

Previous Application covering the Application Site

Approved Application

	<u>Application No.</u>	<u>Use(s)/Development(s)</u>	<u>Date of Consideration By RNTPC</u>
1	A/YL-KTN/680	Temporary School (Student Outdoor Activities Area) for a Period of Five Years	15.11.2019

Government Bureau/Departments' General Comments

1. Education

Comments of the Secretary for Education:

- no objection to Tung Tak School's application to continue the applied use at the application site (the Site) from education perspective.

2. Land Administration

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

- no adverse comment on the application;
- the Site is covered by a Short Term Tenancy No. 3278 ("STT 3278") by direct grant for the purpose of temporary school (student outdoor activities area). The Tenancy Agreement ("T/A") contains, inter alia, the following restrictions: S.C. (8) provided that no vehicle parking, loading and unloading spaces shall be provided within the Premises;
- no Small House (SH) application has been approved at the Site. There are SH applications under processing within the Site. However, the processing of the SH applications involving Government land are being withheld in light of the judgement of the Judicial Review case on SH policy in 4/2019; and
- his advisory comments are at **Appendix IV**.

3. Traffic

Comments of the Commissioner for Transport:

- no adverse comment on the application from traffic engineering perspective; and
- his advisory comments are at **Appendix IV**.

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

- no adverse comment on the application from highways maintenance perspective; and
- his advisory comments are at **Appendix IV**.

4. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- no objection in principle to the application from public drainage point of view; and
- should the application be approved, approval conditions should be stipulated requiring the maintenance of the drainage facilities implemented under application

No. A/YL-KTN/680 at the Site and the submission of a record of existing drainage facilities to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

5. Environment

Comments of the Director of Environmental Protection:

- no objection to the application;
- there was no environmental complaint received against the Site in the past three years; and
- his advisory comments are at **Appendix IV**.

6. Fire Safety

Comments of the Director of Fire Services:

- no specific comment on the application provided that there is no structure being erected/to be erected at the Site.

7. Landscape Aspect

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- the Site falls within “Village Type Development” zone, which is non-landscape sensitive zoning and no significant landscape impact arising from the applied use is anticipated; and
- her advisory comments are at **Appendix IV**.

8. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- no objection to the application;
- noting that a STT of the Site had been granted to the applicant and based on the information available, no proposed building works under the application is noted; and
- his advisory comments are at **Appendix IV**.

9. District Officer's Comments

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

- his office has not received any local's comment on the application.

10. Other Departments

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

- Director of Agriculture, Fisheries and Conservation;
- Director of Leisure and Cultural Services;
- Director of Electrical and Mechanical Services;
- Project Manager (West), Civil Engineering and Development Department; and
- Chief Engineer/Construction, Water Supplies Department.

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) the applicant should terminate the applied use and vacate the Site upon approval of Small House application at the Site at any time during the planning approval period;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
 - the applicant is reminded to observe and comply with the restrictions under the Tenancy Agreement of Short Term Tenancy No. 3278; and
 - the Site is accessible via Kam Kong Road which is maintained by the District Officer (Yuen Long) of Home Affairs Department. His office does not guarantee any right-of-way;
- (d) to note the comments of the Commissioner for Transport that:
 - the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be checked with LandsD. The management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto/ from public road at any time during the planning approval period;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - the Site involves in Government land which is not under HyD's maintenance purview;
 - HyD shall not be responsible for maintenance of proposed access connecting the Site (i.e. Kam Kong Road and the local access road). Kam Kong Road is not maintained by HyD; and
 - adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (f) to note the comments of the Director of Environmental Protection that:
 - the applicant is advised to follow the relevant mitigation measures and requirements in the revised 'Code of Practice on Handling the Environmental Aspects of Open Storage and Temporary Uses' issued by the Environmental Protection Department to minimise any potential environmental nuisances generated by the applied use; and
 - it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;

- (g) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that:
- the applicant is advised that approval of the application does not imply approval of tree works, if any, such as pruning, transplanting and felling. The applicant is reminded to seek comments and approval for any proposed tree works from the relevant government department prior to the commencement of the works;
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- for all existing structures (not being a New Territories Exempted House) erected on leased land without the approval of the Building Authority (BA), they are unauthorised building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the current application;
 - 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 building plan submission stage;
 - before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise, they are UBWs under the BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Sites under BO; and
 - detailed checking under BO will be carried out at building plan submission stage.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates
A/YL-KTN/1066

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature: 元朗市中心及御都東分區委員會

日期 Date

鍾就華 主席

2

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

241118-114134-53228

Reference Number:**提交限期**

19/11/2024

Deadline for submission:**提交日期及時間**

18/11/2024 11:41:34

Date and time of submission:**有關的規劃申請編號**

A/YL-KTN/1066

The application no. to which the comment relates:**「提意見人」姓名/名稱**

先生 Mr. Wai Yuen

Name of person making this comment:**意見詳情****Details of the Comment :**

如果只是簡單供體育課使用，應該沒有申請泊位和開放空間上落的必要。因為錦江路已經非常狹窄，太多車流入入不太理想。其實附近亦設有兩個公眾停車場可供使用，一）錦田惠康超級市場旁的泰康園露天停車場(距離學校200米，步行約3分鐘；二）在通德學校旁錦江路的露天停車場(距離學校少於50米，步行1分鐘都不用)。如果戶外活動用地有車輛進出對使用的學生和老師既不安全又沒有保障，應避免有任何意外發生（例如：撞車、車輛後退被撞倒、駕駛者的精神狀況、汽車失控等問題）。純戶外活動用地的用途比較合適，學校下課後和假期最好也開放給當區居民使用來做運動才是真正回饋社會！

3

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

241119-154029-53873

Reference Number:**提交限期**

19/11/2024

Deadline for submission:**提交日期及時間**

19/11/2024 15:40:29

Date and time of submission:**有關的規劃申請編號**

A/YL-KTN/1066

The application no. to which the comment relates:**「提意見人」姓名/名稱**

女士 Ms. 姜雯

Name of person making this comment:**意見詳情****Details of the Comment :**

這地出入口接近錦田街市其中一個出入口，市民多在早上出來買餸。因街市大部份檔口只開上午，如果學校在上學的高峰期有那麼多車在單程的錦江路上排隊進入，有機會引致街市和公廁的出入口受阻，對區內市民又或年老的長者過路會帶來不便！

4

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

241118-200441-42128

Reference Number:**提交限期**

19/11/2024

Deadline for submission:**提交日期及時間**

18/11/2024 20:04:41

Date and time of submission:**有關的規劃申請編號**

A/YL-KTN/1066

The application no. to which the comment relates:**「提意見人」姓名/名稱**

小姐 Miss Gigi Chai

Name of person making this comment:**意見詳情****Details of the Comment :**

在通德學校背後(位置: Lots 554 S.A, 555 S.A ss.1, 1435 S.A and 1451 (Part) in D.D. 109, Kam Tin, Yuen Long / 地址: 元朗錦田丈量約份第 109 約地段第 554 號 A 分段、第 555 號 A 分段第 1 小分段、第 1435 號 A 分段及第 1451 號)已有由規劃處批出的公眾停車場(申請編號: A/YL-KTN/719), 如果學校再申請停泊車位和車輛流轉區, 再根據由學校所提供的車輛路線圖定必令這條單程的錦江路更加嚴重堵塞, 學校所指的車輛離開校園的路線, 正正就是公眾停車場的出入口。與已批出的公眾停車場的條件背道而馳和產生抵觸! 況且學校的上學時間也是村民車輛駛出錦江路上班學的高峰時間!

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

241118-220958-95323

Reference Number:

提交限期

19/11/2024

Deadline for submission:

提交日期及時間

18/11/2024 22:09:58

Date and time of submission:

有關的規劃申請編號

A/YL-KTN/1066

The application no. to which the comment relates:

「提意見人」姓名/名稱

小姐 Miss Choi ching yee

Name of person making this comment:

意見詳情

Details of the Comment :

此地批出給學校後多次在晚間和假期舉辦活動，嚴重影響居民生活和休息。特別是多次的燒烤活動，全校師生家長不只是用幾個燒烤爐，而是使用多個燒烤爐致濃煙四起，此地非常接近民居又沒有消防裝置和設備下，有可能對居民構成火警風險。這申請跟「鄉村式發展」用地的經濟效益不符，學校再次申請用作戶外活動空間。倒不如請區議員、民政署和康樂及文化事務署來牽頭將這申請地用作社區康樂體育活動或為錦田區的兒童青少年用作培訓運動更為有利。

6

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

241118-224318-31353

Reference Number:**提交限期**

19/11/2024

Deadline for submission:**提交日期及時間**

18/11/2024 22:43:18

Date and time of submission:**有關的規劃申請編號**

A/YL-KTN/1066

The application no. to which the comment relates:**「提意見人」姓名/名稱**

小姐 Miss Hidy Chan

Name of person making this comment:**意見詳情****Details of the Comment :**

學校在這申請地點獲批用的5年期間違反用途，又用作停車場又搭建兩層高的貨櫃組合屋，完全罔顧學生安全和漠視貴處批出條款，視這地點為學校私人擁有的後花園。直至早兩天11月16日和11月17號仍然有車輛停泊在這地點。懇請貴處和有關當局慎重考慮是否還批出此申請。另附上相片已發電郵至tpbpd@pland.gov.hk

From: [REDACTED]
Sent: 2024-11-18 星期一 22:55:25
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: 就規劃申請提出意見另附上相關相片(申請編號：A/YL-KTN/1066)
Attachment: IMG_9368.jpeg; A_YL-KTN_1066.pdf

已在網站提交意見，參考編號：241118-224318-31353。此電郵是附上相關相片！

學校在這申請地點獲批用的 5 年期間違反用途，又用作停車場又搭建兩層高的貨櫃組合屋，完全罔顧學生安全和漠視貴處批出條款，視這地點為學校私人擁有的後花園。直至早兩天 11 月 16 日和 11 月 17 號仍然有車輛停泊在這地點。懇請貴處和有關當局慎重考慮是否還批出此申請。另附上相片已發電郵至 tpbpd@pland.gov.hk

就規劃申請/覆核提出意見
Comments on Planning Application / Review

多謝你的提交。

Thank you for your submission.

申請編號

Application No. **A/YL-KTN/1066**
(就第16條申請提出意見 comments on
section 16 application)

參考編號

Reference Number 241118-224318-31353

提交日期及時間

Date and Time 18/11/2024 22:43:18
of Submission

「提意見人」姓名 / 名稱
Name of "Commenter" 小姐 Miss Hidy Chan

最近 16/11/2024-17/11/2024



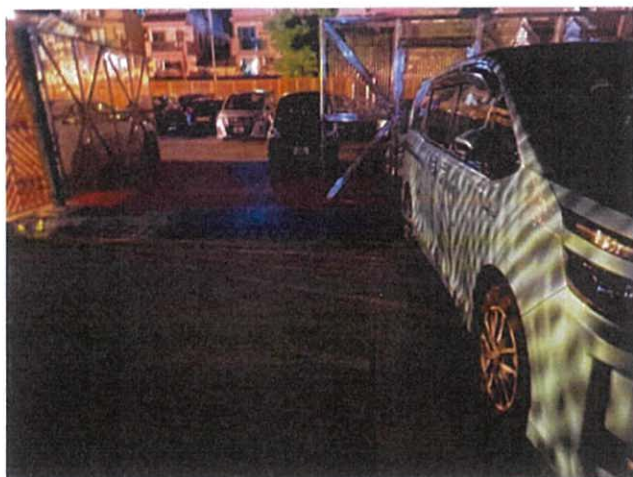
相片來源: 通德學校 Facebook



相片來源: 通德學校 Facebook



相片來源: 通德學校 Facebook



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就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

241118-221325-79586

提交限期

Deadline for submission:

19/11/2024

提交日期及時間

Date and time of submission:

18/11/2024 22:13:25

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-KTN/1066

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Yu gar fai

意見詳情

Details of the Comment :

此地批出給學校後多次在晚間和假期舉辦活動，嚴重影響居民生活和休息。特別是多次的燒烤活動，全校師生家長不只是用幾個燒烤爐，而是使用多個燒烤爐致濃煙四起，此地非常接近民居又沒有消防裝置和設備下，有可能對居民構成火警風險。

這申請跟「鄉村式發展」用地的經濟效益不符，學校再次申請用作戶外活動空間。倒不如請區議員、民政署和康樂及文化事務署來牽頭將這申請地用作社區康樂體育活動或為錦田區的兒童青少年用作培訓運動更為有利。

2024年 10月 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
申請的資料

This document is received on 21 OCT 2024
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Appendix I of RNTPC
Paper No. A/YL-KTN/1066

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 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/7L-KN/1066
	Date Received 收到日期	21 OCT 2024

- 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)

TUNG TAK SCHOOL 通德學校

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)

N.A. 不適用

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)	Shing Mun San Tsuen, Kam Tin, Yuen Long, N.T. 新界元朗錦田城門新村 Government Land in D.D.109 丈量約份 第109約政府土地
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 1,700 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 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)	1,700 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/YL-KTN/11 錦田北分區計劃大綱核准圖編號S/YL-KTN/11
(e) Land use zone(s) involved 涉及的土地用途地帶	Village Type Development 鄉村式發展
(f) Current use(s) 現時用途	Temporary School (Student outdoor activities area) 臨時學校(學生戶外活動用地) (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 at (DD/MM/YYYY), this application involves a total of "current land owner(s)".
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」。

(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 notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

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

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

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

- ☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]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，或有關係的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

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

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(d) For Type (d) application 第 (d) 類

(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 第 (ii) 類			
(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		
(a) Operation involved 涉及工程	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 第 (iii) 類		
(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	
	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 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 m
- ☐ 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

Temporary School (Student outdoor activities area) for a period of 5 years
臨時學校(學生戶外活動用地)(為期五年)

(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]
N.A. 不適用	N.A. 不適用	...N.A. 不適用.....
.....
.....
.....
.....

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

...臨時學校(學生戶外活動用地)、足球場、籃球場及停泊車輛.....

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)

N.A. 不適用

8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的汽車通道安排

<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 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)) 錦江路 Kam Kong 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><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 No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Private Car Parking Spaces 私家車車位 <u>6</u></p> <p>Motorcycle Parking Spaces 電單車車位 <u> </u></p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 <u> </u></p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 <u> </u></p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 <u> </u></p> <p>Others (Please Specify) 其他 (請列明) <u> </u></p> <p><input 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 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)</p> <p>Taxi Spaces 的士車位 <u> </u></p> <p>Coach Spaces 旅遊巴車位 <u> </u></p> <p>Light Goods Vehicle Spaces 輕型貨車車位 <u> </u></p> <p>Medium Goods Vehicle Spaces 中型貨車車位 <u> </u></p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 <u> </u></p> <p>Others (Please Specify) 其他 (請列明) <u> </u></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>	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情																																				
	No 否	<input checked="" type="checkbox"/>																																				
<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>	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"/>																																				
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)	<table border="0"> <tr> <td>Yes 會</td><td><input type="checkbox"/></td><td>No 不會</td><td><input checked="" type="checkbox"/></td></tr> <tr> <td>Yes 會</td><td><input type="checkbox"/></td><td>No 不會</td><td><input checked="" type="checkbox"/></td></tr> <tr> <td>Yes 會</td><td><input type="checkbox"/></td><td>No 不會</td><td><input checked="" type="checkbox"/></td></tr> <tr> <td>Yes 會</td><td><input type="checkbox"/></td><td>No 不會</td><td><input checked="" type="checkbox"/></td></tr> <tr> <td>Yes 會</td><td><input type="checkbox"/></td><td>No 不會</td><td><input checked="" type="checkbox"/></td></tr> <tr> <td>Yes 會</td><td><input type="checkbox"/></td><td>No 不會</td><td><input checked="" type="checkbox"/></td></tr> <tr> <td>Yes 會</td><td><input type="checkbox"/></td><td>No 不會</td><td><input checked="" type="checkbox"/></td></tr> <tr> <td>Yes 會</td><td><input type="checkbox"/></td><td>No 不會</td><td><input checked="" type="checkbox"/></td></tr> <tr> <td>Yes 會</td><td><input type="checkbox"/></td><td>No 不會</td><td><input type="checkbox"/></td></tr> </table>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input type="checkbox"/>
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Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>																																			
Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>																																			
Yes 會	<input type="checkbox"/>	No 不會	<input type="checkbox"/>																																			
	<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>																																					

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。

第一，元朗錦田城門新村通德學校希望繼續申請校舍對出空地作為操場，為全校師生及家長逾180人提供上體育課及舉辦大型活動的地方。為回饋社區，校方樂意借出地方作為社區服務場地，回饋社會。

第二，不少老師並非住在錦田社區內。為方便老師上班，校方計劃將部分空地劃為六個教師泊車區及訪校嘉賓車位。

第三，由於不少學生並非居住在錦田社區，家長駕車接送子女上學和放學的需求殷切。曾經因為不開放空地讓家長接送，令學童自行放學回家，釀成兩次嚴重交通意外。為方便家長接送子女，校方亦希望將部分空地位置劃為車輛流轉區，讓子女在空地範圍內下車安全地步入校園。此情況僅在學生上學和放學時出現，而家長亦須預先向校方申請，方可使用空地短暫接送學生，家長過後亦不能停泊，須立刻按照校方的建議路線離開校園。在該段時間，當值老師及校工會疏通車流，避免交通及安全問題出現。

第四，家長須預先向校方申請於上學與下課高峰時間時在空地內流轉車輛，以便接送子女，每個時段預計將有15輛私家車進出空地。

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

NGAN HOI MING

Name in Block Letters
姓名（請以正楷填寫）

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

Principal(Acting) 署任校長

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

Tung Tak School 通德學校

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

Date 日期

07/10/2024

(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

- 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。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

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

Ash interment capacity 骨灰安放容量[@]

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

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

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該靈灰安置所內，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	Tung Tak School, Shing Mun San Tsuen, Kam Tin, Yuen Long, N.T. 新界元朗錦田城門新村通德學校		
Site area 地盤面積	1,700	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	1,700 sq. m 平方米	<input checked="" type="checkbox"/> About 約)
Plan 圖則	S/YL-KTN/11 錦田北分區計劃大綱核准圖編號S/YL-KTN/11		
Zoning 地帶	Village Type Development 鄉村式發展		
Applied use/ development 申請用途/發展	Temporary School (Student outdoor activities area) for a period of 5 years 臨時學校 (學生戶外活動用地) (為期五年)		
(i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<input type="checkbox"/> About 約 N.A. 不適用 <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	N.A. 不適用	
	Non-domestic 非住用	N.A. 不適用	
	Composite 綜合用途	N.A. 不適用	

(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	6
	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) <hr/>	6
	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) <hr/>	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
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 type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
附件一、申請地點位置圖；附件二、佈局圖；		
附件三、車輛路線圖		
Reports 報告書		
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/>		

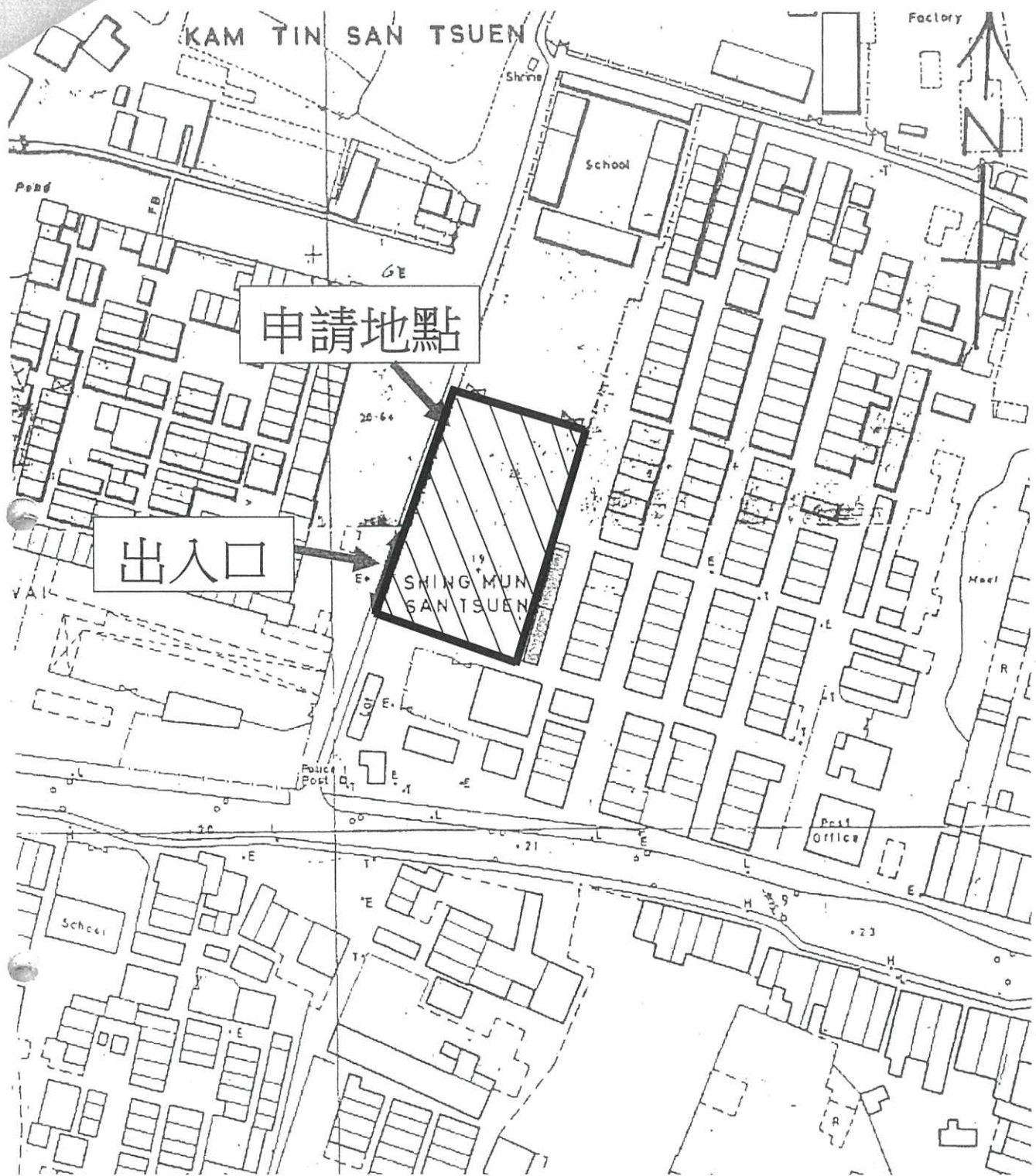
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

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。

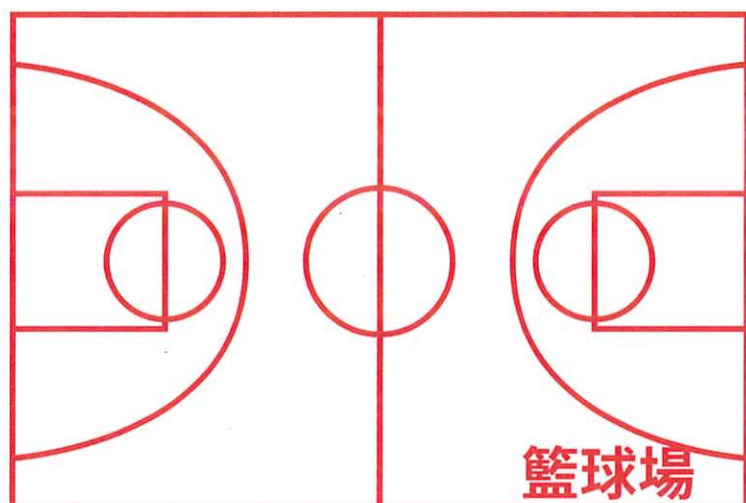
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附件一：申請地點位置圖

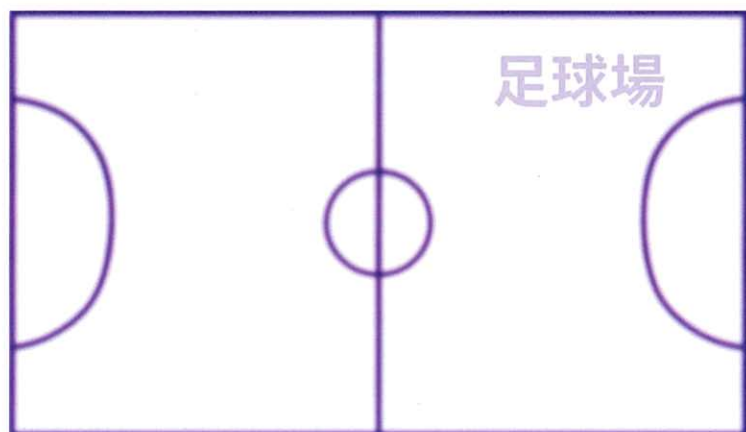


附件二：佈局圖

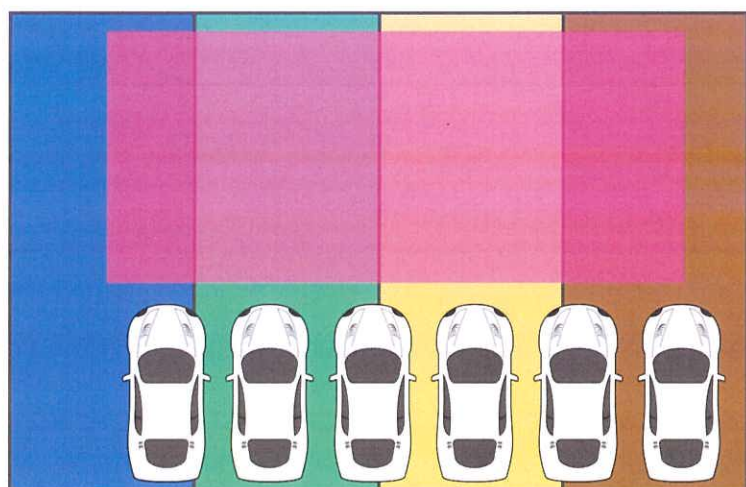
學校禮堂入口



學生進
校路線



學校車場出入口



車輛流轉區

教師泊車處
(6架私家車)

The map shows the Kam Tin area with the following features:

- Streets:** Kam Kong Rd (錦江路), Kam Tin Rd (錦田公路), and Kam Tin Rd (錦田公路).
- Landmarks:** Kam Tin Post Office (錦田郵政局), Kam Tin Market Public Toilet (錦田街市公廁), Tung Tak School (通德學校), and Kam Tin Village (錦田村).
- Proposed School Site:** A grey rectangular area labeled "空地位置" (Empty Land Position) is located near Kam Kong Rd.
- Access Routes:**
 - A green line with arrows indicates the "車輛離開校園路線" (Vehicle exit route from the school campus).
 - A red line with arrows indicates the "車輛進入校園路線" (Vehicle entry route to the school campus).
- Other Labels:** "IN PIZZA 披薩" (IN PIZZA Pizza), "惠康 (錦田公路店) Wellcome" (Wing On (Kam Tin Highway Branch)), and "泰康園" (Tai Hong Garden).



寄件日期: 2024年12月09日星期一 15:31
收件者: tpbpd/PLAND

From: LIT HUNG CHAN [REDACTED]

Subject: 通德學校有關臨時學校(學生戶外活動用地)申請

規劃署張先生鈞鑒：

敝校於上星期五2024年12月6日下午3:36曾向 貴署經電郵發送資料，現特此來函取消電郵內容，並以本電郵內容作取代。

經校方向教育局諮詢後，校方決定修改臨時學校(學生戶外活動用地)申請內容，將取消家長車輛流轉區申請及取消教師泊車區申請，不會讓教師及家長車輛停泊在申請範圍內，同時，校方亦會呼籲校內人士及家長車輛停泊在鄰近停車場，避免阻塞交通要道。詳情請見附件一圖示，有勞閱覽及指正。是次申請沿用2019年時批出的規劃申請內容，校方會有運載學校物資的輕型客貨車或5.5噸貨車偶爾在上述土地上卸貨。

由於敝校校舍較小，學生活動範圍有限，原校舍只有小型彩色操場，活動設施嚴重不足。學生的運動量及活動空間對孩子成長的身心靈發展有舉足輕重的影響，故此是次申請有逼切需要，以滿足學生活動需要，懇請局方批准申請。敝校亦會持續與教育局商討對策，希望能有長期措施解決學生活動空間不足的需要。校方亦承諾，當有丁屋申請受到批核時，便會停止學校申請用途及清空場地。

不便之處，敬請原諒。如有問題，請隨時致電 [REDACTED] 聯絡本人，感謝！敬候回覆。

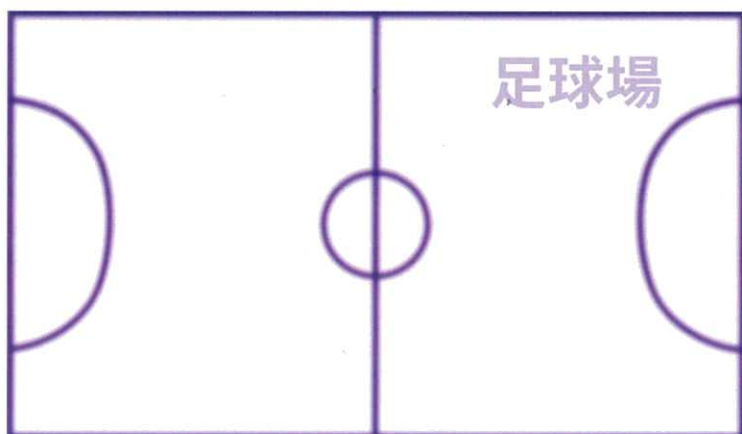
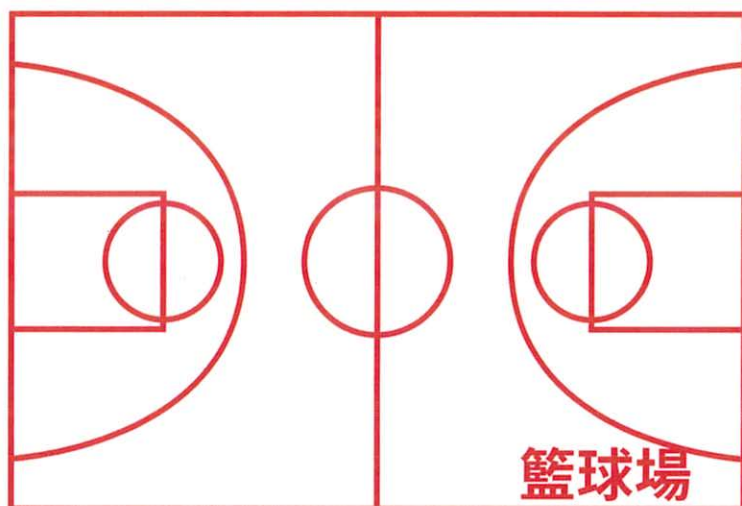
敬頌
時祺

通德學校
校長顏鎧銘謹啟

二零二四年十二月九日

附件一：佈局圖

學校禮堂入口



學生戶外活動用地

學校球場出入口

