

2025年 07月 9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。

This document is received on - 9 JUL 2025
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-I
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

**Applicable to 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 請在適當的方格內加上「✓」號

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Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A / TSW / 83
	Date Received 收到日期	- 9 JUL 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

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

霍容穎

FOK, Chi Wing Mavis

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

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

Dear Wing Engineering Consultant Company Limited

榮創工程顧問有限公司

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)	新界元朗天水圍濕地公園路1號Phase 1 of Wetland Lot No. 33 Development, Commercial Accommodation 1, Wetland Seasons Bay 商場地下14號舖 Shop 14, G/F, Wetland Seasons Bay Shopping Arcade, Commercial Accommodation 1, Phase 1 of Wetland Lot No. 33 Development, 1 Wetland Park Road, Tin Shui Wai, 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 type="checkbox"/> Site area 地盤面積 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 82.41 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) Nil sq.m 平方米 <input 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	S/TSW/18
(e) Land use zone(s) involved 涉及的土地用途地帶	住宅(乙類)4 "Residential (Group B)4"
(f) Current use(s) 現時用途	Shop (Vacant) (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at04-06-2025..... (DD/MM/YYYY), this application involves a total of1..... "current land owner(s)"[#].
根據土地註冊處截至2025..... 年06..... 月04..... 日的記錄，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 "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

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

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

- has notified¹ "current land owner(s)"#
已通知¹ 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)
1	Wetland Seasons Bay Shopping Arcade, Commercial Accommodation 1, Phase 1 of Wetland Lot No. 33 Development, 1 Wetland Park Road, Tin Shui Wai, Yuen Long, New Territories	09/06/2025

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

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

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

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

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

Others 其他

- others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.
Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.
註：可在多於一個方格內加上「✓」號
申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

- 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用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	82.41 sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	學校(教育中心/補習中心) School (Education Centre/Tutorial Centre) (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)		
(c) Number of storeys involved 涉及層數	1	Number of units involved 涉及單位數目	1
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 Nil		sq.m 平方米 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分 82.41		sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計 82.41		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
	G	Shop (Vacant)	School (Education Centre/ Tutorial Centre)

(ii) For Type (ii) application 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 <p>(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))</p>
(b) Intended use/development 有意進行的用途/發展	

(iii) For Type (iii) application 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 <p>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</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 33%;">Name/type of installation 裝置名稱/種類</th> <th style="width: 17%;">Number of provision 數量</th> <th style="width: 50%;">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> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	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 地積比率限制 From 由 to 至
- Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
- Site coverage restriction 上蓋面積限制 From 由% to 至
- Building height restriction 建築物高度限制
From 由m 米 to 至 m 米
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 非建築用地限制 From 由m to 至
- Others (please specify) 其他 (請註明)

(v) For Type (v) application 供第(v)類申請

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

(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 sq.m 平方米 About 約
- Proposed plot ratio 擬議地積比率 About 約
- Proposed site coverage 擬議上蓋面積 % About 約
- Proposed no. of blocks 擬議座數
- Proposed no. of storeys of each block 每座建築物的擬議層數 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
..... 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 單位平均面積 sq. m 平方米 About 約

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 商店及服務行業 sq. m 平方米 About 約

Government, institution or community facilities (please specify the use(s) and concerned land
政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總
樓面面積)

.....

.....

.....

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)

.....

.....

.....

Open space 休憩用地 (please specify land area(s) 請註明地面面積)

private open space 私人休憩用地 sq. m 平方米 Not less than 不少於

public open space 公眾休憩用地 sq. m 平方米 Not less than 不少於

(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]
.....
.....
.....
.....
.....

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

.....

.....

.....

.....

.....

7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間

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)

2025/09

8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行车通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?</p>	<p>Yes 是</p>	<p><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))</p> <p>濕地公園路及天瑞路 Wetland Park Road and Tin Shui Road</p> <p><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)</p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?</p>	<p>Yes 是</p>	<p><input 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)</p> <p>Private Car Parking Spaces 私家車車位 _____</p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p>
<p>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?</p>	<p>Yes 是</p>	<p><input 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)</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 _____</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p>
	<p>No 否</p>	<p><input checked="" type="checkbox"/></p>

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。

Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情
	No 否	<input checked="" type="checkbox"/>

Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)	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 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
	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 checked="" 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。

Wetland Seasons Bay位於天水圍濕地公園路1號。發展商為新鴻基。入伙日期由02/2022開始。

Wetland Seasons Bay共有3期，36座，提供1,996個單位。鄰近同一發展商之同期項目屋苑WETLAND SEASONS PARK位於天水圍濕地公園路9號。入伙日期由11/2020開始。WETLAND SEASONS PARK共有3期，30座，洋房10間，提供1727個單位。合供提供3723個單位。WETLAND SEASONS Bay 交通便利，鄰近輕鐵濕地公園站。Wetland Seasons Bay商場及住宅均提供停車位，商場:私家車位:54個，電單車位:3個。WETLAND SEASONS PARK商場及住宅均提供停車位，商場:私家車位:47個，電單車位:3個。

區內共25,020個私人住宅單位，涉及人口共283,595人。區內主要屋苑包括 嘉湖山莊, 栢慧豪園, 天富苑, 天頌苑, 天盛苑。區內家庭住戶每月收入中位數為HK\$ 25,700，年齡中位數為 44.2歲。

本次申請建議准許用途之性質為學校(教育中心/補習中心)，由於是次申請屬於新落成屋苑，大部分住客屬首置年輕家庭對象，成員包括在學兒童，對學習需求殷切。另部分在職家長由於工作緣由無法照顧兒童功課需求，向外求教之需求日益亦增加。再者，現今社會資訊及知識增長的速度極快，一般日間學校亦無法在短短上課時間傾囊相授，以致學生需自行尋求其他方法去繼續學習新知識及技巧，有信譽的教育中心及補習中心因而非常重要。

本教育中心母公司數研教育(SO-IN EDU.)創辦於1999年，向本地K1至S6的學生提供數學專科補習服務。除致力提高同學們的數學能力、指導他們考取佳績之外，又開辦中文、英文、普通話、暑期興趣班等課程，照顧同學們的全人發展。

本次申請範圍為82.41平方米，由於建築物條例要求，本教育中心最高容納人數為30人。主要服務對象為 Wetland Seasons Bay 及 WETLAND SEASONS PARK 之居民，營業時間均為平日放學後下午3點至6點及星期六、公眾假期休息，減少對該區交通造成任何影響。鄰近亦有多條小巴線、巴士線及輕鐵濕地公園站，本中心重點建議居民使用。

有關從法定圖則即S/TSW/18附件第二欄增加學校(教育中心/補習中心)用途批准後，本教育中心會向教育局申請牌照，並需要經規劃署、地政總署、屋宇署及消防處等進行審批。

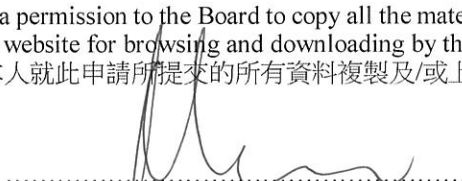
希望是次申請從法定圖則(S/TSW/18)附件第二欄增加學校(教育中心/補習中心)，以致可以提供更多選擇機會予服務該區居民大眾。

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



Applicant 申請人 / Authorised Agent 獲授權代理人

Ms. FOK, Chi Wing Mavis

Director

Name in Block Letters
姓名 (請以正楷填寫)

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

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

Date 日期

06/06/2025 (DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

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

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 as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Shop 14, G/F, Wetland Seasons Bay Shopping Arcade, Commercial Accommodation 1, Phase 1 of Wetland Lot No. 33 Development, 1 Wetland Park Road, Tin Shui Wai, Yuen Long, New Territories		
Site area 地盤面積		sq. m 平方米 <input type="checkbox"/> About 約	
	(includes Government land of 包括政府土地	sq. m 平方米 <input type="checkbox"/> About 約)	
Plan 圖則	S/TSW/18		
Zoning 地帶	住宅(乙類)4 "Residential (Group B)4"		
Applied use/ development 申請用途/發展	學校(教育中心/補習中心) School (Education Centre/Tutorial Centre)		
(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	82.41 <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
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用		
	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	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)
	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	% <input 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 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____	

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 type="checkbox"/>
Block plan(s) 樓宇位置圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input checked="" 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)	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及/或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<hr/>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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



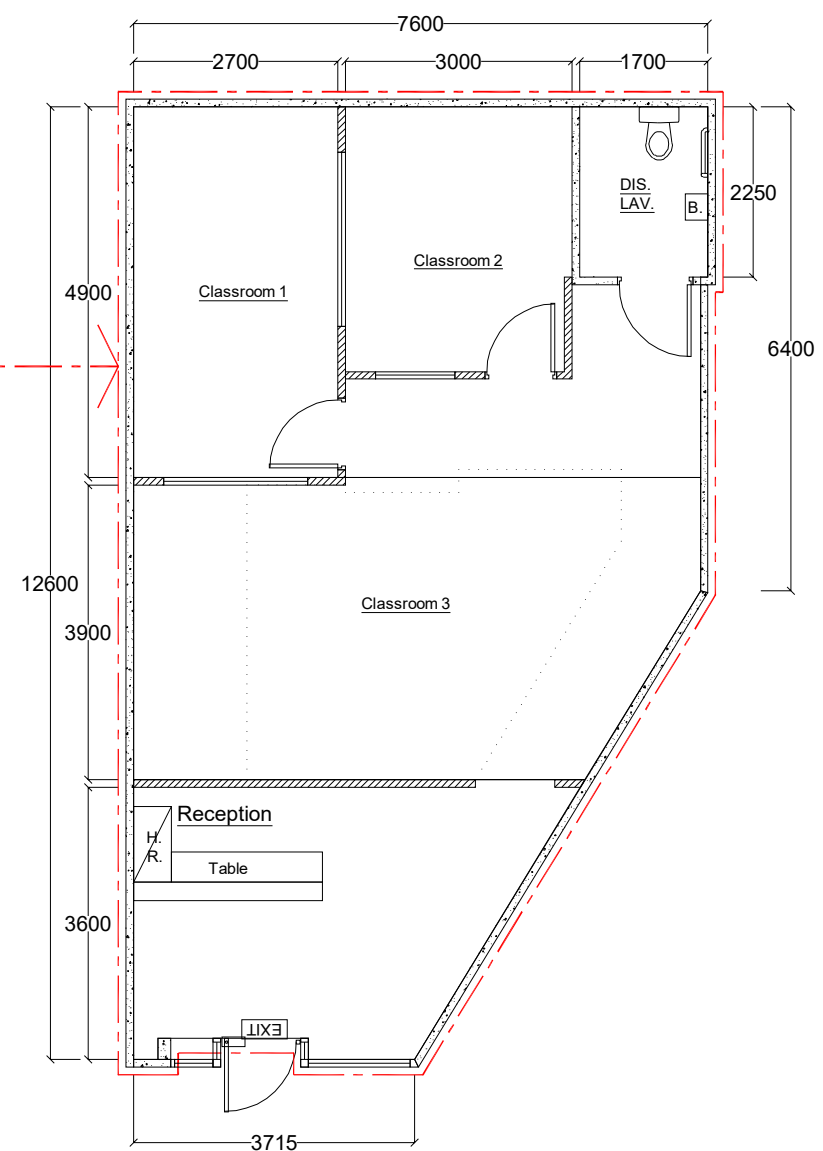
Block Plan (N.T.S.)

新界天水圍濕地公園路1號WETLAND SEASONS BAY商場地下平面圖(部份)

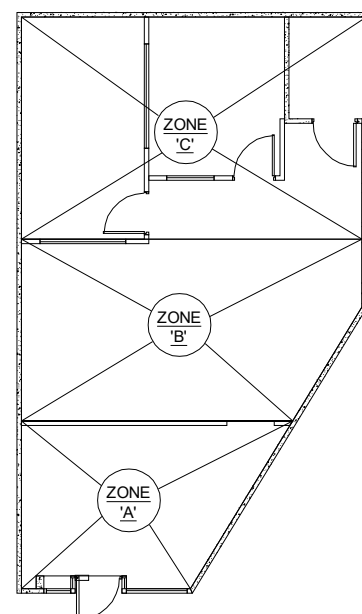


Block Plan (N.T.S.)

新界天水圍濕地公園路1號WETLAND SEASONS BAY商場



Red Region I.F.A. = 82.41m²



ZONE 'C' = 36.97m²

ZONE 'B' = 28.09m²

ZONE 'A' = 17.35m²

如有技術上問題，請聯絡工程負責人 黃志榮 先生 (電話：)

REV.	DATE:



九龍大角咀必發道138號恆昌中心3樓4室
FLAT 4, 3/F, HANG CHONG CENTRE,
138 BEDFORD ROAD, TAI KOK TSUI,
KOWLOON.
TEL : 3755 3180 FAX: 3755 3135
E-MAIL : info@dearwing.com.hk

SCHOOL NAME:

數研天睿教育中心
SO-IN Sapience
Education Centre

SCHOOL ADDRESS:

新界天水圍濕地公園路1號
WETLAND SEASONS BAY
商場地下14號舖
Shop No.14, G/F,
Wetland Seasons Bay
Shopping Arcade,
1 Wetland Park Road,
Tin Shui Wai, New Territories

Date of application :

Scale : 1 : 100 (A3)

Design By : Wong Chi Wing

Drawn By : Wong Man Kin

DWG. NO. : 202504003

B.D. Ref : 12/9124/14

IMPORTANT :
This drawing is protected by copyright law.
Unauthorized reproduction or distribution of this
drawing or any portion of it, may result in civil or
criminal penalties, and will be prosecuted to the
maximum extent possible under law. All drawings
are for reference only. Contractors shall verify
for themselves on site before commencement of
execution.

Urgent Return receipt Expand Group Restricted Prevent Copy

Tracy Wing Sum LAW/PLAND

寄件者:
寄件日期: 2025年07月17日星期四 11:58
收件者: Tracy Wing Sum LAW/PLAND
副本:
主旨: RE: Application for Form P-Shop No. 14, G/F, Wetland Seasons Bay Shopping Arcade, 1 Wetland Park Road, Tin Shui Wai , New Territories(Section.16 Planning Application No. A/TSW/83)
附件: 202504003-新界天水圍濕地公園路1號WETLAND SEASONS BAY商場地下14號舖 Model(Location Plan) .pdf; P.5,11,14-Form No. S.16-I_Sep 2023-Shop 14, G_F, Wetland Season Bay-1a.pdf
類別: Internet Email

Dear Sir/Madam,

Section.16 Planning Application No. A/TSW/83

Address: Shop No. 14, G/F, Wetland Seasons Bay Shopping Arcade, 1 Wetland Park Road, Tin Shui Wai , New Territories

This email is used to supersede the email send at 1:40 am on 17-07-2025.

Please see the attached revised P.5,11,14 of application form and location plan for your reference.

Please help to process the application as soon as possible.

If you have any questions, please feel free to contact me at

Best Regards,

Wong Chi Wing

Dear Wing Engineering Consultant Company Limited

6. Type(s) of Application 申請類別	
<input checked="" type="checkbox"/> Type (i) 第(i)類	Change of use within existing building or part thereof 更改現有建築物或其部分內的用途
<input type="checkbox"/> Type (ii) 第(ii)類	Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s) 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
<input type="checkbox"/> Type (iii) 第(iii)類	Public utility installation / Utility installation for private project 公用事業設施裝置/私人發展計劃的公用設施裝置
<input type="checkbox"/> Type (iv) 第(iv)類	Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s) 略為放寬於法定圖則《註釋》內列明的發展限制
<input type="checkbox"/> Type (v) 第(v)類	Use / development other than (i) to (iii) above 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) For Type (i) application 供第(i)類申請			
(a) Total floor area involved 涉及的總樓面面積	82.41 sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	擬議學校(補習學校) Proposed School (Tutorial School) (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)		
(c) Number of storeys involved 涉及層數	1	Number of units involved 涉及單位數目	1
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 Nil sq.m 平方米 <input type="checkbox"/> About 約		
	Non-domestic part 非住用部分 82.41 sq.m 平方米 <input type="checkbox"/> About 約		
	Total 總計 82.41 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
	G	Shop (Vacant)	School (Tutorial School)

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。

Wetland Seasons Bay位於天水圍濕地公園路1號。發展商為新鴻基。入伙日期由02/2022開始。

Wetland Seasons Bay共有3期，36座，提供1,996個單位。鄰近同一發展商之同期項目屋苑WETLAND SEASONS PARK位於天水圍濕地公園路9號。入伙日期由11/2020開始。WETLAND SEASONS PARK共有3期，30座，洋房10間，提供1727個單位。合供提供3723個單位。WETLAND SEASONS Bay 交通便利，鄰近輕鐵濕地公園站。Wetland Seasons Bay商場及住宅均提供停車位，商場:私家車位:54個，電單車位:3個。WETLAND SEASONS PARK商場及住宅均提供停車位，商場:私家車位:47個，電單車位:3個。

區內共25,020個私人住宅單位，涉及人口共283,595人。區內主要屋苑包括 嘉湖山莊,栢慧豪園,天富苑,天頌苑,天盛苑。區內家庭住戶每月收入中位數為HK\$ 25,700，年齡中位數為 44.2歲。

本次申請建議准許用途之性質為學校(教育中心/補習中心)，由於是次申請屬於新落成屋苑，大部分住客屬首置年輕家庭對象，成員包括在學兒童，對學習需求殷切。另部分在職家長由於工作緣由無法照顧兒童功課需求，向外求教之需求日益亦增加。再者，現今社會資訊及知識增長的速度極快，一般日間學校亦無法在短短上課時間傾囊相授，以致學生需自行尋求其他方法去繼續學習新知識及技巧，有信譽的教育中心及補習中心因而非常重要。

本教育中心母公司數研教育(SO-IN EDU.)創辦於1999年，向本地K1至S6的學生提供數學專科補習服務。除致力提高同學們的數學能力、指導他們考取佳績之外，又開辦中文、英文、普通話、暑期興趣班等課程，照顧同學們的全人發展。

本次申請範圍為82.41平方米，由於建築物條例要求，本教育中心最高容納人數為30人。主要服務對象為 Wetland Seasons Bay 及 WETLAND SEASONS PARK 之居民，營業時間均為平日放學後下午3點至6點及星期六、公眾假期休息，減少對該區交通造成任何影響。鄰近亦有多條小巴線、巴士線及輕鐵濕地公園站，本中心重點建議居民使用。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Shop 14, G/F, Wetland Seasons Bay Shopping Arcade, Commercial Accommodation 1, Phase 1 of Wetland Lot No. 33 Development, 1 Wetland Park Road, Tin Shui Wai, Yuen Long, New Territories		
Site area 地盤面積		sq. m 平方米 <input type="checkbox"/> About 約	
	(includes Government land of 包括政府土地	sq. m 平方米 <input type="checkbox"/> About 約)	
Plan 圖則	S/TSW/18		
Zoning 地帶	住宅(乙類)4 "Residential (Group B)4"		
Applied use/ development 申請用途/發展	擬議學校(補習學校) Proposed School (Tutorial School)		
(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	82.41 <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
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用		
	Composite 綜合用途		



Location Plan (N.T.S.)

新界天水圍濕地公園路1號WETLAND SEASONS BAY商場

Red region for licence application.

如有技術上問題，請聯絡工程負責人 黃志榮 先生 (電話：)

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

Christina Ki Na LEE/PLAND

寄件者:
寄件日期: 2025年08月08日星期五 6:39
收件者: Christina Ki Na LEE/PLAND
副本:
主旨: RE: Planning Application No. A/YL-TSW/83 Proposed School (Tutorial School)
類別: Internet Email

Dear Christina LEE,

Refer to your email about the transportation(e.g. shuttle service) for the students, we do not provide such service for students.

1. According to the Justifications of the Form No.S.16-I mentioned, our target customers are mostly the residents of Wetland Seasons Bay and Wetland Seasons Park which distance to our centre is around 100M to 800M. Also our centre is nearby the Light rail station of Wetland Park which distance to our centre is around 100M. On the hands, there are 15 no. routes of the bus and mini bus of other public transports provided to our centre. There are lot of choices for other students to go to our centre.
2. Also, we encourage everyone to comply with the Hong Kong Legislation. We do not allow all the illegal activities.

If you have any questions, please feel free to contact me at

Best Regards,
Wong Chi Wing
Dear Wing Engineering Consultant Company Limited

From: Christina Ki Na LEE/PLAND <cknlee@pland.gov.hk>
Sent: Thursday, August 7, 2025 12:00 PM
To:
Subject: Planning Application No. A/YL-TSW/83 Proposed School (Tutorial School)

Dear Mr. Wong,

I refer to the captioned application, TD has following comments for your responses as follows.

“The applicant should clarify whether the applicant would provide any transportation (e.g. shuttle service) for the students, if yes, please specify the estimated trip generation and route;

The applicant should be reminded no parking is allowed on the public road.”

Grateful for your response the soonest possible.

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

Thanks and Regards,
Christina LEE
TP/YLW7, TMYLW DPO
Planning Department
Tel: 2158 6234

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

Jessie Man Heng KWOK/PLAND

寄件者:
寄件日期: 2025年08月22日星期五 15:20
收件者: Jessie Man Heng KWOK/PLAND
副本:
主旨: Planning Application No. A/YL-TSW/83 Proposed School (Tutorial School)-Shop 14, G/F, Wetland Seasons Bay Shopping Arcade
附件: FSD cert -1.pdf; BD cert with plan.pdf; 202504003-新界天水圍濕地公園路1號 WETLAND SEASONS BAY商場地下14號舖 (Block Plan) .pdf
類別: Internet Email

Dear Ms. KWOK Man Heng, Jessie,

Proposed address: Shop 14, G/F, Wetland Seasons Bay Shopping Arcade, Commercial Accommodation 1, Phase 1 of Wetland Lot No. 33 Development, 1 Wetland Park Road, Tin Shui Wai, Yuen Long, New Territories

Application No. A/YL-TSW/83

We confirm the following issue:

1. The existing status of the above premise is still under preparation until the license approved.
2. The operation hours should be 3 p.m. to 6 p.m. from Monday to Friday (not including Saturday to Sunday and Public Holiday).
3. The maximum capacity of the premise should be 30 persons including teachers, students, staff which comply with Building Ordinance.
(See the attached BD cert with plan-the number of person approved)
4. The premised should be apply for the school license (Tutorial School) from Education Bureau and comply with Education Ordinance. The process of application for the license has been begun. For example, submission of the Planning Department(In progress), Lands Department (In progress), Building Department (Approved), Fire Service Department(Approved).
(See the attached BD cert with plan and FSD Cert-1)

Also attached the Block plan for your reference.

Attached the certificate of Fire Service Department and Building Department for your reference.

If you have any questions, please feel free to contact me at .

Best Regards,
Wong Chi Wing
Dear Wing Engineering Consultant Company Limited



Ref. : (9) in FP/NT/N 41/85923

Serial No. A100310

**EDUCATION ORDINANCE CAP. 279
CERTIFICATE ISSUED BY THE DIRECTOR OF FIRE SERVICES**

Address of School Premises : Shop 14, G/F, Wetland Seasons Bay Shopping Arcade, 1 Wetland
Park Road, Tin Shui Wai, New Territories

In accordance with the provisions of section 12(1)(c) of the Education Ordinance, Cap. 279, Laws of Hong Kong, I certify that the use for the purposes of a school of the premises or the part of the premises in which the school is to be operated would not expose the persons in the school premises to any undue risk of fire.

(Digitally signed by CHENG Kin-lung)

(CHENG Kin-lung)
for Director of Fire Services

Date : 31 July 2025

- N.B.:* (1) Your attention is drawn to Part VI of the Education Regulations, Cap.279A.
(2) The Fire Safety Requirements issued for the premises must be complied with at all times.

c.c. Permanent Secretary for Education (2 copies)
(Attn.: School Registration and Compliance Section)

This e-Proof document is issued by the Hong Kong Fire Services Department. To verify the authenticity of this document, please access "iAM Smart" mobile app or <https://eproof.gov.hk> to scan this QR-Code.
此電子證明文件由香港消防處發出。如要驗證此電子證明文件的真實性，請訪問「智方便」應用程式或 <https://eproof.gov.hk> 並掃描此二維碼。





檔號：

香港法例第 279 章教育條例
消防處處長發出的證明書

校舍地址：

.....

.....

根據香港法例第 279 章《教育條例》第 12(1)(c) 條的規定，本人現證明用以營辦學校的房產或房產部分如作學校用途，將不會令校舍內的人遭受任何不當的火警危險。

消防處處長

(Digitally signed by)

(代行)

日期：

- 注意： (1) 須留意香港法例第 279A 章《教育規例》第 VI 部。
(2) 須時刻遵守就該處所發出的有關消防安全規定。

副本送交： 教育局常任秘書長（兩份）
（經辦人：學校註冊及監察組）

This e-Proof document is issued by the Hong Kong Fire Services Department. To verify the authenticity of this document, please access "iAM Smart" mobile app or <https://eproof.gov.hk> to scan this QR-Code.
此電子證明文件由香港消防處發出。如要驗證此電子證明文件的真實性，請訪問「智方便」應用程式或 <https://eproof.gov.hk> 並掃描此二維碼。



By Registered Post

Miss FOK, Chi Wing Mavis
c/o Mr WONG CHI WING

10 July 2025

Dear Sir/ Madam,

數研天睿教育中心
SO-IN Sapience Education Centre
Shop 14, G/F, Wetland Seasons Bay Shopping Arcade, 1 Wetland Park Road,
Tin Shui Wai, New Territories

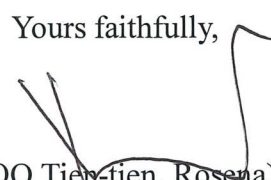
I refer to your application received on 9 June 2025 in which you requested me to issue to you the certificates and notice necessary under paragraphs (a), (b), (ca) and (d) of subsection (1) of section 12(1) of the Education Ordinance in respect of the above premises.

2. I hereby issue the certificates necessary under paragraphs (a), (b) and (ca) of subsection (1) of section 12 of that Ordinance. As Building Authority, I hereby issue the notice necessary under paragraph (d) of subsection (1) of section 12 of that Ordinance. Your plan is endorsed and returned herewith.

3. Please note that the number of students to be permitted is also subject to the Education Regulations.

4. For enquiries concerning the above, please contact our Building Surveyor/Lic13 Ms TSANG Pak-yam, Jan (email address: jpytsang@bd.gov.hk) of this Department at telephone number 3842 3299.

Yours faithfully,


(KOO Tien-tien, Roseana)
for Director of Buildings

c.c. Director of Fire Services
Permanent Secretary for Education

[please ensure the maximum capacity of classrooms (including teachers) should not exceed that shown on the endorsed plan]

SL 8aL (Sep 2014)
/jpy- 301905

Ref: (21) in BD 12/9124/14

EDUCATION ORDINANCE (Chapter 279)

Certificate 1
[s.12(1)(a)]

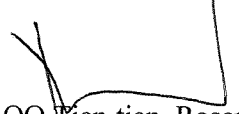
Certificate from Director of Buildings as to
SUITABILITY (loading) of premises for the
purposes of a school

Premises : (a) Address : Shop 14, G/F, Wetland Seasons Bay Shopping Arcade,
1 Wetland Park Road, Tin Shui Wai, New Territories

(b) Description – as shown on plan attached hereto and received on 9 June 2025

I hereby certify that in my opinion, having regard to the loading for which they were designed and constructed the said premises are ~~UNSUITABLE~~ SUITABLE for the purposes of a school.

Dated 10 July 2025


(KOO Yien-tien, Rosena)
Senior Building Surveyor/Lic 2
for Director of Buildings

Certificate 1 (January 2003)

Ref: (21) in BD 12/9124/14

EDUCATION ORDINANCE (Chapter 279)

Certificate 2
[s.12(1)(b)]


Certificate from Director of Buildings
as to NON-TIMBER floors

Premises : (a) Address : Shop 14, G/F, Wetland Seasons Bay Shopping Arcade,
1 Wetland Park Road, Tin Shui Wai, New Territories

(b) Description – as shown on plan attached hereto and received on 9 June 2025

I hereby certify that the said premises DO NOT have structural timber floors.

Dated 10 July 2025


(KOO Yien-tien, Rosena)
Senior Building Surveyor/Lic 2
for Director of Buildings

Certificate 2 (January 2003)

EDUCATION ORDINANCE (Chapter 279)

Certificate 3(a)
[s.12(1)(d)]


Notice of intention of Building Authority
in respect of premises certified as
SUITABLE for the purposes of a school

Premises : (a) Address : Shop 14, G/F, Wetland Seasons Bay Shopping Arcade,
1 Wetland Park Road, Tin Shui Wai, New Territories

(b) Description – as shown on plan attached hereto and received on 9 June 2025

I hereby give notice that if a school is registered at the above premises I DO NOT INTEND to prohibit, under section 25 of the Buildings Ordinance, the use of the said premises for the purposes of a school.

Dated 10 July 2025


(KOO Tien-tien, Rosena)
Senior Building Surveyor/Lic 2
for Building Authority

Certificate 3(a) (January 2003)

EDUCATION ORDINANCE (Chapter 279)

Certificate 4
[s.12(1)(ca)]


Certificate from Director of Buildings as to adequacy
of means of escape in the event of fire

Premises : (a) Address : Shop 14, G/F, Wetland Seasons Bay Shopping Arcade,
1 Wetland Park Road, Tin Shui Wai, New Territories

(b) Description – as shown on plan attached hereto and received on 9 June 2025

I hereby certify that in the event of fire in the premises in or in part of which the school is to be operated the means of escape for all persons in the premises (including the persons in the school premises) would be adequate.

Dated 10 July 2025

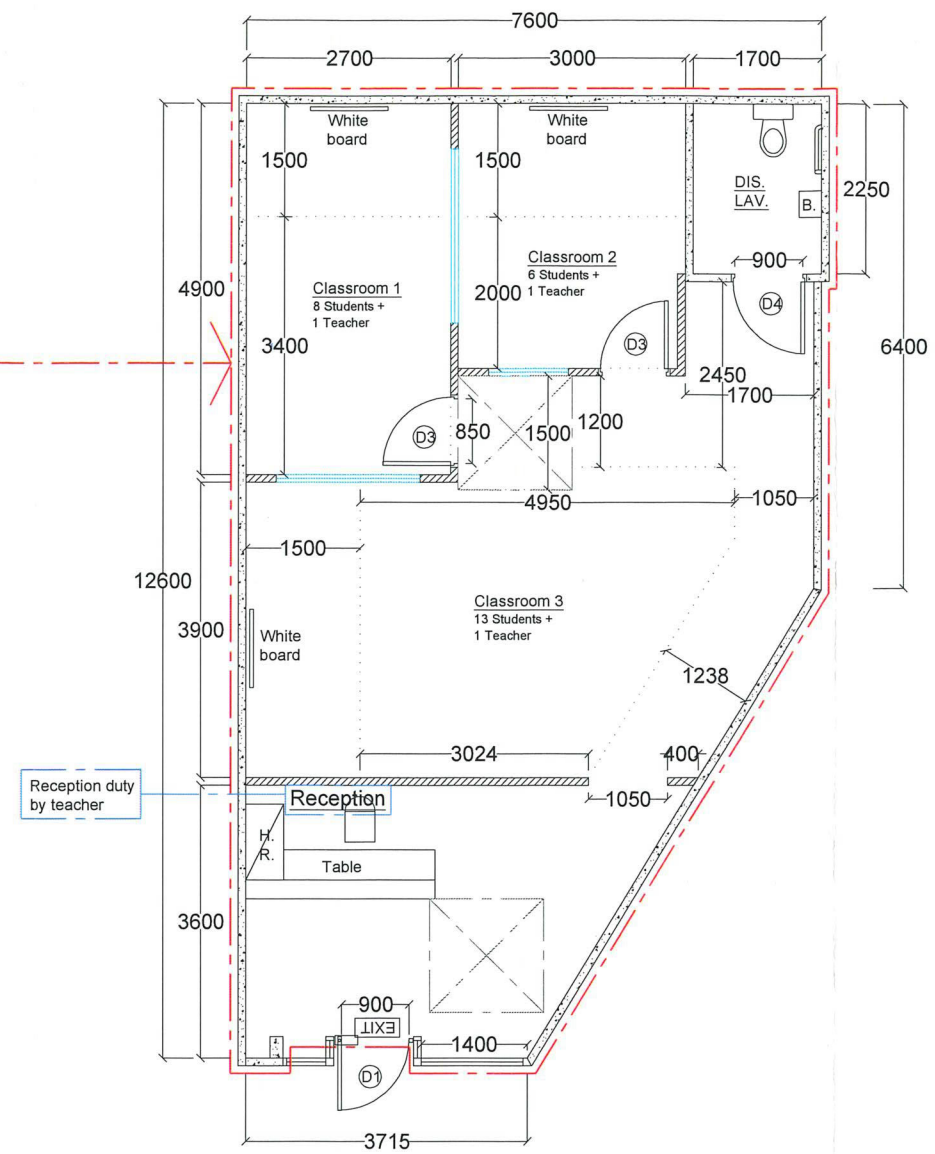

(KOO Tien-tien, Rosena)
Senior Building Surveyor/Lic 2
for Director of Buildings

Certificate 4 (January 2003)



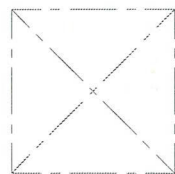
Block Plan (N.T.S.)

新界天水圍濕地公園路1號WETLAND SEASONS BAY商場地下平面圖(部份)



RECEIVED ON
- 9 JUN 2025
BUILDINGS DEPT
(Lic. Unit)

LEGEND:



1500mm x 1500mm
CLEAR SPACE FOR
MANOEUVRING
WHEELCHAIR

NOTE : EXISTING FSI IN THE PREMISE

1. MANUAL FIRE ALARM SYSTEM
2. EMERGENCY LIGHTING SYSTEM
3. EXIT SIGN BOX
4. VISUAL FIRE ALARM SYSTEM
5. FIRE SPRINKLER SYSTEM
6. FIRE EXTINGUISHER

Rosena T.T. KOO
for Director of Buildings

10.7.2025

LEGEND	DESCRIPTION
Ⓛ1	Existing single leaf glass door of not less than 900mm width.
Ⓛ2	New sliding single leaf wooden door with vision panel of not less than 850mm width.
Ⓛ3	New single leaf wooden door with vision panel of not less than 850mm width.
Ⓛ4	Existing single leaf wooden door of not less than 900mm width.
▨	New gypsum board partition wall up to the false ceiling.
—	Existing wall / column.
—	Existing glass window wall.
- - -	Red region for licence application.

如有技術上問題，請聯絡工程負責人 黃志榮 先生 (電話：)

REV. DATE:



榮創工程顧問有限公司
DEAR WING ENGINEERING
CONSULTANT COMPANY
LIMITED

九龍大角咀必發道138號恆昌中心3樓4室
FLAT 4, 3/F, HANG CHONG CENTRE,
138 BEDFORD ROAD, TAI KOK TSUI,
KOWLOON.
TEL : 3755 3180 FAX: 3755 3135
E-MAIL : info@dearwing.com.hk

SCHOOL NAME:

數研天睿教育中心
SO-IN Sapience
Education Centre

SCHOOL ADDRESS:

新界天水圍濕地公園路1號
WETLAND SEASONS BAY
商場地下14號舖
Shop No.14, G/F,
Wetland Seasons Bay
Shopping Arcade,
1 Wetland Park Road,
Tin Shui Wai, New Territories

PARTICULARS OF APPLICANT :

Miss. FOK, Chi Wing Mavis
申請學校校監：霍咨穎 小姐

SIGNATURE :

簽名：

Mavis

Date of application : 09-06-2025

Scale : 1 : 100 (A3)

Design By : Wong Chi Wing

Drawn By : Wong Man Kin

DWG. NO. : 202504003

B.D. Ref : 12/9124/14

IMPORTANT :

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new sch

17

12/9/24/14

**Shop 14, G/F, Wetland Seasons Bay Shopping
Arcade, 1 Wetland Park Road, Tin Shui Wai,
New Territories**

Lot II

Location Plan (N.T.S.)

新界天水圍濕地公園路1號WETLAND SEASONS BAY商場

Red region for licence application.



KEY PLAN 1:3000

Statement II :
plans are Type
in support of
authority's con

**Extract of Town Planning Board Guidelines for
Application for Tutorial School
under Section 16 of the Town Planning Ordinance
(TPB PG-No. 40)**

The relevant assessment criteria are as follows:

- (a) The proposed tutorial school should not be incompatible with other uses within the same building. In assessing the compatibility with other uses within the same building or surrounding development, consideration will normally be given only to the permitted uses within the building(s).
- (b) Similar to other commercial uses, tutorial school will generally rely on the patronage of outsiders not living in the residential building where the school is proposed to be located. Therefore, to avoid causing disturbance or nuisance to the local residents, tutorial school will normally not be permitted within a residential building or the domestic portion of a composite commercial/residential building unless the proposed access to the application premises will not cause disturbance or nuisance to the local residents.
- (c) The proposed access (entrance) to the tutorial school of a residential building or domestic portion of a composite building must be separated from that of the domestic portion of the building by way of separate stairways and/or lifts/escalators exclusively serving the tutorial school so as to minimize any disturbance to the residents in the same building. These separate stairways and/or lifts/escalators should be able to cope with the number of students going into and leaving the premises. Unless an applicant can come up with practical and implementable proposals to demonstrate the proposed tutorial school would not create nuisances to the residents, access to the tutorial school through the common area of the residential development is generally not supported as the amenities of local residents will be affected. Such proposed access should also not affect the existing means of escape provisions of the building. Otherwise, approval from the Building Authority should be obtained. For tutorial schools of a considerable scale, i.e. with 120 or more students attending classes at the same time, proper parking and loading/unloading facilities should be provided in accordance with the requirements stipulated in the Hong Kong Planning Standards and Guidelines for primary or secondary schools.
- (d) The views of the public on the proposed tutorial school will be taken into account by the Town Planning Board in the consideration of the application.
- (e) The Fire Services Department and the Buildings Department should be satisfied with the proposals to comply with the fire and building safety requirements for the proposed tutorial school in respect of the provision of fire service installations, means of escape, fire resisting construction, barrier free access, structural suitability etc.

Previous s.16 Applications covering the Application Site

Approved Applications

	Application No.	Proposed Use(s)/Development(s)	Zoning(s)	Date of Consideration
1	A/TSW/53	Proposed Temporary Social Welfare Facility, Eating Place (plus Drive-Thru), Exhibition, Training Centre, Residential Institution, Shops and Services and Public Convenience for a Period of 10 Years	“CDA” and “G/IC”	20.1.2012
2	A/TSW/65	Proposed Comprehensive Residential and Commercial Development with Eating Place, Shop and Services and Public Vehicle Park	“CDA”	26.8.2016
3	A/TSW/70	Proposed Comprehensive Residential and Commercial Development with Eating Place, Shop and Services and Public Vehicle Park	“CDA”	8.12.2017

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
- (i) the application premises (the Premises) is located at Wetland Seasons Bay Shopping Arcade which is held under Tin Shui Wai Town Lot (TSWTL) No. 33 and governed by New Grant No. 21870 dated 11.8.2014 for non-industrial (excluding godown, hotel, office and petrol filling station) purposes subject to a maximum gross floor area (GFA) of 113,250m², of which the total GFA for non-industrial (excluding private residential, godown, hotel, office and petrol filling station) purposes shall not exceed 5,660m²;
 - (ii) provided that the resultant GFA complies with the above restrictions, the proposed school (tutorial school) does not contravene the permitted use under lease; and
 - (iii) the applicant should be reminded that failure to comply with any lease conditions may result in lease enforcement action being taken and the lot being re-entered by the Government;
- (b) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that the applicant's attention should be drawn to the comments from the Licensing Unit of BD under separate licence application for the proposed use;
- (c) to note the comments of the Director of Fire Services (D of FS) that detailed fire safety requirements will be formulated upon receipt of formal submission of Short Term Tenancy/Short Term Waiver, general building plans or referral of application via relevant licensing authority, as appropriate. Furthermore, the emergency vehicular access (EVA) provision at the Premises shall comply with the standard stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011, which is administered by BD; and
- (d) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that the applicant should provide her own drainage facilities to collect the runoff generated from the Premises or passing through the Premises, and discharge the runoff collected to a proper discharge point, as appropriate. The proposed use should not obstruct overland flow or cause any adverse drainage impact to the adjacent areas and existing drainage facilities. The applicant should also be reminded to consult DLO/YL, LandsD and seek agreement from the relevant owners for any works to be carried out outside the lot boundary before commencement of the drainage and sewerage works, if any.