

2024年 2月 29日

此文件在 _____ 收到。城市規劃委員會
只會在收到所有填妥的資料及文件後才正式確認收到

This _____ is received on 29 FEB 2024.
The _____ Board will formally acknowledge
the receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2400522

23/2/2024

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 | A/4C-PH1/789 |
| | Date Received 收到日期 | 29 FEB 2024 |

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

1. Name of Applicant 申請人姓名/名稱

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

Hong Kong Lutheran Social Service, LC-HKS

香港路德會社會服務處

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)

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, N.T. |
| (b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積 | <input type="checkbox"/> Site area 地盤面積 23,932 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 19,228.340 sq.m 平方米 <input checked="" type="checkbox"/> About 約 |
| (c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) | 23,932 sq.m 平方米 <input checked="" type="checkbox"/> About 約 |

| | |
|--|--|
| (d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號 | Approved Pat Heung Outline Zoning Plan No. S/YL-PH/11 Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11 |
| (e) Land use zone(s) involved 涉及的土地用途地帶 | Approved Pat Heung Outline Zoning Plan No. S/YL-PH/11: "Open Storage" ("OS") and "Industrial (Group D)" ("I(D)") Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11 "Agriculture" ("AGR") |
| (f) Current use(s) 現時用途 | Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積) |

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 -

- ☐ is the sole "current land owner"^{##} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{##} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{##} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{##} (請夾附業權證明文件)。
- ☐ is not a "current land owner"^{##}.
並不是「現行土地擁有人」^{##}。

- ☒ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"^{##}.
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」^{##}。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of "current land owner(s)"^{##}.
已取得 名「現行土地擁有人」^{##}的同意。

| Details of consent of "current land owner(s)" ^{##} obtained 取得「現行土地擁有人」 ^{##} 同意的詳情 | | |
|--|--|--|
| No. of "Current Land Owner(s)" 「現行土地擁有人」數目 | Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址 | Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年) |
| | | |
| | | |
| | | |

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas**

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

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

Proposed Temporary Transitional Housing Development and Hobby Farm Uses

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

(b) Effective period of permission applied for
申請的許可有效期☐ year(s) 年☐ month(s) 個月**(c) Development Schedule 發展細節表**Proposed uncovered land area 擬議露天土地面積sq.m ☐ About 約Proposed covered land area 擬議有上蓋土地面積sq.m ☐ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目

Proposed domestic floor area 擬議住用樓面面積sq.m ☐ About 約Proposed non-domestic floor area 擬議非住用樓面面積sq.m ☐ About 約Proposed gross floor area 擬議總樓面面積sq.m ☐ About 約

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

1. Transitional Housing Blocks (not more than 15m) (4 Storeys) (G/F: Transitional Housing and Ancillary Facilities (1/F-3/F) Transitional Housing)

2. Sewage Treatment Plants (not more than 5m) (1 Storey)

3. Ancillary Facilities for Hobby Farm (not more than 3m) (1 Storey)

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位

Motorcycle Parking Spaces 電單車車位

Light Goods Vehicle Parking Spaces 輕型貨車泊車位

Medium Goods Vehicle Parking Spaces 中型貨車泊車位

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位

Others (Please Specify) 其他 (請列明)

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位

Coach Spaces 旅遊巴車位

Light Goods Vehicle Spaces 輕型貨車車位

Medium Goods Vehicle Spaces 中型貨車車位

Heavy Goods Vehicle Spaces 重型貨車車位

Others (Please Specify) 其他 (請列明)

| | | | | | |
|--|-------------------|---|--|--|--|
| Proposed operating hours 擬議營運時間 | | | | | |
| | | | | | |
| (d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？ | Yes 是 No 否 | <input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <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，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。) | | | | | |
| (i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？ | Yes 是 No 否 | <input type="checkbox"/> Please provide details 請提供詳情 | | | |
| (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 No 否 | <input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度m 米 <input type="checkbox"/> About 約 | | | |
| (iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？ | | On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> | | | |

| | |
|-------|--|
| | Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可) |
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
 位於鄉郊地區或受規管地區臨時用途/發展的許可續期

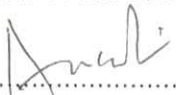
| | |
|--|---|
| (a) Application number to which the permission relates 與許可有關的申請編號 | A/YL-PH / 913 |
| (b) Date of approval 獲批給許可的日期 | 22/04/2022 (DD 日/MM 月/YYYY 年) |
| (c) Date of expiry 許可屆滿日期 | 22/04/2025 (DD 日/MM 月/YYYY 年) |
| (d) Approved use/development 已批給許可的用途/發展 | Proposed Temporary Transitional Housing Development and Hobby Farm Uses for a Period of 3 Years |
| (e) Approval conditions 附帶條件 | <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input checked="" type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Condition (f), (m) _____ _____ Reason(s) for non-compliance: 仍未履行的原因： Formal Approval procedure in progress Condition (f), (m): To suit site work progress _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明) |
| (f) Renewal period sought 要求的續期期間 | <input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月 |

8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署



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

Dr. Lui Wai Ling Annis

Chief Executive Officer

Name in Block Letters
姓名 (請以正楷填寫)

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



on behalf of
代表

Hong Kong Lutheran Social Service, LC-HKS

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

Date 日期

9/2/2024

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
- (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

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

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

| | |
|--|---|
| Application No. 申請編號 | (For Official Use Only) (請勿填寫此欄) |
| Location/address 位置/地址 | Government Land Near Kam Tai Road, Pat Heung, Yuen Long, N.T. |
| Site area 地盤面積 | 23,932 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 23,932 sq. m 平方米 <input checked="" type="checkbox"/> About 約) |
| Plan 圖則 | Approved Pat Heung Outline Zoning Plan No. S/YL-PH/11 Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11 |
| Zoning 地帶 | Approved Pat Heung Outline Zoning Plan No. S/YL-PH/11: "Open Storage" ("OS") and "Industrial (Group D)" ("I(D)") Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11 "Agriculture" ("AGR") |
| Type of Application 申請類別 | <input type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input checked="" type="checkbox"/> Year(s) 年 3 _____ <input type="checkbox"/> Month(s) 月 _____ |
| Applied use/ development 申請用途/發展 | Proposed Temporary Transitional Housing Development and Hobby Farm Uses |

| | | | |
|--|--|---|---|
| (i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率 | | sq.m 平方米 | Plot Ratio 地積比率 |
| | Domestic 住用 | 18,245.448 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | 0.762 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| | Non-domestic 非住用 | 982.892 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | 0.041 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| (ii) No. of blocks 幢數 | Domestic 住用 | 14 | |
| | Non-domestic 非住用 | Ancillary Facilities for Hobby Farm: 6 Sewage Treatment Plants: 1 | |
| (iii) Building height/No. of storeys 建築物高度／層數 | Domestic 住用 | 12.26 m 米 <input checked="" type="checkbox"/> (Not more than 不多於) | |
| | | 4 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) | |
| | Non-domestic 非住用 | Ancillary Facilities for Hobby Farm: 3 m 米 Sewage Treatment Plants: 5 <input checked="" type="checkbox"/> (Not more than 不多於) | |
| | | Ancillary Facilities for Hobby Farm: 1 Storeys(s) 層 Sewage Treatment Plants: 1 <input checked="" type="checkbox"/> (Not more than 不多於) | |
| (iv) Site coverage 上蓋面積 | 30.483 % <input checked="" type="checkbox"/> About 約 | | |
| (v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目 | Total no. of vehicle parking spaces 停車位總數 | | |
| | Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) | | - - - - - - |
| (v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目 | Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 | | |
| | Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) | | - - - - 6 1 No. Franchised Bus Stop |

| Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件 | | |
|---|--------------------------|-------------------------------------|
| | Chinese 中文 | English 英文 |
| Plans and Drawings 圖則及繪圖 | | |
| Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Block plan(s) 樓宇位置圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Floor plan(s) 樓宇平面圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Sectional plan(s) 截視圖 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Elevation(s) 立視圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Photomontage(s) showing the proposed development 顯示擬議發展的合成照片 | <input type="checkbox"/> | <input type="checkbox"/> |
| Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Others (please specify) 其他（請註明） | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Flat Unit Layout | | |
| Reports 報告書 | | |
| Planning Statement/Justifications 規劃綱領/理據 | <input type="checkbox"/> | <input type="checkbox"/> |
| Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染） | <input type="checkbox"/> | <input type="checkbox"/> |
| Traffic impact assessment (on vehicles) 就車輛的交通影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Traffic impact assessment (on pedestrians) 就行人的交通影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Visual impact assessment 視覺影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Landscape impact assessment 景觀影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Tree Survey 樹木調查 | <input type="checkbox"/> | <input type="checkbox"/> |
| Geotechnical impact assessment 土力影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Drainage impact assessment 排水影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Sewerage impact assessment 排污影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Risk Assessment 風險評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Others (please specify) 其他（請註明） | <input type="checkbox"/> | <input type="checkbox"/> |
| Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號 | | |

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

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

Tsat Sing Kong Transitional Housing

Application for Renewal of Planning Approval for Temporary Use

Application Number: A/YL-PH/913

Attachment 1 – Planning Statement

Current Progress

- Approved with condition(s) on a temporary basis on 22.4.2022
- 1st EOT (A/YL-PH/913-1) - Approved on 20.1.2023
- 2nd EOT (A/YL-PH/913-2) - Approved on 24.7.2023
- 3rd EOT (A/YL-PH/913-3) - Approved on 19.10.2023
- 4th EOT (A/YL-PH/913-4) - Approved on 19.1.2024

| Approval Conditions attached to A/YL-PH/913 | Compliance Status |
|---|---------------------------------|
| (a) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period | Throughout the operation 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 | Throughout the operation 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 TPB by 22.1.2023 | Approved dated 1 April 2022 |
| (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 TPB by 22.4.2023 | Approved dated 19 January 2024 |
| (e) the submission of a drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or | Approved dated 5 Oct 2022 |

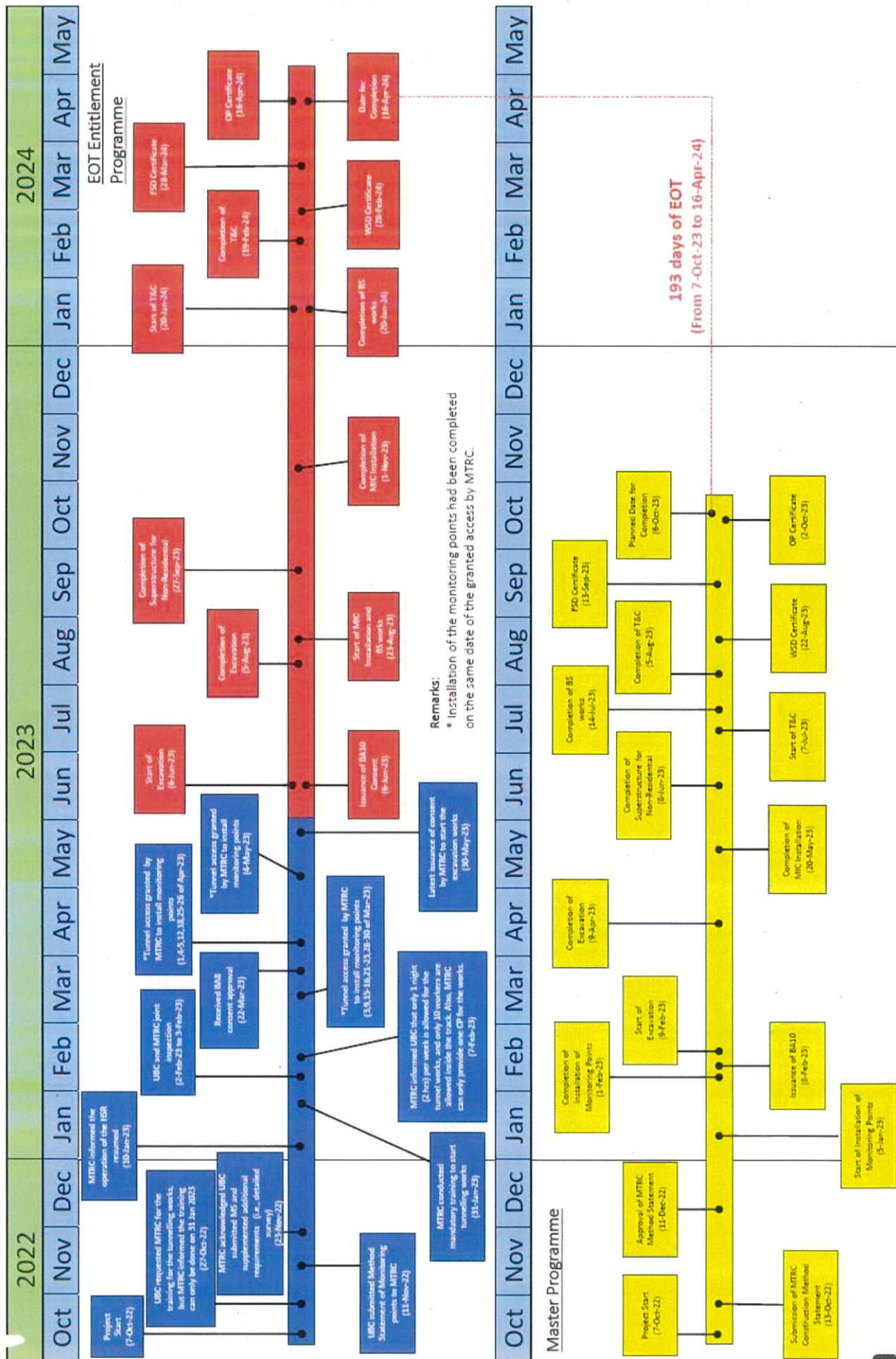
| Approval Conditions attached to A/YL-PH/913 | Compliance Status |
|---|---------------------------------|
| of the TPB by 22.1.2023 | |
| (f) in relation to (e) above, the implementation of the drainage proposal identified therein within 12 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 22.4.2023 | Extended to 22.4.2024 |
| (g) in relation to (f) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period | Throughout the operation 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 TPB by 22.1.2023 | Approved dated 10 Nov 2022 |
| (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 TPB by 22.4.2023 | Approved dated 16 Feb 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 TPB by 22.1.2023 | Approved dated 30 Mar 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 TPB by 22.1.2023 | Approved dated 23 Aug 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 | Approved dated 21 Feb 2023 |

| Approval Conditions attached to A/YL-PH/913 | Compliance Status |
|--|---------------------------------|
| satisfaction of the Director of Fire Services or of the TPB by 22.1.2023 | |
| (m) in relation to (l) above, the implementation of the proposal for 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 TPB by 22.4.2023 | Extended to 22.4.2024 |
| (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 | Throughout the operation 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 | Throughout the operation 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 | Throughout the operation period |
| (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. | Extended to 22.4.2024 |

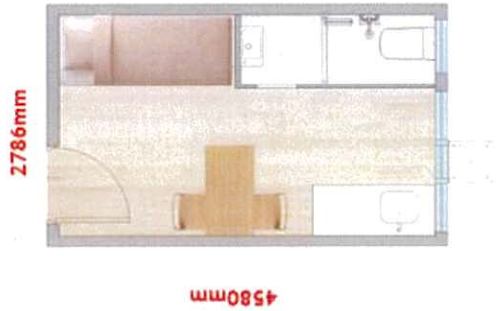
Renewal Proposal and Justification

We proposed to apply renewal of planning approval for temporary use for a period of 3 years, as we have encountered difficulties due to late identification of site constraint as set out below during the construction phase (Please refer to attached programme). In view of the underground railway tunnels for Guangzhou-Shenzhen-Hong Kong Express Rail Link (XRL) running across the Site, initial survey and installation of monitoring instrument in tunnel are required before construction works. However, given that XRL services have resumed after the pandemic of COVID-19, frequent visit to the mentioned tunnels was not feasible, resulting in significant delays in site works and related compliance of implementations of the proposal.

The delay is also caused by a delay in WSD inspection, when we could not reach WSD for inspection, which largely affected the progress of constructing underground water pipes. With considerations on site logistics, the extent of excavation works was reduced, which extended the time needed and explains the slipped progress of installing water pipes at site A and B near the gates. Concurrently, due to limited extent of excavation works, progress of installing cable pipes nearby was on hold, delaying cable laying. With this delay, water inspection and power energisation were affected and directly led to a delay in FS inspection, BD inspection and OP acknowledgment.

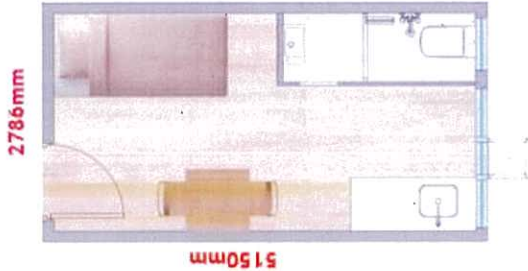


Proposed Flat Mix



Module Unit Plan Type 1

Area=137 ft2



Module Unit Plan Type 1A

Area=154 ft2



Module Unit Plan Type 2

Area=191 ft2



Module Unit Plan Type 3

Area=249 ft2



Module Unit Plan Type 4

Area=310 ft2

| Tsat Sing Kong | | | |
|--|---------------------|------------------------------|----------------------------------|
| Unit Type | Area ¹ | Number of Units ² | Percent of Flat Mix ³ |
| (M1C: 2,786 x 5,150) (M1C: 3,136 x 6,573.88) ⁴ | | | |
| 1 Person (Type 1) ¹ | 12.73m ² | 72 ² | 7.9% ³ |
| 2 Person (Type 1A) ¹ | 14.32m ² | 64 ² | 70.6% ³ |
| 3 Person (Type 2) ¹ | 17.72m ² | 13 ² | 14.4% ³ |
| 4 Person (Type 3) ¹ | 23.14m ² | 5 ² | 6.5% ³ |
| 5 Person/Disable ¹ (Type 4) ¹ | 28.82m ² | 5 ² | 0.6% ³ |
| Total ² | | 909 ² | 100% ³ |

收件者: tpbpd/PLAND

主旨: Fw: 提交新第16條規劃申請編號 A/YL-PH/999的軟複本 (Part 1/2)

附件: 20240408 RtoC Table_Rev1.docx; Compensatory Planting Plan_20240415.pdf; LP_20240415.pdf

Sent: Tuesday, April 16, 2024 3:03 PM

Subject: RE: 提交新第16條規劃申請編號 A/YL-PH/999的軟複本 (Part 1/2)

Dear Sir

We would like to submit the following supplementary information, to address your comment, for your approval.

1. Table for response to your comment
2. Proposed Tree Plan(20240405)
3. Planting_Schedule_and_Planting_Materials_(20240405)[1]
4. Compensatory Planting Plan_20240415
5. LP_20240415

Regards,

David Tsang

Senior Project Manager, DL:



香港路德會社會服務處

Hong Kong Lutheran Social Service, LC-HKS

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

收件者: tpbpd/PLAND
副本:
主旨: Fw: 提交新第16條規劃申請編號 A/YL-PH/999的軟複本 (Part 2/2)
附件: Planting_Schedule_and_Planting_Materials_(20240405)[1].pdf;
Proposed Tree Plan(20240405).pdf

From:

Sent: Tuesday, April 16, 2024 3:09 PM

Subject: RE: 提交新第16條規劃申請編號 A/YL-PH/999的軟複本 (Part 2/2)

Part 2/2

From: David Hing Wai Tsang (U193)

Sent: Tuesday, April 16, 2024 3:03 PM

Subject: RE: 提交新第16條規劃申請編號 A/YL-PH/999的軟複本 (Part 1/2)

Dear Sir

We would like to submit the following supplementary information, to address your comment, for your approval.

1. Table for response to your comment
2. Proposed Tree Plan(20240405)
3. Planting_Schedule_and_Planting_Materials_(20240405)[1]
4. Compensatory Planting Plan_20240415
5. LP_20240415

Regards,

David Tsang

Senior Project Manager, DL:

| R to C Table | |
|--------------|--|
| Item | Response |
| a | <p>Please provide the year of the first population intake and estimation population of the proposed transitional housing development.</p> <p>This Year, June of 2024, would be the first population intake, and the estimation population of the proposed transitional housing development would be around 2010 people.</p> |
| b | <p>Please clarify whether the number of visitors and the operation mode for the proposed hobby farm under the current application are same as that of the previous application No. A/YL-KTN/913 (see the extracts below)</p> <p>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.</p> <p>The number of visitors and the operation mode for the proposed hobby farm under the current application are same as that of the previous application.</p> |
| c | <p>Please clarify whether the applicant is responsible for the construction, management and maintenance of the proposed use.</p> <p>Yes.</p> |
| d | <p>Please provide the area of open space under the current application.</p> <p>Open Space would be provided not less than 2010sqm</p> |
| e | <p>Please further elaborate on why the approval conditions under the previous application could not be complied with.</p> <p>For condition (f), implementation of drainage proposal - to suite site work's progress. For condition (m), implementation condition of water supplies for the service installation - to suite site work's progress.</p> <p>We are continuously working hard to fulfil the approval progress of</p> |

| | | |
|---|---|--|
| | | <p>planning conditions, but the above implementation conditions are still pending for the completion of the project which was deferred by the liaison with MTR as the site fall within XRL Zone.</p> <p>Although we had EoT on the planning condition up to 22 April 2024, but it is still foreseeable that still cannot be discharged on time.</p> <p>This project aimed 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 XRL project previous.</p> <p>To allow us a more sufficient time for the discharging the planning conditions and for the preparation on future operation, especially on tenant to move in date.</p> |
| f | Please provide the justifications on why early approval of the renewal of the planning permission is required. | |
| g | Please clarify whether the reduction in site area under the current application is due to setting out of site boundary. | Yes |
| h | Please provide the community facilities to be provided in the communal blocks | Retail Shops, Multi-Function Hall, and Estate Management Office are to be provided in the communal blocks |
| i | Please provide the details on the proposed operation/service coverage of the new franchised bus stop | Operation Period from 0700 to 2300 everyday, and 1 bus for every 18mins which should go to the nearest MTR station. |
| | Please clarify whether Modular Integrated Construction method is used in the proposed development. | Yes |

Comments of the Urban Design and Landscape Section, Planning Department (Contact Person: Mr Sameul Hui at 3565 3957)

| | | | |
|------|--|--|--|
| | R to C Table | | |
| Item | Comments of the Urban Design and Landscape Section, Planning Department | Response | |
| i | The landscape provisions should be updated in line with the revised development layout. | Ref to the attachment | |
| ii | A summary table for proposed trees treatment as approved by relevant authority (eg. LandsD) should be provided to illustrate any amendment to the approved scheme. | The summary table for proposed trees treatment is around the same, we undertake that the previous technical assessment is still valid. | |
| iii | A planting schedule of proposed new trees should be included. | The Planting Schedule is around the same, we undertake that the previous technical assessment is still valid. | |

| | |
|---------------------------|----------------------------|
| BD REF. NO. 2/9139/21(TH) | SD REF. NO. JFP 8/21582413 |
| REVISIONS AND DIMENSIONS | |
| NO. DATE | REVISIONS |
| 1 | 20/04/2021 |
| 2 | 20/04/2021 |
| 3 | 20/04/2021 |
| 4 | 20/04/2021 |
| 5 | 20/04/2021 |
| 6 | 20/04/2021 |
| 7 | 20/04/2021 |
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| 73 | 20/04/2021 |
| 74 | 20/04/2021 |
| 75 | 20/04/2021 |
| 76 | 20/04/2021 |
| 77 | 20/04/2021 |
| 78 | 20/04/2021 |
| 79 | 20/04/2021 |
| 80 | 20/04/2021 |
| 81 | 20/04/2021 |
| 82 | 20/04/2021 |
| 83 | 20/04/2021 |
| 84 | 20/04/2021 |
| 85 | 20/04/2021 |
| 86 | 20/04/2021 |
| 87 | 20/04/2021 |
| 88 | 20/04/2021 |
| 89 | 20/04/2021 |
| 90 | 20/04/2021 |
| 91 | 20/04/2021 |
| 92 | 20/04/2021 |
| 93 | 20/04/2021 |
| 94 | 20/04/2021 |
| 95 | 20/04/2021 |
| 96 | 20/04/2021 |
| 97 | 20/04/2021 |
| 98 | 20/04/2021 |
| 99 | 20/04/2021 |
| 100 | 20/04/2021 |



THE LUTHERAN CHURCH -
HONG KONG SYNOD LIMITED



聯力建築有限公司
UNINTESS BUILDING CONSTRUCTION LTD.



馬海 (建築顧問) 有限公司
Spence Robinson Limited

張晉新建築工程師有限公司
Wilson & Associates Ltd

ME MECHANICAL CONSULTANT DESIGN & BUILD

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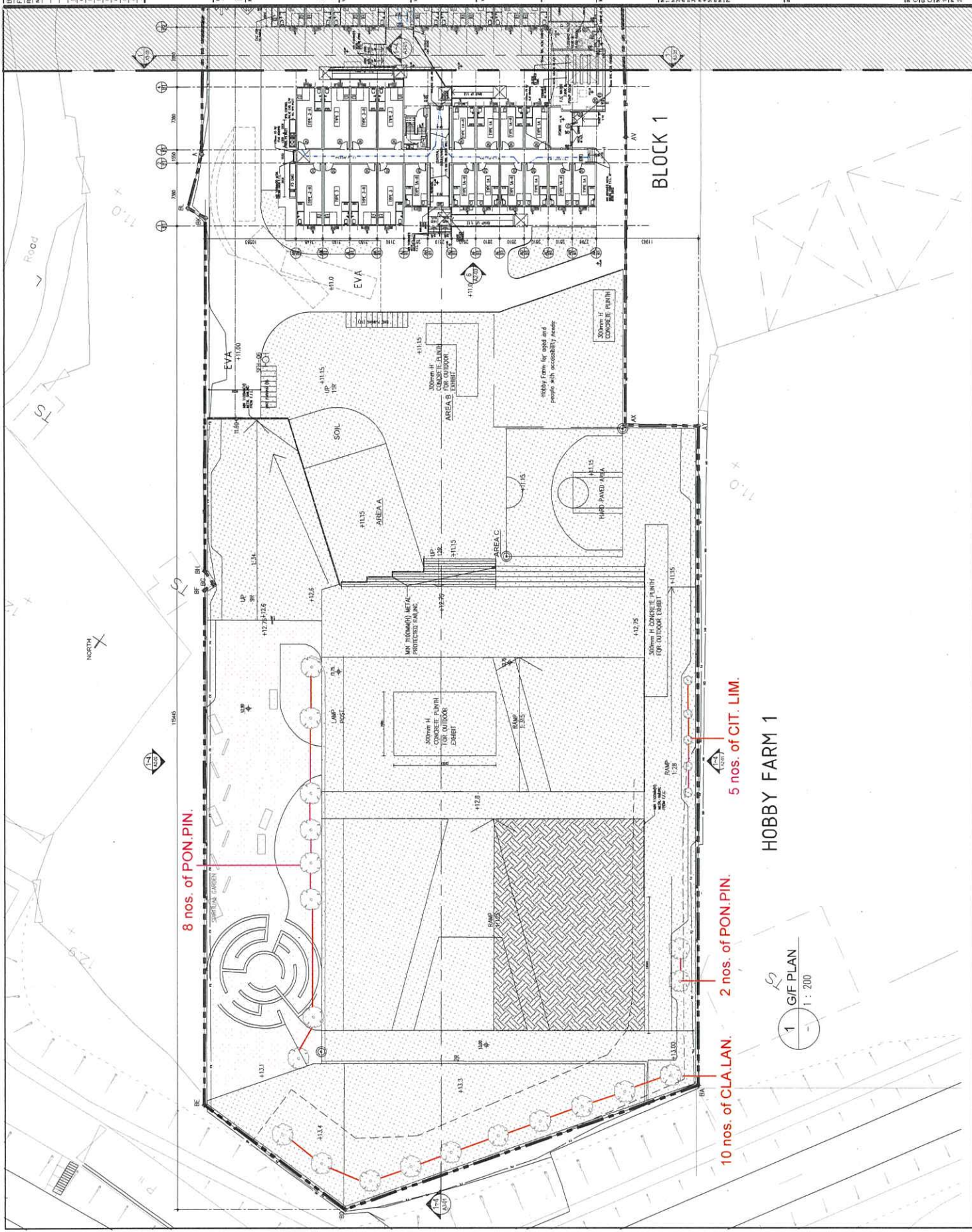
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ME MECHANICAL CONSULTANT DESIGN & BUILD



8 nos. of PON PIN.

5 nos. of CIT. LIM.

10 nos. of CLA. LAN. 2 nos. of PON PIN.

HOBBY FARM 1



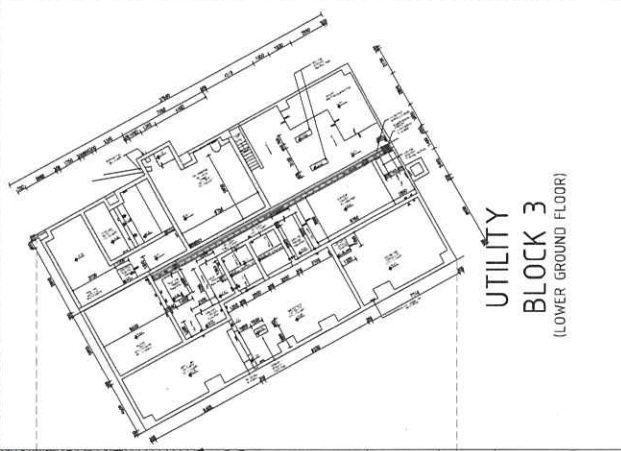
1:200

BLOCK 1

GROUND FLOOR PLAN
SHEET (1/4)

| | |
|------------|---|
| DATE | 20/04/2021 |
| BY | MAF 2021 |
| CHKD | MAF 2021 |
| APPD | MAF 2021 |
| SCALE | 1:200 |
| PROJECT | HOBBY FARM 1 |
| CLIENT | THE LUTHERAN CHURCH - HONG KONG SYNOD LIMITED |
| DESIGNER | UNINTESS BUILDING CONSTRUCTION LTD. |
| ARCHITECT | SPENCE ROBINSON LIMITED |
| ENGINEER | WILSON & ASSOCIATES LTD. |
| MECHANICAL | UNINTESS BUILDING CONSTRUCTION LTD. |
| ELECTRICAL | UNINTESS BUILDING CONSTRUCTION LTD. |
| PLUMBING | UNINTESS BUILDING CONSTRUCTION LTD. |
| PAINTING | UNINTESS BUILDING CONSTRUCTION LTD. |
| LANDSCAPE | UNINTESS BUILDING CONSTRUCTION LTD. |
| INTERIOR | UNINTESS BUILDING CONSTRUCTION LTD. |
| EXTERIOR | UNINTESS BUILDING CONSTRUCTION LTD. |
| MECHANICAL | UNINTESS BUILDING CONSTRUCTION LTD. |
| ELECTRICAL | UNINTESS BUILDING CONSTRUCTION LTD. |
| PLUMBING | UNINTESS BUILDING CONSTRUCTION LTD. |
| PAINTING | UNINTESS BUILDING CONSTRUCTION LTD. |
| LANDSCAPE | UNINTESS BUILDING CONSTRUCTION LTD. |
| INTERIOR | UNINTESS BUILDING CONSTRUCTION LTD. |
| EXTERIOR | UNINTESS BUILDING CONSTRUCTION LTD. |





Tree

| Item | Code | Scientific Name | Chinese Name | Spacing | Size (mm) | | | Unit | BQ Qty |
|-------|----------|------------------------------------|--------------|---------|-----------|--------|-----|------|--------|
| | | | | (mm) | Height | Spread | DBH | | |
| Trees | | | | | | | | | |
| 1 | CIT.LIM. | <i>Citrus limon</i> | 檸檬 | 2500 | 1800 | 1000 | 40 | No. | 5 |
| 2 | CLA.LAN. | <i>Clausena lansium</i> | 黃皮 | 4000 | 4000 | 2000 | 100 | No. | 10 |
| 3 | FIC.BEN. | <i>Ficus benjamina 'Variegata'</i> | 花葉垂榕 | 4000 | 3000 | 2500 | 95 | No. | 8 |
| 4 | LIQ.FOR. | <i>Liquidambar formosana</i> | 楓香 | 4000 | 4000 | 2000 | 100 | No. | 10 |
| 5 | MAN.IND. | <i>Mangifera indica</i> | 芒果 | 4000 | 3500 | 2000 | 100 | No. | 2 |
| 6 | VIB.ODO. | <i>Viburnum odoratissimum</i> | 珊瑚樹 | 4000 | 1500 | 1000 | 70 | No. | 5 |
| 7 | PON.PIN. | <i>Pongamain pinnata</i> | 水黃皮 | 4000 | 3500 | 2000 | 100 | No. | 10 |

Contract: Design, Supply and Construction of Transitional Housing and Hobby Farm Project at TsatSing Kong, Yuen Long
Subject: Photographic Submission of Planting Materials (1st)



(PON.PIN) 水黃皮 *Pongamia pinnata*

Contract: Design, Supply and Construction of Transitional Housing and Hobby Farm Project at TsatSing Kong, Yuen Long
Subject: Photographic Submission of Planting Materials (1st)



(MAN.IND.) 芒果 *Mangifera indica*

Contract: Design, Supply and Construction of Transitional Housing and Hobby Farm Project at TsatSing Kong, Yuen Long
Subject: Photographic Submission of Planting Materials (1st)



Contract: Design, Supply and Construction of Transitional Housing and Hobby Farm Project at TsatSing Kong, Yuen Long
Subject: Photographic Submission of Planting Materials (1st)



(VIB.ODO.) 珊瑚樹 *Viburnum odoratissimum*

Contract: Design, Supply and Construction of Transitional Housing and Hobby Farm Project at TsatSing Kong, Yuen Long
Subject: Photographic Submission of Planting Materials (1st)



(CLA.LAN.) 黃皮 *Clausena lansium*

Contract: Design, Supply and Construction of Transitional Housing and Hobby Farm Project at TsatSing Kong, Yuen Long
Subject: Photographic Submission of Planting Materials (1st)



(LIQ.FOR.) 楓香 *Liquidambar formosana*

Contract: Design, Supply and Construction of Transitional Housing and Hobby Farm Project at TsatSing Kong, Yuen Long
Subject: Photographic Submission of Planting Materials (1st)



(CIT.LIM.) 檸檬 *Citrus limon*

Grass Cover

| | | | | Spacing (mm) | Size (mm) | | |
|------|---------|------------------------|--------------|-----------------|-----------|--------|-----|
| Item | Code | Scientific Name | Chinese Name | | Height | Spread | DBH |
| Turf | | | | | | | |
| 1 | ZOY.MAT | <i>Zoysia matrella</i> | 溝葉結縷草 | | | | |

Contract: Design, Supply and Construction of Transitional Housing and Hobby Farm Project at TsatSing Kong, Yuen Long
Subject: Photographic Submission of Planting Materials (2nd Revise.1)



Turf: *Zoysia matrella* (溝葉結縷草)

LEGEND:

APPLICATION SITE

BOUNDARY

RETAINED TREES

COMPENSATORY TREES / NEW TREES

Tree Number and (+10.00) EXISTING LEVEL

REV

DATE

DESCRIPTION

otherland

CLIENT:

Hong Kong Lutheran Social Service

PROJECT:

Proposed Transitional Housing Units for a Period of 3 Years at Government Land D.O.110 in Tsing Yi, Yuen Long, N.T.

TITLE:

COMPENSATORY PLANTING PLAN (SHEET 1 OF 4)

SCALE:

1:500 (A3)

DRAWN BY:

EK

CHECKED BY:

RT

APPROVED BY:

PC

DRAWING DATE:

2024/04/15

PROJECT No:

HKAL03

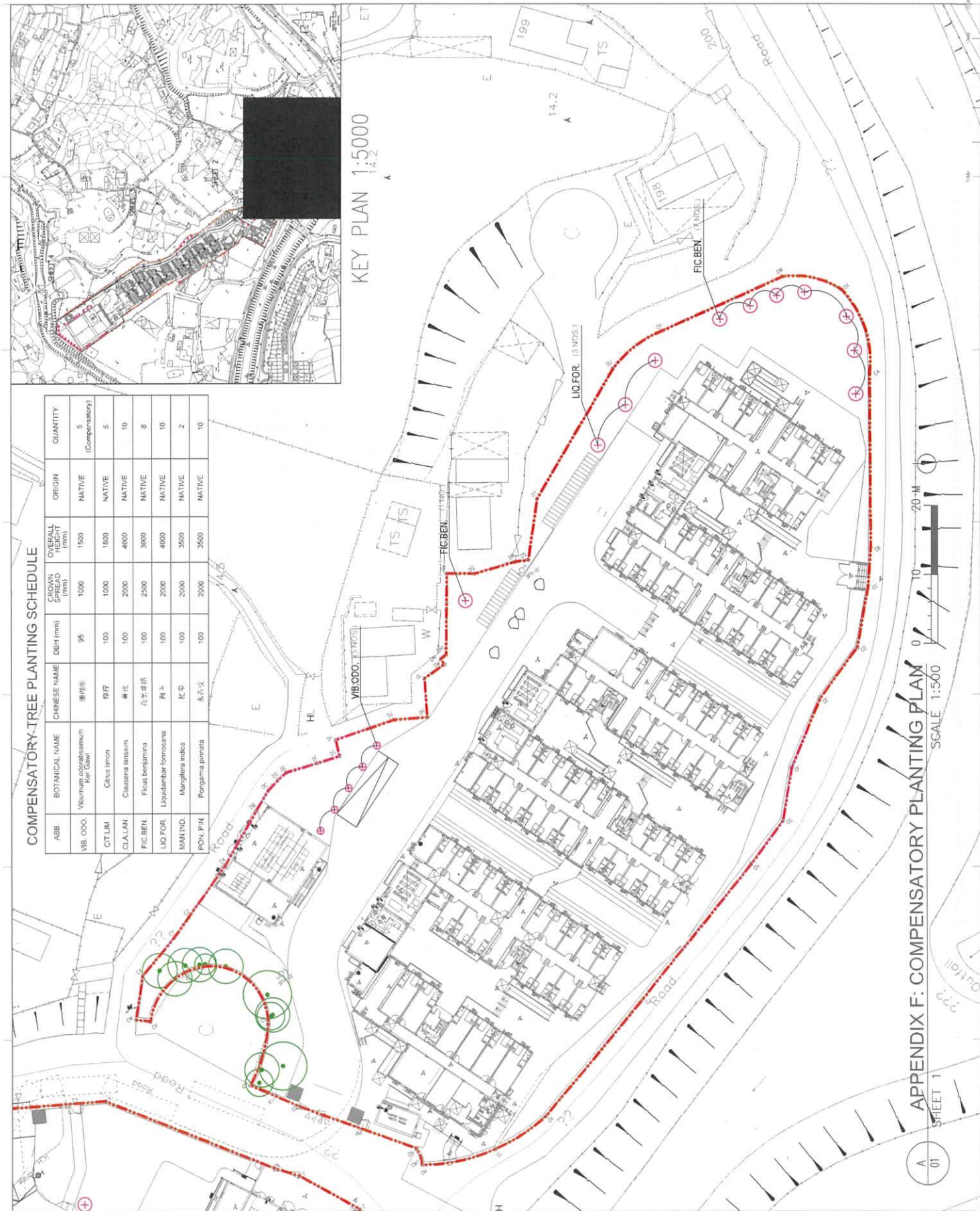
SHEET No:

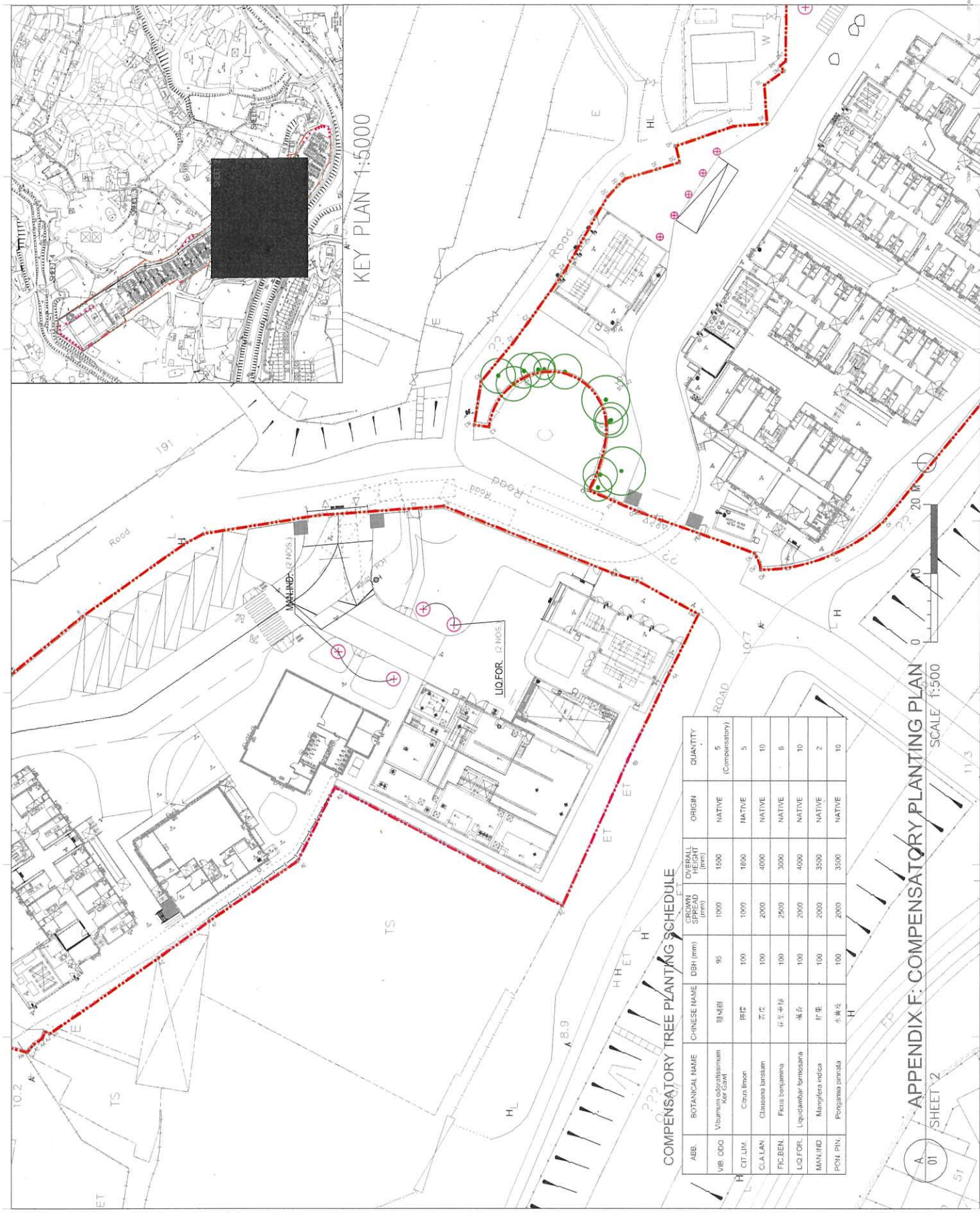
HYAL03_CPP_01

REV:

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KEY PLAN 1:5000

COMPENSATORY TREE PLANTING SCHEDULE

| ABB. | BOTANICAL NAME | CHINESE NAME | DBH (mm) | CROWN SPREAD (mm) | OVERALL HEIGHT (mm) | ORIGIN | QUANTITY |
|-----------|---------------------------------|--------------|----------|-------------------|---------------------|--------|------------------|
| VIB. OOO | Viburnum odoratissimum Ker Gawl | 珊瑚树 | 85 | 1000 | 1600 | NATIVE | 5 (Compensatory) |
| CT. LIM. | Citrus limon | 柠檬 | 100 | 1000 | 1800 | NATIVE | 5 |
| CL. LAN | Clusia latatum | 山仔 | 100 | 2000 | 4000 | NATIVE | 10 |
| FIC. BEN | Ficus benjamina | 吊兰 吊榕 | 100 | 2500 | 3000 | NATIVE | 8 |
| LQ. FOR. | Liquidambar formosana | 槭木 | 100 | 2000 | 4000 | NATIVE | 10 |
| MAN. IND | Mangiera indica | 黄皮 | 100 | 2000 | 3500 | NATIVE | 2 |
| PON. PIN. | Pongamia pinnata | 小桐油 | 100 | 2000 | 3500 | NATIVE | 10 |

LEGEND:

- APPLICATION SITE BOUNDARY
- RETAINED TREES
- COMPENSATORY TREES / NEW TREES
- Tree Number and (+10.00) EXISTING LEVEL

REV DATE DESCRIPTION

otherland

CLIENT: Hong Kong Lutheran Social Service

PROJECT: Transitional Housing Development and Public Housing Units for a Period of 3 Years at Government Land D.D.110 in Pat Heung, Yuen Long, N.T.

TITLE: COMPENSATORY PLANTING PLAN (SHEET 2 OF 4)

SCALE: 1:500 (A3)

DRAWN BY: EK

CHECKED BY: RT

APPROVED BY: PC

DRAWING DATE: 2024/01/15

PROJECT No: HMA03

SHEET No: HMA03_CPF_02

REV: 0

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LEGEND:

APPLICATION SITE

BOUNDARY

RETAINED TREES

COMPENSATORY TREES

/NEW TREES

Tree Number and (+10.00) EXISTING LEVEL

REV

DATE

DESCRIPTION

otherland

CLIENT:

Hong Kong Lufthansa Social Service

PROJECT:

Proposed Transitional Housing Development and Hobby Farm Units Government Land D.D.110 in Plot Heung, Yuen Long, N.T.

TITLE:

COMPENSATORY PLANTING PLAN (SHEET 3 OF 4)

SCALE:

1:500 (A3)

DRAWN BY:

EK

CHECKED BY:

RT

APPROVED BY:

PC

DRAWING DATE:

2024/04/15

PROJECT NO:

HMA03

SHEET NO:

HMA03_C03_03

REV:

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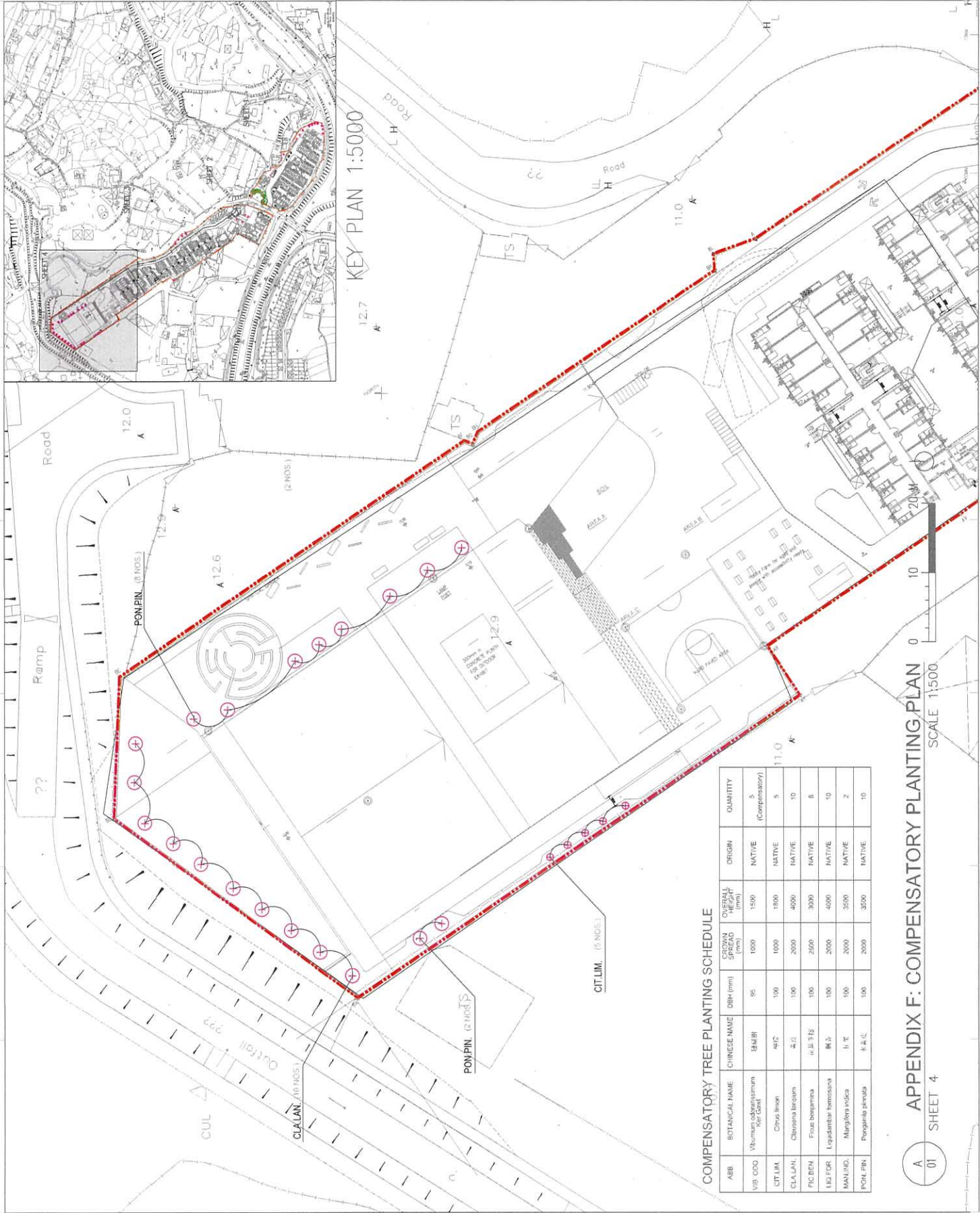
KEY PLAN 1:5000

COMPENSATORY TREE PLANTING SCHEDULE

| ABB. | BOTANICAL NAME | CHINESE NAME | DBH (mm) | CROWN SPREAD (mm) | OVERALL HEIGHT (mm) | ORIGIN | QUANTITY |
|-----------|------------------------|--------------|----------|-------------------|---------------------|--------|----------|
| VIB. ODO | Viburnum odoratissimum | 珊瑚树 | 95 | 1000 | 1500 | NATIVE | 5 |
| CIT. LIM. | Citrus limon | 檸檬 | 100 | 1000 | 1800 | NATIVE | 5 |
| CLA. LAN. | Clusia lanium | 荷花 | 100 | 2000 | 4000 | NATIVE | 10 |
| FIC. BEN. | Ficus bengalensis | 仔喜木 | 100 | 2500 | 3000 | NATIVE | 6 |
| LIQ. FOR. | Liquidambar formosana | 鴨脚 | 100 | 2000 | 4000 | NATIVE | 10 |
| MAN. IND. | Mangifera indica | 芒果 | 100 | 2000 | 3500 | NATIVE | 2 |
| POG. PIN. | Pongamia pinnata | 木梓 | 100 | 2000 | 3500 | NATIVE | 10 |

APPENDIX F: COMPENSATORY PLANTING PLAN

01 SHEET 3



COMPENSATORY TREE PLANTING SCHEDULE

| ABB | BOTANICAL NAME | CHINESE NAME | DBH (mm) | CROWN SPREAD (mm) | OVERALL HEIGHT (mm) | ORIGIN | QUANTITY |
|---------|-------------------------------------|--------------|----------|-------------------|---------------------|--------|------------------|
| VIS COO | Vitumnus adpressissimum (var. dani) | 1342 BH | 95 | 1000 | 1500 | NATIVE | 5 (Compensatory) |
| CITLIM | Citrus limon | 442 | 100 | 1000 | 1800 | NATIVE | 5 |
| CLALAN | Claytonia brevium | 421 | 100 | 2000 | 4000 | NATIVE | 10 |
| PTC BEN | Ficus bengalensis | 415 316 | 100 | 2500 | 3000 | NATIVE | 8 |
| LIQ FOR | Leguminaria formosensis | 443 | 100 | 2000 | 4000 | NATIVE | 10 |
| MAI LIO | Mangifera indica | 11 11 | 100 | 2000 | 3500 | NATIVE | 2 |
| PON PIN | Pongamia pinnata | 4 4 4 | 100 | 2000 | 3200 | NATIVE | 10 |

A APPENDIX F: COMPENSATORY PLANTING PLAN
01 SHEET 4

LEGEND:

APPLICATION SITE BOUNDARY

RETAINED TREES

COMPENSATORY TREES / NEW TREES

Tree Number and (+10.00) EXISTING LEVEL

| REV | DATE | DESCRIPTION |
|-----|------|-------------|
|-----|------|-------------|



CLIENT: Hong Kong Lutheran Social Service

PROJECT: Redevelopment of Transitional Housing Development and Hobby Farm Uses for a Period of 3 Years at Government Land D 0 110 in Pat Heung, New Territories, N.T.

TITLE: COMPENSATORY PLANTING PLAN (SHEET 4 OF 4)

| | |
|--------------|------------|
| SCALE | 1:500 (A3) |
| DRAWN BY: | EK |
| CHECKED BY: | RT |
| APPROVED BY: | PC |

| | |
|---------------|--------------|
| DRAWING DATE: | 2024-01-15 |
| PROJECT No: | HMA03 |
| SHEET No: | HMA03_CPL_04 |
| REV: | 0 |

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LEGEND

- | | |
|---------------------------|-------------------------------|
| (A) Hobby Farm Area | Vehicular Road |
| (B) Basketball Court | Pedestrian Road |
| (C) Pocket Spaces | Planting Area |
| (D) Market / Farming Area | Retained Tree Group (12 nos.) |
| (E) Spiritual Garden | Compensatory Trees (5 nos.) |
| (F) Community Building | New Trees (45 nos.) |
| (G) Essential Plant Rooms | Site Boundary |
| | Pedestrian Entrance |
| | Vehicular Access |



Landscape Layout Plan

Proposed Transitional Housing at Pat Heung, Kam Tin

SCALE 1 : 1,500 @A3



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

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

Previous s.16 Applications covering the Application Site (the Site)

Approved Applications

| | Application No. | Use/Development | Date of Consideration |
|----|-----------------|---|-------------------------------------|
| 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 [revoked on 26.6.2022] |
| 2. | A/YL-PH/913 | Proposed Temporary Transitional Housing Development and Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years | 22.4.2022 |

Rejected Applications

| | Application No. | Use/Development | Date of Consideration | Rejection Reasons |
|----|-----------------|--|---------------------------|--------------------------|
| 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) to (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 proposed use 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 proposed use 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 the 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 use would not generate adverse traffic, environmental, drainage and/or landscape impacts on the surrounding areas.

Similar Applications in the vicinity of the Site in the “AGR” zones on the Pat Heung and Kam Tin North OZPs in the Past Five Years

Approved Applications

| | Application No. | Use/Development | Date of Consideration |
|----|------------------------|---|--------------------------------------|
| 1. | A/YL-KTN/720 | Renewal of Planning Approval for Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years | 21.8.2020 |
| 2. | A/YL-KTN/746 | Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years | 28.5.2021 [revoked on 28.11.2022] |
| 3. | A/YL-KTN/812 | Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities for a Period of 5 Years and Filling of Land | 18.2.2022 [revoked on 18.11.2023] |
| 4. | A/YL-KTN/933 | Renewal of Planning Approval for Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years | 11.8.2023 |
| 5. | A/YL-KTN/977 | Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Associated Filling of Land | 16.2.2024 |
| 6. | A/YL-PH/919 | Proposed Temporary Transitional Housing Development with Ancillary Eating Place, Shop and Services and Community Centre for a Period of 3 Years and Filling of Land | 12.8.2022 [revoked on 12.8.2023] |

Government Departments' General Comments

1. Land Administration

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

- no objection to the application;
- according to the desktop checking, the application site (the Site) comprises government land which is held under Short Term Tenancy No. STTYL0009 by direct grant to the applicant for temporary transitional housing development and hobby farm uses.
- advisory comments are at **Appendix V**.

2. Traffic

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

- no adverse comment on the application from traffic engineering perspective; and
- advisory comments are at **Appendix V**.

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

- no adverse comment on the application from highways maintenance perspective;
- advisory comments are at **Appendix V**.

Comments of the Chief Engineer/Railway Development 1-1, Railway Development Office, HyD:

- no adverse comment on the application from railway development viewpoint.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- no adverse comment on the application;
- the current application is for renewal of the temporary permission granted under the previous application No. A/YL-PH/913 for the same use. Since the previous approval conditions related to DEP have been complied with, and the transitional housing development under the subject application is already under implementation, he considers that the conclusions of previously agreed Air Quality Impact Assessment, Noise Impact Assessment, Sewerage Impact Assessment and Land Contamination Assessment for planning application No. A/YL-PH/913 should still be valid for the current application; and
- there were one substantiated and one non-substantiated environmental complaints concerning the Site on air and water aspects respectively in the past three years.

4. **Drainage**

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

- no objection in-principle to the application; and
- advisory comments are at **Appendix V**.

5. **Nature Conservation and Agriculture**

Comments of the Director of Agriculture, Fisheries and Conservation:

- considering that the previous application for the same use on the Site was approved, he has no strong view against the application for renewal of the planning approval from agricultural and nature conservation perspectives.
- advisory comments are at **Appendix V**.

6. **Fire Safety**

Comments of the Director of Fire Services:

- no comment on the application; and
- advisory comments are at **Appendix V**.

7. **Landscape**

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

- based on the aerial photo of 2023, the Site is situated in an area of miscellaneous rural fringe landscape character comprising of temporary structures, open storage, farmlands, carparks and scattered tree groups. Comparing the aerial photo of 2023 and 2021, there is no significant change to the landscape character of the surrounding area since the last application was approved; and
- It is noted that 50 new trees are proposed under the current layout. Compared with the approved layout, there is no change in the proposed number of new trees. The revised landscape layout plan incorporating the changes in development layout is submitted and she has no comment on the revised landscape layout plan.

8. **Building Matters**

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

- no objection to the application; and
- advisory comments are at **Appendix V**.

9. District Officer's Comments

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

- no comment on the application; and
- his office has not received comment from locals upon close of consultation.

10. Other Departments

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

- the Project Manager (West), Civil Engineering and Development Department; and
- the Chief Engineer/Construction, Water Supplies Department.

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
- the applicant should ensure the temporary transitional housing development and hobby farm will comply with all conditions of the Short Term Tenancy (STT). Failure to comply with any tenancy conditions may result in enforcement action being taken and the STT being terminated by Government; and
 - the application site (the 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;
- (b) to note the comments of the Commissioner for Transport that:
- the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibility of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
 - no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period; and
 - the provision of public transport lay-by 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) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- HyD shall not be responsible for the maintenance of any access connecting the Site and Kam Tai Road; and
 - adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public road and drains;
- (d) to note the comments of Chief Engineer/Mainland North, Drainage Services Department that:
- the implementation of drainage facilities will be completed under building plan submission stage for the proposed development under the current planning application. The applicant is advised to maintain the drainage facilities to be implemented;
- (e) to note the comments of the Director of Agriculture, Fisheries and Conservation that:
- the applicant shall be reminded to avoid polluting or disturbing the adjacent watercourses during operation;

- (f) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:
- the applicant is advised that approval of the application does not imply approval of tree works, if any, such as pruning, transplanting and felling. Application for any tree works should be submitted direct to relevant authorities for approval;
- (g) to note the comments of the Director of Fire Services that:
- detailed fire services requirements will be formulated upon receipt of formal submission of STT/Short Term Waiver, general building plans or referral of application via relevant licensing authority as appropriate. Furthermore, the emergency vehicular access provision in the captioned work shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011, which is administered by the Buildings Department (BD). In addition, height restriction as stipulated in relevant regulations governing the proposed social welfare facilities shall be observed. Licensing requirements will be formulated upon receipt of a formal application via the Licensing Authority;
- (h) to note the comments of the Chief Building Surveyor/New Territories West, BD (CBS/NTW, BD) that:
- for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against unauthorised building works (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 Building Authority (BA) should be obtained, otherwise they are UBW. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO
 - 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 under Regulation 19(3) of the Building (Planning) Regulations (B(P)R) at the building plan submission stage;
 - the Site 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 Building 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 Authorised Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP). For example, the requirements of building set back, building separation and site coverage of greenery as stipulated in PNAP APP-152; and
 - detailed checking under the BO will be carried out at building plan submission stage.

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



Re: A/YL-PH/999 SDG Eco-Village Pat Heung Lutheran Church
01/04/2024 05:36

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

A/YL-PH/999

Government land, Pat Heung, Yuen Long

Site area: About 23,932sq.m

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

Applied development: Transitional Housing Development – 14 Blocks, 900 Units / 7
Vehicle Parking / Hobby Farm

Dear TPB Members,

Another project involving a large amount of government land and hundreds of millions of tax payer dollars plus the involvement of a number of government bureaus.

BUT 3 YEARS LATER ESSENTIAL CONDITIONS NOT YET FULFILLED.

No wonder operators in the private sector believe that there is no need to abide by regulations, they are only there to give the appearance that the rule of law prevails in HK.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 29 March 2022 9:25 PM HKT
Subject: A/YL-PH/913 SDG Eco-Village Pat Heung Lutheran Church

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_THADC_flyer.pdf

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

SDG Eco-village Webinar II

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

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

Mary Mulvihill