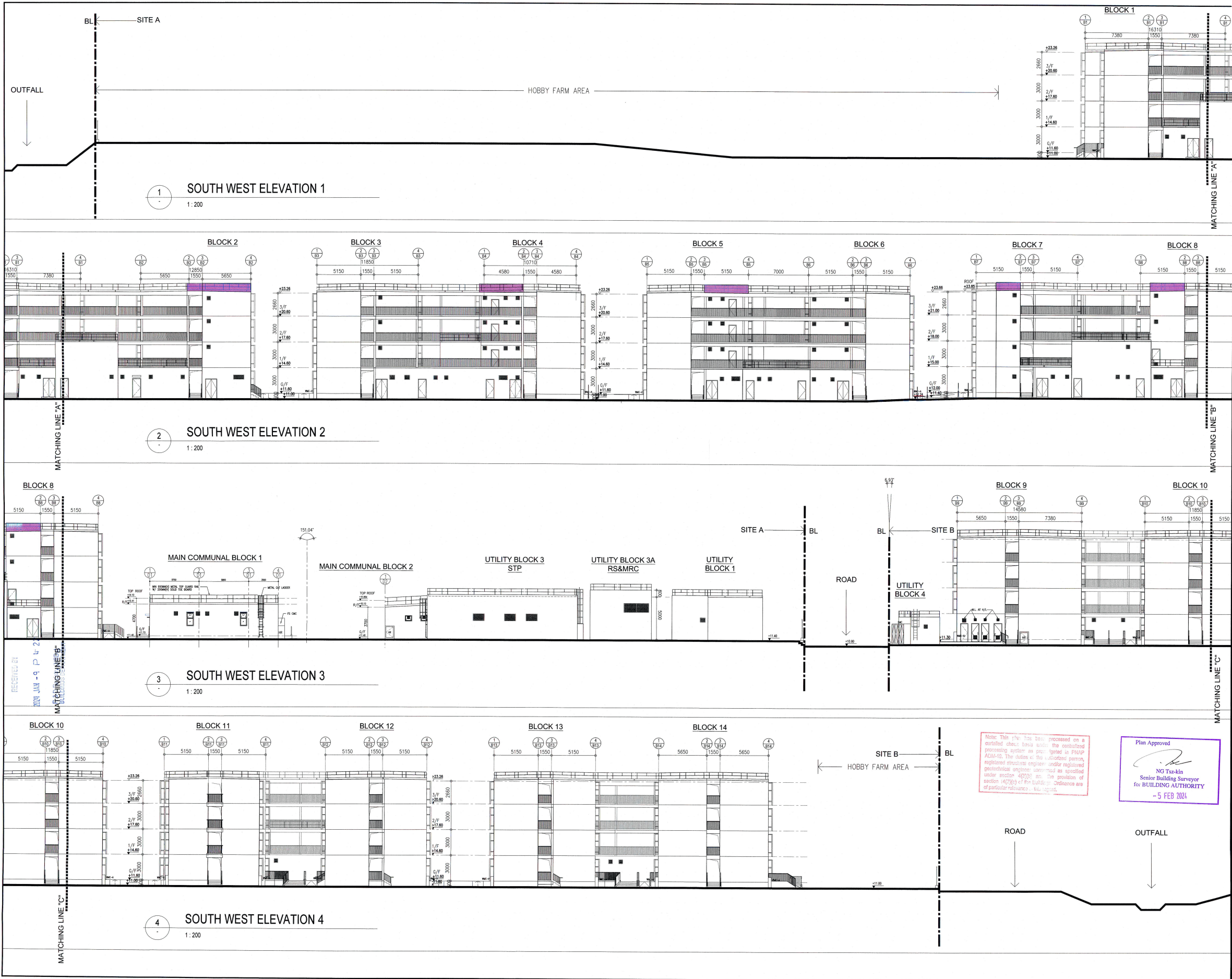


BD REF. NO.: BD 2/9139/21(H)		
FSD REF. NO.: FP 8/31582-1		
REVISING AND SUBMISSIONS:		
NO.	DATE	CHECKED
1	09/01/24	21(H) AMENDMENT
2	11/10/23	14(H) AMENDMENT
3	26/08/23	13(H) AMENDMENT
4	22/03/23	12(H) AMENDMENT
5	10/10/22	11(H) AMENDMENT
6	11/09/22	10(H) AMENDMENT
7	29/11/21	9(H) AMENDMENT
KEY PLAN		
CLIENT: THE LUTHERAN CHURCH - HONG KONG SYNOD LIMITED MAIN CONTRACTOR (DESIGN AND BUILD): YIMSTRESS BUILDING CONSTRUCTION LTD. MC ARCHITECTURAL CONSULTANT (DESIGN & BUILD): 馬海 (建築顧問) 有限公司 Spence Robinson Limited MC STRUCTURAL, ENGINEER CONSULTANT (DESIGN & BUILD): 張耀新建築工程師有限公司 Wilson & Associates Ltd MC MECHANICAL ENGINEER CONSULTANT (DESIGN & BUILD): JRP 澄信 DESIGN & BUILD GEOTECHNICAL ENGINEERING CONSULTANT: WONG CHENG CONSULTING ENGINEERS LIMITED MC SUPPLIER: ALUHOUSE 鋁屋家		
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PROJECT: PROPOSED TEMPORARY TRANSITIONAL HOUSING & HOBBY FARM DEVELOPMENT AT TSAT SING KONG, PAT HEUNG, KAM TIN, YUEN LONG Coloured Amended General Drawing for EDP Approval		
DRAWING TITLE: MASTER LAYOUT PLAN Yuen Kwok Cheung ARAIA HKIA Authorized Person (List of Architects)		
DRAWN BY:	DATE:	REVISION:
CC	JAN 2024	
CHECKED BY:	DATE:	
CMO	KCY	
SCALE:	PAPER SIZE:	
1:1	A1	
PROJECT:	DRAWING NO.:	
2733	AD-02	

(摘錄自申請人於 29.2.2024 呈交的申請書)
(Extract from Applicant's
Submission of 29.2.2024)

參考編號
REFERENCE No.
A/YL-PH/999

繪圖
DRAWING
A - 1



BD REF. NO.: BD 2/9139/21(TH)
FSD REF. NO.:FP 8/31582<1>
REVISIONS AND SUBMISSIONS:
NO. DATE: DETAILS: CHECKED:

F 09/01/24 5TH AMENDMENT
E 11/10/23 4TH AMENDMENT
D 26/06/23 3RD AMENDMENT
C 22/03/23 2ND AMENDMENT
B 10/10/22 1ST AMENDMENT
A 11/05/22 RE-SUBMISSION
= 26/11/21 1ST SUBMISSION

TYPE II WORKS
"STATEMENT II - THE WORKS SHOWN ON THESE PLANS ARE TYPE II WORKS IN RESPECT OF WHICH CONSENT IS APPLIED FOR THE PURPOSE OF FAST TRACK CONSENT APPLICATION UNDER REGULATION 33 OF THE BUILDING (ADMINISTRATION) REGULATIONS."

CLIENT:
THE LUTHERAN CHURCH - HONG KONG SYNOD LIMITED
MAIN CONTRACTOR (DESIGN AND BUILD):
聯力建築有限公司
UNISTRESS BUILDING CONSTRUCTION LTD.
MIC ARCHITECTURAL CONSULTANT (DESIGN & BUILD):
馬海
馬海(建築顧問)有限公司
Spence Robinson Limited
MIC STRUCTURAL ENGINEER CONSULTANT (DESIGN & BUILD):
張耀新建築工程師有限公司
Wilson & Associates Ltd
MIC MAKE ENGINEER CONSULTANT (DESIGN & BUILD):
JRP
濃信
DESIGN & BUILD:
GEOTECHNICAL ENGINEERING CONSULTANT:
WONG & CHENG
CONSULTING ENGINEERS LIMITED
黃錦昌工程師有限公司
MIC SUPPLIER:
ALUHOUSE
鋁遊家

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3. This drawing is to be read in conjunction with the Architect's Specification and Conditions of Contract.
4. Prints not showing the last revision are to be cancelled.
5. Prints without an authorized signature in the checked and approved spaces below and after the last revision above are NOT valid for use outside SHK.

PROJECT:
PROPOSED TEMPORARY TRANSITIONAL HOUSING & HOBBY FARM DEVELOPMENT AT TSAT SING KONG, PAT HEUNG, KAM TIN, YUEN LONG
Coloured Amended General Drawing for BD Approval

DRAWING TITLE:
OVERALL SITE ELEVATION (SHEET 1 OF 3)
Yuen Kwok Cheung
ARAI/A HKIA
Authorized Person
(List of Architects)

DRAWN BY: MS
CHECKED BY: CMD
SCALE: A1
PROJECT: 2733
DATE: JAN 2024
APPROVED BY: KCY
PAPER SIZE: A1
DRAWING NO.: A2-01
REVISION: F

(摘錄自申請人於 29.2.2024 呈交的申請書)
(Extract from Applicant's Submission of 29.2.2024)

參考編號
REFERENCE No.
AYL-PH/999

繪圖
DRAWING
A - 2

Proposed Flat Mix



(摘錄自申請人於 29.2.2024 呈交的申請書)
(Extract from Applicant's
Submission of 29.2.2024)

參考編號
REFERENCE No.
A/YL-PH/999

繪圖
DRAWING
A - 3

GREENERY AREA CALCULATION

SITE A
SITE B

1 G/F LAYOUT-PLAN

LEGEND :

- HATCHED: HARD PAVING IN HOBBY FARM
- STIPPLED: GREENERY AREA

HOBBY FARM 1

HOBBY FARM 2

HOBBY FARM 2a

HOBBY FARM 2b

HOBBY FARM 2c

HOBBY FARM 2d

HOBBY FARM 2e

HOBBY FARM 2f

HOBBY FARM 2g

HOBBY FARM 2h

HOBBY FARM 2i

HOBBY FARM 2j

HOBBY FARM 2k

HOBBY FARM 2l

HOBBY FARM 2m

HOBBY FARM 2n

HOBBY FARM 2o

HOBBY FARM 2p

HOBBY FARM 2q

HOBBY FARM 2r

HOBBY FARM 2s

HOBBY FARM 2t

HOBBY FARM 2u

HOBBY FARM 2v

HOBBY FARM 2w

HOBBY FARM 2x

HOBBY FARM 2y

HOBBY FARM 2z

HOBBY FARM 2aa

HOBBY FARM 2ab

HOBBY FARM 2ac

HOBBY FARM 2ad

HOBBY FARM 2ae

HOBBY FARM 2af

HOBBY FARM 2ag

HOBBY FARM 2ah

HOBBY FARM 2ai

HOBBY FARM 2aj

HOBBY FARM 2ak

HOBBY FARM 2al

HOBBY FARM 2am

HOBBY FARM 2an

HOBBY FARM 2ao

HOBBY FARM 2ap

HOBBY FARM 2aq

HOBBY FARM 2ar

HOBBY FARM 2as

HOBBY FARM 2at

HOBBY FARM 2au

HOBBY FARM 2av

HOBBY FARM 2aw

HOBBY FARM 2ax

HOBBY FARM 2ay

HOBBY FARM 2az

HOBBY FARM 2ba

HOBBY FARM 2bb

HOBBY FARM 2bc

HOBBY FARM 2bd

HOBBY FARM 2be

HOBBY FARM 2bf

HOBBY FARM 2bg

HOBBY FARM 2bh

HOBBY FARM 2bi

HOBBY FARM 2bj

HOBBY FARM 2bk

HOBBY FARM 2bl

HOBBY FARM 2bm

HOBBY FARM 2bn

HOBBY FARM 2bo

HOBBY FARM 2bp

HOBBY FARM 2bq

HOBBY FARM 2br

HOBBY FARM 2bs

HOBBY FARM 2bt

HOBBY FARM 2bu

HOBBY FARM 2bv

HOBBY FARM 2bw

HOBBY FARM 2bx

HOBBY FARM 2by

HOBBY FARM 2bz

HOBBY FARM 2ca

HOBBY FARM 2cb

HOBBY FARM 2cc

HOBBY FARM 2cd

HOBBY FARM 2ce

HOBBY FARM 2cf

HOBBY FARM 2cg

HOBBY FARM 2ch

HOBBY FARM 2ci

HOBBY FARM 2cj

HOBBY FARM 2ck

HOBBY FARM 2cl

HOBBY FARM 2cm

HOBBY FARM 2cn

HOBBY FARM 2co

HOBBY FARM 2cp

HOBBY FARM 2cq

HOBBY FARM 2cr

HOBBY FARM 2cs

HOBBY FARM 2ct

HOBBY FARM 2cu

HOBBY FARM 2cv

HOBBY FARM 2cw

HOBBY FARM 2cx

HOBBY FARM 2cy

HOBBY FARM 2cz

HOBBY FARM 2da

HOBBY FARM 2db

HOBBY FARM 2dc

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HOBBY FARM 2dp

HOBBY FARM 2dq

HOBBY FARM 2dr

HOBBY FARM 2ds

HOBBY FARM 2dt

HOBBY FARM 2du

HOBBY FARM 2dv

HOBBY FARM 2dw

HOBBY FARM 2dx

HOBBY FARM 2dy

HOBBY FARM 2dz

HOBBY FARM 2ea

HOBBY FARM 2eb

HOBBY FARM 2ec

HOBBY FARM 2ed

HOBBY FARM 2ee

HOBBY FARM 2ef

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HOBBY FARM 2el

HOBBY FARM 2em

HOBBY FARM 2en

HOBBY FARM 2eo

HOBBY FARM 2ep

HOBBY FARM 2eq

HOBBY FARM 2er

HOBBY FARM 2es

HOBBY FARM 2et

HOBBY FARM 2eu

HOBBY FARM 2ev

HOBBY FARM 2ew

HOBBY FARM 2ex

HOBBY FARM 2ey

HOBBY FARM 2ez

HOBBY FARM 2fa

HOBBY FARM 2fb

HOBBY FARM 2fc

HOBBY FARM 2fd

HOBBY FARM 2fe

HOBBY FARM 2ff

HOBBY FARM 2fg

HOBBY FARM 2fh

HOBBY FARM 2fi

HOBBY FARM 2fj

HOBBY FARM 2fk

HOBBY FARM 2fl

HOBBY FARM 2fm

HOBBY FARM 2fn

HOBBY FARM 2fo

HOBBY FARM 2fp

HOBBY FARM 2fq

HOBBY FARM 2fr

HOBBY FARM 2fs

HOBBY FARM 2ft

HOBBY FARM 2fu

HOBBY FARM 2fv

HOBBY FARM 2fw

HOBBY FARM 2fx

HOBBY FARM 2fy

HOBBY FARM 2fz

HOBBY FARM 2ga

HOBBY FARM 2gb

HOBBY FARM 2gc

HOBBY FARM 2gd

HOBBY FARM 2ge

HOBBY FARM 2gf

HOBBY FARM 2gg

HOBBY FARM 2gh

HOBBY FARM 2gi

HOBBY FARM 2gj

HOBBY FARM 2gk

HOBBY FARM 2gl

HOBBY FARM 2gm

HOBBY FARM 2gn

HOBBY FARM 2go

HOBBY FARM 2gp

HOBBY FARM 2gq

HOBBY FARM 2gr

HOBBY FARM 2gs

HOBBY FARM 2gt

HOBBY FARM 2gu

HOBBY FARM 2gv

HOBBY FARM 2gw

HOBBY FARM 2gx

HOBBY FARM 2gy

HOBBY FARM 2gz

HOBBY FARM 2ha

HOBBY FARM 2hb

HOBBY FARM 2hc

HOBBY FARM

DEVELOPMENT / SCHEDULE

A. LOCATION & LOT NO.: TSAT SING KONG, PAT HEUNG, KAM TIN, YUEN LONG & SIT NO. ST17/L09

B. SITE AREA: 23,932 sq.m. (SITE A = 17,123 sq. m.; SITE B = 6,809 sq.m.)

C. HEIGHT OF BUILDING

SITE		NOS. OF BLOCK	NO. OF STOREYS	PROPOSED HEIGHT OF BUILDING
SITE A MEAN STREET LEVEL = (11.40 + 10.70) / 2 = +11.05m BUILDING HEIGHT = 24.600 – 11.05 = 13.550m		8 NOS. (1 TO 8)	4 ≤ 4 STOREYS	12.260m< 15m
SITE B BUILDING HEIGHT = 23.900 – 10.70 = 13.200m		6 NOS. (9 TO 14)	4 ≤ 4 STOREYS	12.260m< 15m

SCHEDULE OF ACCOMMODATION

ITEMS		UNDER B(P)R		PROPOSED UNDER B(P)R		UNDER SECTION 16A(2) OF TOWN PLANNING ORDINANCE	PROPOSED UNDER TOWN PLANNING		
1. CLASS OF SITE		SITE A	SITE B	SITE A	SITE B	N/A	TEMPORARY USE / DEVELOPMENT IN RURAL AREA FOR A PERIOD OF 3 YEARS		
2. PLOT RATIO	DOMESTIC	TO BE DETERMINED BY BA		(10562.577 / 8196.271) / 23,932 = 0.784		0.85	(18245.446 + 955.603 + 27.289) / 23,932		
	NON-DOMESTIC			10562.577 / 17,123 = 0.617	8196.271 / 6,809 = 1.204		= 19228.349 / 23,932		
3. GROSS FLOOR AREA	DOMESTIC			469.492 / 23,932 = 0.020		23,932 x 0.85 = 20,342.200m ²	= 0.85% < 0.850		
	NON-DOMESTIC			379.101 / 17,123 = 0.022	90.391 / 6,809 = 0.013				
4. SITE COVERAGE	DOMESTIC			10562.577 m ²	8196.271 m ²		33 %	18245.446 + 955.603 + 27.289	
	NON-DOMESTIC			DOMESTIC TOTAL = 18558.848 m ²				= 19228.349	
	DOMESTIC			379.101 m ²	90.391 m ²				
	NON-DOMESTIC			NON-DOMESTIC TOTAL = 469.492		7295.277 / 23,932 x 100% = 30.483% < 33%			
						3,308.676/17,123 x 100% = 19.323%	2,582.929/6,809 x 100% = 37.944%		
						1,138.303/17,123 x 100% = 6.648%	265.381/6,809 x 100% = 3.898%		
5. GREENERY AREA		N/A	N/A	6983.540 m ²	1449.264 m ²	N/A	= 8432.804 m ²		
6. BUILDING HEIGHT		N/A	N/A	12.260m	12.260m	NOT EXCEED 15m	< 15m		
7. PARKING SPACES	LOADING / UNLOADING BAY FRANCHISED BUS STOP	N/A	N/A	3 NOS.	3 NOS.	6 NOS.	TOTAL NOS. = 6 NOS. (PROVIDED)		
8. NUMBER OF UNITS		N/A	N/A	511 NOS.	398 NOS.	1 NO.	TOTAL NOS. = 1 NO. (PROVIDED)		
9. OPEN SPACE		N/A	N/A	—	—	—	TOTAL = 909 NOS.		
10. HOBBY FARM		N/A	N/A	8161.248 m ²		> 8,000 m ²	8161.248 m ²		

Note: This plan has been processed on a curtailed check basis under the centralized processing system as promulgated in PNAP ADM-18. The duties of the authorized person, registered structural engineer and/or registered geotechnical engineer concerned as specified under section 4(3)(b) and the provision of section 14(2)(c) of the Buildings Ordinance are of particular relevance in this regard.

Plan Approved

NG Tsz-kin
Senior Building Surveyor
fo. BUILDING AUTHORITY
- 5 FEB 2024

NO.	DATE:	DETAILS:	CHECKED
F	29/01/24	5TH AMENDMENT	
E	11/10/23	4TH AMENDMENT	
D	26/06/23	3RD AMENDMENT	
C	22/03/23	2ND AMENDMENT	
B	10/10/22	1ST AMENDMENT	
A	11/05/22	RE-SUBMISSION	
-	26/11/21	1ST SUBMISSION	

TYPE II WORKS

"STATEMENT II : THE WORKS SHOWN ON THESE PLANS ARE TYPE II WORKS
IN RESPECT OF WHICH CONSENT IS APPLIED FOR THE PURPOSE OF FAST TRACK CONSENT APPLICATION UNDER REGULATION 33 OF THE BUILDING (ADMINISTRATION) REGULATIONS."

CUSTOMER:

THE LUTHERAN CHURCH - HONG KONG SYNOD LIMITED

MAIN CONTRACTOR (DESIGN AND BUILD)

聯力建築有限公司
UNISTRESS BUILDING CONSTRUCTION LTD

MIC ARCHITECTURAL CONSULTANT (DESIGN & BUILD):

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

MIC STRUCTURAL CONSULTANT (DESIGN & BUILD):

張耀新建築工程師有限公司
Wilson & Associates Ltd

MIC MEPE ENGINEER CONSULTANT (DESIGN & BUILD):

JRP 澧信

DESIGN & BUILD:
GEOTECHNICAL / ENGINEERING CONSULTANT:

WONG & CHENG

CONSULTING ENGINEERS LIMITED
黃鄭聯門工程師有限公司

MIC SUPPLIER:

ALUHOUSE 鋁遊家

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PROPOSED TEMPORARY TRANSITIONAL HOUSING & HOBBY FARM DEVELOPMENT AT TSAT SING KONG, PAT HEUNG, KAM TIN, YUEEN LONG

Coloured Amended General Drawing for BD Approval

DRAWING TITLE:

AREA CALCULATION (4)

Yuen Kwok Cheung
ARIAA HKIA
Authorized Person
(List of Architects)

DRAWN BY:

PT

CHECKED BY:

CMD

SCALE:

AS SHOWN

PROJECT:

2733

DATE:

JAN 2024

APPROVED BY:

KCY

PAPER SIZE:

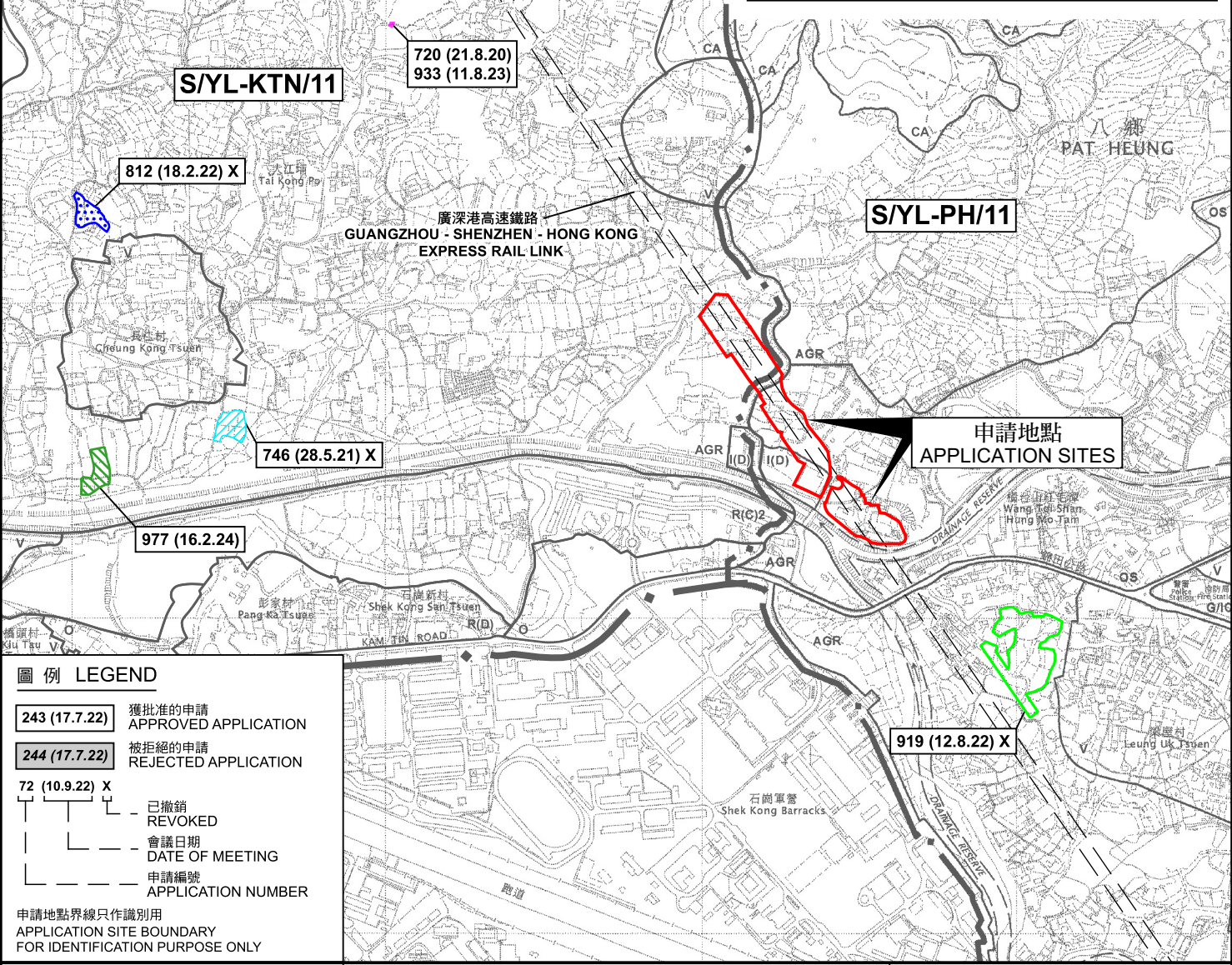
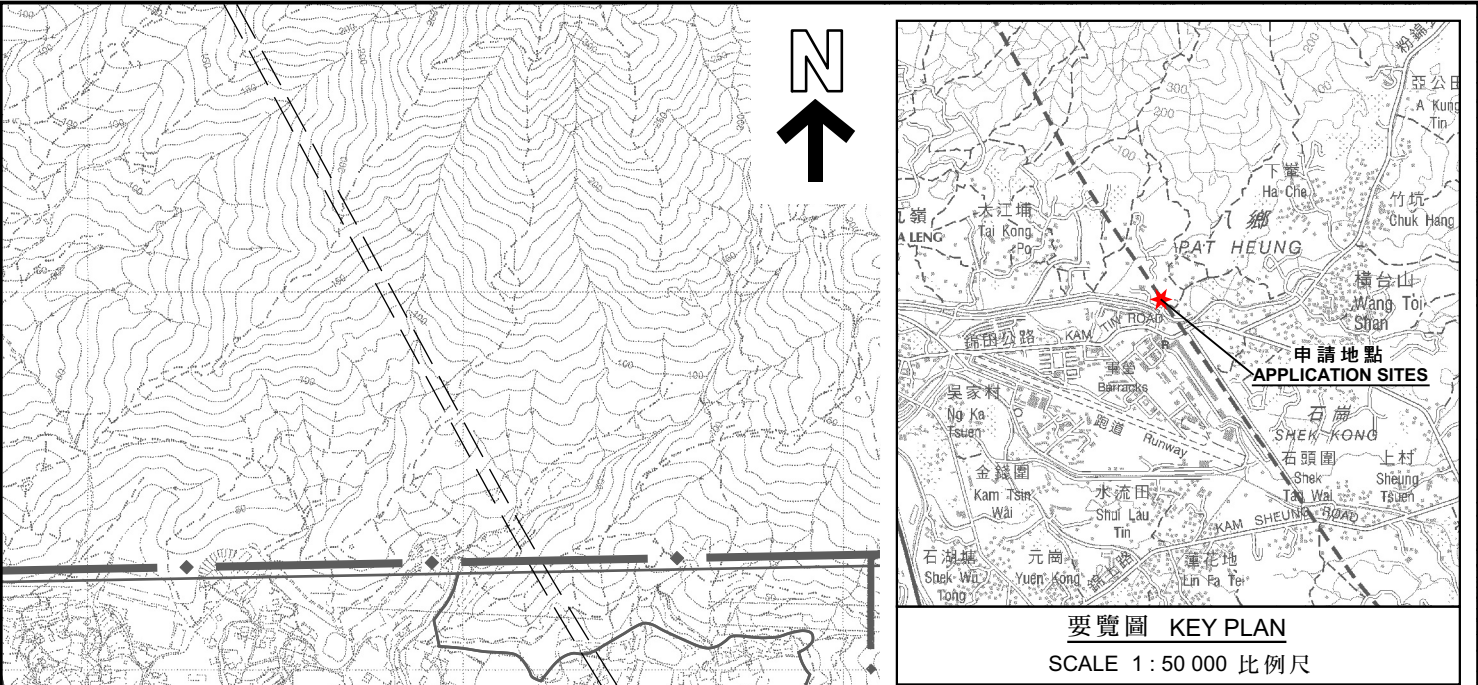
A1

DRAWING NO.:

A5-04

參考編號
REFERENCE No.
A/YL-PH/999

繪圖
DRAWING
A-4



圖例 LEGEND

243 (17.7.22) 獲批准的申請
APPROVED APPLICATION

244 (17.7.22) 被拒絕的申請
REJECTED APPLICATION

72 (10.9.22) X
已撤銷
REVOKED

會議日期
DATE OF MEETING

申請編號
APPLICATION NUMBER

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

位置圖及同類申請 LOCATION PLAN WITH SIMILAR APPLICATIONS

臨時過渡性房屋發展及休閒農莊的規劃許可續期（為期3年）
新界元朗八鄉近錦泰路的政府土地
RENEWAL OF PLANNING APPROVAL FOR
TEMPORARY TRANSITIONAL HOUSING DEVELOPMENT AND
HOBBY FARM USES FOR A PERIOD OF 3 YEARS
GOVERNMENT LAND NEAR KAM TAI ROAD,
KAM TIN, YUEN LONG, NEW TERRITORIES

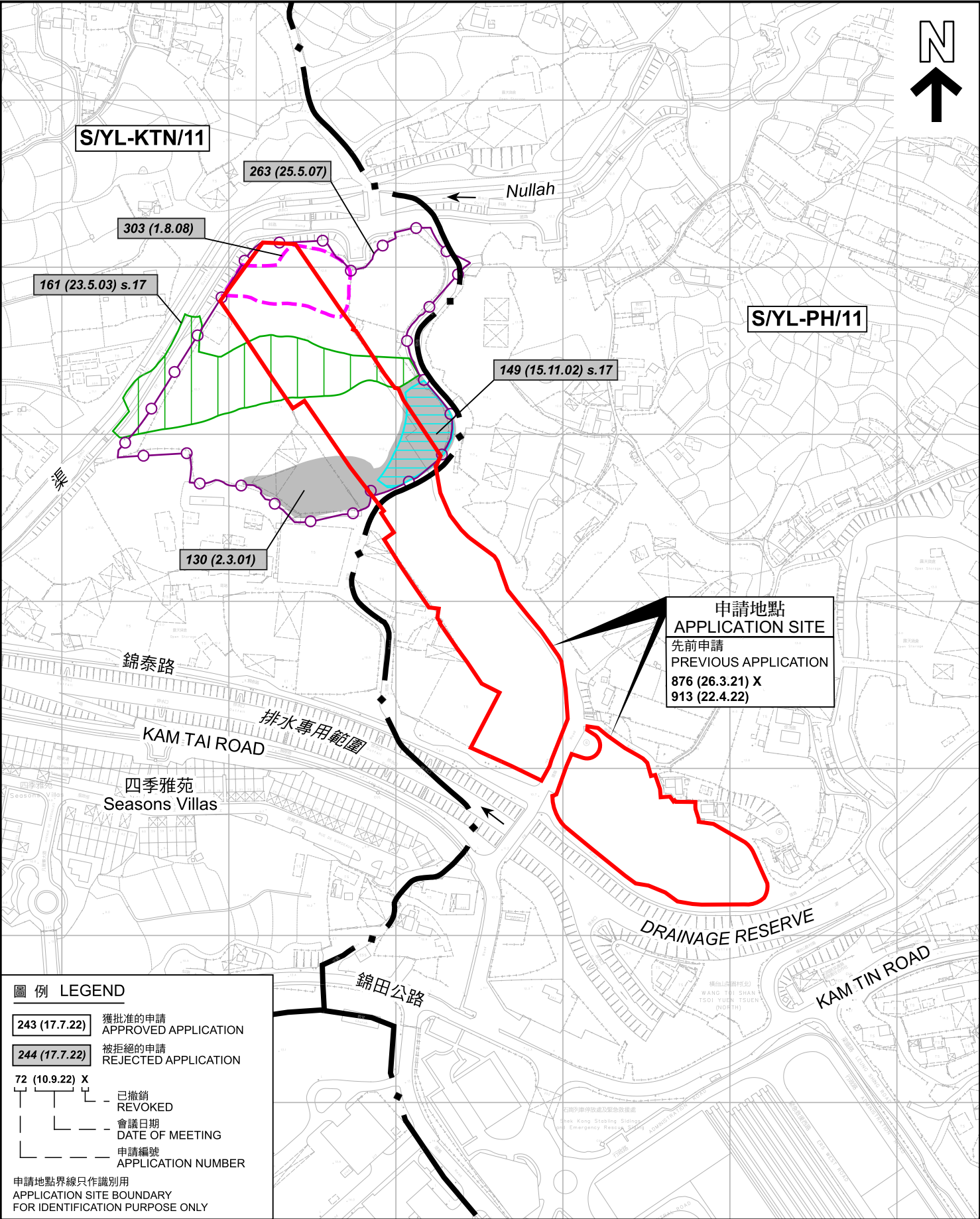
SCALE 1:10,000 比例尺

米 100 0 100 200 300 400 500 米
METRES

**規劃署
PLANNING
DEPARTMENT**

參考編號
REFERENCE No.
A/YL-PH/999

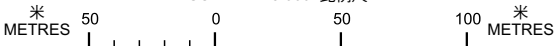
圖 PLAN
A-1a



先前申請圖 PREVIOUS APPLICATION PLAN

臨時過渡性房屋發展及休閒農莊的規劃許可續期（為期3年）
新界元朗八鄉近錦泰路的政府土地
RENEWAL OF PLANNING APPROVAL FOR
TEMPORARY TRANSITIONAL HOUSING DEVELOPMENT AND
HOBBY FARM USES FOR A PERIOD OF 3 YEARS
GOVERNMENT LAND NEAR KAM TAI ROAD,
KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE 1 : 3 000 比例尺



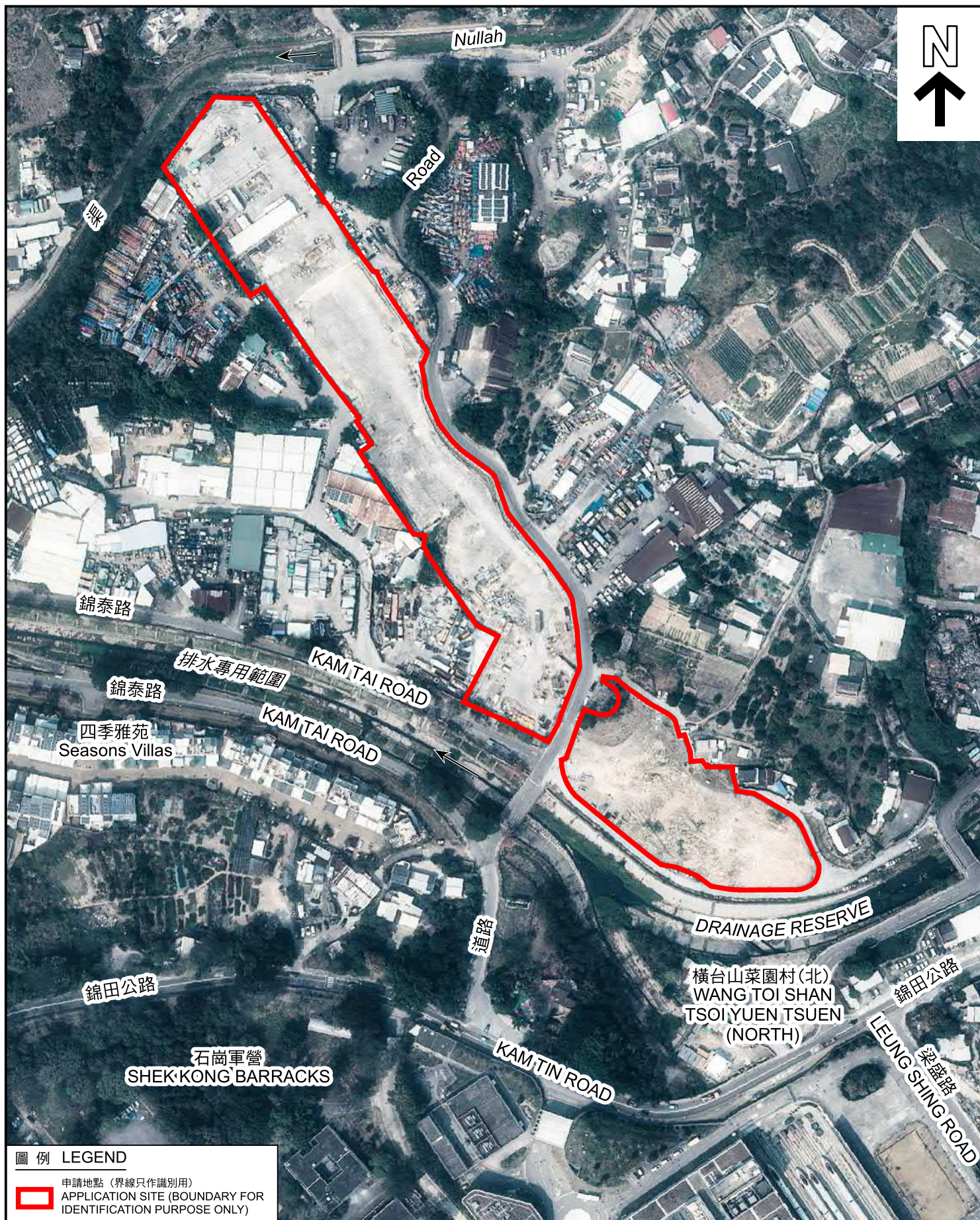
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-PH/999

圖 PLAN
A-1b

本摘要圖於2024年4月16日擬備，
所根據的資料為測量圖編號
6-NE-8D 及 13B
EXTRACT PLAN PREPARED ON 16.4.2024
BASED ON SURVEY SHEETS No.
6-NE-8D & 13B



圖例 LEGEND



申請地點 (界線只作識別用)
APPLICATION SITE (BOUNDARY FOR
IDENTIFICATION PURPOSE ONLY)

航攝照片 AERIAL PHOTO

本摘要圖於2024年3月25日擬備，
所根據的資料為地政總署於2023年2月24日
拍得的航攝照片編號 E188314C
EXTRACT PLAN PREPARED ON 25.3.2024
BASED ON AERIAL PHOTO No.
E188314C TAKEN ON
24.2.2023 BY LANDS DEPARTMENT

臨時過渡性房屋發展及休閒農莊的規劃許可續期 (為期3年)
新界元朗八鄉近錦泰路的政府土地
RENEWAL OF PLANNING APPROVAL FOR
TEMPORARY TRANSITIONAL HOUSING DEVELOPMENT AND
HOBBY FARM USES FOR A PERIOD OF 3 YEARS
GOVERNMENT LAND NEAR KAM TAI ROAD,
KAM TIN, YUEN LONG, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-PH/999

圖 PLAN
A-3

1

申請地點
APPLICATION SITE



2

申請地點
APPLICATION SITES



3

申請地點
APPLICATION SITE



申請地點界線只作識別用 APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

本圖於2024年3月27日擬備，所根據的資料為攝於2024年3月12日的實地照片
PLAN PREPARED ON 27.3.2024
BASED ON SITE PHOTOS
TAKEN ON 12.3.2024

臨時過渡性房屋發展及休閒農莊的規劃許可續期（為期3年）
新界元朗八鄉近錦泰路的政府土地
RENEWAL OF PLANNING APPROVAL FOR
TEMPORARY TRANSITIONAL HOUSING DEVELOPMENT AND
HOBBY FARM USES FOR A PERIOD OF 3 YEARS
GOVERNMENT LAND NEAR KAM TAI ROAD,
KAM TIN, YUEN LONG, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-PH/999

圖 PLAN
A-4a



申請地點界線只作識別用 APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

本圖於2024年3月27日擬備，所根據的資料為攝於2024年3月12日的實地照片
PLAN PREPARED ON 27.3.2024
BASED ON SITE PHOTOS
TAKEN ON 12.3.2024

臨時過渡性房屋發展及休閒農莊的規劃許可續期（為期3年）
新界元朗八鄉近錦泰路的政府土地
RENEWAL OF PLANNING APPROVAL FOR
TEMPORARY TRANSITIONAL HOUSING DEVELOPMENT AND
HOBBY FARM USES FOR A PERIOD OF 3 YEARS
GOVERNMENT LAND NEAR KAM TAI ROAD,
KAM TIN, YUEN LONG, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-PH/999

圖 PLAN
A-4b