

2022年 2月 2 3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能夠收到
申請的日期。

23 FEB 2022

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 Renewal
of Permission for such Temporary Use or Development***

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

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.
其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。

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

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

General Note and Annotation for the Form

填寫表格的一般指引及注解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

※ Please attach documentary proof 請夾附證明文件

△ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2200438 14/2 by hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	AML-PH/1913
	Date Received 收到日期	23 FEB 2022

- 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)

Arup Hong Kong Limited 奧雅納香港有限公司

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable)
詳細地址/地點/丈量約份及地段號碼 (如適用)Government Land near Kam Tai Road,
Pat Heung, Yuen Long, New Territories(b) Site area and/or gross floor area involved
涉及的地盤面積及/或總樓面面積☒ Site area 地盤面積 24,000 sq.m 平方米 ☒ About 約☒ Gross floor area 總樓面面積 20,400 sq.m 平方米 ☒ 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 ☒ 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	"Open Storage" and "Industrial (Group D)" on the Pat Heung OZP; "Agriculture" on the Kam Tin North OZP
(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」[#]郵遞要求同意書[&]

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/或在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 (B) 部分)

(a) Proposed use(s)/development
擬議用途/發展

Proposed Temporary Transitional Housing Development and Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of permission applied for
申請的許可有效期☒ year(s) 年 3☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 16,000sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積 8,000sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 23 nos. (14 Residential blocks, 2 Community Buildings (Ancillary facilities for transitional housing), 4 Ancillary facilities for hobby farm, 1 Sewage treatment plants and 2 Essential plant rooms)

Proposed domestic floor area 擬議住用樓面面積 Transitional Housing: 18,300sq.m ☒ About 約

Proposed non-domestic floor area 擬議非住用樓面面積 Ancillary facilities for transitional housing: 1,900
Ancillary facilities for hobby farm: 200sq.m ☒ About 約

Proposed gross floor area 擬議總樓面面積 20,400sq.m ☒ About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足, 請另頁說明)

Building/structure	Proposed Height	Uses by Floors
Residential blocks	4 storeys (not more than 15m)	Transitional housing units (G/F to 3/F);
Community buildings (Ancillary facilities for transitional housing)	1 storey (not more than 5m)	Ancillary facilities for transitional housing (G/F only)
Ancillary facilities for hobby farm	1 storey (not more than 3m)	
Sewage treatment plant	1 storey (not more than 5m)	
Essential plant rooms	1 storey (not more than 5m)	

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 6 nos.

Others (Please Specify) 其他 (請列明) 1 nos. Green minibus lay-by

Proposed operating hours 擬議營運時間 Hobby Farm: from 9:00 a.m. to 6:00 p.m. daily including public holidays Transitional Housing Development: open all day for the resident of transitional housing development																																	
(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																															
	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)																															
(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																															
	No 否	<input checked="" 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 checked="" 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 checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 6.830 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 1.6 m 米 <input checked="" type="checkbox"/> About 約																															
	No 否	<input type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			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 checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" 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 Supporting 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 位於郊外地區臨時用途發展的許可(續)	
(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 Supporting 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

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☐ Member 會員 / ☒ Fellow of 資深會員

專業資格

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 MRTPI

on behalf of
代表

Arup Hong Kong Limited

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

Date 日期

14/02/2022

(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

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.

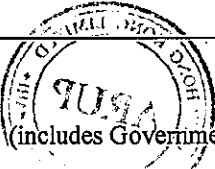
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

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 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 near Kam Tai Road, Pat Heung, Yuen Long, New Territories 新界元朗八鄉近錦泰路的政府土地
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 (OZP) No. S/YL-PH/11 and Approved Kam Tin North OZP No. S/YL-KTN/9 八鄉分區計劃大綱核准圖編號 S/YL-PH/11 及 錦田北分區計劃大綱核准圖編號 S/YL-KTN/9
Zoning 地帶	"Open Storage", "Industrial (Group D)" and "Agriculture" zones 「露天貯物」、「工業(丁類)」及「農業」地帶
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 Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years 擬議臨時過渡性房屋發展及康體文娛場所(休閒農場)(為期3年)

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率	Domestic 住用	18,300	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.76	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	2,100	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.09	<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	9			
(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	3-5		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		33	%		<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)				-
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數				6 nos.
	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 nos.
					1 no. Green minibus lay-by

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 type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input 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 概括視覺評估		
<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。

Your ref A/YL-PH/913
Our ref 286331WSTY/MYNL/PLML/04672

ARUP

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

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

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80 Tat Chee Avenue
Kowloon Tong
Kowloon
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f +852 2779 8428
d +852 2268 3721
theresa.yeung@arup.com
www.arup.com

11 April 2022

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/913)**

Technical Clarifications

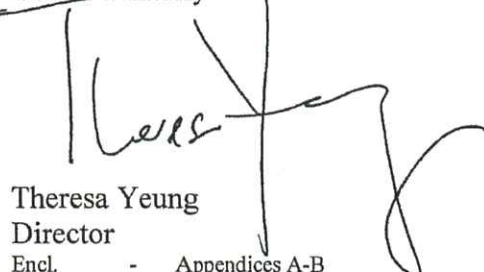
We refer to the captioned S16 Planning Application submitted to the Town Planning Board (TPB) on 14 February 2022.

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

Please note that this only serves as technical clarifications without changing the scheme 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 Tim WONG at

Yours faithfully



Theresa Yeung
Director
Encl. - Appendices A-B

c.c. - Client
- Mr. Wallace Tang, STP/YLE 2, FSYLE DPO, PlanD (Email: wwktang@pland.gov.hk)
- Ms. Loree Duen, ATP/YLE 3, FSYLE DPO, PlanD (Email: llyduen@pland.gov.hk)

Appendix A

Responses to Comments Table

Proposed Temporary Transitional Housing Development and Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years in “Open Storage”, “Industrial (Group D)” and “Agriculture” Zones at Government Land near Kam Tai Road, Pat Heung, Yuen Long, N.T.
Planning Application No. A/YL-PH/913
Responses to Comments - Supporting Planning Statement

Comments from Related Departments

Page No.

1. Drainage Services Department, dated 8 April 2022	2
2. Environmental Protection Department, Environmental Assessment Division, Strategic Assessment Group, Yuen Long Section (3), dated 29 March 2022.....	2
3. Environmental Protection Department, Environmental Assessment Division, Strategic Assessment Group, Yuen Long Section (3), dated 8 April 2022	5
4. Lands Department, Lands Administration Office, District Lands Office, Yuen Long, dated 1 Apr 2022	6

Proposed Temporary Transitional Housing Development and Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years in "Open Storage", "Industrial (Group D)" and "Agriculture" Zones at Government Land near Kam Tai Road, Pat Heung, Yuen Long, N.T.
 Planning Application No. A/YL-PH/913
Responses to Comments - Supporting Planning Statement

COMMENTS FROM RELATED DEPARTMENTS

No.	Comments	Responses
1.	Drainage Services Department, dated 8 April 2022	
	While the drainage and sewerage arrangement of the subject planning application no. A/YL-PH/913 is similar to that of the previous planning application no. A/YL-PH/876, we had no objection in principle to the subject planning application. Nevertheless, the proposed change of development parameters may result in increase of sewage discharge to be treated by the proposed private sewage treatment plant, please seek comments from EPD. Should no adverse comments is received from EPD, we suggest to incorporate similar condition on the subject planning application in the approval letter requiring the applicant (1) Submission of a finalized drainage proposal and (2) Implementation and maintenance of the drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Town Planning Board.	Noted. Comments from EPD have been sought in parallel.
2.	Environmental Protection Department, Environmental Assessment Division, Strategic Assessment Group, Yuen Long Section (3), dated 29 March 2022	
	<p>I refer to the captioned planning application.</p> <p>Please find below comments from the Environmental Protection Department (EPD):</p> <p><u>Land contamination</u></p> <p>The applicant had submitted a Contamination Assessment Plan to partially discharge the approval condition (h) of Application No. A/YL-PH/876, we consider that a similar approval condition is also required for the completion of land contamination assessment and remediation, i.e.:</p> <p><i>-the submission of a contamination assessment plan and remediation action plan (if necessary) and the implementation of the remedial actions prior to commencement of construction for the contaminated areas of the development</i></p>	Noted.

No.	Comments	Responses
	<p><u>Air quality</u></p> <p>1. Section 5.11.2</p> <p>(a) According to the executive summary in this submission, it is noted that the corresponding changes in planning parameters include the increase in <u>site coverage</u>. The consultant should clarify whether there are any changes of the site boundary of the proposed development. If yes, it is unclear that the revised project boundary would maintain the same buffer distance from nearby roads. As this is a new S.16 application, please show the road type of all nearby roads (with TD’s endorsement or other justifications) and the buffer zones from all nearby roads/streets for the proposed development in a location map to demonstrate the minimum buffer distance requirements in HKPSG for roads are allowed for any air-sensitive uses within the proposed development.</p> <p>(b) The applicant is reminded to ensure that all the necessary mitigation measures under the Air Pollution Control (Construction Dust) Regulation shall be implemented to minimize any dust impacts on the nearby ASRs during the construction stage. Please supplement.</p> <p>(c) The consultant should be reminded that it should be the responsibility of the applicant and their consultants to ensure the validity of the chimney data by their own site surveys. Should the information of industrial chimneys be subsequently found to be incorrect, the assessment result as presented in the planning application would be invalidated.</p> <p>(d) The applicant is suggested to observe and follow the Environmental Consideration specified in EPD</p>	<p>Please be clarified that there are no changes of the site boundary of the Proposed Development.</p> <p>Noted. Necessary mitigation measures under the Air Pollution Control (Construction Dust) Regulation will be implemented during construction stage. Paragraph 5.11.2 has been supplemented accordingly.</p> <p>Please refer to Appendix B for the replacement pages of the updated Supporting Planning Statement.</p> <p>It is noted that there is no change in land use in the surrounding and hence the information submitted remains valid.</p> <p>Noted.</p>

No.	Comments	Responses
	<p>Guidelines for the Design of Small Sewage Treatment Plants for minimization of the odour impact from the proposed Sewage Treatment plant during operation phase. The exhaust outlet of the proposed onsite sewage treatment plant should be located away from all nearby ASRs.</p> <p>2. Other than construction dust and vehicular emissions, please clarify if there are any potential odour impacts arising from the nearby Kam Tin nullah and any air nuisance from the workshops on the proposed development.</p> <p><u>Sewerage Planning</u></p> <p>The applicant should submit a revised EA and SIA for the new application as the number of sewerage treatment plant have been changed compared to the previous application.</p> <p><u>Water Quality</u></p> <p>1. General – Please clarify what is “largely the same” in “...Proposed Development is largely the same, with no increase in the estimated population...”</p>	<p>Noted. From on-site observation, there is no potential odour impacts arising from the nearby Kam Tin nullah and air nuisance from the workshops.</p> <p>Please be noted that under the current planning application, the proposed number of sewage treatment plant (STP) is reduced to 1.</p> <p>Nevertheless, there is no increase in the estimated population and hence the expected amount of sewage generated as compared with the Approved Scheme. It is also noted that same approach for the sewage treatment (Membrane Bioreactor (MRB)) would be adopted. Treated effluent will be discharged to the nearest proposed drainage terminal manhole (SMH01B) of the site via a proposed 300mm sewer with a length of 27m. The discharge quality will be same as the Approved Scheme to fulfil relevant authorities’ requirement.</p> <p>Should the TPB approved the captioned Planning Application, detailed EA and SIA in accordance to the detailed design will be submitted to relevant authorities for approval at detailed design stage (if required).</p> <p>As compared to the Approved Scheme under Planning Application No. A/YL-PH/876, the number of transitional housing units under the Proposed Development increases by 1 unit (from about 900 to 901 units), while the area of hobby farm remains unchanged</p>

No.	Comments	Responses
	<p>2. Table 4.3.1 – Please supplement a column for the previous development scheme for the ease of comparison.</p> <p>3. s.4.8.1 – The STP shall adopt tertiary treatment level. Please supplement to clarify.</p> <p>Should you have any question, please contact Ms. Ming He of EPD at 2835 2390 directly. Many thanks.</p>	<p>(about 8,000 m²). Please refer to the updated Table 4.3.1 of the Supporting Planning Statement (Appendix B) for comparison.</p> <p>A column for the development parameters of the Approved Development under Planning Application No. A/YL-PH/876 has been supplemented in Table 4.3.1 for ease of comparison.</p> <p>Please refer to Appendix B for the replacement pages of the updated Supporting Planning Statement.</p> <p>Noted and the STP will adopt tertiary treatment level. Section 4.8.1 has been updated accordingly.</p> <p>Please refer to Appendix B for the replacement pages of the updated Supporting Planning Statement.</p>
3.	<p>Environmental Protection Department, Environmental Assessment Division, Strategic Assessment Group, Yuen Long Section (3), dated 8 April 2022</p>	
	<p><u>Noise</u></p> <p>Refer to the Supporting Planning Statement for the captioned application, the applicant has made reference to the noise finding in a previous EA conducted for planning application no. A/YL-PH/876 for the same site. No noise technical assessment is submitted along with this planning statement. The applicant will need to confirm whether the layout of the 14 blocks of proposed temporary transitional housing is the same as the previous planning application no. A/YL-PH/876 before we can confirm if the noise finding and conclusion are still valid.</p>	<p>Please be noted that, under the current Planning Application, the number of residential blocks and the general layout/orientation of the residential blocks are the same as the previously approved Planning Application:</p> <ol style="list-style-type: none"> 1. Residential blocks are orientated to avoid direct line of sight to the fixed noise sources located on the east and west sides of the site. 2. There will be no openable windows at the end facades of the residential blocks. 3. At the south of the site, the residential blocks have been designed to provide setback distance from the noise sources located at the east and west of the site.

Proposed Temporary Transitional Housing Development and Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years in “Open Storage”, “Industrial (Group D)” and “Agriculture” Zones at Government Land near Kam Tai Road, Pat Heung, Yuen Long, N.T.
 Planning Application No. A/YL-PH/913
Responses to Comments - Supporting Planning Statement

No.	Comments	Responses
		<p>4. Noise tolerant uses such as hobby farm and onsite sewage treatment plant are designed close to the major fixed noise sources, which provides more setback distances from the fixed noise sources.</p> <p>Should the TPB approved the captioned Planning Application, detailed EA in accordance to the detailed design will be submitted to relevant authorities for approval at detailed design stage (if required).</p>
4.	<p>Lands Department, Lands Administration Office, District Lands Office, Yuen Long, dated 1 Apr 2022</p>	
	<p>I refer to planning application (No. A/YL-PH/913) attached to your email under reference and has the following comments on the planning application from land administrative perspective:-</p> <p>(a) According to our desktop checking, the Application Site is held under a Short Term Tenancy No. STTYL0009 (“the STT”) granted to the Applicant (i.e. Hong Kong Lutheran Social Service) for a term commencing from 22 December 2021 up to 26 March 2024 and thereafter quarterly for the purposes of implementation of transitional housing project in compliance with the terms and conditions of the Tenancy Agreement and the Policy Support Agreement.</p> <p>(b) Please note that details of the proposal in the application have not been checked at this stage. Should the planning application be approved by the TPB, the Applicant should be reminded that they should submit building plans for approval under Tenancy Agreement and obtain the necessary approval before implementation of the proposal.</p> <p>(d) As observed from the Master Layout Plan at Appendix A of the Planning Statement, it appears that western boundary of the West Plot of the Application Site may slightly encroach onto the government land</p>	<p>Noted.</p> <p>Noted.</p> <p>Please be clarified and confirmed that western boundary of the West Plot of the Application Site would not encroach onto the government land allocation boundary of</p>

Proposed Temporary Transitional Housing Development and Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years in “Open Storage”, “Industrial (Group D)” and “Agriculture” Zones at Government Land near Kam Tai Road, Pat Heung, Yuen Long, N.T.

Planning Application No. A/YL-PH/913

Responses to Comments - Supporting Planning Statement

No.	Comments	Responses
	<p>allocation boundary of GLA-TYL 1296 (Site B) allocated to Railway Development Office, HyD (RDO, HyD). The Applicant to check and clarify.</p> <p>(e) The Application Site falls within an area affected by the Shek Kong Airfield Height Restriction. No building or structure (including addition or fittings) shall exceed the height limit of 69mPD stipulated under the relevant plan. The Applicant to note.</p>	<p>GLA-TYL 1296 (Site B) allocated to RDO, HyD.</p> <p>Noted.</p>

(Last updated on 11/04/2022)

Appendix B

Replacement Pages of the Updated Supporting Planning Statement

- 4.2.6 **Incorporating sustainable building design to enhance efficient use of resources, energy and materials:** The transitional housing development is fully committed to adopting sustainable building design features so as to create an energy-efficient living environment with reduced carbon emission. Proposed terrace design of the residential blocks would also optimise the sunlight penetration into residential units. On top of the sustainable building design, the transitional housing development will adopt MiC to improve environmental performance and cost-effectiveness. By cutting down building material wastage, packaging materials and transportation trips, the overall carbon footprint of the development will be considerably reduced.

4.3 Proposed Development Parameters

- 4.3.1 Please refer to **Table 4.3.1** for the development parameters of the Proposed Development.

Table 4.3.1 Key Development Parameters of the Proposed Development

Major Development Parameters	Approved Development (A/YL-PH/876) (A)	Proposed Development (B)	Comparison (B) – (A)
Site Area	About 24,000 m ²	About 24,000 m ²	
▪ Transitional Housing	▪ About 16,000 m ²	▪ About 16,000 m ²	▪ No change
▪ Hobby Farm	▪ About 8,000 m ²	▪ About 8,000 m ²	▪ No change
Proposed Uses	Proposed Temporary Transitional Housing Development and Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years		No change
Plot Ratio[^]	About 0.76	About 0.85	+0.09
▪ Transitional Housing	▪ About 1.06	▪ About 1.14	▪ +0.08
▪ Ancillary Facilities for Transitional Housing	▪ About 0.06	▪ About 0.12	▪ +0.06
▪ Hobby Farm	▪ About 0.025	▪ About 0.025	▪ No change
Gross Floor Area (total)	About 18,200 m ²	About 20,400 m ²	+2,200 m ²
▪ Transitional Housing	▪ About 17,000 m ² #	▪ About 18,300 m ² #	▪ +1,300 m ²
▪ Ancillary Facilities for Transitional Housing	▪ About 1,000 m ²	▪ About 1,900 m ²	▪ +900 m ²
▪ Ancillary Facilities for Hobby Farm	▪ About 200 m ²	▪ About 200 m ²	▪ No change
Building Height	▪ Transitional Housing: Not more than 15m (4 Storeys)	▪ Transitional Housing: Not more than 15m (4 Storeys)	▪ No change
	▪ Ancillary Facilities for Transitional Housing: Not more than 5m (1 Storey)	▪ Ancillary Facilities for Transitional Housing: Not more than 5m (1 Storey)	▪ No change
	▪ Ancillary Facilities for Hobby Farm: Not more than 3m (1 Storey)	▪ Ancillary Facilities for Hobby Farm: Not more than 3m (1 Storey)	▪ No change

Major Development Parameters	Approved Development (A/YL-PH/876) (A)	Proposed Development (B)	Comparison (B) – (A)
Site Coverage	About 19%	About 33%	+14%
No. of Blocks	<ul style="list-style-type: none">14 Residential Blocks4 Ancillary Facilities for Hobby Farm2 Sewage Treatment Plants	<ul style="list-style-type: none">14 Residential Blocks2 Community Buildings (Ancillary Facilities for Transitional Housing)4 Ancillary Facilities for Hobby Farm1 Sewage Treatment Plant2 Essential Plant Rooms	<ul style="list-style-type: none">No change+2No change-1+2
No. of Units <ul style="list-style-type: none">1 person (13m²)1-2 persons (15m²)2-3 persons (19m²)3-4 persons (26m²)Accessible Units (30m²)	About 900 Units <ul style="list-style-type: none">About 450 Units*About 450 Units	About 901 Units <ul style="list-style-type: none">About 70 UnitsAbout 586 UnitsAbout 140 UnitsAbout 100 UnitsAbout 5 Units	+1 Unit
Estimated Population	About 2,250	About 2,067	-183
Open Space Provisions (excluding Hobby Farm)	Not less than 2,250 m ²	Not less than 2,067 m ²	-183 m ²
Year of Completion	2023	2023	No change

Notes:

The Sewage Treatment Plant is exempted from GFA calculation.

^ (i) The total plot ratio is based on the total site area (24,000 m²).

(ii) The plot ratio for the transitional housing and its ancillary facilities are based on the site area of the transitional housing (16,000 m²).

(iii) The plot ratio for the hobby farm is based on the site area of hobby farm (8,000 m²).

* The size of 1-2 persons units under the Approved Development is about 13 m².

4.4 Building Design of the Proposed Transitional Housing

- 4.4.1 The Proposed Development incorporates the concept of the relevant SDGs into the architectural and landscape design and will be developed under the theme "SDG Eco-Village". The design aims to enhance the development of a community of collaboration and cooperation, address the surrounding fabrics and context to create a livable residential community. Please refer to **Appendix A** for the MLP, architectural drawings and artist's impression for the Proposed Development.
- 4.4.2 The buildings shall be reusable and adaptable for different uses through flexible combination of building components to suit various accommodations. The SDG Eco-Village will be composed of building blocks of modular integrated construction.
- 4.4.3 The buildings in the SDG Eco-Village are expected to have 4 storeys to minimize the need for lift and avoid the need for deep foundation affecting the stability and safety of the High-speed Rail tunnel running across the site below grade. A stepped terrace design will be introduced to optimise sunlight penetration into residential units for the well-being of the eco-villagers.

- 4.7.4 Since there has been no material change to the number of transitional housing units to be provided in the Proposed Development and it involves no increase in the number of population as compared to the Approved Development, the above traffic arrangement and provision of ancillary transport facilities proposed in the Traffic Impact Assessment submitted under the previous Application No. A/YL-PH/876 remains applicable.

4.8 Sewerage and Drainage Arrangement

- 4.8.1 There is currently no existing public sewerage system in the vicinity of the Application Site. Sewage generated from the Proposed Development will be diverted to an internal Sewage Treatment Plant ("STP") adopting tertiary treatment level using membrane bioreactor and the STP will be designed to treat sewage generated from the development. The treated effluent would be diverted to the on-site proposed terminal manhole and further discharge to Kam Tin River via the public stormwater network. All the outgoing drainage discharge and treated effluent will comply with the prevailing environmental and drainage regulations. Therefore, neither adverse sewerage nor drainage impact is anticipated.

4.9 Tentative Programme

- 4.9.1 With the employment of MiC, the construction process of the transitional housing development is anticipated to be expedited. The Proposed Development is anticipated to be completed by year 2023.

but it could be readily controlled with the implementation of the recommended dust control measure and good site practices. Necessary mitigation measures under the Air Pollution Control (Construction Dust) Regulation will be implemented to minimize any dust impacts on the nearby ASRs during the construction stage. Qualitative operational phase air quality assessment has been conducted. Sufficient setback distance between the Proposed Development including transitional housing and hobby farm and pollution sources could be provided. Therefore, no adverse air quality impact due to vehicular emissions and chimney emissions on the proposed development is anticipated. With the implementation of commonly adopted mitigation measures at the planned on-site STP, adverse odour impact is not anticipated.

Noise

- 5.11.3 The proposed transitional housing development will rely on openable windows for ventilation. Noise impact assessment has been conducted for both construction and operational phase of the Project. With the implementation of standard practices, construction noise impact at the nearby noise sensitive uses would be minimised.
- 5.11.4 For the road traffic noise, the Application Site would be dominantly affected by Kam Tai Road and Kam Tin Road. All residential flats are expected to comply with the noise criterion of 70 dB(A), no adverse road traffic noise impact is anticipated and mitigation measure would not be required.
- 5.11.5 For the planned fixed noise sources, maximum allowable sound power level (SWL) was determined. With the compliance of maximum allowable SWL, no adverse impact from the planned noise sources is anticipated. For the existing fixed noise sources, site visits were conducted to identify the existing fixed noise sources in the vicinity of the site. Measures for building block design such as orientation of the building blocks, single aspect design, building setback distances, selective locations of openable windows have been incorporated. With the implementation of architectural fins, the predicted noise levels comply with the relevant criteria at all representative NSRs. Hence adverse impact from fixed sources is not anticipated.

Water

- 5.11.6 Water Quality impact assessment has been conducted for both construction and operational phases of the Project. During the construction phase, potential water pollution and impact sources have been identified as construction site surface runoff and sewage from site workforce. With the implementation of the recommended site management practices, no adverse water quality impact is anticipated. During the operational phase, the hobby farm would follow "The Good Agricultural Practices for Crop Production" issued by AFCD to prevent improper operation. With proper design on the drainage system, surface runoff causing adverse water quality impact due to the Proposed Development is not anticipated. In addition, the on-site sewage

Your ref A/YL-PH/913
Our ref 286331/WSTY/MYNL/PLML/TSTW/04675

ARUP

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

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

Level 5 Festival Walk
80 Tat Chee Avenue
Kowloon Tong
Kowloon
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t +852 2528 3031
f +852 2779 8428
d +852 2268 3721
theresa.yeung@arup.com
www.arup.com

19 April 2022

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/913)**

Technical Clarifications

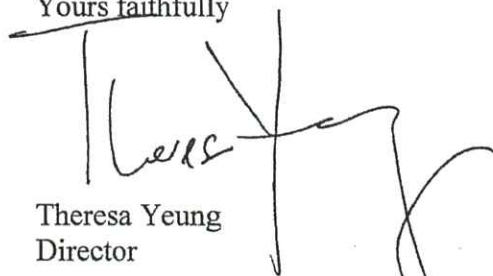
We refer to the captioned S16 Planning Application submitted to the Town Planning Board (TPB) on 14 February 2022.

As requested by Planning Department, we are pleased to submit the replacement pages of the Brief Visual Appraisal indicating the locations of viewing points of the photomontages as attached at **Appendix A** for your consideration.

Please note that this only serves as technical clarifications without changing the scheme 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 Tim WONG at

Yours faithfully



Theresa Yeung
Director

- Encl. - Appendix A – Replacement Pages of Brief Visual Appraisal
- c.c. - Client
- Mr. Wallace Tang, STP/YLE 2, FSYLE DPO, PlanD (Email: wwktang@pland.gov.hk)
- Ms. Loree Duen, ATP/YLE 3, FSYLE DPO, PlanD (Email: llyduen@pland.gov.hk)

Appendix A

Replacement Pages of the Brief Visual Appraisal

VP1: Junction of Kam Tin Road and Fan Kam Road



Existing Condition



With Proposed Development



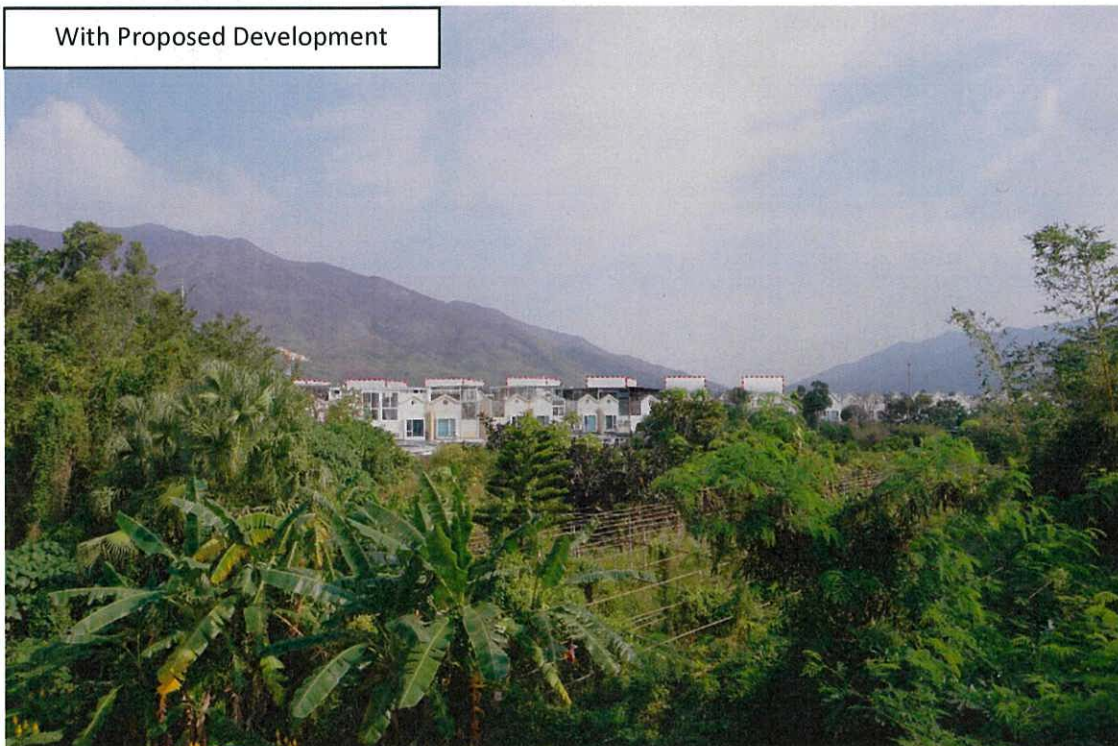
VP2: Seasons Villa



Existing Condition



With Proposed Development



VP3: Tsat Sing Kong Tsuen



Existing Condition



With Proposed Development



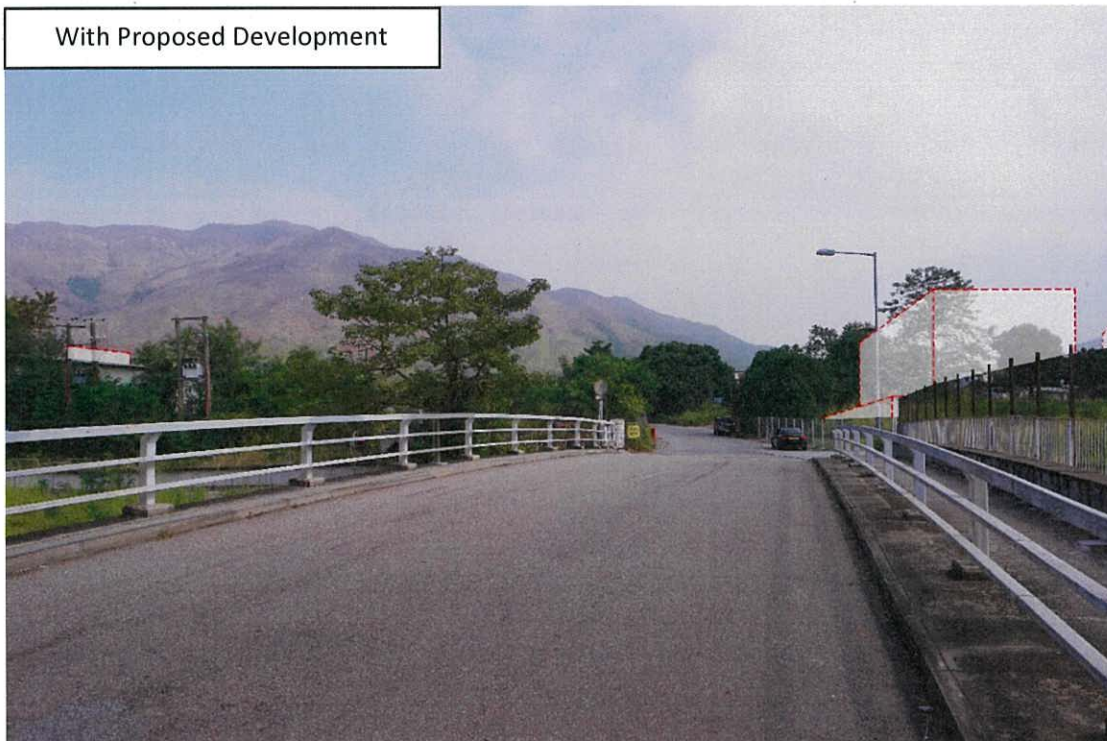
VP4: Footbridge over the Kam Tin Nullah



Existing Condition



With Proposed Development



Previous s.16 Applications covering the Application Site

Approved Application

	<u>Application No.</u>	<u>Proposed Use</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-PH/876	Proposed Temporary Transitional Housing Development and Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	26.3.2021

Rejected Applications

	<u>Application No.</u>	<u>Proposed Use</u>	<u>Date of Consideration (RNTPC/TPB)</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 Temporary 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>
1.	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]
2.	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
3.	A/YL-KTN/571	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	8.9.2017
4.	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]
5.	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]
6.	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]
7.	A/YL-KTN/615	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	16.11.2018
8.	A/YL-KTN/620	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	7.9.2018
9.	A/YL-KTN/626	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	18.1.2019
10.	A/YL-KTN/630	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	18.1.2019
11.	A/YL-KTN/636	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	21.12.2018
12.	A/YL-KTN/649	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years	16.8.2019
13.	A/YL-KTN/660	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	4.10.2019
14.	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
15.	A/YL-KTN/666	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	4.10.2019

	<u>Application No.</u>	<u>Proposed Use</u>	<u>Date of Consideration</u> <u>(RNTPC/TPB)</u>
16.	A/YL-KTN/670	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years	16.8.2019
17.	A/YL-KTN/690	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	17.1.2020
18.	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
19.	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
20.	A/YL-KTN/697	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	24.4.2020
21.	A/YL-KTN/705	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	15.5.2020
22.	A/YL-KTN/720	Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	21.8.2020
23.	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
24.	A/YL-KTN/745	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Land FillingProposed	5.2.2021
25.	A/YL-KTN/746	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	5.2.2021
26.	A/YL-KTN/758	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	30.4.2021
27.	A/YL-KTN/766	Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	11.6.2021
28.	A/YL-KTN/772	Temporary Place of Recreation, Sports or Culture (Hobby Farm and Caravan Holiday Camp) with Ancillary Canteen for a Period of 3 Years and Filling of Land	7.9.2021
29.	A/YL-KTN/782	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Filling of Land	10.9.2021

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

參考編號

Reference Number:

220323-140407-12876

提交限期

Deadline for submission:

29/03/2022

提交日期及時間

Date and time of submission:

23/03/2022 14:04:07

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-PH/913

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss HUNG LOK YEE

意見詳情

Details of the Comment :

I totally agree with the planning submission which can help to release a little bit pressure of the demand of the public estate. Moreover, this planning can also help the people who need a proper living standard.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

220323-140342-05275

提交限期**Deadline for submission:**

29/03/2022

提交日期及時間**Date and time of submission:**

23/03/2022 14:03:42

有關的規劃申請編號**The application no. to which the comment relates:**

A/YL-PH/913

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. Tang

意見詳情**Details of the Comment :**

對這項目十分支持，社福機構共同參與的房屋政策 - 過渡性社會房屋，項目除可暫緩基層人士及家庭住屋需要外，同時亦透過社福機構提供適切社會服務，強化入住人士的個人能力和家庭功能，推動社區參與和貢獻，凝聚社會資本。

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

參考編號

Reference Number:

220323-145138-83399

提交限期

Deadline for submission:

29/03/2022

提交日期及時間

Date and time of submission:

23/03/2022 14:51:38

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-PH/913

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Freda Hui

意見詳情

Details of the Comment :

支持NGO營運過渡性房屋，以紓緩輪候公屋家庭和其他居住環境惡劣人士的生活困難，令土地資源更有效運用。NGO參與支援住戶，與住戶建立恒常的探訪關係，可以了解他們在日常生活的需要，甚或為他們提供改善家庭經濟的建議，能夠洽當地使用房屋計劃聯絡有需要社福支援的人。

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

參考編號

Reference Number:

220329-115039-93446

提交限期

Deadline for submission:

29/03/2022

提交日期及時間

Date and time of submission:

29/03/2022 11:50:39

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-PH/913

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Cheung <ing Fung

意見詳情

Details of the Comment :

增加過渡性住屋供應，以紓緩輪候公屋家庭和其他居住環境惡劣人士的生活困難

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

220329-114837-74482

提交限期**Deadline for submission:**

29/03/2022

提交日期及時間**Date and time of submission:**

29/03/2022 11:48:37

有關的規劃申請編號**The application no. to which the comment relates:**

A/YL-PH/913

「提意見人」姓名/名稱**Name of person making this comment:**

小姐 Miss Mary WOO

意見詳情**Details of the Comment :**

The project benefits the deprived groups by increasing the housing supply. Those who are waiting for the public housing or living in poor environment get the chance for improving their lives. Also, there are professionals and staff follow their cases so that they could get more support and help. It is a beneficial project no matter to the community or to the citizen.

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

參考編號

Reference Number:

220329-113106-27254

提交限期

Deadline for submission:

29/03/2022

提交日期及時間

Date and time of submission:

29/03/2022 11:31:06

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-PH/913

「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 :

非常支持!

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

220329-152543-80965

提交限期**Deadline for submission:**

29/03/2022

提交日期及時間**Date and time of submission:**

29/03/2022 15:25:43

有關的規劃申請編號**The application no. to which the comment relates:** A/YL-PH/913**「提意見人」姓名/名稱****Name of person making this comment:**

先生 Mr. Lo

意見詳情**Details of the Comment :****支持更改地積比率**

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



A/YL-PH/913 SDG Eco-Village Pat Heung Lutheran Church

29/03/2022 21:25

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

Dear TPB Members,

As the papers of the approved 876 reveal that the NGO is the Hong Kong Lutheran Social Service (HKLSS), one has to wonder why this information is not disclosed in the current application?

That the government is wasting our tax dollars on transitional housing is bad enough, but that it is also giving land and funding hobby farms is even more startling. There are dozens of applications for this activity on privately owned land, there is no justification to grant land at peppercorn rent to any NGO for this purpose.

The funds, time and energy spent on these frivolous projects should be spent on permanent solutions to the housing problems. The money would be much better spent on subsidies to families living in sub divided units to rent some of the many recently renovated and empty units in urban districts close to opportunities for employment, schools, etc.

Mary Mulvihill

From:

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

Date: Tuesday, 2 March 2021 8:48 PM CST

Subject: 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_THA_DC_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

Government Departments' General Comments

1. Policy Aspect

Comments of the Secretary for Transport and Housing (STH):

- The transitional housing proposal of the Hong Kong Lutheran Social Service (HKLSS) is considered to be in line with the government policy generally and the Transport and Housing Bureau (THB) confirmed that in-principle policy support has been given to HKLSS for the proposed adjustment of the transitional housing and hobby farm project and hence support this planning application. The adjustment to the transitional housing development will not affect the achievement of Government's target in providing transitional housing before 2021 at the Site.

2. Land Administration

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

- The Site is held under a Short Term Tenancy No. STTYL009 ("STT") granted to the Applicant (i.e. Hong Kong Lutheran Social Service) for a term commencing from 22 December 2021 up to 26 March 2024 and thereafter quarterly for the purposes of implementation of transitional housing project in compliance with the terms and conditions of the Tenancy Agreement and the Policy Support Agreement.
- The details of the proposal in the application have not been checked at this stage. Should the planning application be approved, the Applicant should be reminded that they should submit building plans for approval under Tenancy Agreement and obtain the necessary approval before implementation of the proposal.

3. Traffic

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

- He has no comment on the application from traffic engineering perspective.
- Should the application be approved, the following conditions should be imposed:
 - (i) no vehicle is allowed to queue back to or reverse onto/ from public road at any time during the planning approval period; and
 - (ii) the provision of public transport layby and the corresponding stacking area within the Site for public transport services after commencement of the development at all times during the planning approval period.
 - (iii) The Site is connected to the public road network via a section of a local access road which is not managed by TD. 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.

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

- Part of Kam Tai Road is maintained by his office.
- 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.

Comments of the Chief Estate Surveyor/Railway Development, Lands Department (CES/RD, LandsD):

- The Site falls within “XRL Building Plan Control Boundary”. Beneath the Site there are underground tunnel/ cross passages vested to XRL. Subject to Railway Development Office, Highway Department’s comment, his office has no strong view on the application from railway development point of view provided that the Site should exclude the Vested Land of XRL.

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

- The Site falls within the gazetted railway scheme boundary of the XRL. As the XRL was vested to KCRC for operation, please seek advice and consult KCRC and MTRCL according to the procedures in relevant PNAP and Technical Circular.

4. Environment

Comments of the Director of Environmental Protection (DEP):

- The applicant is required to further provide implementation details in demonstrating no adverse environmental impact. Should the application be approved, the following conditions should be imposed:
 - (i) the submission of a contamination assessment plan and remediation action plan (if necessary) and the implementation of the remedial actions prior to commencement of construction for the contaminated areas of the development;
 - (ii) the submission of an updated noise impact assessment and the implementation of mitigation measures;
 - (iii) the submission of a revised sewerage impact assessment; and
 - (iv) the submission of a revised air quality impact assessment.

- 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.

5. Drainage

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

- He has no objection in-principle to the proposed development.
- Should the Board approve the application, approval conditions requiring the submission and implementation of a drainage proposal and implementation and maintenance of the drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Board should be included.

6. Urban Design and Landscape

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

Urban Design and Visual

- As compared with the previous approved scheme, some good design attributes are incorporated, including the introduction of stepped terrace design to optimize sunlight penetration into residential units and the addition of shared spaces/building to foster community interaction. Judging from the photomontages in the Visual Appraisal (VA), the proposed temporary development is considered not incompatible with the surrounding context and would not significantly alter the visual character of the area.

Landscape

- According to the aerial photo taken in 2021, the Site is situated in an area of miscellaneous rural fringe landscape character comprising of temporary structures, open storage, carparks and scattered tree groups. Farmlands are found to the northwest of the Site. According to the Supporting Planning Statement, the proposed development will provide about 901 housing units in fourteen 4-storey residential blocks and two hobby farm areas of total approximate 8,000m² in the northern and southern portion of the Site. The proposed development is considered not incompatible with the surrounding landscape character.
- According to the Tree Preservation and Removal Proposal, 17 existing trees of common species are observed and no Registered Old and Valuable Tree (OVT) or tree of particular value is found within the Site. Total 5 nos. of tree of invasive species and dead tree are proposed to be felled while a total of 50 nos. of compensatory trees and new tree plantings are proposed. Furthermore, landscape treatments such as at-grade tree and shrub planting, recreational facilities and sitting areas are proposed within the development. Not less than 2,067m² of private open space are proposed

for the design population of about 2,067 residents in total. Significant adverse landscape impact arising from the proposed development is not anticipated. In view of the above, we have no objection to the application from the landscape planning perspective.

- The applicant is reminded that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant is reminded to seek approval for any proposed tree works from relevant department prior to commencement of the works.

Comments of the Chief Architect/CMD(2), Architectural Services Department (CA/CMD(2), ArchSD):

- Based on the information provided, it is noted that the proposed development mainly consists of 14 residential blocks with building height of 13.2m (4 storeys, 24.6mPD). Since the adjacent "I(D)" zone with BHR of 13m are permitted in the OZP, he has no comment from architectural and visual impact point of view. Barrier free access shall be provided to comply with "Design Manual: Barrier Free Access 2008".

7. Nature Conservation and Agriculture

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

- The proposed residential development falls within the "AGR" zone, amongst other zones. From agricultural point of view, the Site possesses potential for agricultural rehabilitation. He has no strong view against the application for the proposed hobby farm use on the understanding that agricultural activities are involved and the Site will be reinstated upon the expiry of the planning permission.
- Nevertheless, he has no comment on the planning application from nature conservation perspective. Should the application be approved, the applicant shall be reminded to avoid polluting or disturbing the adjacent watercourses during operation.

8. Building Matters

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

- 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 unauthorized building works (UBW). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the Buildings Ordinance (BO).
- His detailed comment on UBW, provision of access, excavation works, enforcement action, temporary or licensed structures and exemption of GFA are at **Appendix VI**.
- Detailed checking under BO will be carried out at building plan submission stage.

9. **Fire Safety**

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

- He has no objection in-principle to the proposal subject to fire service installations (FSIs) being provided to his satisfaction.
- 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 FSIs 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 BO (Cap.123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

10. **Environmental Hygiene**

Comments of the Director of Food and Environmental Hygiene (DFEH):

- 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 the Food and Environmental Hygiene Department (FEHD) to takes 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.

11. **District Officer's Comments**

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

- His office has not received any locals' comment on the application and he has no particular comment on the application.

12. **Others**

Comments of the Director of Social Welfare (DSW):

- Given the temporary nature of the development, he has no proposed welfare facilities for this development yet he stands ready to review in case there are welfare facilities to be proposed by the applicant.

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

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

Recommended Advisory Clauses

- (a) to note the comment of the DLO/YL, LandsD that:
 - the Site is held under a Short Term Tenancy No. STTYL0009 (“the STT”) granted to the applicant for a term commencing from 22 December 2021 up to 26 March 2024 and thereafter quarterly for the purposes of implementation of transitional housing project in compliance with the terms and conditions of the Tenancy Agreement and the Policy Support Agreement. Details of the proposal in the applicant have not been checked at this stage. Should the application be approved, the applicant should be reminded that they should submit building plans for approval under Tenancy Agreement and obtain the necessary approval before implementation of the proposal;
- (b) to note the comments of the CHE/NTW, HyD:
 - 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) to note the comments of the C for T 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) to note the comments of the DEP 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) to note the comments of the CTP/UD&L, PlanD 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) to note the comments of the CES/RD, LandsD 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) to note the comments of the CE/RD 2-2, RDO, HyD that:
 - the Site falls within the gazetted railway scheme boundary of the Express Rail Link (XRL). As the XRL was vested to KCRC for operation, the applicant should seek advice and consult KCRC and MTRCL according to the procedures in relevant PNAP and Technical Circular;

- (h) to note the comments of the ArchSD that:
- barrier free access shall be provided to comply with “Design Manual: Barrier Free Access 2008”;
- (i) to note the comments of the CBS/NTW, BD that:
- 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
 - 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
 - it is noted that there are two separated sites 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;
 - 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;
 - 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;
 - detailed checking under BO will be carried out at building plan submission stage.
- (j) to note the comments of the D of FS 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) to note the comments of the DFEH 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 provided to FEHD. If the project will lead to significant population increase, sufficient amount of recurrent costs must be provided to FEHD in order to provide various types of environmental hygiene services.

