

2025年06月20日
此文件在 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

20 JUN 2025

e-form No. S16-I
電子表格第 S16-I 號

This document is received on
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt of
all the required information and documents.

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

A/YL-TYST/1321

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

- (i) Construction of "New Territories Exempted House(s)";
興建「新界豁免管制屋宇」;
- (ii) Temporary use/development of land and/or building not exceeding 3 years in rural areas or Regulated Areas; and
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;及
- (iii) 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的臨時用途或發展的許可續期

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-TY8T/1821
	Date Received 收到日期	20 JUN 2025

- 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 type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 741.71 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	1659 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 Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14
(e) Land use zone(s) involved 涉及的土地用途地帶	“Residential (Group B)1” (“R(B)1”)
(f) Current use(s) 現時用途	Temporary Social Welfare Facility (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)
(g) Additional Information (if applicable) 附加資料（如適用）	

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 26/05/2025 (DD/MM/YYYY), this application involves a total of 1 “current land owner(s)”[#].
根據土地註冊處截至 26/05/2025 (日/月/年)的記錄，這宗申請共牽涉 1 名「現行土地擁有人」[#]。

- (b) The applicant 申請人 –

☒ has obtained consent(s) of 1 “current land owner(s)”[#].

已取得 1 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)
1	Lot No. 1354 RP in D.D. 121	26/05/2025

(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」[#]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

- ☐ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☒ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) <i>For Type (i) application</i> 供第(i)類申請			
(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	<p>(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)</p>		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計		sq.m 平方米 <input type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途
(f) Additional Information (if applicable) 附加資料（如適用）			

(ii) <i>For Type (ii) application</i> 供第(ii)類申請	
(a) Operation involved 涉及工程	<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 (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) (請用圖則顯示有關土地／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)
(b) Intended use/development 有意進行的用途／發展	

(iii) <i>For Type (iii) application</i> 供第(iii)類申請													
(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量，包括每座建築物／構築物(倘有)的長度、高度和闊度 <table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱／種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置／建築物／構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table> (Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)	Name/type of installation 裝置名稱／種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置／建築物／構築物的尺寸 (米) (長 x 闊 x 高)									
Name/type of installation 裝置名稱／種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置／建築物／構築物的尺寸 (米) (長 x 闊 x 高)											

(iv) For Type (iv) application 供第(iv)類申請

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction From 由 to 至
地積比率限制
- ☐ Gross floor area restriction From 由 sq. m 平方米 to 至 sq. m 平方米
總樓面面積限制
- ☐ Site coverage restriction From 由 % to 至 %
上蓋面積限制
- ☐ Building height restriction From 由 m 米 to 至 m 米
建築物高度限制
- From 由 mPD 米 (主水平基準上) to 至 mPD 米 (主水平基準上)
- From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction From 由 m to 至 m
非建築用地限制
- ☐ Others (please specify)
其他 (請註明)

- (b) Additional Information (if applicable)
附加資料 (如適用)

(v) *For Type (v) application* 供第(v)類申請

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

Temporary Social Welfare Facility (Social Service Centre) for a period of 5 years

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

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積

741.71..... sq.m 平方米

☒About 約

Proposed plot ratio 擬議地積比率

0.27.....

☒About 約

Proposed site coverage 擬議上蓋面積

26.9..... %

☒About 約

Proposed no. of blocks 擬議座數

9.....

Proposed no. of storeys of each block 每座建築物的擬議層數

1..... storeys 層

☐ include 包括 storeys of
basements 層地庫

☐ exclude 不包括 storeys of
basements 層地庫

Proposed building height of each block 每座建築物的擬議高度

..... mPD 米(主水平基準上) ☐About 約

2.5..... m 米

☒About 約

☐ Domestic part 住用部分

GFA 總樓面面積

..... sq. m 平方米

☐About 約

number of Units

.....

單位數目

average unit size

..... sq. m 平方米

☐About 約

單位平均面積

estimated number of residents

.....

估計住客數目

☒ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆

..... sq. m 平方米 ☐ About 約

☐ hotel 酒店

..... sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室

..... sq. m 平方米 ☐ About 約

☐ shop and services

..... sq. m 平方米 ☐ About 約

商店及服務行業

☐ Government, institution or community facilities

(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

政府、機構或社區設施

.....

☒ other(s) 其他

(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

Refer to Plan 3

☐ Open space

(please specify land area(s) 請註明地面面積)

休憩用地

☐ private open space

..... sq. m 平方米 ☐ Not less than 不

私人休憩用地

少於

☐ public open space

..... sq. m 平方米 ☐ Not less than 不

公眾休憩用地

少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....	<u>Refer to Plan 3</u>

<p>(d) Proposed use(s) of uncovered area (if any) 露天地方（倘有）的擬議用途 Vehicle maneuvering space and basketball court</p>		
<p>(e) Additional Information (if applicable) 附加資料（如適用）</p>		

<p>7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間</p>
<p>Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023) 擬議發展計劃預期完成的年份及月份（分期（倘有））（例：2023 年 6 月） (Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any)) (申請人須就擬議的公眾休憩用地及政府、機構或社區設施（倘有）提供個別擬議完成的年份及月份)</p> <p>Existing use</p>

8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行車通道安排		
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 checked="" 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)) <u>Ma Fung Ling Road</u> <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) <input type="checkbox"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces <u>3</u> 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) _____
	No 否	<input type="checkbox"/>
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Taxi Spaces _____ 的士車位 Coach Spaces _____ 旅遊巴車位 Light Goods Vehicle Spaces <u>1</u> 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) _____
	No 否	<input type="checkbox"/>

<p>Additional Information (if applicable)</p> <p>附加資料（如適用）</p>	
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9. 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。

<p>Does the development proposal involve alteration of existing building?</p> <p>擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>
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<p>Does the development proposal involve the operation on the right?</p> <p>擬議發展是否涉及右列的工程?</p> <p>(Note: where Type (ii) application is the subject of application, please skip this section.</p> <p>註: 如申請涉及第(ii)類申請, 請跳至下一條問題。)</p>	Yes 是	<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 <div style="display: flex; justify-content: space-between;"> <div>Area of filling 填塘面積</div> <div>sq.m 平方米</div> <div><input type="checkbox"/>About 約</div> </div> <div style="display: flex; justify-content: space-between;"> <div>Depth of filling 填塘深度</div> <div>m 米</div> <div><input type="checkbox"/>About 約</div> </div> <input type="checkbox"/> Filling of land 填土 <div style="display: flex; justify-content: space-between;"> <div>Area of filling 填土面積</div> <div>sq.m 平方米</div> <div><input type="checkbox"/>About 約</div> </div> <div style="display: flex; justify-content: space-between;"> <div>Depth of filling 填土厚度</div> <div>m 米</div> <div><input type="checkbox"/>About 約</div> </div> <input type="checkbox"/> Excavation of land 挖土 <div style="display: flex; justify-content: space-between;"> <div>Area of excavation 挖土面積</div> <div>sq.m 平方米</div> <div><input type="checkbox"/>About 約</div> </div> <div style="display: flex; justify-content: space-between;"> <div>Depth of excavation 挖土深度</div> <div>m 米</div> <div><input type="checkbox"/>About 約</div> </div>
	No 否	<input checked="" type="checkbox"/>

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 checked="" type="checkbox"/>
	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" 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)			

10. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

Refer to Planning Statement at Appendix I

11. 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

Signed with recognised
e-signature
Signer: Tang Hui Ling

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

Assistant Town Planner

Name
姓名

Position (if applicable)
職位 (如適用)

Professional Qualification(s) 專業資格
☐ Member 會員 / ☐ Fellow of 資深會員

☐ 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

Goldrich Planners and Surveyors Limited (金潤規劃測量師行有限公司)

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

- 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：
 - 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
 - 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。
- 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。
- 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。

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量[@]

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

[@] Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該骨灰安置所內，總共最多可安放多少份骨灰。

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 1659 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	741.71 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.27 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(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)

		1	Storeys(s) 層 <input checked="" 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)
	Composite 綜合用途		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)
(iv) Site coverage 上蓋面積	26.9 %		<input checked="" type="checkbox"/> About 約
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	
(vii) 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		3
	Private Car Parking Spaces 私家車車位		3
	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)		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	Taxi Spaces 的士車位		
	Coach Spaces 旅遊巴車位		
	Light Goods Vehicle Spaces 輕型貨車車位		1
	Medium Goods Vehicle Spaces 中型貨車位		
	Heavy Goods Vehicle Spaces 重型貨車車位		
	Others (Please Specify) 其他 (請列明)		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
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 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）		
<u>Location Plan, Lot Index Plan, Tree Preservation Proposal & Drainage Proposal</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" 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"/>
Air Ventilation Assessment 空氣流通評估	<input type="checkbox"/>	<input type="checkbox"/>
Management Plan 管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Social Impact Assessment 社會影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Heritage Impact Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Ecological Impact Assessment 生態影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Conservation Management Plan 保育管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）		
<u>Executive Summary</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

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。

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 1,659 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 1,659 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 1,659 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**):

No.	Use	Floor Area (ab.) (m ²)	Covered Area (ab.) (m ²)	Height (ab.) (m)	No. of Storey
1	Office, Classroom and Indoor Activity Area	213.3	213.3	2.5	1
2	Covered Walkway	57.5	57.5	2.5	1
3	Open Shed (Rain Shelter)	29	29	2.5	1
4	Open Shed (Activity Area)	82.6	82.6	2.5	1
5	Covered Walkway	46.7	46.7	2.5	1
6	Office, Classroom and Indoor Activity Area	221.7	221.7	2.5	1
7	Toilet	26.91	26.91	2.5	1
8	Converted-Containers for Storage of Office Supply and Furniture Use	32	32	2.5	1
9	Converted-Containers for Storage of Office Supply and Furniture Use	32	32	2.5	1
Total		<u>741.71</u>	<u>741.71</u>		
		Plot Ratio	Site Coverage		
		0.27	26.9%		

10. The Development aims at catering for the people in need in Yuen Long. Its scope of services includes but not limited to the followings:
- Diversified services to the elderly, children, youth and people with disabilities;
 - Provide assistance to children and their families with welfare needs;
 - Provide a variety of services, including social recreation, education, health, volunteering, outreach, counselling, on-campus social worker services etc.; and
 - Social Work Teams have been set up to provide support services to people in squatter villages affected by development.
11. Operation hours are from 9 a.m. to 6 p.m. daily (including Sundays and public holidays).
12. The number of patrons is expected to be 40 per day, served by 6 working staffs in the social service centre.
13. The Site is accessible by vehicles from Ma Fung Ling Road leading to the ingress to its north. 3 nos. of parking space for private cars and 1 no. of loading/unloading space for light goods vehicle (LGV) are provided at the Site for the daily operation of the Development. All these parking spaces are for staff use only. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the Site.

Previous Applications

14. The Site is the subject of 5 previously approved applications for proposed extension of school building or temporary social welfare facilities uses. Details of the applications are shown below:

Application No.	Applied Use	Date of Approval
A/YL-TYST/161	Proposed Extension of School Building	1.3.2002
A/YL-TYST/550	Temporary Social Welfare Facility (Social Service Centre) for a Period of 3 years	4.11.2011
A/YL-TYST/699	Temporary Social Welfare Facility (Social Service Centre) for a Period of 3 years	31.10.2014
A/YL-TYST/866	Temporary Social Welfare Facility (Social Service Centre) for a Period of 3 years	22.12.2017
A/YL-TYST/1056	Temporary Social Welfare Facility (Social Service Centre) for a Period of 3 years	4.12.2020

15. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the current application are relevant to the previously approved applications.

No Adverse Impacts to the Surroundings

Visual

16. The existing developments are one-storey structures of 2.5 meters high. Some temporary structures are found to the north of the Site across Ma Fung Ling Road. To the east of the Site is private residential development Evergreen Place. Hence, the applied use is considered not incompatible with surrounding environment. Adverse visual impacts to the surrounding areas are not anticipated.

Landscape

17. The landscape proposal remains the same as the approved landscape proposal under the previous application no. A/YL-TYST/1056 (**Plan 4**). The 16 nos. of existing trees will be properly maintained. Regular horticultural maintenance, viz. watering, weeding, fertilizer application and pruning, etc. shall be undertaken when necessary to ensure healthy establishment of trees. All these measures will follow the guidelines from the Tree Management Office including 'Tree Care During Construction' and 'Pictorial Guide for Tree Maintenance'. Regular tree inspection and appropriate remedial measure(s) will be proposed and implemented to ensure healthy tree growth. These measures entail, but not limited to, removal of climbers and removal of dead trees.

Drainage

18. The drainage proposal remains the same as the approved drainage proposal under the previous application no. A/YL-TYST/1056 (**Plan 5**). The existing 300mm u-channels and existing catchpits within the Site will be maintained in good conditions throughout the approval period.

Fire Safety

19. The Applicant will submit a layout plan incorporated with the proposed fire service installations (FSI) after the planning approval has been granted from the Board. The Applicant will proceed to implement the FSI proposal at the Site once it is accepted by the Director of Fire Services.

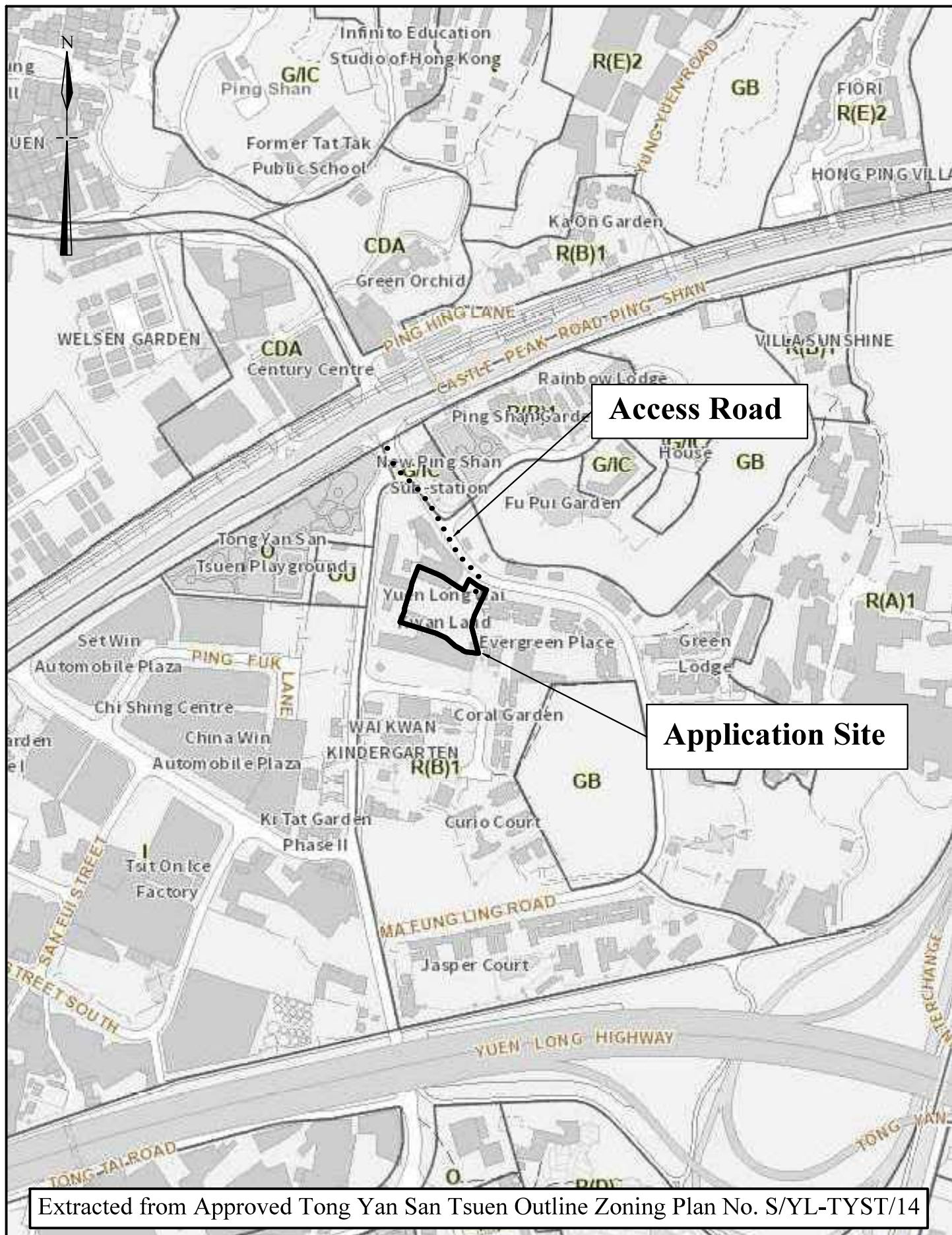
Traffic

20. The Development is small in scale. The Site involves 40 patrons and 6 working staff each day. As most patrons are residents in need from surrounding areas, they are expected to visit the social service centre on foot.
21. The Site is accessible by vehicles from Ma Fung Ling Road. 3 nos. of parking space for private cars and 1 no. of loading/unloading space for LGV are provided at the Site for the daily operation of the Development. All these parking spaces are for staff use only. Sufficient space is allowed for car manoeuvring within, entering and leaving the Site. A vehicular access connecting to Ma Fung Ling Road is provided at the north-eastern part of the Site. The provision of parking facilities and vehicular access remain the same as the previous application.
22. Given that most patrons will visit the social service centre on foot and that the number of car parking spaces is limited, no adverse impact to the local road network, Ma Fung Ling Road in particular, is anticipated.

Gas Safety

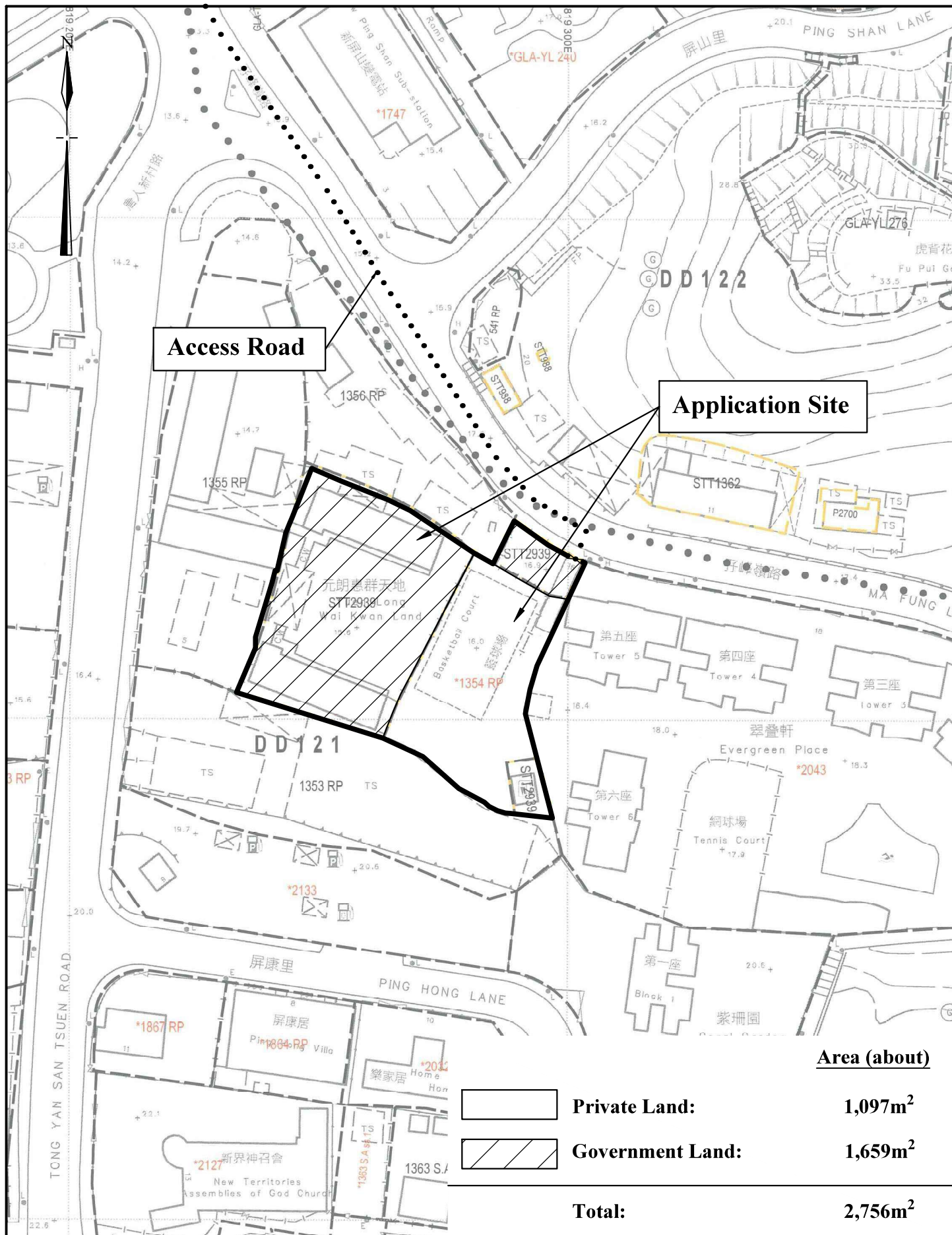
23. Given that the number of day-time and night-time users is limited (46 staff and users in daytime whilst no user after 6:00pm), the risk levels posed by the LPG filling stations is not expected to be significant.

- End -

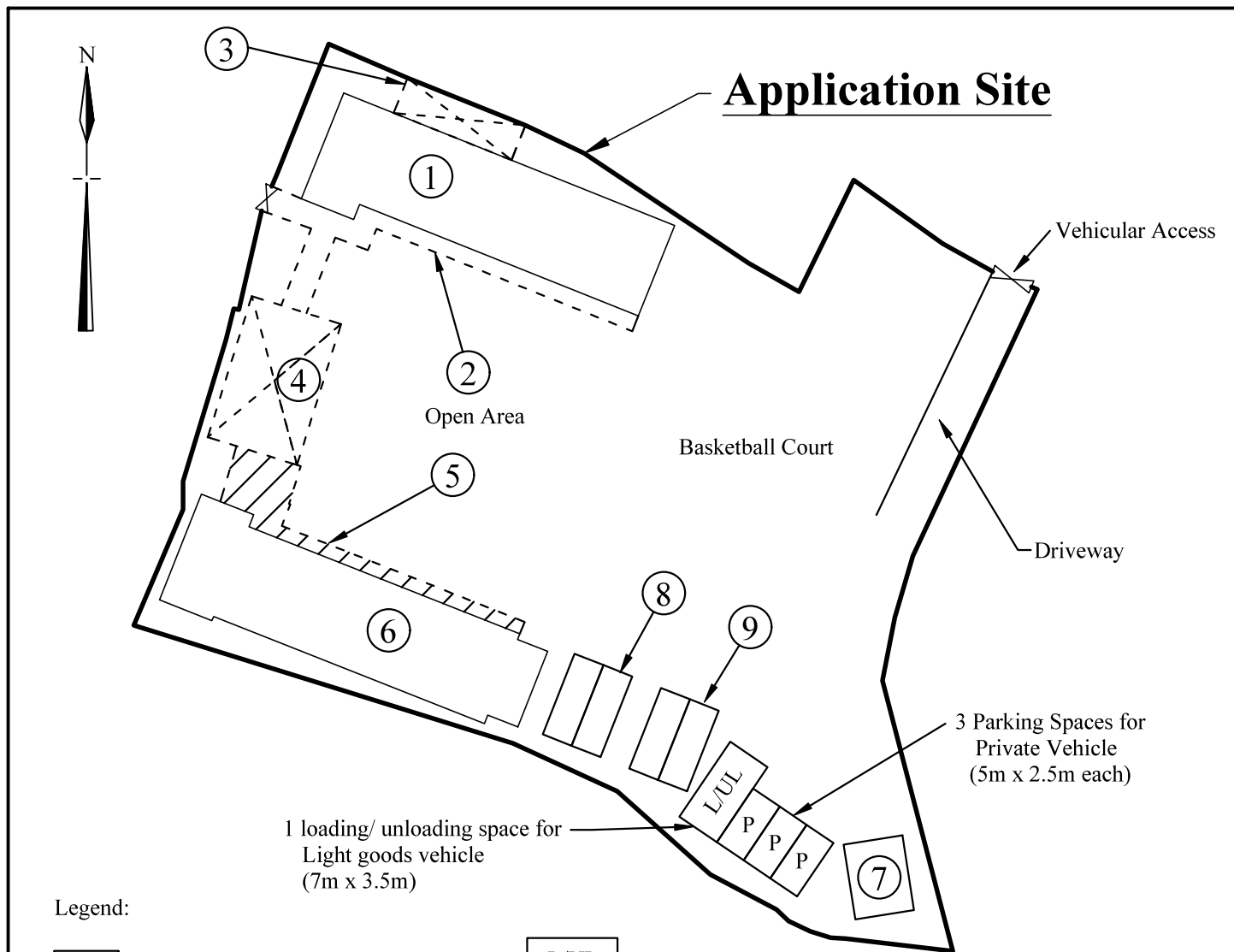


Extracted from Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14

Not to Scale	Location Plan Lot 1354 RP in D. D.121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories	Goldrich Planners & Surveyors Ltd.
April 2025		Plan 1 (P 11016)



1 : 1000	Lot Index Plan Lot 1354 RP in D. D.121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories	Goldrich Planners & Surveyors Ltd.
April 2025		Plan 2 (P 11016)

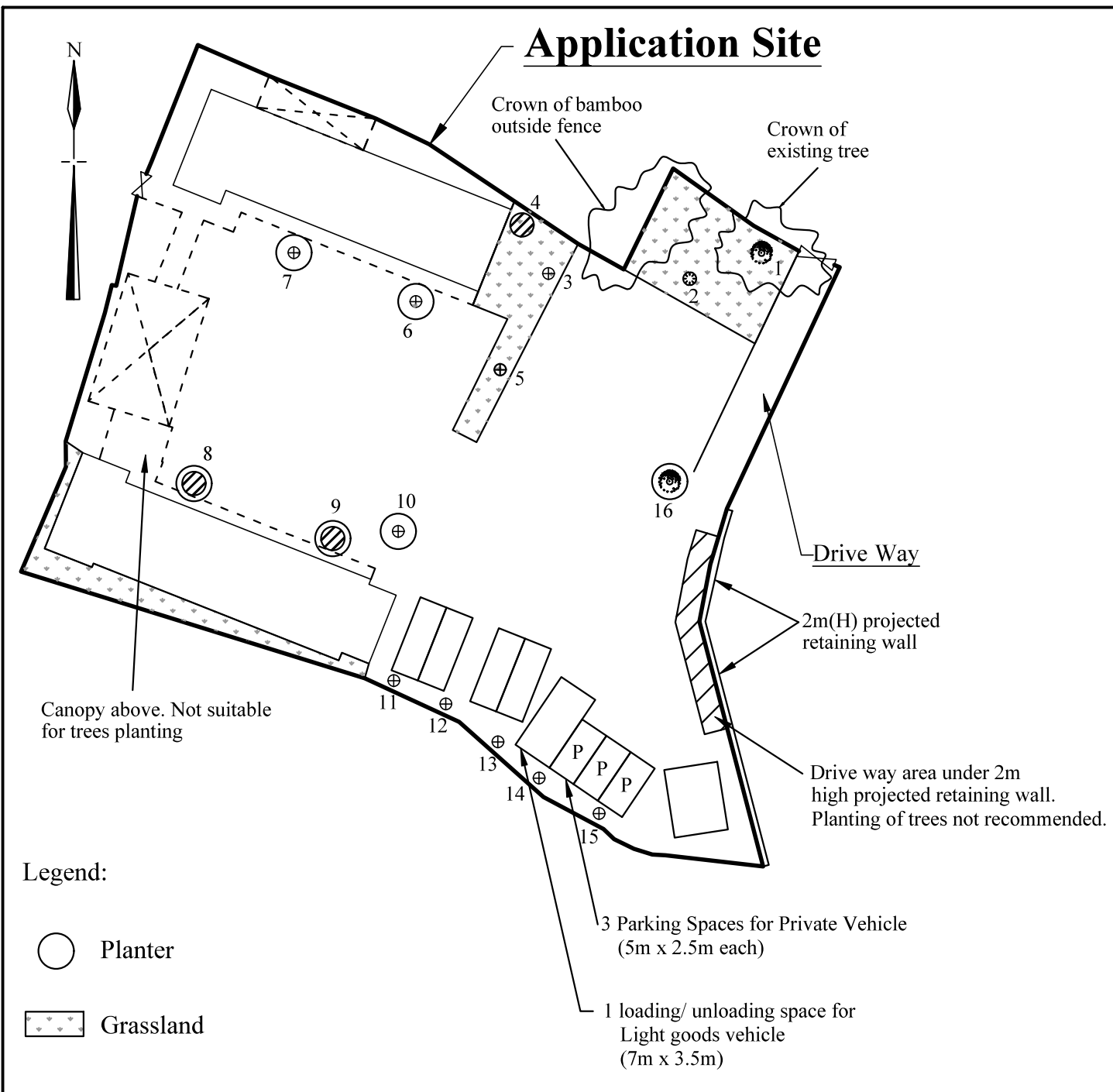


Legend:

P	Private Car Parking Space x 3 (5m(L) x 2.5m(W) each)	L/UL	Loading/ Unloading area for light goods vehicle x1 (7m(L) x 3.5m(W) each)
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Structure	Covered Area (About) (in sq. m.)	Floor Area (About) (in sq. m.)	Height (in m.)	No of Storey
1 Office, Classroom and Indoor Activity Area	213.3	213.3	2.5	1
2 Covered Walkway	57.5	57.5	2.5	1
3 Open Shed (Rain Shelter)	2.9m x 10m = 29	2.9m x 10m = 29	2.5	1
4 Open Shed (Activity Area)	7.23m x 11.42m = 82.6	7.23m x 11.42m = 82.6	2.5	1
5 Covered Walkway	46.7	46.7	2.5	1
6 Office, Classroom and Indoor Activity Area	221.7	221.7	2.5	1
7 Toilet	4.6m x 5.85m = 26.91	4.6m x 5.85m = 26.91	2.5	1
8 Converted-Containers for Storage of Office Supply and Furniture Use	16 (per container) 2 x 16 = 32	16 (per container) 2 x 16 = 32	2.5	1
9 Converted-Containers for Storage of Office Supply and Furniture Use	16 (per container) 2 x 16 = 32	16 (per container) 2 x 16 = 32	2.5	1
Total:	<u>741.71</u>	<u>741.71</u>		

1 : 500	Layout Plan Lot 1354 RP in D. D.121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories	Goldrich Planners & Surveyors Ltd.
May 2025		Plan 3 (P 11016)



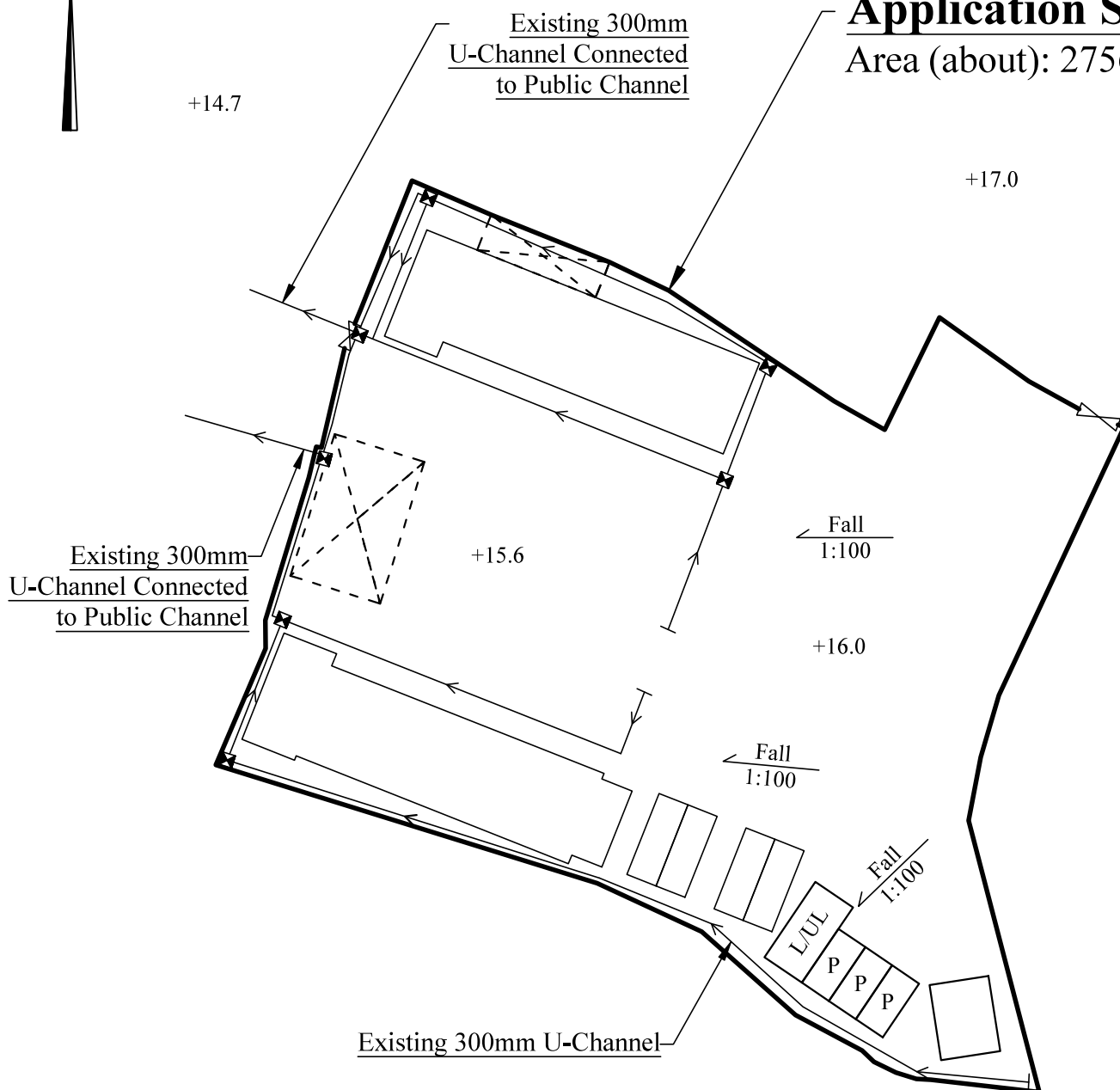
Existing trees	Spacing (Centre to Centre)	Min. Size (Height)	Quantity
☼ Cinnamomum camphora (樟樹)	4m	2.75m	1
⊗ Michelia x alba (白蘭)	4m	2.75m	3
⊕ Dimocarpus Longan (龍眼)	4m	2.75m	10
● Naturally Existing tree	4m	N.A.	<u>2</u>
Total			<u>16</u>

1 : 500	Tree Preservation Proposal Lot 1354 RP in D. D.121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories	Goldrich Planners & Surveyors Ltd.
April 2025		Plan 4 (P 11016)



Application Site

Area (about): 2756m²



Legend

— Existing 300mm U-Channel

⊠ Existing Catchpit

1 : 500

Drainage Proposal

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 5
(P 11016)

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 (m ²)	2,756	2,756	No change
Area of Government Land (m ²)	1,659	1,736	+77
Area of Private Land (m ²)	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

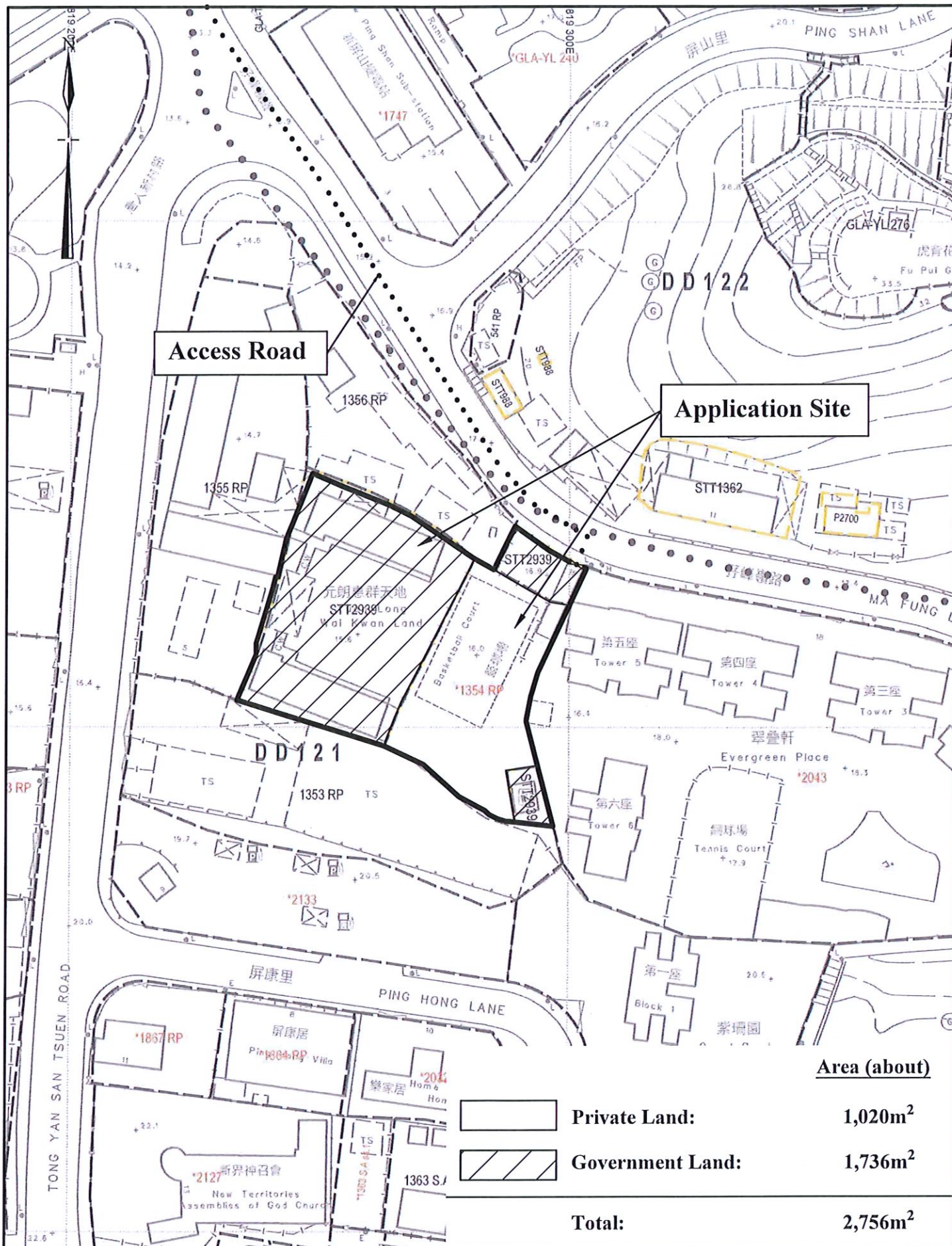
(Attn.: Mr. Edwin YEUNG)

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**):

GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Room E, 8/F., Keader Centre, 129 On Lok Rd, Yuen Long, N.T. H.K.

香港新界元朗安樂路129號基達中心8樓 E室

Tel. 電話: (852) 2714 2821, 2713 2138

Fax. 傳真: (852) 2762 1783

E-mail 電郵: goldrichplanners@gmail.com

Your Ref.: A/YL-TYST/1321

Our Ref.: P11016/TL25263

8 August 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 relevant acceptance letters and our submissions for compliance with approval conditions (c) and (d) regarding the submission and implementation of the run-in/out proposal under the previously approved application no. A/YL-TYST/699 respectively for your consideration.

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

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路一號
沙田政府合署 14 樓



By Fax (2762 1783) & Post **Planning Department**

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.
Hong Kong

來函檔號 Your Reference P11016/TL15080
本署檔號 Our Reference () in TPB/A/YL-TYST/699
電話號碼 Tel. No. : 2158 6298
傳真機號碼 Fax No. : 2489 9711

24 April 2015

Goldrich Planners & Surveyors Ltd.
Room E, 8/F, Keader Centre
129-149 On Lok Road
Yuen Long, New Territories
(Attn.: Mr. Francis LAU)

Dear Sir/Madam,

Compliance with Approval Condition (c)

Planning Application No. A/YL-TYST/699

I refer to your submission dated 18.2.2015 for compliance with the captioned approval condition on the submission of run-in/out proposal. The relevant departments have been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied** with.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has **not** been complied with. Please find detailed departmental comments at **Appendix**.

Please implement the accepted run-in/out proposal and report completion of works to our Department as soon as possible for compliance with approval condition (d). Please note that the time limit of condition (d) is 31.7.2015. Should you have any queries on the departmental comments, please contact Mr. Samuel C. C. FUNG (Tel: 2399 2422) of Transport Department, Mr. W. H. CHENG (Tel: 2762 4078) of Highways Department or the undersigned.

Yours faithfully,

(Miss Karmin TONG)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c.

AC for T/NT, TD (Attn.: Mr. Samuel C. C. FUNG)

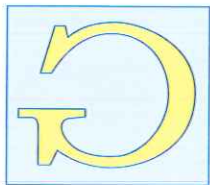
(Ref: Email correspondent dated 24.4.2015)

CHE/NTW, HyD (Attn.: Mr. W. H. CHENG)

(Ref: Email correspondent dated 15.4.2015)

Internal

CTP/TPB



GOLDRICH PLANNERS & SURVEYORS LTD.

金潤規劃測量師行有限公司

LAND EXPERTS

Specialists in Planning, Valuation, Acquisition & Land Matters

Your Ref.: A/YL-TYST/699
Our Ref.: P11016/TL15080

18 February 2015

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

Dear Sir,

Compliance with Approval Conditions (c)

Temporary Social Welfare Facility (Social Service Centre) for a Period of 3 Years
Lot 1354 R.P. in D.D. 121 and Adjoining Government Land,
Yuen Long, New Territories
(Planning Application No: A/YL-TYST/699)

We would like to submit a run-in/out proposal (Plan 6) for compliance with condition (c) in the submission of run-in/out proposal. Please note the proposal of run-in/out had been accepted by Highways Department on 27.6.2012 in the previous application A/YL-TYST/550.

Thank you for your attention.

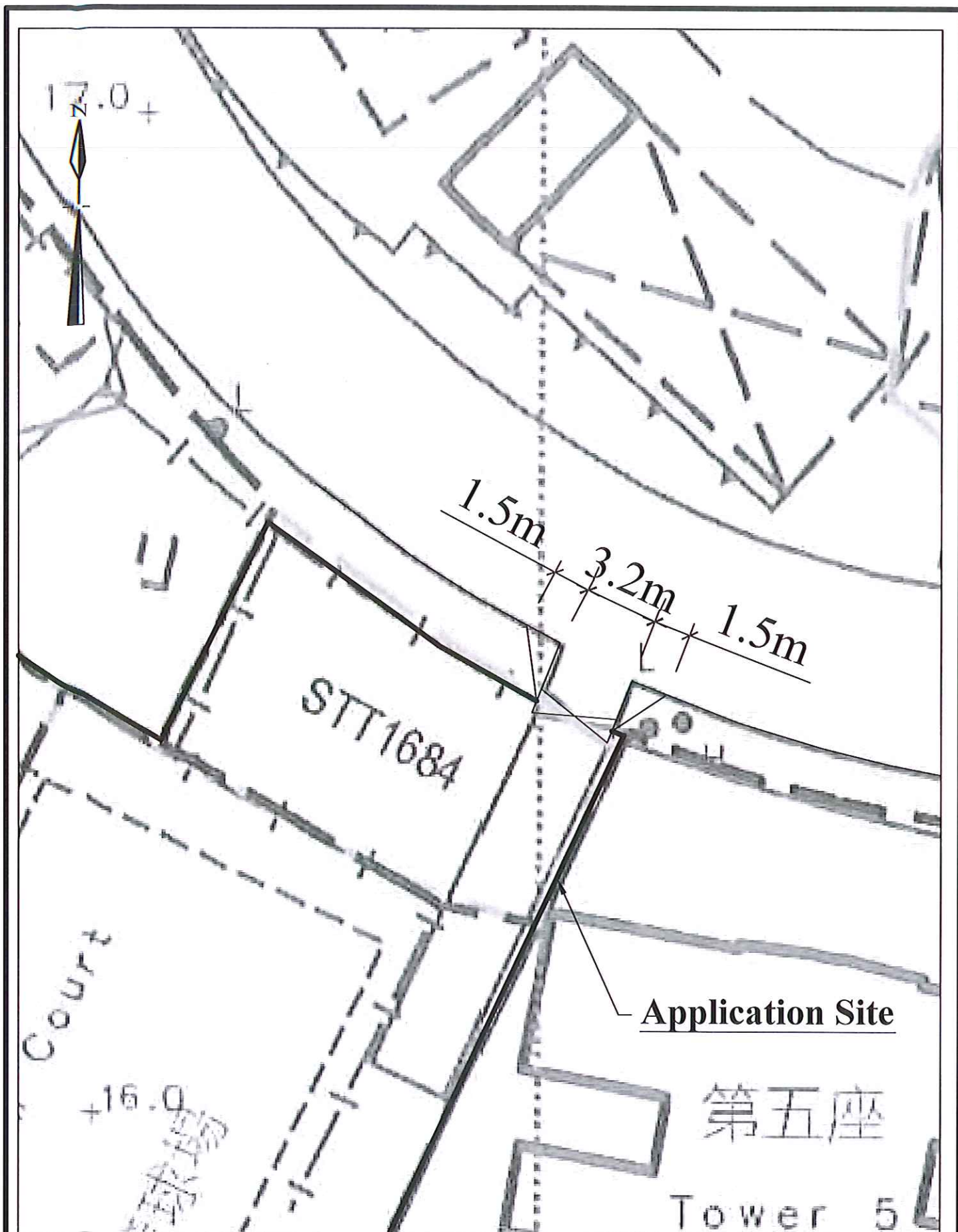
Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.



LAU Tak, Francis
FRICS FHKIS RPS(GP) MRTPI RPP

encl.

cc DPO/TMYLW (Attn. Miss Karmin TONG w/encl.)



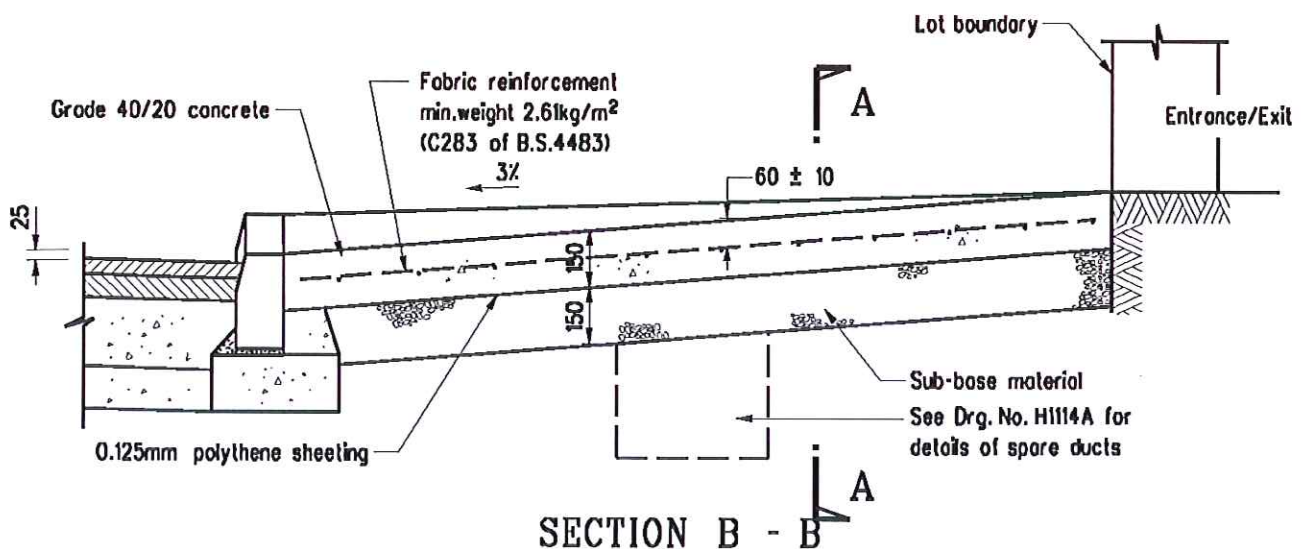
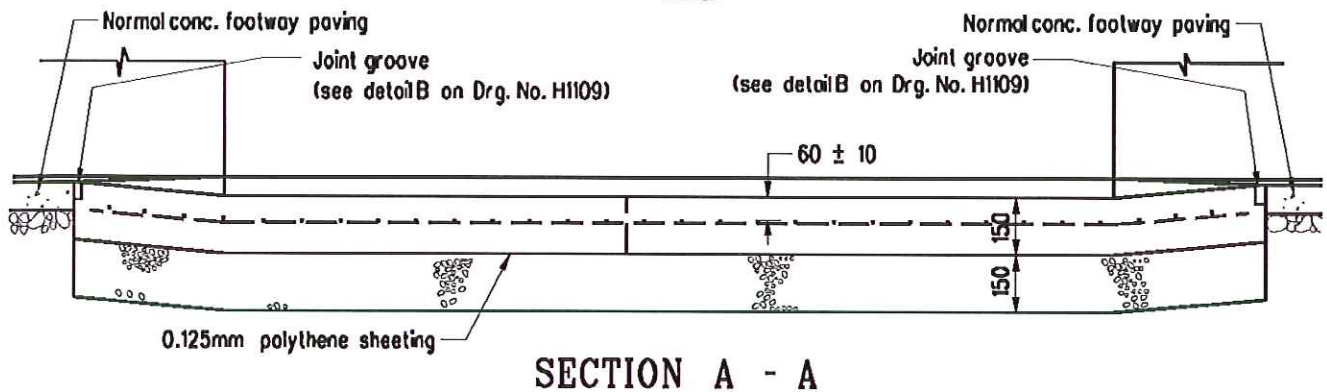
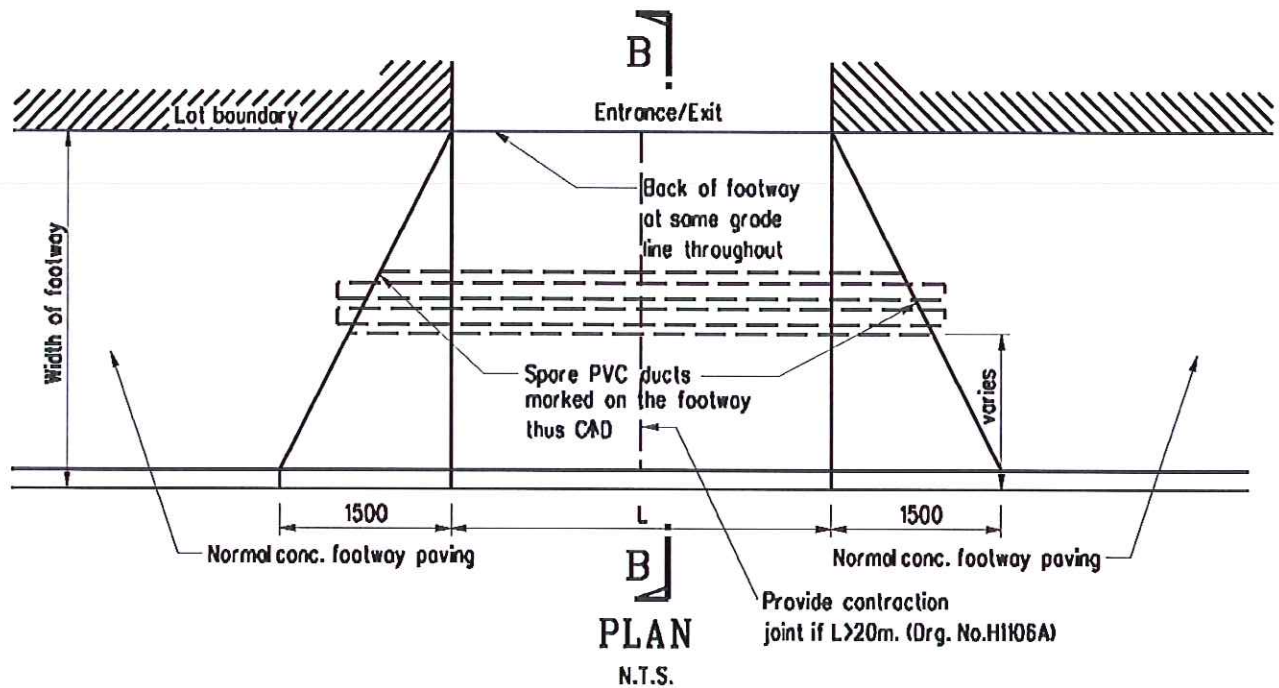
1 : 200

February 2015

Run-in / Run-out Proposal
 A/ YL - TYST/ 699
 Lot 1354 RP in D. D.121 and
 Adjoining Government Land

**Goldrich Planners &
 Surveyors Ltd.**

**Plan 6
 (P 11016)**



Note:

1. All dimensions are in millimetres.

B	Joint groove details revised		Nov 96
A	Grade of concrete revised		Sept 96
	Former Drg. No. H1011A with general revision		June 94
REF.	REVISION	SIGNATURE	DATE

**TYPICAL DETAILS
OF RUN-IN
(SHEET 1 OF 2)**

HIGHWAYS DEPARTMENT

REFERENCE

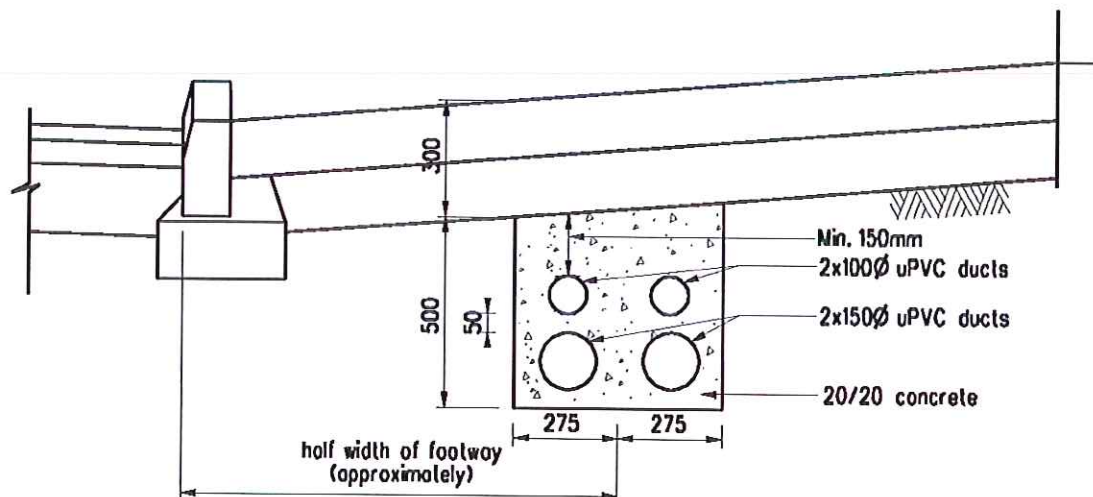
DRAWING No.

CAD

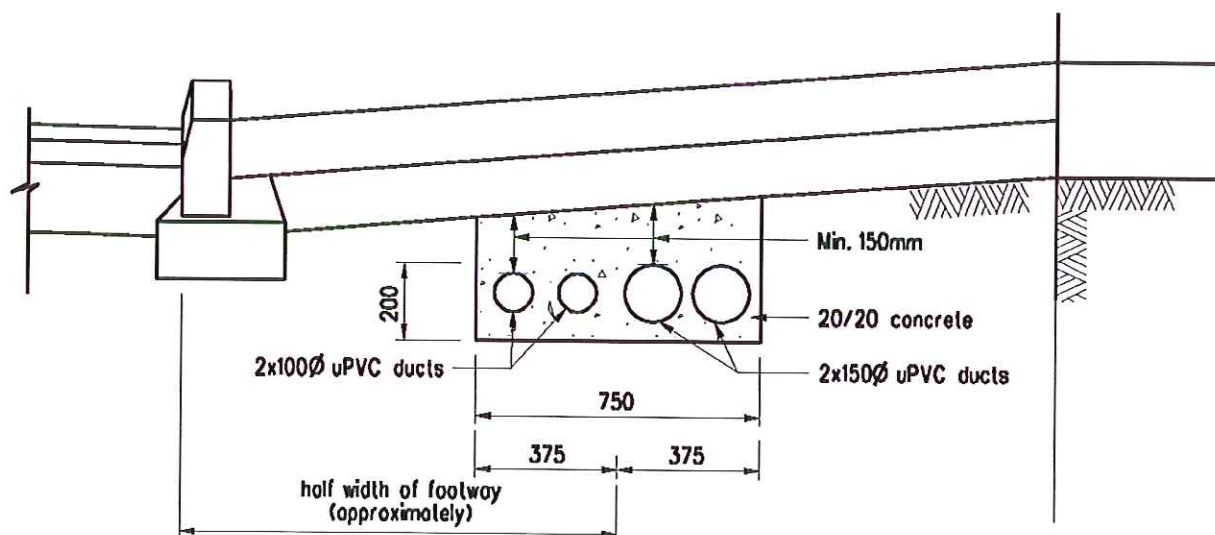
SCALE

1:20

H 1113B



OPTION A



OPTION B

Notes:

1. 100 diameter ducts are provided for cables of ATC or CCTV.
150 diameter ducts are provided for power cables.
2. The choice of option depends on the site situations (e.g. width of footway, existing underground utilities).
3. Position of both ends of the duct bank to be marked on footway thus CAD.

A	Concrete cover revised		Sept 96
	Former Drg. No. H1011A with general revision		June 94
REF.	REVISION	SIGNATURE	DATE

TYPICAL DETAILS
OF RUN-IN
(SHEET 2 OF 2)

HIGHWAYS DEPARTMENT

REFERENCE

DRAWING No.

CAD

SCALE

1:20

H 1114A

規 劃 署

屯門及元朗規劃處
新界沙田上禾輦路一號
沙田政府合署 14 樓



Planning Department
Tuen Mun and Yuen Long
District Planning Office
14/F., Sha Tin Government Offices,
No. 1, Sheung Wo Che Road,
Sha Tin, N.T.

來函 檔號 Your Reference:

P11016/12/TL12188

本署 檔號 Our Reference:

TPB/A/YL-TYST/550

電話 號碼 Tel. No.:

2158 6234

傳真 機號碼 Fax No.:

2489 9711

27 June 2012

Goldrich Planner & Surveyors Ltd.
Room E, 8/F., Keader Centre,
129-149 On Lok Road, Yuen Long,
New Territories, Hong Kong
(Attn.: Mr. Lake So)

Dear Sir,

Submission for Compliance with Approval Condition (a)

**Temporary Social Welfare Facility (Social Service Centre) for
a Period of 3 Years in "Residential (Group B)1" Zone, Lot 1354 RP in D.D. 121 and
Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories**
(Application No. A/YL-TYST/550)

I refer to your submission dated 12.3.2012 for compliance with approval condition (a) in relation to the submission of run-in/out proposal. The Chief Highway Engineer/NT West of Highways Department (CHE/NTW of HyD) has no comment on your submission. Hence, approval condition (a) is deemed complied with.

Please be advised that the proposed run-in/out at the access point at Ma Fung Ling Road should be constructed in accordance with the latest version of Highway Standard Drawing No. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement. Adequate drainage measures should also be provided at the site entrance to prevent surface water running from the application site to the nearby public roads and drains through the run-in/out.

Should you have any queries, please feel free to contact Mr. Y. M. YEUNG (Tel: 2762 3953) of the HyD or the undersigned.

Yours faithfully,

(Edwin CHOY)
for District Planning Officer/TMYL
Planning Department

c.c.

CHE/NTW of HyD
Secy. TPB

Attn: Mr. Y. M. YEUNG (Ref.: (N3AD) in HNT/YL/DD121/1354)

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路一號
沙田政府合署 14 樓



By Fax (2762 1783) & Post
Planning Department

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.
Hong Kong

來函檔號 Your Reference P11016/TL15191
本署檔號 Our Reference () in TPB/A/YL-TYST/699
電話號碼 Tel. No. : 2158 6298
傳真機號碼 Fax No. : 2489 9711

2 June 2015

Goldrich Planners & Surveyors Ltd.
Room 8E, Keader Centre
129-149 On Lok Road
Yuen Long, New Territories
(Attn.: Mr. Francis LAU)

Dear Sir/Madam,

Compliance with Approval Condition (d)

Planning Application No. A/YL-TYST/699

I refer to your submission dated 5.5.2015 for compliance with the captioned approval condition on the provision of run-in/out. The relevant departments have been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied** with.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has **not** been complied with. Please find detailed departmental comments at **Appendix**.

You are reminded that the run-in/out shall be properly maintained during the planning approval period. Should you have any queries on the departmental comments, please contact Mr. Samuel C. C. FUNG (Tel: 2399 2422) of Transport Department, Mr. W. H. CHENG (Tel: 2762 4078) of Highways Department or the undersigned.

Yours faithfully,

(Miss Karmin TONG)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c.

AC for T/NT, TD (Attn.: Mr. Samuel C. C. FUNG)

(Ref: Email correspondent dated 1.6.2015)

CHE/NTW, HyD (Attn.: Mr. W. H. CHENG)

(Ref: Email correspondent dated 14.5.2015)

Internal

CTP/TPB



GOLDRICH PLANNERS & SURVEYORS LTD.

金潤規劃測量師行有限公司

Specialists in Planning, Valuation, Acquisition & Land Matters

Your Ref.: A/YL-TYST/699
Our Ref.: P11016/TL15191

5 May 2015

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

Dear Sir,

Compliance with Approval Condition (d)

Temporary Social Welfare Facility (Social Service Centre) for a Period of 3 Years
Lot 1354 R.P. in D.D. 121 and Adjoining Government Land,
Yuen Long, New Territories
(Planning Application No: A/YL-TYST/699)

We would like to submit photos of run in/out for compliance with condition (d) in relation to the provision of run in/out.

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

LAU Tak, Francis
FRICS FHKIS RPS(GP) MRTPI RPP

encl.

cc DPO/TMYLW (Attn. Miss Karmin TONG by email ktong@pland.gov.hk)

\\GOLDRICH-SERVER\public\2006-2015 Letter\2015 Letter\TL15191_P11016 TYST699 condition (d) run in&out
implementation_5.5.2015.doc

Implementation of the accepted run in/out proposal



Photo 1



Photo 2



Photo 3

Previous Applications covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TYST/161	Proposed Extension of School Building	1.3.2002
2	A/YL-TYST/550	Temporary Social Welfare Facility (Social Service Centre) for a Period of 3 Years	4.11.2011
3	A/YL-TYST/699	Temporary Social Welfare Facility (Social Service Centre) for a Period of 3 Years	31.10.2014
4	A/YL-TYST/866	Temporary Social Welfare Facility (Social Service Centre) for a Period of 3 Years	22.12.2017
5	A/YL-TYST/1056	Renewal of Planning Approval for Temporary Social Welfare Facility (Social Service Centre) for a Period of 3 Years	4.12.2020

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- no adverse comment on the application;
- the application site (the Site) comprises Government Land (GL) and Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
- Lot 1354 RP in D.D. 121 is covered by Short Term Waiver No. 4383 for the purpose of “Temporary Social Welfare Facility (Social Service Centre)”; and
- the following irregularities covered by the planning application have been detected by his office:

Unlawful occupation of GL adjoining the said private lot(s) with unauthorised structure covered by the planning application

the GL within the Site has been unlawfully occupied with unauthorised structure(s) without any permission. Any occupation of GL without Government's prior approval is an offence under Cap. 28. His office reserves the rights to take necessary land control action against the unlawful occupation of GL without further notice.

2. Traffic

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

No comment on the application.

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

No adverse comment on the application.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application; and
- no environmental complaint concerning the Site received in the past three years.

4. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- no in-principle objection to the development;
- based on the drainage proposal enclosed in the application, apparently the applicant would maintain the same drainage facilities as those implemented under previous planning application No. A/YL-TYST/1056; and
- should the application be approved by the Town Planning Board (the Board), approval conditions requiring the maintenance of the drainage facilities implemented under application No. A/YL-TYST/1056 and the submission of records of the existing drainage facilities on site to the satisfaction of the Director of Drainage Services or of the Board should be stipulated.

5. Fire Safety

Comments of the Director of Fire Services (D of FS):

No in-principle objection to the application subject to fire service installations being provided to his satisfaction.

6. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- no objection to the application;
- as there is no record of approval granted by the Building Authority (BA) for the existing structures at the Site, he is not in a position to offer comments on their suitability for the use proposed in the application; and
- it is noted that nine structures are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are unauthorized building works under the Buildings Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.

7. Social Welfare

Comments of the Director of Social Welfare (DSW):

- no adverse comment on the application given that there are no financial implications, both capital and recurrent, incurred to his department;
- the applicant (i.e. Pentecostal Church of Hong Kong) was established in 1954 and has been recognised as an approved charitable institution and trusts of a public character

under Section 88 of the Inland Revenue Ordinance since May 1965. It has grown into a diversified Christian organisation that includes churches, primary and secondary schools, kindergartens, rehabilitation services, elderly services, family services and various community services, etc; and

- for the current application, the applicant proposes to offer a wide range of services, including social recreation, education, health, volunteering, outreach services, counseling for the elderly, children, youth and people with disabilities. Considering the comprehensive range of services offered and the extended operating hours, it is anticipated that the subject social service centre will cater for the diverse needs of the community from a district perspective.

8. District Officer's Comments

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

His office has not received any feedback from locals.

9. Other Departments

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

- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);
- Director of Electrical and Mechanical Engineering (DEMS); and
- Commissioner of Police (C of P).

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the proposed use at the application site (the Site);
- (b) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Short Term Waiver (STW) holders shall apply to his office for a modification of STW conditions where appropriate and the lot owner(s) shall apply to this office for Short Term Tenancy (STT) to permit the occupation of the Government Land in D.D. 121. The application(s) for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate by his department. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (d) to note the comments of the Commissioner for Transport (C for T) that:
 - (i) sufficient space should be provided within the Site for manoeuvring of vehicles; and
 - (ii) no parking, queuing and reverse movement of vehicles on public road are allowed;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - (ii) if the proposed access on Ma Fung Ling Road be approved by Transport Department, the applicant should ensure a run/in-out is constructed in accordance with the latest version of HyD Standard Drawings no. H1113 and 1114, or H5133, H5134 and H5135, whichever set as appropriate to match with the existing pavement;
- (f) to note the comments of the Director of Environmental Protection (DEP) that:
 - (i) the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” should be followed to minimise any potential environmental nuisances on the surrounding areas; and
 - (ii) adequate supporting infrastructure/facilities should be provided for proper collection, treatment and disposal of waste/wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of his department’s Practice Note for Professional Person (ProPECC) PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department” including completion of percolation test and certification by Authorised Person;
- (g) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Relevant layout plans incorporated with the proposed FSIs

should be submitted to his department for approval;

- (ii) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
 - (iii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans; and
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) emergency vehicular access shall be provided for all the buildings to be erected on the Site in accordance with the requirement under the Regulation 41D of the Building (Planning) Regulations (B(P)R);
 - (ii) the Site abuts on a specified street (Ma Fung Ling Road) of not less than 4.5m wide. Its permitted development intensity shall be determined under the First Schedule of the B(P)R at building plan submission stage;
 - (iii) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BA, they are unauthorised building works (UBW) under the BO and should not be designated for any proposed use under the application;
 - (iv) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against 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;
 - (v) any temporary shelters or converted containers for office, storage, washroom or other uses considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - (vi) detailed checking under the BO will be carried out at building plan submission stage.

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

1

From:
Sent: 2025-07-18 星期五 03:32:55
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-TYST/1321 DD 121 Tong Yan San Tsuen YL Wai Kwan Land

Dear TPB Members,

For some reason this long running facility did not apply for roll over when the 3 year term was completed.

Now it is applying for 5 years.

With ref to my previous remarks, hopefully members will raise questions with regard to why legitimate social service facilities are not provided with certainty re the TPB process.

STT does not provide operators with the certainty required in investing in the long term.

This site was a school so 'GIC' zoning is appropriate to reflect both its history and current use.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 5 November 2020 3:24 AM HKT
Subject: A/YL-TYST/1056 DD 121 Tong Yan San Tsuen YL Wai Kwan Land

Dear TPB Members,

Despite the recommendations of the Audit Commission re STT, charities continue to operate on short term leases.

This is not conducive to long term investment in the facilities.

Yuen Long Wai Kwan Land is a social service centre associated with the Industrial Evangelistic Fellowship (IEF). Regional services and vocational training for women and youth, low-income families, new immigrants and ethnic minorities, have been commitments of the centre throughout the past decade to achieve social integration.

Why has the site not been included in the OZP amendments currently under consultation?

Members, questions please. The current health crisis has turned the spotlight on the many issues related to the poor quality of community services.

Mary Mulvihill

From:
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Sunday, November 19, 2017 3:09:29 AM
Subject: A/YL-TYST/866 DD 121 Tong Yan San Tsuen

A/YL-TYST/866

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

Site area :About 2,756m² Includes Government Land of about 1,659m²

Zoning : "Res (Group B) 1"

Applied Use : Social Service Centre / 4 Vehicle Parking

Dear TPB Members,

This is a community facility operating on a short term lease and that is now going into its third term.

According to the 2011 minutes

76. The Chairman enquired on the land ownership of the application site. In response, Mr. Kepler S.Y. Yuen said that the application site comprised a private lot (i.e. Lot 1354 RP in D.D. 121) and government land. According to the applicant, the private lot was owned by the New Territories Assemblies of God Church and the applicant had been operating at the site with the consent of the church. For the government land within the application site, the District Lands Officer/Yuen Long advised that should the application be approved, the applicant had to apply for a short term tenancy for the proposed uses over the government land portions of the site.

77. In reply to the Chairman's query, Mr. Edwin W.K. Chan, Assistant Director/ New Territories of Lands Department, said that for some local schools in the rural New Territories, the land for building such schools might be donated by local villagers and became government land. There was no legal basis that the said land should be returned to the donator even though the school on such land ceased operation.

As the majority of the site is government land and the owner of the private lot supports the social services, members should question if this temporary arrangement is in the best interest of the community, note that containers are being used.

These abandoned schools should be put to good use. Short term tenancies do not encourage the development of comprehensive facilities. Perhaps a rezoning to GIC would be in order and with the opportunity to extend the services provided, particularly to provide services related to Ageing-in-Place support.

Mary Mulvihill