

2024年 6月 26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。

26 JUN 2024

This document is received on _____
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	A/YL-PH/1016
	Date Received 收到日期	26 JUN 2024

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

1. Name of Applicant 申請人姓名/名稱

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

Hong Kong Lutheran Social Service, LC-HKS

香港路德社會服務處

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

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 111 (Part), 116 to 119 in D.D. 108 and Adjoining Government Land, Pat Heung, Yuen Long, N.T.
(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 8,757 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 11,441.4 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)	954 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Pat Heung Outline Zoning Plan No. S/YL-PH/11
(e) Land use zone(s) involved 涉及的土地用途地帶	Residential (Group D)
(f) Current use(s) 現時用途	Temporary Transitional Housing
	(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 at18/06/2024..... (DD/MM/YYYY), this application involves a total of1..... "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

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

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)
1	Lot Nos. 111, 116, 117, 118 and 119 in D.D. 108	14/06/2024

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	.....sq.m <input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	.....sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	.....
Proposed domestic floor area 擬議住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
.....	
.....	
.....	
.....	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	.....
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間			
.....			
.....			
(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/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/>		

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/YL-PH / 887
(b) Date of approval 獲批給許可的日期	.....27/08/2021..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	.....27/08/2024..... (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
(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 3 <input type="checkbox"/> month(s) 個月

7. Justifications 理由

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

To Continous Providing Social Service to suit the Public Needs

The first population intake is expected to be Early July 2024.

We, LC-HKS, will be responsible for the management and maintenance of the proposed transitional development.

We, LC-HKS, intends to operate the proposed development for not less than 7 years.

The latest number of Units to be provided is 535.

The estimated population is about 817.

The are of open space is 2416.337sqm.

The height for composite building is not more than 62.87mPD

The height for Non-domestic building is not more than 55.45mPD

Occupation Permit obtained on 21 March 2024

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



Ms. Sze Fan Lau

Name in Block Letters
姓名（請以正楷填寫）



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

Chief Executive Officer

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

on behalf of
代表

Hong Kong Lutheran Social Service, LC-HKS

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

Date 日期

18/06/2024

..... (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	Lot Nos. 111 (Part), 116 to 119 in D.D. 108 and Adjoining Government Land, Pat Heung, Yuen Long, N.T.
Site area 地盤面積	8,757 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 954 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Pat Heung Outline Zoning Plan No. S/YL-PH/11
Zoning 地帶	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	Proposed Temporary Transitional Housing Development

(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	11225.6 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	1.282 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	215.8 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.025 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic- 住用- Composite	2	
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic- 住用- Composite	11.72 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		4 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	4.3 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	38.226 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) <hr/>		- - - - - -
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		2
	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) Light Bus <hr/>		- - - - 1 1 Light Bus

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 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 checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Flat Unit Layout		
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。

Re: Renewal Application on Planning Approval for
Temporary Permission Transitional Housing Development for a Period of 3 Years
with Filling and Excavation of Land in “Residential (Group D)” Zone,
Lots 111 (Part), 116 to 119 in D.D. 108 and Adjoining Government Land,
Pat Heung, Yuen Long
(Planning Application No. A/YL-PH/887)

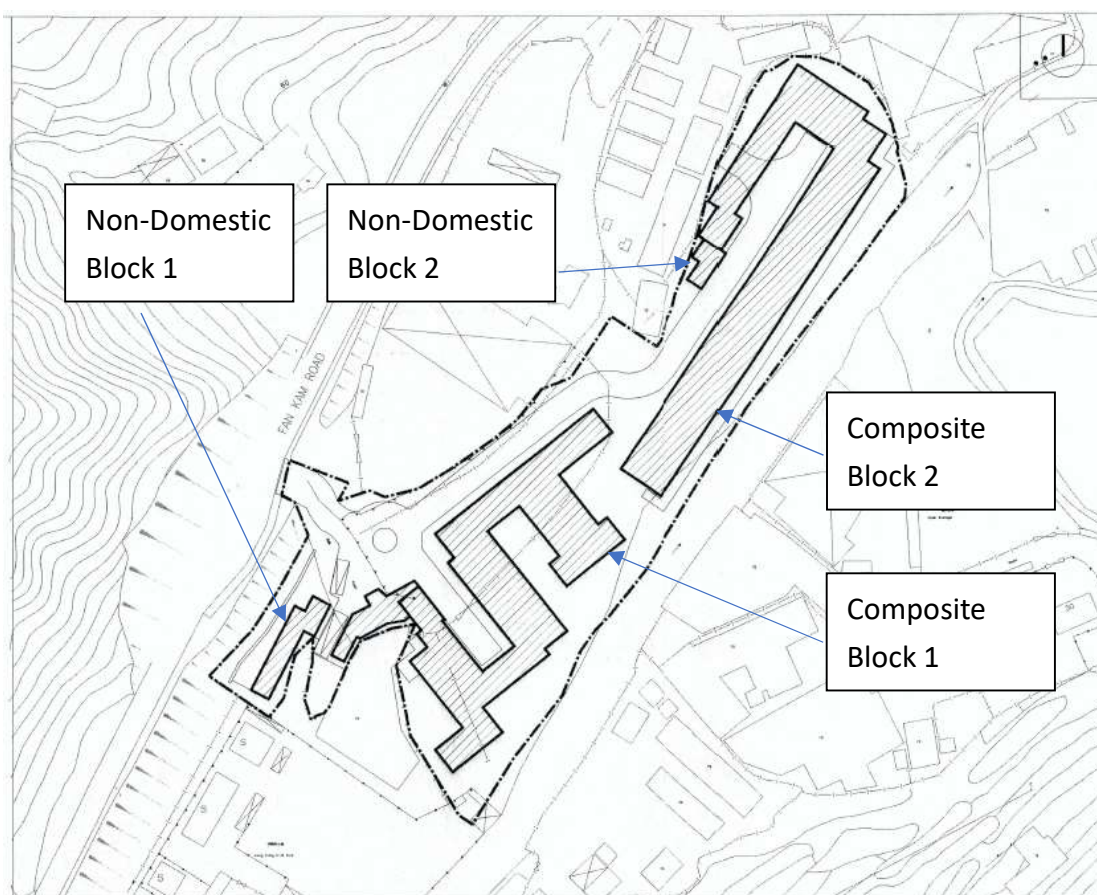
Application for Class A Amendment

Comparison Table for Development Perimeter

Development Perimeter	Previous Approval	Current Application	Percentage Different
Site Area	8,716m ²	8,757 m ²	+0.5%
Gross Floor Area	11,737m ²	11,441.4m ²	-2.5%
Area of Govt. Land	977 m ²	954 m ²	-2.35%
Nos. of Building Blocks	5	4	Less
Incl. Nos of Composite Blocks	2	2	Same
Incl. Nos of Non-Domestic Blocks	3	2	Less
Building Height of Composite Building	15m	11.72m	Less
Nos of Storey for Composite Building	4	4	Same
Building Height of Non-Domestic Building	8m	4.3m	Less
Nos of Storey for Non-Domestic Building	2	1	Less
Site Coverage	≤66.6%	≤38.226%	Less

Re: Renewal Application on Planning Approval for
Temporary Permission Transitional Housing Development for a Period of 3 Years
with Filling and Excavation of Land in “Residential (Group D)” Zone,
Lots 111 (Part), 116 to 119 in D.D. 108 and Adjoining Government Land,
Pat Heung, Yuen Long
(Planning Application No. A/YL-PH/887)

Location and Block Plan





A.D. REF. No. :	BD 2/9152/21(TH)	
F.S.D. REF. No. :	FP 83/1652	

TYPE II AMENDMENT

"The Works shown on these plans are Type II works (Referring to extent of which consent is applied for the purpose of Fast Track control application under regulation 31 of the Building (Applications) Regulations"

REVISION	DETAILS						
F	01/02/24	F S D A N N R D I N S P E C T I O N					
D	00/10/23	F I N A L A M E N D M E N T					
C	4/20/23	M I N O R A M E N D M E N T					
B	15/11/22	I N C O R P O R A T E D B.D. C O M M E N T S					
A	10/2/22	M I N O R A M E N D M E N T					
-	3/2022	1 S T S U B M I S S I O N					

AUTUMNIZED	NAME AND DESCRIPTION	INITIAL	DATE
	J. W.		—
CHECKED			
DRAWN	—		—

PROJECT TITLE:


PROPOSED TEMPORARY TRANSITIONAL HOUSING AT LOT NOS. 111(PART), 116 TO 119 IN D.D. 108 AND ADJOINING GOVERNMENT LAND, PAT HEUNG, YUEN LONG.

DRAWING TITLE:

ELEVATIONS (1)


DRAWING NO:	2201	REV NO:	E
SOURCE:			
SCALE:	1:100		
CLIENT:	HONG KONG LUTHERAN SOCIAL SERVICE, LC-HKS		

MC SPECIALIST:




CNOCIC
Company of Civil International Organization and Civil Project

ARCHITECT:



JBAD JB ARCHITECTS & DESIGNERS LTD.
ARCHITECTS & DESIGNERS 正日建築設計事務所有限公司

AUTHORIZED PERSON:



WONG Chi Wai, Jacky AP(A) 53/99

REGISTERED STRUCTURAL CONSULTANT:

LEAD PROJECTS LIMITED
領達項目有限公司

REGISTERED STRUCTURAL ENGINEER:

WONG Him Sun RSE 61/99


REGISTERED GEOTECHNICAL ENGINEER:

SO Chi Wai RGE 89/00

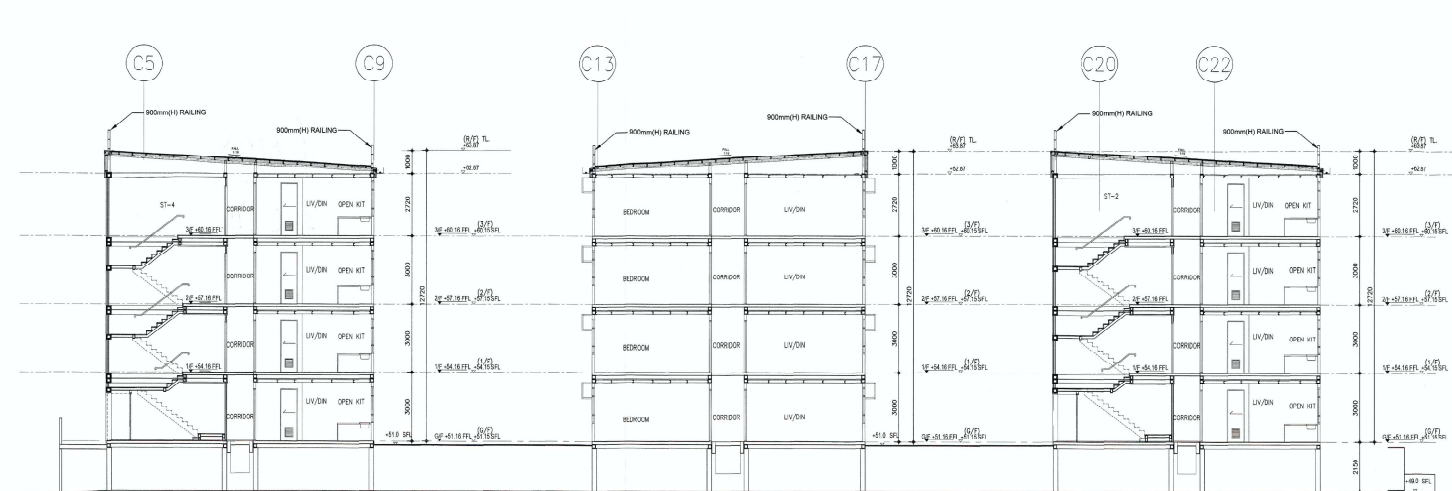
BL'S OFFICIAL USE:

This plan has been submitted on a computerized basis under the computerized drawing system as prescribed in PWD's Regulations. The duties of the individual persons, registered structural engineers and/or registered geotechnical engineers concerned as specified under section 40(2)(b) and the provisions of the Building Ordinance are not affected by the use of the computerized drawing system.

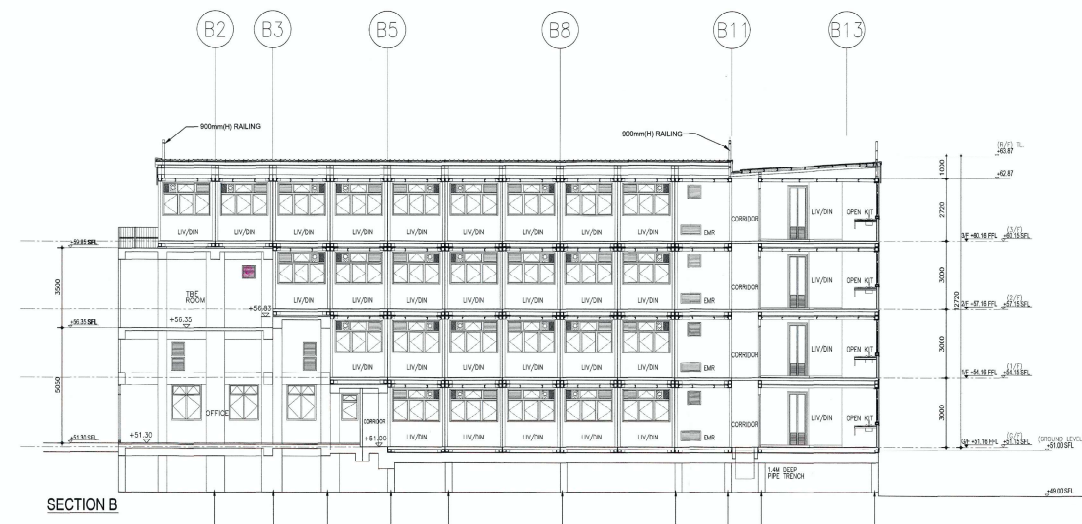
Plan Approved



NOT THE SEAL
Senior Building Surveyor
for BUILDING AUTHORITY
18 MAR 2024



SECTION A



SECTION B



SECTION C



SECTION D

B.D. REF. No.: BD 2/9152/21(TH)
F.S.D. REF. No.: FP 8/31652

TYPE II AMENDMENT
*The Works shown on these plans are Type II works (Building in respect of which consent is required for the purpose of Part 2A of the Building Ordinance) under regulation 22 of the Building (Administration) Regulations.

E 01/02/24 F.S.D. AND B.D. INSPECTION
D 09/10/23 FINAL AMENDMENT
C 4/2023 MINOR AMENDMENT
B 15/11/22 INCORPORATED B.D. COMMENTS
A 10/2/22 MINOR AMENDMENT
- 3/2022 1ST SUBMISSION

REVISION	DATE	DESCRIPTION
E	01/02/24	F.S.D. AND B.D. INSPECTION
D	09/10/23	FINAL AMENDMENT
C	4/2023	MINOR AMENDMENT
B	15/11/22	INCORPORATED B.D. COMMENTS
A	10/2/22	MINOR AMENDMENT
-	3/2022	1ST SUBMISSION

PROJECT TITLE:
**PROPOSED TEMPORARY TRANSITIONAL HOUSING
AT LOT NOS. 111(PART), 116 TO 119 IN D.D. 108
AND ADJOINING GOVERNMENT LAND, PAT HEUNG,
YUEN LONG.**

DRAWING TITLE:
SECTIONS

DRAWING NO.: 2301

SCALE: 1:100

CLIENT:
HONG KONG LUTHERAN SOCIAL
SERVICE, LC-HKS

NO SPECIALIST:
ENOCIC
ENGINEERING CONSULTANTS

ARCHITECT:
JBAD JB ARCHITECTS & DESIGNERS LTD.
ARCHITECTS & DESIGNERS 正日建築設計事務所有限公司

AUTHORIZED PERSON:

WONG Chi Wai, Jacky AP(A) 53/99

REGISTERED STRUCTURAL CONSULTANT:
LEAD PROJECTS LIMITED
領達項目有限公司

REGISTERED STRUCTURAL ENGINEER:
WONG Him Sun RSE 61/99

REGISTERED GEOTECHNICAL ENGINEER:
SO Chi Wai RGE 89/00

BCN OFFICIAL USE

Plan approved
NO Ties to
Building Authority
18 MAR 2024

7th July 2022

Our Ref.: WCCP0_21_TPRP_02

Lands Department
District Lands Office, Yuen Long

By Courier

Dear Ms. YEUNG Sau Kuen, Zeon,

**DEEMED APPROVAL SUBMISSION FOR TREE PRESERVATION & REMOVAL PROPOSAL
WITHIN LOT IN CONNECTION WITH PLANNING APPLICATION A/YL-PH/913 (1st SUBMISSION)**

Short Term Tenancy No. STTYL0091 by way of Direct Grant
at Lot Nos. 111 (Part), 116 to 119 in D.D.108 and
adjoining Government Land, Pat Heung, Yuen Long, New Territories

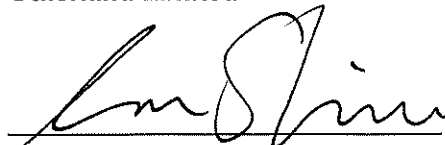
Further to our submission of Tree Preservation & Removal Proposal (TPRP) for the captioned and subsequent discussion with the Landscape Advisory Team, our submitted TPRP dated 10 June 2022 is hereby withdrawn in support of the application of the deemed approval for the TPRP paragraph 8 and paragraph 9 of LAO PN 2/2020.

Enclosed herewith duly completed Form 2 of LAO PN 2/2020, *TPB's Approval Letter (Annex 1)*, *Approved Landscape Plan (Annex 2)*, *Approved Tree Treatment Plan (Annex 3)* and *the Lot boundary of STTYL0091 (Annex 4)*.

Should you require further information, please contact Ms. Suet Tang

Yours faithfully,

For and on behalf of
Otherland Limited



Ivan Shiu | Director

Ivan SHIU | Director
Registered Landscape Architect.

**Form 2 – Deemed Approval Submission for Tree Preservation and Removal
Proposal (TPRP) within lot where Landscape Submission
is made in connection with Planning Application**

To: District Lands Office/ Yuen Long of Lands Department (LandsD)

Section I

Lot Number (No.)	<u>Short Term Tenancy No. STTYL00091</u>
Address	<u>Lot Nos. 111 (Part), 116 to 119 in D.D.108 and adjoining Government Land, Pat Heung, Yuen Long, New Territories</u>
Planning Application No.	<u>A/YL-PH/887</u>

Section II

I, Shiu Yau Bun, hereby confirm that I am a Registered Landscape Architect (Registration No. R-142) registered under the Landscape Architects Registration Ordinance (Cap 516) and the owner(s) of above lot has appointed or authorized me to act on his/their behalf to submit the TPRP for deemed approval to be given under Special Condition No. 11 of the lease ^(Note 1).

Section III

I refer to paragraph 9 of Lands Administration Office (LAO) Practice Note No. 2/2020 (the PN) issued by LandsD and hereby certify that the content of the TPRP (drawing nos. and rev. LP-01 Rev B) is part and parcel of the Landscape Master Plan (LMP) for compliance with the planning condition(s) and/or in support of the planning application and approved by Town Planning Board (TPB) or Planning Department (PlanD) on 10/9/2021 (dd/mm/yyyy). A copy of the approval letter from TPB is **attached** hereto.

Section IV

I hereby certify that there has been no change ^(note 2) to the TPRP as part and parcel of the LMP which was approved by TPB on 10/9/2021 (dd/mm/yyyy) as mentioned in Section III above.

I confirm that the TPRP as part and parcel of the LMP approved by TPB on 10/9/2021 (dd/mm/yyyy) is consistent with the latest master layout plan. I also **attach** to this Form the entire TPRP as part and parcel of the LMP approved by TPB.

Section V

For the avoidance of doubt, I hereby acknowledge that the above-mentioned deemed approval under lease will be limited to the TPRP within lot under the tree preservation clause of the lease conditions and should not be construed as an acknowledgement that anything indicated in the deemed approved TPRP is in all respects in compliance with other lease conditions and that such deemed approval, if given, will not in any way prejudice or affect any rights of the Government under lease including the right to reject building plans which are consistent with the deemed approved TPRP but inconsistent with other lease conditions, and the right to take lease enforcement action in respect of any breach or failure to observe any of the lease conditions which may exist at the date when deemed approval is given.

I hereby certify that the information in this submission is true and complete. I understand that if I provide any incorrect or incomplete information, a complaint may be lodged with the Landscape Architects Registration Board for investigation of the alleged misconduct or negligence pursuant to the Landscape Architects Registration Ordinance (Cap. 516).

Section V (cont'd)

I hereby acknowledge that the Director of Lands is not obliged to keep the content of this submission, its enclosures or any documents submitted in support of or in relation to this submission confidential, particularly in circumstances when the Director considers that disclosure is in the public interest and/or it would be reasonable for the Director to accede to requests from third parties with interest over the land for access to the same. This acknowledgement applies irrespective of whether the consent in the following paragraph is given or not.

☐

Insofar as my consent is required under any statutory, regulatory or other provisions, I hereby consent and/or have procured consent from the relevant intellectual property rights owner that the Director of Lands may, after issue of the Certificate of Compliance, disclose the content of this submission, its enclosures or any documents submitted in support of or in relation to this submission to any third party including members of the public upon request of any such third party, media or otherwise, or on LandsD's own accord.

Signature
(signed by the Registered Landscape Architect
(RLA) with valid registration chop affixed)

#



Name of RLA Shiu Yau Bun

Registration No. R-142

Date 7/7/2022 (dd/mm/yyyy)

Notes:

- (1) All references to “lease” in this Form shall include Conditions of Sale/Grant/Exchange, etc. as the case may be.
- (2) For changes, please refer to TPB PG-No. 36B “Town Planning Board Guidelines for Class A and Class B Amendments to Approved Development Proposals” which can be viewed from TPB’s internet homepage (<https://www.info.gov.hk/tpb/en/forms/guideline.html>). Approval procedures as stipulated in paragraph 10 of PlanD’s PNPP No. 1/2019 shall be followed for Class B amendments to the approved LMP/LP.

Fill in as appropriate

* Select as appropriate

☐ Tick as appropriate

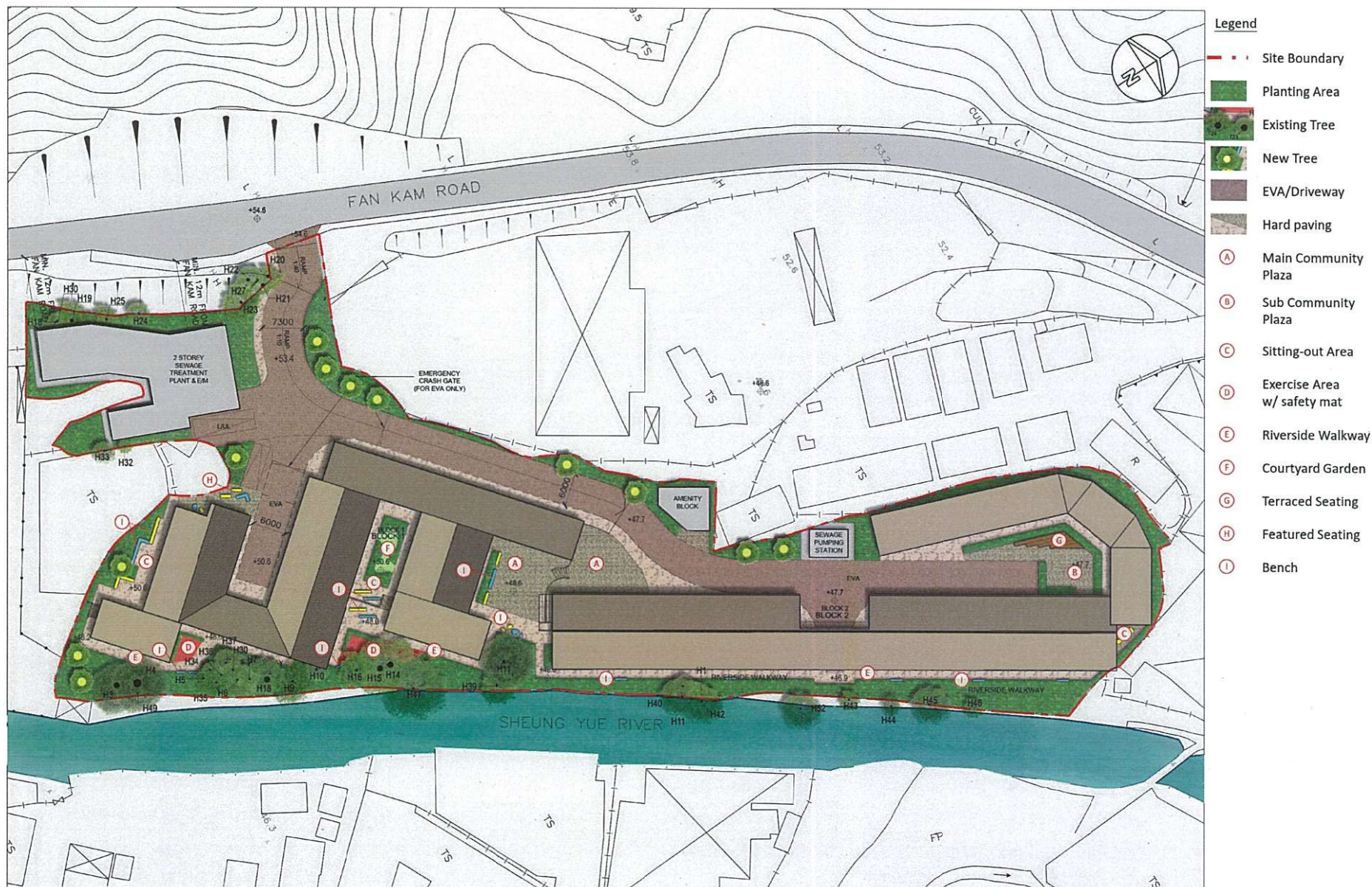


Personal Information Collection Statement

PLEASE READ THE FOLLOWING
BEFORE COMPLETING THIS FORM

1. *The information relating to you provided in this submission, its attachments/enclosures and any documents submitted will be used by LandsD for the purposes of considering and processing your submission for deemed approval of the TPRP within lot for compliance of the tree preservation clause under lease and for other purposes related to such submission.*
2. *Your provision of all the information in this submission, its attachments/enclosures and any documents submitted is required for administering compliance with the lease conditions. Your submission will not be processed if you fail to provide all the information as requested.*
3. *The information you provided in this submission, its attachments/enclosures and any documents submitted may be disclosed to other government bureaux / departments for the purposes mentioned in paragraph 1 above. The above personal data may also be disclosed to any third party (whether individual, corporate body, members of the public or other organizations) whether in response to enquiry from members of the public, media or otherwise, or on LandsD's own accord.*
4. *You have the right of access and correction with respect to personal data as provided for in Sections 18 and 22 and Principle 6 of Schedule 1 to the Personal Data (Privacy) Ordinance (Cap. 486). Such right of access includes the right to obtain a copy of the personal data provided in this submission on payment of the applicable charge.*
5. *Enquiries on the personal data collected, including the request for access to and correction of the data, should be addressed to the Departmental Personal Data Controlling Officer of Lands Department, 20/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.*

ANNEX 2



Section 16 Planning Application for the Proposed Temporary Transitional Housing Development for a Period of 3 Years at "Residential (Group D)" Zone, Lots. 111 (Part), 116 to 119 In D.D. 108 and Adjoining Government Land, Pat Heung, Yuen Long, N.T.

Landscape Master Plan (Scale 1:600 @A3)

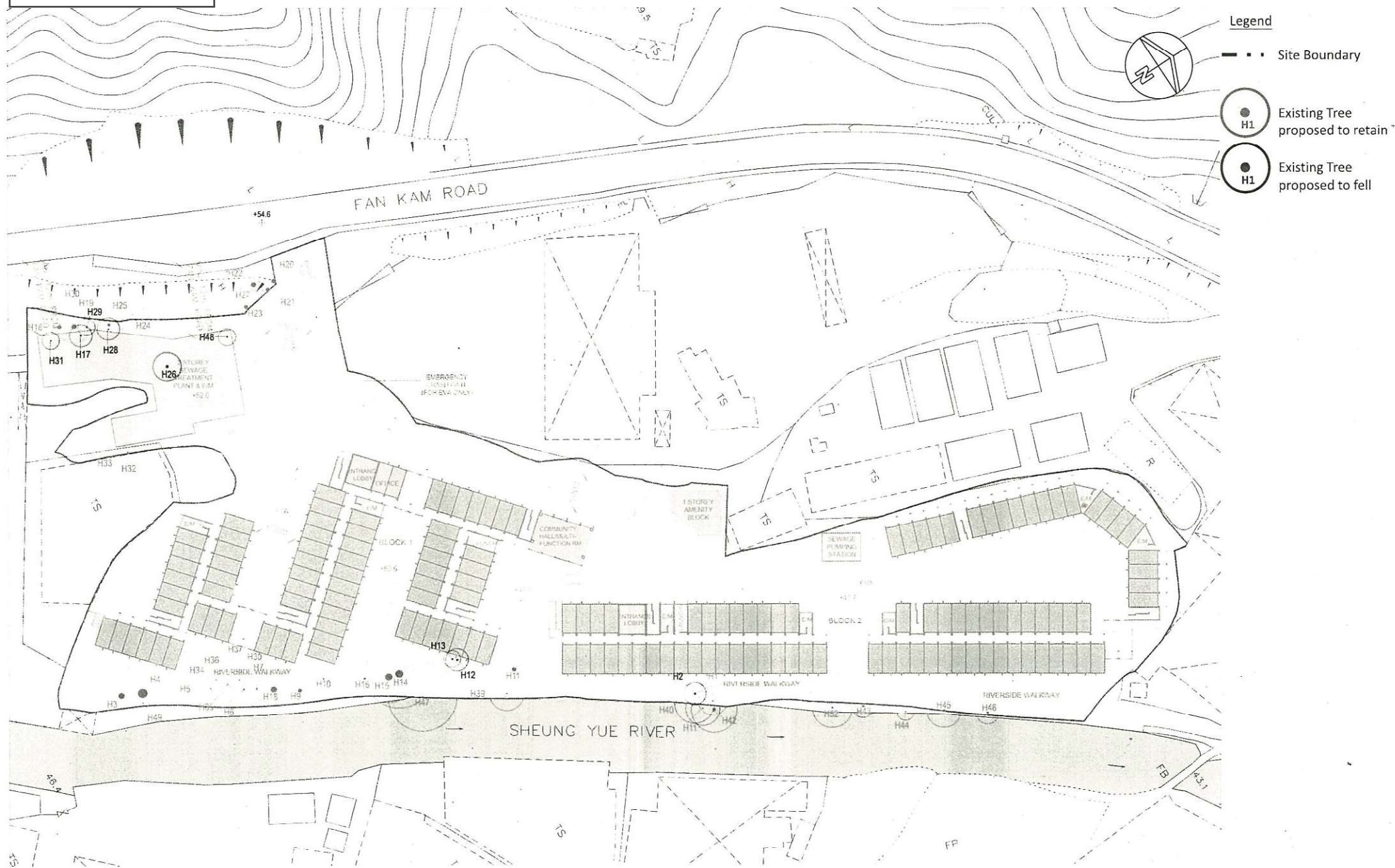
Dwg no. LP-01 Rev: B
Date: 13 Aug 21

(摘錄自申請人於 16.8.2021 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 16.8.2021)

參考編號
REFERENCE No.
A/YL-PH/887

繪圖 DRAWING
A-8

ANNEX 3



Section 16 Planning Application for the Proposed Temporary Transitional Housing Development for a Period of 3 Years at "Residential (Group D)" Zone, Lots. 111 (Part), 116 to 119 In D.D. 108 and Adjoining Government Land, Pat Heung, Yuen Long, N.T.

Tree Treatment Plan (Scale 1:600 @A3)0

Dwg no. TS-02 Rev: B
Date: 13 Aug 21

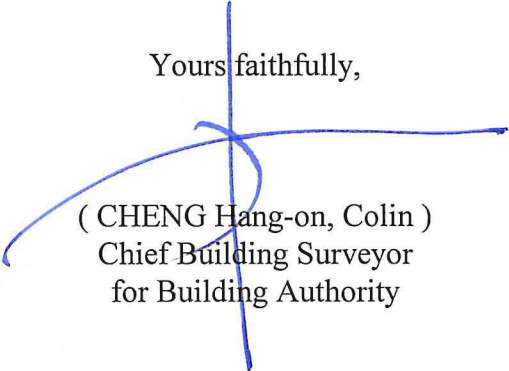
21 March 2024

Dear Sir,

**160 Fan Kam Road, Ta Shek Wu, N.T.
SHORT TERM TENANCY NO. STTYL0091 AND LOT NOS. 111(PORTION),
116, 117, 118 AND 119 IN D.D. 108**

Please be advised that I have today issued an Occupation Permit No. NT21/2024/OP
in respect of the above premises to your authorized person, WONG Chi Wai Jacky.

Yours faithfully,



(CHENG Hang-on, Colin)
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. NT21/2024/OP
Our Ref. No. BD 2/9152/21(TH) Pt.III
To :

Date 21 March 2024

I hereby permit the occupation of the new buildings at **160 Fan Kam Road, Ta Shek Wu, N.T.** on **SHORT TERM TENANCY NO. STTYL0091 AND LOT NOS. 111(PORTION), 116, 117, 118 AND 119 IN D.D. 108** for the following purposes:-

A transitional housing development comprising:

(a) Block 1

Ground Floor to 3th Floor : Flats for domestic use and ancillary accommodation for
(inclusive) non-domestic use.

(b) Block 2

Ground Floor : Flats for domestic use, shop and ancillary accommodation
for non-domestic use.

1st to 3th Floor : Flats for domestic use and ancillary accommodation for
(inclusive) non-domestic use.

(c) Sewage Treatment Plant : A single storey building for non-domestic use.


(**CHENG Hang-on, Colin**)
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.

Landscape Master Plan

REMARKS:
-SHRUB 600mm SOIL DEPTH
-TREES 1200mm SOIL DEPTH
DRAINAGE LAYER
-GROUND COVER 300mm SOIL DEPTH

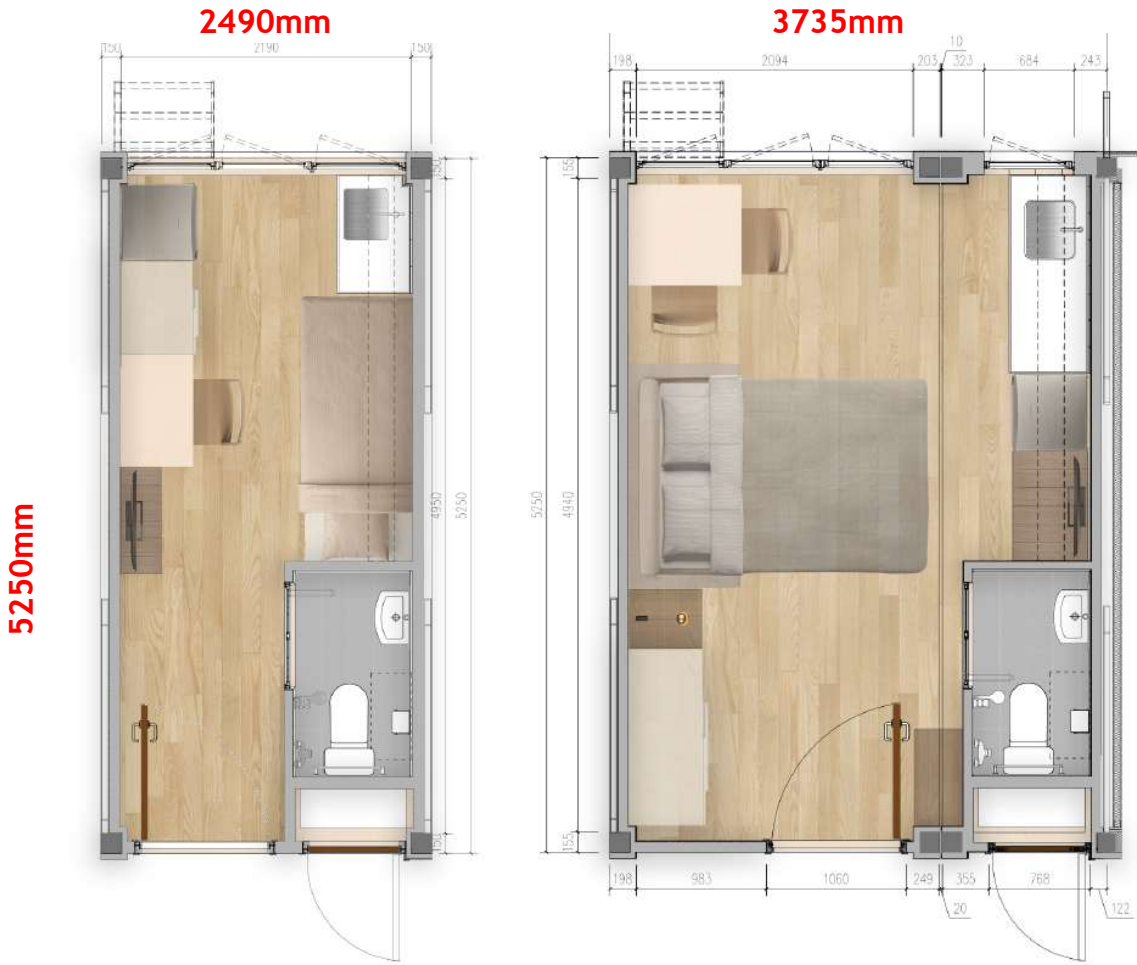


- LEGEND**
- A COMMUNITY PLAZA
 - B COMMUNITY FARM
 - C CHILDREN PLAY AREA
 - D FITNESS AREA
 - E OUTDOOR BADMINTON COURT

Proposed Flat Mix

Project AP, WCWP, Confirmed the Data As Follow:

Unit Type	Number of Units	
	Proposed flat mix	
1A (1 Person)	377	(70.5%)
2A (2 Persons)	94	(17.5%)
3A (3-4 Persons)	62	(11.5%)
4A (2 Persons)	2	(0.5%)
Total	535	(Detail ref to appendix 1)



Module Unit Plan Type 1A

- Area=10.465sqm
- Area=113ft²

Module Unit Plan Type 2A

- Area=16.854sqm
- Area=181ft²



Module Unit Plan Type 3A

- Area=22.702sqm
- Area=244ft²



Module Unit Plan Type 4A

- Area=22.588sqm
- Area=243ft²

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

From: [REDACTED]
Sent: 2024-08-12 星期一 14:35:20
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: [REDACTED]
Subject: [Clarification] : Planning Application No. A/YL-PH/1016 for renewal application for the transitional housing development in Pat Heung
Attachment: 20240611 S16 renewal cover letter-Supplementary.pdf

Dear Sir/Madam,

Please be informed that the Further Information submitted by hand on 9 August 2024 is for planning application No. A/YL-PH/1016 instead of No. A/YL-PH/887.

Should you have any question, please feel free to contact me at [REDACTED] Thank you.

Best Regards,
Kasper Yeung
Programme Officer
Hong Kong Lutheran Social Service, LC-HKS

Disclaimer: The information contained in this e-mail (including any attachment) is confidential and may be privileged and is intended solely for the intended addressee. If you are not the intended recipient, please notify the sender immediately and delete this e-mail and any attachment completely from your system. Any unauthorised use, disclosure, copying, printing, forwarding or dissemination of any part of this information is prohibited. There is no guarantee that this e-mail (including any attachment) is secure or error free because it may be intercepted, corrupted, lost, delayed, incomplete or amended. The Hong Kong Lutheran Social Service, LC-HKS does not accept liability for any damage that may be caused by this e-mail and any attachment. Furthermore, The Hong Kong Lutheran Social Service, LC-HKS does not accept responsibility and shall not be liable for the content of any e-mail transmitted by its staff for any reason other than business purposes. E-mail traffic may be monitored by The Hong Kong Lutheran Social Service, LC-HKS, as permitted by applicable law and regulations.



THE LUTHERAN CHURCH - HONG KONG SYNOD

香港路德會

68 BEGONIA ROAD,
YAU YAT CHUEN,
KOWLOON, HONG KONG.
香港九龍又一村海棠路六十八號

TELEPHONE: 2397 3721
FAX: 2397 4826
WEB-SITE: www.lutheran.org.hk
EMAIL: hksynod@lutheran.org.hk

A MEMBER CHURCH OF
INTERNATIONAL LUTHERAN COUNCIL
HONG KONG LUTHERAN FEDERATION

執行部成員

會長：戎子由博士
第一副會長：陳煜新牧師
第二副會長：劉逸釗牧師
中文秘書：林啟興先生
英文秘書：陳聖光先生
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總會職員

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President:

Rev. Dr. Allan T.Y. Yung

1st Vice President:

Rev. Paul Y.S. Chan

2nd Vice President:

Rev. Tony Y.C. Lau

Chinese Secretary:

Mr. Kai Hing Lam

English Secretary:

Mr. Paul S.K. Chan

Treasurer:

Rev. Simon Y. L. Kwan

Council Member:

Rev. Jian Ren Shen

Staff:

Honorary

Chief Executive Secretary:

Mr. Kai Hing Lam

Business Manager:

Ms. Joyce M.L. Woo

8th August, 2024

The Secretary

Town Planning Board

15/F North Point Government Offices

333 Java Road

North Point, Hong Kong

Re: Renewal Application on Planning Approval for

Temporary Permission Transitional Housing Development for a Period of 3 Years

with Filling and Excavation of Land in "Residential (Group D)" Zone,

Lots 111 (Part), 116 to 119 in D.D. 108 and Adjoining Government Land,

Pat Heung, Yuen Long

(Planning Application No. A/YL-PH/887)

Dear Sir/Madam,

We refer to the captioned renewal application on planning approval, we would like to clarify and provide supplementary information for your processing.

We would like to clarify that the subject application is a renewal application for the transitional housing development at the application site. The layout is largely the same with the previous application No. A/YL-PH/887 which is also in line with the building plan approved by the Buildings Department. We also confirm the validity of findings and conclusion of the Environmental Assessment and Sewerage Impact Assessment and the accepted fire services installations have been implemented under the last planning application No. A/YL-PH/887. The attached FS172 for your reference.

The Proposed Development for Temporary Transitional Housing use is expected to achieve the following public planning benefits:

- * Echoing with the Government's prevailing policy to increase supply of transitional housing to relieve acute housing shortage in the short term;
- * Providing speedy supply of affordable housing (population intake/completion in late March 2024 with around 40% occupancy rate in August 2024 to immediately



THE LUTHERAN CHURCH - HONG KONG SYNOD

68 BEGONIA ROAD,
YAU YAT CHUEN,
KOWLOON, HONG KONG.
香港九龍又一村海棠路六十八號

TELEPHONE: 2397 3721
FAX: 2397 4826
WEB-SITE: www.lutheran.org.hk
EMAIL: hksynod@lutheran.org.hk

香港路德會

A MEMBER CHURCH OF
INTERNATIONAL LUTHERAN COUNCIL
HONG KONG LUTHERAN FEDERATION

執行部成員

會長：戎子由博士
第一副會長：陳煜新牧師
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中文秘書：林啟興先生
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總會職員

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Staff:

**Honorary
Chief Executive Secretary:**
Mr. Kai Hing Lam

Business Manager:
Ms. Joyce M.L. Woo

improve the living conditions of the households in need by adopting Modular Integrated Construction (MiC) construction method;

* Providing edge in maintenance and management through collaboration with a well-established NGO;

* Proposed Development aligns with the planning intention of the "R(D)" zone of the OZP;

* Temporary nature of the Proposed Development will not affect the long-term planning intention of the "R(D)" zone of the OZP;

* Optimising the potential of the Application Site and attaining cost-effectiveness;

* Ensuring compatibility with the surroundings;

* Readiness of the Application Site as a site for transitional housing;

* Resulting in no adverse impacts to the surroundings;

* Fostering an environmentally-friendly and resource-efficient neighbourhood through the introduction of green landscape features and MiC; and

* Setting a desirable precedent for achieving compatibility and quality of life in transitional housing development.

The project is consisting of 2 composite blocks and 2 non-domestic blocks for ancillary commercial/E&M use. The Proposed Development will provide about 535 transitional housing units (with a mix of 1-person, 2-person and 3-to-4-person units) to house about 817 residents. The 2 composite blocks comprise transitional housing units with ancillary communal space such as entrance lobbies and community hall/ multi-function room.

Should you have any queries, please feel free to contact the undersigned or our Miss Chloe Hung at [REDACTED].

Yours Faithfully,



Ms. Sze Fan Lau

Chief Executive

Hong Kong Lutheran Social Service, LC-HKS

FIRE SERVICES DEPARTMENT

消防處
Shroff Office
繳費處

Official Receipt

收據



Receipt No.: S 048412

收據編號

Date/Time: 19-02-2024/11:52:32
AM

日期/時間

Terminal: ACO(Lic)
2 liprd.fsd.hksarg

In respect of
有關下列事項

Amount
金額

WONG Chi-wai, Jacky
c/o JB Architects &
Deigners Ltd.

Certificate for compliance with S. 21(6)(d) of the Buildings
Ordinance, Cap. 123 (per certificate) -

File Ref : 19/31311(I)

Certificate/Licence No : L002308

Bill No:45081720124015022

Total :
總額

Amount Received :
收到金額

Cash 現金

[Print Close](#)

Serial No. : L002308



FIRE SERVICES DEPARTMENT

HONG KONG

DATE : 16/02/2024

OUR REF. : FP 19/31311

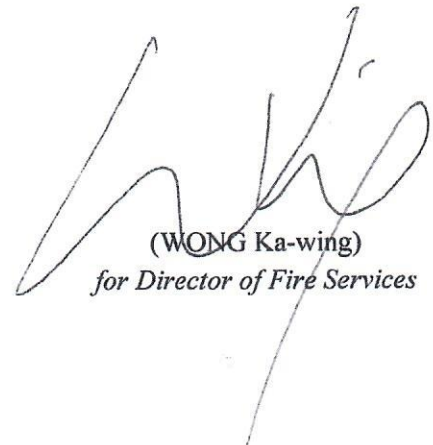
YOUR REF. :

Fire Service Installations and Equipment at:-

160 Fan Kam Road, Ta Shek Wu, NT

(A transitional housing development comprising one 4-storey domestic building (with open kitchen) with G/F used as plant room and management Office (Block 1), one 4-storey domestic building (with open kitchen) (Block 2) with G/F used as plant rooms and shop, and one single-storey sewage treatment plant block)

This certificate is issued in accordance with Section 21 of the Buildings Ordinance Subsection 6(d), and certifies that the Director of Fire Services is satisfied that the fire service installations and equipment shown on the building plans approved by him have been installed in accordance with Sub-paragraph (ii) of Paragraph (b) of Subsection (1) of Section 16 of the Buildings Ordinance and were in efficient working order and satisfactory condition at the time of their inspection on 02/02/2024.



(WONG Ka-wing)
for Director of Fire Services

Serial No. : L002308



FIRE SERVICES DEPARTMENT

HONG KONG

DATE : 16/02/2024

OUR REF. : FP 19/31311

YOUR REF. :

Fire Service Installations and Equipment at:-

160 Fan Kam Road, Ta Shek Wu, NT

(A transitional housing development comprising one 4-storey domestic building (with open kitchen) with G/F used as plant room and management Office (Block 1), one 4-storey domestic building (with open kitchen) (Block 2) with G/F used as plant rooms and shop, and one single-storey sewage treatment plant block)

This certificate is issued in accordance with Section 21 of the Buildings Ordinance Subsection 6(d), and certifies that the Director of Fire Services is satisfied that the fire service installations and equipment shown on the building plans approved by him have been installed in accordance with Sub-paragraph (ii) of Paragraph (b) of Subsection (1) of Section 16 of the Buildings Ordinance and were in efficient working order and satisfactory condition at the time of their inspection on 02/02/2024.



(WONG Ka-wing)
for Director of Fire Services

消防處
牌照及審批總區
消防工程合規課
消防設施組
香港九龍九龍灣常悅道十一號
新明大廈二樓



FIRE SERVICES DEPARTMENT
LICENSING & CERTIFICATION COMMAND
Fire Protection Engineering Compliance Division
Fire Protection Facilities Group
2/F, Centre Parc, 11 Sheung Yuet Road,
Kowloon Bay, Kowloon, Hong Kong

本處檔號 OUR REF.: FP 19/31311
來函檔號 YOUR REF.:
圖文傳真 FAX NO.: 2367 3206
電話 TEL. NO.: 3961 5266

Serial No. : L002308
16 February 2024



Dear Applicant,

Fire Services Certificate :
160 Fan Kam Road, Ta Shek Wu, NT

The above certificate for your premises is now awaiting collection at :

Shroff Office,
Licensing & Certification Command Headquarters,
Ground Floor, Fire Services Headquarters Building,
1 Hong Chong Road, Tsimshatsui East, Kowloon.

Would you therefore arrange to collect the certificate, at your earliest convenience, during the following hours :-

Monday to Friday	9:00 a.m. – 12:30 p.m.
(except public holidays)	2:00 p.m. – 4:30 p.m.


In accordance with Section 25(e)(iii) of the Fire Services Ordinance and the Table to the Fire Services Department (Reports and Certificates) Regulations, a fee of [REDACTED] is charged for the Certificate.

The [REDACTED] can be paid by cash or cheque, on collection of the Certificate and a receipt will be given.

Cheque should be crossed and made payable to "The Government of the Hong Kong Special Administrative Region" and not to any person.

Please bring this letter with you when collecting the Certificate.

Yours faithfully,


(FONG Ling-ling)
for Director of Fire Services



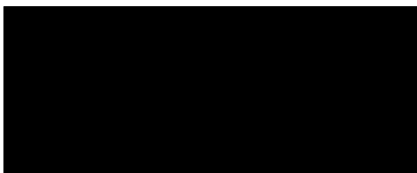
本處檔號 OUR REF.: FP 19/31311

來函檔號 YOUR REF.:

圖文傳真 FAX NO.: 2367 3206

電話 TEL. NO.: 3961 5266

16 February 2024



Dear Applicant,

160 Fan Kam Road, Ta Shek Wu, NT

(A transitional housing development comprising one 4-storey domestic building (with open kitchen) with G/F used as plant room and management Office (Block 1), one 4-storey domestic building (with open kitchen) (Block 2) with G/F used as plant rooms and shop, and one single-storey sewage treatment plant block)
Duty of Owner of Fire Service Installations and Equipment (FSI)

The Fire Services Certificate (F.S. 172) of serial no. L002308 dated 16/02/2024 was issued after the acceptance inspection on the FSI installed at the captioned premises / development by officers of this Department conducted on 02/02/2024 and all required documents received on 14/02/2024.

With the issuance of this Certificate (F.S. 172), the owner's and your attentions are particularly drawn to Regulation "8" of the Fire Service (Installations and Equipment) Regulations Chapter 95B, Laws of Hong Kong, which requires the owner of any FSI to keep them in efficient working order at all times; and to have them inspected by a registered contractor at least once in every 12 months. Being the Authorised Person representing the owner of the FSI installed at the captioned premises / development, you are requested to advise the owner to comply with the aforesaid regulation.

Also, I would like to advise you to draw the owner's attention to the FSD Circular Letter No. 1/2021- "Shutdown of Fire Service Installation for Inspection, Maintenance, Modification or Repair" issued on 15/01/2021 for promulgating the revised procedures and measures to be observed by registered fire service installation contractors (RFSIC) in case of shutdown of FSI for inspection, maintenance, modification or repair. With a view to better protecting the property and life therein, the owner should ensure that the RFSIC appointed would strictly observe the aforesaid procedures and measures. For your reference, this Circular Letter is available at the following website for public viewing / downloading: -

English: https://www.hkfsd.gov.hk/eng/source/circular/2021_01_eng_20210119_174824.pdf

Chinese: https://www.hkfsd.gov.hk/chi/source/circular/2021_01_chi_20210119_174824.pdf

Furthermore, I would like to advise you to draw the owner's attention that ventilation/air conditioning control system shall be installed in accordance with the Paragraph 5.27 of Part V of Code of Practice for Minimum Fire Service Installations and Equipment if there are new mechanical ventilation systems or modification works to any existing mechanical ventilation system.

Should you need more information on the above, please contact the undersigned at 3961 5266 or Divisional Officer of the Fire Protection Facilities Supervision Division at 3961 5002 for more detail.

Yours faithfully,


(FONG Ling-ling)
for Director of Fire Services

Fire Services Department – Payment Notice

消防處 – 繳費通知書

WONG Chi-wai, Jacky c/o JB Architects & Designers Ltd.

Certificate for compliance with S. 21(6)(d) of the Buildings Ordinance, Cap. 123 (per certificate) -
File Ref: 19/31311
Certificate / Licence No: L002308

申請人：

上述消防證書現在可供領取。

根據香港法例第 95C 章《消防處（報告及證明書）規例》，
你須向本處繳付右方列出的費用。

繳費方法請參考背頁。

香港消防處

Dear Applicant.

The above certificate of your application is ready for collection.

According to the Fire Services Department (Reports and
Certificates) Regulations, Chapter 95C, Laws of Hong Kong, a
fee at the total amount shown on the right margin is payable.

Payment methods are printed overleaf.

Hong Kong Fire Services Department
16-02-2024

繳付金額 Total Amount Due

帳單編號 Bill Number

45081720124015022

繳款到期日 Due Date

01-03-2024

重要通知 Important Notice

如你未能於到期繳款日或之前繳付所需款項，
有關申請將被取消。

If payment is not received by the above due date,
your application will be cancelled.

備註 Remarks：

- 繳費後並不表示本處已批准你的申請或通知事項。你必須符合上述規例所指定的有關規定，你的申請才會獲得批准。已繳交的費用是不會退還的。
Please note that payment of the fee(s) does not imply approval of your application/notification. Such is given subject to compliance with the relevant provisions and requirements stipulated in the above Regulations. Fees paid are not refundable.
- 申請人或其授權人須出示身分證明文件親身前往以下地點領取證書，消防證書將不會寄出：
Applicant or authorized representative should produce identity documents for collection of Fire Services Certificate at the following location in person. The Fire Services Certificate will NOT be sent by post.

九龍尖沙咀東部康莊道 1 號 消防處總部大廈地下 牌照及審批總區總部 繳費處	Shroff Office Licensing & Certification Command Headquarters, Ground Floor, Fire Services Headquarters Building, 1 Hong Chong Road, Tsimshatsui East, Kowloon.
---	---
- 如以電子方式繳交費用（包括網上銀行、電話理財、自動櫃員機和繳費靈），你必須出示電子繳費紀錄，以領取消防證書。
If fee is paid by drop-in box, post or electronic means (including internet banking, phone banking, ATM and PPS), you should bring along the electronic payment record to collect the Fire Services Certificate.

繳費方法 Payment Methods

親身繳交(以現金或支票付款)

九龍尖沙咀東部康莊道1號

消防處總部大廈地下

牌照及審批總區總部

繳費處

(電話: 2733 7608)

你可攜同此通知信於下列辦公時間, 親身前往上述繳費處繳款, 請以現金或劃線支票付款, 支票抬頭請寫「香港特別行政區政府」或「香港特區政府」。

星期一至五 : 上午九時至下午十二時三十分
(公眾假期除外) 下午二時至四時三十分

本處會在收款後即時發出收據及消防證書。

In-person (by cash or cheque)

Shroff Office

Licensing & Certification Command Headquarters,

Ground Floor, Fire Services Headquarters Building,

1 Hong Chong Road, Tsimshatsui East, Kowloon.

(Tel No. 2733 7608)

You can bring along this Payment Notice and visit the above Shroff Office in person during the following business hours, to pay in cash or by a crossed cheque made payable to "The Government of the Hong Kong Special Administrative Region" or "The Government of the HKSAR":

Monday to Friday	9:00 a.m.	-	12:30 p.m.
(Except public holidays)	2:00 p.m.	-	4:30 p.m.

A receipt and the Fire Services Certificate will be issued immediately upon payment.

投遞箱(支票付款)

你可以在辦公時間以外, 把劃線支票連同此繳費通知書的副本, 投入九龍尖沙咀東部康莊道1號消防處總部大廈地下, 牌照及審批總區總部繳費處的投遞箱內。請於支票背面寫上帳單編號, 並切勿發出期票。在收到付款之後, 本處會在七個工作天內把收據郵寄給你。

Drop-in box (cheque only)

You may place crossed cheque together with a copy of this Payment Notice in the drop-in box at the Shroff Office, Licensing & Certification Command Headquarters, Ground Floor, Fire Services Headquarters Building, 1 Hong Chong Road, Tsimshatsui East, Kowloon outside the business hour. Please write the Bill Number on the back of the cheque and do not issue post-dated cheque. Upon receiving the payment, a receipt will be sent to you by post in 7 working days.

郵寄(支票付款)

你可以把劃線支票連同此繳費通知書的副本, 郵寄往「九龍尖沙咀東部康莊道1號消防處總部大廈5樓, 牌照及審批總區總部繳費處」。請於支票背面寫上帳單編號, 並切勿發出期票。在收到付款之後, 本處會在七個工作天內把收據郵寄給你。

By post (cheque only)

You may send crossed cheque together with a copy of this Payment Notice to "Shroff Office, Licensing & Certification Command Headquarters, 5th Floor, Fire Services Headquarters Building, 1 Hong Chong Road, Tsimshatsui East, Kowloon" by post. Please write the Bill Number on the back of the cheque and do not issue post-dated cheque. Upon receiving the payment, a receipt will be sent to you by post in 7 working days.

電子方式繳費

你可以使用以下電子方式繳費, 繳費時需要輸入帳單編號。請保留你的電子繳費記錄, 本處不會另行發出收據。在限期日午夜前所作出的繳款指示會視為準時繳款, 本處一般會在一個工作天後收到你的繳費。

Electronic Payment (e-payment)

You may pay by the following electronic payment methods. The Bill Number needs to be input when making e-payment. Please keep your electronic payment record as no receipt will be issued. Instruction for payment given before midnight on the due date will be regarded as on time. This Department will receive your payment usually after one working day.

- **網上銀行**
滙豐/恒生銀行或銀通(JETCO)成員銀行戶口持有人透過網上銀行帳戶繳交此帳項。商戶名稱請選擇「香港消防處」或「消防處」。
 - **電話理財**
滙豐/恒生銀行或銀通成員銀行戶口持有人可透過電話理財服務繳付此帳單。
 - **自動櫃員機**
提款卡持有人可以透過滙豐/恒生銀行貼有「繳費服務」, 或銀通成員銀行附有「繳費易」標誌的自動櫃員機繳交帳項。
- 滙豐/恒生銀行:**
商戶名稱選擇「消防處」及賬單類別輸入「01」電子繳費
- 銀通成員銀行:**
商戶編號輸入「9082」及賬單類別輸入「01」

- **Internet Banking**
Bank account holders of HSBC / Hang Seng Bank and JETCO member banks may settle the bills through their own Internet banking accounts. Please select "Hong Kong Fire Services Department" or "Fire Services Department" as merchant.
- **Phone Banking**
Bank account holders of HSBC / Hang Seng Bank and JETCO member banks may settle the bill using phone banking service.
- **ATM**
Automated teller machines (ATM) cardholders of HSBC / Hang Seng Bank and JETCO member banks may settle the bill at the ATM which bear "BILL PAYMENT" or "JET PAYMENT" signage.

HSBC / Hang Seng Bank:

Select "Fire Ser. Dept." as Merchant and "01 E-payment" as Bill type.

JETCO member banks:

Enter Merchant Code "9082" and Bill Type "01".

- **繳費靈**
透過電話 18033(商戶編號「6585」)或互聯網 www.ppschk.com 繳費。

- **PPS**
Pay dialing 18031 (merchant code "6585") or via internet at www.ppschk.com.

**Relevant Extracts of Town Planning Board Guidelines
on Renewal of Planning Approval and Extension of Time for
Compliance with Planning Conditions for Temporary Use or Development
(TPB PG-No. 34D)**

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

Previous Applications covering the Site

Approved Applications

	Application No.	Proposed Use/Development	Date of Consideration (RNTPC/TPB)
1.	A/YL-PH/150	Temporary Public Car Park for a Period of 12 Months	5.12.1997
2.	A/YL-PH/268	Proposed Temporary Open Storage of Private Cars prior to Sale for a Period of 12 Months	16.4.1999
3.	A/YL-PH/282	Temporary Open Storage of Machinery for a Period of 12 Months	16.7.1999
4.	A/YL-PH/887	Proposed Temporary Transitional Housing Development for a Period of 3 Years with Filling and Excavation of Land	27.8.2021

Rejected Applications

	Application No.	Proposed Use/Development	Date of Consideration (RNTPC/TPB)	Rejection Reasons
1.	A/DPA/YL-PH/23	Workshop for Repairing Vehicles	8.7.1994 (upon review)	(1), (2), (3), (4)
2.	A/YL-PH/5	Temporary Car Repairing Workshop and Open Storage of Spare Parts for 12 Months	12.5.1995 (upon review)	(1), (2), (3), (5)
3.	A/YL-PH/469	Temporary Open Storage of Construction Materials for a Period of 3 Years	17.9.2004 (upon review)	(3), (6)
4.	A/YL-PH/484	Temporary Open Storage of Construction Material for a Period of 3 Years	20.5.2005 (upon review)	(3), (6)
5.	A/YL-PH/526	Temporary Sales Centre of Second-hand Private Vehicles for a Period of 3 Years	18.8.2006	(3), (6)

Rejection Reasons:

- (1) Not in line with the planning intention.
- (2) Not compatible with the surrounding areas.

- (3) No information/sufficient information has been provided in the submission to demonstrate that the development will not cause environmental, traffic, and/or drainage impacts on the surrounding areas.
- (4) No landscaping proposals have been included in the submission.
- (5) Setting an undesirable precedent leading to general degradation of the area.
- (6) The proposed development did not comply with the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses.

Similar Applications in the Vicinity of the Site on the Pat Heung Outline Zoning Plan

Approved Applications

	Application No.	Zoning	Proposed Use/Development	Date of Consideration (RNTPC/TPB)
1.	A/YL-PH/876	“AGR”, “I(D)”	Proposed Temporary Transitional Housing Development and Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	26.3.2021 [Revoked on 26.6.2022]
2.	A/YL-PH/913	“AGR”, “I(D)”	Proposed Temporary Transitional Housing Development and Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	22.4.2022
3.	A/YL-PH/919	“AGR”	Proposed Temporary Transitional Housing Development with Ancillary Eating Place, Shop and Services and Community Centre for a Period of 3 Years and Filling of Land	12.8.2022 [Revoked on 12.8.2023]
4.	A/YL-PH/999	“AGR”, “I(D)”	Renewal of Planning Approval for Temporary Transitional Housing Development and Hobby Farm Uses for a Period of 3 Years	19.4.2024

Government Departments' General Comments

1. Land Administration

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

- no objection to the application; and
- the Site comprises five private lots and adjoining government land in D.D. 108. The Site is subject to Short Term Tenancy No. STTYL0091 by direct grant to The Lutheran Church – Hong Kong Synod Limited and Short Term Waiver No. 5295 for the purposes of temporary transitional housing development.

2. Traffic

(i) Comments of the Commissioner for Transport:

- no adverse comment on the application from traffic engineering perspective; and
- no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period.

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

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

3. Environment

Comments of the Director of Environmental Protection:

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

4. Drainage

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

- no objection in-principle to the subject application from the public drainage point of view.

5. Nature Conservation and Agriculture

Comments of the Director of Agriculture, Fisheries and Conservation:

- no comment on the application.

6. Fire Safety

Comments of the Director of Fire Services:

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

7. Landscape Aspect

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

- no objection to the application from landscape planning perspective; and
- with reference to the aerial photo of February 2023 and site photos taken in July 2024, it is observed that there is no significant change in the landscape character of the adjacent area since the last application (No. A/YL-PH/887) and the temporary transitional housing has been built. There is no significant change in the major development parameters and layout of this application when compared with the previous approved scheme. Further adverse landscape impact arising from the development within the Site is not anticipated.

8. Building Matters

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

- no objection to the application.

9. District Officer's Comments

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

- no comment on the application and did not received comment from locals upon close of consultation.

10. Other Departments

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

- Commissioner of Police;
- Chief Engineer/Railway Development 1-1, HyD;
- Chief Engineer/Construction, Water Supplies Department; and
- Project Manager (West), Civil Engineering and Development Department.

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department that:
 - (i) the applicant should ensure the temporary transitional housing development will comply with all conditions of the Short Term Tenancy (STT) and Short Term Waiver (STW). Failure to comply with any tenancy/waiver conditions may result in enforcement action being taken and the STT/STW being terminated by Government;
 - (ii) it is observed that the south-eastern boundary of the Site may fall outside the boundary of the STT and the waiver area of the STW. The applicant should clarify and/or rectify the site boundary, where appropriate;
 - (iii) according to Special Condition No. 38 in Second Schedule of the STT, no building or structure or support for any building or structure shall be erected or constructed or placed within the non-building area shown coloured pink hatched black on the STT plan. The applicant should observe and comply with the said condition; and
 - (iv) according to Special Condition No. 39 in Second Schedule of the STT, the tenant should submit and obtain approval of the design of modification works of portion of slope feature No. 6NE-B/F24 (“the slope feature”) within the area shown coloured pink stippled black on the STT plan and such other portions as may be required by and in all respects to the satisfaction of the Buildings Department (BD), Geotechnical Engineering Office of the Civil Engineering and Development Department and Highways Department (HyD) before commencement of any works on the slope feature. The applicant should observe and comply with the said condition;
- (b) to note the comments of the Commissioner for Transport that no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, HyD that the applicant is reminded to properly maintain the drainage channel within the Site at the run-in/out to prevent surface water flowing from the Site to nearby public roads or exclusive road drains;
- (d) to note the comments of the Director of Agriculture, Fisheries and Conservation that the applicant shall be advised to avoid causing polluting or disturbance the adjacent Sheung Yue River during operation;
- (e) to note the comments of the Director of Fire Services that the existing fire service installations implemented on the Site should be maintained in an efficient working order at all times;
- (f) to note the comments of the Chief Town Planner/Urban Design and Landscape of the Planning Department that the applicant is advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant is reminded to seek approval for any proposed tree works from relevant

departments prior to commencement of the tree works; and

- (g) to note the comments of the Chief Building Surveyor/New Territories West, BD that:
 - (i) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Outshouted (BA), they are unauthorised building works (UBW) under the Building Ordinance (BO) and should not be designated for any proposed use under the subject application;
 - (ii) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (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 the BA should be obtained, otherwise they are UBW. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (iv) 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) Regulation (B(P)R) at the building plan submission stage;
 - (v) the Site shall be provided with means of obtaining access thereto from a street under regulation 5 of the B(P)R and emergency vehicular access shall be provided for all the buildings to be erected on the Site in accordance with the requirements under regulations 41D of the 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 Authorised Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) The requirements of building set back, building separation and site coverage of greenery as stipulated in PNAP APP-152; and
 - (vii) detailed comments under the BO will be provided at the building plan submission stage.

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

From: [REDACTED]
Sent: 2024-07-25 星期四 03:12:11
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-PS/1016 DD 122 Fam Kam Road Transitional Homes NWD

PTI

From: [REDACTED]
To: [REDACTED]
Date: Thursday, 25 July 2024 2:58 AM HKT
Subject: A/YL-PS/1016 DD 122 Fam Kam Road Transitional Homes NWD

A/YL-PH/1016

Lots 111 (Part), 116, 117, 118 and 119 in D.D.108 and Adjoining Government Land, Fan Kam Road, Pat Heung

Site area: About 8,757 m² Includes Government Land of about 954m²

Zoning: "Res (Group D)"

Applied Development: 535 Transitional Houses / Filling and Excavation of Land / 2 Vehicle Parking / HK Lutheran Social Services

Dear TPB Members,

Some slight tweaking to dimensions.

Note that conditions have not yet been fulfilled.

How can it be possible that projects developed by the government and paid for through tax revenue is not compliant with the same government – the WE ARE NOW RULE OF LAW AND ORDER one – rules and regulations.

What about giving a good example? No wonder depts turn a blind eye to outrageous failure to comply by brownfield operators as they have to cover up for their own short comings.

It is time that TPB member demand higher standards.

Mary Mulvihill

From: [REDACTED]
To: [REDACTED]
Date: Saturday, 28 August 2021 1:21 AM HKT
Subject: A/YL-PS/887 DD 122 Fam Kam Road Transitional Homes NWD

22 Dec 2017 Y/YL-PH/4 Approved

27 Aug 2021 - A/YL-PS/887 approved. 7 years and NWD promises to develop RCHE afterwards

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Tuesday, August 3, 2021 3:58:16 AM
Subject: A/YL-PS/623 DD 122 Fam Kam Road Transitional Homes NWD

A/YL-PH/887

Lots 111 (Part), 116, 117, 118 and 119 in D.D.108 and Adjoining Government Land, Fan Kam Road, Pat Heung

Site area : About 8,716 m² Includes Government Land of about 977 m²

Zoning : "Res (Group D)"

Applied Development: 510 Transitional Houses / Filling and Excavation of Land / 4 Vehicle Parking / HK Lutheran Social Services

Dear TPB Members,

So what happened to the elderly care home? The proposed RCHE was a development project under Chow Tai Fook Charity Foundation founded by NWD **with an aim to contributing to the community.** Another PR exercise for New World?

The proposed RCHE which would be funded, operated and managed by a non-profit making organization could meet the need of an increasing aging population for integrated care services. *The proposed low-rise RCHE with a plot ratio (PR) of 1.5 and building height (BH) of 3 to 5 storeys*

the Chairman said that the proposed RCHE would be developed as submitted under the application. The applicant was required to apply for a licence for operation of the proposed RCHE from the Social Welfare Department. Should the application be approved, the subject Outline Zoning Plan would need to be amended to reflect the proposed rezoning and the amendments would be submitted for the Committee's consideration prior to gazetting under the Town Planning Ordinance (the Ordinance).

The rezoning was approved so why is the site still zoned Res D?

So dozens of elderly passed away while waiting for the touted facilities. But now transitional housing is the route for developers to display their CSR and devotion to the community and the developer will reap another round of tributes for its generosity.

The transitional housing programme is a Band-aid programme, designed to massage the housing data to make it look like the government is addressing the issues. In reality It is exploiting families on the public housing waiting list. Instead of building homes, funds are being squandered on short term accommodation and officials are collaborating with developers to take over attractive sites while they sit on millions of sq.ft of undeveloped land.

Fiscal: Spending 50+% of what it costs to construct a permanent PH home on short term housing is certainly not prudent use of our dwindling fiscal resources.

A transitional home, guaranteed for around 5 years until the developer takes advantage to rezone the site, costs 50% of the development cost of a public housing unit where a family can live for 40 years or more.

<https://www.info.gov.hk/gia/general/201704/12/P2017041200464.htm>

27th April 2021 – (Hong Kong) The fifth meeting of the Assessment Committee for the Funding Scheme to Support Transitional Housing Projects by Non-government Organisations, chaired by the Under Secretary for Transport and Housing, Dr Raymond So Wai-man, was convened via video conferencing this morning.

The Assessment Committee agreed to subsidise the following transitional housing projects:

- (i) Transitional housing development at Tsat Sing Kong, Pat Heung and Kam Tin, Yuen Long, by The Lutheran Church – Hong Kong Synod Limited. With total funding of **HK\$495 million**, it is expected to provide about **900 units**.
- (ii) Transitional housing development at Wong Yue Tan, Plover Cove, Tai Po, by The Lok Sin Tong Benevolent Society Kowloon. With total funding of **HK\$679.8 million**, it is expected to provide about **1,236 units**.
- (iii) Transitional housing development at Cheung Shun Street, Cheung Sha Wan, by Christian Family Service Centre. With total funding of **HK\$71.1 million**, it is expected to provide about **132 units**.

Collusion with developers to rezone sites for development

The sites provided by property developers at no cost are essentially ploys to achieve eventual rezoning of the sites in question.

A/NE-TK/702 Approved. The Plover Cover site is 14,517sq.m Green Belt and V zoning. Once it is formed the developer, Wheelock, can then take back the site and apply for a luxury development.

Others going through the planning process include:

A/YL-PS/622 NWD

Lots 387 S.B ss.1 RP, 387 S.B ss.4 and 387 S.B RP in D.D. 122 and adjoining Government land, Ping Shan

Site area : About 1,180sq.m Includes Government Land of about 30sq.m

Zoning : "Other Specified Uses" annotated "**Heritage and Cultural** Tourism Related Uses" and "VTD"

Applied use : 30 Units Transitional Housing

A/YL-PS/623 NWD

Lots 360 and 377 in D.D. 122 and adjoining Government land, Ping Shan

Site area : About 2,230sq.m Includes Government Land of about 694sq.m

Zoning : "VTD"

Applied use : 70 Units Transitional Housing

A/YL-NSW/281 SHK

Lots 1212 S.B RP (Part) and 1212 S.C ss.3 RP in D.D.115 and adjoining Government Land in Tung Tau, Yuen Long

Site area : About 23,337sq.m Includes Government Land of about 1,870sq.m

Zoning : "Other Specified Uses" annotated "Comprehensive Development to **include Wetland Restoration Area**"

Applied development : 1,800 Transitional Housing Units /Filling of Land and Excavation of Land

Adding another layer to rental process increases costs:

NGOs are engaged as intermediaries. So instead of landlord and tenant, a third party is introduced. This inflates costs. NGOs do not have the management skills necessary to efficiently and cost effectively manage projects like this.

The lots can be compulsory purchased and permanent homes provided.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Cc: "enquiry" <enquiry@aud.gov.hk>
Sent: Thursday, August 24, 2017 1:45:04 AM
Subject: Re: Y/YL-PH/4 Fam Kam Road Elderly Care Home GIC

Dear TPB Members,

A single foto montage does not answer the questions. This plan involves government land that may be granted for a peppercorn rent. The facilities may receive government subvention.

Yet no information has been provided with regard to the issues raised.

We want the best conditions for our elderly.

Previous objections upheld.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Cc: enquiry@aud.gov.hk
Sent: Friday, June 16, 2017 1:43:58 AM
Subject: Re: Y/YL-PH/4 Fam Kam Road Elderly Care Home GIC

Dear TPB Members,

There is still no information provided with regard to the operator and its track record with regard to the management of elderly care homes. GIC zoning confers multiple benefits so transparency is essential.

Will the services be subvented?
Is the operation for profit?

What controls will be in place to prevent abuse of GIC re recent revelations uncovered by the Audit Commission
Will there be a land premium?
Etc

While there has been an improvement with regard to the provision of active recreational areas the site coverage is almost 70%, far too great for such a setting.

Board members have a responsibility to carefully vet all GIC sites to ensure that there are no loopholes that encourage abuse.

Many irregularities would have been avoided if conditions had been recommended and included in the leases.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Monday, April 3, 2017 1:27:16 AM
Subject: Re: Y/YL-PH/4 Fam Kam Road Elderly Care Home

Dear TPB Members,

There is still no information provided with regard to the operator and its track record with regard to the management of elderly care homes.

Only passive landscaped OS provided, no active facilities that are essential to encouraging and maintaining mobility.

Previous objections upheld.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Tuesday, January 24, 2017 12:57:36 AM
Subject: Fwd: Y/YL-PH/4 Fam Kam Road Elderly Care Home

Dear TPB Members,
No information provided as to the identity of the service provider, track record, affordability, etc. These are essential requirements for an application that involves amendment to GIC.

GIC facilities zoning equates to a community use so there should be complete transparency.

Re the plan, site coverage is too great for such a rural setting and the proposed use.

There are no essential outdoor active recreational amenities and the largest green area is beside the sewerage treatment plant which is most inappropriate.

TPB members should question if they would like their old folk to be incarcerated there.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Wednesday, August 31, 2016 1:35:59 AM
Subject: Y/YL-PH/4 Fam Kam Road Elderly Care Home

Y/YL-PH/4

Lots 111 and 116 to 119 in D.D.108 and Adjoining Government Land, Fan Kam Road, Pat Heung

Site area : About 9,210 m² Includes Government Land of about 1,280 m²

Zoning : "Residential (Group D)" and "Road"

Proposed Amendment: Rezone to GIC Elderly Care Home

Dear TPB Members,

While the provision of elderly care facilities is very welcome, the Gist does not provide essential information on the Applicant and the nature of the amenities.

- Hunter Properties does not appear to have a website. Is it a subsidiary of one our large developers?
- What is its track record with regard to managing similar facilities?
- Would the services be affordable?
- Would there be a portion of subsidized places?
- The site includes government land, would it be sold at market price or granted at a nominal fee?

Hopefully members will raise these points and more and encourage the secretariat to provide sufficient information for members of the public to make intelligent comment. We do not have the luxury of receiving government expenses that would allow us to take half days off work to visit distant government offices to peruse the papers.

Mary Mulvihill