

This document is received on 10 MAY 1977.
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/ML-NSW/299
	Date Received 收到日期	16 MAY 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)

Yuen Long Kam Kwong Church Limited 神召會元朗錦光堂有限公司

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

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Former Small Traders New Village Public School in D.D. 115, Small Traders New Village, Nam Sang Wai, Yuen Long 元朗南生圍小商新村丈量約份第115約地段前小商新村公立學校
(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 932.50 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 522.45 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	932.50 sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Nam Sang Wai Outline Zone Plan No. 南生圍分區計劃大綱核准圖編號 S/YL-NSW/8
(e) Land use zone(s) involved 涉及的土地用途地帶	"Undetermined" 「未決定用途」
(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"[#] (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」[#]。 N.A. 不適用

- ☒ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of..... "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 -

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

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

(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)
N.A. 不適用	N.A. 不適用	N.A. 不適用
N.A. 不適用	N.A. 不適用	N.A. 不適用
N.A. 不適用	N.A. 不適用	N.A. 不適用

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

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

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

- ☐ sent request for consent to the "current land owner(s)" on (DD/MM/YYYY)^{#&}
於 (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on (DD/MM/YYYY)[&]
於 (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on (DD/MM/YYYY)[&]
於 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on (DD/MM/YYYY)[&]
於 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

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

擬議社會福利設施 (綜合社區服務中心)

Proposal Social Welfare Facility (Integrated Community Service Center)

(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410.05.....sq.m ☐ About 約Proposed covered land area 擬議有上蓋土地面積522.45.....sq.m ☐ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目1.....

Proposed domestic floor area 擬議住用樓面面積0.....sq.m ☐ About 約Proposed non-domestic floor area 擬議非住用樓面面積522.45.....sq.m ☐ About 約Proposed gross floor area 擬議總樓面面積522.45.....sq.m ☐ 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)

Proposed Uses : Integrated Community Service Center 綜合社區服務中心，構築物數目：1，共一層，高度為7.43 米。

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

2

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

1

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位

Others (Please Specify) 其他 (請列明)

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)

Proposed operating hours 擬議營運時間

...時間為星期一至五上午9時30分至下午5時30分，星期六上午9時30分至下午1時30分，星期日及公眾假期休息。

(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)) <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，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 No 否	<input type="checkbox"/> Please provide details 請提供詳情 <input checked="" type="checkbox"/>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是 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 <input type="checkbox"/></td> <td>No <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 <input type="checkbox"/>	No <input type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes <input type="checkbox"/>	No <input 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。

申請人尋求批予規劃許可，准許將申請地點(前小商新村公立學校)用作擬議社會福利設施用途。

本中心的宗旨是透過提供多元化的服務，讓服務使用者達至自我實現、強化家庭和塑造健康的社會文化。我們盼望在申請地點營造一個舒適的環境，幫助服務使用者在關係上成長，並為精神健康上有需要的人士提供服務。

本發展計劃牽涉的非住用樓面面積為522.45平方米。申請地點主要依靠一條通道連接小商路。

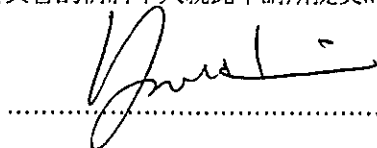
This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in an application to the Board and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署



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

Hui Wing-yan, Celia 許詠恩

General Secretary 總幹事

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☐ 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 Yuen Long Kam Kwong Church Ltd. 神召會元朗錦光堂有限公司

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

Date 日期 31/3/2022..... (DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese 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 deposited at the Planning Enquiry Counters of the Planning Department for general information.)

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Former Small Traders New Village Public School in D.D. 115, Small Traders New Village, Nam Sang Wai, Yuen Long 元朗南生圍小商新村丈量約份第115約地段前小商新村公立學校
Site area 地盤面積	<u>932.50</u> sq. m 平方米 <input type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Nam Sang Wai Outline Zone Plan No. 南生圍分區計劃大綱核准圖編號 S/YL-NSW/8
Zoning 地帶	"Undetermined" 「未決定用途」
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	擬議社會福利設施 (綜合社區服務中心) Proposal Social Welfare Facility (Integrated Community Service Center)

(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	N.A.不適用 <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	522.45 <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	0	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N.A.不適用 <input type="checkbox"/> (Not more than 不多於) m 米	
		N.A.不適用 <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	7.43 <input type="checkbox"/> (Not more than 不多於) m 米	
		1 <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	N.A.不適用 <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		3
	Private Car Parking Spaces 私家車車位 2 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 1 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 0 Others (Please Specify) 其他 (請列明) _____ _____		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		0
	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 _____ _____		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" 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"/>
1. FS Plan (AS-BUILT)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. DRAINAGE LAYOUT (AS-BUILT)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)		
1. The letter from Planning Department for accept "Compliance with Approval Condition(f) - Submission of Records of the Existing drainage facilities"	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. 一份發展前小商新村公立學校為社會福利設施 (綜合社區服務中心)計劃書	<input checked="" 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。



錦光元朗綜合社區服務中心
Kam Kwong Integrated Community Service Center - Yuen Long

發展前小商新村公立學校為社會福利設施 (綜合社區服務中心) 計劃書

背景

由 2014 年 9 月開始，錦光元朗綜合社區服務中心 (下稱「本機構」) 在神召會元朗錦光堂全數資助下成立，借用教會內的一個房間展開服務。服務範圍以元朗市、天水圍、錦田及屯門的家庭為主。除了各類型的家庭活動，還有婚姻輔導、個人輔導服務、青少年及兒童、長者、少數族裔服務等。服務形式包括大型社區活動、小組、個案跟進，同時為有需要而合資格的家庭提供食物銀行服務。

機構特點

一. 服務具高彈性

由於現時服務由神召會元朗錦光堂全數資助，服務可以彈性地配合不同類型個案的需要、回應地區的需求；而由於人手、機構結構簡單，推行上也可以快捷地處理。而且本機構致力提供專業的服務，社工們在社福界的輔導及服務經驗都超過十年。因此本機構雖然只成立約三年，但服務與其他志願機構無異。

二. 地區關係良好

本機構過去與不同幼兒學校、中小學、老人中心、區議會等合作，發展了良好的服務網絡，也透過不同的地區組織，掌握獨居長者、長者、貧窮家庭等有需要的家庭進行定期探訪。

三. 龐大義工網絡

本機構定期向神召會元朗錦光堂招募熱心社區服務的義工，人數逐年上升，為提供有效社會服務努力。而本機構的義工，部份為區內的婦女，透過定期義工服務，讓婦女到社區更投入，自我形像也得以提升。

四. 資源略為不足

本機構雖然有神召會元朗錦光堂全力支持，但是本機構是獨立運作，並以香港現行社會服務模式為市民提供服務，所需資源極多，實在需要尋求社區上更多支援。

服務特色

一. 成為現時社會服務的橋樑

現時香港的福利制度完善，為各階層提供多元化的社會服務，而且力求緊貼社會變化，服務推陳出新。唯地區人士的需求實在不斷轉變，此時也無可避免地出現不同的服務空間。例如，本機構與部份中學合作，協助學生擴闊生活圈子、上門探訪；與綜合家庭服務中心合作，安排義工上門，指導肌肉萎縮症患者簡單煮食、家庭生活指導；協助精神病康復者與地區現有的服務連繫；為貧窮家庭安排二手傢俱；協助區內市民按需要尋求相關的服務；服務區內少數族裔，服務包括：探訪，合辦活動，青少年融入小組等。務求成為市民與區內各政府部分和服務的橋樑，讓市民得到適切的幫助。

二. 提供高質素義工團隊服務

本機構定期招募義工，並提供訓練，除了基本義工守則，也包括輔導技巧、團隊合作的訓練，並會定期檢討；也會因應服務性質，提供額外的訓練，例如：話劇訓練等。除了組織及訓練義工們，到各中小學以生命教育為題，進行話劇表演外，也以到戶的形式為癌症康復者、肌肉萎縮症患者、精神病康復者提供不同類型的家居服務，讓他們能有尊嚴地生活。

三. 運用靈性與輔導結合模式

本機構按照服務使用者的情況，以靈性與心理輔導的結合模式，提供全面的輔導服務。例如，協助精神病康復者適應社區生活時，按其需要轉介至教會內接受靈性的照顧，以朋輩的方式支援。

地區需要

2016年元朗區總人口為614,178人¹，比十年前增加15%²，到2024年元朗區人口將達685,200人³。未來幾年，元朗單計私人屋苑就會新增約16,606伙。因此，預計元朗區將有大批人口遷入。同時元朗區人口的年齡中位數為42.1，是全港18區中最年青的區域⁴。地區的青年工作因此特別重要。而元朗區居民的收入在18區中處於較低的水平。根據統計結果，元朗區2016年每月主要職業收入中位數為\$14,500，家庭收入中位數為\$23,000，兩者均在全港18區中排第12位。區內也有不少貧窮家庭亟待援助。

元朗區人口佔全港人口的8.37%，但卻有20.41%的居港尼泊爾人，為全港第二多尼泊爾人居住的區域，僅次於油尖旺區⁵。有23.9%的尼泊爾裔全日制學生的上課地點在元朗，為全港最多的分區。此外，有11.77%的巴基斯坦人(全港第二多)居於元朗，同時8.3%的巴基斯坦人固定工作地點是在元朗區，屬全港最高。最後，有8.63%的印尼人居於元朗，為全港第三多。因此，少數族裔服務也是一個重點範疇。

學生佔元朗區人口的15.3%，屬全港第二高，僅次於沙田區。在15-19歲的組別中，有多達22.8%的人口並非學生，當中有71.0%的身分為僱員。這兩個比例均為全港最高。因此青少年就業是其中一個重要的課題。

1. 政府統計處《2016年中期人口統計》主要統計表A201a-按區議會分區及年劃分的人口。

2. 政府統計處《2016年中期人口統計》主要統計表A201b-按區議會分區劃分的人口變動百分率。

3. 規劃署人口分布推算小組《「人口分布推算2015-2024」報告書》(2014)。

4. 政府統計處《2016年中期人口統計》主要統計表A203b-按區議會分區及年劃分的年齡中位數。

5. 政府統計處《2016年中期人口統計》主要統計表A205a-按種族、年及區議會分區劃分的人口。

議中心開放時間

星期一至五	各類型服務、電話輔導、預約個案輔導服務，設偶到服務
星期六	只接受預約服務、個別班組及營會活動
星期日及公眾假期	休息

服務發展計劃

隨著 Grand YOHO 等大型私人屋苑入伙，未來尚有尚悅坊等新屋苑，整個元朗市將面對貧富差距的增加，社會的和諧、公共資源的分配將因而受到挑戰；青少年的需要及年輕家庭的需要會更加明顯；少數族裔的議題將愈趨重要。為回應社區需要，本機構擬於前小商新村公立學校的位置開辦綜合社區服務中心，其發展重心如下：

- 一. 「關係成長」將成為重要的議題，人與自己、人與他人、人與社區，身心靈的整全發展，將減少情緒困擾。
- 二. 支援貧窮家庭以獲得與一般家庭相近的成長機會，例如親子相處時間、教養技巧、學童發展所長的機會等等。
- 三. 青少年培育，例如價值觀、自我認識、情緒管理等等。
- 四. 少數族裔在本地的適應與成長。
- 五. 營辦社會企業，為弱勢社群提供就業、社交訓練場所；自力更生，提升自尊感。

為配合中心未來三年的五個發展重點，服務發展如下：

服務範疇	服務規劃	具體例子	配合設施
1, 2	加強親子關係	親子營、兒童遊戲輔導、親子活動	遊戲室、活動室、廚房、輔導室
1	婚姻生活培育	婚前輔導、婚姻輔導、夫婦營、男士小組、女士小組	多功能活動室、廚房
3	兩性關係	戀愛工作坊	多功能活動室、廚房
1	家庭生活	到戶指導長期病患者照顧子女	會議室、廚房
1, 2, 3, 4	社區大型活動	「愛·擁抱」、「活出愛」、節期探訪、正向文化推廣	活動室、多功能活動區
1, 2	青年課後活動	提供不同球類、桌上遊戲、棋藝等	多功能活動室
1, 2	學生補習支援	協助學習有困難的學生	活動室、多功能活動區
3	朋輩支援、服務別人的機會	義工招募、訓練、服務機會	會議室
3	青少年發展	師友同行計劃、自我認識小組、技能培訓、興趣小組	輔導室、活動室
4	少數族裔定期活動	增加對城市的認識，提升歸屬感；補習班提升學習技巧等	輔導室、活動室、會議室
4	少數族裔成長活動	個人輔導、自我認識小組、朋輩成長計劃	輔導室、活動室
1	學校小組	情緒小組、戀愛工作坊、價值觀講座等	多功能活動室、活動室
2	食物支援	按家庭狀況給予食物、超市券支援，及定期探訪	儲物室
1, 2, 3, 4	與機構合作不同類型的活動	個案轉介至各小組	會議室、輔導室
5	社會企業	波波池、繩網陣、飾物展銷	多功能活動室、廚房、活動室
6	靈性與輔導結合	輔導技巧訓練、自我認識工作坊、專業提升訓練	活動室、多功能活動區
5	社會資本	婦女義工團、「銀髮」樂隊	多功能活動室、廚房、活動室
2	基層關顧	擺設街站、社區展覽、上門探訪、危機支援、物資轉贈、社區關懷訓練	多功能活動室、輔導室、活動室
6	個人輔導（預約）	情緒輔導、個人成長、心靈創傷	輔導室

1. 關係成長	2. 關顧貧窮	3. 青少年培育
4. 少數族裔	5. 社會企業	6. 專業輔導

為配合本機構的不同服務，擬議中心設施包括：輔導室、活動室、遊戲室、多功能活動室、廚房、會議室、儲物室等。同時，為方便傷健人士，中心擬設有傷健洗手間及車位。

義務諮詢團隊

本機構在過去的發展中，透過不同專業界別的肢體，得到各種的支援，例如臨床心理學家譚蔚頤小姐、商人周家偉先生、會計師方日昇先生等等。

參考理論

1. 相依理論

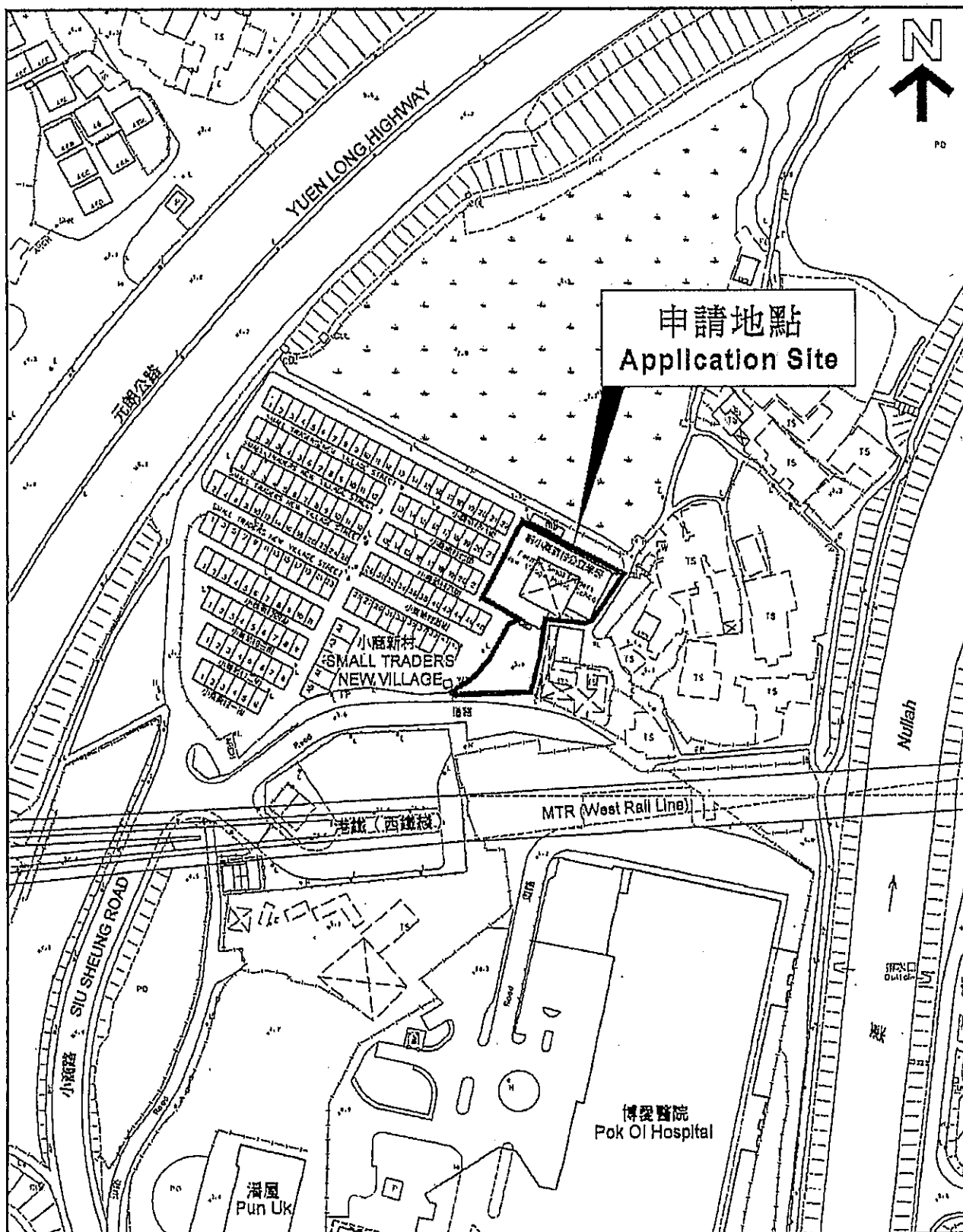
相依理論最基本的信念，相信人自幼與撫育者產生血肉相連的關係模式，影響至整個人的成長、對人生的探索。年幼的親密經驗，形式了一個人對世界的安全感，及日後的人際關係。觀乎現時許多的破碎家庭、跨代教養、跨境兒童等等，令孩子自幼經驗的親密關係扭曲，長遠帶來婚姻及家庭的問題，影響社會文化發展。中心的服務以處理個人成長的根本入手，處理人與自己、人與他人及人與環境的關係。

2. 復元模式

復元模式主要處理精神病康復者的復元過程中所需要的元素。世界衛生組織於 2014 年的研究指出，單是精神分裂症已經影響全球 2,100 萬人口；根據醫管局的資料，本港 2013 年就有超過 200,000 人接受精神科治療。精神情緒病患的出現，除了因為腦部傳遞物質出現問題，也牽涉個人成長經歷和回應環境的能力。

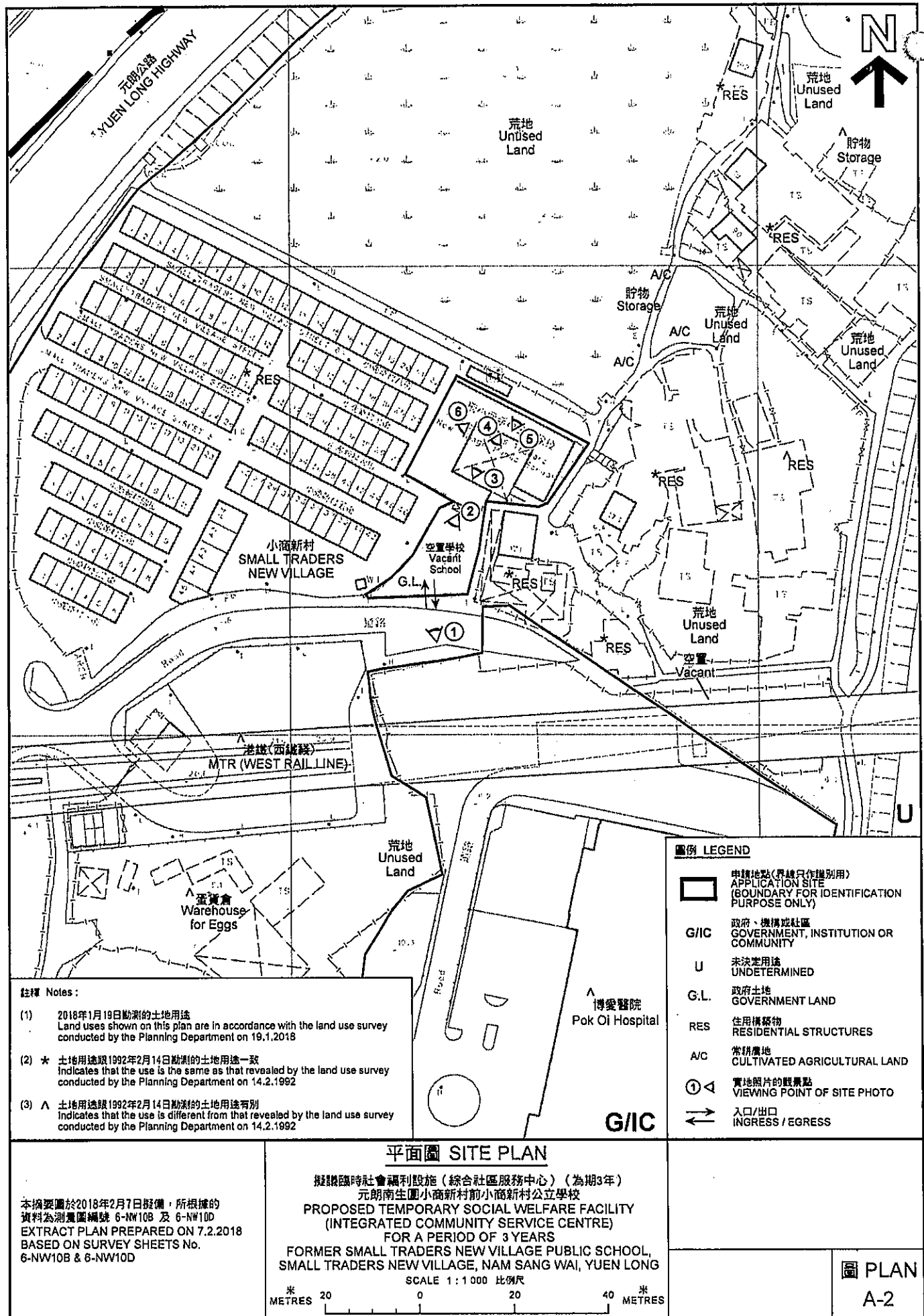
3. 靈性向導

不少的輔導學家、心理學者相信，人脫離了靈性的向導，只追求自我，在面對自己、環境及複雜的人際關係時，如果處理失當，也會產生各類型的情緒失調及精神病患。而透過與教會合作，提供健康的關愛環境、穩定的朋輩群體，對情緒需要較大的服務使用者特別有效。



(摘錄自申請人於 10.1.2018 呈交的申請書)
(Extract from Applicant's
Submission of 10.1.2018)

繪圖 DRAWING
A-1





黃屋村
WONG UK TSUEN

YUEN LONG HIGHWAY

小商新村
SMALL TRADERS
NEW VILLAGE

MTR (West Rail Line)

港鐵 (西鐵綫)

SIU SHEUNG ROAD

潘屋
Pun Uk

博愛醫院
Pok Oi Hospital

仙公路 元朗段
CASTLE PEAK ROAD - YUEN LONG

圖例 LEGEND



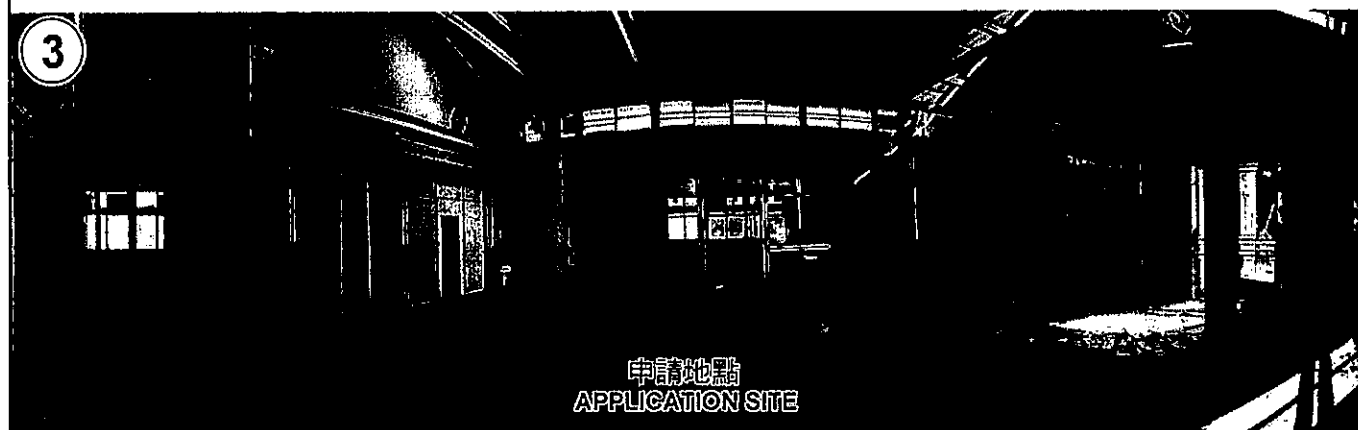
申請地點(界線只作識別用)
APPLICATION SITE
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)

本摘要圖於2018年1月31日擬備，所根據
的資料為地政總署於2017年4月29日拍攝
的航攝照片編號 E023759C
EXTRACT PLAN PREPARED ON 31.1.2018
BASED ON AERIAL PHOTO No.
E023759C TAKEN ON 29.4.2017
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

擬議臨時社會福利設施(綜合社區服務中心)(為期3年)
元朗南生國小商新村前小商新村公立學校
PROPOSED TEMPORARY SOCIAL WELFARE FACILITY
(INTEGRATED COMMUNITY SERVICE CENTRE)
FOR A PERIOD OF 3 YEARS
FORMER SMALL TRADERS NEW VILLAGE PUBLIC SCHOOL,
SMALL TRADERS NEW VILLAGE, NAM SANG WAI, YUEN LONG

圖 PLAN
A-3



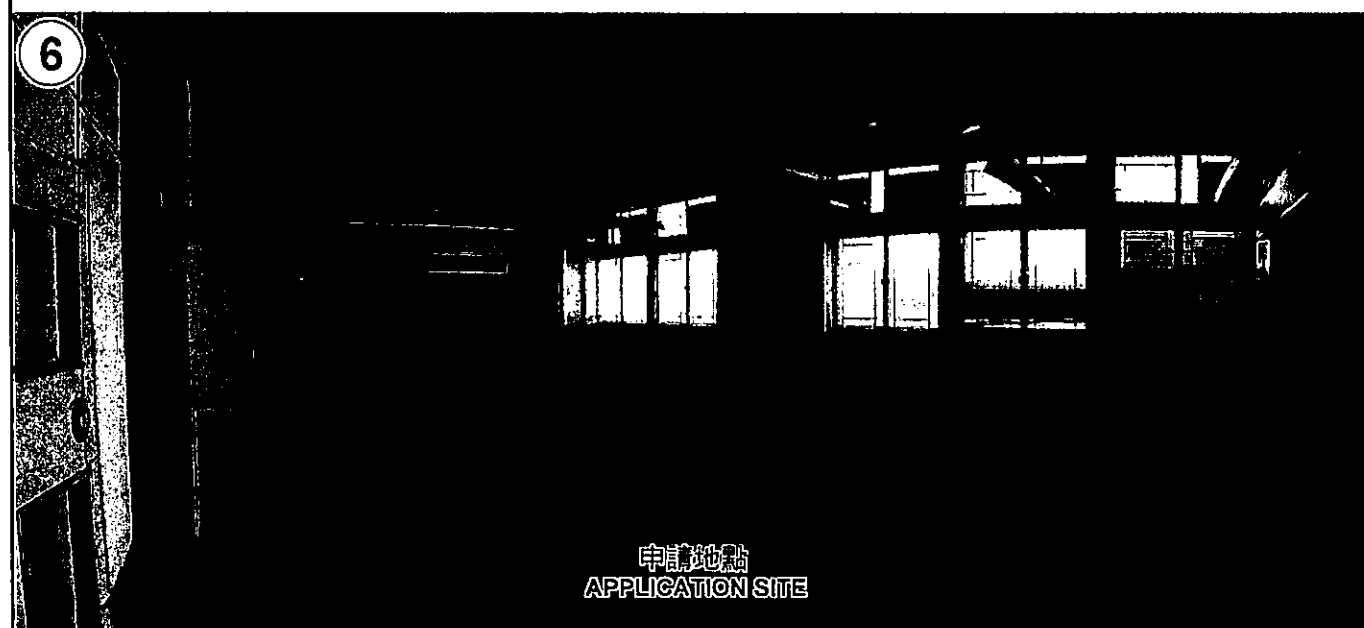
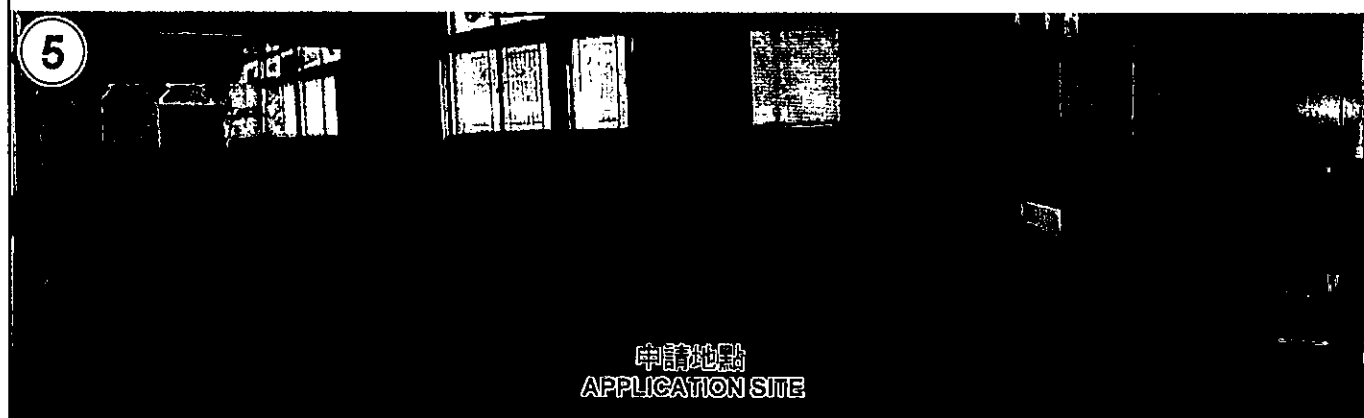
申請地點界線只作識別用 APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

本圖於2018年1月31日擬備，所根據的資料為攝於2018年1月16日的實地照片
PLAN PREPARED ON 31.1.2018
BASED ON SITE PHOTOS
TAKEN ON 16.1.2018

擬議臨時社會福利設施（綜合社區服務中心）（為期3年）
元朗南生圍小商新村前小商新村公立學校
PROPOSED TEMPORARY SOCIAL WELFARE FACILITY
(INTEGRATED COMMUNITY SERVICE CENTRE)
FOR A PERIOD OF 3 YEARS
FORMER SMALL TRADERS NEW VILLAGE PUBLIC SCHOOL,
SMALL TRADERS NEW VILLAGE, NAM SANG WAI, YUEN LONG

圖 PLAN
A-4a



實地照片 SITE PHOTOS

本圖於2018年1月31日擬備，所根據的資料為攝於2018年1月16日的實地照片
 PLAN PREPARED ON 31.1.2018
 BASED ON SITE PHOTOS
 TAKEN ON 16.1.2018

擬議臨時社會福利設施（綜合社區服務中心）（為期3年）
 元朗南生圍小商新村前小商新村公立學校
 PROPOSED TEMPORARY SOCIAL WELFARE FACILITY
 (INTEGRATED COMMUNITY SERVICE CENTRE)
 FOR A PERIOD OF 3 YEARS
 FORMER SMALL TRADERS NEW VILLAGE PUBLIC SCHOOL,
 SMALL TRADERS NEW VILLAGE, NAM SANG WAI, YUEN LONG

圖 PLAN
 A-4b

NEW WATER CLOSET C/W PLASTIC FAMILY
TOILET SEAT W/ BUILT-IN GOLD SEAT

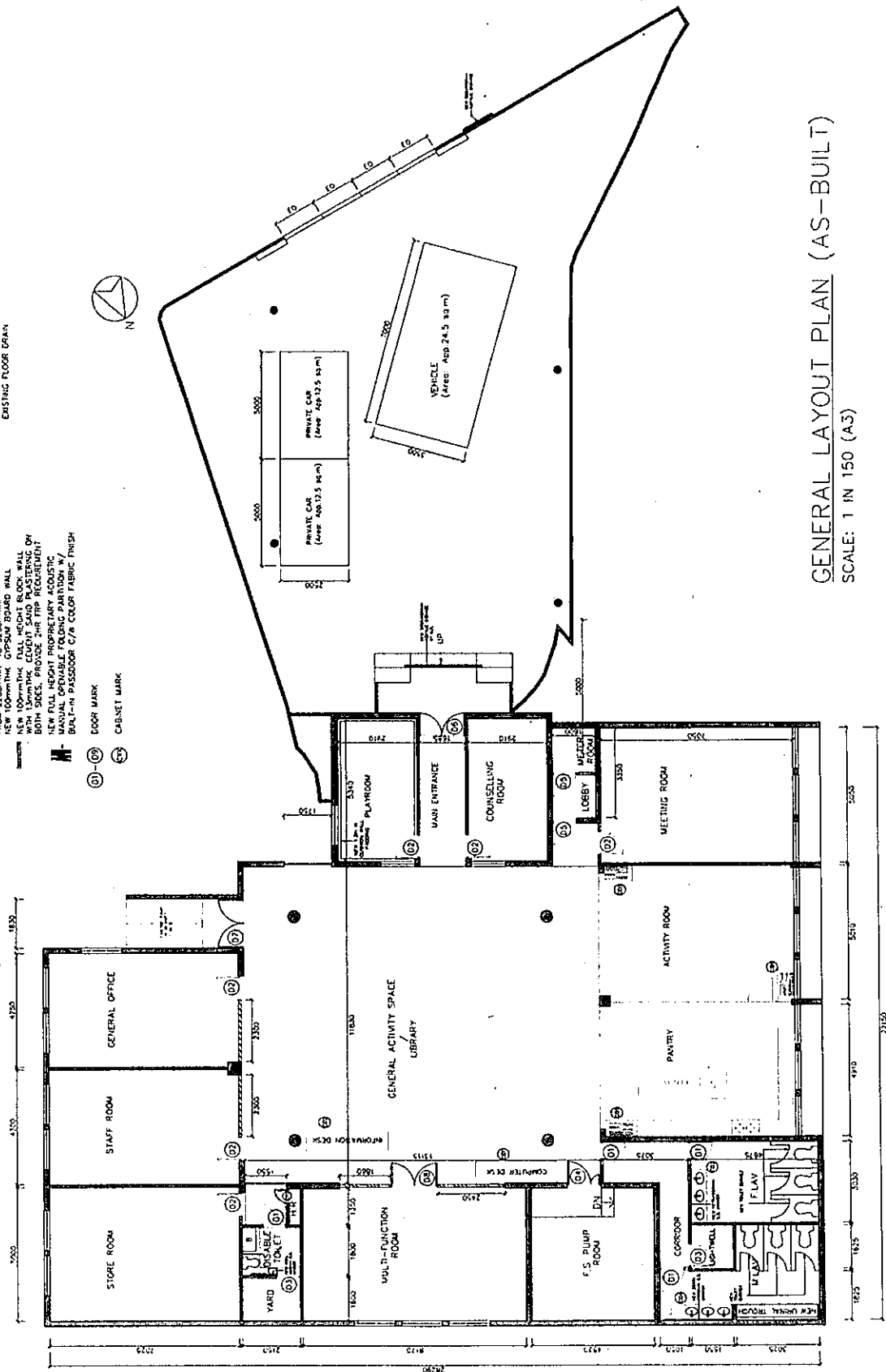
NEW WASH BASIN

NEW 800x500x1200mm WALL-MOUNTED
HORIZONTAL BABY CHANGING STATION W/
ACCORDANCE COMPLY WITH THE REQUIREMENT
ON BP 22063

1500x1200mm MANDATORY SPACE IN O/SABLE
TOILET AND OUTSIDE O/SABLE TOILET

EXISTING FLOOR DRAIN

- EXISTING WALLS AND COLUMNS
WALLS TO BE REPLACED
NEW 100MM THICK GYPSUM BOARD WALL
NEW 100MM THICK GYPSUM BOARD WALL W/
SOUND INSULATION
FROM FFL TO 2200mm -
NEW 100MM THICK WITH 100MM THICK
INSULATION TO BE INSTALLED ON BOTH SIDES
FROM 2200mm TO 3230mm -
NEW 100MM THICK GYPSUM BOARD WALL
NEW 100MM THICK FULL HEIGHT SLOOT WALL
ON BOTH SIDES. PROVIDE THE FIRE REQUIREMENT
NEW FULL HEIGHT PROPRIETARY ACOUSTIC
BATTING, OPTIONAL FILING PARTITION W/
MINIMUM PASSDOOR C/FB COAST FABRIC FINISH



GENERAL LAYOUT PLAN (AS-BUILT)
SCALE: 1 IN 150 (A3)

SCALE: 1 IN 150 (A3)

115627 **1731084**

RENOVATION OF FORMER
SMALL TRADERS NEW VILLAGE
PUBLIC SCHOOL FOR KAM
KWONG INTEGRATED
COMMUNITY SERVICE CENTER -
YUEN LONG

DRAWING TITLE 圖紙名稱

GENERAL LAYOUT PLAN
(AS-BUILT)

651 131 1
651 131 1

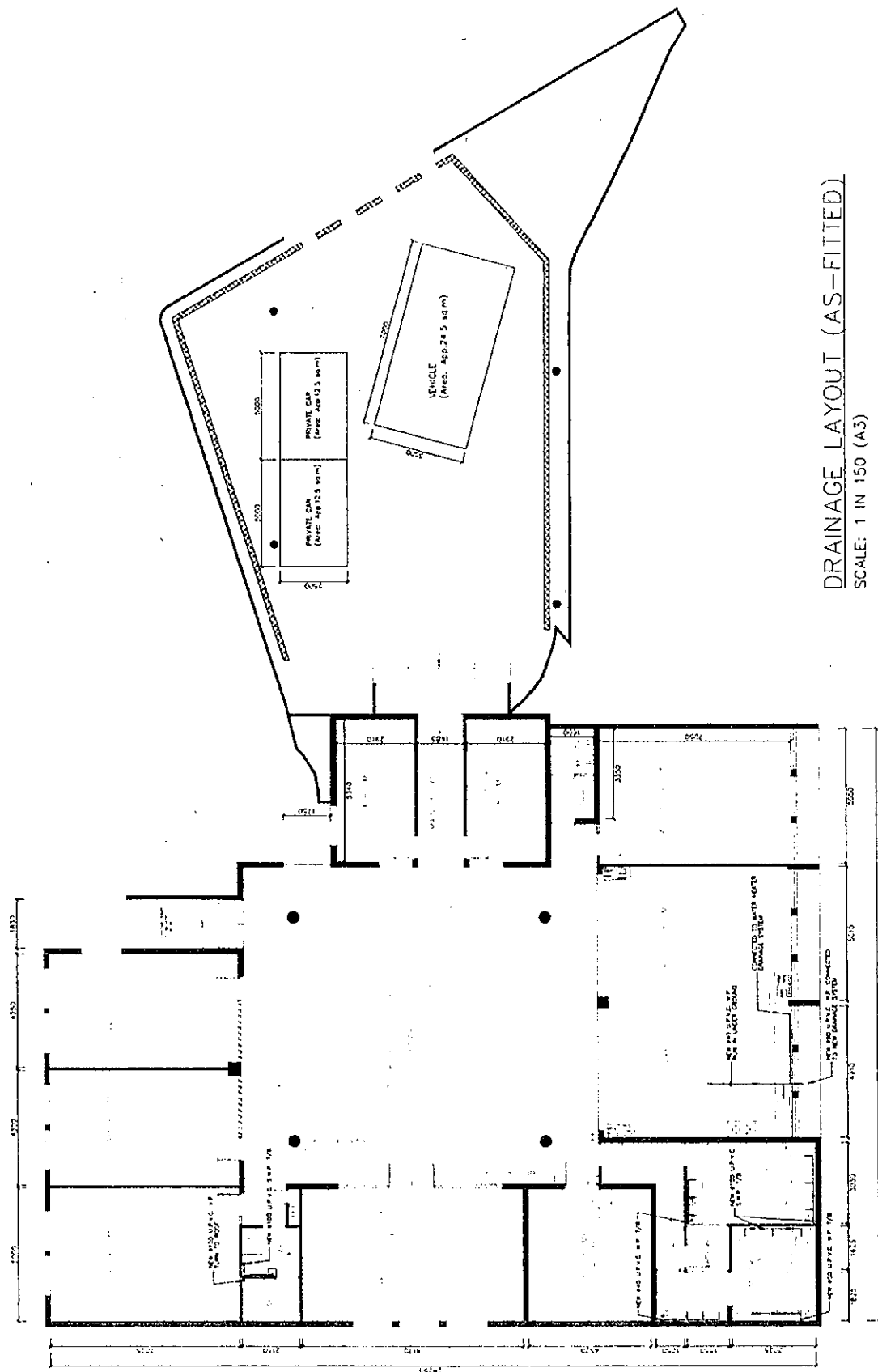
1072
C. 1072

12/16/93 MTH

MECHANICAL

Table 1

02/05/2022



DRAINAGE LAYOUT (AS-FITTED)
SCALE: 1 IN 150 (A3)

SCALE: 1 IN 150 (A3)

PROJECT FUND

RENOVATION OF FORMER
SMALL TRADERS NEW VILLAGE
PUBLIC SCHOOL FOR KAM
KONG INTEGRATED
COMMUNITY SERVICE CENTER +
YUEN LONG

DRAFTING TITLE 國家公局

DRAINAGE LAYOUT (AS-BUILT):

kg 20 419 kg

1991

ME 5 751487

62-00000

1600 1700 1800

1000

-
HSE & CIVIL

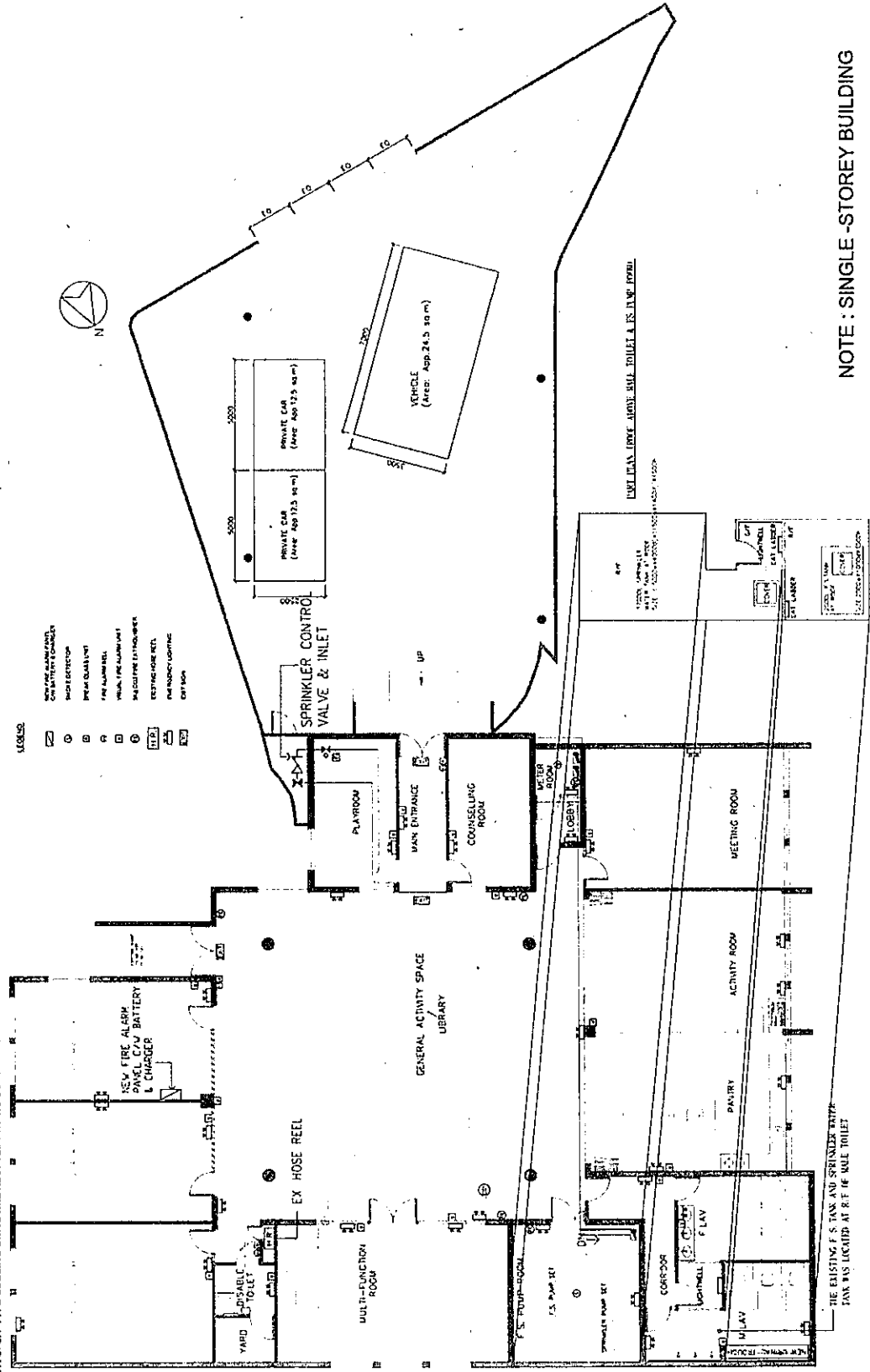
51

02/05/2022

THE

F.S. NOTES :

1. THE SPRINKLER SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH LPC RULES INCORPORATING BS EN 12841 : 2003 AND HKFSD CIRCULAR LETTERS NO. 32006
2. THE HAZARD CLASSIFICATION OF THE SPRINKLER SYSTEM SHALL BE ON1
3. MODIFIED HOSE REEL SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH CODES OF PRACTICE 2012
4. AUTOMATIC FIRE ALARM & DETECTION SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH LPC RULES OF BS 5839-1 : 2002 & A2 2008 AND HKFSD CIRCULAR LETTER NO. 12009, 22008 & 22012 & 32010
5. VISUAL FIRE ALARM SHALL BE PROVIDED IN ACCORDANCE WITH BS 5839-1:2002 & A2 2008 AND HKFSD CIRCULAR LETTER NO.22012 AND BARRETT FREE ACCESS 2005
6. A MANUALLY OPERATED FIRE ALARM SYSTEM OR MANUAL BREAKGLASS AND ALARM BELL SHALL BE PROVIDED THROUGH THE BUILDING AND INCORPORATED TO THE FIRMER SYSTEM
7. ALL BREAK GLASS UNITS SHOULD OPERATE ALL ALARM BELLS AND VISUAL FIRE ALARM AND SHALL START THE F.A. FIXED FIRE PUMP AUTOMATICALLY.
8. SUFFICIENT EXT SIGNS AND DIRECTIONAL SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH THE FSD CIRCULAR LETTER NO. 22006 AND CONNECTED TO THE POWER SUPPLIES SYSTEM AND WITH 2 HOUR BATTERY BACK UP WILL BE PROVIDED FOR THE ENTIRE DEVELOPMENT TO ENHANCE THE RELIABILITY OF THE SYSTEM.
9. EMERGENCY LIGHTING WILL BE DESIGN IN ACCORDANCE WITH BS EN 1838 : 1999 AND BS EN 1838 : 2005 AND BS EN 1838 : 2005 AND FSD CIRCULAR LETTER NO. 42031
10. SELF-CONTAINED LUMINAIRES EMERGENCY LIGHTS WITH 2 HOURS BACK UP SHALL BE PROVIDED TO ALL PUBLIC AREA AND ALL EXIT ROUTES LEADING TO GROUND FLOOR LEVEL
11. 37000L SPRINKLER WATER TANK (SIZE : (1500MMX4000MMX1500MMX1500MM) LOCATED AT ROOF
12. 2000L F.A. TANK (SIZE : 1200MMX1000MMX1500MM) LOCATED AT ROOF
13. THE SECONDARY POWER SUPPLY WILL BE CONNECTED TO THE SOURCE BEFORE MAIN SWITCH
14. FIRE ALARM SIGNALS SHALL BE LINKED TO THE FIRE SERVICES COMMUNICATION CENTRE VIA A FIRE SERVICES DIRECT TELEPHONE LINE
15. THE APPROPRIATE TYPE FIRE EXTINGUISHERS SHALL BE PROVIDED AT LOCATIONS AS SHOWN ON PLAN
16. THE FLOOR AREAS DO NOT EXCEED 2000M2, THEREFORE, NO AUDIO / VISUAL ADVISORY SYSTEM WILL BE PROVIDED FOR THE ENTIRE BUILDING
17. SPLIT TYPE COOLING UNITS ARE ADOPTED AND NO DUCTWORK SYSTEMS ARE INSTALLED IN THE ENTIRE BUILDING. THEREFORE, NO VENTILATION / AIR-CONDITIONING CONTROL SYSTEM WILL BE PROVIDED.



NOTE : SINGLE-STOREY BUILDING

PROJECT : RPBH	RENOVATION OF FORMER SMALL TRADERS NEW VILLAGE PUBLIC SCHOOL FOR KAM KONG INTEGRATED COMMUNITY SERVICE CENTER - YUEN LONG
DRAWING TITLE : 04/05/15	FS Plan (AS-BUILT)
DATE : 15/05/15	1.0.150 (AS)
DESIGNED BY : RPB	FS-201
CHECKED BY : RPB	
DATE : 15/05/15	
PROJECT NO. : 15/05/15	

規 劃 署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中染大廈 22 樓 2202 室



By Fax and Post
Planning Department

Fanling, Sheung Shui &
Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building, 388
Castle Peak Road, Tsuen Wan, N.T.

本函檔號 Your Reference
本署檔號 Our Reference ()
電話號碼 Tel. No.: 3168 4072
傳真機號碼 Fax No.: 3168 4074

18 May 2020

Yuen Long Kam Kwong Church Ltd.

(Attn.: Mr. Philip YEUNG)

Dear Sir,

Compliance with Approval Condition (f) - Submission of Records of the Existing Drainage Facilities

Proposed Temporary Social Welfare Facility (Integrated Community Service Centre)
for a Period of 5 Years in "Undetermined" Zone
Former Small Traders New Village Public School, Small Traders New Village,
Nam Sang Wai, Yuen Long

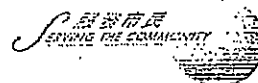
I refer to your submission dated 13.5.2020 regarding the submission of records of the existing drainage facilities on site in an attempt to comply with condition (f). Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries, please contact Mr. Ivan YIM (Tel: direct.

Yours faithfully,

(Ms. Winnie LAU)
District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department



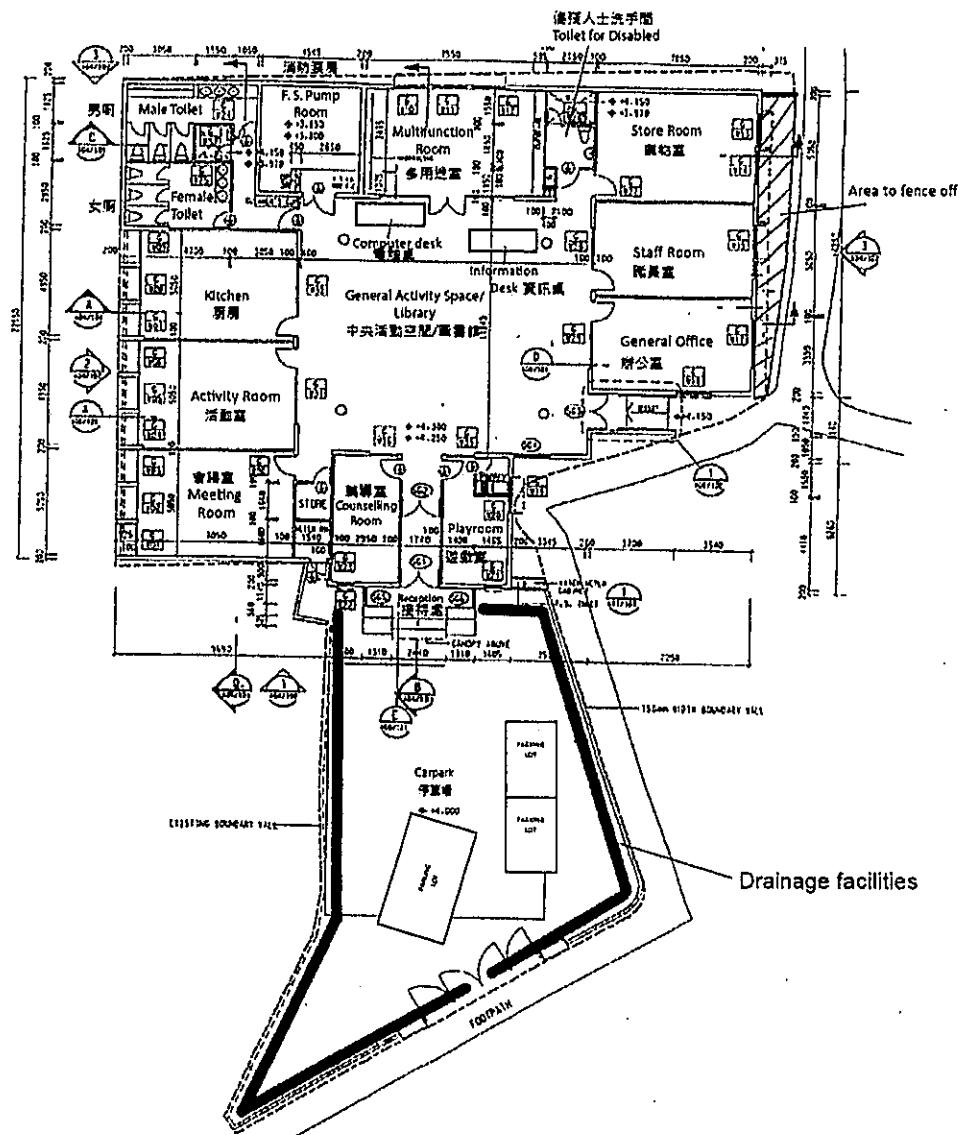
C.C.
DSD
CTP/TPB(2)

(Attn.: Mr. Ivan YIM)

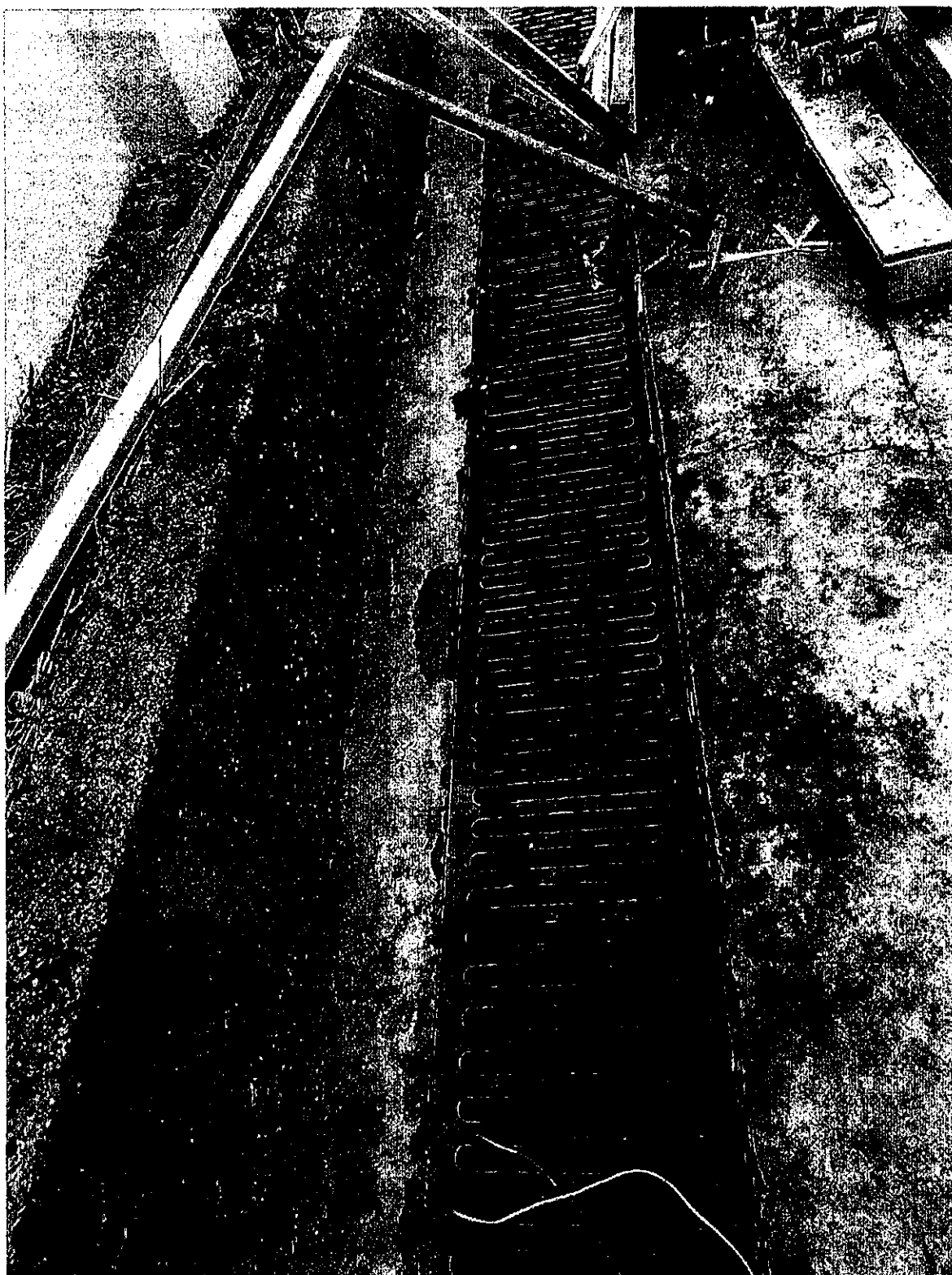
Proposed Temporary Social Welfare Facility (Integrated Community Service Centre)
Former Small Traders New Village Public School in D.D.115, Small Traders New
Village, Nam Sang Wai, Yuen Long

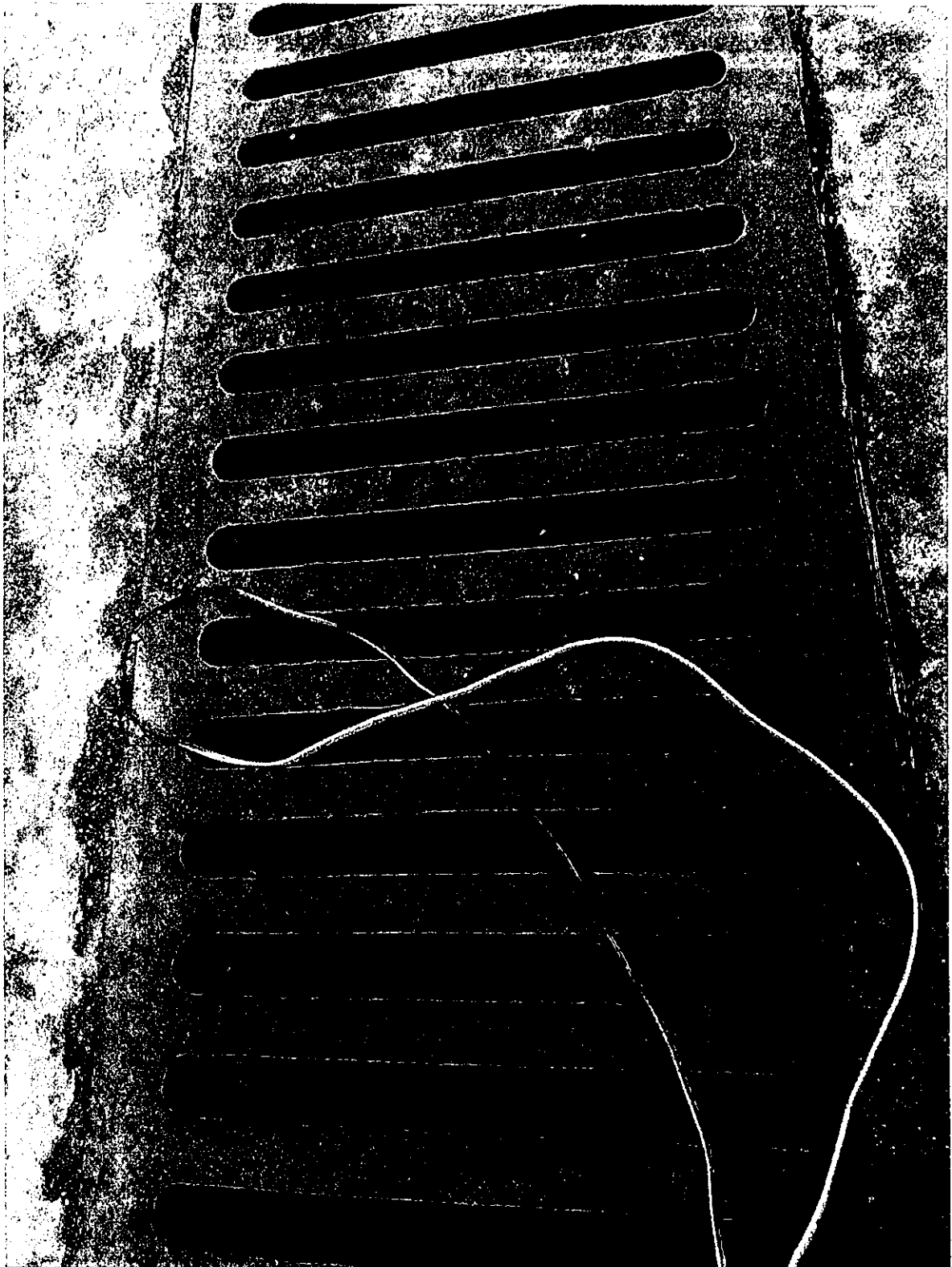
Records of existing drainage facilities on site

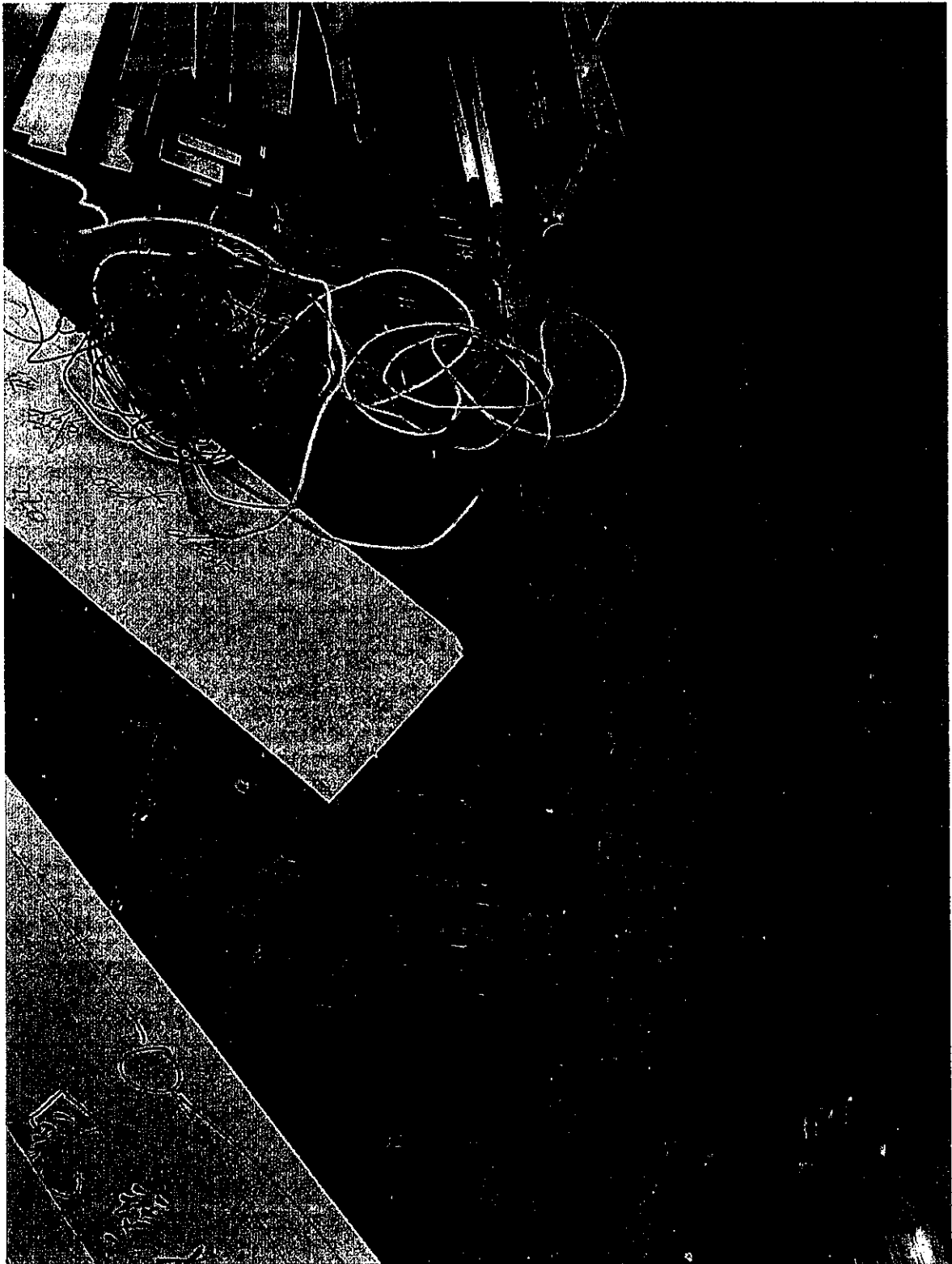
Drainage facilities were mainly found surrounding the whole multifunctional playground of the former school site (highlighted in red on the site plan).

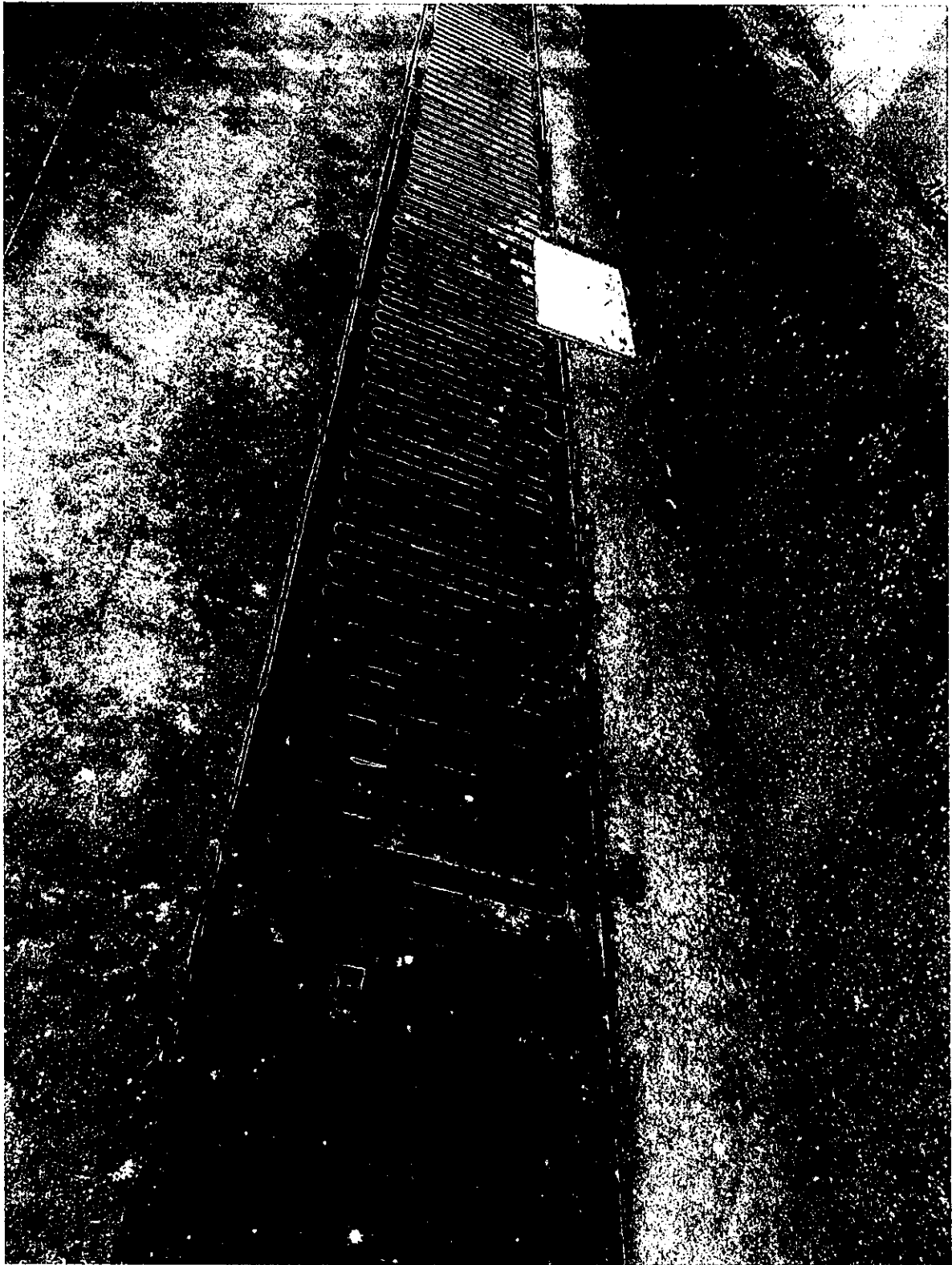


Drainage facilities in detail:

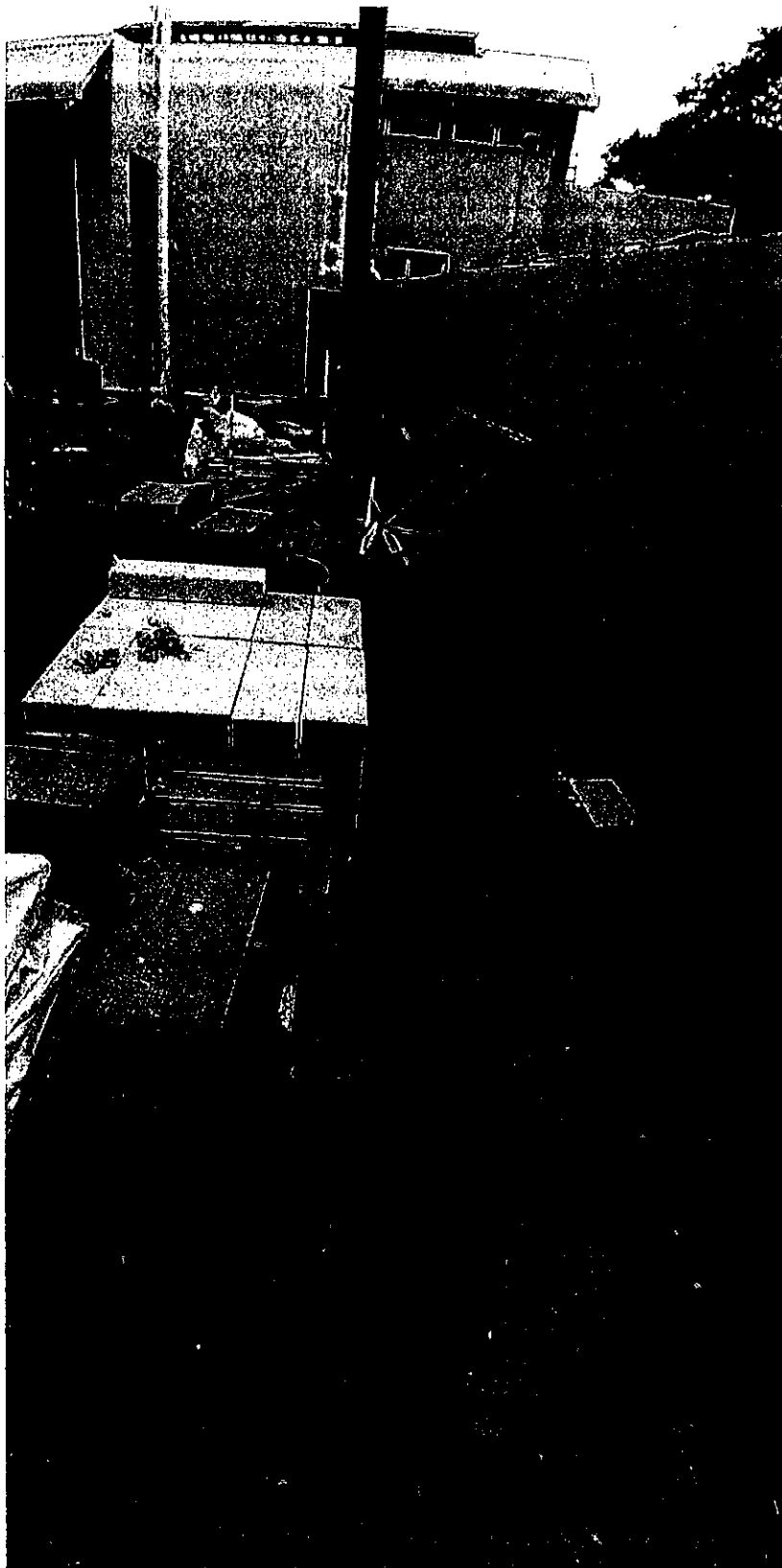


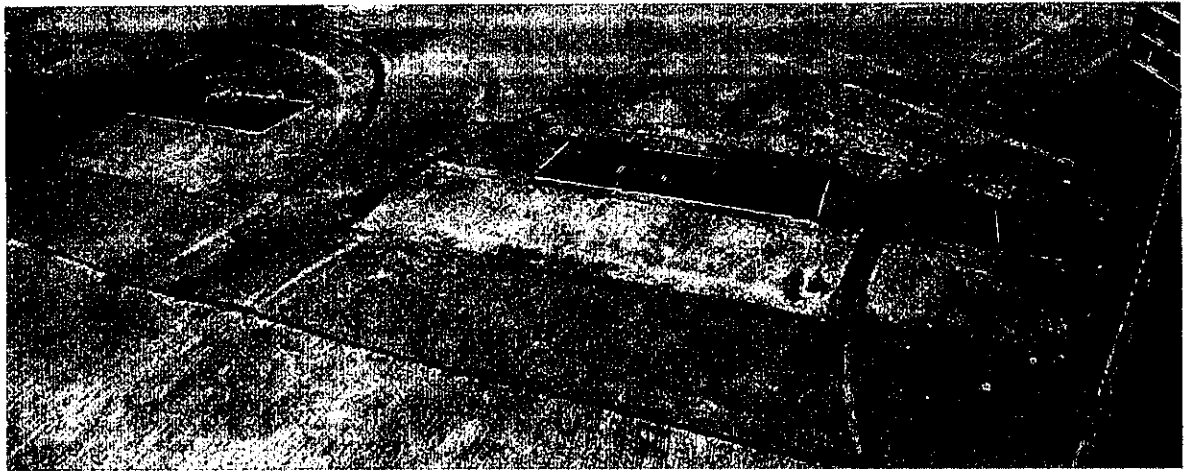












☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



LM-SW19-02: Departmental Comments (TD) for s.16 Planning Application
A/YL-NSW/299
06/07/2022 15:56

From: 錦光元朗綜合社區服務中心KKICSC
To: Tpbpd <tpbpd@pland.gov.hk>
File Ref:
1 attachment



AYL-NSW299_Nearest Bus Station from the Centre.pdf

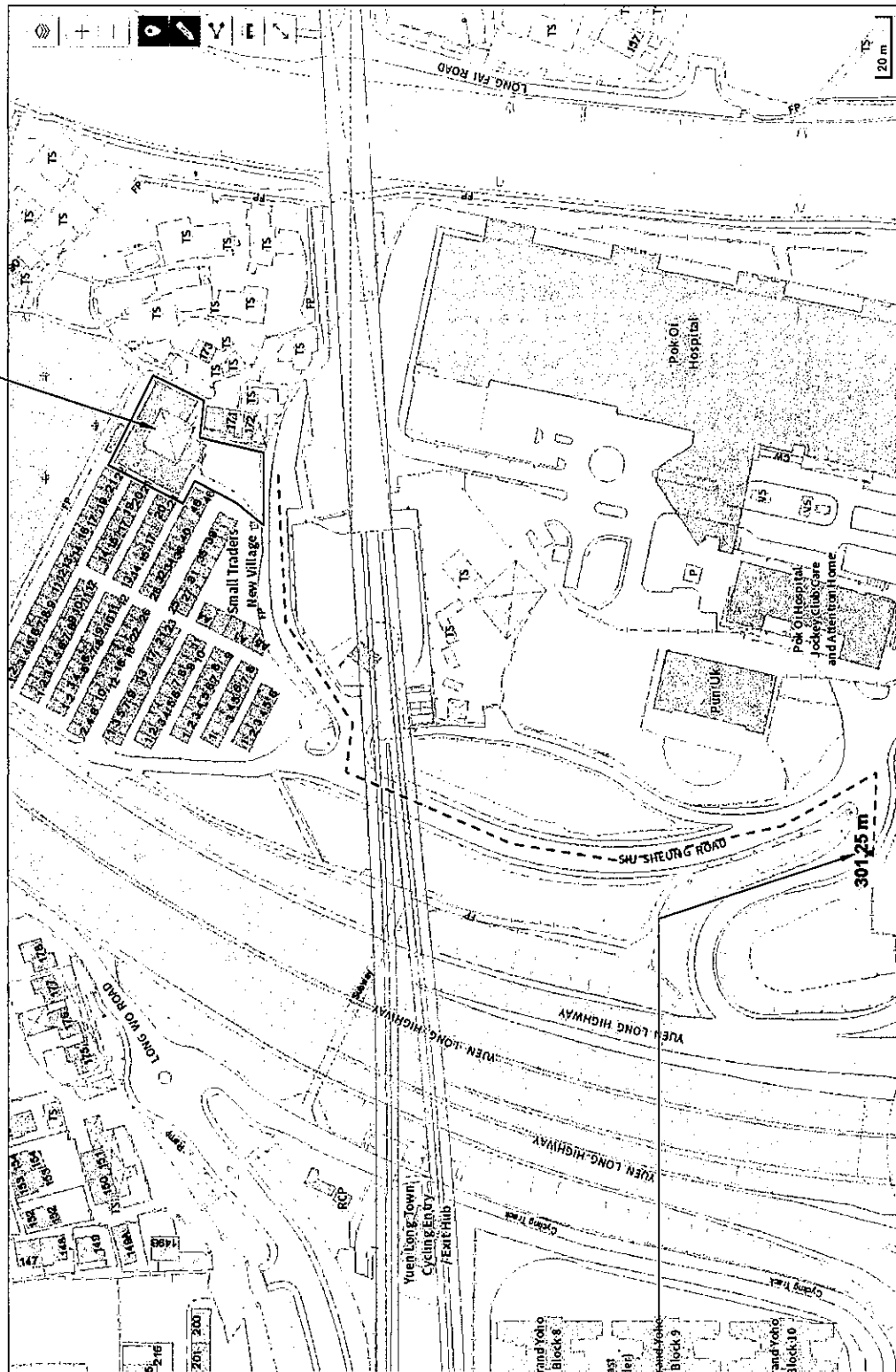
Dear Sir/Madam,

As per Comments from Assistant Commissioner for Transport/NT, please find our reply as follows: _

1. The carpark space would be used for 2-3 times for every week and the loading/unloading area would be used for 1-2 for every month.
2. Enclosed please find the markup plan showing the location of the nearest bus station and the distance from the centre.

Best Regards,
--
Rita Tang
KKICSC
Tel:

LOCATION OF CENTRE



NEAREST BUS
STATION

NEAREST BUS STATION FROM KAM KWONG INTEGRATED COMMUNITY SERVICE
CENTRE
SCALE: 1 IN 1500 (A3)

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



A/YL-NSW/299

08/07/2022 16:10

From: 錦光元朗綜合社區服務中心KKICSC
To: Tpbpd <tpbpd@pland.gov.hk>
Cc: Btung <btung@pland.gov.hk>
File Ref:

Dear Sir/Madam,

Additional materials:

1. Kam Kwong Integrated Community Service Center - Yuen Long (KKICSC - YL) is a non-profit organization with operating cost funded by Yuen Long Kam Kwong Church Limited.

2. We are pity to inform about the implementation of fire service installations at the center within the recommended period, with the following reasons:

- The appointed consultant was unable to deliver a proper proposal for us to fulfill the Fire Protection Regulation within the given period
- KKICSC operation was suspended during the severe COVID situation that no external activities could be carried out at the center

3. Our service hours :

Mondays - Fridays 9:30 am - 5:30 pm
Saturdays 9:30 am - 1:30 pm
Sundays & Public Holidays Closed

We will try our best to comply with all conditions.

Thanks for your kind support and understanding.

Best regards,

Rita Tang
KKICSC
Tel:



Previous s.16 Applications covering the Application Site

Approved Applications

No.	Application No.	Use(s)/ Development(s)	Date of Consideration (RNTPC/TPB)
1.	A/YL-NSW/58	Redevelopment of Small Traders New Village Public School	30.4.1999 (<i>RNTPC</i>)
2.	A/YL-NSW/243	Proposed Temporary Place of Recreation, Sports or Culture (Civic Centre) for a Period of 3 Years	18.9.2015(<i>RNTPC</i>) (Revoked on 18.12.2016)
3.	A/YL-NSW/264	Proposed Temporary Social Welfare Facilities (Integrated Community Service Centre) for a Period of 5 Years	2.3.2018 (<i>RNTPC</i>) (Revoked on 2.3.2022)
4.	A/YL-NSW/265	Proposed Temporary Place of Recreation, Sports or Culture (Chinese Culture) for a Period of 3 Years	18.1.2019 (<i>RNTPC</i>) (Revoked on 18.10.2019)

Government Departments' General Comments

1. Land Administration

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

- advisory comments as detailed in **Appendix IV**.

2. Traffic

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

- no vehicle is allowed to queue back to or reverse onto/from the Site at any time during the planning approval period; and
- advisory comments as detailed in **Appendix IV**;

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

- advisory comments as detailed in **Appendix IV**.

Comments of the Chief Engineer/Railway Development 2-2, Highways Department (CE/RD2-2, HyD):

- the Site falls within the railway protection zone of existing Tuen Ma Line. As the operation of the existing railway system is not under the jurisdiction of his office, he has no comment on the subject planning application.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- The proposed social welfare facility will be housed in the existing vacant, Small Traders New Village Public School. Given the nature of the proposed use, she has no objection to the application.

4. Landscape

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

- as the Site falls within "Undetermined" zone, which is non-landscape sensitive zoning, no significant landscape impact arising from the proposed development is anticipated.

5. Drainage

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

- no objection in principle to the proposed development from the public drainage point of view; and
- should the Board consider that the application is acceptable from the planning point of view, he would suggest that a condition should be stipulated in the approval letter to the applicant of the development to maintain the drainage facilities and submit condition records of the existing drainage facilities to the satisfaction of the Director of Drainage Services or of the Board.

6. Water Supplies

Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- no objection to the application; and
- advisory comments as detailed in **Appendix IV**.

7. Fire Safety

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

- he has no objection in principle to the proposal subject to fire service installations (FSIs) being provided to his satisfaction;
- in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his Department for approval. In addition, the applicant should also be advised on the following points:
 - the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
 - the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
- advisory comments as detailed in **Appendix IV**.

8. Buildings Matters

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

- advisory comments as detailed in **Appendix IV**.

9. Education

Comments of the Secretary for Education (SED):

- The ex-Yuen Long Small Traders New Village Public School was released to LandsD in 2011 and subsequently handed over to LandsD in 2014. It is no longer under Education Bureau's preview. He is thus not in a position to comment on the proposed

use.

10. District Officer's Comment

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

- his office has not received any comment, from the village representatives in the vicinity, regarding the subject application.

11. Other Departments

The following departments have no comment on the application:

- Director of Agriculture, Fisheries and Conversation;
- Project Manager (West), Civil Engineering and Development Department; and
- Commissioner of Police.

Recommended Advisory Clauses

- (a) the applicant should closely monitor the progress on compliance with the approval conditions. Should the applicant fail to comply with the approval condition resulting in the revocation of the planning permission, sympathetic consideration may not be given by the Committee to any further application;
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
- the Site involves government land (GL) currently let to Yuen Long Kam Kwong Church Limited under Short Term Tenancy No. 3194 ("the STT") for the purpose of providing social welfare facilities and operation of an integrated community service centre for a term of 3 years certain from 4.6.2019 and thereafter quarterly. The tenancy agreement of the STT contains, inter alia, the restrictions on maximum built-over area of 574m² and maximum building height of 8.5m above ground level;
 - the Site is accessible from Siu Sheung Road via GL. His office does not provide maintenance work for the GL involved and does not guarantee that any right-of-way to the Site would be available; and
 - the Site is partly subject to Shek Kong Airfield Height Restriction;
- (c) to note the comments of the Commissioner for Transport (C for T) that:
- the application 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. Moreover, 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:
- the access arrangement of the Site from Siu Sheung Road should be commented by the Transport Department;
 - HyD is not/shall not be responsible for the maintenance of any access connecting the Site and Siu Sheung Road; and
 - adequate drainage measures should be provided at site access to prevent surface water flowing from the Site to the nearby public roads or exclusive road drains;
- (e) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that
- existing water mains will be affected. The cost of any necessary diversion shall be borne by the proposed development;
 - in case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 metres from the centre line of the water main shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free

access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works;

- no trees or shrubs with penetrating roots may be planted within the waterworks reserve or in the vicinity of the water main;
 - government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site;
- (f) to note the comments of the Director of Fire Services (D of FS) that:
- if any proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans. Licensing requirements, if any, would be formulated upon the receipt of formal application via the Licensing Authority; and
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- the proposed social welfare facility is located on GL and there is no record of approval granted by the Building Authority (BA) for the existing structures at the Site, he is not in a position to offer comments on their suitability for the use proposed in the application;
 - the existing structures (not being a New Territories Exempted House) are erected on unleased government land do not come under the control of the Buildings Ordinance (BO);
 - for unauthorised building works (UBW) erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be constructed as an acceptance of any existing building works or UBW on the 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 the Site, the prior approval and consent of the Building Authority should be obtained, otherwise they are UBW. An Authorised Person should be appointed as the co-ordinator 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 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
- detailed checking under the BO will be carried out at building plan submission stage.

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



A/YL-NSW/299 Former Small Traders New Village Public School
13/06/2022 02:34

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Cc: enquiry@aud.gov.hk
File Ref:

Dear TPB Members,

Yuen Long Kam Kwong Church Limited

264 approved 24 March 2018. A record **17 extensions of times** with no 18 only recently withdrawn

The applicant proposes to use the existing school premises to provide an ICSC offering various types of social services including family activities, counselling service, tutorial class, food bank service, social enterprise and large scale activities etc. for families, children and youths, ethnic minorities and other deprived individuals in the Yuen Long Town, Tin Shui Wai, Kam Tin and Tuen Mun

A/YL-KTS/838 Approved 6 March 2020 Currently on 6th extension of time

Lot 1689 S.A and adjoining Government Land (GL) in D.D. 109, Yuen Long

Temporary Social Welfare Facility (Youth Development Centre) for a Period of 5 Years

As these facilities involve services for grass roots facing difficulties and probably receive subvention members must question why the church is not fulfilling conditions.

Could it be that they are too onerous? Whatever, it is a matter of concern for tax payers as it involves government owned amenities.

Questions please.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Cc: enquiry <enquiry@aud.gov.hk>
Date: Thursday, 8 February 2018 2:55 AM CST
Subject: A/YL-NSW/264 Former Small Traders New Village Public School

A/YL-NSW/264

Former Small Traders New Village Public School, Small Traders New Village, Nam Sang Wai

Site area : 932.5m² Government Land

Zoning : "Undetermined"

Applied Use: Community Centre / 3 Vehicle Parking / 5 Years

Dear TPB Members,

I must again protest the lack of information on Applicant. We are talking here about a school built by the government on public land. Any transactions with regard to such premises should be 100% transparent and tax payers have a right to background details on the applicant and his expertise in managing community facilities. We want abandoned schools to be used for genuine and worthy purposes.

The minutes of the approval of revoked application 243 give no indication as to who the Applicant is and what activities would be carried out on the site. That some of the conditions were not fulfilled indicates that there should be a better monitoring of such applications.

This application is for 5 years. What if there is no compliance again? This would allow occupation of government premises for years regardless.

People are now very concerned about abuse of public assets and the failure of government departments to carry out their duties with regards to monitoring community and recreational facilities. Every week we have audit report, Ombudsman reports and Legco reports on abuse.

It is the duty of TPB members to ensure that they do what is within their power to promote transparency with regard to decisions made by the board.

Mary Mulvihill