

2025年 4月 2 2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。

Appendix I of RNTPC  
Paper No. A/YL/326A

This document is received on 2025 -04- 2 2  
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](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](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



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By hand

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/YL/326
	Date Received 收到日期	2025-04-22

- 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)

SHOWN TAK CULTURAL ASSOCIATION LTD. 崇德文教總會有限公司

### 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)

### 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)	Wong UK Tsun lots 103 and 104, Lots 195sE(part), 197, 198, 201(part), 203(part) and 205(part) in DD115 and adjoining government land, Tai Wai Tsuen, Shap Pat Heung, 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 ..... 2269 ..... sq.m 平方米 <input type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 ..... 817.7 ..... 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)	..... 1736 ..... 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	元朗分區計劃草圖編號：S/YL/27
(e) Land use zone(s) involved 涉及的土地用途地帶	V 鄉村式發展
(f) Current use(s) 現時用途	空置校舍  (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"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☐ 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 ..... (DD/MM/YYYY), this application involves a total of ..... "current land owner(s)"<sup>#</sup>.  
根據土地註冊處截至 ..... 年 ..... 月 ..... 日的記錄，這宗申請共牽涉 ..... 名「現行土地擁有人」<sup>#</sup>。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of ..... "current land owner(s)"<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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 notified ..... "current land owner(s)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)<sup>#</sup>&  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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)<sup>&</sup>  
於 31/03/2025 (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 27/03/2025 (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<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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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) For Type (i) application 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	(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		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

(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
(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) 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													
	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>	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)											
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)														

**(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) .....

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

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

擬議機構用途(社區及康樂中心)

(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	817.7	sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	0.36		<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	36	%	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	7	座	
Proposed no. of storeys of each block 每座建築物的擬議層數	1	storeys 層	
	<input type="checkbox"/> include 包括	storeys of basements 層地庫	
	<input type="checkbox"/> 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)	<input type="checkbox"/> About 約
1. 辦公室、講堂及物品儲存室A	3.5m	m 米	<input checked="" type="checkbox"/> About 約
2. 禮堂及活動室B	2.9m		
3. 廁所C	2.0m		
4. 廁所D	2.8m		
5. 看守員室E	2.5m		
6. 上蓋避雨亭F	3.2m		
7. 上蓋避雨亭G	3.7m		

☐ 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

政府、機構或社區設施

(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)

1) 建築物A 辦公室、講堂及儲物室 約460 sq.m

2) 建築物B 禮堂及活動室 約118 sq.m

☒ 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)

1) 建築物C,D 廁所 約41.2 sq.m

2) 建築物E 看守員室 約21 sq.m

3) 建築物F,G 避雨亭 約177.5 sq.m

☐ 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]
A	1	辦公室、講堂及物品儲存室
B	1	禮堂及活動室
C,D	1	廁所
E	1	看守員室
F,G	1	避雨亭

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

現有花園及籃球場將保留



### 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)

AUG, 2025

### 8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行車通道安排

<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>No 否</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)) 五和路</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><input type="checkbox"/></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>No 否</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) 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) _____ _____</p> <p><input checked="" type="checkbox"/></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>No 否</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) 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) _____ _____</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。

<p>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?</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>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																														
<p>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。)</p>	<p>Yes 是</p> <p>No 否</p>	<p><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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><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</p> <p><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>																														
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？</p>		<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>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)</p> <p>.....</p> <p>沒有</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	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"/>
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**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。

**一、背景**

2012年政府接納崇德文教總會有限公司的申請，以短期租約批出五和村五和小學的閒置校舍作為社區文娛康樂用途。根據合約條款，承租人須負責維修租地內的斜坡工程。由於斜坡範圍涉及私人土地，業權複雜，因此無從動工。2018年，崇德文教總會有限公司與地政署達成協議，將五和小學的校舍先交回政府，以便政府進行相關的斜坡維修工程。

**二、理念**

「廿一世紀新都市主義」在近代都市發展中備受垂注，它強調以社區鄰里和諧的概念，讓人重新回復活力、凝聚力且具人文精神的社區生活。當中並廣泛提倡不同階層的融合，讓社區成為「對人友善的環境」，而日常生活的很多活動，認為應在步行十分鐘便可抵達的範圍之內，以方便居民，尤其是長者。

至於整合社區現代生活的要素，是重視人與自然的融合和人與人之間的溝通交往。在公共空間的規劃方面，則主張持續性地吸納多元化的居民前來使用，包括不同的年齡、階層和文化背景等。「讓城市自然化，讓自然城市化」可算是新都市主義的精髓所在。

**三、社區特色**

1. 原居民與外來人口混處，是一個多元組合的社區。
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4. 傳統與現代交集，屋宇類型新舊鱗次櫛比，社會階層呈現多樣化。

**四、社區需要**

1. 原區小型活動中心，提供多元化文娛康樂及體育活動。
2. 原住居民與移入住民需要相互融入，發揮互助互惠精神。
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**五、活動內容**

1. 多元化文康活動：如太極、花藝、廚藝、音樂、健體舞及手工藝等。
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**六、服務支援：**

崇德文教總會有限公司在元朗區已有多年的社區服務經驗，當中有太極師傅、退休教師、社工、藥劑師、農友、剪髮師、工藝導師等，長期在區內進行義務工作，並願意在日後的服務中提供協助。



**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

陳超林 CHAN CHIU LAM

幹事

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

SHOWN TAK CULTURAL ASSOCIATION LTD.

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

Date 日期

28/03/2025

(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。

# 申請用途及發展

## 一、背景

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4. 倡議環保及親鄰親子活動：如有機農耕、廚餘應用、花卉培植等。

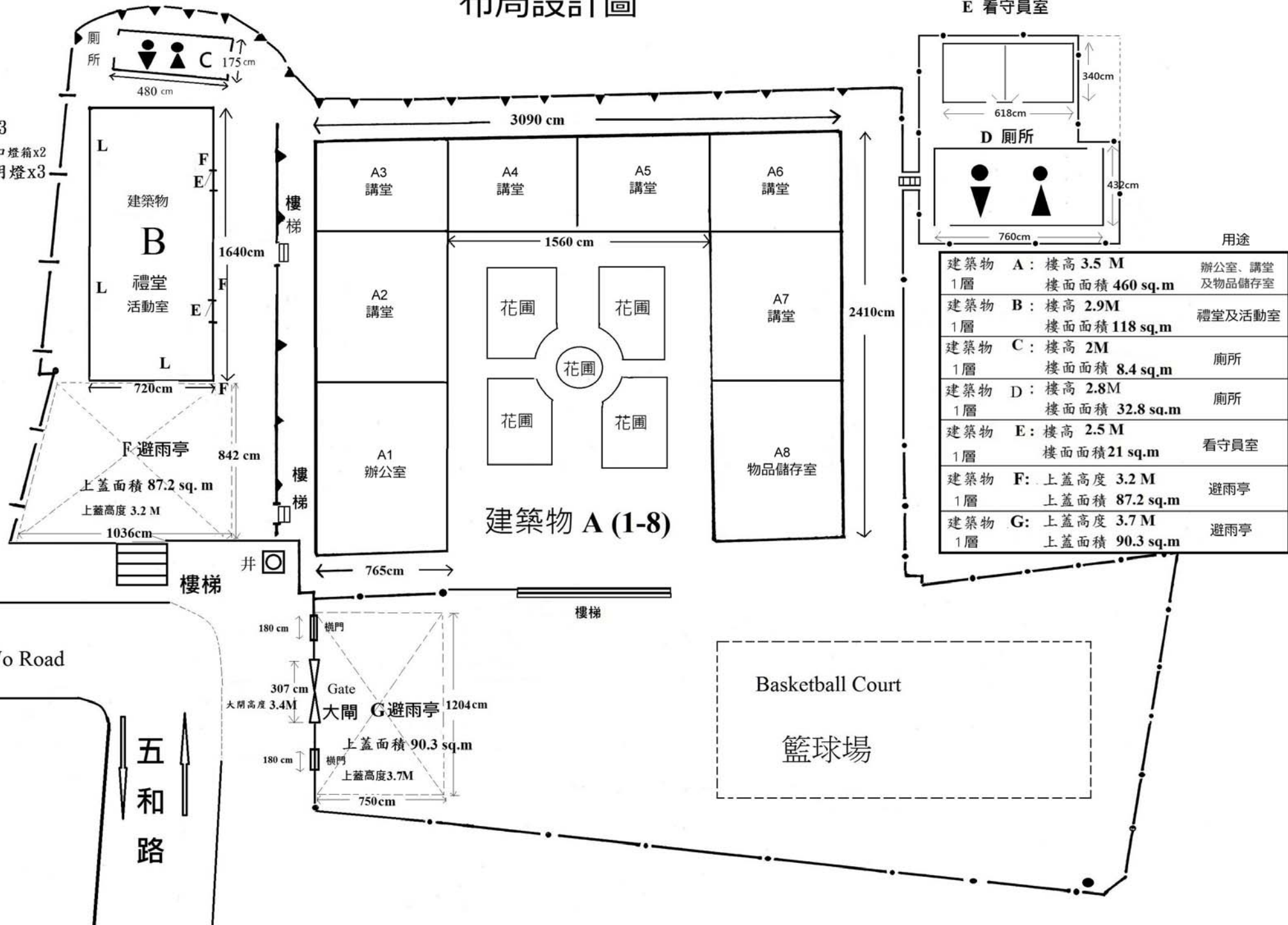
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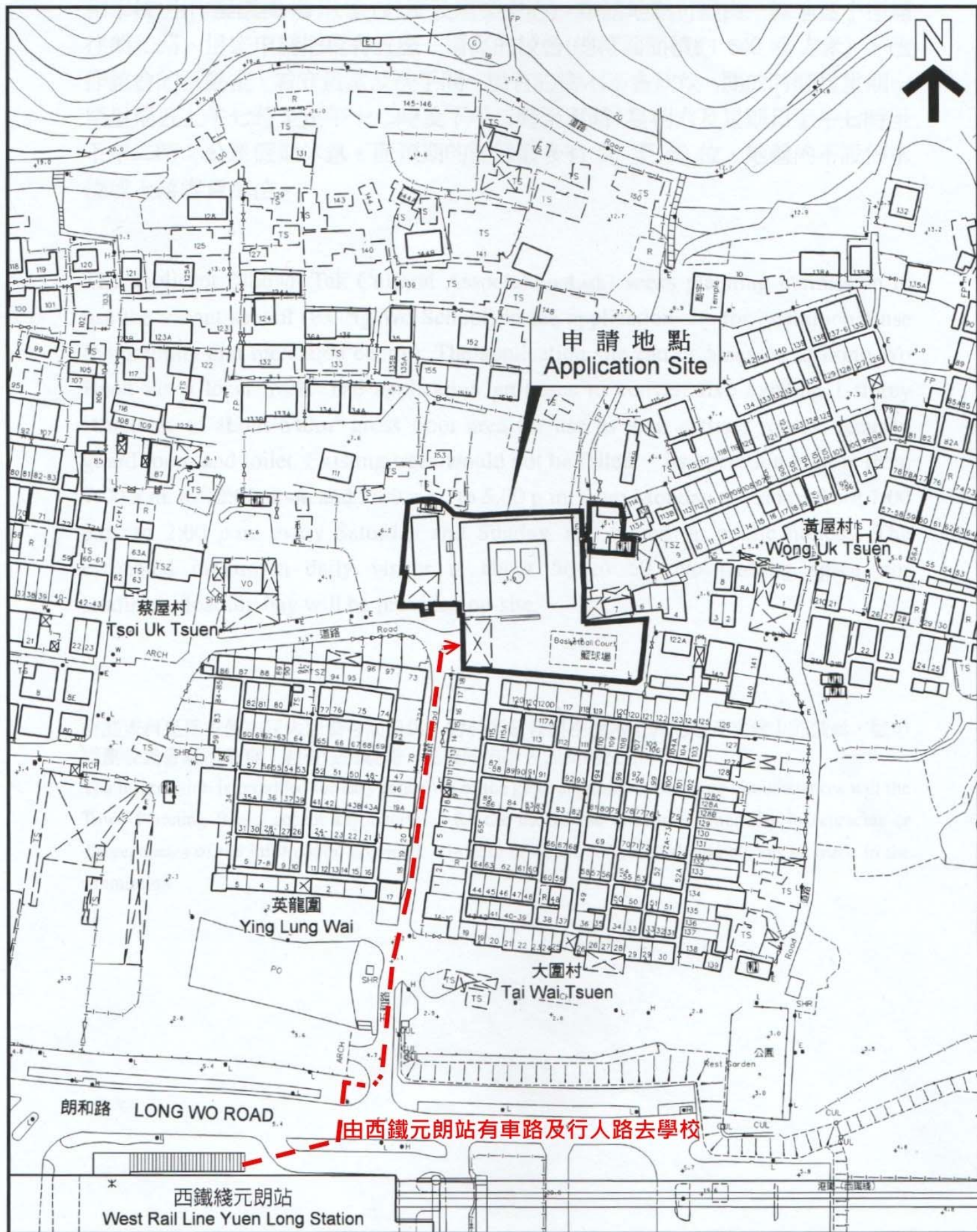
# 布局設計圖

F=滅火筒x3  
E=EXIT 出口燈箱x2  
L=後備照明燈x3





# 位置圖





斜坡維修工程完成

SLOPE REGISTRATION No :

6NW-B/R94(4)

斜坡登記號碼

MAINTENANCE  
DEPARTMENT

維修部門

LANDS DEPARTMENT

地政總署

☎ : 2231 3762





●為青年人和成年人，設有五年制的淨化心靈修持課程，使人人明理，做個有修養的人才，為國泰民安社會和諧，共同創建美好家園。

《持續優質培訓》

「為此，本會欲向政府申請使用新界元朗大圍村五和路五和學校校舍作為推動文化康樂、淨化人生活動之場所。」

特此

懇請政府有關部門，諸位大德善長賢士鼎力支持本會，共襄善舉，造福社會！

崇德文教總會

村長同意簽署：

大圍村：黃佳火工 蔡子來 蔡森球  
黃屋村：駱紹球 黃律中 駱品  
英龍圍：鄭錦成 鄭錦  
蔡屋村：趙(陳堅品) 蔡金規  
東頭村：李國仕 陳作義 長-Wing Chan

二零零八年三月一日



崇德文教總會有限公司  
SHOWN TAK CULTURAL ASSOCIATION LTD.

致：城市規劃委員會

申請編號：A\_YL\_326

申請規劃許可補充資料

敬啟者：

茲回覆以下事項：

1. 本會開放時間：逢星期一至五  
上午 7:00 至中午 12:00，下午 2:00 至 5:00  
逢星期六、日及公眾假期  
上午 8:00 至下午 2:00
2. 學校不設停車位，訪客可使用公共交通工具到學校。
3. 本會將保留學校內原有校舍，並不會再加建其他建築物，亦無計劃拆卸或改建的工程。

此致

崇德文教總會有限公司  
For and on behalf of  
SHOWN TAK CULTURAL ASSOCIATION LTD  
崇德文教總會有限公司  
  
.....  
Authorized Signatures

二零二五年四月二十四日



☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Cc Paper No. A/YL/326A

**Carmen Ka Kan CHEUNG/PLAND**

---

寄件者: tmylwdpo\_pd/PLAND  
寄件日期: 2025年08月20日星期三 12:27  
收件者: Carmen Ka Kan CHEUNG/PLAND  
副本: Eric Chi Yeung CHIU/PLAND; Momo Hei Ching CHOW/PLAND  
主旨: 轉寄: A/YL/326 Public Comments  
附件: 回覆城規會信202508.jpg; 回覆給村民泊車事宜202508.jpg; 附件1-五和短期租約2011.pdf;  
附件2-地政署信20211206.jpg; 附件3-地政署圖20211206.jpg; 附件4-6NW-BR94(4).jpg;  
附件5-崇德證書.jpg

---

**From:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Sent:** Wednesday, August 20, 2025 12:03 PM  
**To:** tmylwdpo\_pd/PLAND <tmylwdpo@pland.gov.hk>  
**Cc:** Kiff Kit Fu YIU/PLAND <kkfyiu@pland.gov.hk>  
**Subject:** Fw: A/YL/326 Public Comments

**From:** [REDACTED]  
**Sent:** Wednesday, August 20, 2025 10:05 AM  
**To:** tpbpd/PLAND <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
**Cc:** Carmen Ka Kan CHEUNG/PLAND <[ckkcheung@pland.gov.hk](mailto:ckkcheung@pland.gov.hk)>  
**Subject:** A/YL/326 Public Comments

Dear Sir/Madam

就申請前五和小學之事宜，茲回覆有關問題如附件。  
敬請查閱！

謝謝！

崇德文教總會有限公司

[REDACTED] 敬上

---

寄件者: Carmen Ka Kan CHEUNG/PLAND <[ckkcheung@pland.gov.hk](mailto:ckkcheung@pland.gov.hk)>  
寄件日期: 2025 年 5 月 27 日 17:00  
收件者: [REDACTED]  
副本: Momo Hei Ching CHOW/PLAND <[mhcchow@pland.gov.hk](mailto:mhcchow@pland.gov.hk)>  
主旨: A/YL/326 Public Comments



崇德文教總會有限公司  
SHOWN TAK CULTURAL ASSOCIATION LTD.

香港北角渣華道 333 號  
北角政府合署 15 樓  
城市規劃委員會  
申請編號：A/YL/326

RF：新界元朗十八鄉大丈量約份第 115 約黃屋村地段第 103 號及 104 號、地段第 195 號 E 分段(部份)、第 197 號、第 198 號、第 201 號(部份)、第 203 號(部份)及第 205 號(部份)和毗連政府土地(前五和學校)，作機構用途(社區及康樂中心)。

敬啟者：

就城規會轉達有關元朗十八鄉鄉事委員會及五和村代表反對本會(崇德文教總會有限公司)申請在五和閒置小學承辦社區及康樂中心的信件一事，本會謹此表達謝意。亦藉此回覆如下。

本會在 2008 年申請五和小學作機構用途(社區及康樂中心)。在 2011 年獲批准臨時租用 3 年，其中有附加條款就是需要維修學校後面斜坡維修工程，當租約期滿後我們發現無法承擔此斜坡維修工程的費用，後來只好交還給地政總署處理，所以本會當時已經沒有該學校的使用權力，我們更不能有權力開放給村民泊車使用。

此外若開放泊車，除了車場義工人力安排外，本會同時面對開放車場的人車安全、意外、責任保險等複雜問題，因此令我們舉措猶豫。當中引致不快，希望多方包容。本會樂意與代表們磋商細節，共謀改善，這些年來本會未能開放村民泊車之用對此深感無奈，

最後，本會仍希望本着積極服務的精神，會繼續為五和村的居民提供服務。

此致

崇德文教總會有限公司  
SHOWN TAK CULTURAL ASSOCIATION LTD  
崇德文教總會有限公司

Authorised Signatures

二〇二五年八月十九日





崇德文教總會有限公司  
SHOWN TAK CULTURAL ASSOCIATION LTD.

香港北角渣華道 333 號  
北角政府合署 15 樓  
城市規劃委員會  
申請編號：A/YL/326

RF：新界元朗十八鄉大丈量約份第 115 約黃屋村地段第 103 號及 104 號、地段第 195 號 E 分段(部份)、第 197 號、第 198 號、第 201 號(部份)、第 203 號(部份)及第 205 號(部份)和毗連政府土地(前五和學校)，作機構用途(社區及康樂中心)。

敬啟者：

茲回覆以下兩點事項：

- 1) 本會為一間註冊的非牟利慈善機構。(附件證書)

我們總會設在葵興，元朗朗屏亦有分會，申請五和小學目的是方便當地會員及村民使用。自創會以來，本會經常舉辦的各項活動，也以當區居民的需要為依歸。其中活動如兒童親子讀經班、太極班、插花班、健康舞、樂器及手工藝班等，深受坊眾歡迎。值得一提的是太極班，不少曾患有肢體不良和重症(癌病)的人仕，經過一段時間鍛鍊都有很好的轉變。而禪修靈養，更在尊重文化差異下，與原居民的生活信仰相互揉合，各得益彰。

為體現文明互助，本會積極在區內推展義工服務，例如義務剪髮、陪診與探訪獨居老人等。

- 2) 有關學校護土牆修葺事宜：(附件 1-五和短期租約 2011)

於 2014 年 5 月 22 日租用前五和學校臨時合約完結後，我們經過聘請專業人士勘探及檢驗工程後，發現費用非常龐大。由於敝會是一個非牟利慈善機構，平時積極參與社會慈善活動，舉辦宏揚中華文化及心靈講座活動等，一切經費均來自會員的捐助，資金實在有限，所以敝會確實無能力支付這龐大的修葺護土牆工程費用，最後沒法續約。

後來於 2021 年地政署接手進行修葺工程(看附件 2、3)，並於 2024 年完成，斜坡登記號碼：6NW-BR94(4)- 附件 4。

此致

For and on behalf of  
崇德文教總會有限公司  
SHOWN TAK CULTURAL ASSOCIATION LTD.  
崇德文教總會有限公司  
.....  
Authorized Signatures

二〇二五年八月十九日

(覆函時請註明本函檔案)  
(Please quote our reference in response to this letter)



地政總署  
元朗地政處  
DISTRICT LANDS OFFICE, YUEN LONG  
LANDS DEPARTMENT

Tel : 2443 3019

Fax : 2473 3134

Email :

Our Ref. : (5) in DLOYL 51/YAT/2008 II

Your Ref. :

我們矢志努力不懈，提供盡善盡美的土地行政服務。  
We strive to achieve excellence in land administration.

新界元朗橋樂坊二號大樓政府合署九至十一樓  
9/F-11/F., Yuen Long Government Offices & Tai Kiu Market  
No. 2 Kiu Lok Square, Yuen Long, N.T.

gendloyl@landsd.gov.hk

SHOWN TAK CULTURAL ASSOCIATION LTD.

**By Collection**  
**( Subject to Contract )**

23 May 2011

Dear Sir,

**Proposed Short Term Tenancy No. 2302 by Direct Grant  
for a Community and Recreation Centre  
Government land in D.D.115  
at Tai Wai Tsuen, Shap Pat Heung, Yuen Long, New Territories**

I have been instructed to offer you a Short Term Tenancy in respect of the captioned Government land ("the Premises") which will allow you to use the land for the purpose of a community and recreation centre.

The basic terms are as follows :-

- |                      |  |
|----------------------|--|
| Term                 | : Three years certain from the date of possession and thereafter quarterly (subject to three months' notice of termination by either party). |
| Area                 | : 1,720m <sup>2</sup> (about) (subject to survey) as shown coloured pink and pink hatched black on the plan annexed hereto.                  |
| Rent                 | : \$1.00 per annum (if demanded)   |
| Permitted Structures | : Existing structures with a total built-over area not exceeding 640m <sup>2</sup> and a height not exceeding 4.2m above the ground level.   |
| Vehicular Access     | : No right of ingress or egress for the passage of motor vehicles is permitted.  |

.../2



- Commence to Operate : You shall within six calendar months from the date of the commencement of the tenancy or such other extended period as may be approved by the District Lands Officer commence and thereafter continue to operate the Premises as a community and recreation centre on a scale to the satisfaction of the District Lands Officer.
- Fire Safety Requirement : You shall observe and comply with any requirement which may be imposed by the Director of Fire Services.
- Construction of Drains and Channels : You shall within six calendar months from the commencement of the tenancy hereby created or such other extended period as may be approved by the District Lands Officer at your own expense, in such manner with such materials and to such standards and design as the District Lands Officer construct and thereafter maintain the drains and channels along the boundaries of the Premises to prevent all water including storm-water or rain-water from overflowing onto the adjoining street or adjoining land.
- Wall No. 6NW-B/R94 (Portion) : You shall at your own expense carry out and complete to the satisfaction of Chief Geotechnical Engineer/Mainland West, Geotechnical Engineering Office, Civil Engineering and Development Department ("CGE/MW") such geotechnical investigations and such upgrading works in respect of Wall No. 6NW-B/R94(Portion) shown on the plan annexed hereto prior to the commencement of any activities on the Premises.
- Tree Preservation : (i) No tree growing thereon or adjacent thereto shall be removed or interfered with without prior written consent of the District Lands Officer;
- (ii) You shall at your own expense keep and maintain all trees growing on the Premises and trees planted during the existence of the tenancy in a healthy and safe condition.
- Site Condition : You shall accept the Premises in the state and condition in which they are at the date possession is given.



If you wish to take up the offer of the proposed Short Term Tenancy, I should be grateful if you would complete the docket on page 4 and return it to me within 28 days from the date of this letter whereupon the tenancy agreement will be prepared for your signature. An additional copy of this letter is enclosed for your retention. I must emphasize that there is no agreement binding on the Government of the Hong Kong Special Administrative Region ("the Government") unless and until a formal tenancy agreement between you and the Government has been duly signed.

The proposed Short Term Tenancy may be withdrawn, or if subsequently completed, will be subject to such final terms and conditions as will be contained in the tenancy agreement prepared and issued to you for execution by you and any expenses which you may incur in respect of the proposed tenancy before execution of the tenancy agreement will be at your own risk and the Government will accept no liability for them.

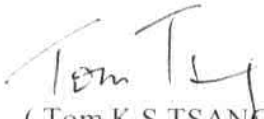
I would further advise that if you do not wish to avail yourself of the offer of the proposed Short Term Tenancy you are required to inform me in writing within 28 days from today of your decision.

I would also advise you to note the following advice from Civil Engineering and Development Department regarding the proposed Short Term Tenancy:-

"You should make submission to the Buildings Department with regard to the ground investigation and upgrading works (if necessary) as Feature No. 6NW-B/R94 lies within Scheduled Area No. 2."

Should you be in doubt about the contents of this letter, please contact Mr. Tom TSANG at District Lands Office, Yuen Long (Tel. No. 2443 3019).

Yours faithfully,

  
( Tom K S TSANG )  
for District Lands Officer/Yuen Long

Encls.

c.c.  
CGE/MW, GEO, CEDD (Attn.: H M TSUI)

Fax No.  
2194 0165


Ref.  
Ref.( ) in GCMW 5/3/6

To : District Lands Officer, Yuen Long

Proposed Short Term Tenancy No. 2302  
for a Community and Recreation Centre  
Government land in D.D.115  
at Tai Wai Tsuen, Shap Pat Heung, Yuen Long, New Territories

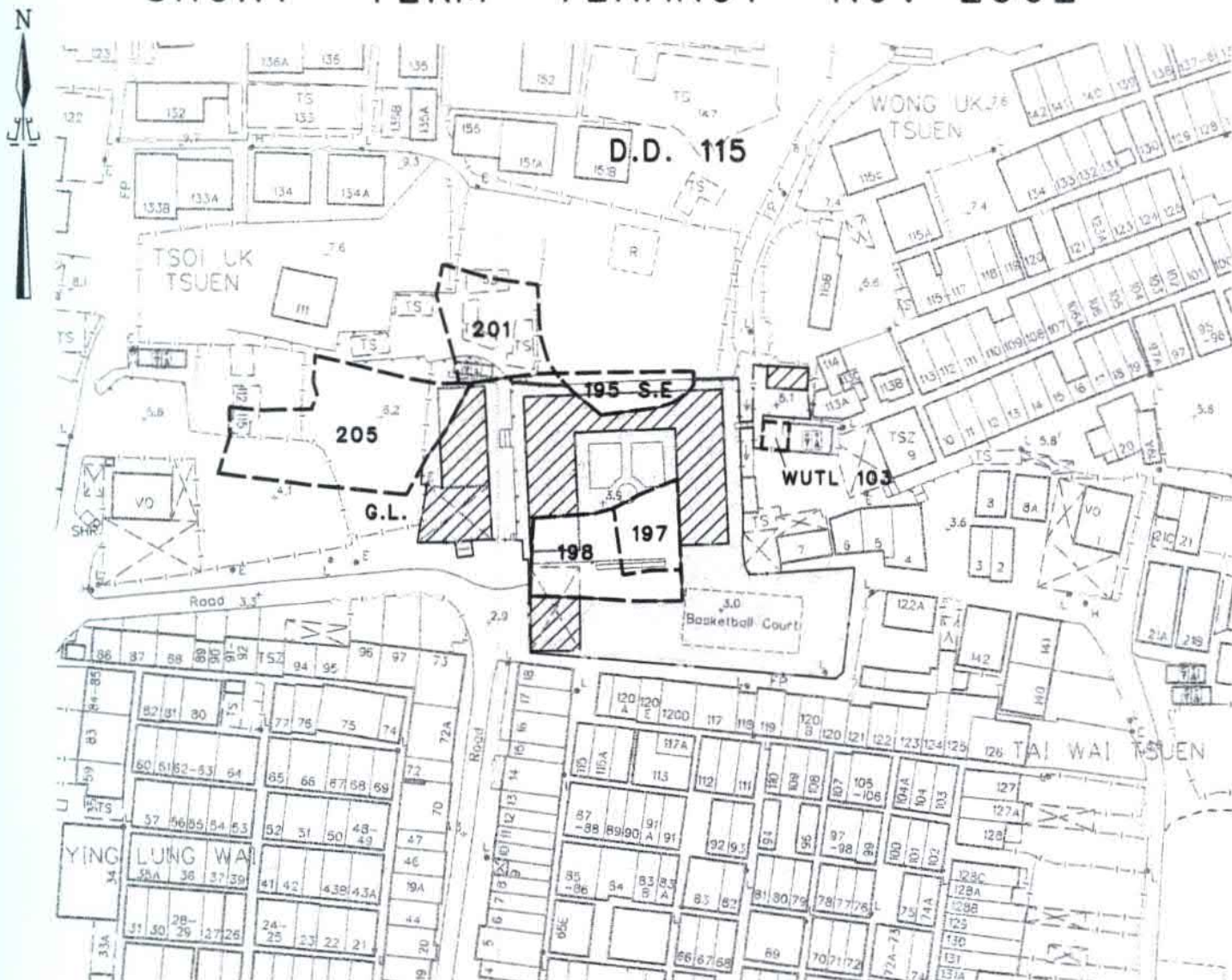
I accept the terms for a Short Term Tenancy as set out in your letter  
ref. (5) in DLOYL 51/YAT/2008 II dated 23 May 2011.

*For and on behalf of*  
SHOWN TAK CULTURAL ASSOCIATION LTD  
崇德文教總會有限公司

  
.....  
*Authorized Signatures*  
(Seal of SHOWN TAK CULTURAL  
ASSOCIATION LTD. and Signatures  
and Names in block letters of its attesting  
officers and description of their offices)

25  
Date 05-2011

# SHORT TERM TENANCY No. 2302



COLOURED PINK AND PINK HATCHED BLACK AREA 1 720 SQUARE METRES (ABOUT)  
SCALE 1 : 1000

METRES 20 0 20 40 60 80 100 METRES

LOCATION



SCALE 1 : 20000

TENANCY AGREEMENT REFERS



WALL No. 6NW-B/R94 (PORTION)

FOR IDENTIFICATION PURPOSES ONLY



District Lands Office, Yuen Long  
Lands Department

Plan Prepared by District Survey Office, Yuen Long

File No. DLOYL51/YAT/2008, DSO/YL/W/715/2008

Survey Sheet No. 6-NW-10B

Layout Plan No. -----

Reference Plan No. -----

PLAN No. YLM7543

Date : 21/04/2011



公告通知屆滿日期：2021年12月6日

地政總署  
公告

公告張貼於：蔡屋村告示板、元朗地政處及實地

公告送交：屋宇署、元朗十八鄉鄉事委員會、蔡屋村原居民及居民代表及檔案存底

屋宇署已向元朗地政處申請在蔡屋村的政府土地上進行擋土牆修葺工程。(見附圖黃色標示位置)

如有任何人士反對，須於本公告日期起計14天內，以書面向元朗地政專員提出，以供考慮。(地址：元朗橋樂坊二號元朗政府合署9樓)。逾期遞交的反對書概不受理。

如欲查詢上述工程的詳情，請致電3842 3916與屋宇署何先生聯絡。[檔案編號：(60) in BD DH 61/07/NT(W)]

元朗地政專員

(陳仲賢)



2021年11月22日

File Ref.: (3) in DLOYL 17/YSL/2021

Notice Expiry Date: 6<sup>th</sup> December 2021

**LANDS DEPARTMENT**  
**NOTICE**

**Notice posted:** Tsoi Uk Tsuen village notice board(s), District Lands Office, Yuen Long and the application site

**Notice served:** Buildings Department, Yuen Long Shap Pat Heung Rural Committee, Indigenous Inhabitant Representative(s) and Resident Representative(s) of Tsoi Uk Tsuen and the file

Notice is hereby given that Buildings Department (BD) has applied to the District Lands Office/Yuen Long for a piece of Government land at Tsoi Uk Tsuen for the purpose of Retaining wall remedial works. (Shown coloured [yellow] on the identification plan attached)

Objections, if any, should be made in writing to District Lands Officer, Yuen Long within 14 days from the date of this notice. No late objections will be considered. (Address: District Lands Office, Yuen Long at 9/F Yuen Long Government Offices, No. 2 Kiu Lok Square, Yuen Long).

For details of the above works, please contact Mr HO of BD at 3842 3916. [File Ref.: (60) in BD DH 61/07/NT(W)].

(C.Y. CHAN)

for District Lands Officer, Yuen Long

Date: 22<sup>nd</sup> November 2021



FEATURE NO. 6NW-B/R94



834300 N

821900 E

821950 E

DD115 LOT 203

DD115 LOT 201

FEATURE NO.  
6NW-B/R94

DD115 LOT 195E

6NW-B/R94 SUB-DIVISION NO.1

PROPOSED STLA

前五和公立學校

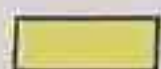
Wong Mei No 40  
Public Primary School

籃球場

Wong Mei No 40  
Public Primary School

834250 N

**LEGEND:**



PROPOSED STLA AREAS



FEATURE BOUNDARY



LOT BOUNDARY

①

SUB-DIVISION NO. 1



821918E, 834276N

EXTRACTED FROM 6NW-10B

0 5 10 15 20 25 m

1 : 500 SCALE BAR

AGREEMENT NO. CE 6/2017(CE) SLOPE AND RETAINING WALL REMEDIAL/PREVENTIVE WORKS,  
PACKAGE C - INVESTIGATION, DESIGN AND CONSTRUCTION

**ch2m:**

PROPOSED STLA AREA FOR SLOPE UPGRADING WORK

Plan No. R94/STLA/02

Administrator 2018/7/15 \*\*\* E:\GEO\700367\DRAWING\107\REPORT\6NW-B/R94-S01\_FIG1.dgn



**SLOPE REGISTRATION No :**

**6NW-B/R94(4)**

**斜坡登記號碼**

**MAINTENANCE  
DEPARTMENT**

**維修部門**

**LANDS DEPARTMENT**

**地政總署**

**☎ : 2231 3762**







稅務局  
香港灣仔告士打道5號  
稅務大樓

INLAND REVENUE DEPARTMENT  
REVENUE TOWER  
5 GLOUCESTER ROAD, WAN CHAI,  
HONG KONG.

網址 Web site: (<http://www.ird.gov.hk>)

來函請寄「香港郵政總局信箱132號稅務局局長收」  
ALL CORRESPONDENCE SHOULD BE ADDRESSED TO:-  
COMMISSIONER OF INLAND REVENUE  
G.P.O. BOX 132, HONG KONG.

來函編號:

Your Ref.:

來函請敘明本局檔案號碼

IN ANY COMMUNICATION PLEASE QUOTE OUR FILE NO.

檔案號碼:

IR File No.:

電話 :

Tel. No. : 2594 5300

傳真號碼 :

Fax No. : 2802 7625

電郵 :

E-mail : [taxinfo@ird.gov.hk](mailto:taxinfo@ird.gov.hk)

崇德文教總會有限公司

先生/小姐:

Dear Sir/Madam,

現 證 實

This is to confirm that

崇德文教總會有限公司

SHOWN TAK CULTURAL ASSOCIATION LIMITED

因 屬 公 共 性 質 的 慈 善 機 構 或 信 託 團 體，  
being a charitable institution or trust of a public character,

故 可 根 據 稅 務 條 例 第 八 十 八 條 獲 豁 免 繳 稅。  
is exempt from tax under Section 88 of the Inland Revenue Ordinance.



稅務局局長

(葉岑燕霞代行)

(Mrs YIP SHAM Yin-har)

for Commissioner of Inland Revenue

2008年 4月 1日

**Previous Application covering the Application Site**

**Approved Application**

<b><u>Application No.</u></b>	<b><u>Uses/Development</u></b>	<b><u>Date of Consideration</u></b>
A/YL/172	Proposed Institutional Use (Community and Recreation Centre)	18.12.2009 (approved on a temporary basis for a period of five years)

**Recommended Advisory clauses**

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (b) to further liaise with the village representatives of Wong Uk Tsuen, Tai Wai Tsuen, Tung Tau Tsuen, Ying Lung Wai and Tsoi Uk Tsuen, and the Shap Pat Heung Rural Committee on any operational issues relating to the development;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
- the application(s) for STW will be considered by LandsD in its capacity as a landlord and there is no guarantee that they will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
  - the Site falls within the “Village Type Development” zone, which is primarily reserved for development of New Territories Exempted Houses by indigenous villagers under the New Territories Small House policy. If the Board approves the planning application, the applicant shall apply to this office for a Short Term Tenancy (STT) for the occupation of the Government land. The application for STT will be considered by LandsD in its capacity as a landlord and there is no guarantee that it will be approved. The STT, if approved, will be subject to such terms and conditions including payment of rent and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
  - the applicant should be reminded that, pursuant to the “Guidelines for Application for Use of Vacant Government Land for Community, Institutional or Non-Profit Making Purposes on Short Term Basis” issued by LandsD, the applicant is required to be a non-government organization/social enterprise. Upon receipt of the STT application, LandsD would consider the application in accordance with applicable policy and practice while there is no guarantee that the application will be approved;
  - the Site involves private lots not held by the applicant (as shown from Land Registry). The applicant shall clarify the ownership particulars and the status of those private lots involved and how to implement the whole development; and
  - LandsD reserves the right to require the future tenant to maintain the slope feature No. 6NW-B/R94 in the course of processing the potential STT application;
- (d) to note the comments of the Director of Environmental Protection that:
- it is noted that septic tank and soakaway system may be used to dispose the foul water generated from the Site. In this regard, the applicant should be reminded that the drainage works and wastewater treatment facilities to be built, if any, should be designed and constructed in compliance with ProPECC PN 1/23 to avoid causing pollution problems to the environment; and
  - to make reference to “Recommended Pollution Control Clauses” that is available at [https://www.epd.gov.hk/epd/english/environmentinhk/eia\\_planning/guide\\_ref/rpc.ht](https://www.epd.gov.hk/epd/english/environmentinhk/eia_planning/guide_ref/rpc.ht)



[ml](#) to implement suitable mitigation measures and good site practice to minimize the potential environmental impact during construction;

- (e) to note the comments of Chief Highway Engineer/New Territories West, Highways Department (HyD) that the Site is adjoining to a section of Ng Wo Road, which is not maintained by HyD. Please note that HyD shall not be responsible for the maintenance of proposed access connecting between the application site and Long Wo Road, including Ng Wo Road and any local track. Adequate drainage measures shall be provided to prevent surface water running from the application site to the nearby public roads and drains;
- (f) to note the comments of Commissioner of Transport that the Site is connected to a section of Ng Wo Road and Long Wo Road via a local track which is not managed by Transport Department. The land status of the local track should be clarified with the Lands Department by the applicant. Moreover, the management and maintenance responsibilities of the local track should be clarified with the relevant lands and maintenance authorities accordingly;
- (g) to note the comments of Executive Secretary, Antiquities and Monuments Office (AMO), Development Bureau that:
  - the existing buildings and structures within the Site are not declared monuments, graded historic buildings, new items pending grading assessment by the Antiquities Advisory Board nor government historic site identified by AMO;
  - given the buildings A and B (as shown in Drawing A-2) are built in the late 1950s and the early 1960s, had provided education service to the local community for decades, the applicant is recommended to make a photographic record of both the exterior and interior of the buildings before and after works should there be any proposed works that may affect the said buildings and share the records with AMO for documentation purposes and future uses such as research, exhibition and educational programmes; and
  - the applicant is reminded that pursuant to the Antiquities and Monuments Ordinance (Cap. 53) (the Ordinance), the applicant is required to inform AMO immediately when any antiquities or supposed antiquities under the Ordinance are discovered in the course of works;
- (h) to note the comments of the Director of Fire Services (D of FS) that:
  - with regard to the submitted Fire Services Installations (FSI) proposal, D of FS has the following comments:
    - i. provision of FSIs shall be demonstrated in form of FS Notes with all relevant standards and specifications;
    - ii. additional FSIs (i.e. sprinkler system, modified hose reel system and fire alarm system) shall be provided for any structure with total floor area exceeds 230m<sup>2</sup>;
    - iii. emergency lighting shall be provided in accordance with BS 5266-1:2016, BS EN 1838:2013 and the FSD Circular Letter No. 4/2021;
    - iv. sufficient directional and exit signs shall be provided in accordance with BS 5266-1:2016 and the FSD Circular Letter No. 5/2008; and
    - v. fire extinguishers shall be provided to every structure within the application site; and

- if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out at the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with the BO;
  - the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations [B(P)R] respectively;
  - the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at GBP submission stage;
  - if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BA, they are UBW under the BO and should note be designated for any proposed use under the planning application;
  - for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be constructed as an acceptance of any existing building works or UBW on the Site under the BO;
  - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
  - detailed checking under the BO will be carried out GBP submission stage;
- (j) to note the comments of Director of Food and Environmental Hygiene (DFEH) that:
- proper licence / permit issued by Food and Environmental Hygiene Department (FEHD) is required if there is any food business / catering service / activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. Under the Food Business Regulation, Cap. 132X, a food business licence is required for the operation of the relevant type of food business listed in the Regulation (e.g. a restaurant, a refreshment kiosk etc). The application for licence, if acceptable by the FEHD, will be referred to relevant government departments for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;

- proper licence issued by FEHD is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public entertainment (PPE) Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display, a circus, a lecture or story-telling, an exhibition of any 1 or more of the following, namely, pictures, photographs, books, manuscripts or other documents or other things, a sporting exhibition or contest, a bazaar, a dance party or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment; and
  - for any waste generated from the such activity / operation, the applicant should arrange disposal properly at their own expenses. The work and operation shall not cause any environmental nuisance, pest infestation and obstruction to the surrounding; and
- (k) to note the comments of Head of the Geotechnical Engineering Office, Civil Engineering and Development Department that to submit the proposed building works to the BD for approval as required under the provisions of BO, and the Site is located within Schedule Area No. 2 and may be underlain by cavernous marble. Depending on the nature of foundation, if necessary, of the development at the Site, extensive geotechnical investigation may be required. Such investigation may require high level involvement of an experienced geotechnical engineer in both the design and supervision of the geotechnical works required at the Site.

香港北角渣華道 333 號  
北角政府合署 15 樓  
城市規劃委員會  
秘書處  
敬啟者：

新界元朗十八鄉大圍村丈量約份第 115 約黃屋村地段第 103 號、104 號、  
地段第 195 號 E 分段(部份)、第 197 號、第 198 號、第 201 號(部份)、  
第 203 號(部份)及第 205 號(部份)和毗連政府土地  
擬議機構用途(社區及康樂中心)  
(申請編號：A/YL/326)

我等一致反對題述規劃申請。十八鄉五和是由大圍村、黃屋村、東頭村、英龍圍及蔡屋村五村組成。當年崇德文教總會蔡先生擬使用前五和學校時，曾對我等承諾當五和各村有喜慶及殯葬事宜，為方便村民將會開放總會歡迎村民泊車。可惜崇德文教總會獲批後，卻違反當初承諾，不准村民泊車，令我等及村民感到非常憤怒及不滿，多次發生爭拗，總會舉辦活動時也沒有知會或邀請村民參與。

專函奉達，我等一致認為總會的做法違反誠信、漠視村民，破壞周邊地區和諧，懇請 貴會慎重考慮我等意見，否決題述規劃申請。如蒙俯允，不勝銘感。

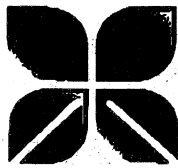
此致

城市規劃委員會

黃屋村村代表：黃律中 蔡坤 鄺俊傑  
大圍村村代表：蔡森河 蔡林 黃永根  
東頭村村代表：陳悅 李添福 朱祖晉  
英龍圍村代表：鄺肇康 鄺志偉  
蔡屋村村代表：蔡家強 蔡柏生

副本送：十八鄉鄉事委員會 及 元朗民政事務處  
2025 年 5 月 15 日





# 十八鄉鄉事委員會

## Shap Pat Heung Rural Committee

3

香港北角渣華道 333 號

北角政府合署 15 樓

城市規劃委員會

敬啟者：

新界元朗十八鄉大圍村丈量約份第 115 約黃屋村地段第 103 號及  
104 號、地段第 195 號 E 分段(部份)、第 197 號、第 198 號、  
第 201 號(部份)、第 203 號(部份)及第 205 號(部份)和毗連政府土地  
擬議機構用途(社區及康樂中心)

(申請編號：A/YL/326)

本會收到十八鄉五和村(大圍村、黃屋村、東頭村、英龍圍及蔡屋村)的村代表求助(附件)。本會尊重及支持村代表意見，反對上述規劃申請。本會認為崇德文教總會違反當年承諾，村落舉辦紅白二事時，拒絕開放場地讓村民泊車，與村民產生矛盾，影響村落和諧共融。

專函奉達，本會反對上述規劃申請。懇請 貴會能切實考慮本會意見。有勞之處，不勝銘感。

此致

城市規劃委員會

十八鄉鄉事委員會



主席：程振明

2025 年 5 月 15 日

連附件

副本送：元朗民政處

黃屋村 大圍村 東頭村 英龍圍 蔡屋村

3

附件

香港北角渣華道 333 號  
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蔡屋村村代表：蔡家能 蔡植生

副本送：十八鄉鄉事委員會 及 元朗民政事務處

2025 年 5 月 15 日

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**From:**  
**Sent:** 2025-05-12 星期一 02:54:17  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** A/YL/326 Shap Pat Heung Shown Tak Cultural Association

Dear TPB Members,

So ten years on and this association is still promising a lot but not delivering much.

Lots of lofty ideals but no hard facts such as how many people will be on the site at given times. Fire and Drainage implementation, etc

Members have a duty to raise questions as there is mention of elderly and young being involved so it is imperative that the requisite supporting facilities be in place.

Mary Mulvihill

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**From:**  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Monday, 13 July 2015 11:11 PM HKT  
**Subject:** A/YL/213 Shap Pat Heung

A/YL/213  
Wong Uk Tsun, Shap Pat Heung, Yuen Long  
Site area; About 2,269.00 m<sup>2</sup> Includes Government Land of about 1,736.00 m<sup>2</sup>  
Applied Use/Development; Proposed Institutional Use (Community and Recreation Centre)

Dear TPB Members,

While I support GIC use of site, the daily attendance appears to be on the low side, 50 to 60, for such a large site.

Could TPB members please question this and ensure that the premises are being used efficiently to ensure that all the community needs are being met, such as child care facilities, study rooms, etc.

Mary Mulvihill