

This document is received on **27 JAN 2021**
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.info.gov.hk/tpb/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

"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.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 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
香港路德會社會服務處

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)

Ove Arup & Partners Hong Kong Limited
奧雅納工程顧問

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)	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 24,000 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 18,200 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)	24,000 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 Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/9
(e) Land use zone(s) involved 涉及的土地用途地帶	Approved Pat Heung Outline Zoning Plan No. S/YL-PH/11: "Open Storage" ("OS") and "Industrial (Group D)" ("I(D)") Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/9: "Agriculture" ("AGR")
(f) Current use(s) 現時用途	Vacant (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 (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 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」[#]遞送要求同意書[&]

Reasonable Steps to Give Notification to Owners 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 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)															
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Transitional Housing Development and Hobby Farm Uses (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 checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月														
(c) Development Schedule 發展細節表 <table border="0"> <tr> <td>Proposed uncovered land area 擬議露天土地面積</td> <td>19,500sq.m <input checked="" type="checkbox"/> About 約</td> </tr> <tr> <td>Proposed covered land area 擬議有上蓋土地面積</td> <td>4,500sq.m <input checked="" type="checkbox"/> About 約</td> </tr> <tr> <td>Proposed number of buildings/structures 擬議建築物/構築物數目</td> <td> Transitional Housing: 14 nos. Sewage Treatment Plants: 2 nos. Ancillary Facilities for Hobby Farm: 4 nos. ... </td> </tr> <tr> <td>Proposed domestic floor area 擬議住用樓面面積</td> <td>Transitional Housing: 17,000sq.m <input checked="" type="checkbox"/> About 約</td> </tr> <tr> <td>Proposed non-domestic floor area 擬議非住用樓面面積</td> <td>Ancillary Facilities for Transitional Housing: 1,000</td> </tr> <tr> <td>Proposed gross floor area 擬議總樓面面積</td> <td>Ancillary Facilities for Hobby Farm: 200sq.m <input checked="" type="checkbox"/> About 約</td> </tr> <tr> <td></td> <td>18,200sq.m <input checked="" type="checkbox"/> About 約</td> </tr> </table>		Proposed uncovered land area 擬議露天土地面積	19,500sq.m <input checked="" type="checkbox"/> About 約	Proposed covered land area 擬議有上蓋土地面積	4,500sq.m <input checked="" type="checkbox"/> About 約	Proposed number of buildings/structures 擬議建築物/構築物數目	Transitional Housing: 14 nos. Sewage Treatment Plants: 2 nos. Ancillary Facilities for Hobby Farm: 4 nos. ...	Proposed domestic floor area 擬議住用樓面面積	Transitional Housing: 17,000sq.m <input checked="" type="checkbox"/> About 約	Proposed non-domestic floor area 擬議非住用樓面面積	Ancillary Facilities for Transitional Housing: 1,000	Proposed gross floor area 擬議總樓面面積	Ancillary Facilities for Hobby Farm: 200sq.m <input checked="" type="checkbox"/> About 約		18,200sq.m <input checked="" type="checkbox"/> About 約
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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) 1. Transitional Housing Blocks (not more than 15m) (4 Storeys) (G/F): Transitional housing and ancillary facilities (1/F-3/F): Transitional housing 2. Sewage Treatment Plants (not more than 5m) (1 Storey) 3. Ancillary Facilities for Hobby Farm (not more than 3m) (1 Storey)															
Proposed number of car parking spaces by types 不同種類停車位的擬議數目 <table border="0"> <tr> <td>Private Car Parking Spaces 私家車車位</td> <td>..... -</td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td>..... -</td> </tr> <tr> <td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td> <td>..... -</td> </tr> <tr> <td>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</td> <td>..... -</td> </tr> <tr> <td>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</td> <td>..... -</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>..... -</td> </tr> </table>		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) -		
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Proposed operating hours 擬議營運時間 Hobby Farm: 9:00a.m. to 6:00p.m. daily including public holidays			
(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 checked="" 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)) Kam Tai Road <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)	
	No 否	<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, 請另頁表示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 <input checked="" type="checkbox"/> No 否	
(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 checked="" 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 checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> _____ _____		

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>Please refer to the Planning Statement for details.</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas 位於鄉郊地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

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

Please refer to the Planning Statement for details.

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 an application to the Board 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


.....
Yeung Wing Shan, Theresa
.....
Name in Block Letters
姓名（請以正楷填寫）

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

Director of Planning

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 / ☐ HKIAP 香港城市設計師學會
Others 其他 MRTPI, RPP

on behalf of
代表

Ove Arup & Partners Hong Kong Limited

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

Date 日期

26/01/2021

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
(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。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第1段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第486章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道333號北角政府合署15樓。

Gist of Application 申請摘要	
(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Government Land, Pat Heung, Yuen Long, N.T. 新界元朗八鄉的政府土地
Site area 地盤面積	24,000 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 24,000 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 八鄉分區計劃大綱核准圖編號 S/YL-PH/11 Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/9 錦田北分區計劃大綱核准圖編號 S/YL-KTN/9
Zoning 地帶	Approved Pat Heung Outline Zoning Plan No. S/YL-PH/11 八鄉分區計劃大綱核准圖編號 S/YL-PH/11: "Open Storage" ("OS") and "Industrial (Group D)" ("I(D)") 「露天貯物」及「工業(丁類)」 Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/9 錦田北分區計劃大綱核准圖編號 S/YL-KTN/9: "Agriculture" ("AGR") 「農業」
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Transitional Housing Development and Hobby Farm Uses 擬議臨時過渡性房屋發展及休閒農場用途

(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	17,000 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.71 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1,200 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.05 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	14	
	Non-domestic 非住用	Ancillary Facilities for Hobby Farm 休閒農場的附屬設施: 4 Sewage Treatment Plants 污水處理廠: 2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	15 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	Ancillary Facilities for Hobby Farm 休閒農場的附屬設施: 3 m 米 Sewage Treatment Plants 污水處理廠: 5 <input checked="" type="checkbox"/> (Not more than 不多於)	
		Ancillary Facilities for Hobby Farm 休閒農場的附屬設施: 1 Storeys(s) 層 Sewage Treatment Plants 污水處理廠: 1 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積		19 %	<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) 		- - - - - -
(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 loading/unloading bays/lay-bys 上落客貨車位／停車處總數		
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) 		- - - - 6 -

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	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 checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Brief Visual Appraisal		
<hr/>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

Our ref WSTY/MYNL/PLML/YSDT/04242

ARUP

**By Post and Fax (2877 0245 / 2522 8426) and
Email (tpbpd@pland.gov.hk)**

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

Kowloon
Hong Kong

28 January 2021

Dear Sir / Madam,

**S16 Planning Application for
Proposed Temporary Transitional Housing Development and Hobby Farm Uses for a
Period of 3 Years in “Open Storage”, “Industrial (Group D)” and “Agriculture”
Zones at Government Land in Pat Heung, Yuen Long, N.T.**

Technical Clarifications

We refer to our S16 Planning Application submitted to the Town Planning Board (TPB) on 26 January 2021.

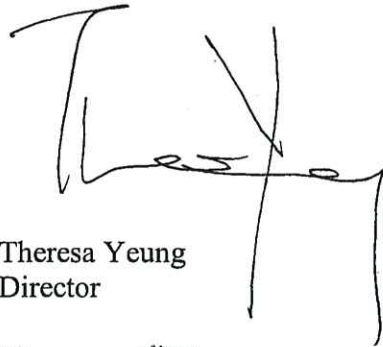
We would like to clarify that no public announcement system would be used within the Application Site. Also, it is expected that around 70 nos. visitors each day during weekends and public holidays and around 30 nos. visitors each day during weekdays would visit the proposed hobby farm at the Application Site.

For the proportion and purpose of soil/paved area within the hobby farm areas, please be clarified that over 70% of the site area would be dedicated to farming and less than 30% of the site area would be paved with concrete for vehicular circulations, setting up of the base for structures and activity/ workshop area etc. The paved area/ area of structures within the hobby farm areas is for operational need and is already minimized.

We sincerely seek for the favourable consideration from the Town Planning Board to approve the captioned S16 Planning Application.

Should you have any queries, please contact the undersigned or our Ms Minnie LAW at :
or our Mr Derek TSANG at

Yours faithfully

A handwritten signature in black ink, appearing to read 'Theresa Yeung', with a large, stylized 'T' and 'Y'.

Theresa Yeung
Director

c.c. - client

Your ref A/YL-PH/876
Our ref WSTY/MYNL/PLML/YSDT/04279

ARUP

By Hand and Email (tpbpd@pland.gov.hk)

Kowloon
Hong Kong

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

18 March 2021

Dear Sir / Madam,

**S16 Planning Application for
Proposed Temporary Transitional Housing Development and Hobby Farm Uses for a
Period of 3 Years in “Open Storage”, “Industrial (Group D)” and “Agriculture”
Zones at Government Land in Pat Heung, Yuen Long, N.T.
(Planning Application No. A/YL-PH/876)**

Technical Clarifications

We refer to the comments received from various Government departments on the captioned S16 Planning Application submitted on 26 January 2021.

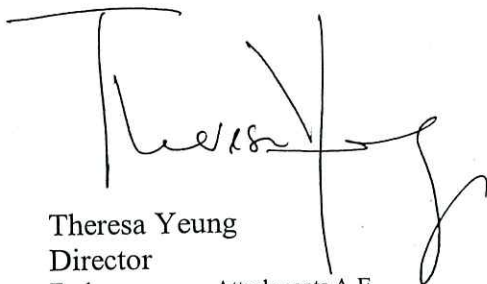
We are pleased to submit our Responses to Comments as attached at **Attachments A-D** for your consideration.

As requested by the Planning Department, we have also attached replacement pages of the Brief Visual Appraisal (**Attachment E**).

Please note that this only serves as technical clarifications without changing the layout and development parameters or involving the submission of a new or revised technical assessment, and thus should be exempted from recounting requirement. We sincerely seek for the favourable consideration from the TPB to approve the captioned S16 Planning Application.

Should you have any queries, please contact the undersigned or our Ms Minnie LAW at 8
or our Mr Derek TSANG at .

Yours faithfully



Theresa Yeung
Director

Encl. - Attachments A-E

c.c. - Client
- Ms. Ivy Wong, STP/YLE 2, FSYLE DPO, PlanD (Email: icwwong@pland.gov.hk)
- Ms. Loree Duen, ATP/YLE 3, FSYLE DPO, PlanD (Email: llyduen@pland.gov.hk)

Your ref A/YL-PH/876
Our ref WSTY/MYNL/PLML/YSDT/04300

ARUP

**By Post, Fax (2877 0245) and Email
(tpbpd@pland.gov.hk)**

Kowloon
Hong Kong

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

22 March 2021

Dear Sir / Madam,

**S16 Planning Application for
Proposed Temporary Transitional Housing Development and Hobby Farm Uses for a
Period of 3 Years in “Open Storage”, “Industrial (Group D)” and “Agriculture”
Zones at Government Land in Pat Heung, Yuen Long, N.T.
(Planning Application No. A/YL-PH/876)**

Technical Clarifications

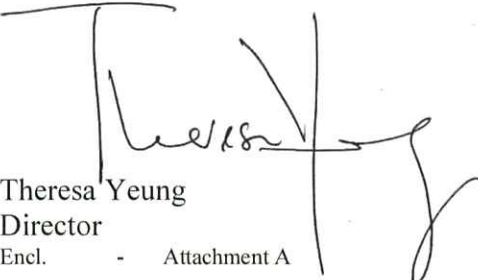
We refer to the captioned S16 Planning Application submitted on 26 January 2021.

As requested by the District Planning Office of the Planning Department, we are pleased to submit the updated Landscape Layout Plan (**Attachment A**).

Please note that this only serves as technical clarifications without changing the layout and development parameters or involving the submission of a new or revised technical assessment, and thus should be exempted from recounting requirement. We sincerely seek for the favourable consideration from the TPB to approve the captioned S16 Planning Application.

Should you have any queries, please contact the undersigned or our Ms Minnie LAW at
or our Mr Derek TSANG at .

Yours faithfully



Theresa Yeung
Director

Encl. - Attachment A

c.c. - Client
- Ms. Ivy Wong, STP/YLE 2, FSYLE DPO, PlanD (Email: icwwong@pland.gov.hk)
- Ms. Loree Duen, ATP/YLE 3, FSYLE DPO, PlanD (Email: llyduen@pland.gov.hk)

Attachment A

Updated Landscape Layout Plan

LEGEND

- | | |
|--------------------------------|---------------------------------|
| (A) Orchard Grove | Vehicular Road |
| (B) Nature-Play Zone | Pedestrian Road |
| (C) Shed | Planting Area |
| (D) Pergola | Retained Tree Group (2 nos.) |
| (E) Hobby Farm Area | Transplanted Tree Group (1 no.) |
| (F) Aquatic-Farming Area | Compensatory Trees (4 nos.) |
| (G) Nature-Trail | New Trees (46 nos.) |
| (H) Meander Path | Site Boundary |
| (J) Pocket Spaces | |
| (J) Market/ Farming Area | |
| (K) Green House/ Workshop Area | |



SCALE 1 : 1,500
0 20 40 60 80m

Landscape Layout Plan Proposed Transitional Housing at Pat Heung, Kam Tin

Previous s.16 Applications covering the Application Site

Rejected Applications

	<u>Application No.</u>	<u>Proposed Use</u>	<u>Date of Consideration (RNTPC)</u>	<u>Rejection Reasons</u>
1	A/YL-KTN/130	Temporary Open Storage of Vehicles for a Period of 2 Years	2.3.2001	1, 2, 4, 5 & 6
2	A/YL-KTN/149	Temporary Storage of Construction Materials for a Period of 3 Years	15.11.2002 [On review]	1, 3 & 5
3	A/YL-KTN/161	Temporary Open Storage of Construction Materials and Machinery for a Period of 3 Years	23.5.2003 [On review]	1, 3 & 5
4	A/YL-KTN/263	Temporary Open Storage of Building Materials and Vehicle Parts for a Period of 3 Years	25.5.2007	1, 2, 3, 4, 5 & 6
5	A/YL-KTN/303	Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years	1.8.2008	1, 3, 5 & 6

Rejection reasons:

- (1) The development was not in line with the planning intention of the "Agriculture" ("AGR") zone. No strong justification had been given in the submission for a departure from the planning intention, even on a temporary basis.
- (2) The development was not compatible with the surrounding land uses.
- (3) The application did not comply with the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses and/ or there were adverse comments from concerned departments.
- (4) There was no information given in the submission to demonstrate that other suitable sites within the "Industrial (Group D)" and "Open Storage" zone could not be identified for the use under application.

- (5) The approval of the application, even on a temporary basis, would set an undesirable precedent for similar applications within the "AGR" zone. The cumulative effect of approving such applications would result in a general degradation of the rural environment of the area.
- (6) There was insufficient information to demonstrate that the proposed development would not generate adverse traffic, environmental, drainage and/ or landscape impacts on the surrounding areas.

Similar Applications for Hobby Farm within the same “AGR” Zone on the Kam Tin North OZP

Approved Applications

	<u>Application No.</u>	<u>Proposed Use</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Conditions</u>
1.	A/YL-KTN/465	Proposed Temporary Hobby Farm for a Period of 3 Years	3.7.2015 [revoked on 3.4.2016]	(1), (2), (3), (4), (5), (6)
2.	A/YL-KTN/474	Proposed Temporary Hobby Farm for a Period of 3 Years	7.8.2015 [revoked on 7.8.2016]	(1), (2), (3), (4), (5), (6), (10)
3.	A/YL-KTN/513	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	18.3.2016 [revoked on 18.2.2018]	(1), (2), (3), (4), (5), (6)
4.	A/YL-KTN/516	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	18.3.2016 [revoked on 18.12.2016]	(1), (2), (3), (4), (5), (6)
5.	A/YL-KTN/520	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Caravan Camp Site) for a Period of 3 Years	27.5.2016	(1), (2), (3), (4), (5), (6), (7)
6.	A/YL-KTN/535	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Caravan Holiday Camp) for a Period of 3 Years	13.1.2017 [revoked on 13.12.2018]	(1), (2), (3), (4), (5), (6), (7),
7.	A/YL-KTN/536	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Caravan Holiday Camp) for a Period of 3 Years	13.1.2017	(1), (2), (3), (4), (5), (6), (7)
8.	A/YL-KTN/538	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	23.12.2016 [revoked on 23.9.2017]	(1), (2), (3), (4), (5), (6), (7), (8), (9)
9.	A/YL-KTN/571	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	8.9.2017	(1), (3), (4), (5), (6), (7)
10.	A/YL-KTN/579	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	22.12.2017 [revoked on 22.5.2020]	(1), (3), (4), (5), (6), (7), (8)
11.	A/YL-KTN/609	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	3.8.2018 [revoked on 3.2.2019]	(1), (2), (3), (4), (5), (6), (7), (8)
12.	A/YL-KTN/610	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	3.8.2018 [revoked on 3.2.2020]	(1), (2), (3), (4), (5), (6), (7), (8)

	<u>Application No.</u>	<u>Proposed Use</u>	<u>Date of Consideration</u> <u>(RNTPC/TPB)</u>	<u>Approval Conditions</u>
13.	A/YL-KTN/615	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	16.11.2018	(1), (2), (3), (4), (5), (6), (7), (8)
14.	A/YL-KTN/620	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	7.9.2018	(1), (2), (3), (4), (5), (6), (7), (8)
15.	A/YL-KTN/626	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	18.1.2019	(1), (2), (3), (4), (5), (6), (7), (8), (11)
16.	A/YL-KTN/630	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	18.1.2019	(1), (2), (3), (4), (5), (6), (7), (8), (11)
17.	A/YL-KTN/636	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	21.12.2018	(1), (2), (3), (4), (5), (6), (7), (8)
18.	A/YL-KTN/649	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years	16.8.2019	(1), (2), (3), (4), (5), (6), (7), (8)
19.	A/YL-KTN/660	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	4.10.2019	(1), (3), (4), (5), (6), (7), (11)
20.	A/YL-KTN/665	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Caravan Holiday Camp) for a Period of 5 Years	5.7.2019	(1), (3), (4), (5), (6), (7), (8), (11)
21.	A/YL-KTN/666	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	4.10.2019	(1), (3), (4), (5), (6), (7), (11)
22.	A/YL-KTN/670	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years	16.8.2019	(1), (3), (4), (5), (6), (7), (11)
23.	A/YL-KTN/690	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	17.1.2020	(1), (3), (4), (5), (6), (7)
24.	A/YL-KTN/691	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Filling of Land	17.1.2020	(1), (3), (4), (5), (6), (7)

	<u>Application No.</u>	<u>Proposed Use</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Conditions</u>
25.	A/YL-KTN/693	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Caravan Holiday Camp) for a Period of 3 Years and Filling of Land	15.5.2020	(1), (3), (4), (5), (6), (7)
26.	A/YL-KTN/697	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	24.4.2020	(1), (3), (4), (5), (6), (7), (12)
27.	A/YI-KTN/705	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	15.5.2020	(1), (3), (4), (5), (6), (7)
28.	A/YL-KTN/720	Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	21.8.2020	(1), (3), (4), (5), (6), (7)
29.	A/YL-KTN/726	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Filling of Land	6.11.2020	(1), (3), (4), (5), (6), (7)
30.	A/YL-KTN/754	Renewal of Planning Approval for Temporary Storage of Fertilizer and Food Processing Material for a Period of 3 Years	26.3.2021	(1), (3), (4), (5), (6), (7)

Approval Conditions:

- (1) Restriction on operation hours / no queue back or reserve of vehicles onto/from public road
- (2) Submission and implementation of landscape and tree preservation proposal/ implementation of the accepted landscape proposal
- (3) Submission and implementation of drainage proposal/maintenance of drainage facilities
- (4) Submission and implementation of fire service installations proposal
- (5) Revocation of the planning approval if any of the planning conditions is not complied by the specified date or during the planning approval period
- (6) Reinstatement of the site to an amenity area
- (7) No public announcement system, portable loudspeaker or any form or audio amplification system on the site
- (8) No medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, are allowed to be parked/stored on or enter the site
- (9) Submission of a proposal and implementation to provide buffer planting along the northern boundary in order to screen potential disturbance to the adjacent drainage channel
- (10) Submission and implementation of a revised layout plan with reduced paved area
- (11) Maintenance of the implemented drainage facilities on the site
- (12) The existing trees on site shall be maintained in healthy condition

Rejected Application

	<u>Application No.</u>	<u>Proposed Use</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Rejection Reasons</u>
1.	A/YL-KTN/394	Proposed temporary field study/education centre and hobby farm for 5 years	14.6.2013 [on review]	(1), (2), (3)

Rejection Reasons

- (1) The site was the subject of unauthorized land filling. The filling materials on-site comprising sand, stones, debris and construction waste were not suitable for cultivation. There was no detailed information provided regarding the design and operation of the proposed development particularly the hobby farm, field study/education centre and the office with porch
- (2) The applicant failed to demonstrate that the development would not generate adverse landscape and drainage impacts on the surrounding areas
- (3) Approving the application would set an undesirable precedent for similar applications within the "AGR" zone, and the cumulative effect of which would result in a general degradation of the rural environment of the area

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

參考編號

Reference Number:

210301-171743-91493

提交限期

Deadline for submission:

02/03/2021

提交日期及時間

Date and time of submission:

01/03/2021 17:17:43

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-PH/876

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss lemon lai

意見詳情

Details of the Comment :

支持有關的項目，有關的改劃可以善用土地，令有需要的人士可以有過渡性的房屋安排，令他們在可以上公屋前有較好的居住環境。

另外提供休閒農地都可以為社區加添活力，也提供更多機會讓不同區的人士認識元朗鄉郊。

支持有關的項目進行，可以盡快為有需要的人士提供過渡性房屋。

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

參考編號

Reference Number:

210301-172823-92540

提交限期

Deadline for submission:

02/03/2021

提交日期及時間

Date and time of submission:

01/03/2021 17:28:23

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-PH/876

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Chow

意見詳情

Details of the Comment :

現時輪候公屋人數眾多，如以其他方式提供過渡性房屋，可舒緩輪候人士之苦，故絕對支持此申請

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

參考編號

Reference Number:

210301-173239-37471

提交限期

Deadline for submission:

02/03/2021

提交日期及時間

Date and time of submission:

01/03/2021 17:32:39

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-PH/876

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Niki Law

意見詳情

Details of the Comment :

支持發展社會房屋，讓基層市民可以獲得合理的住屋權利。

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

參考編號

Reference Number:

210301-165726-84712

提交限期

Deadline for submission:

02/03/2021

提交日期及時間

Date and time of submission:

01/03/2021 16:57:26

有關的規劃申請編號

The application no. to which the comment relates: A/YL-PH/876

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss 朱

意見詳情

Details of the Comment :

支持本計劃！希望加快推行

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

參考編號

Reference Number:

210301-122014-70903

提交限期

Deadline for submission:

02/03/2021

提交日期及時間

Date and time of submission:

01/03/2021 12:20:14

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-PH/876

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. LAM

意見詳情

Details of the Comment :

本項目使用政府土地發展，可減少類似其他項目官商合作的負面印象。本項目介紹三分之一預作耕地使用，對居住者來說實屬佳音，但面對龍大的合資格申請者，是否以儘量提高入住率？兩者平衡值得考慮。過渡性房屋，對於遷入者確能解決短期問題，但期滿時可能要二次面對遷回居住環境較差地方，對相關人士來說，可能又需再面對痛苦。就過渡性房屋申請者而言，較多屬於基層市民，工時頗長，對於相關項目內容推廣資訊廣泛接收性不多，影響其申請。就長遠而言，過渡性房屋能解燃眉之急，但可說是僧多粥少；解決根本問題，需要政府決策團隊遠瞻性。

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

參考編號

Reference Number:

210227-183703-47937

提交限期

Deadline for submission:

02/03/2021

提交日期及時間

Date and time of submission:

27/02/2021 18:37:03

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-PH/876

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Esther Chow

意見詳情

Details of the Comment :

在疫情下，失業上升，薪金下調，本港經濟仍未見改善，而樓價及租金沒有明顯大幅下降，年青人及低收入家庭首當其衝。故此，過渡性房屋仍有長遠的需要。本人作為元朗街坊，眼見元朗的樓價及租金仍然高企，而區內有不少年青人及低收入家庭仍等待上樓，或儲夠錢買綠置居，本人認為這計劃有助舒緩區內上述群組之房屋需要。

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

參考編號

Reference Number:

210227-185424-55106

提交限期

Deadline for submission:

02/03/2021

提交日期及時間

Date and time of submission:

27/02/2021 18:54:24

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-PH/876

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lui Cheuk Lun

意見詳情

Details of the Comment :

支持有關項目，過渡房屋有助暫緩輪候公屋人士之需要。

政府應在交通、公共設施等方便作出協助，甚或提供更多資助予營運機構提供服務。

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

參考編號

Reference Number:

210210-160448-07128

提交限期

Deadline for submission:

02/03/2021

提交日期及時間

Date and time of submission:

10/02/2021 16:04:48

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-PH/876

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. LEE

意見詳情

Details of the Comment :

我同意要有過渡性房屋項目，因為現時輪候公屋申請需時，加上私人房屋的租價和買價高企，如果沒有一些資助性房屋會影響市民的生活質素。

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

參考編號

Reference Number:

210210-144336-47081

提交限期

Deadline for submission:

02/03/2021

提交日期及時間

Date and time of submission:

10/02/2021 14:43:36

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-PH/876

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Wan Sze Ngar

意見詳情

Details of the Comment :

本人支持相關計劃，因為有助解決基層住屋問題。

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

參考編號

Reference Number:

210210-120158-61223

提交限期

Deadline for submission:

02/03/2021

提交日期及時間

Date and time of submission:

10/02/2021 12:01:58

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-PH/876

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Tang Kwok Hei

意見詳情

Details of the Comment :

贊同申述人之建議，城規會現時計劃不足，就提供過多酒店、商業和私人房屋用地，在這點上政府相關部份回應不足，項目擬以「可持續發展目標生態村」為發展主題，實在非常合適，因香港暫時缺乏此類型項目性質。另外，此用地作為過渡房屋及休閒農莊，也是十分需要，因現時香港正面對房屋問題，需要儘速解決。

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

參考編號

Reference Number:

210214-140523-08976

提交限期

Deadline for submission:

02/03/2021

提交日期及時間

Date and time of submission:

14/02/2021 14:05:23

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-PH/876

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Fung Tsz Kwan

意見詳情

Details of the Comment :

社會過渡房屋是一項十分有意義的新房屋政策，值得支。現諮詢的項目除惠及居住不適切居所市民外，更加設悠閒農場，令配套環境更優美，不同市民也可享受，令此項目更具持續性和綠化元素。

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

參考編號

Reference Number:

210213-095213-60719

提交限期

Deadline for submission:

02/03/2021

提交日期及時間

Date and time of submission:

13/02/2021 09:52:13

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-PH/876

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Chui Tsz Hin

意見詳情

Details of the Comment :

I strongly support this project to be carry out

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

參考編號

Reference Number:

210211-233603-97712

提交限期

Deadline for submission:

02/03/2021

提交日期及時間

Date and time of submission:

11/02/2021 23:36:03

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-PH/876

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Connie Law

意見詳情

Details of the Comment :

十分支持這項計劃，有助解決基層家庭住屋之問題，作為輪候公屋的緩衝。

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

參考編號

Reference Number:

210211-155105-58985

提交限期

Deadline for submission:

02/03/2021

提交日期及時間

Date and time of submission:

11/02/2021 15:51:05

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-PH/876

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss CHUI

意見詳情

Details of the Comment :

贊成是次規劃，令更多有需要人士解決住屋問題

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

參考編號

Reference Number:

210211-153728-79251

提交限期

Deadline for submission:

02/03/2021

提交日期及時間

Date and time of submission:

11/02/2021 15:37:28

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-PH/876

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Ka Chan

意見詳情

Details of the Comment :

對於上述地址，用作興建臨時過渡性房屋是十分讚同，工作上會接觸到面對住屋問題的基層市民，現時公屋輪候時間已經完全失控，市場上住屋的租金亦不合理，過渡性房屋有其重要性，但不是唯一解決問題的方法，希望在臨時房屋的幫助下，有關部門好好處理香港人的住屋需要。

住在劏房亦沒有資格申請公屋的市民上

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

參考編號
Reference Number: 210211-143947-90306

提交限期
Deadline for submission: 02/03/2021

提交日期及時間
Date and time of submission: 11/02/2021 14:39:47

有關的規劃申請編號
The application no. to which the comment relates: A/YL-PH/876

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Stephen Lam

意見詳情
Details of the Comment :

請加快興建，舒緩等候時間。提供基本居住需要

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

參考編號

Reference Number:

210211-143907-24415

提交限期

Deadline for submission:

02/03/2021

提交日期及時間

Date and time of submission:

11/02/2021 14:39:07

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-PH/876

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. au

意見詳情

Details of the Comment :

本人認為此為對公眾甚為有益的計劃，現時香港輪候公屋時間甚長，引至劏房戶於香港各區甚為普遍，一般劏房戶居住環境惡劣，實在影響身心靈健康發展。有見及此，此過渡性房屋企劃，能協助仍未輪候到公屋的市民，提供較良好的生活環境，實屬非常有意義而必需的計劃。

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

參考編號

Reference Number:

210211-135325-06050

提交限期

Deadline for submission:

02/03/2021

提交日期及時間

Date and time of submission:

11/02/2021 13:53:25

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-PH/876

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Fong

意見詳情

Details of the Comment :

支持發展&優化閒置政府土地，以善用公共資源
支持增加過渡性房屋以紓緩短期房屋供應緊張的問題

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

參考編號

Reference Number:

210211-134841-06475

提交限期

Deadline for submission:

02/03/2021

提交日期及時間

Date and time of submission:

11/02/2021 13:48:41

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-PH/876

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 符梓杰

意見詳情

Details of the Comment :

非常好，希望貴機構可以成功推行，幫助更多有需要的市民

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

參考編號

Reference Number:

210211-163539-55446

提交限期

Deadline for submission:

02/03/2021

提交日期及時間

Date and time of submission:

11/02/2021 16:35:39

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-PH/876

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Kam Ming Wai

意見詳情

Details of the Comment :

就新界元朗八鄉政府土地的發展計劃(A/YL-PH/876)而言，本人將在計劃的可持續性和跨界域服務方面作出個人意見。在可持續性方面，發展地區佔約24000平方米，即預計可增加900個住屋單位和發展佔地約8000平方米的休閒農場，有助舒緩本地房屋短缺問題。但是，或許仍需注意因應人口密度(人口空降)增加，該區(並非侷限於八鄉)的就業情況和支援配套是否會被影響，也需考慮會否因應人口增加而造成過量晚間光芒和音量。而當該區逐漸增加至900住戶後，人力資源則會增加，該計劃可透過休閒農場和鄰近生態環境作為媒介，培養住戶的地區歸屬感，鼓勵住戶貢獻自身，例如運用服務時分概念協助發展小區經濟生態圈，居民自己種菜、為區提供服務，如理髮，互相教授技能等。對外銷售蔬菜和舉行導賞滿足區外的需要，學習互補強化區內的社區網絡，一方面有助提升居民的歸屬感和自我效能感，另一方面也有利於推廣可持續綠色文化。而就跨界域服務而言，新界地區人口密度相較市區低，這特色正正可被運用於提倡精神健康和社區共融，例如當區內的社區網絡逐漸建立，這時可與復康人士或更新人士合作，提供區內就業機會(因應互相的能力而提供相應服務，加強區外區內的聯繫)。

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寄件者: [REDACTED]
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收件者: tpbpd
主旨: A/YL-PH/876 SDG Eco-Village Pat Heung

A/YL-PH/876

Government land, Pat Heung, Yuen Long

Site area : About 16,000 sq.m Res / 8,000sq.m Hobby Farm

Zoning : "Open Storage", "Industrial (Group D)" and "Agriculture"

Applied development : Transitional Housing Development – 14 Blocks, 900 Units / 6 Vehicle
Parking / Hobby Farm

Dear TPB Members,

The identity of the NGO not provided. I presume it is this initiative

https://www.beamsociety.org.hk/files/download/2021JAN_MAR_Competition_THADC_flyer.pdf

The Proposed Development will be developed under the theme "Sustainable Development Goal (SDG) Eco-Village"

SDG Eco-village Webinar II

No doubt conceived by a lot of well-meaning people, but this is the usual skirting around the edges instead of getting on with the real solution to grass roots housing, **AFFORDABLE AND PERMANENT HOMES**

So we will have seminars, glossy brochures, dithering around when the real solution is to crack on with the development of public housing. The lots are government land, why waste time erecting temporary homes?

Mary Mulvihill

Advisory Clauses

- (a) note DLO/YL, LandsD's comments that subject to the availability of the GL involved, the applicant should be reminded that necessary policy support from the Secretary for Transport and Housing (STH) for short term tenancy (STT) application of the Site would be required to implement the proposal. Upon receipt of the STT application with policy support being given by STH, LandsD will consider the application in accordance with applicable policy and practice and there is no guarantee that the application will be approved. The said application if approved would be subject to such terms and conditions, to be imposed by LandsD in the landlord capacity at its sole discretion;
- (b) note CHE/NTW, HyD's comments that HyD is not/ shall not be responsible for the maintenance of any access connecting the Site and part of Kam Tai Road. Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (c) note C for T's comments that the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- (d) note DEP's comments that the applicant is reminded to apply and obtain discharge licence under Water Pollution Control Ordinance for the on-site Sewage Treatment Plant during operational phase;
- (e) note CTP/UD&L, PlanD's comments that approval of the planning application does not imply approval of tree works such as pruning, transplanting and felling. The applicant should seek comments and approval from the relevant authority on the proposed tree works and compensatory planting proposal, where appropriate;
- (f) note CES/RD, LandsD's comments that the Site falls within "XRL Building Plan Control Boundary". Beneath the Site there are underground tunnel/ cross passages vested to XRL. The Site should exclude the Vested Land of XRL;
- (g) note CE/RD 2-2, RDO, HyD's comments that a right-of-way for access to the GL on the immediate west of the Site (with adequate width for vehicular use) should be reserved in the Site;
- (h) note ArchSD's comments that the applicant should consider to review the extensive architectural feature above inaccessible roof in order to minimise the visual impact to surroundings. Barrier free access shall be provided to comply with "Design Manual: Barrier Free Access 2008";
- (i) note CBS/NTW, BD's comments that (i) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BA, they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the 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 the BO; (iii) before any new building works are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise, they are UBW. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO; (iv) it is noted that there are two separated sites (i.e. west plot and east plot) involved in the application and both sites do not abut on a specified street of not less than 4.5m wide. As such, their permitted development intensity shall be considered separately and determined under Regulation 19(3) of the Building (Planning) Regulations (B(P)R) at building plan submission stage; (v) the Sites shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the B(P)R respectively; (vi) the excavation and backfilling works should be carried out under the supervision of a competent person; (vii) attention should be drawn to Building (Minor Works) Regulation that excavation with a depth between 0.3m to 3m falls within the items of Class I or Class II minor works and subject to the Minor Work Control System. The excavation works should be supervised by competent persons, who are Professional and / or Prescribed Registered Contractor. The applicant may visit BD's website (<http://www.bd.gov.hk/english/index.html>) for details; (viii) adequate precautionary measures and suitable working procedures should be adopted in carrying out the above works to safeguard the stability of any building, structure land, street or services. Any precautionary measures, which involve new building works, are subject to (iii) above; (ix) when any natural, formed or man-made land has due to any cause been rendered so dangerous or liable to become so dangerous that it will collapse, or be likely to collapse, and thereby will cause, or will be likely to cause, a risk of injury to any person or damage to any property, enforcement action may be taken by the BD; (x) 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 (PNAP). For example, the requirements of building set back, building separation and site coverage of greenery as stipulated in PNAP APP-152; and (xi) detailed checking under BO will be carried out at building plan submission stage;

- (j) note D of FS's comments that in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSI to be installed should be clearly marked on the layout plans. The applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
- (k) note DFEH's comments that no environmental nuisance should be generated to the surroundings. Also, for any waste generated from the operations and works, the project proponent should arrange its disposal properly at their own expenses. If the project requires FEHD to take up management responsibility of relevant facilities or to provide cleaning service for new footpath, paved area, etc., FEHD should be separately consulted. Prior

consent from FEHD should be obtained and sufficient amount of recurrent costs must be provide to FEHD. If the project will lead to significant population increase, sufficient amount of recurrent costs must be provide to FEHD in order to provide various types of environmental hygiene services.

