

2021年 7月 1 4日

Appendix I of RNTPC  
Paper No. A/YL-KTS/897

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。

14 JUL 2021

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

Form No. S16-III  
表格第 S16-III 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 Proposal Only Involving Temporary Use/Development of  
Land and/or Building Not Exceeding 3 Years in Rural Areas or Renewal  
of Permission for such Temporary Use or Development\*

適用於祇涉及位於鄉郊地區土地上及/或建築物內進行為期不超過三年  
的臨時用途/發展或該等臨時用途/發展的許可續期的建議\*

\*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.

\*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期, 應使用表格第 S16-I 號。

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.info.gov.hk/tpb/en/plan\\_application/apply.html](https://www.info.gov.hk/tpb/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.info.gov.hk/tpb/tc/plan\\_application/apply.html](https://www.info.gov.hk/tpb/tc/plan_application/apply.html)

General Note and Annotation for the Form

填寫表格的一般指引及註解

# "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made  
「現行土地擁有人」指在提出申請前六星期, 其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

\* Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足, 請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/9L-KTS 1897
	Date Received 收到日期	14 JUL 2021

- 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.info.gov.hk/tpb/>. 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.info.gov.hk/tpb/>), 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 樓及新界沙田上禾輋路 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)

CHOY Chi Wai 蔡智偉

## 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)

Goldrich Planners & Surveyors Limited  
金潤規劃測量師行有限公司

## 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Government Land in D. D.-106, Kam Tin, Yuen Long, N.T. (Former Shek Wu School)
(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 ..... 1,155 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 289 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... 1,155 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15
(e) Land use zone(s) involved 涉及的土地用途地帶	"Village Type Development" ("V")
(f) Current use(s) 現時用途	Abandoned School  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

#### 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 \_\_\_\_\_ (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 \_\_\_\_\_ (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

<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas</b> 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Social Welfare Facilities (Elderly and Youth Centre)  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... 3 ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	866 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	289 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	4 .....
Proposed domestic floor area 擬議住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	289 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	289 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) Please refer to Appendix 1. .... ..... .....	
<b>Proposed number of car parking spaces by types 不同種類停車位的擬議數目</b>	
Private Car Parking Spaces 私家車車位	1 .....
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)	.....
<b>Proposed number of loading/unloading spaces 上落客貨車位的擬議數目</b>	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	1 .....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間 9:00 a.m. to 9:00 p.m. every day, including Sundays and Public Holidays.																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<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)) Kam Sheung Road <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)																															
	No 否	<input type="checkbox"/>																															
(e) 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, 請另頁表示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。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....																															
	No 否	<input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	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"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<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>			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"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
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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"/>																															

	<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)</p> <p>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>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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## (B) Renewal of Permission for Temporary Use or Development in Rural Areas

位於鄉郊地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年 .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>

7. 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。

Please refer to Appendix 1

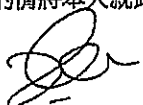


## 8. Declaration 聲明

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 an application to the Board 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

FRANCIS LAU

Planning Manager

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 ..... MRTPI, FRICS, RPS(GP)



on behalf of  
代表

Goldrich Planners & Surveyors Limited

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

Date 日期

10.7.2021

(DD/MM/YYYY 日/月/年)

## Remark 備註

The materials submitted in an application to the Board 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。

Gist of Application 申請摘要	
(Please provide details in both English and Chinese <u>as far as possible</u> . 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 deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Government Land in D. D. 106, Kam Tin, Yuen Long, N.T. (Former Shek Wu School)
Site area 地盤面積	1,155 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 289 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15
Zoning 地帶	"Village Type Development" ("V")
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____  <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Social Welfare Facilities (Elderly and Youth Centre)

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	289 <input checked="" type="checkbox"/> About 約 <input checked="" 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 block 幢數	Domestic 住用		
	Non-domestic 非住用	4	
(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)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	5	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	25.0 % <input checked="" type="checkbox"/> About 約		
(v) 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		1
	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) _____ _____		1
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 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) _____ _____		1

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan (Plan 1), Lot Index Plan (Plan 2), Site Plan (Plan 3), Tree Preservation Proposal (Plan 4), Swept Path Analysis (Plan 5) and Drainage Proposal (Plan 6)		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
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。

**JUSTIFICATION**  
**Former Shek Wu School**  
**Government Land in D. D. 106, Kam Tin, Yuen Long, New Territories.**

**1 Applied Use**

- 1.1 The proposed use is 'Proposed Temporary Social Welfare Facilities (Elderly and Youth Centre)' for a Period of 3 years.

**2 Application Background**

- 2.1 The proposed use and all the parameters in this application is the same as a previous approved application no. A/YL-KTS/792. The Lands Department tried to obtain support from relevant Bureau, but there was no news of the support until the revoke of the application.
- 2.2 We informed the Lands Department that the applicant still interested in applying for an STT for Temporary Social Welfare Facilities (Elderly and Youth Centre) use. The Lands Department replied on 14.4.2021 stated that *"the subject site would be made available for STT applications on the Geoinfo Map website in due course. In the event that your organisation is still interested in applying for a STT in respect of the subject site, you may by then submit a new application to our office with the requisite information, including but not limited to a valid planning permission from the Town Planning Board."*
- 2.3 The applicant is applying for a fresh planning approval to continue the proposed use and the request of policy support.

**3 Location**

- 3.1 The application site (the site) is on Government Land in D. D. 106, Kam Tin, Yuen Long, New Territories (the Former Shek Wu School).

**4 Site Area**

- 4.1 The site area is about 1,155m<sup>2</sup>.

**5 Planning Context**

**5.1 Zoning**

- 5.1.1 The site falls within "Village Type Development" ("V") zone under the draft Kam Tin South Outline Zoning Plan No. S/YL-KTS/15 ("the OZP").

## 5.2 Planning intention

5.2.1 The planning intention of the zone is to designate both existing recognized and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.

5.2.2 Elderly and Youth Centre falls within Institutional use under the Column 2 uses. It may be permitted with or without conditions on application to the Town Planning Board.

## 6 Proposed Development

### 6.1 Development parameters

6.1.1 Four existing structures are on the site. The detail dimensions are shown as follows:

No.	Proposed Use	Covered Area	Floor Area	No. of storey	Height
1	Elderly Activity Centre	145 m <sup>2</sup>	145 m <sup>2</sup>	1	5.0 m
2	Youth Activity Centre	120 m <sup>2</sup>	120 m <sup>2</sup>	1	5.0 m
3	Resting Room	12 m <sup>2</sup>	12 m <sup>2</sup>	1	5.0m
4	Covered Corridor	12 m <sup>2</sup>	12 m <sup>2</sup>	1	3.0m
Total:		<u>289 m<sup>2</sup></u>	<u>289 m<sup>2</sup></u>		

6.1.2 Structures 1 & 2 are former classroom while structure 3 is former ancillary building. Please refer to the Layout Plan (Plan 3) for details.

### 6.2 Operation hours

6.2.1 The operation hours will be from 9:00 a.m. to 9:00 p.m. every day, including Sundays and public holidays.

### 6.3 Mode of operation

6.3.1 The proposed temporary elderly and youth centre is intended for serving the elderly and youth villagers in the vicinity.

6.3.2 Recreational, cultural and entertainment activities can be held in the centre for the villagers. The rural committee and/or village office will assist to organize the activities.

6.3.3 The use of public announcement system, portable loudspeakers or any form of audio amplification system will be avoid to minimize any noise from the proposed use.

#### 6.4 Management

6.4.1 The village office headed by Shek Wu Tong Village indigenous inhabitant representative undertakes to manage and upkeep the Elderly and Youth Centre.

### 7 Previous applications

7.1 There are 3 previous applications on the site.

Application No.	Use	Decision Date
A/YL-KTS/270	Extension of Shek Wu School	Approved with conditions on 15.3.2002
A/YL-KTS/756	Proposed Temporary Place of Recreation, Sports or Culture for a Period of 3 Years	Approved with conditions on a temporary basis on 16.3.2018
A/YL-KTS/792	Proposed Temporary Social Welfare Facilities (Elderly and Youth Centre) for a Period of 3 Years	Approved with conditions on a temporary basis on 3.8.2018

### 8 No adverse impact to the environment

#### 8.1 Landscape

8.1.1 There are 4 existing mature trees in the site. These trees are not in conflict with the layout and can be retained on site. Please refer to the Tree Preservation Proposal for details (Plan 4).

8.1.2 The existing 4 trees will be properly maintained. Regular horticultural maintenance such as watering, weeding, fertilizer application and pruning, etc. shall be undertaken when necessary to ensure healthy establishment of trees. All these measures will follow the guidelines from the 'Tree Management Office including 'Tree care during construction' and 'Pictorial guide for tree maintenance'. Regular tree inspection and appropriate remedial measure(s) will be proposed and implemented to ensure healthy tree growth. These measures entail removal of climbers and dead trees.

#### 8.2 Traffic

8.2.1 The site is accessible from Kam Sheung Road to its east via a local track.

8.2.2 One parking space for private car is provided for staffs or visitors. Please see the Swept Path Analysis Plans (Plan 5) for details.

8.2.3 Loading & Unloading bay for light goods vehicles are used for logistics. No medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/ trailers, as defined in the Road Traffic Ordinance are allowed on the site.

8.2.4 Sufficient space for manoeuvring of private cars and light goods vehicles within the site is provided. Thus, no parking, queuing and reverse movement of vehicles outside the site is required. Please refer to the Swept Path Analysis Plan (Plan 5) for details.

## 9 Planning Gain

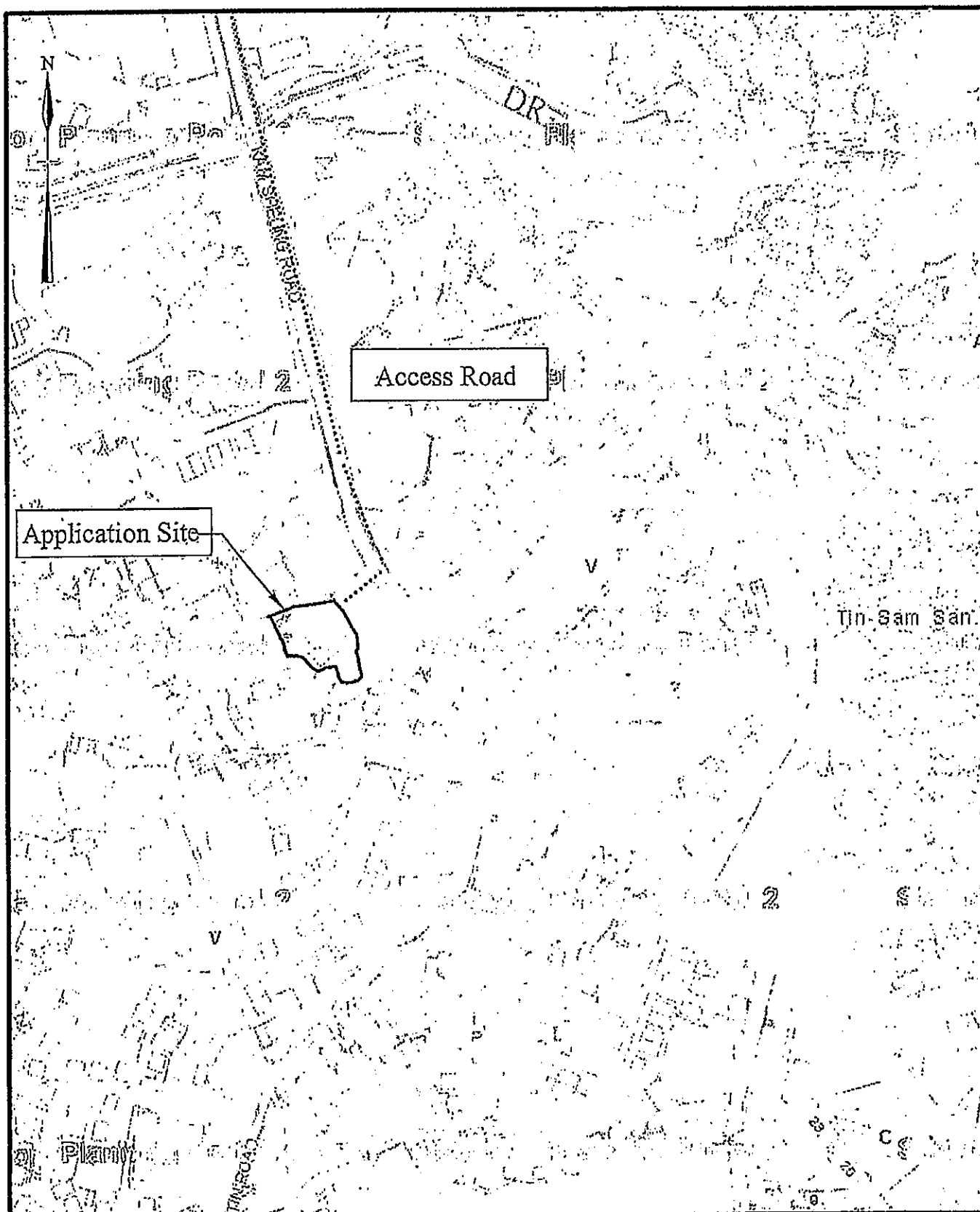
9.1 The proposed elderly and youth centre will provide community spaces for the villagers in vicinity.

9.2 Recreational, cultural and entertainment activities can be provided in the proposed centre for the elderly and youth in the vicinity.

9.3 The proposed centre can meet the pressing need for recreational use by the villagers and elderly persons in the vicinity.

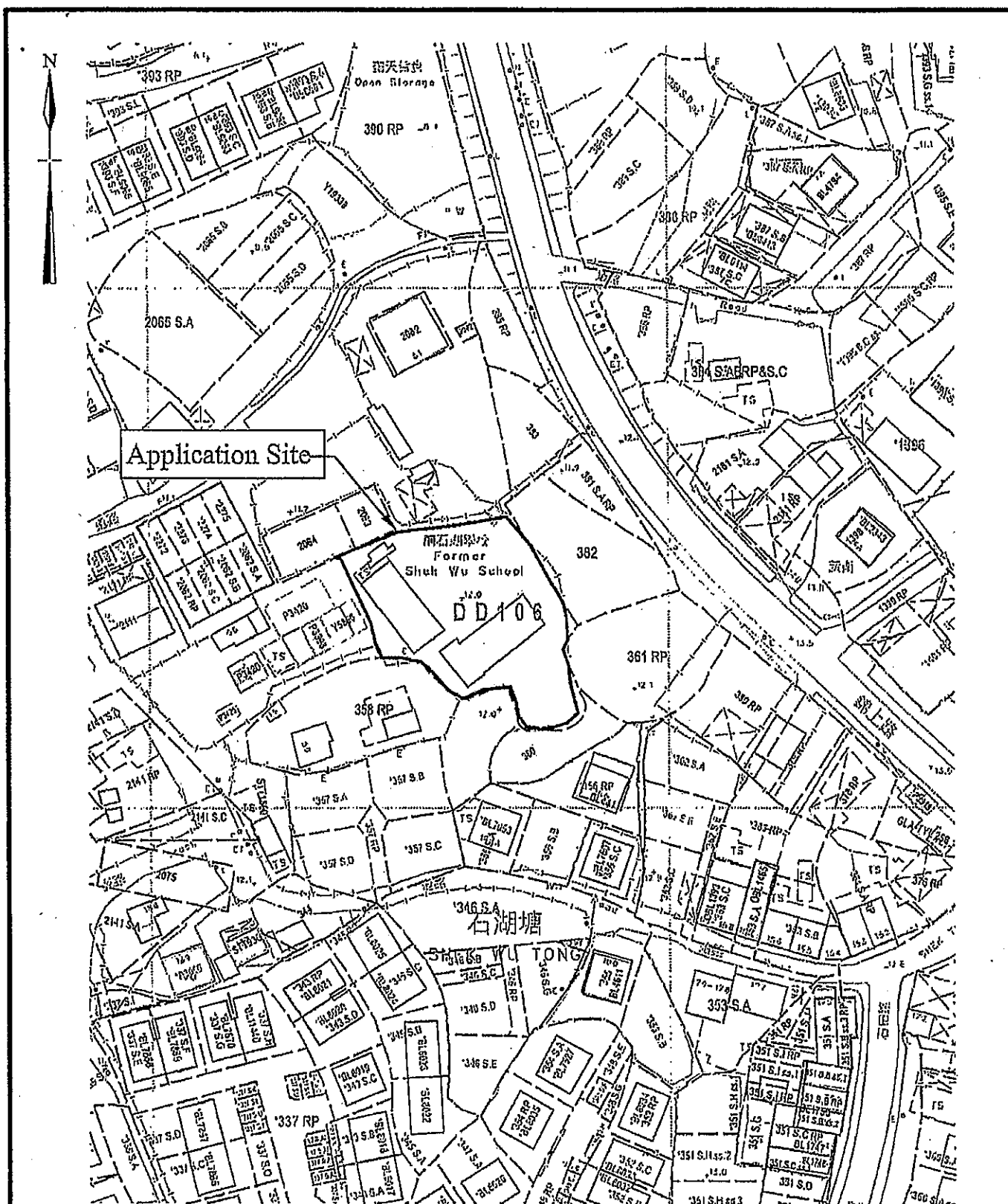
-End-





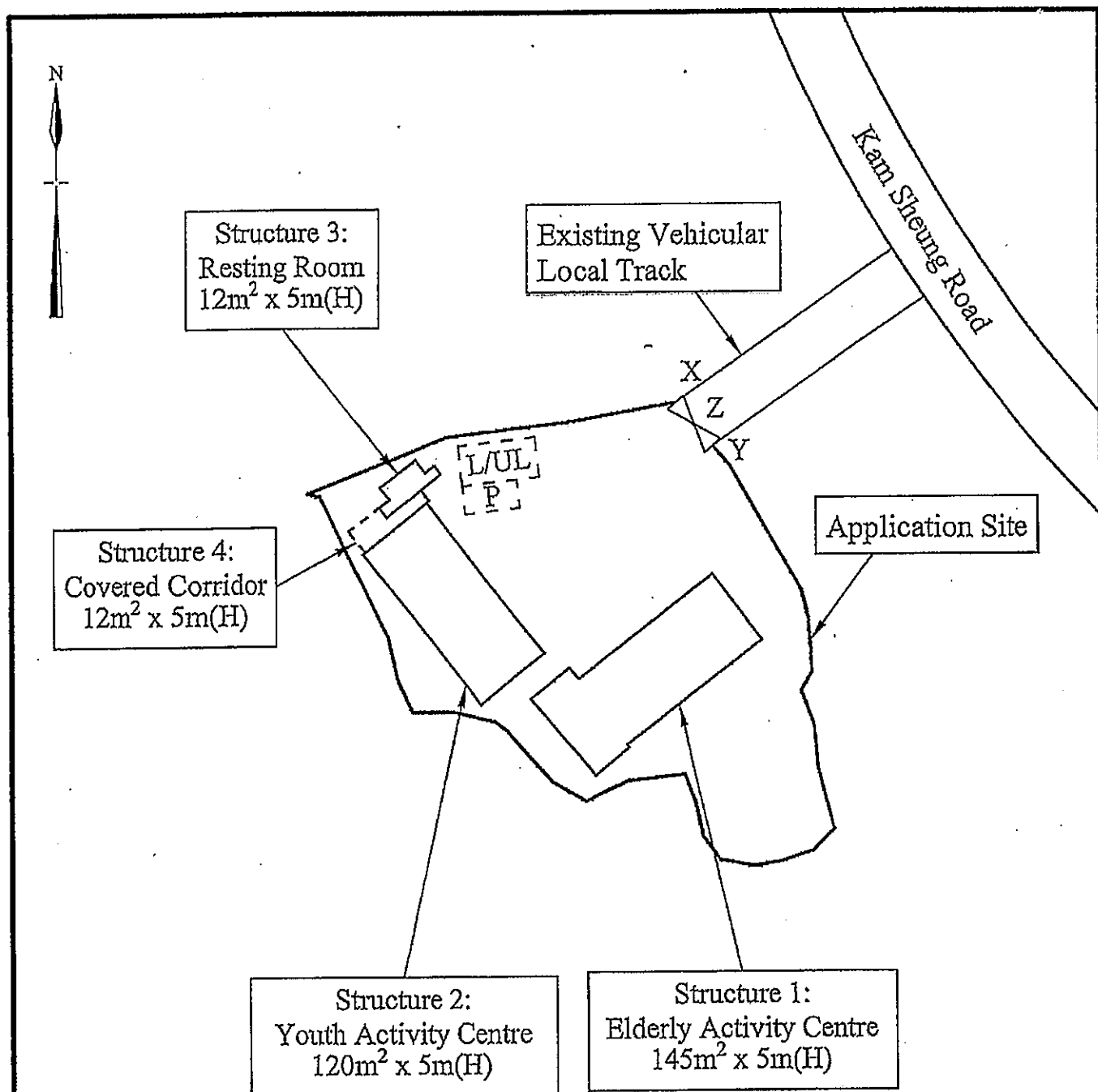
Extracted from Approved Kam Tin South Outline Zoning Plan no. S/YL-KTS/15

Not to Scale	Location Plan	Goldrich Planners & Surveyors Ltd.
June 2021	Former Shek Wu School, Government Land D.D. 106, Kam Tin, Yuen Long, New Territories	Plan 1 ( P 18033 )



Site Area: 1,155 sqm

1:1000	Lot Index Plan	Goldrich Planners & Surveyors Ltd.
June 2021	Former Shek Wu School, Government Land D.D. 106, Kam Tin, Yuen Long, New Territories	Plan 2 ( P 18033 )



### Legend

Ingress/Egress

X, Y through Z

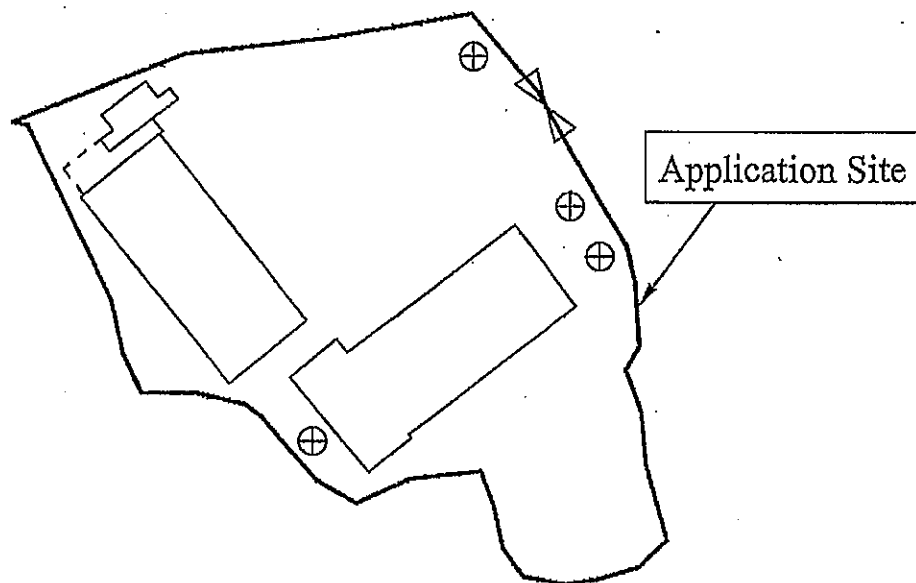
[P]

Parking Space for Private Car: 5m x 2.5m

[L/UL]

Loading/Unloading Space for LGV: 7m x 3.5m

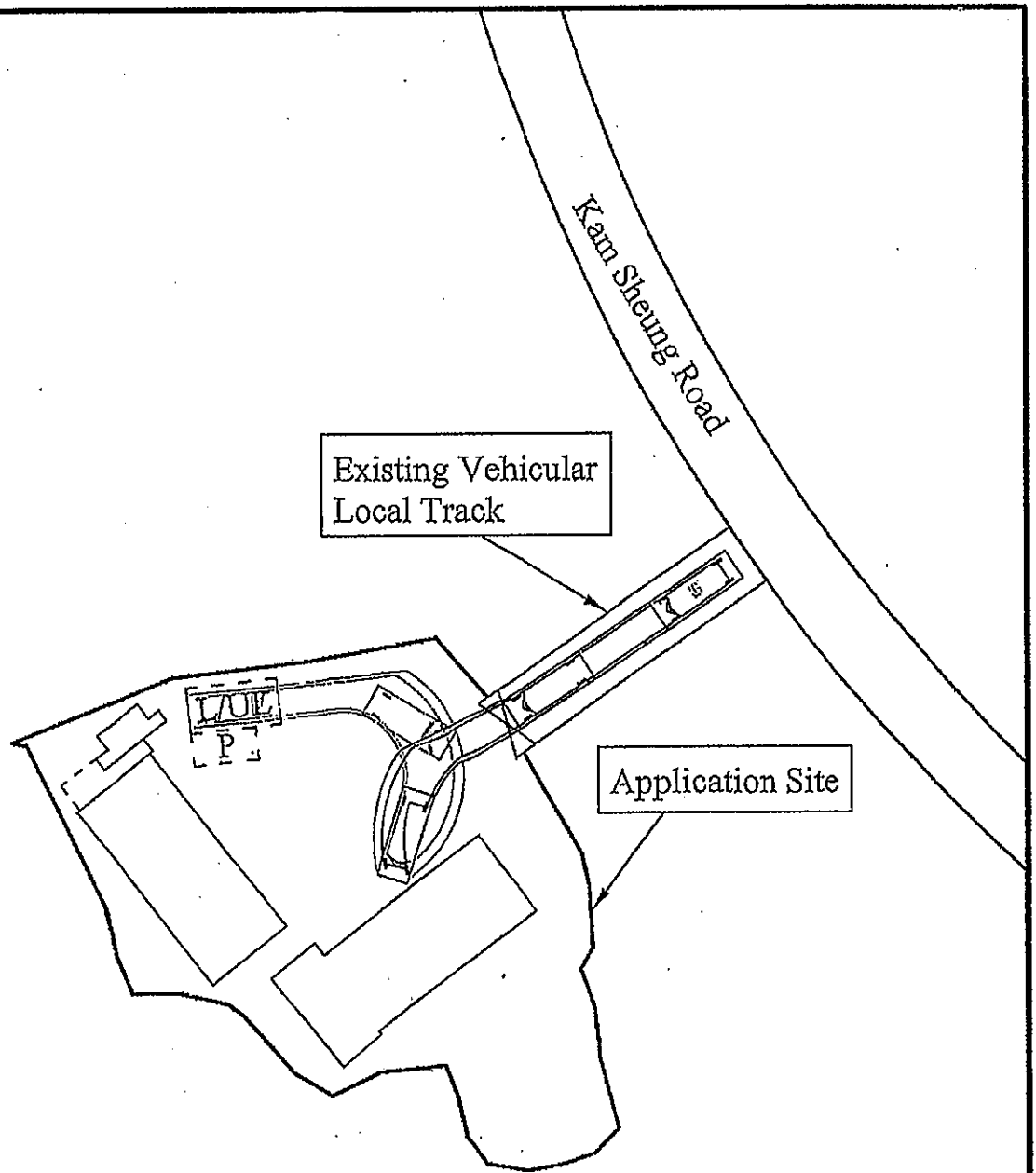
1:500	Site Plan	Goldrich Planners & Surveyors Ltd.
June 2021	Former Shek Wu School, Government Land D.D. 106, Kam Tin, Yuen Long, New Territories	Plan 3 (P 18033)



#### Legend

⊕ Existing mature tree (Proposed to be retained)

1:500	Tree Preservation Proposal Former Shek Wu School, Government Land D.D. 106, Kam Tin, Yuen Long, New Territories	Goldrich Planners & Surveyors Ltd.
June 2021		Plan 4 ( P 18033 )



Legend

Ingress/Egress

X, Y through Z

[ P ]

Parking Space for Private Car: 5m x 2.5m

[ L/UL ]

Loading/Unloading Space for LGV: 7m x 3.5m

1:500

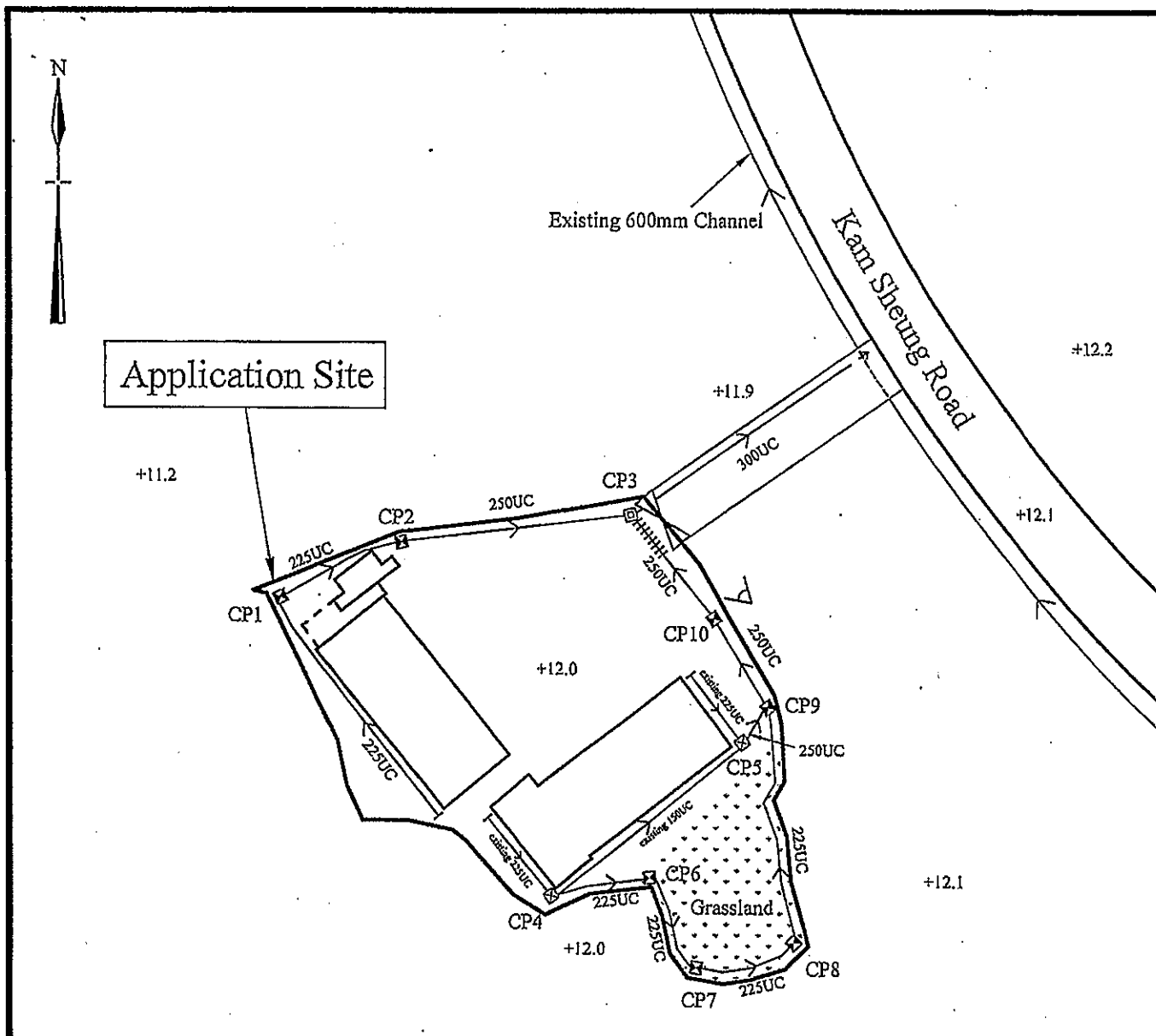
Swept Path Analysis

Goldrich Planners &  
Surveyors Ltd.




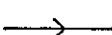
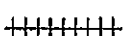

June 2021

Former Shek Wu School, Government Land  
D.D. 106, Kam Tin, Yuen Long, New Territories

Plan 5  
( P 18033 )



#### Legend

-  Proposed Catch-pit
-  Existing Catch-pit
-  Proposed Last Catch-pit
-  U-Channel
-  Proposed U-Channel with C.I. Cover
-  Viewpoint of photo

Site Area (about) : 1,155 m<sup>2</sup>

Catchpit	G.L. (mPD)	I.L. (mPD)
CP1	12.0	11.55
CP2	12.0	11.45
CP3	12.0	11.24
CP4	12.0	11.70
CP5	12.0	11.42
CP6	12.0	11.63
CP7	12.0	11.55
CP8	12.0	11.47
CP9	12.0	11.40
CP10	12.0	11.35

1:500

#### Drainage Proposal

Goldrich Planners & Surveyors Ltd.

June 2021

Former Shek Wu School, Government Land  
D.D. 106, Kam Tin, Yuen Long, New Territories

Plan 6  
(P 18033)

# GoldRich PLANNERS & SURVEYORS LTD.

## 金潤規劃測量師行有限公司

### Executive Summary

1. The application site (the site) is on Government Land in D. D. 106, Kam Tin, Yuen Long, New Territories (the Former Shek Wu School). This application is subject to a previous approved application no. A/YL-KTS/792.
2. The site falls within "Village Type Development" zone.
3. The applied use is "Proposed Temporary Elderly and Youth Centre" for a Period of 3 years.
4. The site area is about 1,155 m<sup>2</sup>.
5. A total of 4 structures (total floor area of about 289 m<sup>2</sup>) are proposed on the site for resting room, elderly and youth activity centre uses.
6. Operation hours are 9 a.m. to 9 p.m. every day (including Sundays and Public Holidays).

### 行政摘要

1. 申請地點位於新界元朗錦田丈量約份第 106 約政府土地(前石湖學校)。此規劃申請是連帶於之前的規劃申請批准編號：A/YL-KTS/792。
2. 申請地點位於“鄉村式發展地帶”。
3. 申請用途為‘擬議臨時老人及青少年中心’用途，為期 3 年。
4. 申請面積為大約 1,155 平方米。
5. 申請地點將提供 4 個構築物（總樓面面積大約為 289 平方米）作休息室、老人及青少年活動中心用途。
6. 營業時間為每日上午 9 時至下午 9 時（包括星期日及公眾假期）。





金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/YL-KTS/897

Our Ref.: TL21312 / P18033

26 August 2021

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

Dear Sir,

**Submission of Further Information**

**S.16 Application for**  
**'Proposed Temporary Elderly and Youth Centre' for a Period of 3 Years**  
**on Government Land in D. D. 106, Kam Tin, Yuen Long, New Territories**  
**(the Former Shek Wu School)**

We would like to submit a further information to respond to the comments from the Transport Department for the captioned application.

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



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Francis Lau

Applied use: Proposed Temporary Elderly and Youth Centre for a Period of 3 years

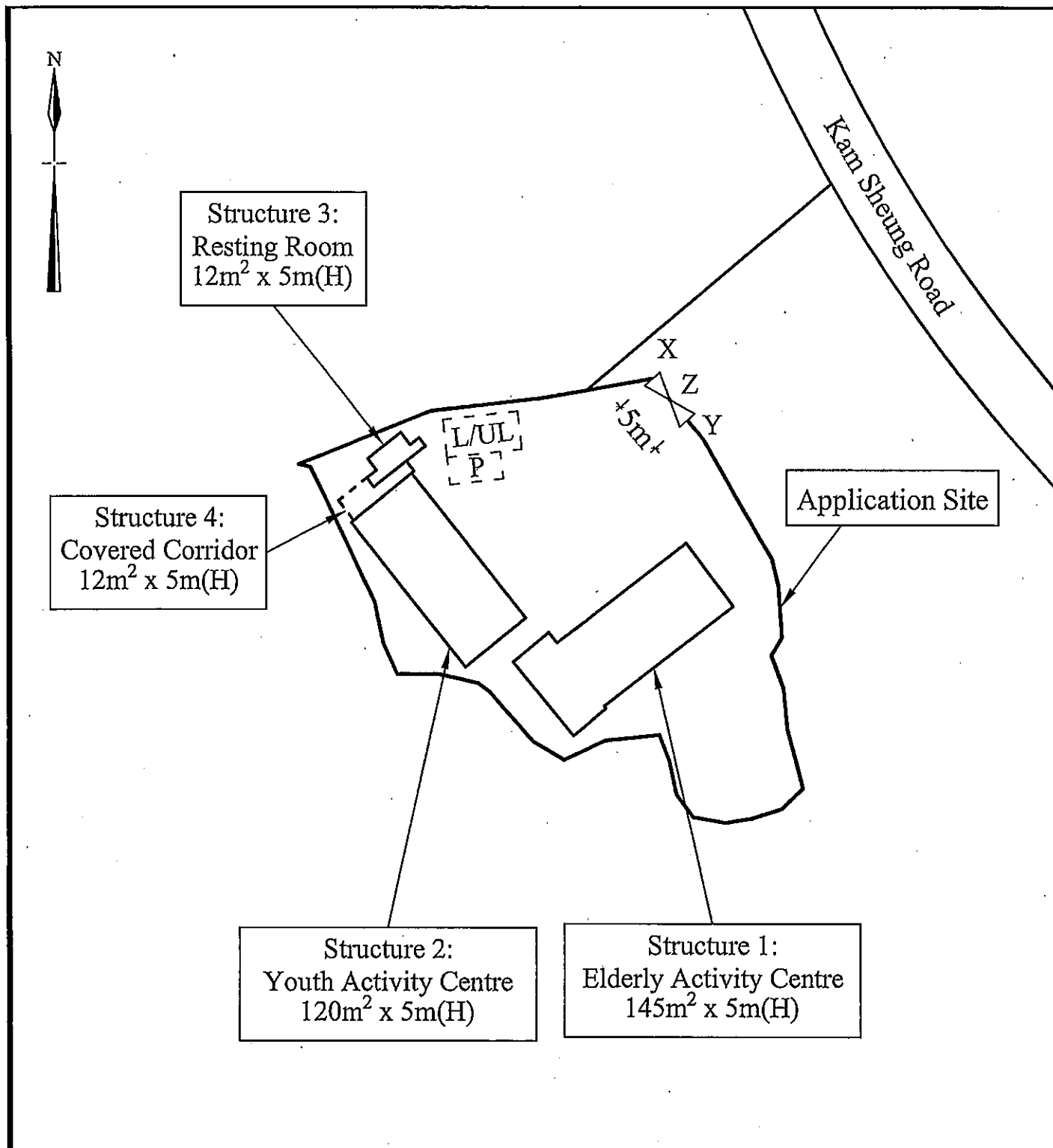
Location: Government Land in D. D. 106, Kam Tin, Yuen Long, New Territories (the Former Shek Wu School)

## Comments of the Transport Department

	Comments dated 23.8.2021	Response
(a)	The applicant should justify the proposed parking and loading / unloading considering the commute of staff / visitors and logistics;	The proposed use serves the elderly and youth in the village. They are expected to come to the centre on foot. The staff / volunteers will reach the centre on foot. The private car parking space is for guests who occasionally come by car. The loading / unloading bay for LGV serves for unloading goods occasionally.
(b)	The applicant should provide the trip generation and attraction due to the development and assess the traffic impact to Kam Sheung Road and the local access;	As stated above, the parking space and loading / unloading bay are not expected to be used daily. It is expected to have 6-8 trips per week and mainly on weekends. The traffic impact to the local track and Kam Sheung Road is negligible.
(c)	The applicant should demonstrate the smooth manoeuvring of vehicles to / from Kam Sheung Road and along the local access;	Please refer to Swept Path Analysis (2) (Plan 5.2) for details.
(d)	The applicant should indicate the clear width of the vehicular ingress / egress on the layout plan; and	The width of the vehicular ingress / egress is about 5m. Please refer to the updated Site Plan (Plan 3a) for details.
(e)	The applicant should provide nearest public transport services and indicate on the layout plan.	Please refer to the Plan showing the nearest public transport (Plan 7) for details.

## Comments of the Transport Department

	Comments dated 27.8.2021	Response
(a)	The applicant should provide a management measure in case walk-in visitors would commute the site by car; and	Walk-in visitors are not allowed to park their car on site. They have to park at the car parks nearby or take public transport to the site.  All visitors are informed that there are no parking facility within the site. The parking space on site is for official use.
(b)	The applicant should provide site photos to demonstrate the condition of local access to substantiate the swept path analysis in the submission.	Please refer to the attach photographs for details.



### Legend

Ingress/Egress

X, Y through Z (about 5m)

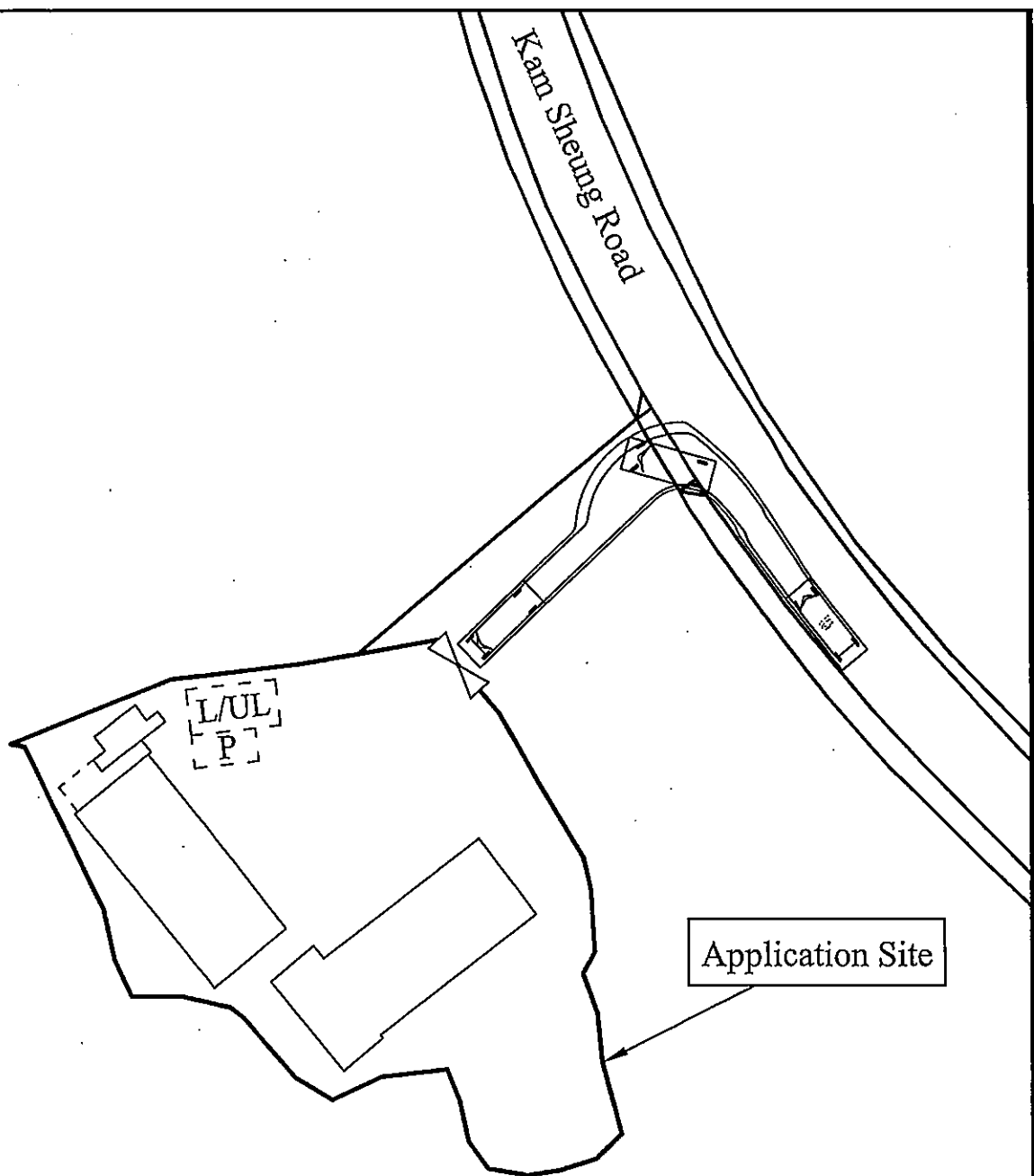
[ P ]

Parking Space for Private Car: 5m x 2.5m

[ L/UL ]

Loading/Unloading Space for LGV: 7m x 3.5m

1:500	Site Plan	Goldrich Planners & Surveyors Ltd.
August 2021	Former Shek Wu School, Government Land D.D. 106, Kam Tin, Yuen Long, New Territories	Plan 3a ( P 18033 )



Legend

Ingress/Egress

X, Y through Z

[ P ]

Parking Space for Private Car: 5m x 2.5m

[ L/UL ]

Loading/Unloading Space for LGV: 7m x 3.5m

1:500

Swept Path Analysis

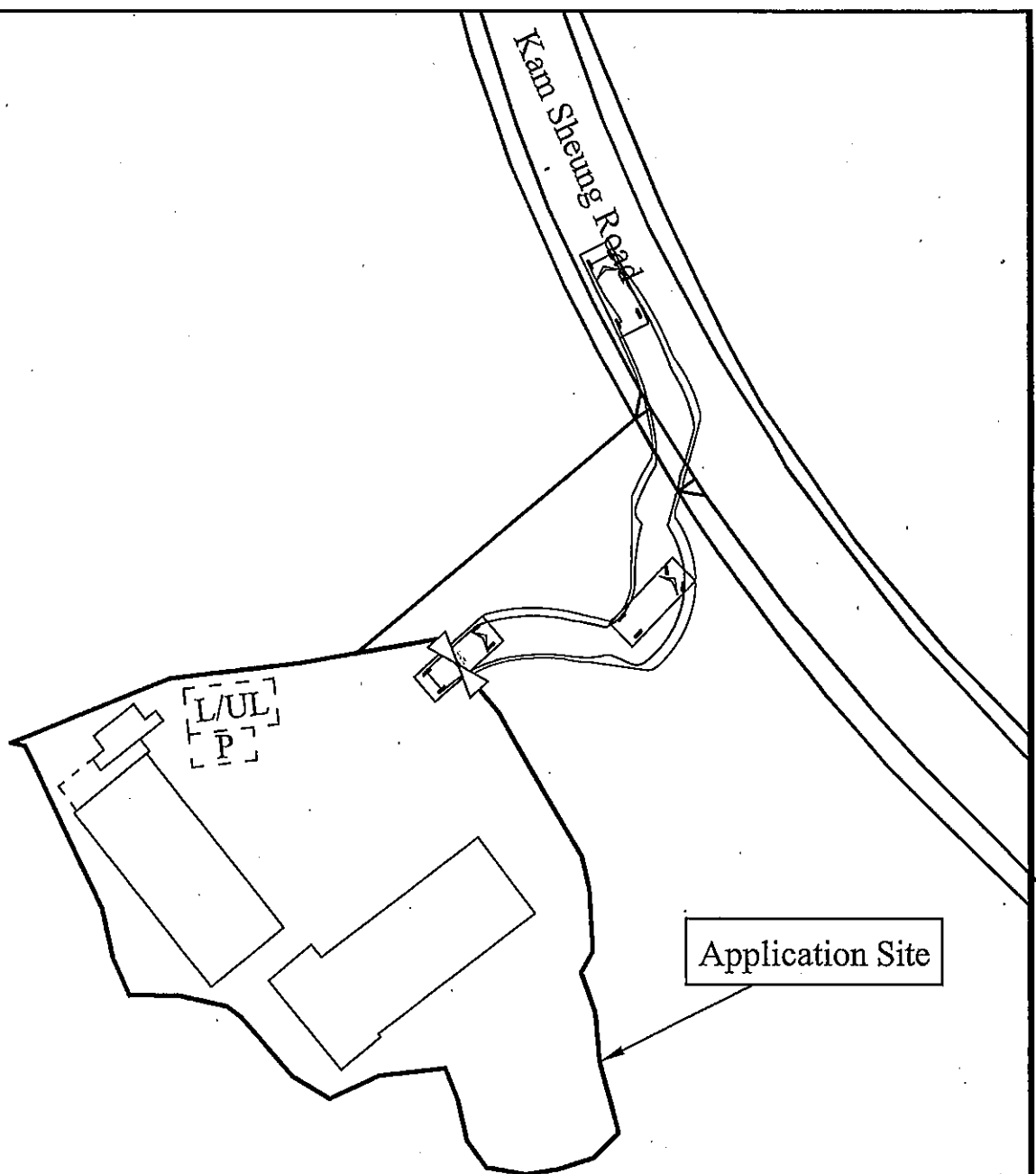
Goldrich Planners &  
Surveyors Ltd.

Former Shek Wu School, Government Land

August 2021

D.D. 106, Kam Tin, Yuen Long, New Territories

Plan 5.2  
( P 18033 )



### Legend

Ingress/Egress

X, Y through Z

[ P ]

Parking Space for Private Car: 5m x 2.5m

[ L/UL ]

Loading/Unloading Space for LGV: 7m x 3.5m

1:500

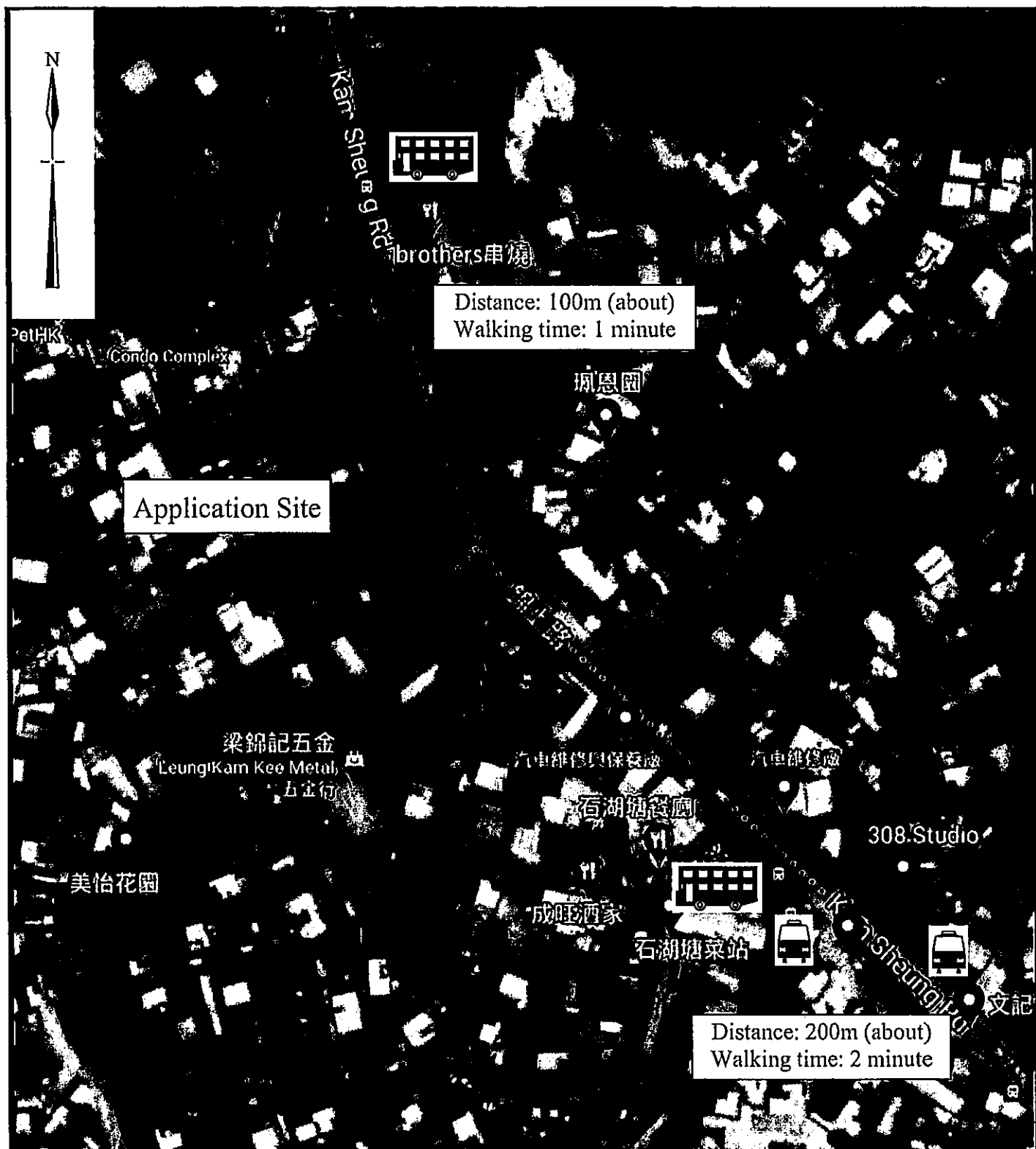
### Swept Path Analysis

Goldrich Planners &  
Surveyors Ltd.

August 2021

Former Shek Wu School, Government Land  
D.D. 106, Kam Tin, Yuen Long, New Territories

Plan 5.3  
( P 18033 )



Legend:



Bus Stop (KMB: 64K, 64S, 251A)



Minibus Stop (GMB: 71, 72, 72m, 78, 78A)

1:500

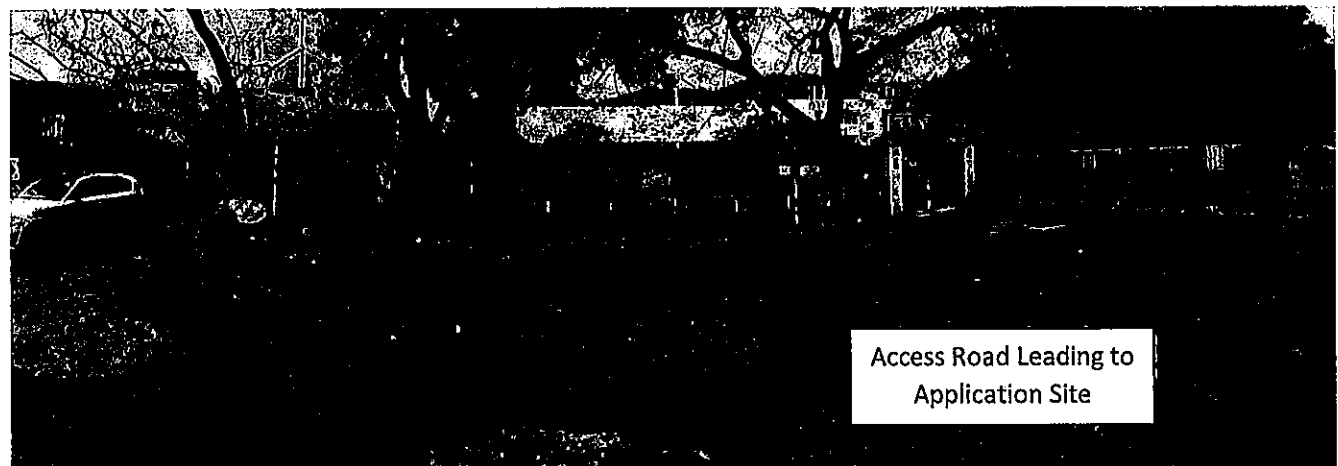
Location of Public Transport

Goldrich Planners &  
Surveyors Ltd.

August 2021

Former Shek Wu School, Government Land  
D.D. 106, Kam Tin, Yuen Long, New Territories

Plan 7  
( P 18033 )





**Previous Applications Covering the Site**

**Approved Applications**

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>	<b><u>Approval Conditions</u></b>
1	A/YL-KTS/270	Extension of Shek Wu School	15.3.2002	(1), (2), (3)
2	A/YL-KTS/756	Proposed Temporary Place of Recreation, Sports or Culture for a Period of 3 Years	16.3.2018 (revoked on 16.9.2018)	(1), (2), (4), (5), (6), (7), (8), (9), (10)
3	A/YL-KTS/792	Proposed Temporary Social Welfare Facilities (Elderly and Youth Centre) for a Period of 3 Years	3.8.2018 (revoked on 3.1.2021)	(1), (2), (4), (5), (6), (7), (8), (9), (10)
4	A/YL-KTS/862	Proposed Temporary Social Welfare Facilities (Youth Centre) for a Period of 3 Years	4.12.2020	(1), (2), (4), (5), (9)

**Approval Conditions:**

- (1) The submission and implementation of drainage proposal / provision of drainage facilities / maintenance of the drainage facilities
- (2) The submission and implementation of fire services installation proposal / provision of emergency vehicular access, water supplies for fire fighting and fire service installations
- (3) The permission shall cease to have effect unless either the development permitted is commenced or the permission is renewed
- (4) Restriction on operation hour
- (5) No public announcement system, portable loudspeaker or audio amplification system is allowed to be used on the site at any time during the planning approval period
- (6) No medium or heavy goods vehicle exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance, are allowed to be store / parked at or enter / exit the site at any time during the planning approval period
- (7) No vehicle is allowed to queue back to reverse onto/from public road at any time during the planning approval period
- (8) The existing trees and landscape planting on the site shall be maintained at all times during the planning approval period
- (9) If any of the planning condition is not complied with during the planning approval period or by the specified date, the planning approval shall be revoked immediately without further notice
- (10) Reinstatement of the site upon the expiry of the planning permission





**黃偉賢** 元朗區議會(民選議員)

Appendix III-1 of RNTPC  
Paper No. A/YL-KTS/897

*Zachary Wong Wai Yin, Yuen Long District Council Elected Member*

本處檔號：LP-21-1885-186

貴處檔號：

敬啟者：有關規劃申請A/YL-KTS/897(地址：元朗錦田丈量約份第106約政府土地)，申請人打算以上述申請土地作臨時社會福利設施(老約政府土地)，申請人打算以上述申請土地作臨時社會福利設施(老人及青年中心)(為期3年)，本人提出反對。由於申請人過去兩次規劃申請獲批後都被撤銷，無論是康體文娛場所或社會福利設施，顯示申請人沒有誠意履行批准條款，故希貴會否決有關申請。如何之處，煩請 布覆，是荷。此致

城市規劃委員會主席暨各委員

元朗區議會主席：黃偉賢 謹啟

2021年8月5日



行公義 好憐憫 存謙卑的心

tpbpd@pland.gov.hk

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寄件者: [REDACTED]  
寄件日期: 2021年08月13日星期五 3:56  
收件者: tpbpd  
主旨: A/YL-KTS/897 DD 106 Kam Tin Former Shek Wu School

A/YL-KTS/897

Government Land in D.D. 106, Kam Tin, Yuen Long (Former Shek Wu School)

Site area : About 1,155sq.m

Zoning : "VTD"

Applied use : Social Welfare Facilities (Elderly and Youth Centre / 2 Vehicle Parking

Dear TPB Members,

Unfortunately the fate of this school is like a game of Musical Chairs.

Application 756 – members approved a a 'Place of Recreation' for the African community but the locals were obviously not happy about this and approval was revoked in record time for failure to comply with drainage and fire conditions

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Application 791 – Locals took it over as an elderly/community centre but also failed to comply with conditions but in this instance it look almost the full term of the approval before it was revoked

Application 862 – An NGO 'Bridge to China' applied to set up a youth centre. Again the locals not happy and it is not clear if the operation every commenced, is still there????

So now it appears to be back to the locals with this application.

Members should advise the related government departments to be more hands on, knock some heads together and ensure that the old school is used for some meaningful community purpose. While the local community may have set up the school originally, for sure the tax payer at some point had to fork out for maintenance, teachers salaries, etc so the school in essence belongs to the community in general.

Mary Mulvihill

**Appendix IV of RNTPC**  
**Paper No. A/YL-KTS/897**

**Advisory Clauses**

- (a) shorter compliance period is imposed in order to monitor the progress of compliance with approval conditions. Should the applicant fail to comply with any of the approval conditions again resulting in the revocation of planning permission, sympathetic condition may not be given to any further applications;
- (b) note DLO/YL, LandsD's comments that the Site involves GL with existing structures (i.e. Former Shek Wu School) in D.D. 106. The Site area should be subject to further verification and survey upon receipt of formal STT application. The Site is subject to the Shek Kong Airfield Height Restriction of 69 mPD. There is no guarantee that any right of way (for pedestrians or vehicles) from Kam Sheung Road to the Site would be available. The applicant has to submit a STT application his office for the proposed use. 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 Guidelines"), the applicant is required to be a non-government organization/social enterprise and necessary policy support from the relevant department or bureau would be required to implement the proposal. Upon receipt of the STT application with policy support being given, LandsD would consider the application in accordance with applicable policy and practice while there is no guarantee that the application will be approved. The said application if approved would be subject to such terms and conditions including amongst others, the payment of rent and administrative fee as may be imposed by LandsD;
- (c) note C for T's comments that the Site is connected to the public road network via a section of a local access road which may not be managed by the Transport Department. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- (d) note CHE/NTW, HyD's comments that his department shall not be responsible for the maintenance of any access connecting the Site and Kam Sheung Road. Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (e) note DEP's comments that the applicant is advised to follow the relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Site" to minimize any potential environmental nuisance;

- (f) note CTP/UD&L, PlanD's comments that with reference to his site inspection on 28.7.2021, a tree at northern corner of the site adjacent to the vehicular access is failed with broken branches and no tree crown. The applicant should carry out appropriate remedial actions, such as tree removal/replacement, in a timely manner. A mature size *Delonix regia* (鳳凰木) at eastern boundary of the Site is found with severe leaning trunk and heavy lateral branches. Another *Eucalyptus robusta* (大葉桉) at southern boundary of the site is found with leaning trunk and dieback twigs. The Applicant is reminded of the importance of tree risk management and undertaking proper tree care for existing trees within the site. Useful information published by the GLTM Section, DEVB on general tree maintenance and tree risk management is available for reference in the following links: (i) *Pictorial Guide for Tree Maintenance* (護養樹木的簡易圖解): [http://www.greening.gov.hk/filemanager/content/pdf/tree\\_care/Pictorial\\_Guide\\_for\\_Tree\\_Maintenance.pdf](http://www.greening.gov.hk/filemanager/content/pdf/tree_care/Pictorial_Guide_for_Tree_Maintenance.pdf), (ii) *Minimising Tree Risks* (護養樹木 保障安全): [http://www.greening.gov.hk/filemanager/content/pdf/tree\\_care/Chinese\\_Leaflet\\_Big\\_font\\_size\\_v1\\_2012\\_03\\_29.pdf](http://www.greening.gov.hk/filemanager/content/pdf/tree_care/Chinese_Leaflet_Big_font_size_v1_2012_03_29.pdf), and (iii) *Pictorial Guide for Tree Maintenance to Reduce Tree Risks* (減低樹木風險的樹木護養簡易圖解): [http://www.greening.gov.hk/filemanager/content/pdf/tree\\_care/PictorialGuideForTreeMaintenanceToReduceTreeRisk\(eng\).pdf](http://www.greening.gov.hk/filemanager/content/pdf/tree_care/PictorialGuideForTreeMaintenanceToReduceTreeRisk(eng).pdf). The applicant is reminded that approval of the application under Town Planning Ordinance does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant should seek comments and approval from the relevant authority /government department(s) direct to obtain approval on tree works and compensatory proposal, if necessary;
- (g) note D of FS's comments that in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. The layout plans should be drawn to scale and depicted with metric dimensions. The location of the proposed FSI to be installed should be clearly marked on the layout plans and listed out in the form of notes. If the proposed structure(s) is/are required to comply with the BO (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans or referral from relevant licensing authority;
- (h) note CE/MN, DSD's comments on the submitted drainage proposal that (i) cross sections showing the existing and proposed ground levels of the Site with respect to the adjacent areas should be given; (ii) the location and details (i.e. cross section) of the proposed hoarding/peripheral wall, if any, should be shown on the proposed drainage plan. Overland flow from adjacent area should not be obstructed; (iii) the existing drainage facilities, to which the stormwater of the development from the Site would discharge, are not maintained by his office. The applicant should identify the owner of the existing drainage facilities to which the proposed connection will be made and obtain consent from the owner prior to commencement of the proposal works. In the case that it is a local village drains, DO/YL should be consulted; (iv) the development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.; and (v) the

applicant should consult DLO/YL and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works; and

- (i) note DEMS's comments that in the interest of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing, supervising and conducting any activity near the underground cable or overhead line under the mentioned application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the "Code of Practice on Working near Electricity Supply Lines" established under the Regulation when carrying out works in the vicinity of the electricity supply lines.

