

GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/YL-TYST/1321

Our Ref.: P11016/TL25230

18 July 2025

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

By Post and E-mail
tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information (FI)

Temporary Social Welfare Facility (Social Service Centre) for a Period of 5 Years
Lot 1354 RP in D.D. 121 and Adjoining Government Land,
Tong Yan San Tsuen, Yuen Long, New Territories
(Application No. A/YL-TYST/1321)

We write to submit FI in response to comments from the Environmental Protection Department conveyed by the Planning Department for the captioned application, which serves to supersede our previous FI submission under our reference P11016/TL25225 dated 17.7.2025.

We would also like to clarify that the area of Government Land within the application site is about 1,736 m². We attach a revised Lot Index Plan (Plan 2a) for your information.

	Original	Revised	Difference
Site Area (m²)	2,756	2,756	No change
Area of Government Land (m²)	1,659	1,736	+77
Area of Private Land (m²)	1,097	1,020	-77

In view of the amendments, we enclose the revised pages of Form No. S16-I, Executive Summary and page 1 of Planning Statement (Appendix I) for your perusal.

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.



Francis LAU

Encl.

c.c.

DPO/TM&YLW, PlanD

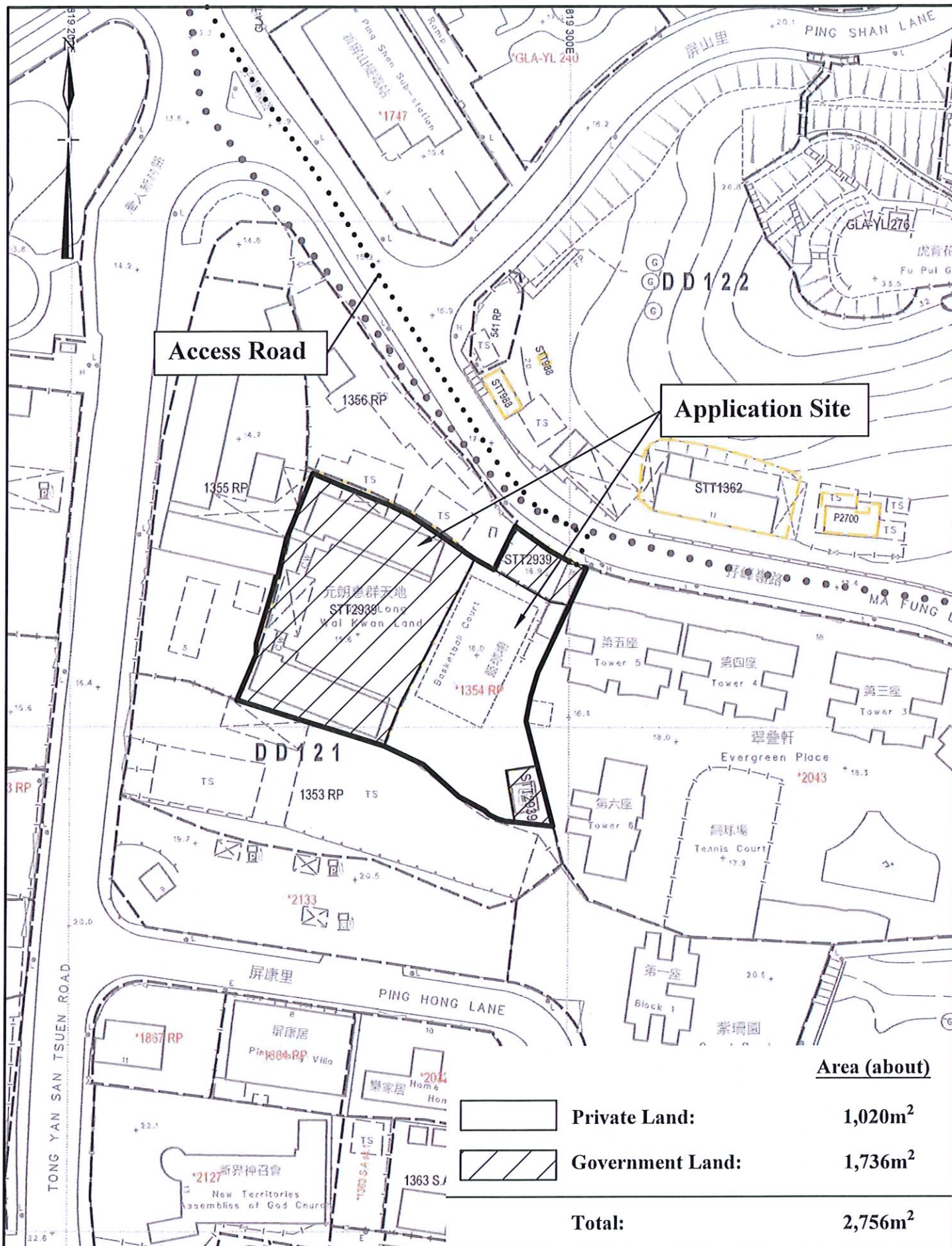
(Attn.: Mr. Edwin YEUNG)

By E-mail only

Further Information for Planning Application No. A/YL-TYST/1321**Response-to-Comments****Comments from the Environmental Protection Department**

I.	Comments	Responses
1.	<p>Grateful if you could ask the applicant to:</p> <p>(a) confirm whether the proposed toilet is a portable toilet, if affirmative, whether licensed collectors will be recruited to collect and dispose the sewage and waste from the portable toilet. If not, please advise whether the sewage generated from the proposed use will be discharged to nearby existing public sewer.</p>	<p>Septic tank and soakaway system has been used for the toilet on site. Licensed collectors will be recruited to collect and dispose the sewage and waste from the toilet regularly.</p>

- END -



1 : 1000

Lot Index Plan

Goldrich Planners &
Surveyors Ltd.

April 2025

Lot 1354 RP in D. D.121 and Adjoining Government Land,
Tong Yan San Tsuen, Yuen Long, New Territories

Plan 2a
(P 11016)

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- 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	
Pentecostal Church of Hong Kong (竹園區神召會)	(Company 公司)
2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱（如適用）	
Goldrich Planners and Surveyors Limited (金潤規劃測量師行有限公司)	(Company 公司)
3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址／地點／丈量約份及地段號碼（如適用）	Lot No. 1354 RP in D.D. 121 and adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及／或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 2756 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 741.71 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）	1736 sq.m 平方米 <input checked="" type="checkbox"/> About 約

Gist of Application 申請摘要			
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will also 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	Lot No. 1354 RP in D.D. 121 and adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories		
Site area 地盤面積	2756 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 1736 sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
Plan 圖則	Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14		
Zoning 地帶	"Residential (Group B)1" ("R(B)1")		
Applied use/ development 申請用途／發展	Temporary Social Welfare Facility (Social Service Centre) for a period of 5 years		
(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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<input checked="" type="checkbox"/> About 約 741.71 <input type="checkbox"/> Not more than 不多於	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 0.27
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	9	
	Composite 綜合用途		
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於) mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)	
	Non-domestic 非住用	2.5 m 米 <input checked="" type="checkbox"/> (Not more than 不多於) mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	

Executive Summary

1. The application site (the Site) is on Lot No. 1354 RP in D.D. 121 and adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories.
2. The site area is about 2,756 m², including about 1,736 m² of Government Land.
3. The Site falls within an area zoned “Residential (Group B)1” (“R(B)1”) on the Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/14.
4. The applied use is ‘Temporary Social Welfare Facility (Social Service Centre)’ for a period of 5 years. The applied use is a Column 2 use within the “R(B)” zone on the OZP requiring planning permission from the Town Planning Board.
5. A total of 9 nos. of temporary structures are provided for office, classroom and indoor activity area, covered walkway, open shed, toilet and storage uses. The gross floor area is about 741.71 m².
6. Operation hours are from 9 a.m. to 6 p.m. daily (including Sundays and public holidays).
7. Potential adverse impacts on drainage, traffic, fire safety and environment to the surrounding area arising from the applied use are not anticipated.

行政摘要

1. 申請地點位於新界元朗唐人新村丈量約份第 121 約地段第 1354 號餘段及毗連政府土地。
2. 申請地點的面積約 2,756 平方米，包括約 1,736 平方米的政府土地。
3. 申請地點在《唐人新村分區計劃大綱核准圖編號 S/YL-TYST/14》上劃為「住宅（乙類）1」地帶。
4. 申請用途為「臨時社會福利設施（社會服務中心）」（為期 5 年）。該用途在大綱圖上的「住宅（乙類）」地帶內屬於第二欄用途，須向城市規劃委員會申請。
5. 申請地點提供 9 個臨時構築物作辦公室／課室／室內活動空間、有蓋行人通道、開放棚架、洗手間及儲物室用途，總樓面面積約 741.71 平方米。
6. 營運時間為每日上午 9 時至下午 6 時（包括星期日及公眾假期）。
7. 申請用途預期不會對鄰近地區的排水、交通、消防及環境方面帶來潛在負面影響。

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Pentecostal Church Of Hong Kong (“the Applicant”) in support of the planning application for ‘Temporary Social Welfare Facility (Social Service Centre)’ for a period of 5 years (“the Development”) at Lot No. 1354 RP in D.D. 121 and adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

Application Site (Plans 1 and 2)

2. The Site comprises Lot No. 1354 RP in D.D. 121 and adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories. The Site is accessible from Ma Fung Ling Road leading to the ingress to its north.
3. The site area is about 2,756 m², including about 1,736 m² of Government Land.
4. The Site is at the location of the former Wai Kwan Primary School which had existed before the first publication in the Gazette of the Draft Tong Yan San Tsuen Development Permission Area Plan No. DPA/YL-TYST/1 on 18.6.1993 and the school was closed in 2007. Since 2011, the Site has been utilized as social welfare facilities.

Planning Context

5. The Site falls within an area zoned “Residential (Group B)” (“R(B)”) on the Approved Tong Yan San Tsuen Outline Zoning Plan (the “OZP”) No. S/YL-TYST/14.
6. The planning intention of the “R(B)” zone is primarily intended for sub-urban medium-density residential developments in rural areas where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.
7. According to the Notes of the OZP, ‘Social Welfare Facility’ use is a Column 2 use within the “R(B)” zone on the OZP requiring planning permission from the Board.
8. Provided that the structures of the Development are temporary in nature, approval of the application on a temporary basis for a period of 5 years would not frustrate the long-term planning intention of the “R(B)” zone.

Development Parameters

9. The following table summarises the details of the structures on site (**Plan 3**):