

This document is received on 27 JUL 2021
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
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

& 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/4L1281
	Date Received 收到日期	27 JUL 2021

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 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 DISTRICT ARTS COMMITTEE

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)

LANBASE SURVEYORS LIMITED 宏基測量師行有限公司

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	GOVERNMENT LAND AT EX-PUI TAK PUBLIC SCHOOL, HA YAU TIN TSUEN, D.D. 116, SHAP PAT HEUNG, 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 339 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 128 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) 339 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	DRAFT YUEN LONG OUTLINE ZONING PLAN (OZP) NO. S/YL/24
(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	VACANT SCHOOL SITE (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：“如發展涉及龕位裝置所用用途，請填妥附件的表格(a) undertakings involving the use/storage of Dangerous Goods)”

(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 □About 約
	Non-domestic part 非住用部分.....		sq.m 平方米 □About 約
	Total 總計		sq.m 平方米 □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 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
(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			

(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		
	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)		

Waiting Space for Car Lift

(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 From 由 to 至
地積比率限制
- ☐ Gross floor area restriction From 由sq. m 平方米 to 至sq. m 平方米
總樓面面積限制
- ☐ Site coverage restriction From 由% to 至 %
上蓋面積限制
- ☐ Building height restriction From 由m 米 to 至 m 米
建築物高度限制
- 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 From 由m to 至 m
非建築用地限制
- ☐ 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

TEMPORARY INSTITUTIONAL USE FOR 6 YEARS

(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	128 sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	0.38	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	43.13 %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	1	
Proposed no. of storeys of each block 每座建築物的擬議層數	1 storeys 層	
		<input type="checkbox"/> include 包括..... storeys of basements 層地庫	
		<input type="checkbox"/> exclude 不包括..... storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	5.535 mPD 米(主水平基準上) m 米	<input type="checkbox"/> About 約 <input checked="" type="checkbox"/> About 約

☐ Domestic part 住用部分

GFA 總樓面面積 sq. m 平方米 ☐ About 約
 number of Units 單位數目
 average unit size 單位平均面積sq. m 平方米 ☐ About 約
 estimated number of residents 估計住客數目

☒ 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 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)

TEMPORARY INSTITUTIONAL USE
 WITH GFA OF ABOUT 128 SQ.M.....

☐ 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)

.....

☐ 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 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]
1	1	TEMPORARY INSTITUTIONAL USE
.....
.....
.....
.....
.....

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

.....
 GARDEN

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)

2025

8. Vehicular Access Arrangement of the Development Proposal**擬議發展計劃的行车通道安排**

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)) NIL <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"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是 No 否	<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) 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) _____ _____ _____
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？	Yes 是 No 否	<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) 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) _____ _____ _____

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。

<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>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>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<p>On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	<p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>

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申請的資料。如有需要，請另頁說明。

PLEASE REFER TO 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 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

ROCK K.M. TSANG 曾國鳴

Name in Block Letters
姓名（請以正楷填寫）

DIRECTOR 董事

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

LANBASE SURVEYORS LIMITED 宏基測量師行有限公司

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

Date 日期

14 JUL 2021

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

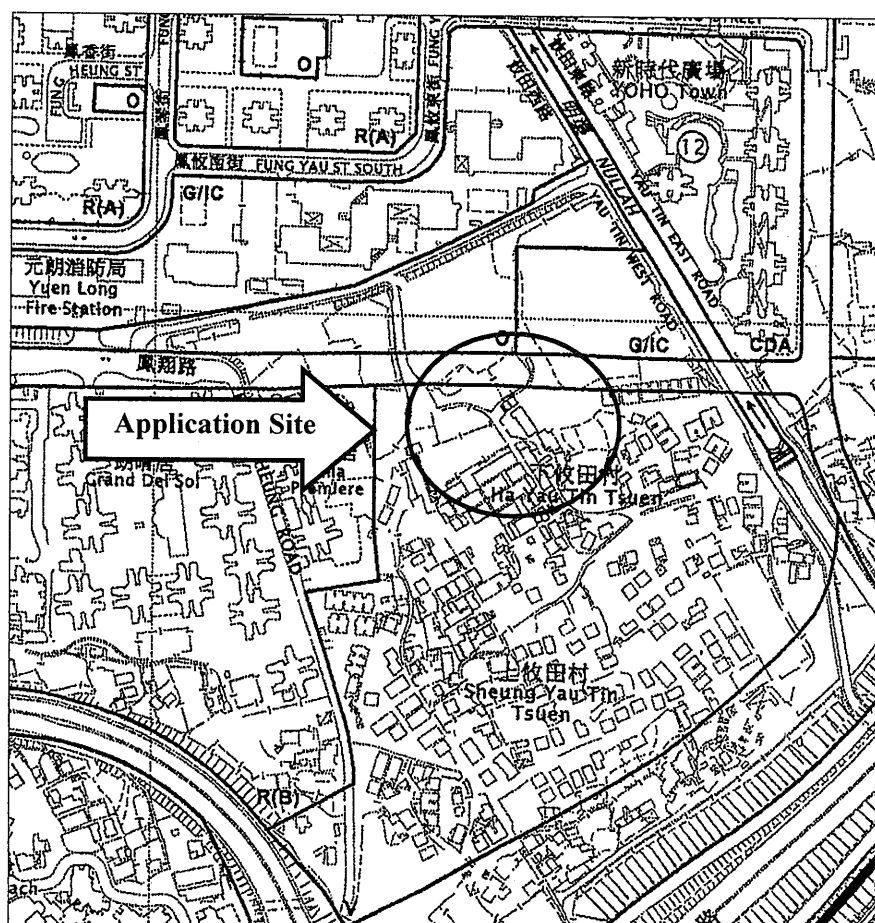
任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

- 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。

Planning Application
Under Section 16
of the Town Planning Ordinance
(Cap. 131)

Planning Application for
Temporary Institutional Use
for a Period of Six Years
Government Land at Ex-Pui Tak Public School
Ha Yau Tin Tsuen, D.D. 116
Shap Pat Heung, Yuen Long, New Territories



Prepared by

LANBASE Surveyors Limited

June 2021

Our Ref.: YL/TPN/2440A/L04

8 September 2021

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

By Post and Fax (2877-0245)

Dear Sir/Madam,

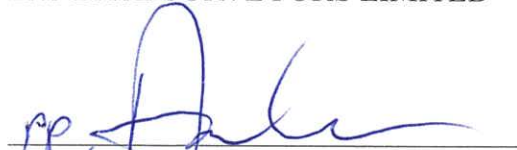
**Planning Application for
Temporary Institutional Use
for a Period of Six Years
Government Land at Ex-Pui Tak Public School
Ha Yau Tin Tsuen, D.D. 116
Shap Pat Heung, Yuen Long, New Territories
(Planning Application No. A/YL/281)**

We refer to the captioned planning application.

We would like to supersede our previous letter (Ref.: YL/TPN/2440A/L03) submitted today and provide herewith a set of "Response-to-Comments" responding to the government departmental comments for the captioned planning application.

Should you have queries, please feel free to call our Mr. Anson Lee at 2301-1869. Thank you for your attention.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED



Rock K.M. Tsang
Director
RK/AL
Encl.



ISO 9001 : 2015
Certificate No.: CC 1687
(Valuation & Land Administration)



ISO 9001 : 2015
Certificate No.: CC 1687
(Valuation & Land Administration)

Response-to-Comments

	Departmental Comments	Responses
	<u>Transport Department (TD)</u> (Contact: Wilson Man at 2399-2422)	
	The Applicant is required to advise the following for further consideration on the application:	
(a)	Estimated number of visitors;	It is estimated that there would be 30 to 40 visitors per day for attending the interest group and/or interest class of arts and cultural activities.
(b)	Estimated trip generation and attraction;	As same as the main centre of Yuen Long District Arts Committee at Ma Miu Road, the visitors will reach the Site by walking. Therefore, no trip generation and attraction to the Site.
(c)	Availability of parking spaces in the vicinity of the application site during operation hours of the proposed development.	There are two public car parks in the vicinity available for occasional parking needs.
	<u>Environmental Protection Department (EPD)</u> (Contact: Wilson Man at 2399-2422)	
	Please clarify what are the planned activities under the proposed institutional use and address the potential environmental impacts from the proposed use.	The proposed development would mainly provide some interest groups and/or interest class of arts and cultural activities such as painting and dancing. In addition, no public announcement system will be provided on the site. Therefore, no adverse environmental impact is anticipated.

Our Ref.: YL/TPN/2440A/L06

17 September 2021

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

By Post and Fax (2877-0245)

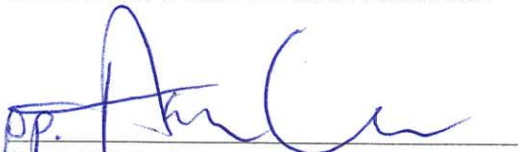
Dear Sir/Madam,

**Planning Application for
Temporary Institutional Use
for a Period of Six Years
Government Land at Ex-Pui Tak Public School
Ha Yau Tin Tsuen, D.D. 116
Shap Pat Heung, Yuen Long, New Territories
(Planning Application No. A/YL/281)**

We refer to the captioned planning application.

We would like to supersede our previous letter (Ref.: YL/TPN/2440A/L05) dated 15 September 2021 and provide herewith an updated layout plan with a revised site boundary for submission. Should you have queries, please feel free to call our Mr. Anson Lee at 2301-1869. Thank you for your attention.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED


Rock K.M. Tsang
Director
RK/AL
Encl.

c.c.
DPO/TMYLW (Attn.: Ms Jannie Leung Email)

[illegible]

ALL MEASUREMENTS MUST BE CHECKED AT THE WORK BY THE CONTRACTOR

DO NOT SCALE DRAWINGS

THIS DRAWING, SPECIFICATIONS, IDEAS, DESIGNS, ARRANGEMENTS AND THEIR COPYRIGHT ARE AND SHALL REMAIN THE PROPERTY OF MVA ARCHITECTS (H.K.) LTD. AND NO PART THEREOF SHALL BE REPRODUCED OR COPIED OR USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF MVA ARCHITECTS (H.K.) LTD. ON COMPLETION OF THE WORK

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PROJECT

TITLE	
DRAWN BY :	JOE NO. 1
CHECKED BY :	
APPROVED BY :	DRAWING NO. 1
SCALE :	REDUCED : ()
DATE :	COMP. REF. : /
	AS SHOWN



SCALE 1:100

CALCULATION

Site Area	: 339m ² (approx.)
Proposed GFA	: 128m ²
Conopy & Wall Area	: 146.2m ²
Plot Ratio	: 0.378
Site Coverage	: 43.13%

Previous s.16 Application Covering the Site

Approved Application

	<u>Application No.</u>	<u>Proposed Use/ Development</u>	<u>Zoning</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL/171	Proposed Temporary Institutional Use and Religious Institution For a Period of 3 Years	V	4.12.2009 (Revoked on 4.12.2010)

Approval Conditions

- (a) The maintenance of existing drainage facilities.
- (b) The submission of fire service installations proposal.
- (c) The implementation of fire service installations proposal.
- (d) Revocation clause.

寄件日期: 2021年08月22日星期日 15:38
收件者: tpbpd@pland.gov.hk
主旨: A/YL/281培德學校改變用途(強烈反對)

5-1

致城市規劃委員會

本人下攸田村原居民(劉生)對培德學校改變用途(作出反對)平靜小村因學校近村口 3 米到民居，垃圾站，村口通道出入，改變後會帶來，人流，噪音，車輛，污水，垃圾，對村民應響生活問題，規劃委員會作考慮，希望城市規劃委員會同村民多溝通，每次有申請者，出通告了事，日後問題出現村民如何處理。謝



新界元朗十八鄉
下攸田村居民

申請編號：
(A/YL/281)

P1.
J-2

新界元朗十八鄉下攸田村
丈量 DD116 政府土地(前培德學校),
擬議臨時機構用途

2021 年 8 月 21 日

尊敬的署長及委員：

我們是一群世居上址最前沿及最受影響的村民。我們希望您們在決定審批上述申請時，考慮一下村民的處境及意見如下：

1. 背景及位置

- 1.1 培德小學乃村民及華僑們在五十年代出錢及出地籌建，非全政府公帑。
- 1.2 校舍與民居極為接近至不可分割。最近者不多於 20 公尺。
- 1.3 學校已停辦接近三十年，房舍破爛。村民大都已習慣沒有學校的日子。任何更改用途會對我們帶來災難性的影響。

2. 申請機構及人士

- 2.1 有否審核其申請之動機、目的及可否會轉移作其他用途。
- 2.2 其提供之服務是否在當區不可或缺，其受眾普及否？申請者現時是否欠缺場地及如何運作。
- 2.3 其現址附近可否有空閒場地供與借用及協作。
- 2.4 日後監察責任誰屬。

3. 規劃署及城規會角色

- 3.1 是次申請是否有嚴重的角色、政策及規劃矛盾。
- 3.2 既已劃定下攸田村的村界內為“鄉村發展”用途，却沒有理據支持把規劃大綱更改，此舉立下了很壞的先例。並為本區帶來亂象及假象。
- 3.3 此先例一開，我們可否在非“鄉村發展”用地上申請發展嗎？

4. 資源運用,新人口普查、移民及其他

- 4.1 培德學校房舍祇有兩個班房可用及已破爛不堪，不值得花巨資重置，且祇供使用僅六年。除非貴署已有伏筆讓申請者永久使用。
- 4.2 如人口普查的數據顯示，香港的人口在急遽下降中，加上大量移民帶走了大量學童，在未來數年間，本區有不少可供即用校舍供給申請機構協作使用，免却浪費及重疊資源。
- 4.3 現時香港的“非政府”機構太多了，他們向政府申請場地及資源理據五花八門，可能或已超出政府預算案之能力。把關是必要的。

綜合上述村民意見，我們不支持及反對有關申請。此致

規劃署署長
城規會委員

村民

村號 (門牌)

徐偉治

黃世凱

黃鶴壽

徐翔明

黃學榮

黃有財

黃汝高

黃寶財

黃超仲

劉英蘭

鍾小章

李妹仔

徐錫文

徐福明

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



A/YL/281 DD 116 Ha Yau Tin Tsuen, ex Pui Tak School
24/08/2021 02:57

From:

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

FileRef:

A/YL/281

Government Land in D.D.116 (Ex-Pui Tak School), Ha Yau Tin Tsuen, Shap Pat Heung

Site area : About 339sq.m

Zoning : "VTD"

Applied : Institutional Use / 6 Years

Dear TPB Members,

The school was approved for religious use in 2009 but difficult to find information as to whether the plan went ahead as the school has been abandoned for some time.

While it is desirable that the building be put to good use, this is Government Land and the tax payer will no doubt have to foot the bills for renovation, etc, there should be data supplied with regard to the identity of the applicant, track record in providing community facilities and the intended scope of the amenities, ie for a closed group or open to the general public. Will renovations impact the structure?

Provision of such information should be mandatory when the application pertains to public assets. That the public can only access this information by trekking to government offices during their working hours is not acceptable in the digital age.

Mary Mulvihill

徵用培德小學校舍
把廢舊校舍轉為文藝中心
(東方網站)

一群培德小學校友



長官們好：

我們是一群培德小學校友，在本區成長，先輩也有捐錢捐地建校。因此有微薄的身分及用當地民眾的角度說幾句話：

1. 上世紀因政府資源不足，要自家出錢出力辦教育。殺校後校舍被徵用是過橋抽板，極不合理。
2. 殺學當時，理應有一套計劃，或還地於民，用作鄉村用途，或把攸田村重新規劃。結果拖拉了三十年。
3. 為使用破舊校舍而引入與當地無關的機構，實在格格不入，欠缺規劃原則，除擾民外，還設下村民與使用者之衝突，為解決問題卻制製造了一個更大的問題。
4. 申請機構早已在本區置有永久會址，並與鄰近的大會堂協辦了多年的活動，而附近中、小學有不少閒置場地可供使用。這次申請是不必要。
5. 據不少村友說事前不知情，直至告示發出或從報章才得知一切。
6. 我們不支持是項申請，並建議委員實地一行，慎重處理。

此致

城規會委員會

2021 年 8 月 23 日

一群培德小學校友

Yun Lee 代

Advisory Clauses

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department that the application site (the Site) involves Government Land (GL) with existing structures (i.e. Ex-Pui Tak School) in D.D.116. As quoted by the applicant, the Site has an area of about 339m² which should be subject to further verification and survey upon receipt of formal land application. The applicant has to apply for a short term tenancy (“STT”) to give effect to the proposal. The applicant should be reminded that, pursuant to the “Guidelines for Application for Use of Vacant Government Land for Community, Institutional or Non-Profit Making Purpose on Short Term Basis” issued by LandsD, policy support from relevant department or bureau is a prerequisite for the application of STT by direct grant. Upon receipt of the STT application with policy support being given, LandsD would consider the application in accordance with applicable policy and practice while there is no guarantee that the application will be approved. Such application will be dealt with by LandsD 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 LandsD;
- (b) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that Kong Yau Road is not maintained by Highways Department (HyD). HyD shall not be responsible for the maintenance of any access connecting the Site and Fung Cheung Road and adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (c) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that the applicant should note that approval of section 16 application by the TPB does not imply approval of the tree works such as pruning, transplanting and/or felling under lease. Applicant is reminded to approach relevant authority / government department(s) direct to obtain the necessary approval on tree works and compensatory proposal, where appropriate;
- (d) to note the comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant should be advised that the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy, and the location of where the proposed FSIs to be installed should be clearly marked on the layout plans. In addition, the applicant is reminded that if the proposed structure(s) is required to comply with the BO (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans. Licensing requirements, if any, will be formulated upon receipt of formal application via the Licensing Authority;
- (e) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that the 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 meters from the center 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 and 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 shown on the plan. 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; and

- (f) to note the comments of the Executive Secretary, Antiquities and Monuments Office (AMO) that since the main school premises of the ex-Pui Tak School at the application site may have certain heritage value, appropriate protective and mitigation measures should be proposed upon request by the AMO to safeguard against any adverse impact to the building fabrics during the course of renovation. Besides, AMO should be facilitated to do a detailed photographic recording of the site before the renovation work commences and upon its completion. The applicant is required to provide good quality of photographic records during the renovation work since the beginning of the renovation work.