

RNTPC Paper No. A/YL-PH/913
For Consideration by
the Rural and New Town
Planning Committee
on 22.4.2022

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-PH/913

- Applicant** : Hong Kong Lutheran Social Service (HKLSS) represented by Arup Hong Kong Limited
- Site** : Government land near Kam Tai Road, Pat Heung, Yuen Long, N.T.
- Site Area** : About 24,000m² (all within government land)
- Land Status** : Government Land (100%)
- Plans** : Approved Pat Heung Outline Zoning Plan (OZP) No. S/YL-PH/11 and approved Kam Tin North OZP No. S/YL-KTN/9
- Zonings** : “Open Storage” (“OS”) (About 13,200m² or 55% of the Site)
“Agriculture” (“AGR”) (About 8,640m² or 36% of the Site)
“Industrial (Group D)” (“I(D)”) (About 2,160m² or 9% of the Site)
[maximum plot ratio of 1.6, maximum site coverage of 80% and maximum building height of 13m]
- Application** : Proposed Temporary Transitional Housing Development and Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed temporary transitional housing development and place of recreation, sports or culture (hobby farm) for a period of 3 years at the application site (the Site) (**Plan A-1a**). The Site is partly zoned “OS” and “I(D)” on the Pat Heung OZP, and partly zoned “AGR” on the Kam Tin North OZP. Except ‘Place of Recreation, Sports or Culture (Horse Riding School, Hobby Farm, Fishing Ground only)’ which is a Column 2 use in the “AGR” zone, the proposed use is neither a Column 1 nor Column 2 use in the “OS”, “I(D)” and “AGR” zones. According to the covering Notes of the two OZPs, temporary use or development not exceeding a period of three years requires planning permission from the Town Planning Board (the Board),

notwithstanding that the use or development is not provided for in terms of the OZPs. The Site is vacant, mostly paved and partly covered by weeds (**Plans A-2 and A-4a to A-4b**).

- 1.2 The Site, in part or in whole, is involved in six previous applications. The northern part of the Site is the subject of five previous applications for various temporary open storage uses which are not related to the current application. The last application (No. A/YL-PH/876) for the same use as the current application and submitted by the same applicant was approved with conditions by the Rural and New Town Planning Committee (the Committee) on 26.3.2021. Subsequently, the applicant enhances the design ideas and concepts for the proposed development based on the winning entry of an Architectural Design Idea Competition organized for the development project. As the corresponding changes in the development parameters of the proposed scheme, including changes in site layout, increase in GFA (+2,200m² / +12.09%), plot ratio (PR) (+0.09 / +11.84%) and site coverage (+14%), changes in number of blocks (increase in 2 community buildings and reduction in one sewage treatment plant) (STP), and reduction in open space provision (-183m² / -8.13%), etc., fall beyond the scope of both Class A and Class B amendments, the current planning application is submitted. Details of the previous applications are at paragraph 5 below.
- 1.3 According to the applicant, the proposed development aims to provide temporary transitional housing to relieve the acute housing shortage in the short-term, and to meet the public's aspiration of having a hobby farm in the area for promoting organic and community farming during the public consultation on the Guangzhou-Shenzhen-Hong Kong Express Rail Link (Hong Kong Section) (XRL) Project previously. The Site is separated into eastern and western portions, i.e. the East Plot and West Plot as shown on **Drawing A-1a**), by a local track. The proposed development involves fourteen 4-storey residential blocks providing about 901 units. Five types of flats with toilet and kitchen with unit size ranging from about 13m² (for 1 person) to 26m² (for 3 to 4 persons) and 30m² (for accessible units) will be provided (**Drawing A-3**). Ancillary facilities such as management office, communal living room, pantry/laundry, convenience stores, goods sharing corner, main hall, activity rooms/multi-purpose rooms (**Drawing A-5**) and visitor toilets will be provided in the two standalone community buildings (**Drawing A-1a**) and on the ground floor of the transitional housing blocks. Besides, there will also be one STP and two essential plant rooms within the Site to serve the residents (**Drawing A-1a**).
- 1.4 The hobby farm will be accommodated in three portions of the Site (**Drawings A-1a and A6**), with the largest one in the northern portion of the West Plot zoned "AGR" and two in the southern portion of the West Plot and the East Plot respectively, which are zoned "I(D)" and "OS". Over 70% of the area of the hobby farm will be used for farming and the remaining area in the hobby farm will be paved for vehicular circulation, and site formation for the structures and activity/workshop area, etc. 4 ancillary facilities each about 50m² gross floor area (GFA) will be provided within the three hobby farm areas as reception office, activity shed, store room and greenhouse, watering and power supply facilities, water and

fertilizer storage area, and visitor's toilets. The hobby farm, capable of accommodating about 70 visitors during the weekends and public holidays, and about 30 visitors during weekdays, will be open to both the residents of the transitional housing and the general public. The operation hours will be 9:00 a.m. to 6:00 p.m. daily, including public holidays.

- 1.5 The Site is accessible from Kam Tai Road and Kam Tin Road via a local track. Modular Integrated Construction (MiC) method will be adopted for the transitional housing development to speed up the time required for flat production. The applicant, which is a non-government organization (NGO), will be responsible for the construction, management and maintenance of the proposed development. While the application is on a temporary basis of 3 years, the applicant intends to operate the proposed development for not less than 7 years and will submit renewal application if the current application is approved.
- 1.6 A comparison of the major development parameters of the current application and the previous approved application (No. A/YL-PH/876) for the same temporary transitional housing and hobby farm (**Drawing A-1a**) are summarized in the table below:

	Previous Approved Application No. A/YL-PH/876 (a)	Current Application (b)	Difference (b) – (a)
Site area (m²)	About 24,000 of GL - Transitional housing: 16,000 (67%) - Hobby farm: 8,000 (33%)	About 24,000 of GL - Transitional housing: 16,000 (67%) - Hobby farm: 8,000 (33%)	--
Max. Total GFA (m²)	About 18,200 ^{Remark 1} - Transitional housing: 17,000 - Ancillary facilities for transitional housing: 1,000 - Ancillary facilities for hobby farm: 200	About 20,400 ^{Remark 1} - Transitional housing: 18,300 - Ancillary facilities for transitional housing: 1,900 - Ancillary facilities for hobby farm: 200	+2,200 (+12.09%) +1,300 (+7.65%) +900 (90%) --
Max. PR	About 0.76 ^{Remark 2} - Transitional housing (including housing and ancillary facilities): 1.125 - Ancillary facilities for hobby farm: 0.025	About 0.85 ^{Remark 2} - Transitional housing (including housing and ancillary facilities): 1.26 - Ancillary facilities for hobby farm: 0.025	+0.09 (+11.84%) +0.135 (+12%) --
Total Site Coverage	About 19%	About 33%	+14%
No. of Blocks	14 Residential blocks	14 Residential blocks 2 Community buildings	-- +2 (+200%)

	Previous Approved Application No. A/YL-PH/876 (a)	Current Application (b)	Difference (b) – (a)
	4 Ancillary facilities for hobby farm 2 STPs	(Ancillary facilities for transitional housing) 4 Ancillary facilities for hobby farm 1 STP 2 Essential plant rooms	-- -1 (-50%) N/A
No. of Storeys/ Building Height	- Residential blocks: 4 (not more than 15m) - Ancillary facilities for transitional housing: 1 (not more than 5m) - Ancillary facilities for hobby farm: 1 (not more than 3m)	- Residential blocks: 4 (not more than 15m) - Ancillary facilities for transitional housing: 1 (not more than 5m) - Ancillary facilities for hobby farm: 1 (not more than 3m)	-- -- --
Parking Spaces : L/UL Franchised Bus Stop	- 6 - 1	- 6 - 1	-- --
No. of Units	About 900 - 1-2 persons (450) - 3-4 persons (450)	About 901 - 1 person (70) - 1-2 persons (586) - 2-3 persons (140) - 3-4 persons (100) - Accessible Units (5)	+1 (+0.11%)
Estimated Population	About 2,250	About 2,067	-183 (-8.13%)
Open Space (m²)	Not less than 2,250	Not less than 2,067	-183 (-8.13%)
Completion Year	2023	2023	--

Remark 1: Sewage Treatment Plant(s) to be exempted from GFA calculation.

Remark 2: (i) The total PR is based on the total site area (24,000m²). (ii) The PR for the transitional housing and its ancillary facilities is based on the site area of the transitional housing (16,000m²). (iii) The PR for the hobby farm is based on the site area of hobby farm (8,000m²).

- 1.7 The Master Layout Plan (MLP), section plan, unit layout plan, landscape proposal, artist's impression and photomontages of the development proposal are at **Drawings A-1a to A-10** respectively. In support of the application, the applicant has submitted a supporting planning statement, conceptual landscape design, brief visual appraisal and tree preservation and removal proposal. The applicant stated that the Environmental Assessment (EA) and Traffic Impact Assessment (TIA) submitted under the previously approved Application No. A/YL-PH/876 for the same use, with no material change to the number of transitional housing units to be provided and no increase in population under the current application, has

demonstrated that the technical feasibility of the proposed development, which will not result in significant adverse impacts on the surrounding areas.

Traffic

- 1.8 The Site is accessible from Kam Tai Road and Kam Tin Road via a local track (**Plan A-1b**). Six loading/unloading spaces for heavy goods vehicles will be provided within the Site to meet the operational needs, and no car parking spaces will be provided. An existing franchised bus stop is located within 200m radius from the Site, providing connection to West Rail Kam Sheung Road Station, Yuen Long and Sheung Shui. To cater for the additional public transport demand from the proposed development, the applicant proposes a new green mini bus (GMB) layby within the Site with en-route stop near the West Rail Kam Sheung Road Station during peak hours. The applicant also suggests that the frequency of bus services can be strengthened to meet the additional demand. No significant traffic impact on the adjacent road network is anticipated.

Environment

- 1.9 The applicant states that an EA has been submitted under the previously approved application No. A/YL-PH/876. According to the EA, the proposed development is not anticipated to generate or subject to adverse impact on air quality, noise, water quality and land contamination aspects. With implementation of the commonly adopted mitigation measures, design measures and good site practices, no adverse impacts on air quality, water quality, traffic noise and odour impacts are anticipated.

Drainage and Sewerage

- 1.10 According to the applicant, there is no existing public sewerage system in the vicinity of the Site. Sewage generated from the proposed development will be treated at the STP adopting tertiary treatment level using membrane bioreactor on-site for subsequent discharge to Kam Tim River. As regards to the outgoing drainage, they will be collected and discharged to public drainage system. All the above will comply with the prevailing environmental and drainage regulations. No adverse sewerage and drainage impact is anticipated.

Landscape and Visual

- 1.11 According to the tree preservation and removal proposal submitted by the applicant, for the 17 existing trees within the Site, which are all common species, 12 trees are proposed to be retained and 5 are proposed to be felled. 5 compensatory trees and 45 new trees are proposed at the Site. Planting along the boundary of the Site are proposed as appropriate for screening and visual enhancement. The applicant has submitted a brief Visual Appraisal for the proposed development (**Drawings A-6 to A-10**). According to the viewpoints selected for assessing the possible visual impact of the proposed development, no adverse visual impact is anticipated.

1.12 In support of the application, the applicant has submitted the following documents:

- | | | |
|-----|--|---------------|
| (a) | Application form | (Appendix I) |
| (b) | Supporting Planning Statement | (Appendix Ia) |
| (c) | Further information (FI) received on 11.4.2022 | (Appendix Ib) |
| (d) | FI received on 19.4.2022 | (Appendix Ic) |

2. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in the application form, supporting planning statement and FIs at **Appendices I to Ic**. They can be summarized as follows:

- (a) The proposed transitional housing development echoes with the Government's policy to increase supply of transitional housing to relieve the acute housing shortage in the short-term. A design concept of "Sustainable Development Goal (SDG) Eco-Village" is adopted for the proposed development, incorporating the SDGs proposed by the United Nations to set a desirable precedents of achieving a more sustainable lifestyle.
- (b) Planning permission for the proposed use (under Application No. A/YL-PH/876) was obtained from the Board in March 2021. Subsequently, the design ideas and concepts for the proposed development have been further enhanced based on the winning entry of an Architectural Design Idea Competition with the integration of innovative architectural design features such as shared spaces / building and terrace design (**Drawings A-4 and A-5**) with a view to fostering community interaction and contributing to various SDGs. The realisation of the innovative and functional SDG design ideas and concepts in the proposed development will set an exemplar of forming a successful multi-disciplinary partnership for sustainable development of Hong Kong at the design stage. Nevertheless, as the corresponding changes in planning parameters, including increase in GFA, PR and site coverage, etc., falls beyond the scope of both Class A and Class B amendments, a fresh planning application to the Board is submitted.
- (c) The Site is a piece of flat and vacant government land. Most of the area is paved and not much site formation works is required, allowing speeding construction of the proposed development at the Site. There is, at present, no known long-term planning for the Site. The proposed development can utilize the Site for transitional housing use and offer significant benefits to the society. It will not affect the long-term planning intentions of the respective zonings. Besides, the proposal to restoring the existing paved area for farming purpose also aligns with the planning intention for the "AGR" zone and responds to the public's aspiration for hobby farming. The applicant undertakes to reinstate the portion of the Site

zoned “AGR” on the OZP to an amenity area upon expiry of the planning permission.

- (d) The Site is surrounded by low intensity developments, including the adjacent “Residential (Group C)2” and “Residential (Group D)” zones (**Plan A-1a**). The proposed development is compatible with the surroundings. It will not induce significant adverse traffic, environmental, drainage, visual and landscape impacts on the surrounding areas.

3. Compliance with the “Owner’s Consent/Notification” Requirements

As the Site involves government land only, the “owner’s consent/notification” requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31A) is not applicable to the application.

4. Background

The Site is currently not subject to any planning enforcement action.

5. Previous Applications

- 5.1 The Site, in part or in whole, is the subject of six previous planning applications. The northern portion of the Site within the “AGR” zone on the Kam Tin North OZP is involved in five previous applications (No. A/YL-KTN/130, 149, 161, 263 and 303) for various temporary open storage uses, which are not related to the current application which is for temporary transitional housing development.
- 5.2 The last application No. A/YL-PH/876, covering the same site as the current application and submitted by the same applicant for the same proposed use, was approved with conditions by the Committee on 26.3.2021 mainly on the grounds that the proposed transitional housing development was in line with the Government’s policy to increase the supply of transitional housing and policy support had been solicited from the Transport and Housing Bureau; the proposed uses were not incompatible with the surrounding areas; relevant technical assessments had been submitted to demonstrate that the proposed development would not cause significant adverse impacts; and concerned government departments had no objection to/ no adverse comment on the application. A comparison of the scheme approved under Application No. A/YL-PH/876 and the current development scheme is at paragraph 1.6 above and shown on **Drawing A-1a**.
- 5.3 Details of the previous applications are summarised in **Appendix II** and the locations are shown on **Plan A-1b**.

6. Similar Applications

- 6.1 There is no similar application for temporary transitional housing development within the “OS”, “AGR” and “I(D)” zones in the vicinity of the Site on the Kam Tin North OZP and Pat Heung OZP.
- 6.2 While there is no similar application for temporary hobby farm within the same “OS” and “I(D)” zones on the Pat Heung OZP, there are 29 similar applications for temporary hobby farm concerning 22 sites within the same “AGR” zone in the vicinity of the Site on the Kam Tin North OZP within the past 5 years. All the applications were approved with conditions by the Committee between 2017 and 2021 mainly for the reasons that temporary approval would not frustrate the long-term planning intention; the proposed developments were not incompatible with the surrounding land uses; and concerned departments had no objection to the applications. However, the planning permissions for ten of them were revoked due to non-compliance with approval conditions. Details of these similar applications are summarized in **Appendix III** and the locations are shown on **Plan A-1c**.

7. The Site and Its Surrounding Areas (Plans A-2 to A-4b)

- 7.1 The Site is:
- (a) vacant and separated into eastern and western portions by a local track. The eastern portion is covered by weeds and the western portion is mainly paved;
 - (b) the XRL railway tunnel is located beneath the Site; and
 - (c) accessible from Kam Tai Road and Kam Tin Road via a local track.
- 7.2 The surrounding areas are rural in character mainly occupied by residential structures/dwellings, open storage yards, warehouses, parking of vehicles, workshops, plant nursery, cultivated agricultural land and vacant/unused land:
- (a) to the east and west are warehouses, open storage yards, parking of vehicles, workshops, residential dwellings/structures, plant nursery, cultivated agricultural land and vacant/unused land;
 - (b) to the north across a nullah are residential dwellings/structures, open storage yards, cultivated agricultural land and vacant/unused land; and
 - (c) to south across Kam Tai Road and a nullah are a housing estate namely Seasons Villas in the “Residential (Group C)2” zone, open storage yards and unused land. To the further south are Kam Tin Road and the Shek Kong Barracks.

8. Planning Intentions

- 8.1 The planning intention of the “OS” zone is primarily for the provision of land for appropriate open storage uses and to regularize the already haphazard proliferation of open storage uses. It provides for the orderly development of land for open storage uses that cannot be accommodated in conventional godown premises.
- 8.2 The planning intention of the “AGR” zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
- 8.3 The planning intention of the “I(D)” zone is primarily for industrial uses that cannot be accommodated in conventional flattened factories due to extensive land and/or high ceiling requirements. It is also intended for the redevelopment of existing informal industrial uses, which are operated in workshop premises in rural area, to properly designed permanent industrial buildings

9. Comments from Relevant Government Departments

Government departments consulted have no objection to or no adverse comment on the application. Their general comments on the application and advisory comments in the Recommended Advisory Clauses are provided in **Appendices V and VI** respectively.

10. Public Comments Received During the Statutory Publication Period

The application was published for public inspection. Eight public comments were received during the statutory public inspection period. Seven of them submitted by individuals support the application mainly on the grounds that the proposed development can ease the pressing demand for public housing; and the applicant is a NGO providing community services, which can meet the social service needs of the residents. The remaining one comment objects to the application mainly on the grounds that there is no justification to grant government land to NGO for operating the proposed use; and the expenses spent on transitional housing project should be used to subsidize families living in the sub-divided units to rent flats in the urban area.

11. Planning Considerations and Assessments

- 11.1 The application is for proposed temporary transitional housing development and place of recreation, sports or culture (hobby farm) for a period of 3 years. The Site is located entirely on government land and falls within the “OS” (55%) and “I(D)” (9%) zones on the Pat Heung OZP and the “AGR” zone (36%) on the Kam Tin North OZP. The applicant seeks planning permission of the Board to amend an approved development proposal under Application No. A/YL-PH/876 to incorporate the design ideas and concepts of the winning entry of an Architectural

Design Idea Competition organized for the development project. As the corresponding changes in planning parameters of the development scheme, including changes to the site layout, increase in GFA, PR and site coverage, changes to the building blocks and reduction in the open space provision, etc., fall beyond the scope of both Class A and Class B amendments, the applicant submitted the current application. In view of the above, it is considered that the planning considerations and assessments for the previous application (No. A/YL-PH/876) should generally be applicable to the current application.

- 11.2 For the “AGR” zone, it will be mostly occupied by the hobby farm and over 70% of the land area will be used for farming. The proposed hobby farm is generally not in conflict with the planning intention of the “AGR” zone and DAFC has no strong view on the application. Also, the proposed transitional housing development is in line with the Government policy to increase the supply of transitional housing. STH supports the proposed development and confirms that in-principle policy support is given to the applicant for the proposed development. Making use of part of the Site as hobby farm will not affect the achievement of production target of transitional housing after balancing the community’s aspiration for having a hobby farm thereat.
- 11.3 The nature and low-rise built form (maximum 4 storeys) of the proposed development is considered not incompatible with the surrounding area. Compared with the last approved application, the current application mainly involves changes to the site layout, increase in GFA (+2,200m² (+12.09%)), PR (+0.09(+11.84%)) and site coverage (+14%). Although the transitional housing development will produce around the same number (901) of housing units, the housing mix is widened to cater for different household sizes. The minor increase in GFA and therefore PR in absolute terms is arising from the refinement of the design of the development scheme. A Central Boulevard (**Drawing A-5**) on ground floor penetrating the residential blocks are proposed. In particular, the terrace design and link bridges between the housing blocks and the provision of two stand-alone community halls (**Drawing A-4**) will serve as the gathering place and facilitate communication between the residents.
- 11.4 The applicant proposes to provide a new GMB layby within the Site (**Drawing A-1b**) and strengthen the public transport services to support the proposed development. Compared with the approved scheme, one instead of two STPs (**Drawing A-1a**) at tertiary treatment level will be provided on-site to treat the sewage from the proposed development. Appropriate mitigation measures such as building setback, orientation of building blocks, single aspect design, building setback and architectural fins are proposed to address the possible noise impact from the open storage yards and workshops in the vicinity. Also, plantings along the boundary of the Site (**Drawing A-6**) will be provided as appropriate for screening and visual enhancement. Relevant government departments consulted including C for T, CE/MN of DSD, DEP, D of FS and CTP/UD&L of PlanD have no adverse comment on or no objection to the application. Technical concerns of relevant departments could be addressed by appropriate approval conditions in paragraph 12.2 below.

- 11.5 There are 29 similar applications for temporary hobby farm, involving 22 sites, within the “AGR” zone in the vicinity of the Site, which were all approved by the Committee. Given that there are no major changes in the planning circumstances since approval of the previous / similar applications, approval of the current application is in line with the previous decisions of the Committee.
- 11.6 A total of 8 public comments were received during the statutory publication period, 7 of which indicating support to the application as detailed in paragraph 10 above, while the remaining one raises concern on the transitional housing policy. In this regard, the above departmental comments as well as planning considerations and assessments are relevant.
- 11.7 Taking into account the scale and implementation timeframe (completion by 2023) of the proposed development, a longer compliance period (i.e. 9 months for submissions and 12 months for implementation) as compared with the common temporary uses is suggested to allow more time to fulfil the approval conditions, should the Committee decide to approve the application.

12. Planning Department’s Views

- 12.1 Based on the assessments made in paragraph 11 and having taken into account the public comments mentioned in paragraph 10 above, the Planning Department has no objection to the application.
- 12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of 3 years until 22.4.2025. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

Approval Conditions

- (a) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (b) 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;
- (c) the submission of an updated noise impact assessment within **9** months from the date of planning approval to the satisfaction of the Director of Environmental Protection or of the Town Planning Board by 22.1.2023;
- (d) in relation to (c) above, the implementation of the noise mitigation measures identified therein within **12** months from the date of planning approval to the satisfaction of the Director of Environmental Protection or of the Town Planning Board by 22.4.2023;

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- (e) the submission of a drainage **proposal** ~~impact assessment~~ within **9** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 22.1.2023;
- (f) in relation to (e) above, the implementation of the drainage proposal(s) identified therein within **12** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 22.4.2023;
- (g) in relation to (f) above, the implemented drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (h) the submission of a contamination assessment plan and remediation action plan (if necessary) within **9** months from the date of planning approval to the satisfaction of the Director of Environmental Protection or of the Town Planning Board by 22.1.2023;
- (i) in relation to (h) above, the implementation of the remedial actions prior to commencement of construction for the contaminated areas of the development within **12** months from the date of planning approval to the satisfaction of the Director of Environmental Protection or of the Town Planning Board by 22.4.2023;
- (j) the submission of an updated sewerage impact assessment within **9** months from the date of planning approval to the satisfaction of the Director of Environmental Protection and the Director of Drainage Services or of the Town Planning Board by 22.1.2023;
- (k) the submission of a revised air quality impact assessment within **9** months from the date of planning approval to the satisfaction of the Director of Environmental Protection or of the Town Planning Board by 22.1.2023;
- (l) the submission of a proposal for water supplies for fire-fighting and fire service installations within **9** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 22.1.2023;
- (m) in relation to (l) above, the provision of water supplies for fire-fighting and fire service installations within **12** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 22.4.2023;
- (n) no operation between 6:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed for the temporary hobby farm on the Site during the planning approval period;

- (o) no public announcement system, portable loudspeaker or any form of audio amplification system is allowed to be used at the temporary hobby farm on the Site at any time during the planning approval period;
- (p) if any of the above planning condition (a), (b), (g), (n) or (o) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (q) if any of the above planning condition (c), (d), (e), (f), (h), (i), (j), (k), (l) or (m) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

Advisory Clauses

The recommended advisory clauses are attached at **Appendix VI**.

12.3 There is no strong reason to recommend rejection of the application.

13. Decision Sought

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 13.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the period of which the permission should be valid on a temporary basis.
- 13.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

14. Attachments

Appendix I	Application form received on 23.2.2022
Appendix Ia	Supporting planning statement
Appendix Ib	FI received on 11.4.2022
Appendix Ic	FI received on 19.4.2022
Appendix II	Previous applications covering the Site

Appendix III	Similar applications for temporary hobby farm within the same “AGR” zone in the vicinity of the Site
Appendices IV-1 to IV-8	Public comments
Appendix V	Government departments’ general comments
Appendix VI	Recommended advisory clauses
Drawing A-1a	Comparison of the master layout plans of current scheme and that of Application No. A/YL-PH/876
Drawing A-1b	Master layout plan of current scheme
Drawing A-2	Section plan
Drawing A-3	Unit Layout Plans
Drawings A-4 and A-5	Artist’s impression
Drawing A-6	Landscape master plan
Drawings A-7 to A-10	Photomontages
Plan A-1a	Location Plan
Plan A-1b	Location plan with previous applications
Plan A-1c	Location pan with similar applications
Plan A-2	Site plan
Plan A-3	Aerial photo
Plans A-4a to 4b	Site photos

**PLANNING DEPARTMENT
APRIL 2022**