

2022年 7月 2 日

Appendix I

此文件在 收到・城市規劃委員會
只會在收到所有必需的資料文件後才正式確認收到
申請日期。

This document is received on 21 JUL 2022.
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

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

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-KTS/936
	Date Received 收到日期	21 JUL 2022

- 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)

Tradeway Development Limited

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

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 593 and 595 in DD106 and the adjoining Government Land in Kong Ha Wai, Kam Tin, New Territories	
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 2,194 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 705 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)	114 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	Residential (Group D)
(f) Current use(s) 現時用途	Temporary Works Area ancillary to Pok Oi Kong Ha Wai Village (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 06/06/2022 (DD/MM/YYYY), this application involves a total of 1 "current land owner(s)"^{##}.
根據土地註冊處截至 06/06/2022 年 06 月 06 日的記錄，這宗申請共牽涉 1 名「現行土地擁有人」^{##}。

(b) The applicant 申請人 –

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

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

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

- ☐ has 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
14/07/2022 (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 19/07/2022 (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas**

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Temporary Social Welfare Facility
(Children Extra Curriculum Services)

(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☒ year(s) 年 3☐ month(s) 個月**(c) Development Schedule 發展細節表**

Proposed uncovered land area 擬議露天土地面積	1,489	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	705	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	5		
Proposed domestic floor area 擬議住用樓面面積	N/A	sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	705	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	705	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)

A - not more than 5.5m - Rooms for Children Learning Activities

B - not more than 3.5m - Study Room

C - not more than 3.5m - Reading Room

D&E - not more than 2.5m - Mobile Toilets

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

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)

N/A

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位

Coach Spaces 旅遊巴士車位

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)

N/A

Proposed operating hours 擬議營運時間

9am to 9pm Daily (Including Public Holiday)

(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 No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Kam Shui South Road (But no Vehicular access in proposed scheme) <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>																														
(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。)																																
(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 No 否	<input checked="" type="checkbox"/> Please provide details 請提供詳情 Block A - (Structure reduced from existing 673sqm to proposed 470sqm) Block B (A&A) Block C (A&A)																														
(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 No 否	<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 <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 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 type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	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)</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	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <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： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月

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。

Proposed Social Welfare Facility (Children Extra Curriculum Service) for 3 years

The Site is in Kong Ha Wai, Kam Tin, New Territories (Lots 593 and 595 in DD106 and adjoining Government Land). We are inspired by Government's latest proposal on "Thousand People Plan" to assist the underprivileged and propose a "Temporary Social Welfare Facility (Children Extra Curriculum Service)" for a short period time of 3 years. We try to help underprivileged children in Pok Oi Kong Ha Wai Village (POKHWV) to improve academic performance.

We make use of the existing single storey buildings/structures for various children learning activity and study rooms, who are living in POKHWV. We will not close off any existing footpath and children may easily access to the premises by foot. The facility will be open between 9am to 9pm daily (Full Year).

該地盤位於新界錦田江夏圍龍躍頭丈量約份第106約第593號及595號地段及毗連政府土地。申請人受到政府“千人計劃”啟發援助弱勢群體，擬將現有臨時構築物作“臨時社會福利設施（兒童課外服務）”用途，為期3年。幫助博愛崗下圍村的孩子們提高學習成績。我們將使用地盤內現有的單層建築物/構築物為博愛江夏圍村內的兒童提供課餘服務。現有的行人徑將繼續保留作公眾使用，兒童能直接步行至該處所。設施每天開放時間為上午9時至晚上9時（全年）。

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 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.
本人現准許委員會的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


Name in Block Letters
姓名 (請以正楷填寫)

Position (if applicable)
職位 (如適用)

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

專業資格

- ☐ 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

Tradeway Development Limited

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

Date 日期

29 Jun 2022 (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。

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 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	Lots 593 and 595 in D.D. 106, and their adjoining Government Land in Kong Ha Wai, Kam Tin, New Territories 新界錦田江夏圍丈量約份第106約地段第593段及595段和毗連政府土地
Site area 地盤面積	2,194 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 114 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 錦田南分區計劃大綱核准圖編號 S/YL - K T S / 1 5
Zoning 地帶	Residential (Group D) 住宅(丁類)
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	Temporary Social Welfare Facility (Children Extra Curriculum Service) 臨時社會福利設施(兒童校外及課餘服務)

(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	705 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.32 <input checked="" 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	5 (3 Bldg Blocks, 2 Mobile Toilets)	
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	<input type="checkbox"/> m 米 (Not more than 不多於)	
		<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)	
	Non-domestic 非住用	Block A - 5.5m Blocks B&C - 3.5m Blocks D&E - 2.5m	<input checked="" type="checkbox"/> m 米 (Not more than 不多於)
		All Blocks	<input checked="" type="checkbox"/> 1 Storeys(s) 層 (Not more than 不多於)
(iv) Site coverage 上蓋面積	32 % <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 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) _____ _____		N/A
	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) _____ _____		N/A

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
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 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 type="checkbox"/>
<hr/>		
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。

S16 Application Form

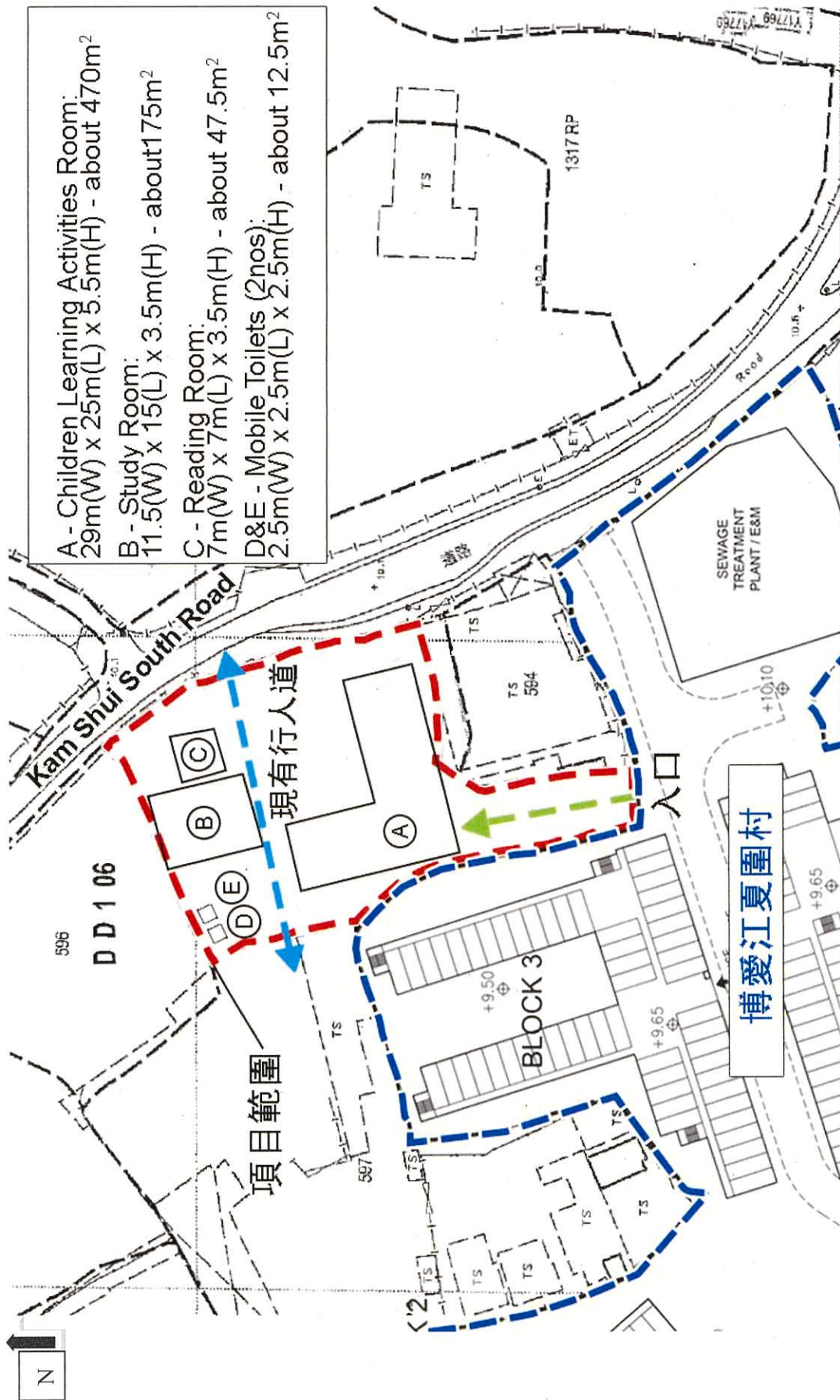
Proposed Social Welfare Facility (Children Extra Curriculum Service) for 3 years

The Site is in Kong Ha Wai, Kam Tin, New Territories (Lots 593 and 595 in DD106 and adjoining Government Land). We are inspired by Government's latest proposal on "Thousand People Plan" to assist the underprivileged and propose a "Temporary Social Welfare Facility (Children Extra Curriculum Service)" for a short period time of 3 years. We try to help underprivileged children in Pok Oi Kong Ha Wai Village (POKHWV) to improve academic performance.

We make use of the existing single storey buildings/structures for various children learning activity and study rooms, who are living in POKHWV. We will not close off any existing footpath and children may easily access to premises by foot. The facility will be open between 9am to 9pm daily (Full Year).

地盤位於新界錦田江夏圍（丈量約份第 106 約第 593 號及 595 號地段及毗連政府土地）。我司因政府推出的“千人計劃”所啓發協助弱勢社群，在該位置申請作‘臨時社會福利設施（兒童校外及課餘服務）’用途，為期 3 年，目標是希望為居住在博愛江夏圍村內的弱勢社群提供兒童學習服務。

我們將使用地盤內現有的單層建築物/構築物為博愛江夏圍村內的兒童提供課餘服務。現有的行人徑將繼續保留作公眾使用，兒童能直接步行至該處所。設施每天開放時間為上午 9 時至晚上 9 時（全年）。



Master Layout Plan

Tradeway Development Limited

Your Ref: A/YL-KTS/936
Our Re: KTS-KHW-A936/

24 August 2022

The Secretary,
Town Planning Board,
c/o Town Planning Board Section,
Planning Department,
15/F, North Point Government Offices,
333 Java Road,
North Point, Hong Kong

By Email & By Hand

Dear Sir/Madam,

**Proposed Temporary Social Welfare Facility (Children Extra Curriculum Service)
for a Period of 3 Years
at Lots 593 and 595 in DD106 and adjoining Government Land, Kong Ha Wai,
Kam Tin, New Territories**

Further Information (Response to Comments – Planning Department)

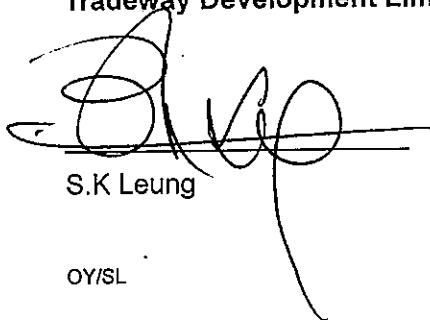
Further to the Planning Application submitted to the Town Planning Board, the comments from Planning Department were received on 22 August 2022 and our responses are as follows:

1. Possible direct pedestrian access through Kong Ha Wai Village (transitional housing). If it is not available, 2 existing access can be used;
2. The current site situation is further elaborated in the attached plan (**Plan 1**) with the following:
 - i. The yellow footpath will be reserved for public use under the transitional housing requirement and the application site will be divided and separated by fence as shown surrounding red line; and
 - ii. Two existing pedestrian access will be maintained with a new direct pedestrian access (to be designed during implementation) for children living in the KHW Village.
3. In order to keep the option open for the operation of the facility, NGO to be identified at the later stage. However, the operation will be set to 9am to 10pm daily and it is charity service (non-profit making); and
4. The proposed 'use' is redefined as 'Institutional Use' not 'Social Welfare Facility'.

Should you have any queries with regard to the above, please do not hesitate to contact our Dr. Owen Yue or the undersigned.

Thank you for your attention.

Yours faithfully,
For and on behalf of
Tradeway Development Limited



S.K Leung

OY/SL

[Encl.] Plan 1

cc: Fanling, Sheung Shui and Yuen Long East DPO – Ms. Pang chor Kiu Valerie (Email: vckpang@pland.gov.hk)

Plan I

地段索引圖

LOT INDEX PLAN

摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地，以及政府土地。這些土地包括私人地段、政府土地、短期租地、以及其他的土地。本索引圖的目的是為了提供一個清晰的土地所有權和用途的概覽。本索引圖的更新或修訂將根據最新的土地所有權和用途的變化而進行。本索引圖的更新或修訂將根據最新的土地所有權和用途的變化而進行。本索引圖的更新或修訂將根據最新的土地所有權和用途的變化而進行。

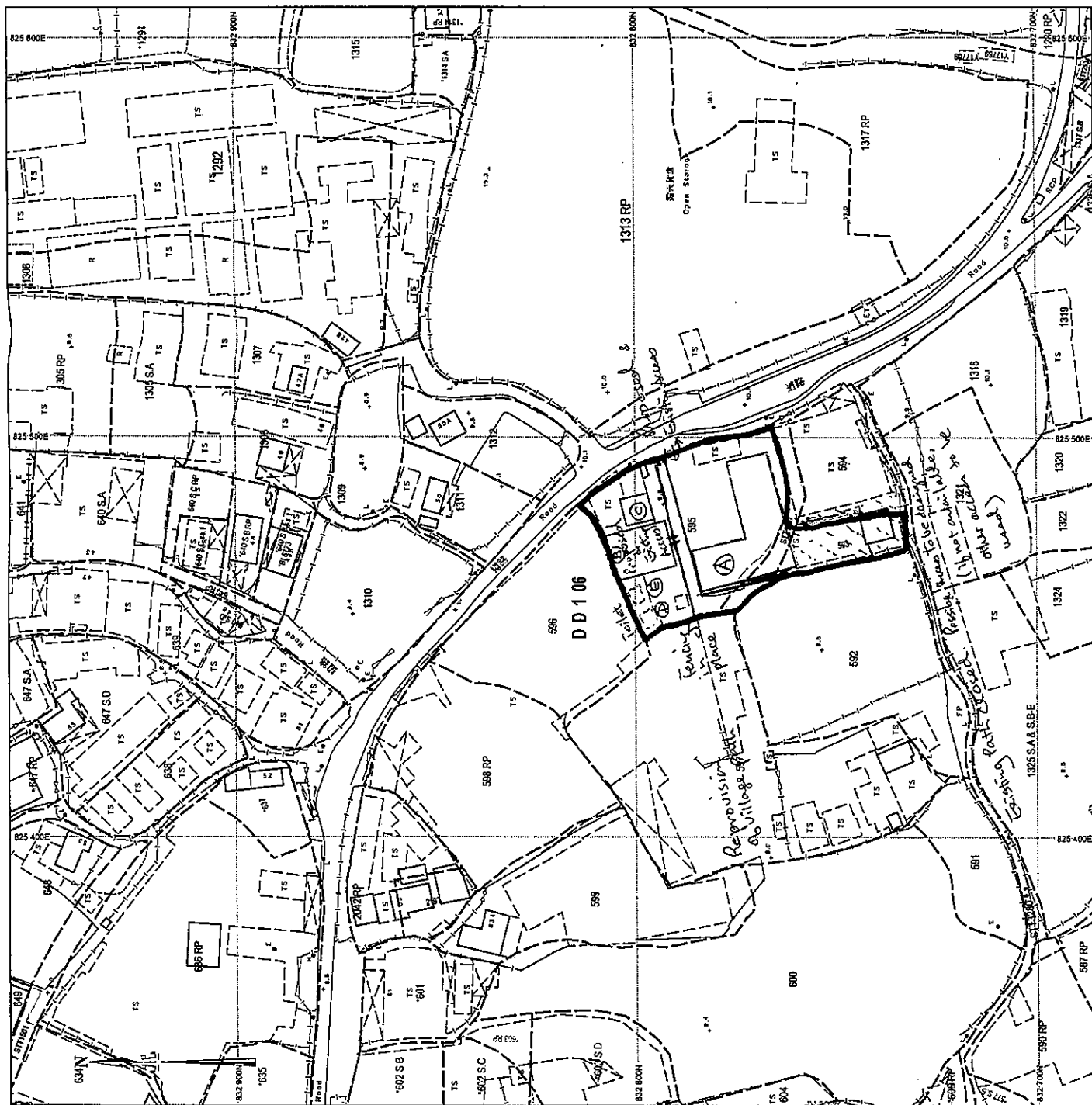
Explanatory notes: This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the background. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be a time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor. Disclaimer: The Government shall not be responsible for any loss or damage, however arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.



地政總署測繪處
Survey and Mapping Office
Lands Department
香港特別行政區政府 — 版權所有
© Copyright reserved — Hong Kong SAR Government

比例尺 SCALE 1:1000
米 metres
10 0 10 20 30 40 50 metres

Locality:
Lot Index Plan No.: ags_S00000093855_0001
District Survey Office: Land Information Centre
Date: 13-May-2022
Reference No.: 6-NE-12D, 6-NE-13C



Tradeway Development Limited

Your Ref: A/YL-KTS/936
Our Re: KTS-KHW-A936/

30 August 2022

The Secretary,
Town Planning Board,
c/o Town Planning Board Section,
Planning Department,
15/F, North Point Government Offices,
333 Java Road,
North Point, Hong Kong

By Email

Dear Sir/Madam,

**Proposed Temporary Social Welfare Facility (Children Extra Curriculum Service)
for a Period of 3 Years
at Lots 593 and 595 in DD106 and adjoining Government Land, Kong Ha Wai,
Kam Tin, New Territories**

Further Information (Response to Comments – Housing Bureau)

Referring to the comments from Housing Bureau received today on 30 August 2022 and our response is that the subject facility is not restricted to the children of POKHWV but open to the community. It is no intention to provide similar services (attached) in the subject premises and we will liaise with the POKHWV operator to avoid duplication of services.

Should you have any queries with regard to the above, please do not hesitate to contact our Dr. Owen Yue or the undersigned.

Thank you for your attention.

Yours faithfully,

For and on behalf of

Tradeway Development Limited



S.K. Leung

OY/SL

Encl. Flyer of POKHWV services

cc: Fanling, Sheung Shui and Yuen Long East DPO – Ms. Pang chor Kiu Valerie (Email: vckpang@pland.gov.hk)

博愛江夏圍村

博愛 江夏圍村

兒童、青少年及家庭服務中心

博愛服務大樓

兒童及家庭服務
快樂兒童 和諧家庭



青少年服務
多元發展 正向人生



服務內容

- 幼兒playgroup
- 兒童課餘託管服務
- 青少年多元智能活動
- 家長教育講座
- 其他社區支援服務

社區服務
鄰里關愛 社區融和



地址：
博愛江夏圍村社會服務大樓2樓



可致電或whatsapp查詢：

Government Departments' General Comments

1. Land Administration

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

- no objection to the application.

2. Traffic

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

- no objection to the application.

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

- no objection to the application.

3. Environment

Comments of the Comments of the Director of Environmental Protection (DEP):

- no objection to the application;
- in view of the small scale and nature of the proposed development, it will unlikely cause major pollution; and
- there was no environmental complaint received against the Site in the past 3 years.

4. Social Welfare

Comments of the Director of Social Welfare (DSW):

- Yuen Long has a relatively large youth population and high poverty rate. There is always a local concern about the support services for the young people particularly those coming from deprived and low-income families. As the application aims at helping the target deprived children and students from POKHWV and strengthening their academic performance, the proposed use is considered feasible and able to meet the district service needs; and
- from district point of view, she has no adverse comment on the application on condition that it would have no financial implications, both capital and recurrent, for her department.

5. **Policy Aspect**

Comments of the Secretary for Transport and Housing (STH):

- based on the FI submitted (**Appendix Ib**), he has no further comment on the application. There could be room for synergetic collaboration between the organizations at POKHWV and that at the Site for the benefit of the community, if duplication of services between organisations could be avoided as suggested by the applicant.

6. **Drainage**

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

- no objection in-principle to the application; and
- should the application be approved, the applicant is required to submit a drainage proposal and implement and maintain the drainage proposal to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

7. **Fire Safety**

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

- no objection in-principle to the proposal subject to the fire service installations (FSIs) being provided to the satisfaction of the Director of Fire Services.

8. **Building Matters**

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

- there is no record of approval by the Building Authority for the structures existing at the Site and BD is not in a position to offer comments on their suitability for the use related to the application.

9. **Nature Conservation**

Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- as the Site falls within the “R(D)” zone and is mainly occupied by some structures, he has no comment on the application from nature conservation point of view.

10. **District Officer's Comments**

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

- he has not received any comment from the locals upon close of consultation and has no particular comment on the application.

11. Other Departments

- the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD); the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); the Director of Electrical and Mechanical Services (DEMS); the Director of Food and Environmental Hygiene (DFEH); and the Commissioner of Police (C of P) have no adverse comment on/ no objection to the application.

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the proposed development at the Site;
- (b) to resolve any land issues relating to the proposed development with the concerned owner(s) of the Site;
- (c) to note the comments of the District Lands Officer/ Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - the Site comprises Government Land and Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without prior approval of the Government;
 - Lots 593 and 595 in D.D. 106 are covered by Short Term Waiver (STW) No. 1249 and the government land in D.D. 106 is covered by Short Term Tenancy (STT) No. 1107 to permit structures erected thereon for the purpose of “Foam Plastic Factory”; and
 - should planning approval be given to the planning application, the STW/STT holder(s) will need to apply to his office for modification of the STW/STT conditions where appropriate, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity as landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of premium or fee, as may be imposed by the LandsD;
- (d) to note the comments of the Commissioner for Transport (C for T) that:
 - the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be checked with the Lands Department. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. 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 Director of Environmental Protection (DEP) 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 Sites” issued by DEP to minimize any potential nuisances;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - the access road connecting the Site with Kam Sheung Road is not and will not be maintained by his office; and

- adequate drainage measures shall be provided to prevent surface water running from the Site to nearby public roads and drains;
- (g) to note the comments of the Director of Fire Services (D of FS) that:
- in consideration of the design/nature of the proposal, FSIs are anticipated to be required. 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 dimensions and nature of occupancy. The location of where the proposed FSI to be installed should be clearly marked on the layout plans; and
 - if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans. Licensing requirements, if any, would be formulated upon receipt of formal application via the Licensing Authority. Should elements of child care centre be involved in the subject facility, relevant proposal is subject to the height restrictions as stipulated in S.19 of Child Care Services Regulations, Cap. 243A accordingly; and
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- for unauthorized building works (UBW) erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the Buildings Ordinance (BO);
 - 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 BD should be obtained, otherwise they are UBW under BO. An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage
 - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - if the proposed use under the application is subject to issue of a license, the applicant should be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority.

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



A/YL-KTS/936 DD 106 Kong Ha Wai Children

21/08/2022 03:26

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

A/YL-KTS/936

Lots 593 and 595 in D.D. 106 and Adjoining Government Land, Kong Ha Wai, Kam Tin

Site area : About 2,194sq.m Includes Government Land of about 114sq.m

Zoning : "Res (Group D)"

Applied use : Children Extra Curriculum Services

Dear TPB Members,

So Tradeway Development woke up one morning and "are inspired by Government's latest proposal on "Thousand People Plan" to assist the underprivileged and propose a "Temporary Social Welfare Facility (Children Extra Curriculum Service)" for a short period time of 3 years. We try to help underprivileged children in Pok Oi Kong Ha Wai Village (POKHWV) to improve academic performance ."

Hmmm.... as the enterprise is focused on young children, more detail should be required to ensure their safety, well-being and that they are not subjected to any form of brain washing.

No mention of arrangements re toilets, hand washing, caretaking and personnel to oversee the facility.

Members should request some background information. This is adjacent to the Henderson/Pok Oi transitional housing that has so far failed to fulfill conditions.

Mary Mulvihill

