

Date : 30 August 2024
Our Ref. : PPCL/PLG/10164/L003

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

Attention: The Secretary of the Town Planning Board

By Email and Hand

Dear Sir/Madam,

Planning Application No. A/YL-KTS/1012

**Section 16 Application for Renewal of Planning Approval for
Temporary Transitional Housing Development for a Period of Three Years
at Lot 2160 RP in D.D. 106 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories**

Submission for Further Information 1

We refer to the departmental comments received via Fanling, Sheung Shui and Yuen Long East District Planning Office, Planning Department in respect of the captioned application and hereby submit 4 hardcopies of Further Information ("FI") for the Town Planning Board's consideration.

Please kindly find appended the following documents for your onward processing:

- Responses-to-Comments Table
- Annex 1 – Certificates of Fire Service Installation and Equipment
- Annex 2 – Site photos showing the existing drainage facilities at the Application Site
- Annex 3 – Landscape Layout Plan

Should you have any queries, please do not hesitate to contact our Miss Natalie Wong or the undersigned

Yours faithfully,
For and on behalf of
PlanPlus Consultancy Limited

p.p. 

Kennith Chan
Managing Director

Encl. As above
c.c. - Housing Bureau – by email (attn: Mr. Max WONG and Mr. Edward NG)
- FSYLE DPO – by email (attn: Mr. Christopher PANG and Mr. MO Ying Yeung)
- The Applicant – by email



**Section 16 Application for Renewal of Planning Approval for
Temporary Transitional Housing Development for a Period of Three Years
at Lot 2160 RP in D.D. 106 and Adjoining Government Land,
Kam Tin, Yuen Long, New Territories**

Planning Application No. A/YL-KTS/1012

Further Information 1

August 2024

Reference : PPCL-PLG-10164

Responses-to-Comments

Item	Departmental Comments	Applicant's Responses
1. Comments from the Environment Protection Department received on 19.8.2024		
It is noted that the development layout of the proposed development was changed comparing with the approved scheme under the last previous application No. A/YL-KTS/899. Please confirm the validity of the findings and conclusion of the Environmental Assessment and Sewerage Impact Assessment for the previous planning application No. A/YL-KTS/899.	The current application is for renewal of the planning application previously approved by the Town Planning Board. The changes in the development parameters do not have implications on the environmental impact. Hence, the findings and conclusions of the Environmental Assessment and Sewerage Impact Assessment previously submitted for application No. A/YL-KTS/899 would remain valid.	
2. Comments from the Fire Services Department received on 19.8.2024		
The following supplementary information shall be submitted for our further consideration: i. Full set of valid F.S. 251(s) covering all the FSIs implemented on the application site.	Relevant certificates of Fire Service Installation and Equipment are attached in Annex 1 .	
3. Comments from the Drainage Services Department received on 19.8.2024		
The applicant is advised to submit records of the existing drainage facilities on site to the satisfaction of the Director of Drainage Services or of the Town Planning Board.	Site photos showing the existing drainage facilities are provided in Annex 2 .	
4. Comments from the Urban Design and Landscape Section, Planning Department received on 22.8.2024		
Noting that no landscape layout plan is provided, the applicant is advised to provide the latest landscape layout plan to reflect the current landscape layout so that impact on landscape planning aspect can be fully ascertained. Besides, amendment in the latest layout should be annotated for easy reference.	Noted. The latest landscape layout plan has been reviewed based on the architectural scheme (GBP) and the as-built situation. Although the layout has been revised, the landscape design and components are largely the same as compared to the previously approved scheme in terms of their landscape and recreational opportunities for the residents. The latest landscape layout plan is provided in Annex 3 .	

Annex 1

Certificates of Fire Service Installation and Equipment

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS
消防 (裝置及設備) 規例
(Regulation 9(1))
(第九條(1)款)
CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT
消防裝置及設備證書

FSD Ref.:
消防處檔號

Serial Number
10574 000298

Name of Client 顧客姓名

恒莆社區食堂有限公司

Address 地址

新界元朗 錦匯路 門牌 18 恒莆新苑區新社聯綜合服務大樓地下社區食堂



Type of Building 樓宇類型: Industrial 工業 Commercial 商業 Domestic 住宅 Composite 綜合 Licensed premises 持牌處所 Institutional 社團

Part 1 Annual Maintenance ONLY
第一部 只適用於年檢事項
In accordance with Regulation 8(b) of the Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)

Part 2 第二部 Installation / Modification / Repair / Inspection works 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)
28	Sprinkler System	食堂	New Installed Sprinkler head x 7 nos.	Conforms to FSD requirements	06/06/2024
13	Fire Alarm System (MFA)	食堂	Relocated the Breakglass Unit x 5 nos.	Conforms to FSD requirements	06/06/2024

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述

Remark 備註

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized Signature:
受權人簽署

Name: Yam Po Wah
姓名

FSD/RC No.: RC1 / 0574 RC2 / 0760
消防處註冊號碼

Company Name: 盛億消防發展工程有限公司
公司名稱

Telephone: 39968462
聯絡電話

Date: 13/06/2024
日期



For FSD use only

Inspected

Key-in

Verified

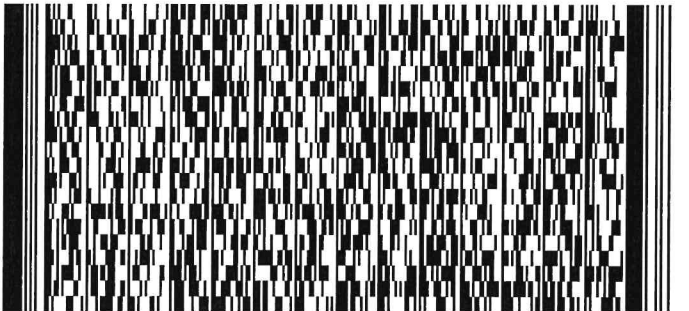
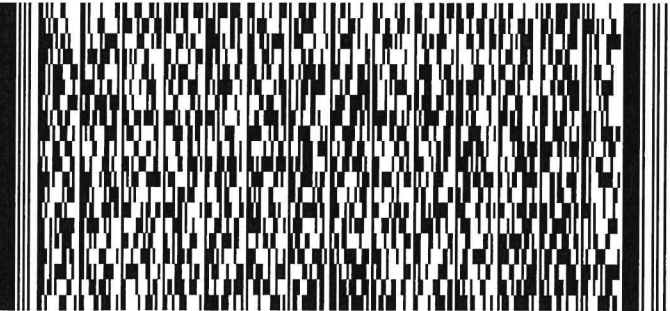
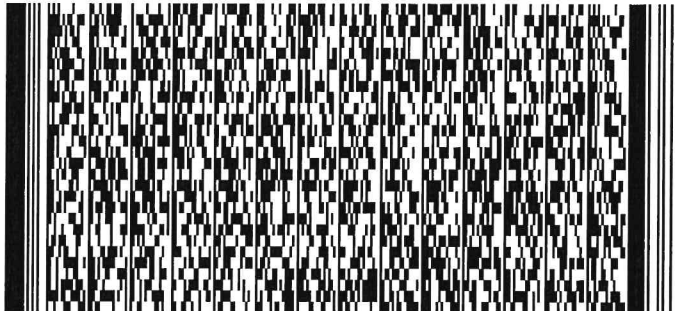
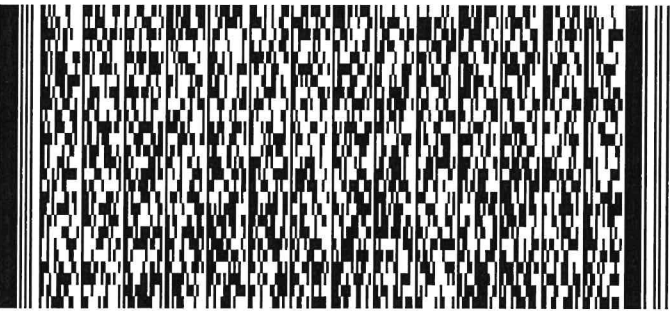
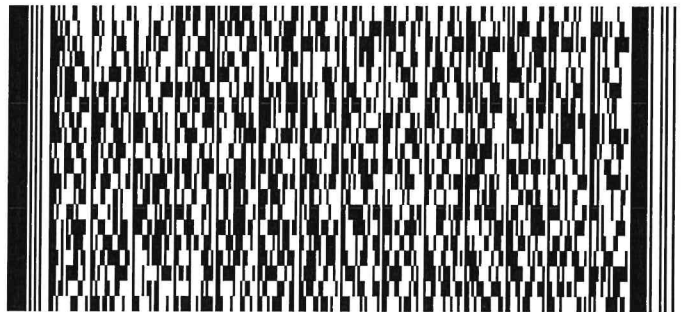
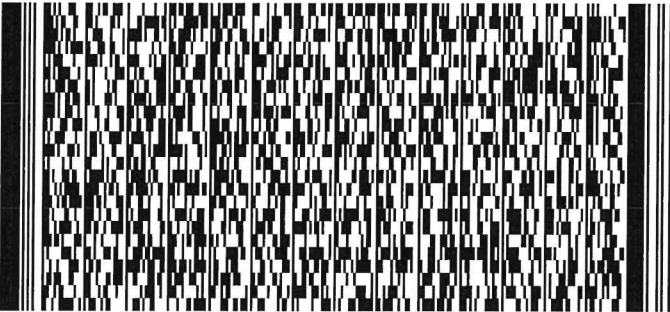
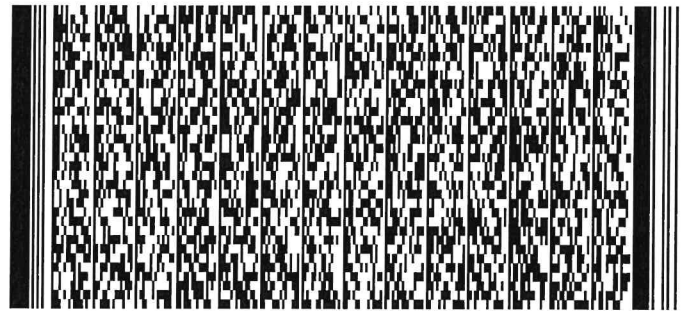
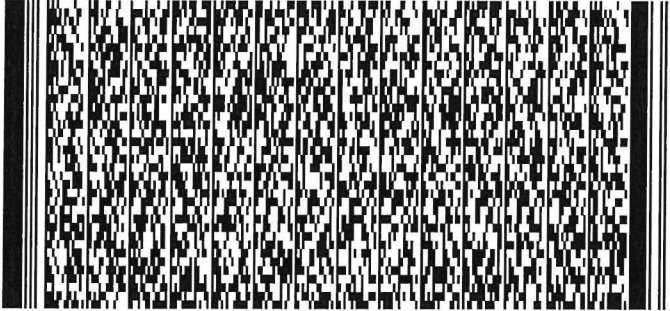


Serial Number

10574 000298

Name of Client 顧客姓名

恒莆社區食堂有限公司



FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS
消防 (裝置及設備) 規例
(Regulation 9(1))
(第九條(1)款)
CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT
消防裝置及設備證書

FSD Ref.:
消防處檔號

Serial Number
10574 000337

Name of Client 顧客姓名

恒莆社區食堂有限公司

Address 地址

新界元朗 錦匯路 門牌 18 恒莆新苑區新社聯綜合服務大樓地下社區食堂



Type of Building 樓宇類型: Industrial 工業 Commercial 商業 Domestic 住宅 Composite 綜合 Licensed premises 持牌處所 Institutional 社團

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This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized Signature: 受權人簽署

Name: 姓名

Yam Po Wah



FSD/RC No.: 消防處註冊號碼
Company Name: 公司名稱

RC1 / 0574 RC2 / 0760

盛億消防發展工程有限公司

Telephone: 聯絡電話

39968462

Date: 日期

19/07/2024

For FSD use only

Inspected

Key-in

Verified

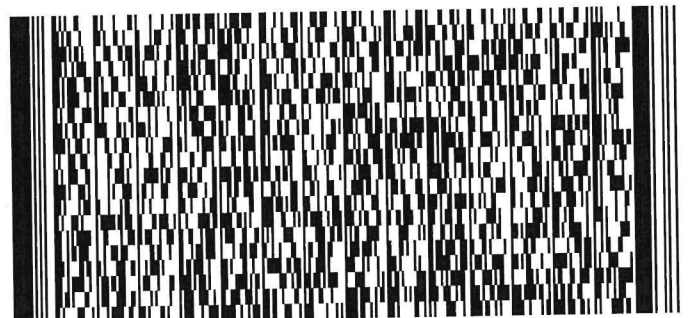
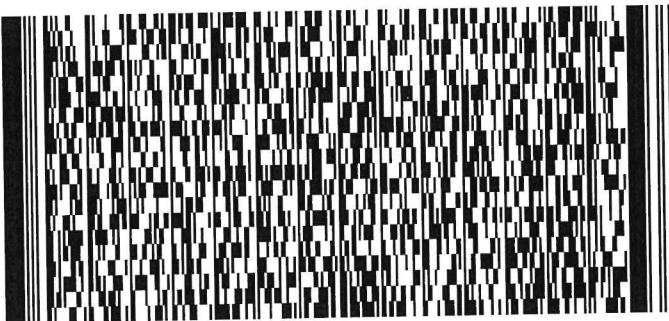
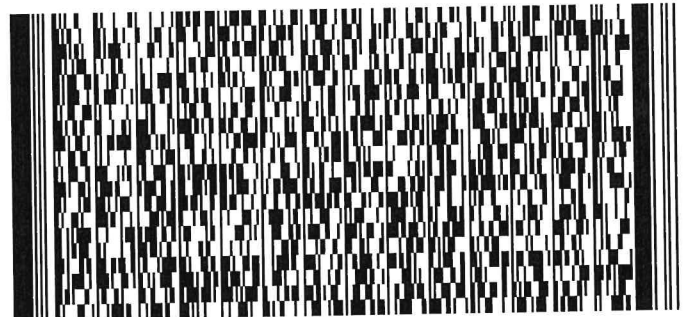
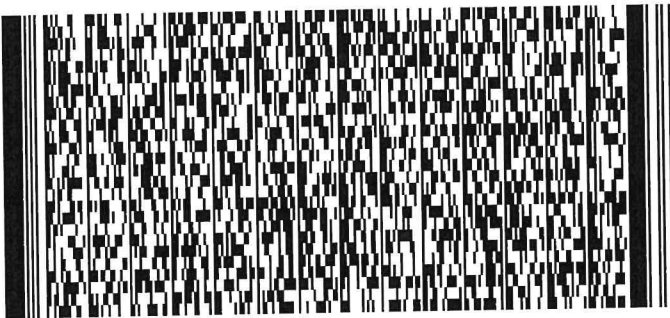
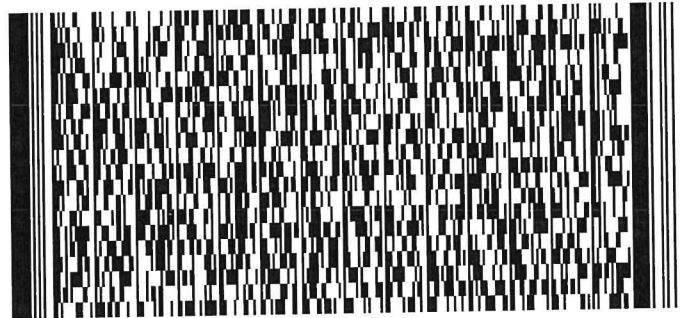
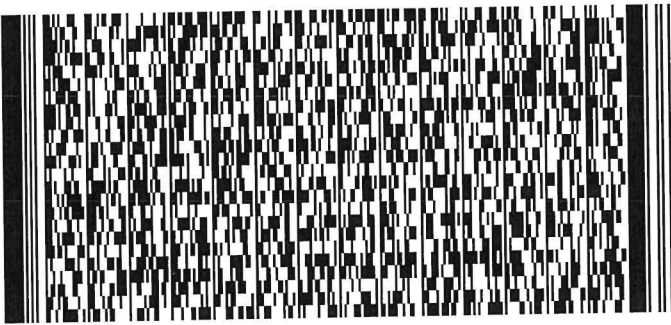
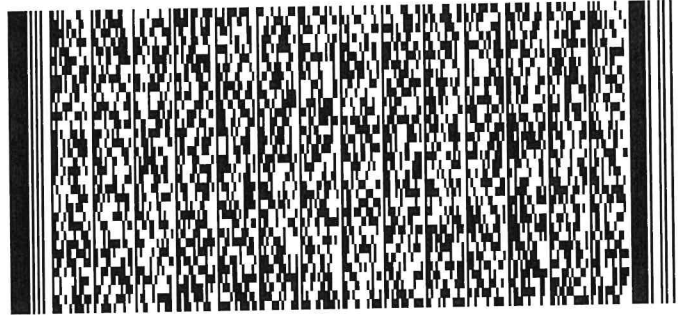
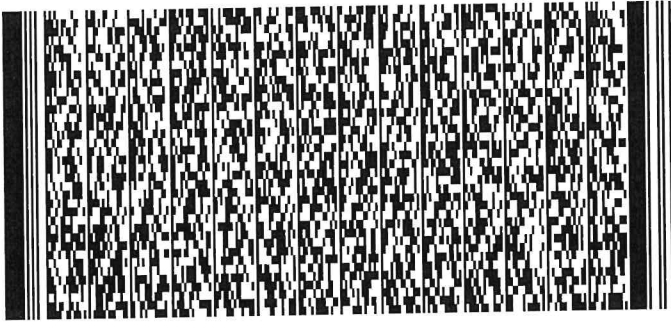


Serial Number

10574000337

Name of Client 顧客姓名

恒莆社區食堂有限公司



Serial No. : L002287



FIRE SERVICES DEPARTMENT

HONG KONG

DATE : 04/01/2024

OUR REF. : FP 19/31181

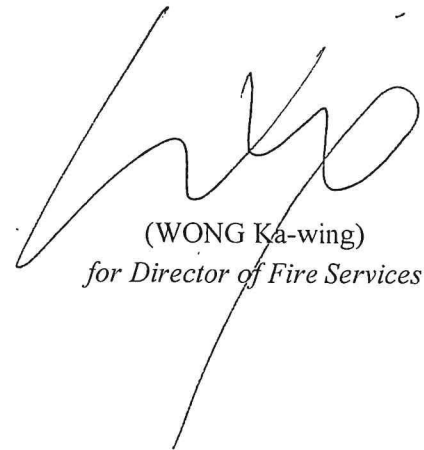
YOUR REF. :

Fire Service Installations and Equipment at:-

Lot 2160 RP (Part) in D.D. 106 & Adjoining Government Land, Kam Tin, Yuen Long, N.T. – Lot 2160 RP (Part) in D.D. 106 & Adjoining Government Land

(A transitional housing development comprising two 4-storey domestic buildings (with open kitchen), one 2-storey amenity building, one single-storey E&M building, one single-storey ancillary sewage treatment plant room)

This certificate is issued in accordance with Section 21 of the Buildings Ordinance Subsection 6(d), and certifies that the Director of Fire Services is satisfied that the fire service installations and equipment shown on the building plans approved by him have been installed in accordance with Sub-paragraph (ii) of Paragraph (b) of Subsection (1) of Section 16 of the Buildings Ordinance and were in efficient working order and satisfactory condition at the time of their inspection on 19/12/2023.



(WONG Ka-wing)
for Director of Fire Services

c/o

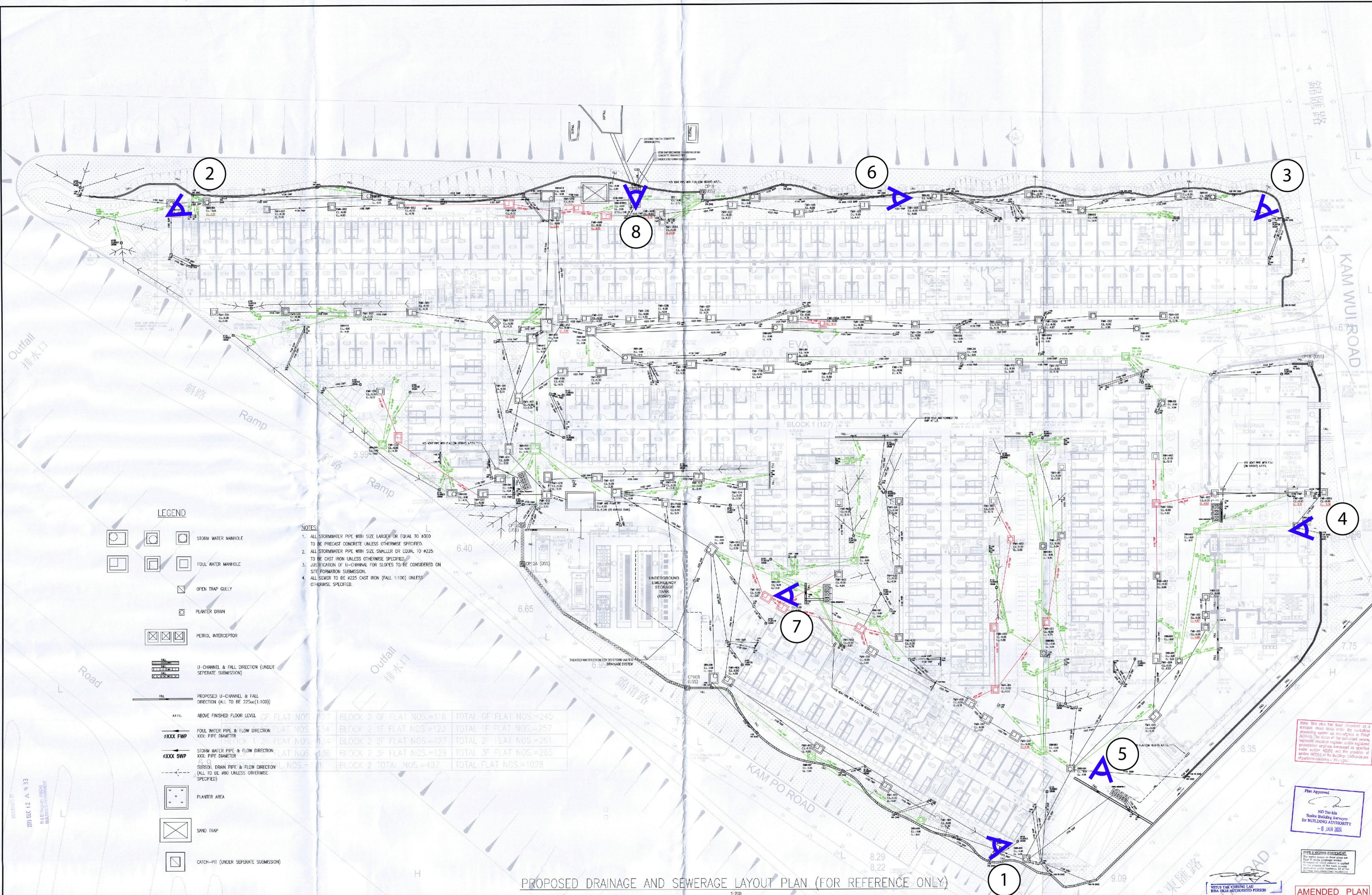
c.c.

c.c.



Annex 2

Site Photos of Existing Drainage Facilities at the Application Site



LEGEND

- STORM WATER MANHOLE
- FOUL WATER MANHOLE
- OPEN TRAP GULLY
- PLANTER DRAIN
- PETROL INTERCEPTOR
- U-CHANNEL & FALL DIRECTION (UNDER SEPARATE SUBMISSION)
- PROPOSED U-CHANNEL & FALL DIRECTION (ALL TO BE 225x110)
- ABOVE FINISHED FLOOR LEVEL
- FOUL WATER PIPE & FLOW DIRECTION
XXX: PIPE DIAMETER
- STORM WATER PIPE & FLOW DIRECTION
XXX: PIPE DIAMETER
- SEWER DRAIN PIPE & FLOW DIRECTION
(ALL TO BE 400 UNLESS OTHERWISE SPECIFIED)
- PLANTER AREA
- SAND TRAP
- CATCH-PIT (UNDER SEPARATE SUBMISSION)

NOTES

1. ALL STORMWATER PIPE WITH SIZE LARGER OR EQUAL TO 400 TO BE PRECAST CONCRETE UNLESS OTHERWISE SPECIFIED.
2. ALL STORMWATER PIPE WITH SIZE SMALLER OR EQUAL TO 400 TO BE CAST IRON UNLESS OTHERWISE SPECIFIED.
3. JUSTIFICATION OF U-CHANNEL FOR SLOPES TO BE CONSIDERED ON SITE FORMATION SUBMISSION.
4. ALL SEWER TO BE 425 CAST IRON (FALL 1:100) UNLESS OTHERWISE SPECIFIED.

FLAT NOS. 127	BLOCK 2 OF FLAT NOS.=118	TOTAL OF FLAT NOS.=245
FLAT NOS. 134	BLOCK 2 1F FLAT NOS.=123	TOTAL 1F FLAT NOS.=257
FLAT NOS. 114	BLOCK 2 2F FLAT NOS.=127	TOTAL 2F FLAT NOS.=261
FLAT NOS. 136	BLOCK 2 3F FLAT NOS.=129	TOTAL 3F FLAT NOS.=265
FLAT NOS. 131	BLOCK 2 TOTAL NOS.=497	TOTAL FLAT NOS.=1028

PROPOSED DRAINAGE AND SEWERAGE LAYOUT PLAN (FOR REFERENCE ONLY)
1:200

Note: This plan has been prepared on a preliminary basis under the supervision of the registered professional engineer in charge. The design of the proposed system, including the details of the proposed system, shall be subject to the approval of the Building Authority under section 30(5) and the provision of section 14(5)(a) of the Building Ordinance (Cap. 123).

Plan Approved
NG Tin Hin
Scale: Building Systems
FOR BUILDING AUTHORITY
- 8 JAN 2024

PIPE LAYOUT STATEMENT
The above drawing is a preliminary drawing and shall be subject to the approval of the Building Authority under section 30(5) and the provision of section 14(5)(a) of the Building Ordinance (Cap. 123).

AMENDED PLAN

Client 	Building Services Engineer 	Architect 	Structural Engineer 	Landscape Consultant 	<table border="1"> <tr> <th>Rev</th> <th>Date</th> <th>Description</th> <th>CHK'd</th> <th>App'd</th> </tr> <tr> <td>A</td> <td>17/08</td> <td>GENERAL REVISION</td> <td>NYF</td> <td>CT</td> </tr> <tr> <td>C</td> <td>30/09</td> <td>BD AMENDMENT NO.2</td> <td>NYF</td> <td>CT</td> </tr> <tr> <td>D</td> <td>14/11</td> <td>BD AMENDMENT NO.3</td> <td>NYF</td> <td>CT</td> </tr> <tr> <td>E</td> <td>01/05</td> <td>BD AMENDMENT NO.4</td> <td>NYF</td> <td>CT</td> </tr> <tr> <td>F</td> <td>28/08</td> <td>BD AMENDMENT NO.5</td> <td>NYF</td> <td>CT</td> </tr> <tr> <td>G</td> <td>10/23</td> <td>BD AMENDMENT NO.6</td> <td>NYF</td> <td>CT</td> </tr> <tr> <td>H</td> <td>12/23</td> <td>BD AMENDMENT NO.7</td> <td>NYF</td> <td>CT</td> </tr> </table>	Rev	Date	Description	CHK'd	App'd	A	17/08	GENERAL REVISION	NYF	CT	C	30/09	BD AMENDMENT NO.2	NYF	CT	D	14/11	BD AMENDMENT NO.3	NYF	CT	E	01/05	BD AMENDMENT NO.4	NYF	CT	F	28/08	BD AMENDMENT NO.5	NYF	CT	G	10/23	BD AMENDMENT NO.6	NYF	CT	H	12/23	BD AMENDMENT NO.7	NYF	CT	<p>Project MIC TRANSITIONAL HOUSING PROJECT AT LOT 2160 RP (PART) IN D.D. 106 AND ADJOINING GOVERNMENT LAND IN KAM TIN, YUEN LONG, NEW TERRITORIES.</p> <p>Title PROPOSED DRAINAGE AND SEWERAGE LAYOUT PLAN</p>	<table border="1"> <tr> <td>Designed</td> <td>CCY</td> <td>Dwg check</td> <td>CCY</td> </tr> <tr> <td>Drawn</td> <td>CKCT</td> <td>Approved</td> <td>EL</td> </tr> <tr> <td>Scale</td> <td>1:200</td> <td>Date</td> <td>2023/12</td> </tr> <tr> <td>Drawing Number</td> <td>ED/001</td> <td>Rev</td> <td>H</td> </tr> <tr> <td>BD: ED 4/9/07/22 (TH)</td> <td>FSD:</td> <td></td> <td></td> </tr> </table>	Designed	CCY	Dwg check	CCY	Drawn	CKCT	Approved	EL	Scale	1:200	Date	2023/12	Drawing Number	ED/001	Rev	H	BD: ED 4/9/07/22 (TH)	FSD:		
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1



2



3



4



PLANPLUS 思顧
CONSULTANCY 雋問

Figure Title:

Photos Showing the Existing Drainage Facilities at the Application Site

Project No.:

PPC-PLG-10164

Scale:

N/A

Photo Taken Date:

20 August 2024

Project:

Planning Application No. A/YL-KTS/1012

Section 16 Application for Renewal of Planning Approval for Temporary Transitional Housing Development for a Period of Three Years at Lot 2160 RP in D.D. 106 and Adjoining Government Land in Kam Tin, Yuen Long, New Territories

5



U-channel next to car parking

6



U-channel next to the landscaping

7



U-channel next to EVA

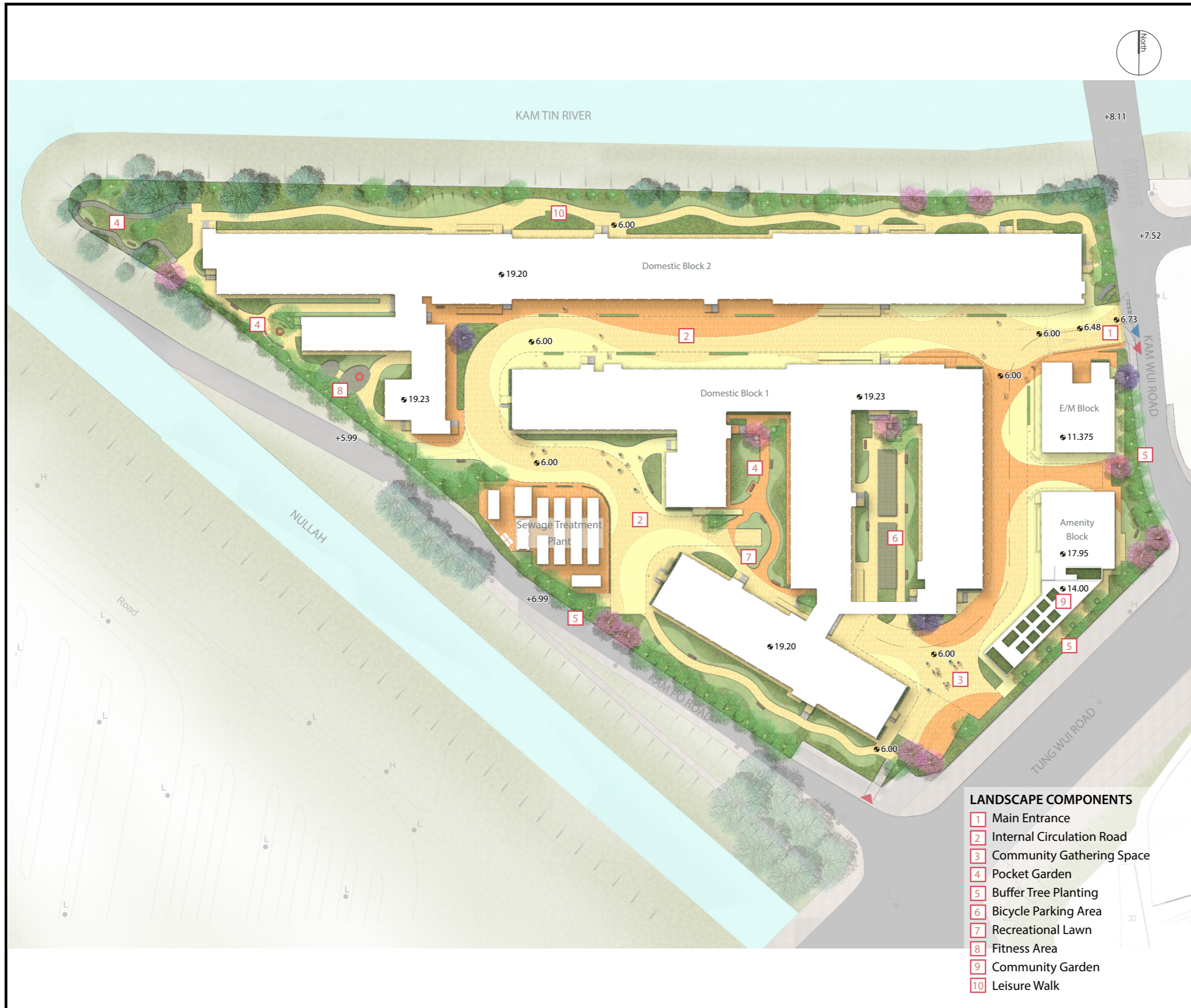
8



Drainage pipe underneath connects to the outfall at Kam Tin River

Annex 3

Landscape Layout Plan



LEGEND

-  Application Site Boundary
-  Existing Levels
-  Proposed Levels
-  Pedestrian Entrance / Exit
-  Vehicular Entrance / Exit
-  Proposed Architectural Scheme
-  Existing Tree
-  Newly Planted Tree/
Bamboo Planting
-  Proposed Lawn
-  Proposed Green Roof
-  Proposed Paving
-  Proposed Seating (Fixed)
-  Proposed Seating (Movable)
-  Proposed Bicycle Parking Area

LANDSCAPE COMPONENTS











-  Main Entrance
-  Internal Circulation Road
-  Community Gathering Space
-  Pocket Garden
-  Buffer Tree Planting
-  Bicycle Parking Area
-  Recreational Lawn
-  Fitness Area
-  Community Garden
-  Leisure Walk



FIGURE TITLE
Proposed Temporary Transitional Housing Development at Kam Tin, Yuen Long
Landscape Master Plan - All Levels

SCALE	A.S.	DATE	Jun 2021
CHECKED	JBC	DRAWN	CL
FIGURE NO.	Figure 4.1		REV
			F

SCENIC Landscape Studio Limited
 LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT

