

This document is received on 17 OCT 2022

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

Form No. S16-I
表格第 S16-I 號

APPLICATION FOR PERMISSION

A/YL-TT/576 UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

(CAP.131)

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

- (i) **Construction of "New Territories Exempted House(s)";**
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas; and**
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;及
- (iii) **Renewal of permission for temporary use or development in rural areas**
位於鄉郊地區的臨時用途或發展的許可續期

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.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	A14C-TT/1576
	Date Received 收到日期	17 OCT 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)

Hong Kong Youth Affairs Development Foundation Limited 香港青年事務發展基金會有限公司

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)

PlanPlus Consultancy Limited 思雋顧問有限公司

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Government Land in D.D. 116, Former Wing On School, Shung Ching San Tsuen, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 3,356 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 Total GFA: 5,689 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)	3,356 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 Tai Tong Outline Zoning Plan No. S/YL-TT/18
(e) Land use zone(s) involved 涉及的土地用途地帶	"Village Type Development"
(f) Current use(s) 現時用途	Currently vacant occupied by several existing one-storey buildings (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 -

- ☐ is the sole "current land owner"[#] (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」[#] (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"[#] (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」[#] (請夾附業權證明文件)。
- ☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

Details of consent of "current land owner(s)"[#] obtained 取得「現行土地擁有人」[#]同意的詳情

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

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他 (請指明)

Note: May insert more than one 「✓」.

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

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段(倘適用)及處所(倘有)分別提供資料

6. Type(s) of Application 申請類別

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

Note 1: May insert more than one 「✓」.

註 1: 可在多於一個方格內加上「✓」號

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

註 2: 如發展涉及靈灰安置用途, 請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施, 請在圖則上顯示, 並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數	Number of units involved 涉及單位數目		
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 sq.m 平方米 <input type="checkbox"/> About 約		
	Non-domestic part 非住用部分 sq.m 平方米 <input type="checkbox"/> About 約		
	Total 總計 sq.m 平方米 <input type="checkbox"/> About 約		
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足, 請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 供第(ii)類申請

(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道
	<input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約
	<input type="checkbox"/> Filling of land 填土 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 checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 2,399.6 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 1.6 m 米 <input checked="" type="checkbox"/> About 約
	(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))
(b) Intended use/development 有意進行的用途/發展	Site formation, construction of building footing and provision of sewerage, drainage and other utility works for proposed temporary residential institution (transitional housing) with ancillary facilities for a period of 7 years

(iii) For Type (iii) application 供第(iii)類申請

(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置												
	<input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置												
	Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度												
	<table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)									
	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)										
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)													

(iv) For Type (iv) application 供第(iv)類申請

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and also fill in the proposed use/development and development particulars in part (v) below –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction 地積比率限制 From 由 to 至
- ☐ Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由% to 至%
- ☐ Building height restriction 建築物高度限制
From 由m 米 to 至 m 米
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由m to 至 m
- ☐ Others (please specify) 其他 (請註明)

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development
擬議用途/發展

Proposed Temporary Residential Institution (Transitional Housing) with Ancillary Facilities for a Period of 7 Years and Excavation of Land

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

- Proposed gross floor area (GFA) 擬議總樓面面積 5,689 sq.m 平方米 ☒ About 約
- Proposed plot ratio 擬議地積比率 1.63 ☒ About 約
- Proposed site coverage 擬議上蓋面積 (Total Site Coverage) 48.4 % ☒ About 約
- Proposed no. of blocks 擬議座數 3
- Proposed no. of storeys of each block 每座建築物的擬議層數 4 storeys 層
☐ include 包括 NA storeys of basements 層地庫
☐ exclude 不包括 NA storeys of basements 層地庫
Residential Block: about +22.46; Amenity Block: about +13.86
E&M Block: about +17.09
- Proposed building height of each block 每座建築物的擬議高度 13 mPD 米(主水平基準上) ☒ About 約
..... 13 m 米 ☒ About 約

☒ Domestic part 住用部分

GFA 總樓面面積

5,626 sq. m 平方米

☒ About 約

number of Units 單位數目

261

average unit size 單位平均面積

18.3 sq. m 平方米

☒ About 約

estimated number of residents 估計住客數目

about 522

☒ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆

sq. m 平方米

☐ About 約☐ hotel 酒店

sq. m 平方米

☐ About 約

(please specify the number of rooms

請註明房間數目)

☒ office 辦公室

17 sq. m 平方米

☒ About 約☐ shop and services 商店及服務行業

sq. m 平方米

☐ About 約☐ Government, institution or community facilities

政府、機構或社區設施

(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積/總樓面面積)

.....

.....

.....

☒ other(s) 其他

(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積/總樓面面積)

Amenity Use (ancillary to the proposed residential institution (transitional housing)):

about 46 sq.m

.....

☒ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☒ private open space 私人休憩用地522 sq. m 平方米 ☒ Not less than 不少於☐ public open space 公眾休憩用地sq. m 平方米 ☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
Residential Block	G/F	Residential units, Corridor/ Stairs, Refuse Area, Management Office
.....	1/F-3/F	Residential units, Corridor/ Stairs, Refuse Area
Non-Domestic Block (Amenity)	G/F	Amenity Use (ancillary to the proposed residential institution (transitional housing))
.....
Non-Domestic Block (E&M)	G/F	E&M
.....

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

Landscaped Area and Emergency Vehicular Access

.....

.....

.....

.....

.....

7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

2024 Q2

8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行人通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Tai Shu Ha Road West</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)</p> <p><input type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Private Car Parking Spaces 私家車車位 _____</p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces 的士車位 NA</p> <p>Coach Spaces 旅遊巴車位 NA</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 NA</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 NA</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 1 (11m x 3.5m)</p> <p>Others (Please Specify) 其他 (請列明) NA</p> <p>Bicycle Parking Spaces about 20</p> <p>_____</p> <p>_____</p>

9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是 No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>																													
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是 No 否</p>	<p><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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><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</p> <p><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</p> <p><input checked="" type="checkbox"/></p>																													
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<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> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>Please refer to the Planning Statement.</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

10. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其中請的資料。如有需要，請另頁說明。

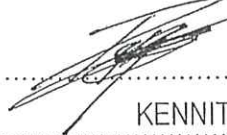
Please refer to the Planning Statement.

11. Declaration 聲明

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

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

Signature
簽署



KENNITH CHAN

Name in Block Letters
姓名（請以正楷填寫）

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

MANAGING DIRECTOR

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 (No. 344)

Others 其他

on behalf of
代表

PlanPlus Consultancy Limited



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

Date 日期

14/10/2022

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

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

Ash interment capacity 骨灰安放容量[@]

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

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

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該骨灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Government Land in D.D. 116, Former Wing On School, Shung Ching San Tsuen, Yuen Long, New Territories		
Site area 地盤面積	3,356	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	3,356	sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Tai Tong Outline Zoning Plan No. S/YL-TT/18		
Zoning 地帶	"Village Type Development"		
Applied use/ development 申請用途/發展	Proposed Temporary Residential Institution (Transitional Housing) with Ancillary Facilities for a Period of 7 Years and Excavation of Land		
(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	5,626 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	1.68 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	63 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.02 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	1	
	Non-domestic 非住用	2	
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	About 13	m 米 <input type="checkbox"/> (Not more than 不多於)
		About +22.46	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		4	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	About 4	m 米 <input type="checkbox"/> (Not more than 不多於)
		About +13.86	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積		48.4	% <input checked="" type="checkbox"/> About 約
(v) No. of units 單位數目		261	
(vi) Open space 休憩用地	Private 私人	522	sq.m 平方米 <input checked="" type="checkbox"/> Not less than 不少於
	Public 公眾		sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 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) Bicycle parking space <hr/>	1 (11m x 3.5m) about 20
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <hr/>	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<hr/>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
Landscape Mater Plan, Tree Preservation and Removal Proposal, and Visual Appraisal		

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



**Section 16 Application for Proposed Temporary Residential Institution
(Transitional Housing) with Ancillary Facilities for a Period of 7 Years
and Excavation of Land at Government Land in D.D. 116, Former Wing
On School, Shung Ching San Tsuen, Yuen Long, New Territories**

Planning Statement

Prepared by
Planning Consultant : PlanPlus Consultancy Limited

Associated with
Architect : Cheung Kong-Yeung Architects Limited
Traffic Consultant : CKM Asia Limited
Tree Consultant : Greenphil Limited
Electrical and Mechanical Consultant : EGIS M&E Limited
Registered Structural Engineer Consultant : Civic Consultancy Limited
Sewerage and Drainage Consultant : Ho Tin & Associates Consulting Engineers Limited

October 2022
Reference : PPC-PLG-10116
Report : Version 2.0



PLAN
CONSULTANCY 顧問

RECEIVED

Date : 17 April 2022
Our Ref. : PPC/PLG/10116/L002

2022 OCT 18 A 11: 22

TOWN PLANNING BOARD

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

Attention: The Secretary of the Town Planning Board

By Hand and Email

Dear Sir/Madam,

Re: Section 16 Application for Proposed Temporary Residential Institution (Transitional Housing) with Ancillary Facilities for a Period of 7 Years and Excavation of Land at Government Land in D.D. 116, Former Wing On School, Shung Ching San Tsuen, Yuen Long, New Territories

We refer to the captioned Section 16 Application submitted to the Town Planning Board on 14 October 2022. We hereby enclose replacement pages for Figures 4.1, 5.1 and 5.2 of Annex 7 – Landscape Proposal with rectified proposed transplant tree location.

Should you have any queries, please do not hesitate to contact our Miss Amy Wong or the undersigned at 2329 8092.

Yours faithfully,
For and on behalf of
PlanPlus Consultancy Limited

Kennith Chan
Managing Director

Encl -Replacement Pages of Annex 7
c.c. -The Applicant

Date : 21 October 2022
Our Ref. : PPC/PLG/10116/L003

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

Attention: The Secretary of the Town Planning Board

By Hand and Email

Dear Sir/Madam,

Re: Section 16 Application for Proposed Temporary Residential Institution (Transitional Housing) with Ancillary Facilities for a Period of 7 Years and Excavation of Land at Government Land in D.D. 116, Former Wing On School, Shung Ching San Tsuen, Yuen Long, New Territories

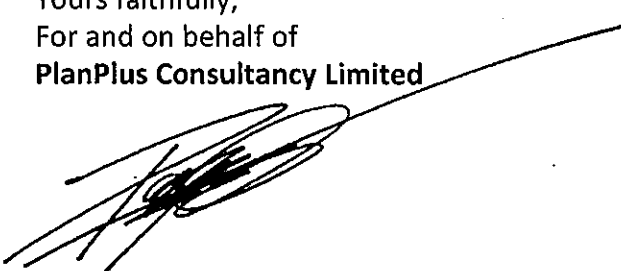
We refer to the captioned Section 16 Application submitted to the Town Planning Board on 14 October 2022 and comments from Tuen Mun and Yuen Long West District Planning Office, Planning Department ("PlanD"). We hereby enclose 70 hardcopies of the following supplementary information in support of the captioned planning application:

- Replacement pages of Planning Statement
- Replacement pages of Visual Appraisal

As per the comments from PlanD, a replacement page of the Application Form is attached to rectify the proposed plot ratio of the development schedule. Besides, the Applicant would like to clarify that roof top of the Proposed Development is an inaccessible flat roof as stated on the Roof Floor Plan in **Annex 2** of the submitted supporting planning statement.

Should you have any queries, please do not hesitate to contact our Miss Amy Wong or the undersigned at 2329 8092.

Yours faithfully,
For and on behalf of
PlanPlus Consultancy Limited



Kennith Chan
Managing Director

Encl -As above
c.c. -The Applicant

Date : 24 November 2022
Our Ref. : PPC/PLG/10116/L004

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

Attention: The Secretary of the Town Planning Board

By Hand and Email

Dear Sir/Madam,

**Section 16 Application for Proposed Temporary Residential Institution (Transitional Housing) with
Ancillary Facilities for a Period of 7 Years and Excavation of Land at Government Land in D.D. 116,
Former Wing On School, Shung Ching San Tsuen, Yuen Long, New Territories**
Planning Application No. A/YL-TT/576 under Section 16 of the Town Planning Ordinance

Submission of Further Information 1

We refer to the departmental comments received via Tuen Mun and Yuen Long West District Planning Office, Planning Department in respect of the captioned application and hereby enclose 70 hardcopies of Further Information ("FI") for the Town Planning Board's ("the Board") consideration. The attached FI includes the following documents:

- **Responses-to-Comments Table**
- **Annex 1** – Replacement Pages of Drainage Proposal
- **Annex 2** – Replacement Pages of Sewerage Impact Assessment
- **Annex 3** – Results of Preliminary Public Engagement Conducted in August 2022

In respond to comments from Drainage Services Department and Environmental Protection Department, replacement pages of Drainage Proposal and Sewerage Impact Assessment are provided in **Annex 1** and **2** to demonstrate the Proposed Development will not cause adverse drainage and sewerage impact to the vicinity. Since additional assessments are required in responding comments from Transport Department, revised Traffic Review Report will be provided in the subsequent FI submission.

Furthermore, the Applicant has conducted multiple rounds of public engagement in August 2022 to collect comments and support from local residents from Yuen Long District. A total of 2,500 signatures were collected showing support to the proposed transitional housing development. Details of the public engagement activities and the signatures are enclosed in **Annex 3**.

The above submissions do not result in a material change of the nature of the captioned application. Thus, this Further Information should be accepted by the Secretary of the Town Planning Board for inclusion and be processed as part of the application, in accordance with the relevant provisions of the Town Planning Ordinance.

Should you have any queries, please do not hesitate to contact our Miss Amy Wong or Miss Natalie Wong at 2329 8092.



PLANPLUS CONSULTANCY 顧問

Date : 29 November 2022
Our Ref. : PPC/PLG/10116/L005

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



Attention: The Secretary of the Town Planning Board

By Hand and Email

Dear Sir/Madam,

Section 16 Application for Proposed Temporary Residential Institution (Transitional Housing) with Ancillary Facilities for a Period of 7 Years and Excavation of Land at Government Land in D.D. 116, Former Wing On School, Shung Ching San Tsuen, Yuen Long, New Territories

Planning Application No. A/YL-TT/576 under Section 16 of the Town Planning Ordinance

Submission of Further Information 2

We refer to the departmental comments received via Tuen Mun and Yuen Long West District Planning Office, Planning Department in respect of the captioned application and hereby enclose 70 hardcopies of Further Information ("FI") for the Town Planning Board's ("the Board") consideration. The attached FI includes the following documents:

- Responses-to-Comments Table
- Annex 1 – Replacement Pages of Traffic Review Report

The above submissions do not result in a material change of the nature of the captioned application. Thus, this Further Information should be accepted by the Secretary of the Town Planning Board for inclusion and be processed as part of the application, in accordance with the relevant provisions of the Town Planning Ordinance.

Should you have any queries, please do not hesitate to contact our Miss Amy Wong or Miss Natalie Wong at 2329 8092.

Yours faithfully,
For and on behalf of
PlanPlus Consultancy Limited

Kennith Chan
Managing Director

Encl.: -70 hard copies of FI2
c.c.: -Mr. SIU Yik Ho, Steven (Sr Town Plnr/Yuen Long W 1) – by email
-Ms. WONG Cheuk Man, Ophelia (Town Plnr/Yuen Long W 1) – by email
-The Applicant

Page 1 of 1

Date : 2 December 2022
Our Ref. : PPC/PLG/10116/L006

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

Attention: The Secretary of the Town Planning Board

By Hand and Email

Dear Sir/Madam,

Section 16 Application for Proposed Temporary Residential Institution (Transitional Housing) with Ancillary Facilities for a Period of 7 Years and Excavation of Land at Government Land in D.D. 116, Former Wing On School, Shung Ching San Tsuen, Yuen Long, New Territories
Planning Application No. A/YL-TT/576 under Section 16 of the Town Planning Ordinance

Submission of Further Information 3

We refer to the departmental comments received via Tuen Mun and Yuen Long West District Planning Office, Planning Department in respect of the captioned application and hereby enclose 70 hardcopies of Further Information ("FI") for the Town Planning Board's ("the Board") consideration. The attached FI includes the following documents:

- **Responses-to-Comments Table**
- **Annex 1** – Revised Traffic Review Report
- **Annex 2** – Replacement Pages of Drainage Proposal
- **Annex 3** – Replacement Pages of Sewerage Impact Assessment

In respond to the comments from Transport Department, the junction capacity analysis was reviewed and provided in **Annex 1**. The assessments have demonstrated that the Proposed Transitional Housing Development will not result in adverse traffic impact to the surrounding road network.

Furthermore, in view of the comments from Drainage Services Department ("DSD"), additional information about the adjacent areas is provided. Amendments on the drainage proposal regarding the provision and capacity of underground drainage pipes were made in accordance with the comments from DSD. Replacement Pages of Drainage Proposal are provided in **Annex 2**. In addition, clarifications on the provision of underground sewers are provided in **Annex 3**.

The above submissions do not result in a material change of the nature of the captioned application. Thus, this Further Information should be accepted by the Secretary of the Town Planning Board for inclusion and be processed as part of the application, in accordance with the relevant provisions of the Town Planning Ordinance.

Should you have any queries, please do not hesitate to contact the undersigned or our Miss Natalie Wong at 2329 8092.

Date : 5 December 2022
Our Ref. : PPC/PLG/10116/L007

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

Attention: The Secretary of the Town Planning Board

By Email

Dear Sir/Madam,

Section 16 Application for Proposed Temporary Residential Institution (Transitional Housing) with Ancillary Facilities for a Period of 7 Years and Excavation of Land at Government Land in D.D. 116, Former Wing On School, Shung Ching San Tsuen, Yuen Long, New Territories
Planning Application No. A/YL-TT/576 under Section 16 of the Town Planning Ordinance

Submission of Further Information 4

We refer to the departmental comments received via Tuen Mun and Yuen Long West District Planning Office, Planning Department in respect of the captioned application and submit Further Information ("FI") for the Town Planning Board's ("the Board") consideration. This FI includes *Replacement Pages of Traffic Review Report* in response to the comments from Transport Department received on 2.12.2022.

The above submissions do not result in a material change of the nature of the captioned application. Thus, this Further Information should be accepted by the Secretary of the Town Planning Board for inclusion and be processed as part of the application, in accordance with the relevant provisions of the Town Planning Ordinance.

Should you have any queries, please do not hesitate to contact the undersigned or our Miss Natalie Wong at 2329 8092.

Yours faithfully,
For and on behalf of
PlanPlus Consultancy Limited



Kennith Chan
Managing Director

Encl.: -Replacement Pages of Traffic Review Report
c.c.: -Mr. SIU Yik Ho, Steven (Sr Town Plnr/Yuen Long W 1) – by email
-Ms. WONG Cheuk Man, Ophelia (Town Plnr/Yuen Long W 1) – by email
-The Applicant

Previous Applications covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TT/125	Proposed Extension of School Building	1.3.2002
2	A/YL-TT/218	Proposed Temporary Place of Recreation, Sports or Culture (Fitness Centre, Gymnasium, Indoor Recreation Centre and Sports Training Grounds) for a Period of 5 Years	30.11.2007 (Revoked on 30.5.2008)
3	A/YL-TT/237	Proposed Temporary Place of Recreation, Sports or Culture (Gymnasium, Indoor Recreation Centre and Sports Training Grounds) for a Period of 5 Years	21.11.2008 (Revoked on 21.11.2010)
4	A/YL-TT/469	Proposed Temporary Place of Recreation, Sports or Culture (Engor Training Centre with Ancillary Office) for a Period of 3 Years	1.11.2019 (Revoked on 1.5.2021)
5	A/YL-TT/485	Proposed Temporary School (Kindergarten and Primary School) for a Period of 5 Years	1.11.2019 (Revoked on 1.11.2020)

Government Departments' General Comments

1. Land Administration

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

- the application site (the Site) falls within government land with existing structures (i.e. Former Wing On School) in D.D. 116. The site area of about 3,356m² quoted by the applicant is subject to further verification and survey upon receipt of formal short term tenancy application; and
- there is no lease modification, land exchange or Small House applications under processing/approved within the Site.

2. Traffic

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

- no adverse comment on the application.

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

- no adverse comment on the application.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection in principle to the proposed development subject to the imposition of an approval condition requiring the submission of an updated Noise Impact Assessment and the implementation of mitigation measures identified therein to his or the Town Planning Board's satisfaction.

4. Landscape and Urban Design

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

Urban Design and Visual

- the Site is located in a rural area predominantly comprising low-rise residential developments/village settlements. There are a few temporary structures/open storage to its north and south as well as to its east across Tai Shu Ha Road West/Tai Shu Ha Road East and a nullah; and
- in view of the temporary nature of the proposal and maximum building height of 22.46mPD (4 storeys), together with the proposed landscape buffer along the periphery, the proposed development is considered not incompatible with the surrounding context (which is mainly rural in character with low-rise residential developments, village houses and temporary structures). No significant adverse visual impact is anticipated according to the submitted visual appraisal.

Landscape

- based on the aerial photo and site photos taken in 2021 and 2022 respectively, the Site is situated in an area of rural fringe landscape predominated by temporary structures, car parks, village houses, farmlands and scattered tree groups. The Site was previously used as Former Wing On School, and partly hard paved and occupied by existing structures. Some existing trees with common species and self-seeded vegetation are observed within the Site; and
- with reference to the applicant's submission, 59 existing trees were identified within the Site. The applicant proposed to remove 54 trees, retain four trees and transplant one tree within the Site. 46 new trees and lawn on ground level, not less than 522m² of private open space and not less than 25% of greenery coverage would be provided within the Site. Significant adverse landscape impact arising from the proposed development is not envisaged.

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 no adverse comment on the submitted drainage proposal.

6. Fire Safety

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

- no objection in principle to the proposed transitional housing development subject to fire service installations and water supplies for firefighting being provided to his satisfaction.

7. Building Matters

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

- no adverse comment on the application; and
- as there is no record of approval granted by the Building Authority 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.

8. District Officer's Comments

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.

9. Other Departments

- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD), Director of Agriculture, Fisheries and Conservation (DAFC), Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD) and Commissioner of Police (C of P) have no comment on the application.

Recommended Advisory Clauses

- (a) you should liaise with the locals on the details of the proposed development;
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) a short term tenancy (STT) should be applied for to implement the approved scheme. However, there is no guarantee at this stage that the STT application would be approved. Such application will be dealt with by his department acting in the capacity of the landlord at his discretion, and if it is approved under such discretion, the approval would be subject to such terms and conditions including amongst others, the payment of rent and administrative fee as may be imposed by his department;
 - (ii) the application site (the Site) abuts Tai Shu Ha Road West which is a public road under the maintenance of Highways Department (HyD); and
 - (iii) the proposed tree preservation and removal proposal should be subject to separate application to be submitted for formal approval upon implementation of the development proposal;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, HyD (CHE/NTW, HyD) that:
 - (i) a run-in/out should be constructed in accordance with the latest version of his department's Standard Drawings No. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement; and
 - (ii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (d) to note the comments of the Director of Environmental Protection (DEP) that:

the requirements under the relevant environmental pollution control ordinances and the Recommended Pollution Control Clauses for Construction Contracts shall be complied with to minimise any environmental impacts during the construction stage. The requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" should also be observed;
- (e) to note the general comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the drainage facilities on site should be implemented in accordance with the agreed drainage proposal;
 - (ii) you are required to rectify the drainage system if they are found to be inadequate or ineffective during operation. You shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system;
 - (iii) the proposed development would neither obstruct overland flow nor adversely affect any existing natural streams, village drains, ditches and the adjacent areas; and
 - (iv) DLO/YL should be consulted and consent from relevant lot owners should be sought for

any works to be carried out outside your lot boundary before commencement of the drainage works;

- (f) to note the comments of the Director of Fire Services (D of FS) that:
- (i) the requirements of emergency vehicular access (EVA) as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Building 2011, which is administered by Buildings Department (BD), should be observed. If the aforementioned requirements cannot be complied with, enhanced fire safety provisions shall be required;
 - (ii) his department's Circular Letter No. 3/2019 on "Guidance Notes on Submission, Approval and Acceptance Inspection of Fire Service Installations and Equipment in Modular Integrated Construction (MiC) Building Projects" should be observed; and
 - (iii) detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (g) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that:
- (i) planning approval by the Town Planning Board (the Board) does not imply approval of the tree works such as pruning, transplanting and/or felling under the lease. Relevant authority/ government department(s) should be approached direct to obtain the necessary approval on tree works; and
 - (ii) planning approval by the Board does not imply approval of site coverage (SC) of greenery requirements under the Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-152 and/or under the lease. The SC of greening calculation should be submitted separately to BD for approval;
- (h) to note the comments of the Chief Building Surveyor/New Territories West, BD (CBS/NTW, BD) that:
- (i) the Site shall be provided with means of obtaining access thereto from a street and EVA in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (ii) the Site abuts on a specified street (Tai Shu Ha Road West) of not less than 4.5m wide. Its permitted development intensity shall be determined under the First Schedule of B(P)R at the building plan submission stage;
 - (iii) all existing building works if any erected on unleased government land (i.e. before the grant of STT) do not come under the control of the Buildings Ordinance (BO), and are not unauthorised building works (UBW) for the purpose of the BO;
 - (iv) before any new building works are carried out on land held under STT, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are UBW. An Authorised Person must be appointed to coordinate all new building works in accordance with the BO;
 - (v) for UBW erected on land under STT, enforcement action may be taken by the BA to effect the removal of the UBW in accordance with the policy for control of UBW in the future. All UBW have to be removed prior to renewal of a STT;

- (vi) the granting of the STT should not be construed as an acceptance of any existing building works or UBW on site under the BO;
- (vii) any temporary shelters or converted containers for office, storage, washroom or other uses considered as temporary buildings are subject to the control of Part VII of the B(P)R;
- (viii) if MiC is adopted for construction of the Site, the PNAP ADV-36 on MiC should be observed; and
- (ix) detailed checking under the BO will be carried out at building plan submission stage.

3

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



有關規劃申請編號A/YL-TT/576

02/11/2022 17:54

From:

To: tpbpd@pland.gov.hk

File Ref:

此致城市規劃委員會

得知新界元朗崇正新村永安學校擬興建臨時住宿機構（過渡性房屋）連附屬設施（為期7年）及挖土工程。

現在居民發電郵聯署 強烈反對此項目在此興建！

數以年計，此區交通配套已經恆久未能配合，早上7時至10時繁忙時段，大樹下西路與大旗嶺路交界之交通每天車尾都排到大樹下西路公廁，甚至更遠！不同部門及機構都在此交匯處進行車輛數量分析，但都未能解決此處嚴重交通擠塞問題！

同時73號公共小巴一直以來在大樹下天后古廟外，繁忙時間是一定上不了車，唯有前往總站搭車或是選擇前往大棠路乘搭公共小巴或K66接駁巴士，附近居民已經放棄此73號公共小巴交通方案出元朗，此區居民根本就用不著就在我們對面馬路，而最近本區之交通工具，很難想像如果永安學校更改為臨時住宿機構（過渡性房屋）連附屬設施後，共261伙平均三人一伙都接近800-1000人入住，將會對此區附近居民做成更多的交通不便，根本交通將會不勝負荷！

懇請城市策劃委員會再三考慮在此興建臨時住宿機構將會帶來本區居民之不便！希望委員會可以找到更理想的地區興建臨時住宿機構！

大樹下西路居民謹啟

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

參考編號

Reference Number:

221103-182443-03557

提交限期

Deadline for submission:

15/11/2022

提交日期及時間

Date and time of submission:

03/11/2022 18:24:43

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TT/576

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Law Ho Yin

意見詳情

Details of the Comment :

你好！本人為崇正新村村民，現正就於崇正新村永安學校舊址改變規劃用途（編號：A/YL-TT/576）作出強烈反對，原因如下：

1. 現有交通配套嚴重不足。現時崇正新村、大樹下西路、大樹東路、崇山新村等村民依靠單一公共交通工具出入元朗市中心，本來公共運輸已經不足以滿足原有村民需求，繁忙時間平均候車時間超過半小時，如該址興建超過二百個單位，定必對原有村民交通帶來極大影響。再者，即使配合新公共交通運輸路線，本村長期塞車之問題亦會嚴重加劇。一般而言，由崇正新村駕車直達元朗只需少於10分鐘（以晚上10時路面情況計算），然而，於繁忙時間大樹下西路、大旗嶺及十八鄉迴旋處一帶非常擠塞，行車時間比一般多出愈三倍，以早上七時半為例，由崇正新村到達元朗西鐵站需時30-45分鐘，以2公里的路程而言屬極度不合理，如該址興建超200伙，對於繁忙時間（早上7-9小時下午5-7時）的交通會造成甚大之影響，估計行車時間會再增10-15分鐘。加上附近地段發展，交通問題對本村村民造成極之嚴重的不便，懇請城規會撤回申請。

2. 規劃發展之密度與附近一帶有違。首先，崇正新村及附近（包括大棠）的住宅用地均為新界小型屋宇（俗稱丁屋），相比之下，規劃之為長密度依然與原有住宅密度有甚大差異，況且而樓高而言，規劃發展項目需稱只有4層，低其高度卻有13米，比原屋民的丁屋高出超過6成，影響該處環境景觀。

3. 工程期間對附近道路使用者造成危險。大樹下西路一帶屬於鄉村路段，路面比較狹窄，不適宜大型車輛駛入，在過去數年，上址屢次發生嚴重交通意外，例如2022年4月一名老翁被吸糞車撞斃、2021年8月一名尼泊爾籍男子被撞至重傷，雖然此處沒有數據支持，但對於村民而言，交通意外實在是屢見不鮮，平均一個月並會有一種較嚴重的交通意外。預約城規署堅持批准工程，必然預期有大型車輛頻密來往，屆時嚴重危害居民的生命安全。因此，為及公眾安全，上述申請不宜批准。

有見及此，本人懇請處方拒批永安學校改變用途之申請。謝謝！

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

參考編號

Reference Number:

221105-110228-68715

提交限期

Deadline for submission:

15/11/2022

提交日期及時間

Date and time of submission:

05/11/2022 11:02:28

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TT/576

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Henry Lee

意見詳情

Details of the Comment :

本人就永安學校作改建成過渡房屋有以下反對意見

大樹下一帶原為鄉村用途，舊有的排污系統未能應付急增的人口，對週邊環境造成一定影響

交通配套嚴重不足對現有居民及搬入的住戶造成重大的交通成本開支，當小巴不足應付大量人口出入時就只有的士代步，單程西鐵站已四十元，仲未必有車入，吾係有錢就解決到

在正常的情況下要步行30分鐘才能達元朗市，遇著狂風暴雨日曬雨淋的情況下更是不能步行及踏單車，對返工及上學造成超不方便

過渡性房屋其中一個理念是可在社區產生協同效應，互相補足。但完全看不到。對現有的居民造成負擔，而遷入的住戶因地點偏僻亦作出埋怨

週邊沒有社區配套，例如社區中心，便利店，商店，超市及社區活動空間完全零設備，日常起居飲食都需要交通配套才能進行，試問真的有日出而作，日入而歸的市民願意遷入。造成空置率極高及浪費政府公帑

這裡是鄉村，沒有超市/便利店/商店/茶樓/茶餐廳，一般民生的商店如士多，雜貨店，外賣多不送，或等很長時間。TVmall不送到屋，其實比舊區的公屋配套式市區唐樓還要差。

有的只是比市區多一点寧靜，並不是方便的居所。

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

參考編號

Reference Number:

221107-091730-38344

提交限期

Deadline for submission:

15/11/2022

提交日期及時間

Date and time of submission:

07/11/2022 09:17:30

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TT/576

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Man

意見詳情

Details of the Comment :

致 城市規劃委員會,

就關乎申請編號 A/YL-TT/576，擬於新界元朗崇正新村前永安學校丈量約份第 116 約政府土地興建臨時住宿機構（過渡性房屋）連附屬設施（為期 7 年）及挖土工程事項；

根據申請書及評估報告，各項測量項目根本沒有充份理據通過及為該區的帶來裨益，本人強烈反對此申請，理據如下：

就車輛及行人的交通影響評估方面，大樹下東路、大樹下西路及朗河路之間的迴旋處勢必超出負荷。交通流量本已飽和；車輛需要由大樹下東路及崇正路匯聚至大樹下西路，平時大部分時間已經十分擠塞，一段五分鐘的路段但居民經常要用超過三十分鐘才可以到達元朗市中心。大型工程計劃及來往的重型車輛，只會令繁忙的迴旋處更添擠塞，將來入伙的住戶亦會身受其害，擠塞的車路亦令博愛醫院救護車服務同時受阻，延誤救護服務。

就環境評估（噪音、空氣及／或水的污染）方面，並沒有提供足夠資料反映工程的所有利弊。於鄉村地區興建容納500多名居民的4層樓宇，其位置非常靠近其他民宅，人煙稠密的影響之下帶來噪音、空氣及水的污染，大大影響該區居民的生活質素。

然而申請文件中並沒有為景觀影響、土力影響及風險作出評估，而且這些項目對於該區居民帶來的影響頗大，不但會影響該區居民的生活質素，同時亦帶來未能預計的風險危險。如4層的臨時住宿機構建築會製造陰影籠罩周邊地區、遮擋後方居民的景觀、阻擋後方只有3層的樓宇。交通意外風險亦會有所增加，大樹下西路為該地段的主要通道，連接元朗、朗屏市中心及通往新界九龍的高速公路，該迴旋處經常發生交通意外，增加該區居民的行車風險。

規劃處及城規會應充份諮詢委員會及地區的意見，及尊重該區居民的反對意見，希望城規會慎重考慮並盡快作出回覆。

敬希賜覆。

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

參考編號

Reference Number:

221106-201755-73238

提交限期

Deadline for submission:

15/11/2022

提交日期及時間

Date and time of submission:

06/11/2022 20:17:55

有關的規劃申請編號

The application no. to which the comment relates: A/YL-TT/576

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Dick Choi

意見詳情

Details of the Comment :

本人作為崇正新村村民,反對政府在這裏興建臨時住宿機構(過渡性房屋),因為會引致這裏的治安交通受到嚴重影響.

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

參考編號

Reference Number:

221031-182213-03122

提交限期

Deadline for submission:

15/11/2022

提交日期及時間

Date and time of submission:

31/10/2022 18:22:13

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TT/576

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Winnie Ng

意見詳情

Details of the Comment :

就永安學校改建成過渡性房屋，本人以村民身份，有以下幾點因素認為不適合作為鄉村改建用途成居住房屋

1. 過去幾十年大樹下西路只得一輛專線小巴73號作為唯一的交通工具，提供幾十條村村民作日常交通出入。並且因元朗人口增加，路面上出現擠塞的情況習以為常，班次不準的情況非常嚴重，長者因久站候車而不能外出的情況成常態，影響長者生活質素。加上近廿年不停批准興建新村屋，交通配套在沒有與時並進下，已經不勝負荷，再者晚上10點後已經沒有公共交通工具可以出入大樹下至崇山新村，只能靠的士出入。

2. 因鐵路網絡發展迅速，元朗變得城市化，汽車流量增加，早上7點前大樹下路口交通已經非常擠塞，再加上大棠的車輛也會用到大樹下作主要交通要道，令路面不勝負荷，還未計算假日的遊人到棠郊野公園郊遊。

3. 其實在大樹下西路近疊翠峰已經興建了一個綠洲青年宿舍，加埋過渡性房屋總人口相信已超過1000人遠比幾條村的人口還要多，試問一架專線小巴怎樣應付這過千的新人口。就算加車也無補於事，62 班次才可以應付1000人流量。

4. 最後超過50年的永安學校其建築很有特色，是值得保留的一個鄉村建築，紅頂瓦片鄉村學校的設計很能代表60年代的鄉村風貌，是難得一見的建築。

總結，現行的交通配套絕不能應付過渡房屋加青年綠洲的遷入人口，加上大樹下週邊人口老化，出入元朗市對長者是一件艱難重重的事，尤其中途站上車，基本上是不可能。請再三考慮方案。

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

參考編號

Reference Number:

221107-152532-09543

提交限期

Deadline for submission:

15/11/2022

提交日期及時間

Date and time of submission:

07/11/2022 15:25:32

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TT/576

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Ho Pak keung Raymond

意見詳情

Details of the Comment :

崇正新村永安學校舊址，如建過渡性房屋，我個人應為對附近居民有嚴重影響，例如交通，人流，治安，衛生及景觀等，因為一條平靜的鄉村，突然多了幾百或成千陌生人出入，對附近居民確實有很大影響，我希望政府有關部門能體會到上址居民的憂慮，另行選擇一個更佳的地點建過渡性房屋。

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

參考編號

Reference Number:

221108-143919-64478

提交限期

Deadline for submission:

15/11/2022

提交日期及時間

Date and time of submission:

08/11/2022 14:39:19

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TT/576

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Chan Hoi Kin

意見詳情

Details of the Comment :

I would like to express my deepest disappointment by the proposed development under this section 16 application.

1. The affected area is within V-Zone intending for development of Small Houses by indigenous villagers, i.e. agricultural use, house, rural committee / village house. Remarks of Outline Zoning Plan (OZP) also emphasized that the house could not be more than 3 storeys height. However, the applicant proposed to construct 4-storey height apartment / public housing occupying 522 people, which obviously violate the original planning intention.

2. The applicant claimed to adopt Modular Integrated Construction Method (MIC) which could expedite the construction process and minimize the nuisance to the adjoining Public. The said proposal is totally misleading. Even though some part of MIC could be constructed off site, its foundation (i.e. deep foundation / shallow foundation) have to construct on site and involve large scale of excavation work. Unlike urban area, the adjoining existing aged buildings generally adopted shallow foundation. Large scale of excavation work would result in soil movement and endanger the building safety of existing buildings.

3. The applicant also proposed that there is no additional adverse traffic and environmental impacts anticipated. This is also misleading. Before the Covid-19 (i.e. 2019) and after Covid-19 relief measures recently (i.e. Nov 2022), there is heavy Traffic jam frequently at Tai Shu Ha Road West and Tai Kei Leng Road. Heavy traffic Jam happen nearly 3-4 times per week. Applicant may have appointed traffic consultant to conduct traffic counting before. But, in case that the traffic counting conducted between 2019 – Nov 2022, those traffic data collected could not completely reflect the real situation.

4. Unlike urban area, Police force would not arrange patrol in village area. Not to mention the visitors, only those new 522 residents would result in serious security problem. Applicant could provide security guards in their property but not the village area. It comes to our reasonable concern that the security of the village would be worsen by the proposed development.

The applicant claimed that the Proposed Temporary Residential Institution will not jeopardize the long term planning intention of V-Zone. However, the planning intention of V-zone is only us

ed for low-density use. The proposed site is around 3,356 sq.m but is planning to build 261 apartment units (4 storeys) occupying about 522 residents. This scale of development could be described to be low -density. Such density of building development absolutely incompatible to the adjoining environment.

Furthermore, the data collection & analysis given by the applicant and its consultants are based on incorrect and misleading information. The environment, traffic and drainage would be definitely worsened by the proposed development.

Therefore, approval for this application would jeopardize the long-standing Hong Kong Planning Application system.

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A/YL-TT/576 Former Wing On School, Shung Ching San Tsuen
15/11/2022 21:04

From:

To: tpbpd <tpbpd@pland.gov.hk>
Cc: enquiry <enquiry@aud.gov.hk>

File Ref:

A/YL-TT/576 HKYADF

Government Land in D.D. 116, Former Wing On School, Shung Ching San Tsuen

Site area : About 3,550m²

Zoning : "VTD"

Applied Use : 261 Units Transitional Housing / 522sq.mt OS / 1 Vehicle Parking

Dear TPB Members,

535 was withdrawn probably because the interested parties have spotted the latest sleight of hand that can be employed to ensure the rezoning of lots to high end residential enclaves, transitional housing. This scam has been successfully employed already to grease the wheels for a number of large developers to achieve rezoning while at the same time burnishing their charitable credentials.

As usual a company has been set up to hide the identity of the proponent, Not track record, no history of managing facilities like this, but then that is never an obstacle.

Meanwhile the tax payer will have footed the bill for the provision of drainage, sewerage and other facilities. In addition we cover all the costs of construction, management, etc. for **short term housing with construction costs per unit 50% of that of a permanent home** that would last for 50 years or more.

This is government land, so why not build proper homes?

May 5 2022 - The 12th meeting of the Assessment Committee for the Funding Scheme to Support Transitional Housing Projects by Non-government Organisations, chaired by the Under Secretary for Transport and Housing, Dr Raymond So Wai-man, was convened via video conferencing this morning

The Assessment Committee agreed to subsidise the following transitional housing projects:

*Transitional housing development at Tai Shu Ha Road West, Yuen Long (Former Wing On School), by Hong Kong Youth Affairs Development Foundation. With total **funding of \$125.4 million**, it is expected to provide about 228 units .*

With 261 units this works out around \$550,000 per unit. The duration of the service is stated as 7 years.

The tenants will still have to be re-housed when their allotted staycation time is up.

Only 20 bicycle parking provided. How are folk to get to transport nodes?.

It is time that this scam be exposed.

- Developers are provided with an easy route to rezoning
- NGOs obtain a lucrative channel of funding
- Administration can fudge the data by hiding some of the families in the PH queue for a few years
- Taxpayer gets to foot the bill for infrastructure and high unit costs when the money should be spent on the provision of permanent homes.

But we have to suck it up as there is now no accountability and no legislators who will challenge the authorities self-serving and short term policies

HKYADF: It is proposed to make good use of this part of idle land and implement a transitional housing plan before implementing the long-term development plan.

Hopefully members will inquire as to what the long-term plan is as this may reveal the true agenda.

Mary Mulvihill

From:

To: tpbpd <tpbpd@pland.gov.hk>

Cc: enquiry <enquiry@aud.gov.hk>

Date: Tuesday, 4 January 2022 2:00 AM CST

Subject: A/YL-TT/535 Former Wing On School, Shung Ching San Tsuen

A/YL-TT/535

Government Land in D.D. 116, Former Wing On School, Shung Ching San Tsuen

Site area : About 3,550m²

Zoning : "VTD"

Applied Use : Training and Community Event Centre / 6 Vehicle Parking

Dear TPB Members,

The application history for this school can only be described as **DODGY**.

On 1 Nov 2019 members bizarrely approved TWO uses. Judging by the history of extensions of time both went ahead???

469 Revoked May 2021

(d) in relation to (c) above, the implementation of the **drainage** proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 1.8.2020;

(g) in relation to (f) above, the implementation of the **fire service** installations proposal within 9 months from the date of planning approval to the satisfaction of the Di

485 Revoked 1 Nov 2020

(d) the submission of a **drainage** proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 1.5.2020;

(e) in relation to (d) above, the implementation of the **drainage** proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 1.8.2020;

(h) in relation to (g) above, the implementation of the **fire** service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 1.8.2020;

What they share is an unwillingness to comply with drainage and fire conditions, both of high importance when it comes to facilities that are intended to attract numbers of students and young people.

The current application does not clarify what kind of 'training' is to envisaged and what experience the applicant has in providing such.

This school is also on offer for transitional housing that appears to have been taken up????

<https://www.thb.gov.hk/eng/policy/housing/policy/transitional/potential.htm>

So what is going on? Hopefully members will ask lots of questions.

Mary Mulvihill

From:

To: tpbpd <tpbpd@pland.gov.hk>

Cc: enquiry <enquiry@aud.gov.hk>

Date: Sunday, 6 October 2019 3:25 AM CST

Subject: AYL-TT/485 Former Wing On School, Shung Ching San Tsuen

Dear TPB Members,

Application 478 was withdrawn. Only difference is an adjustment to size area from 3,580 to 3,440m²

Previous questions upheld.

Mary Mulvihill

From:

To: "tpbpd" <tpbpd@pland.gov.hk>

Cc: "enquiry" <enquiry@aud.gov.hk>

Sent: Friday, August 16, 2019 3:32:58 AM

Subject: AYL-TT/478 Former Wing On School, Shung Ching San Tsuen

Dear TPB Members,

So 460 was withdrawn on 5 July and now its a kindergarten/primary school for **5 Years** and Applicant is revealed to The Federation of NT Youth Foundation Limited

So what track record does this organization have in running education facilities?

What is the current situation with regard to school places in the district?

Will this be a subsidized or international fee pay school?

Will it allow ethnic minority children to attend?

Does Education Dept approve?

This is a government owned facility. Any application should provide essential information on the operation and cost to the community.

Mary Mulvihill

From:

To: "tpbpd" <tpbpd@pland.gov.hk>

Sent: Wednesday, June 12, 2019 2:44:03 AM

Subject: A/YL-TT/469 Former Wing On School, Shung Ching San Tsuen
A/YL-TT/469

Government Land in D.D. 116, Former Wing On School, Shung Ching San Tsuen

Site area : About 3,349m²

Zoning : "VTD"

Applied Use : Engor Training Centre

Dear TPB Members,

This site has a problematic history of approvals and revocations. Application 237 "Unlike the previous application No. A/YL-TT/218, a professional consultant had been engaged in the current application to ensure full compliance with the approval conditions'

However again conditions were not complied with.

Then there is application 328 that provided no details whatsoever as to proposed usage. This application was not pursued.

Is the current Applicant the same as for previous applications? Perhaps this is jumping on the wagon of recognition for Engor dancing?

Can members please take the time to question the eligibility and legitimacy of this application.

These schools are important public assets that should be used for legitimate activities that contribute to society.

Mary Mulvihill