

This document is received on 9 FEB 2023  
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 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	1176-KTS/752
	Date Received 收到日期	9 FEB 2013

- 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 )

Hong Kong Observatory

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

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

N/A

## 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, Yuen Kong Tsuen, Pat Heung, Yuen Long 元朗八鄉元崗村丈量約份第106約政府土地
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 1,530 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 597.39 ..... 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)	..... 1,530 ..... 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 錦田南分區計劃大綱核准圖編號 S/YL-KTS/15
(e) Land use zone(s) involved 涉及的土地用途地帶	"Village Type Development" 「鄉村式發展」
(f) Current use(s) 現時用途	Vacant 空置  (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，請另買說明)

- ☐ 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)

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)	
<b>(a) Proposed use(s)/development</b> 擬議用途/發展	Proposed temporary office and warehouse for a period of 3 years  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
<b>(b) Effective period of permission applied for</b> 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 ..... 932.61 ..... sq.m <input checked="" type="checkbox"/> About 約 Proposed covered land area 擬議有上蓋土地面積 ..... 597.39 ..... sq.m <input checked="" type="checkbox"/> About 約 Proposed number of buildings/structures 擬議建築物/構築物數目 ..... 3 ..... 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 ..... 597.39 ..... sq.m <input checked="" type="checkbox"/> About 約 Proposed gross floor area 擬議總樓面面積 ..... 597.39 ..... 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)	
Structure B1: Warehouse; 1 storey (5.63m) Structure B2: Office; 1 storey ( 5.71m) Structure C: Warehouse; 1 storey (3.96m) (Details at layout plan)	
<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	0
Motorcycle Parking Spaces 電單車車位	0
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	0
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	0
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0
Others (Please Specify) 其他 (請列明)	0
<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	0
Coach Spaces 旅遊巴車位	0
Light Goods Vehicle Spaces 輕型貨車車位	0
Medium Goods Vehicle Spaces 中型貨車車位	0
Heavy Goods Vehicle Spaces 重型貨車車位	0
Others (Please Specify) 其他 (請列明)	0

Proposed operating hours 擬議營運時間 Mondays to Fridays: 8 a.m. to 6:30 p.m. (Not including Saturday, Sunday 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          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 Sheung Road via a local track  <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 type="checkbox"/> Please provide details 請提供詳情 ..... ..... ..... <input checked="" type="checkbox"/>																															
	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)																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?		<input type="checkbox"/> Diversion of stream 河道改道  <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約  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"/>																															
On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)
.....	
.....	
.....	
.....	
.....	

**(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。

The justifications for the temporary office and warehouse are as follow:

1. Currently, HKO has a Weather Radar Station at Tai Mo Shan. Since the radar equipment of the station will have to be replaced, storage space is required for the temporary accommodation of new radar parts and the obsolete radar parts pending for disposal. There is insufficient space in the station and other HKO's premises to accommodate these new and old parts. The captioned site is an ideal place for temporary storage due to its proximity to the station and the provision of covered rooms.
2. The number of staff in HKO has been increased in recent years for the enhancement of services and development of new services. However, the existing office space of HKO is already overcrowded. New temporary office space will be required. Since the site is near

various Weather Stations located in New Territories, this could allow HKO staff to carry out duties at those stations conveniently.

申請臨時辦公室及貨倉的理由如下：

1. 現時香港天文台於大帽山設有一座雷達氣象站。由於該站的雷達零件將要被更換，天文台需要臨時空間放置全新的雷達零件，以及暫時擺放將被棄置的舊雷達零件。站內及天文台其他設施已沒有足夠空間擺放這些零件，加上選址靠近雷達站和提供有蓋地方，因此為理想存放地方。
2. 天文台近年不斷提升服務水平及擴展服務範圍，人手亦因應增加。現時天文台辦公室空間已太過擁擠，因此需要新的臨時工作空間。選址靠近天文台位於新界的各個氣象站，可方便員工於氣象站執行職務。

**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

Ivan Tsoi 蔡皓銓

Assistant Departmental Secretary 助理部門主任秘書

Name in Block Letters  
姓名 (請以正楷填寫)

Position (if applicable)  
職位 (如適用)

Professional Qualification(s)

專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 .....

on behalf of

代表

Hong Kong Observatory 香港天文台

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

Date 日期

9/1/2023

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

**Statement on Personal Data 個人資料的聲明**

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

## Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Government Land in D.D.106, Yuen Kong Tsuen, Pat Heung, Yuen Long 元朗八鄉元崗村丈量約份第106約政府土地		
Site area 地盤面積	1,530	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	1,530	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-KTS/15		
Zoning 地帶	"Village Type Development" 「鄉村式發展」		
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 office and warehouse for a period of 3 years		

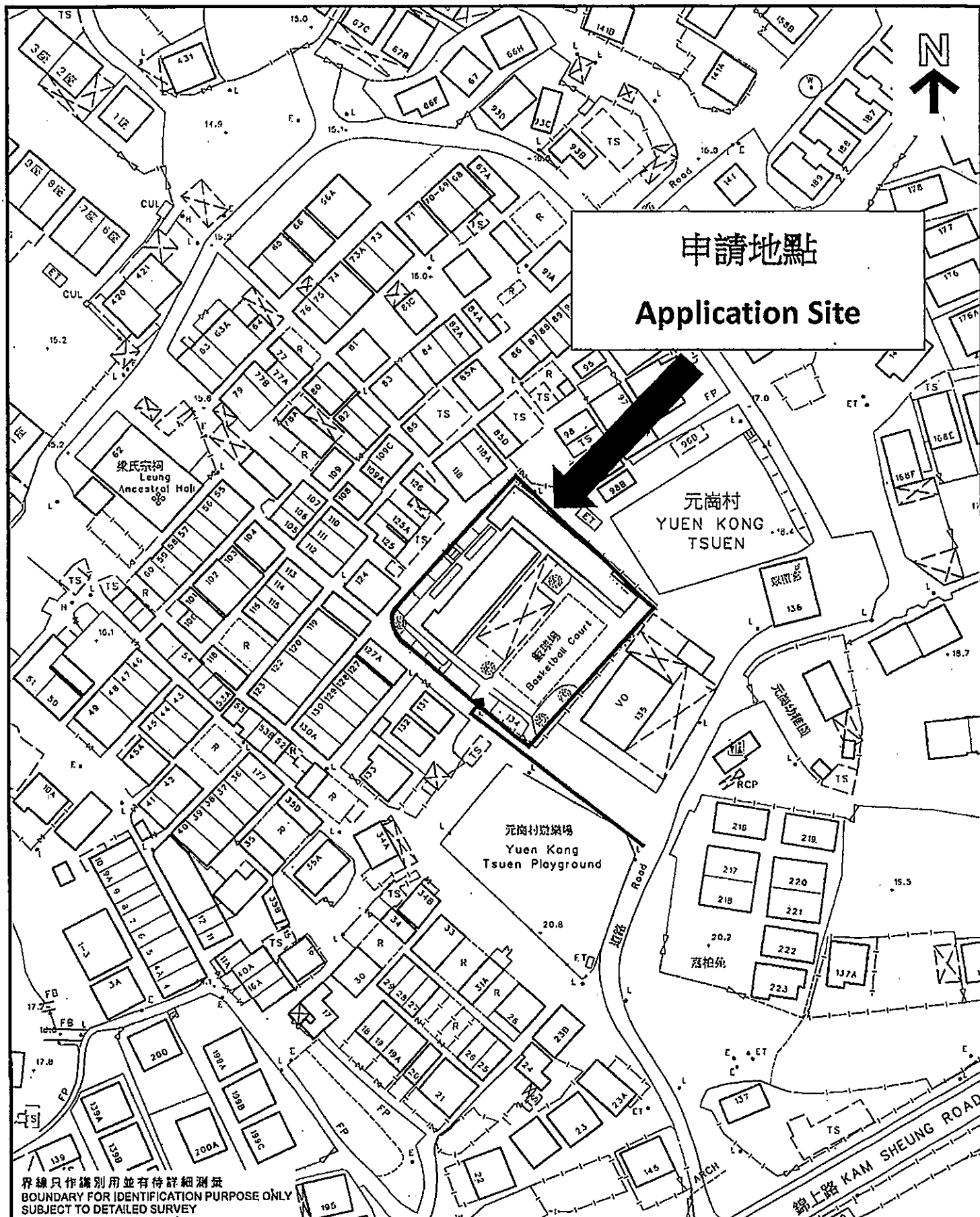
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	- <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	- <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	597.39 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	- <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	3	
(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	5.71 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	- % <input 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) <hr/>		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <hr/>		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<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		
<b>Reports 報告書</b>		
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"/>
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。

# Location Plan



Layout Plan

**Note:**

**B1: Proposed warehouse, 1-storey,**

5.63m high, 216.46 m<sup>2</sup>

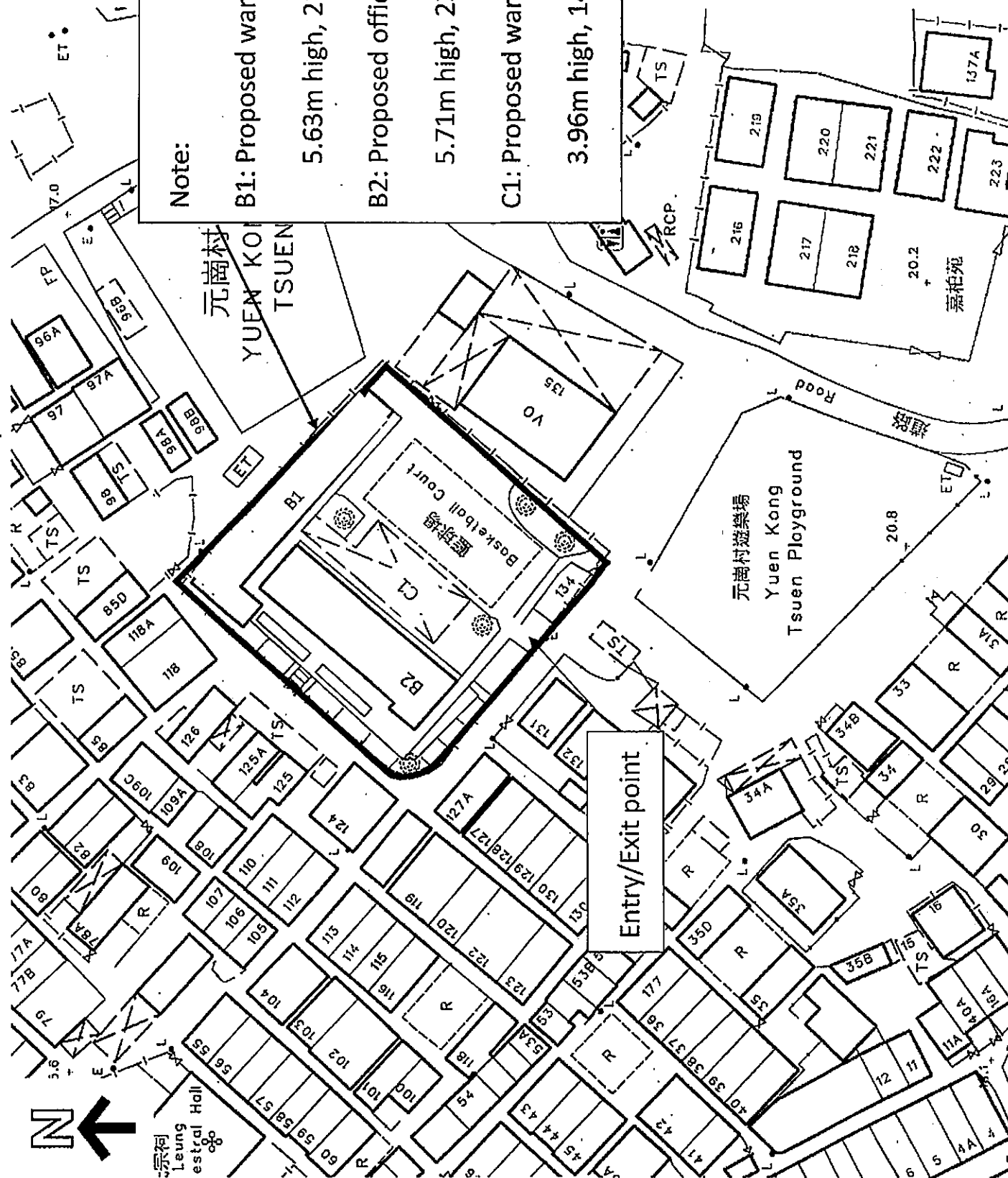
B2: Proposed office, 1-storey,

5.71m high, 232.5 m<sup>2</sup>

C1: Proposed warehouse, 1-storey,

3.96m high, 148.43 m<sup>2</sup>

Entry/Exit point





Your Ref. : A/YL-KTS/952

16 March 2023

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

Dear Sir/Madam,

**Section 16 Planning Application for Proposed Temporary Office and Warehouse  
for a Period of 3 Years in “Village Type Development” Zone,  
Government Land in D.D. 106, Yuen Kong Tsuen, Pat Heung, Yuen Long  
(Application No. A/YL-KTS/952)**

We submit herewith Further Information for clarifying the proposal under the captioned application and in response to comments from Transport Department and Drainage Services Department.

***Clarifications on the Application***

***Proposal***

- The proposed office is for HKO's staffs to carry out weather services related duties, and proposed warehouse is mainly for accommodating the radar parts in relation to HKO's proposal for replacement of Storm-detecting Weather Radar at Tai Mo Shan. Subject to our operational needs, both of which are temporary in nature.
- The proposed development will accommodate a maximum of 25 HKO's staff. The operation hours of the proposed development will be between 8:00 a.m. and 6:30 p.m. on Mondays to Fridays, excluding Saturdays, Sundays and public holidays.

- The proposed development will not involve workshop activities at the Site apart from accommodating HKO's staff and storage of mainly the old and new radar equipment during the replacement process of its radar station at Tai Mo Shan.
- The new parts of radar system is expected to be delivered in Q3 of 2023. The installation process is expected to start in Q4 2023 and would take approximately 3 months, subject to the actual progress.

### *Justification*

- The proposed warehouse provides accommodation for new radar parts which facilitates the replacement of the existing storm-detecting weather radar station at Tai Mo Shan, which is essential for HKO to sustain the forecast and warning services relating to severe weather.
- Due to its proximity to the storm-detecting weather radar station at Tai Mo Shan (about 30 minutes driving distance), the Site is considered an optimal location for storage of new radar parts. Besides, the proposed development can fully utilise the vacant village school campus (**Appendix I**).
- The proposed development is on a temporary basis which will not frustrate the long-term planning intention of the "V" zone. The proposed use is not incompatible with the surrounding rural land uses.
- The proposed development will not induce adverse traffic, environmental, drainage and landscape impacts to the surrounding areas. Besides, the applicant has committed to comply with the approval conditions should the application be approved.

*Response to Departmental Comments*

Comments from Government Departments	Applicant's Responses
<b>Transport Department</b>	
TD asked the applicant to provide the means of loading / unloading due to the development	The goods will be loaded / unloaded by hiring commercial vehicles to transport them to the nearest available parking sites. The goods will then be handled by workers to move to the site.
TD asked the applicant to note the local access between Kam Sheung Road and the site is not managed by them.	Noted.
<b>Drainage Services Department</b>	
DSD enquired if there is any site formation works to be carried out under this application and if the applicant would maintain the same drainage facilities as those implemented under previous planning application.	The applicant confirms there is no site formation work to be carried out under this application and it would maintain the same drainage facilities as those implemented under previous planning application.

Should you have any further question, please be free to contact with the undersigned at 2926 8206.

Yours sincerely,



(Ivan TSOI)  
for Director of the Hong Kong Observatory

[illegible]

**Appendix II of**  
**RNTPC Paper No. A/YL-KTS/952**

**Previous s.16 Applications covering the Application Site**

**Approved Applications**

<b>Application No.</b>	<b>Use/Development</b>	<b>Date of Consideration</b>
A/YL-KTS/254	Proposed Extension of Yuen Kong School	3.8.2001
A/YL-KTS/564	Proposed Temporary Training Centre for Construction Industry for a Period of 3 Years	18.5.2012 [revoked on 18.11.2012]
A/YL-KTS/595	Proposed Temporary Training Centre for Construction Industry for a Period of 3 Years	8.2.2013 [revoked on 8.11.2013]
A/YL-KTS/629	Temporary Training Centre for Construction Industry for a Period of 3 Years	21.2.2014
A/YL-KTS/723	Renewal of Planning Approval for Temporary Construction Industry for a Period of 3 Years	9.12.2016 [revoked on 22.5.2017]
A/YL-KTS/752	<del><b>Renewal of Planning Approval for</b></del> Temporary Training Centre for Construction Industry for a Period of 3 Years	22.12.2017
A/YL-KTS/859	Renewal of Planning Approval for Temporary Training Centre for Construction Industry for a Period of 3 Years	6.11.2020



**Government Departments' General Comments**

**1. Land Administration**

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

- no adverse comment on the application; and
- there is no approved nor under processing Small House application at the application site (the Site).

**2. Traffic**

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

- no further comment on the application from traffic engineering perspective having reviewed the further information (FI) submitted by the applicant (**Appendix Ia**).

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

- no objection to the application.

**3. Environment**

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

- no objection to the application; and
- there was no environmental complaint concerning the application site (the Site) received in the past three years.

**4. 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 maintain the existing drainage facilities implemented under the previous planning application and submit condition records of the existing drainage facilities to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

**5. 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.

## 6. Landscape

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- no objection to the application from landscape planning perspective; and
- as the Site falls within "Village Type Development" ("V") zone, which is non-landscape sensitive zoning, there is no adverse landscape impact arising from the proposed development within the Site is anticipated.

## 7. Building Matters

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

- before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on Site, prior approval and consent of the Building Authority should be obtained, otherwise they are Unauthorised Building Works under the Buildings Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.

## 8. District Officer's Comments

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

- his office has not received any local's comment on the application and he has no particular comment on the application.

## 9. Other Departments

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

**Recommended Advisory Clauses**

- (a) prior planning permission should have been obtained before commencing the proposed use at the application site (the Site);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - the applicant has applied for a Temporary Government Land Allocation (“TGLA”) for the purpose of the office and storage at the Site. Should the Town Planning Board decide to approve the application, there is no guarantee at this stage that the TGLA application would be approved. Such application will be dealt with by LandsD acting in the capacity of the landlord at their discretion, and if it is approved under such discretion, the approval would be subject to such terms and conditions as may be imposed by LandsD; and
  - the vehicular access to the Site from Kam Sheung Road falls partly within a private Lot 1571 RP in DD. 106. There is no guarantee of right-of-way to the Site and the applicant should make his own access arrangements to the Site;
- (c) 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 LandsD. The management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
  - any access connecting the Site and Kam Sheung Road is not and shall not be maintained by his office; and
  - adequate drainage measures should be provided to prevent surface water running from the Site to nearby public road and drains;
- (e) to note the comments of the 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;
- (f) to note the comments of the Director of Fire Services (D of FS) that:
  - the applicant is advised that the installation /maintenance/ modification/ repair work of fire service installation (FSI) shall be undertaken by an Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to the D of FS; and
  - the applicant shall be reminded that 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; and

- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
  - the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
  - if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BA, they are unauthorised building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the captioned application;
  - for 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 application site under the BO;
  - before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on application site, prior approval and consent of the BA should be obtained, otherwise they are UBW under the BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
  - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
  - detailed checking under the BO will be carried out at building plan submission stage.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates  
A/YL-KTS/952

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

元崗村丈量約份第 106 份的政府土地，前身為元崗公立學校，而於 2009 年前因收地不足而廢校，而附近的元崗幼稚園現服務元崗村及區內的低收入家庭，但因校舍地方有限，未能容納更多有需要之兒童入讀，深感遺憾，亦經常受能助，故此，希望三年後有機會重新建地為「元崗幼稚園」，以提供更優質的教學環境，更可為區內基層少數族裔、新移民解決入學問題。

「提意見人」姓名/名稱 Name of person/company making this comment 元崗幼稚園

簽署 Signature



日期 Date 21. 2. 2023

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



**A/YL-KTS/952 Yuen Kong Tsuen ex-Yuen Kong Public School**  
10/03/2023 01:48

From: [REDACTED]  
To: tpbpd <tpbpd@pland.gov.hk>  
Cc: paul <paul@designinghongkong.com>  
File Ref:

**A/YL-KTS/952 ex-Yuen Kong Public School**

Government Land in D.D.106, Yuen Kong Tsuen, Pat Heung, Yuen Long

Site Area: Government Land of about 1,530 m<sup>2</sup>

Zoning : "VTD"

Applied Use : Office and Warehouse

Dear TPB Members,

So much for the Construction Industry Training Centre approved in Nov 2020, the school site is actually being operated as a warehouse.

This is government land, it should be used for community purposes. Every district is in deficit with a number of community services.

Is the basketball court being used by the community?

Mary Mulvihill

**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Cc:** paul <paul@designinghongkong.com>  
**Date:** Monday, 12 October 2020 3:09 AM CST  
**Subject:** A/YL-KTS/859 Yuen Kong Tsuen ex-Yuen Kong Public School

Dear TPB Members,

Approval of 723 was revoked due to non-compliance on drainage and subsequently approved again as 752 on 22 Dec 2017.

The applied use was to make use of the **existing vacant ex-Yuen Kong Public School** which had been closed down since 2009 so presumably was at one point zoned GIC?

This is Government Land and an ex school. In April last year Judge Anderson

Chow ruled that "private treaty grants" and "exchanges" were unconstitutional. However, the "free building license" was upheld as a lawful traditional right of the New Territories indigenous inhabitants.

Previously villagers who do not own any land can ask the government to sell them public space at a discount under what is known as a private treaty grant. Those who own land which is not suitable for housing can apply to exchange it with the government, possibly also without paying a premium. **These last two avenues will cease to exist in six months.** So the 'VTC' zoning is not in line with the ruling.

This site should therefore be rezoned to GIC to reflect both its current and historical use.

This would streamline procedures and cut down on administrative burden.

Members please raise questions as this impacts a number of sites.

Mary Mulvihill

From: [REDACTED]  
To: "tpbpd" <tpbpd@pland.gov.hk>  
Sent: Thursday, November 17, 2016 1:42:00 AM  
Subject: A/YL-KTS/723 Yuen Kong Tsuen

A/YL-KTS/723

Government Land in D.D.106, Yuen Kong Tsuen, Pat Heung, Yuen Long

Site Area: Government Land of about 1,530 m<sup>2</sup>

Zoning : "Village Type Development"

Applied Use : Training Centre for Construction Industry

Dear TPB Members,

Here again is an amenity that has gone through a number of renewals. The word Temporary is no longer appropriate.

The site appears to be that of a decommissioned school and it has a basketball court. It would appear to be an excellent site for an training establishment and the construction industry is certainly in need of more professional and educated workers.

If this establishment is providing an essential service then it is high time steps are taken to make it a permanent use via rezoning to GIC. As it is Government Land no private individual would be affected.

This would allow the centre to make long term plans and invest in the premises.

TPB members should ask the relevant departments to clarify the future

plans for the site and encourage good community planning by phasing out some of the long term temporary uses by providing operators with the certainty of long tenure.

Mary Mulvihill

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

**參考編號**

**Reference Number:**

230310-232112-00732

**提交限期**

**Deadline for submission:**

10/03/2023

**提交日期及時間**

**Date and time of submission:**

10/03/2023 23:21:12

**有關的規劃申請編號**

**The application no. to which the comment relates:**

A/YL-KTS/952.

**「提意見人」姓名/名稱**

**Name of person making this comment:**

先生 Mr. ng

**意見詳情**

**Details of the Comment :**

康文署健身室/ 籃球場



**Appendix II of**  
**RNTPC Paper No. A/YL-KTS/952**

**Previous s.16 Applications covering the Application Site**

**Approved Applications**

<b>Application No.</b>	<b>Use/Development</b>	<b>Date of Consideration</b>
A/YL-KTS/254	Proposed Extension of Yuen Kong School	3.8.2001
A/YL-KTS/564	Proposed Temporary Training Centre for Construction Industry for a Period of 3 Years	18.5.2012 [revoked on 18.11.2012]
A/YL-KTS/595	Proposed Temporary Training Centre for Construction Industry for a Period of 3 Years	8.2.2013 [revoked on 8.11.2013]
A/YL-KTS/629	Temporary Training Centre for Construction Industry for a Period of 3 Years	21.2.2014
A/YL-KTS/723	Renewal of Planning Approval for Temporary Construction Industry for a Period of 3 Years	9.12.2016 [revoked on 22.5.2017]
A/YL-KTS/752	Renewal of Planning Approval for Temporary Training Centre for Construction Industry for a Period of 3 Years	22.12.2017
A/YL-KTS/859	Renewal of Planning Approval for Temporary Training Centre for Construction Industry for a Period of 3 Years	6.11.2020



**Government Departments' General Comments**

**1. Land Administration**

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

- no adverse comment on the application; and
- there is no approved nor under processing Small House application at the application site (the Site).

**2. Traffic**

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

- no further comment on the application from traffic engineering perspective having reviewed the further information (FI) submitted by the applicant (**Appendix Ia**).

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

- no objection to the application.

**3. Environment**

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

- no objection to the application; and
- there was no environmental complaint concerning the application site (the Site) received in the past three years.

**4. 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 maintain the existing drainage facilities implemented under the previous planning application and submit condition records of the existing drainage facilities to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

**5. 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.

## 6. Landscape

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- no objection to the application from landscape planning perspective; and
- as the Site falls within "Village Type Development" ("V") zone, which is non-landscape sensitive zoning, there is no adverse landscape impact arising from the proposed development within the Site is anticipated.

## 7. Building Matters

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

- before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on Site, prior approval and consent of the Building Authority should be obtained, otherwise they are Unauthorised Building Works under the Buildings Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.

## 8. District Officer's Comments

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

- his office has not received any local's comment on the application and he has no particular comment on the application.

## 9. Other Departments

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

**Recommended Advisory Clauses**

- (a) prior planning permission should have been obtained before commencing the proposed use at the application site (the Site);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - the applicant has applied for a Temporary Government Land Allocation (“TGLA”) for the purpose of the office and storage at the Site. Should the Town Planning Board decide to approve the application, there is no guarantee at this stage that the TGLA application would be approved. Such application will be dealt with by LandsD acting in the capacity of the landlord at their discretion, and if it is approved under such discretion, the approval would be subject to such terms and conditions as may be imposed by LandsD; and
  - the vehicular access to the Site from Kam Sheung Road falls partly within a private Lot 1571 RP in DD. 106. There is no guarantee of right-of-way to the Site and the applicant should make his own access arrangements to the Site;
- (c) 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 LandsD. The management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
  - any access connecting the Site and Kam Sheung Road is not and shall not be maintained by his office; and
  - adequate drainage measures should be provided to prevent surface water running from the Site to nearby public road and drains;
- (e) to note the comments of the 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;
- (f) to note the comments of the Director of Fire Services (D of FS) that:
  - the applicant is advised that the installation /maintenance/ modification/ repair work of fire service installation (FSI) shall be undertaken by an Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to the D of FS; and
  - the applicant shall be reminded that 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; and

- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
  - the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
  - if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BA, they are unauthorised building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the captioned application;
  - for 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 application site under the BO;
  - before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on application site, prior approval and consent of the BA should be obtained, otherwise they are UBW under the BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
  - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
  - detailed checking under the BO will be carried out at building plan submission stage.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates  
A/YL-KTS/952

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

元崗村丈量約份第 106 份的政府土地，前身為元崗公立學校，而於 2009 年前因收地不足而廢校，而附近的元崗幼稚園現服務元崗村及區內的低收入家庭，但因校舍地方有限，未能容納更多有需要之兒童入讀，深感遺憾，亦經常受能助，故此，希望三年後有機會重新建地為「元崗幼稚園」，以提供更優質的教學環境，更可為區內基層少數族裔、新移民解決入學問題。

「提意見人」姓名/名稱 Name of person/company making this comment 元崗幼稚園

簽署 Signature



日期 Date 21. 2. 2023

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



**A/YL-KTS/952 Yuen Kong Tsuen ex-Yuen Kong Public School**  
10/03/2023 01:48

From: [REDACTED]  
To: tpbpd <tpbpd@pland.gov.hk>  
Cc: paul <paul@designinghongkong.com>  
File Ref:

**A/YL-KTS/952 ex-Yuen Kong Public School**

Government Land in D.D.106, Yuen Kong Tsuen, Pat Heung, Yuen Long

Site Area: Government Land of about 1,530 m<sup>2</sup>

Zoning : "VTD"

Applied Use : Office and Warehouse

Dear TPB Members,

So much for the Construction Industry Training Centre approved in Nov 2020, the school site is actually being operated as a warehouse.

This is government land, it should be used for community purposes. Every district is in deficit with a number of community services.

Is the basketball court being used by the community?

Mary Mulvihill

**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Cc:** paul <paul@designinghongkong.com>  
**Date:** Monday, 12 October 2020 3:09 AM CST  
**Subject:** A/YL-KTS/859 Yuen Kong Tsuen ex-Yuen Kong Public School

Dear TPB Members,

Approval of 723 was revoked due to non-compliance on drainage and subsequently approved again as 752 on 22 Dec 2017.

The applied use was to make use of the **existing vacant ex-Yuen Kong Public School** which had been closed down since 2009 so presumably was at one point zoned GIC?

This is Government Land and an ex school. In April last year Judge Anderson

Chow ruled that "private treaty grants" and "exchanges" were unconstitutional. However, the "free building license" was upheld as a lawful traditional right of the New Territories indigenous inhabitants.

Previously villagers who do not own any land can ask the government to sell them public space at a discount under what is known as a private treaty grant. Those who own land which is not suitable for housing can apply to exchange it with the government, possibly also without paying a premium. **These last two avenues will cease to exist in six months.** So the 'VTC' zoning is not in line with the ruling.

This site should therefore be rezoned to GIC to reflect both its current and historical use.

This would streamline procedures and cut down on administrative burden.

Members please raise questions as this impacts a number of sites.

Mary Mulvihill

From: [REDACTED]  
To: "tpbpd" <tpbpd@pland.gov.hk>  
Sent: Thursday, November 17, 2016 1:42:00 AM  
Subject: A/YL-KTS/723 Yuen Kong Tsuen

A/YL-KTS/723

Government Land in D.D.106, Yuen Kong Tsuen, Pat Heung, Yuen Long

Site Area: Government Land of about 1,530 m<sup>2</sup>

Zoning : "Village Type Development"

Applied Use : Training Centre for Construction Industry

Dear TPB Members,

Here again is an amenity that has gone through a number of renewals. The word Temporary is no longer appropriate.

The site appears to be that of a decommissioned school and it has a basketball court. It would appear to be an excellent site for an training establishment and the construction industry is certainly in need of more professional and educated workers.

If this establishment is providing an essential service then it is high time steps are taken to make it a permanent use via rezoning to GIC. As it is Government Land no private individual would be affected.

This would allow the centre to make long term plans and invest in the premises.

TPB members should ask the relevant departments to clarify the future

plans for the site and encourage good community planning by phasing out some of the long term temporary uses by providing operators with the certainty of long tenure.

Mary Mulvihill

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

**參考編號**

**Reference Number:**

230310-232112-00732

**提交限期**

**Deadline for submission:**

10/03/2023

**提交日期及時間**

**Date and time of submission:**

10/03/2023 23:21:12

**有關的規劃申請編號**

**The application no. to which the comment relates:**

A/YL-KTS/952.

**「提意見人」姓名/名稱**

**Name of person making this comment:**

先生 Mr. ng

**意見詳情**

**Details of the Comment :**

康文署健身室/ 籃球場

