 15 RP, 16 S.A, 16 S.B, 16 RP, 17 S.A ss.1, 17 S.A RP, 17 S.B, 17
S.C and 17 RP in D.D. 128, Lots 2128, 2129, 2136 RP, 2138 RP, 2148, 2153 S.A and
2388 S.A ss.2 in D.D. 129, and adjoining Government Land
Lau Fau Shan, Yuen Long, New Territories
(Planning Application No. A/YL-LFS/509)

We refer to the captioned planning application.

We would like supersede our previous letter (YL/TPN/2600AL03) dated 29 February 2024 and to clarify the followings:

- (1) Upon the completion of the proposed transitional housing development, there would be merely about six to nine months left before expiry of the previous planning permission. Early approval of the Board for renewal of the planning permission is required in order to plan ahead for tenancy arrangement.
- (2) It is confirmed that the Applicant intends to implement the Class B amendment scheme approved under S16A application (No. A/YL-LFS/425-3) was approved on 1.12.2023.
- (3) The proposed temporary transitional housing will provide about 1,233 self-contained units equipped with kitchens/pantries and toilets for households;
- (4) 3 types of housing units, namely those for 1-2 persons (1,123 units), for 3-4 persons (108 units), as well as accessible units (for 2 persons) (2 units), with size ranging from 15.318m² to 30.636m² will be provided.
- (5) The proposed activity hall is for holding activities and events for residents, including activities classes, workshops, lectures, supportive activities and events for residents.



ISO 9001 : 2015
Certificate No.: CC 1687
(Valuation & Land Administration)



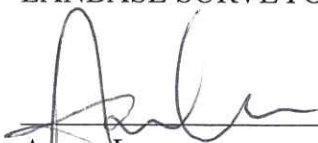
ISO 9001 : 2015
Certificate No.: CC 1687
(Valuation & Land Administration)

Our Ref.: YL/TPN/2600A/L03

- (6) The area of the proposed private open space is not less than 2,774m², with recreational facilities such as Multi-Function Sports Ground, Community Farm and Children's Play Area.
- (7) Modular Integrated Construction (MiC) method will be adopted to enable the proposed transitional housing to be provided readily.
- (8) To mitigate the adverse noise impact from the brownfield operation to the east, acoustic fins will be provided at the eastern end of Block A. Also, single-aspect for the eastern façade of Block A, as well as orientation of peripheral façade to be north and south facing are also proposed to avoid direct line of sight or minimize view angle to the industrial noise source.
- (9) Amongst the 64 existing trees, 36 trees are proposed to be retained in-situ whilst 28 would be fell and 28 new trees are proposed to be planted.
- (10) The applicant is a non-profit making organization that will be responsible for construction and management of the proposed development including operation of the proposed activity hall.
- (11) The anticipated completion year is 2024.

Should you have any queries, please feel free to call our Mr. Anson Lee at 2301-1869.
Thank you for your attention.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED


Anson Lee
CK/AL
Encl.

c.c.
DPO/TM & YLW (Attn.: Mr. Keith Wong By Email)
Client

宏 基 測 量 師 行

9/F, Hecny Tower, 9 Chatham Road South, Tsim Sha Tsui, Kowloon, Hong Kong
Tel: (852) 2301 1869 Fax: (852) 2739 1913 E-mail: info@lanbase.com.hk
香港九龍尖沙咀漆咸道南9號均輝大廈9樓
Estate Agent Licence (Company) No. C-006243 地產代理(公司)牌照號碼:C-006243

Our Ref.: YL/TPN/2600A/L05

7 March 2024

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

By Post and Email

Dear Sir/Madam,

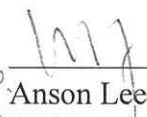
Renewal of Planning Permission
Proposed Temporary Transitional Housing with Ancillary Uses for a Period of 3 Years
in "Residential (Group C)" and "Residential (Group D)" Zones,
Lots 3 S.A ss.1, 3 S.B, 4, 5 S.A RP, 9, 10 RP, 12 S.A, 12 RP, 13, 14 S.A ss.1 S.A, 14 S.A
ss.1 RP, 14 S.A ss.2, 14 S.A RP, 14 S.B ss.1 S.A, 14 S.B ss.1 RP, 14 S.B RP, 14 RP, 15 S.A
ss.1, 15 S.A RP, 15 S.B, 15 RP, 16 S.A, 16 S.B, 16 RP, 17 S.A ss.1, 17 S.A RP, 17 S.B, 17
S.C and 17 RP in D.D. 128, Lots 2128, 2129, 2136 RP, 2138 RP, 2148, 2153 S.A and
2388 S.A ss.2 in D.D. 129, and adjoining Government Land
Lau Fau Shan, Yuen Long, New Territories
(Planning Application No. A/YL-LFS/509)

We refer to the captioned planning application and would like to clarify the followings:

- (1) The proposed activity hall is not more two storey and 11mPD in height; and
- (2) The proposed guard house is not more than one storey and 9mPD in height.

Should you have any queries, please feel free to call our Mr. Anson Lee at 2301-1869.
Thank you for your attention.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED


Anson Lee
CK/AL
Encl.

c.c.
DPO/TM & YLW
Client

(Attn.: Mr. Keith Wong

By Email)



ISO 9001 : 2015
Certificate No.: CC 1687
(Valuation & Land Administration)



ISO 9001 : 2015
Certificate No.: CC 1687
(Valuation & Land Administration)

**Extract 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

<u>Application No.</u>	<u>Use/Development</u>	<u>Zonings</u>	<u>Date of Consideration</u>
A/YL-LFS/156	Proposed Residential Development with Minor Relaxation of Plot Ratio from 0.2 to 0.2334	R(C) & R(D)	27.7.2007 (Lapsed on 28.7.2011)
A/YL-LFS/323	Proposed Temporary Place of Recreation, Sports or Culture (5 years)	R(C) & R(D)	20.7.2018 (5 years)
A/YL-LFS/403	Temporary Barbecue Area and Filling of Land (3 years)	R(D)	13.8.2021 (3 years)
A/YL-LFS/425	Proposed Temporary Transitional Housing with Ancillary Uses (3 years) and Filling and Excavation of Land	R(C) & R(D)	24.6.2022 (3 years)

Government Departments' General Comments

1. Land Administration

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

- (a) He has no adverse comment on the application.
- (b) The proposed temporary transitional housing development on the Site is covered by a short term tenancy (STT) No. STTYL0153 on government land and to be covered by two short term waivers Nos. 5398 and 5399 on various private lots all for residential purposes and provision of necessary ancillary services and facilities for a term commencing from the date of possession up to 24 June 2025 and thereafter quarterly.

2. Urban Design, Visual and Landscaping

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

Urban Design and Visual

- (a) The Site is surrounded by low-rise residential developments of 1 to 3 storeys including Deep Bay Grove (building height (BH) of about 19mPD) and village settlements/temporary structures along Fui Yip Street and Kau Nam Street (BHs ranging from about 7mPD to 15mPD) to the north and Hang Hau Tsuen (BHs ranging from about 8mPD to 9mPD) to the south, brownfield operations along Deep Bay Road to the east, and vegetated/vacant lands to the south and the west.
- (b) According to the application, as compared with the s.16 scheme, the proposed development mainly involves changes in building form subject to environmental mitigation measures, layout of the emergency vehicular access and soft/hard landscape design with reduction in major development parameters including site area, plot ratio, gross floor area as well as maximum BH of non-domestic blocks, while the site coverage and maximum BH of domestic block (22mPD) remain unchanged. The proposed development with amendments is considered not incompatible with the surrounding context and no significant adverse visual impact is anticipated. Besides, edge planting with shrubs and trees is proposed for screening purpose and to soften the development edge.

Landscaping

- (c) The Site is situated in area of rural coastal plains landscape character predominated by temporary structures, open storages, low-rise residential buildings, village houses and scattered tree groups. Site formation works were undertaken at the Site.
- (d) Noting the submitted Landscape Master Plan, Greenery Coverage, Open Space Framework and Tree Treatment Plan in the current application are the

same as the landscape technical assessments/proposals of the previous approved s.16A planning application (No. A/YL-LFS/425-3), she has no comment on the planning application from the landscape planning perspective.

3. Drainage and Sewerage

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

He has no objection in principle to the application from drainage and sewerage points of view subject that the validity period is not beyond the Hung Shui Kiu/Ha Tsuen New Development Area Remaining Phase development.

4. Building Matter

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

- (a) The Site is regarded as a Class A site according to the General Building Plan approved on 25 August 2023.
- (b) The 'Guard House' as mentioned in the application was deleted in the latest general building plans approved on 26 January 2024.
- (c) The applicant should note his advisory comments at **Appendix V**.

5. District Officer's Comments

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

His office has not received any feedback from locals.

6. Other Government Departments' Comments

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

- (a) Chief Architect/Central Management Division 2, Architectural Services Department (CA/CMD2, ArchSD);
- (b) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (c) Chief Engineer/Land Works, Civil Engineering and Development Department (CE/LW, CEDD);
- (d) Head of Geotechnical Engineering Office, CEDD (H(GEO), CEDD);
- (e) Project Manager (West), CEDD (PM(W), CEDD);
- (f) Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD);
- (g) Principal Project Coordinator/Environmental Projects (PPC/EP), HyD;
- (h) Commissioner for Transport (C for T);
- (i) Commissioner of Police (C of P);
- (j) Director of Agriculture, Fisheries and Conservation (DAFC);
- (k) Director of Environmental Protection (DEP);
- (l) Director of Fire Services (D of FS); and
- (m) Director of Social Welfare.

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) should the applicant fail to comply with any of the approval conditions again resulting in revocation of the planning permission, sympathetic consideration would unlikely be given to any further application;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the application site consists of various private lots and government land. The private lots are held under Block Government Lease and under New Grant Lot held under Tai Po New Grant No. 4855 and demised for agricultural purposes;
 - (ii) the proposed temporary transitional housing development on the Site is covered by a short term tenancy (STT) No. STTYL0153 on government land and to be covered by two short term waivers (STWs) Nos. 5398 and 5399 on various private lots all for residential purposes and provision of necessary ancillary services and facilities for a term commencing from the date of possession up to 24 June 2025 and thereafter quarterly; and
 - (iii) it is noted in the development parameters table that the site area of government land is 3,151m². Yet the area of government land to be granted under STT No. STTYL0153 is about 3,140m². Please consider to verify the area of the Site;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains. The access road connecting the Site with Deep Bay Road is not and will not be maintained by his office. His office should not be responsible for maintaining any access connecting the Site with Deep Bay Road;
- (e) to note the comments of the Director of Environmental Protection (DEP) to strictly comply with relevant pollution control ordinances and implement appropriate pollution control measures to minimise any potential environmental impacts during the construction of the project. Reference could be made to relevant publications/guidelines including Recommended Pollution Control Clauses for Construction Contracts(available at:http://www.epd.gov.hk/epd/english/environmentinhk/eia_planning/guide_ref/rpc.html); and Professional Persons Environmental Consultative Committee (ProPECC) Practice Notes 2/23, ‘Construction Site Drainage’;
- (f) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the s.16 application by the Town Planning Board does not imply approval of the tree works such as pruning, transplanting and/or felling under lease. Applicant is reminded to approach relevant authority/government department(s) direct to obtain the necessary approval on tree works. Also, approval of the s.16 application by the Town Planning Board does not imply approval of site coverage of greenery requirements under the Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers No. APP-152 and/or under the lease. The site coverage of greening calculation should be submitted

separately to Buildings Department (BD) for approval.

- (g) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that existing water mains will be affected as shown on the plan at **Appendix VIIa**. The cost of any necessary diversion shall be borne by the proposed development. In case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 metres from the centre line of the water mains 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 and 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 as shown on the plan at **Appendix VIIa**. 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. Proposed water main as shown on the plan at **Appendix VIIb** will intersect the Site. As the proposed water mains will be designed and implemented under consultancies and contracts of Civil Engineering and Development Department's project – Hung Shui Kiu/Ha Tsuen New Development Area, please seek comment from West Development Office of CEDD for any interfacing issue;
- (h) to note the comments of the Director of Fire Services (D of FS) that detailed fire services requirements will be formulated upon receipt of a formal submission of STT/STW, general building plans or referral of application via relevant licensing authority. Furthermore, the emergency vehicular access provision in the captioned work shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011, which is administered by the BD;
- (i) to note the comments of the Chief Building Surveyor/New Territories West (CBS/NTW), BD that:-
 - (i) there is no record of approval granted by the Building Authority (BA) for the existing structures at the Site. If the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of BA, they are unauthorised building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use for any proposed use under application;
 - (ii) 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 building works or UBW on the Site under BO;
 - (iii) 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 BA should be obtained, otherwise they are UBW. An Authorised Person should be appointed as the coordinator for the proposed building works in accordance with BO;
 - (iv) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulation 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;

- (v) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings, and are subject to the control of Part VII of B(P)R;
 - (vi) for features applied to be excluded from the calculation of the total gross floor area, 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. For example, the requirements of building set back, building separation and site coverage of greenery as stipulated in PNAP APP-152;
 - (vii) the excavation and backfilling works should be carried out under the supervision of a competent person;
 - (viii) comments from Drainage Services Department may be sought for availability for any existing public sewer for foul and storm water discharge of the proposed sites;
 - (ix) Comments from Transport Department may be sought for the non-provision of the car-parking spaces in the Site;
 - (x) if modular construction is adopted for construction at the Site, the applicant's attention is drawn to PNAP ADV-36 on Modular Integrated Construction; and
 - (xi) detailed checking under BO will be carried out at building plan submission stage; and
- (j) to note the comments of the Head of Geotechnical Engineering Office, CEDD (H(GEO), CEDD) to submit the proposed building works plans and necessary site formation submission(s), including but not limited to any necessary stability assessments on existing/proposed geotechnical features within or in the vicinity of the Site, to BD for approval as required under the provision of BO.

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



**A/YL-LFS/509 DD 128 AND DD 129 Lau Fau Shan Tung Wah Transitional
Housing / NWD**
01/03/2024 03:10

From:
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent by: tpbpd@pland.gov.hk
File Ref:

Dear TPB Members.

425 approved June 2022 but condntions not fulfilled. Small adjustment to site size to 18,866sq.m

This is a government project, the community has expectations that these community projects would be monitored and exemplary when it comes to compliance with its own rules and regulations.

Members should question what issues remain unresolved.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 10 June 2022 10:03 PM CST
Subject: A/YL-LFS/425 DD 128 AND DD 129 Lau Fau Shan Tung Wah
Transitional Housing

A/YL-LFS/425 Tung Wah

Lots 3 S.A ss.1, 3 S.B, 4, 5 S.A RP, 9, 10 RP, 12 S.A, 12 RP, 13, 14 S.A ss.1 S.A, 14 S.A ss.1 RP, 14 S.A ss.2, 14 S.A RP, 14 S.B ss.1 S.A, 14 S.B ss.1 RP, 14 S.B RP, 14 RP, 15 S.A ss.1, 15 S.A RP, 15 S.B, 15 RP, 16 S.A, 16 S.B, 16 RP, 17 S.A ss.1, 17 S.A RP, 17 S.B, 17 S.C and 17 RP in D.D. 128, Lots 2128 (Part), 2129, 2136 RP, 2138 RP, 2148, 2153 S.A and 2388 S.A ss.2 in D.D. 129, and adjoining Government Land, Lau Fau Shan

Site area : About 18,981sq.m Includes Government Land of about 164sq.m

Zoning : "Res (Group C)" and "Res (Group D)"

Applied development : Transitional Housing / 3 Blocks – 1,233 Units / 2 blocks services /PR 1.54 / 5 storeys / 2 Vehicle Parking / **Filling and Excavation of Land**

Dear TPB Members,

Strong objections

The lots were part of various applications for hobby farm, etc over the years, rejected or conditions never fulfilled as with 323. But now there is a new dollar generating option up for grabs.

Another TH scam whereby the wheels will be greased for the rezoning of the lots for private residential in a few years' time. Meanwhile the tax payer will have footed the bill for the provision of drainage, sewerage and other facilities. In addition we cover all the costs of construction, management, etc. for **short term housing with construction costs per unit 50% of that of a permanent home** that would last for 50 years or more.

A whopping \$658m has been allocated for this project, \$550,000 per unit. Tung Wah states that it the duration of the service will be five years only. For \$110,000 per annum the families could be housed in some of the many empty units in urban districts.

The tenants will still have to be re-housed when their allotted staycation time is up.

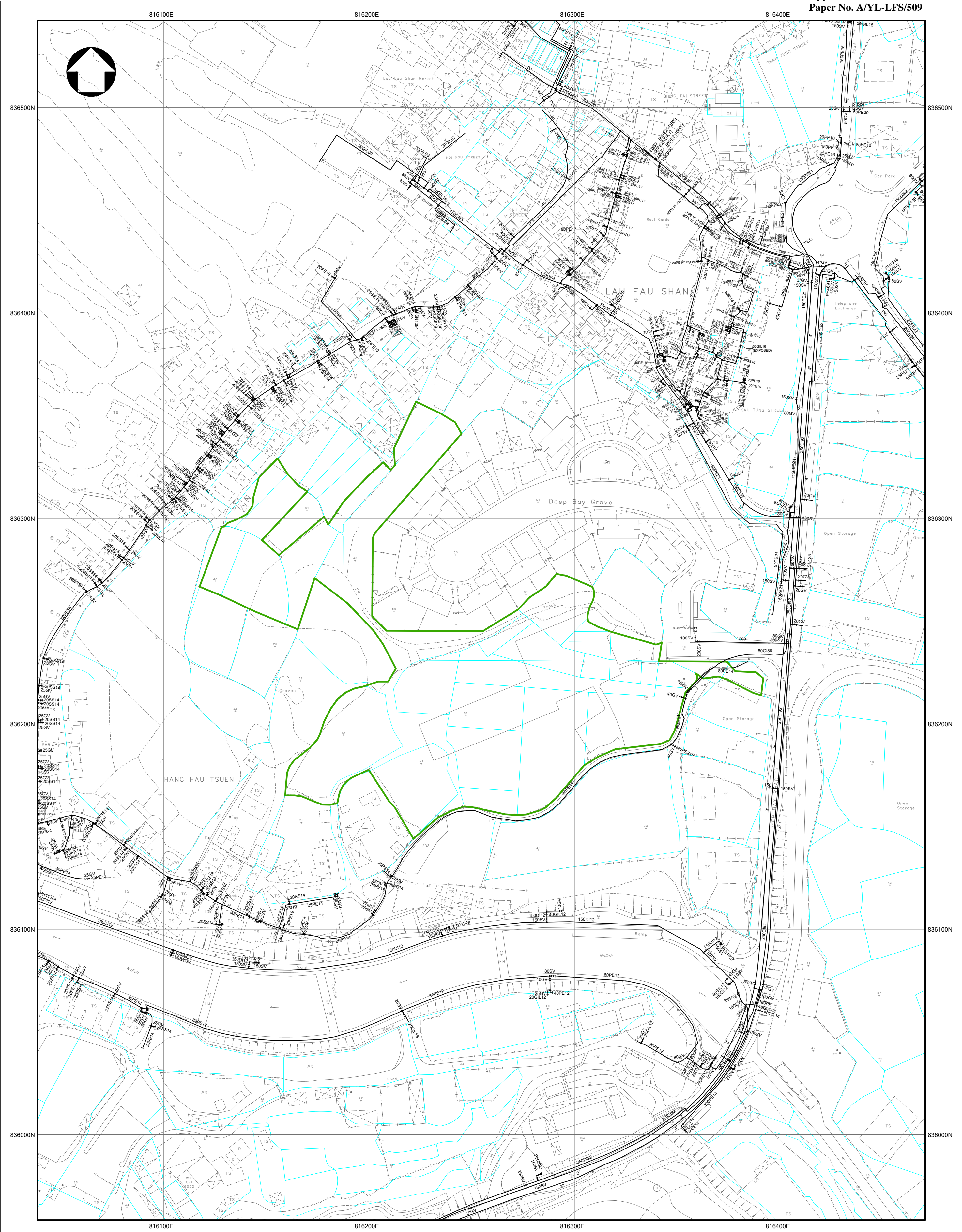
No bicycle parking provided. How are folk to get to transport nodes?.

It is time that this scam be exposed.

- Developers are provided with an easy route to rezoning
- NGOs obtain a lucrative channel of funding
- Administration can fudge the data by hiding some of the families in the PH queue for a few years
- Taxpayer gets to foot the bill for infrastructure and high unit costs

But we have to suck it up as there is now no accountability and no legislators who will challenge the authorities self-serving and short term policies

Mary Mulvihill



- NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED.
 2. ALL LEVELS ARE IN METRES ABOVE PRINCIPAL DATUM.
 3. INFORMATION ON ALIGNMENT OF MAINS IS OF INDICATIVE VALUE ONLY. WHERE POSITIONAL ACCURACY MAY BE OF IMPORTANCE, DETAILS SHOULD BE SITE CHECKED.
 4. FOR MAINS RECORDS SIGN CONVENTIONS AND DESIGNATIONS SEE SKETCH NO. 3988.
 5. NO EXISTING SALT WATER MAINS IN THE VICINITY OF THE SITE.
 6. NO EXISTING WSD CABLE IN THE VICINITY OF THE SITE.
 7. NO PROPOSED WSD CABLE IN THE VICINITY OF THE SITE.
 8. THE SITE IS NOT WITHIN WSD GATHERING GROUNDS.
 9. NO WSD LAND ALLOCATION / WWR WITHIN THE SITE AREA.
 10. NO WSD SLOPES ARE AFFECTED IN THE VICINITY OF THE SITE.

SUBJECT SITE

PRIVATE LOT
BOUNDARY
(FOR REF. ONLY)


PART COPY OF FRESH WATER MAINS RECORD PLAN(S)

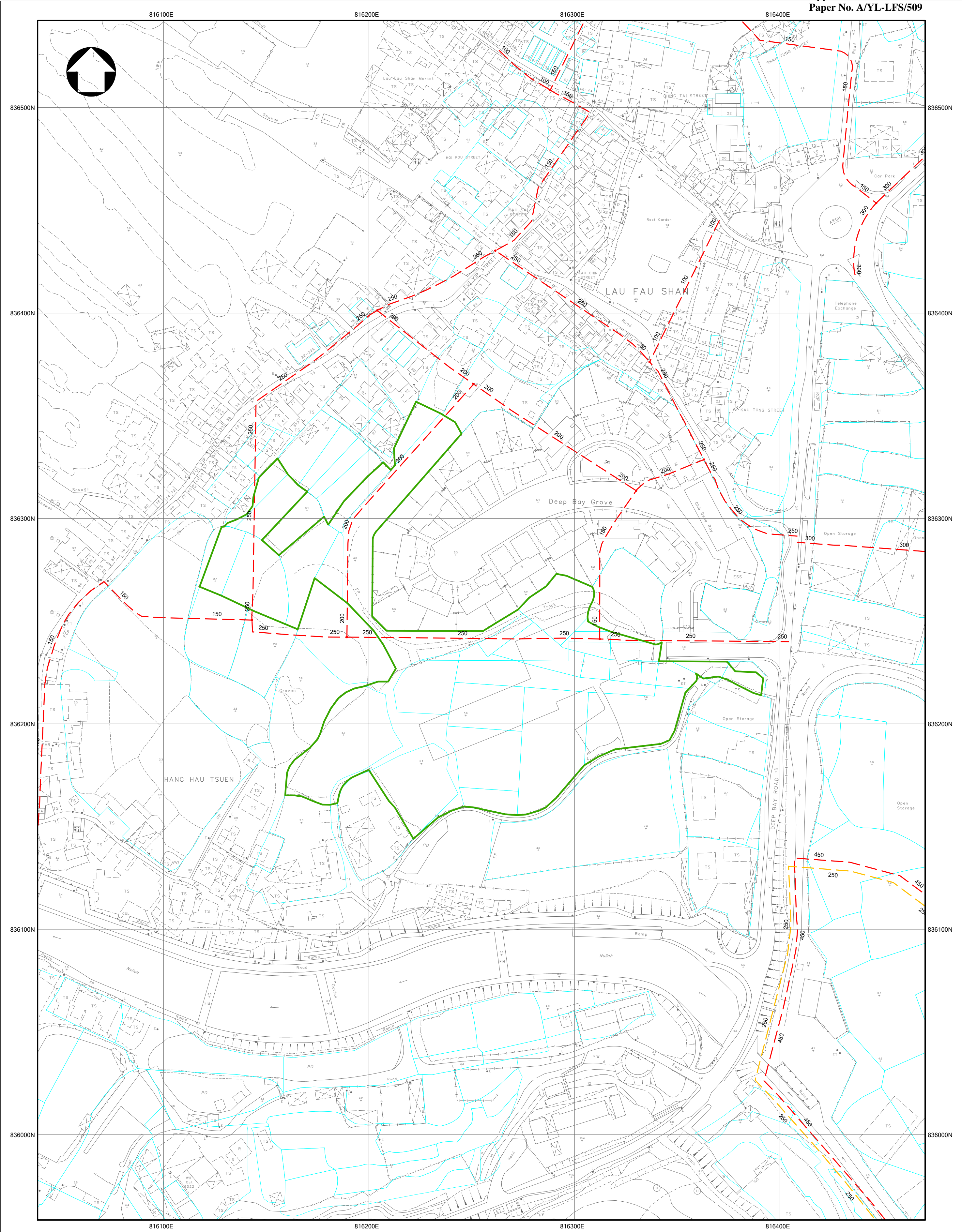
W67880/2-SW-21D & 6-NW-1B

FILE REF: (1) IN WSD/M/SP 3051/331/64S/07 PT.6

REF. CODE: 06W24M SHEET 1 OF 1 SCALE 1:1200



水務署
Water Supplies Department



- NOTES:
1. PROPOSED FRESH WATER MAINS SHOWN THUS ---
 2. PROPOSED FLUSHING WATER MAINS SHOWN THUS ---
 3. NO PROPOSED SALT WATER MAINS IN THE VICINITY OF THE SITE.
 4. FOR PROPOSED WATER MAINS, PLEASE REFER TO PLANNING REPORT NO(S). 1/97, 3/2018.

SUBJECT SITE

PRIVATE LOT
BOUNDARY
(FOR REF. ONLY)

SUPPLEMENTARY INFORMATION OF PROPOSED WATER MAINS
PART COPY OF SURVEY SHEET NO(S).

2-SW-21D & 6-NW-1B

FILE REF: (1) IN WSD/M/SP 3051/331/64S/07 PT.6

REF. CODE: 2W24P

SHEET 1 OF 1

SCALE 1:1200



水務署
Water Supplies Department