

This document is received on - 3 NOV 2023
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-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 or Regulated Areas; and**
位於鄉郊地區或受規管地區土地上及/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 or Regulated Areas**
位於鄉郊地區或受規管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.tpb.gov.hk/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.tpb.gov.hk/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

2302870

2.11.2023

By Hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL / 313
	Date Received 收到日期	- 3 NOV 2023

- 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.tpb.gov.hk/>. 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.tpb.gov.hk/>), 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)

Abiding Educational Charity Limited
遵道慈善教育基金有限公司

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)

Goldrich Planners and Surveyors Ltd.
金潤規劃測量師行有限公司

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 in D. D. 115, Nam Pin Wai, 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 257.6 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 N/A sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... 257.6 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	Draft Yuen Long Outline Zoning Plan No. S/YL/26
(e) Land use zone(s) involved 涉及的土地用途地帶	"Village Type Development" ("V")
(f) Current use(s) 現時用途	Temporary School (Outdoor Activity Space) (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：如發展涉及靈灰安置所用途，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 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>(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))</p>
(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)			

(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

Renewal of Planning Approval for Temporary School (Outdoor Activity Space) for a Period of 6 Years

(Previous approval No. A/YL/240)

(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	..... N/A sq.m 平方米	<input type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	..... N/A	<input type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	..... N/A %	<input type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	..... N/A	
Proposed no. of storeys of each block 每座建築物的擬議層數	..... N/A 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	..... mPD 米(主水平基準上) N/A m 米	<input type="checkbox"/> About 約 <input 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 (please specify the use(s) and concerned land
 政府、機構或社區設施 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)

.....

☒ 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 about 257.6 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]
.....
.....
.....
.....
.....

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

Outdoor activity space of a kindergarten

.....

.....

.....

.....

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)

The outdoor activity space has been operating since the last approval

8. Vehicular Access Arrangement of the Development Proposal

擬議發展計劃的行車通道安排

<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))</p> <p>Yuen Long Kau Hui Road via a local track <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</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 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 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 _____</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</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</p> <p>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</p> <p>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>.....</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"/>
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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申請的資料。如有需要，請另頁說明。

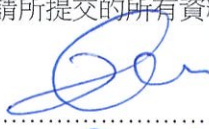
Refer to Appendix I

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



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

Lau Tak Francis

Planning Manager

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☒ Member 會員 / ☐ Fellow of 資深會員

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☒ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 MRTPI, FRICS, RPS(GP).....

on behalf of
代表

Goldrich Planners and Surveyors Limited



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

Date 日期

01/11/2023 (DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
- (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Executive Summary

1. The application site (the Site) is on Government Land in D. D. 115, Nam Pin Wai, Yuen Long, New Territories.
2. The site area is about 257.6 m², which falls entirely on Government Land.
3. The Site falls within an area zoned “Village Type Development” (“V”) on the Draft Yuen Long Outline Zoning Plan (OZP) No. S/YL/26.
4. The application is for renewal of planning approval for ‘Temporary School (Outdoor Activity Space)’ for a period of 6 years. According to the Notes of the OZP, ‘School’ is a Column 2 use within the “V” zone on the OZP requiring planning permission from the Town Planning Board (the Board), which may be permitted with or without conditions.
5. No structure is proposed at the Site. The Site is currently fenced and used as an outdoor activity space for pupils of the adjacent kindergarten.
6. Operation hours are from 7 a. m. to 5 p. m. daily (including Sundays and public holidays).
7. The Site is subject of an approved application No. A/YL/240 for the same applied use submitted by the same applicant, of which all approval conditions were satisfactorily complied with by the applicant.
8. Compared with the previous approval, the applied use, development parameters and layout of the current renewal application remain unchanged.
9. The development provides adequate space for the healthy growth of children in local areas.

行政摘要

1. 申請地點位於新界元朗南邊圍丈量約份第 115 約政府土地。
2. 申請地點的面積為大約 257.6 平方米，申請範圍完全位於政府土地。
3. 申請地點在《元朗分區計劃大綱草圖編號 S/YL/26》上劃為「鄉村式發展」地帶。
4. 規劃許可續期的申請用途為「臨時學校（戶外活動空間）」，為期六年。根據有關分區計劃大綱圖的《注釋》，「學校」在大綱圖上的「鄉村式發展」地帶內屬於第二欄用途，須向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准。
5. 申請地點沒有設置構築物。申請地點現時設有圍欄，用作毗鄰幼稚園學生的戶外活動空間。
6. 戶外活動空間的運作時間為每日上午七時至下午五時（包括星期日及公眾假期）。
7. 申請人曾獲城市規劃委員會批給規劃許可於申請地點作相同用途（申請編號：A/YL/240），申請人亦已完全履行所有規劃許可附帶條件。
8. 對比先前獲批的規劃許可，是次續期申請的用途、發展規模及佈局並無改變。
9. 戶外活動空間可提供適當空間讓當區學童健康成長。

Justifications

Applied Use

1. The application is for renewal of planning approval for ‘Temporary School (Outdoor Activity Space)’ for a period of 6 years.
2. The Site is the subject of a previous application No. A/YL/240 for the same applied use, submitted by the same applicant and approved by the Rural and New Town Planning Committee (the Committee) in 2017 for a period of 6 years, of which all approval conditions were satisfactorily complied with by the applicant. Compared with the previous approval, the applied use, development parameters and layout of the current application remain unchanged.

Location and Site Area

3. The application site (the Site) is on Government Land, D. D. 115, Nam Pin Wai, Yuen Long, New Territories. The Site is accessible from Yuen Long Kau Hui Road via a local track connecting the ingress/egress at the northwestern boundary (**Plan 1**).
4. The site area is about 257.6 m², which falls entirely on Government Land.

Planning Context

5. The Site falls within an area zoned “Village Type Development” (“V”) on the Draft Yuen Long Outline Zoning Plan (OZP) No. S/YL/26.
6. The planning intention of the “V” zone is to reflect existing recognised and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board (the Board/TPB).
7. According to the Notes of the OZP, ‘School’ is a Column 2 use within the “V” zone requiring planning permission from the Board, which may be permitted with or without conditions.
8. Provided that the development does not involve the erection of structures, renewal of planning approval on a temporary basis for a period of 6 years would not frustrate the long-term planning intention of the “V” zone.

TPB Planning Guidelines

9. The TPB Guidelines for ‘Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development’ (TPB PG-No. 34D) are relevant to the application. The application is in line with TPB PG-No. 34D in that there has been no material change in planning circumstances since the granting of the previous approval under application; all approval conditions of the previous approval were satisfactorily complied with; and the time period sought does not exceed the duration of the previous approval.

Development Parameters

10. The Site is fenced and currently used as an outdoor activity space for pupils of the adjacent Abiding Kindergarten. Temporary children’s play facilities are available inside the outdoor activity space.
11. A 3-m wide walkway between Abiding Kindergarten and the Site (outside the site boundary) is reserved for local residents’ access (**Plan 2**).
12. Existing fresh water mains are found within the Site. A Waterworks Reserve within at least 1.5 m from the centreline of the water mains is provided. No structure or plant are erected over the Waterworks Reserve (**Plans 3 and 4**). The Water Authority shall have free access to the Site at all times.
13. Existing drainage facilities, including 225 mm u-channels leading to a public catchpit, are available within the Site. To the north outside the site boundary, there is a public 300 mm u-channel and a public catchpit intercepting surface run-off from the north (**Plan 5**).
14. Operation hours of the outdoor activity space are from 7 a. m. to 5 p. m. daily (including Sundays and public holidays).

Previous Application

15. The Site is the subject of a previous application for the same applied use submitted by the same applicant:

Application No.	Applied Use	Date of Approval
A/YL/240	Proposed Temporary School (Outdoor Activity Space) for a Period of 6 Years	22.12.2017

16. The previous application was approved by the Committee mainly on considerations that the proposed development would not frustrate the long-term planning intention of the “V” zone; not incompatible with the surrounding land uses mainly comprising residential structures/buildings; and concerns on adverse hygiene, traffic, drainage, sewerage, fire safety and environmental impacts on the adjacent areas were not envisaged.

17. The planning context of adjacent areas has not been significantly altered since the last approval.
18. All approval conditions under the previous approval were satisfactorily complied with by the applicant.
19. Compared with the previous approval, the applied use, development parameters and layout of the current application remain unchanged.
20. The time period sought does not exceed the duration of the previous approval, i.e. 6 years.

Planning Gain

21. The development provides adequate space for the healthy growth of children in local areas.
22. The applicant has designed curriculum with a view to utilising the Site for student outdoor activities.

No Adverse Impacts to the Surroundings

Visual and Landscape

23. The development does not involve the erection of structures. No clearance of natural vegetation and tree felling are carried out at the Site. The applied use is not incompatible with the surrounding land uses mainly comprising residential structures/buildings. As such, adverse visual and landscape impacts to the surrounding areas are not anticipated.

Traffic

24. Given that there is no vehicular access and the Site is only used by pupils of Abiding Kindergarten, the induced traffic arising from the development is expected to be minimal.

Drainage

25. The Site is located on Government Land. There are existing 225 mm u-channels and a public catchpit connecting an existing underground pipe leading to the public drains. To the north outside the site boundary, there is a public 300 mm u-channel and a public catchpit intercepting surface run-off from the north (**Plan 5**).
26. Relevant approval condition in relation to the implementation of drainage facilities was considered complied with by the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) (**Annex I**).
27. The existing drainage facilities on site will be maintained in good condition and be rectified if they are found to be inadequate or ineffective during operation.

Environment

28. No public announcement systems, whistle blowing or portable loudspeaker are allowed within the Site. Potential adverse noise impacts to the surrounding areas are not anticipated.
29. The applicant has been following the measures as set out in the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by the Environmental Protection Department in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.

- End -

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路一號
沙田政府合署 14 樓



By Fax (2762 1783) & Post
Planning Department

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.
Hong Kong

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/YL/240
電話號碼 Tel. No. : 2158 6296
傳真機號碼 Fax No. : 2489 9711

16 July 2018

Goldrich Planners & Surveyors Ltd.
Room E, 8/F., Keader Centre
129-149 On Lok Road
Yuen Long, N.T.
(Attn.: Mr. Francis LAU)

Dear Sir/Madam,

Compliance with Approval Condition (b)**Planning Application No. A/YL/240**

I refer to your submission dated 23.5.2018 for compliance with the captioned approval condition on the implementation of drainage proposal. The relevant department has been consulted on your submission. Your submission is considered:

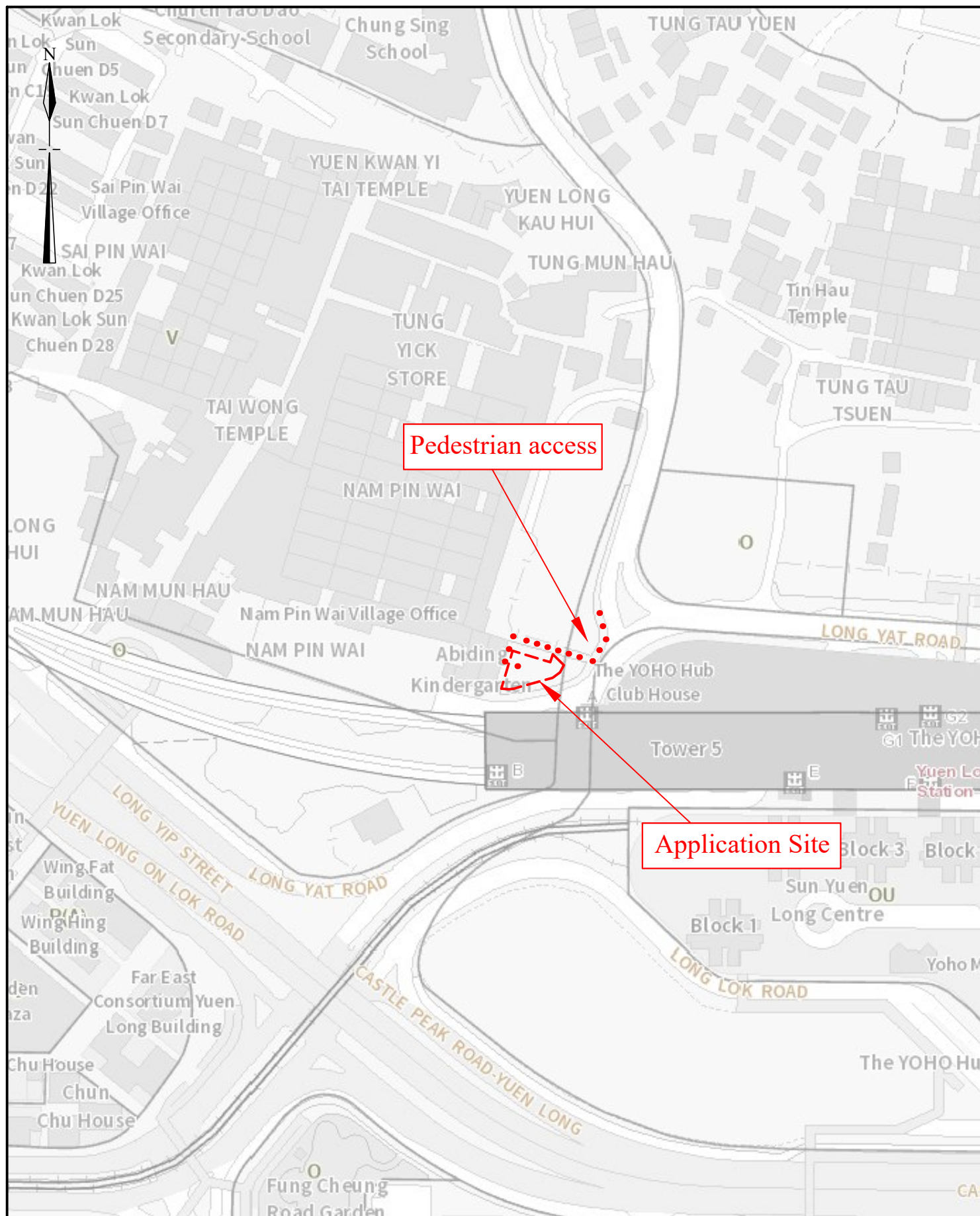
- ☒ Acceptable. The captioned condition **has been complied** with. Please find detailed advisory departmental comments at **Appendix**.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed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

You are reminded that all the existing drainage facilities shall be maintained throughout the approval period. Should you have any queries on the departmental comments, please contact Mr. CHAN Ho Yin Howard (Tel: 2300 1235) of Drainage Services Department or the undersigned.

Yours faithfully,

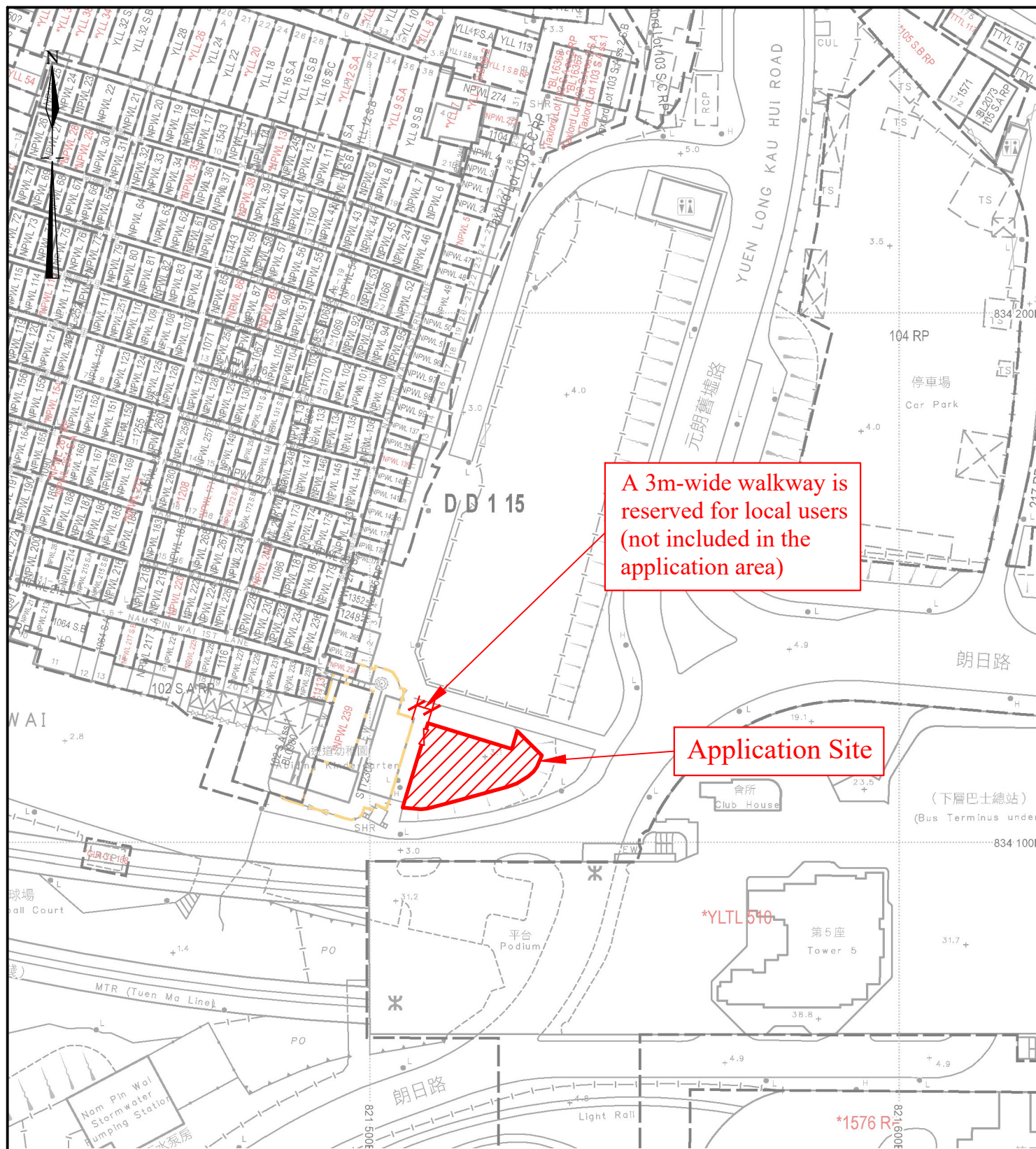
(Jasi LIU)

for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department



Extracted from Draft Yuen Long Outline Zoning Plan No. S/YL/26

Not to scale	Location Plan Government Land in DD.115 Nam Pin Wai, Yuen Long, New Territories	Goldrich Planners & Surveyors Ltd.
October 2023		Plan 1 (P 17062)



Site Area: about 257.6m²

1:1000

Lot Index Plan

Goldrich Planners &
Surveyors Ltd.

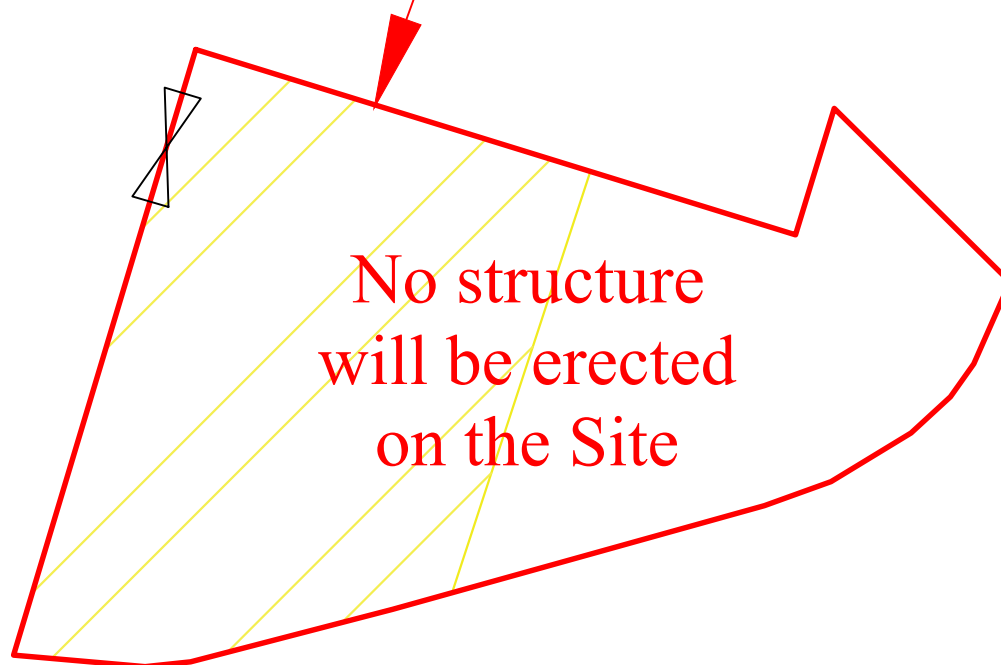
October 2023

Government Land in DD.115
Nam Pin Wai, Yuen Long, New Territories

Plan 2
(P 17062)



Area affected by the Waterworks Reserve.
No structures or plants in this area. (see plan 4)



Scale 1:200

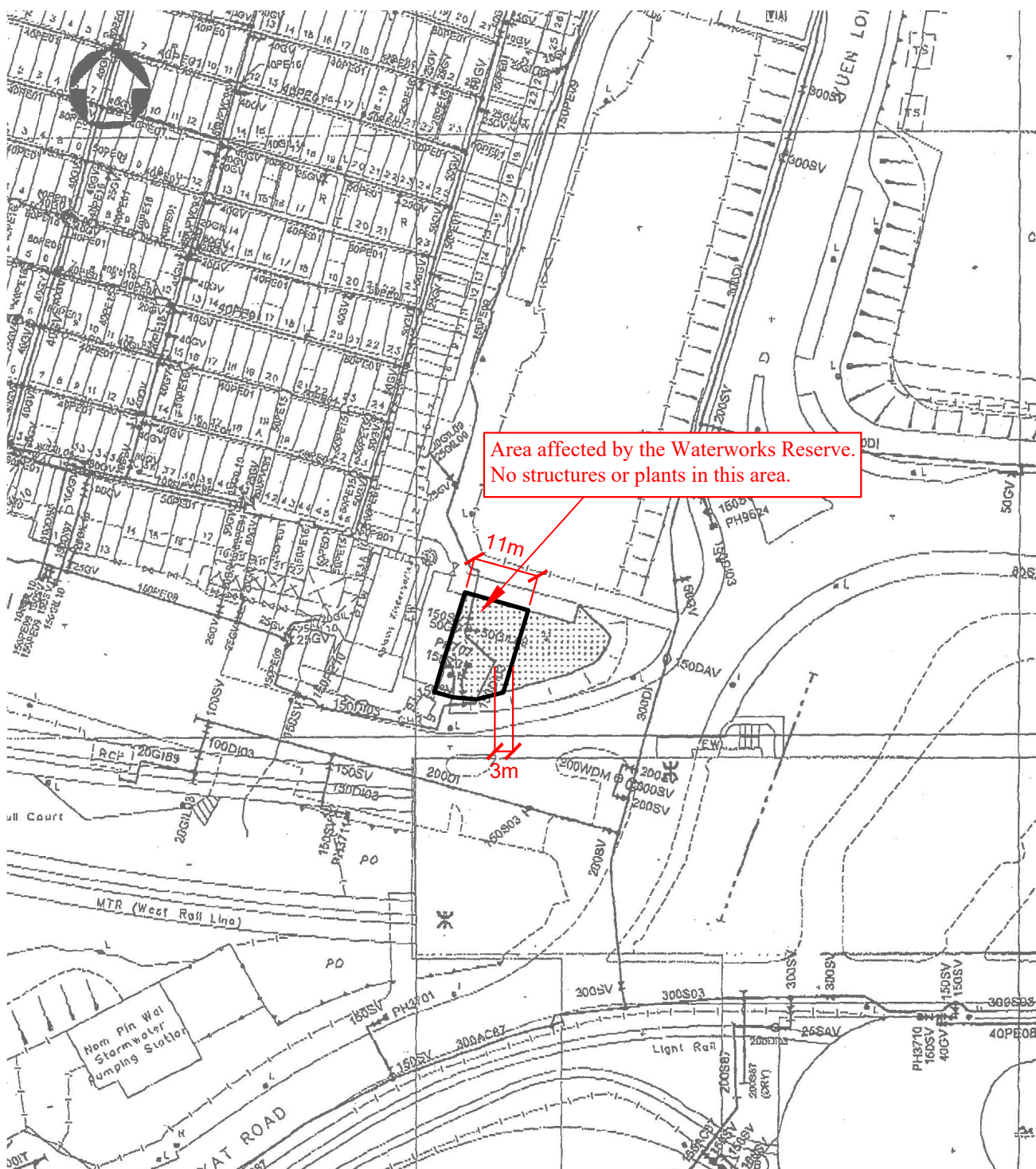
October 2023

Layout Plan

Government Land in DD.115
Nam Pin Wai, Yuen Long, New Territories

Goldrich Planners &
Surveyors Ltd.

Plan 3
(P 17062)



Scale 1:1000

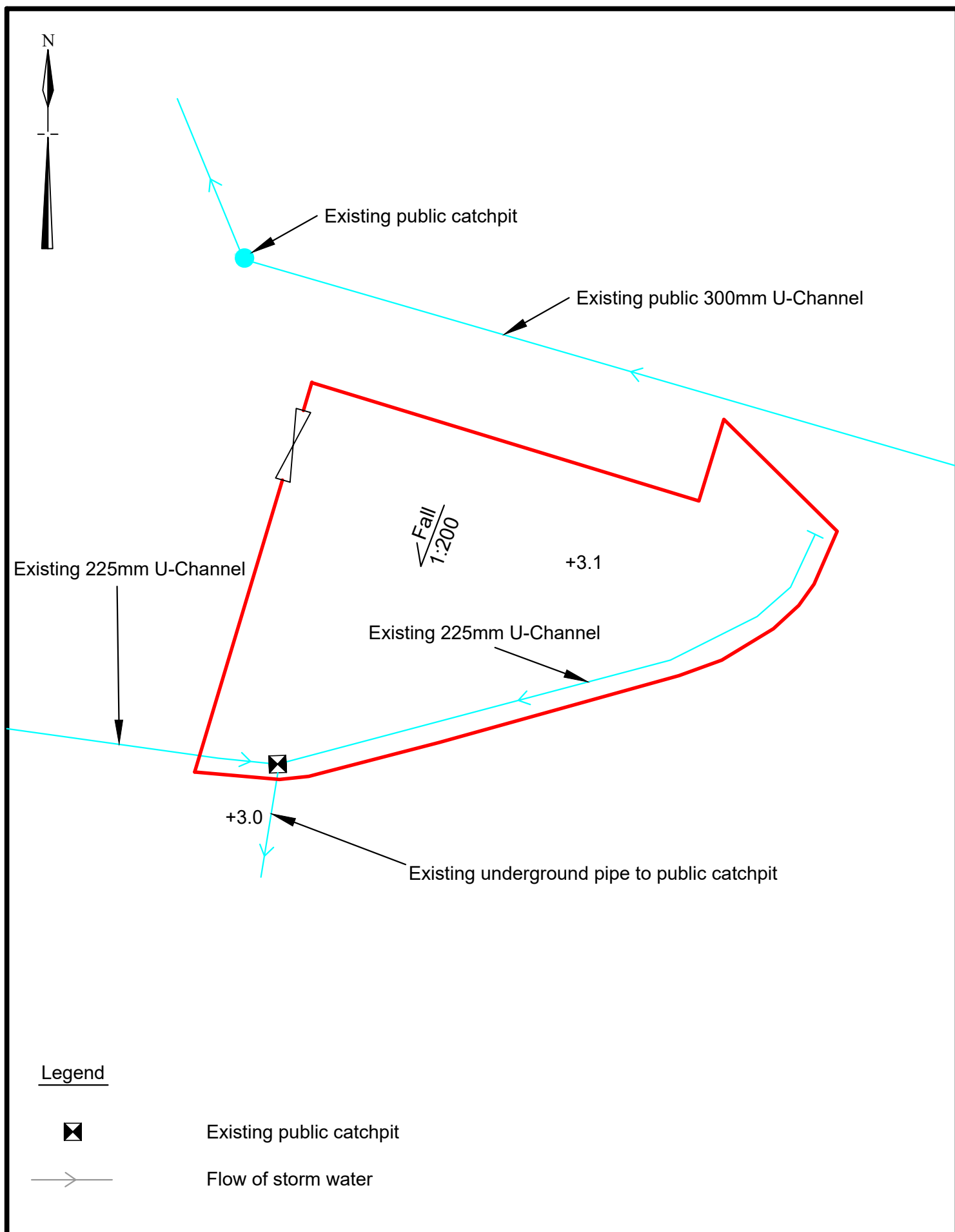
Fresh Water Mains Record Plan

Goldrich Planners &
Surveyors Ltd.

October 2023

Government Land in DD.115
Nam Pin Wai, Yuen Long, New Territories

Plan 4
(P 17062)



Scale 1:200	Plan Showing Existing Drainage Facilities Government Land in DD.115 Nam Pin Wai, Yuen Long, New Territories	Goldrich Planners & Surveyors Ltd.
October 2023		Plan 5 (P 17062)

金 潤 規 劃 測 量 師 行 有 限 公 司

Room E, 8/F., Keader Centre, 129 On Lok Rd, Yuen Long, N.T. H.K.

香港新界元朗安樂路129號基達中心8樓 E室

Tel. 電話: (852) 2714 2821, 2713 2138

Fax. 傳真: (852) 2762 1783

E-mail 電郵: goldrichplanners@gmail.com

Your Ref.: A/YL/313

Our Ref.: P17062/TL23535

8 December 2023

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

By Post and Email
tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information

**Renewal of Planning Approval for Temporary School (Outdoor Activity Space)
for a Period of 6 Years in “Village Type Development” Zone,
Government Land in D. D. 115, Nam Pin Wai, Yuen Long, New Territories
(Application No. A/YL/313)**

We write to submit further information in response to the comment from the Lands Department conveyed by the Planning Department (Contact person: Ms. Carmen CHEUNG, Tel.: 2158 6333) via e-mail dated 7.12.2023 for the captioned application.

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.



Francis LAU

Encl.

Further Information for Planning Application No. A/YL/313**Response-to-Comment****Comments from the Lands Department received on 7.12.2023**

Contact person: Ms. S. L. CHENG (Tel.: 2443 1072)

I.	Comments	Responses
1.	The application site falls within an unleased/unallocated Government Land (GL).	The Applicant noted that the Site falls within an unleased/unallocated GL.
2.	No permission is given for occupation of GL (about 257.6 m ² subject to verification) included in the application site. Any occupation of GL without Government's prior approval is not allowed. The applicant should cease existing occupation of the GL as demanded by LandsD.	In view of the above, the Applicant exerted efforts in obtaining approval for Short Term Tenancy (STT) application during the planning approval period by submitting a STT application to LandsD in November 2018. In May 2019, the Applicant wrote to the Education Bureau (EDB) to seek policy support for the STT application. However, in May 2020, the Secretary for Education replied that the policy support would not be considered. In December 2021, LandsD informed the Applicant that the STT application would not be further processed. Relevant correspondences are enclosed in Annex 1 . Noting that the Kindergarten is situated within buildings and does not provide an outdoor activity area for its pupils, the Applicant sincerely believes that the provision of open space adjacent to its premise would be beneficial to pupils' fitness and could allow the Kindergarten to offer educational services of higher quality. As such, upon receiving the planning approval from the Board, the Applicant pledges to liaise with EDB again to seek policy support for the STT application.
3.	As the application site solely involves unleased/unallocated GL that has the general interest to the public, there are no grounds for LandsD to approve a STT application by direct grant unless policy support(s) to the direct grant from relevant departments/bureaux is obtained.	
4.	Should planning approval be given to the subject planning application, the applicant has to obtain policy support(s) to the direct grant from the relevant departments/bureaux and apply for a formal approval prior to the actual occupation of the GL. Applications for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD.	

- END -

來信時請註明本署檔號
Please quote our reference in your letter



地政總署
元朗地政處
DISTRICT LANDS OFFICE,
YUEN LONG
LANDS DEPARTMENT

電話 Tel: 2443 1044
圖文傳真 Fax: 2442 1070
電郵地址 Email:
本署檔號 Our Ref.: (45) in DLOYL 223/YAT/2007 pt.2
來函檔號 Your Ref.:

我們矢志努力不懈，提供盡善盡美的土地行政服務。
We strive to achieve excellence in land administration.

新界元朗橋樂坊二號大橋政府合署七樓、九至十一樓
7/F., 9/F.-11/F., YUEN LONG GOVERNMENT OFFICES & TAI
KIU MARKET, NO. 2 KIU LOK SQUARE, YUEN LONG, N.T.

gendloyl@landsd.gov.hk

Mr. Lau Tak, Francis
Room E, 8/F., Keader Centre,
129-149 On Lok Road,
Yuen Long, N.T. H.K.

18 JAN 2019

Dear Sir,

Short Term Tenancy Application

Proposed Temporary School (Outdoor Activity Space) for a Period of 6 Years on Government Land in D.D. 115, Nam Pin Wai Yuen Long, New Territories

I write to acknowledge receipt of your letter of 20 November 2018 and 5 December 2018. The matter is receiving attention and a reply will be sent to you as soon as practicable.

For further information, please contact the undersigned at telephone number 2443 1044.

Yours faithfully,

(C.H. LING)

for District Lands Officer, Yuen Long



ABIDING KINDERGARTEN

遵道幼稚園

www.abiding.edu.hk

Nam Pin Wai Lot 239 in D.D.115, Yuen Long, N.T.

新界元朗大棠第115的南邊圍地段239號

電話: 2475 6996 傳真: 2475 2143

Education Bureau
Yuen Long District School Development Section
19/F, Chinachem Tsuen Wan Plaza,
455-457 Castle Peak Road,
Tsuen Wan, New Territories

Dear Mr. Lam and Ms Wu,

Request for Policy Support
Government Land adjoining Nam Pin Wai Lot No. 239 in D. D. 115
Yuen Long, New Territories.

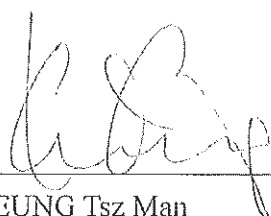
We are applying to the Town Planning Board and the Lands Department for a piece of government land outside the kindergarten for outdoor activity space for the children of our kindergarten. We would like to seek your support on the application.

As the kindergarten is within buildings, which are on the subject lot and Short Term Tenancy No. 2304. There is insufficient space for outdoor activity space for healthy growth of children.

Physical activities enable children to experience the capabilities of their body and develop a sense of space. Sensory experiences help children understand the relationship between themselves and the environment. Physical activities also promote children's fitness, cultivate their will-power and enable them to channel their emotions.

Thank you for your kind attention.

Yours sincerely,


LEUNG Tsz Man



中華人民共和國香港特別行政區政府總部教育局
Education Bureau
Government Secretariat, The Government of the Hong Kong Special Administrative Region
The People's Republic of China

本局檔號 Our Ref. : (20) in LM (4) to EDB(YL)5/597384/2014

電話 Telephone : 2437 7201

來函檔號 Your Ref. :

傳真 Fax Line : 2416 3240

新界元朗丈量約份第115約
南邊圍地段239號地下
遵道幼稚園
梁子民校監

梁校監：

有關向地政署申請土地作戶外活動用途事宜

貴校於2019年5月22日就有關上述事宜的信函收悉。

根據本局紀錄，貴校於2014年獲准註冊為幼稚園時，經已符合本局就幼稚園為學生提供足夠活動空間（室內或室外）的規定。此外，貴校於2016年向本局學校註冊及監察組申請將部份室內活動空間改建為課室時，亦曾以書面回覆指學校在有關改建後仍能夠為學生提供足夠的活動空間。就貴校上述申請事宜，本局已因應學校的具體情況，按既定準則及程序向地政總署提供意見。

教育局局長

（余小梨



代行)

2020年2月7日

Please quote our reference in your reply
來函請註明本處案檔編號

電話 Tel: 2443 1074
圖文傳真 Fax: 2442 1070
電郵地址 Email:
本署檔號 Our Ref.: (x/b) in DLOYL 797/YAT/2015
來函檔號 Your Ref.



地政總署
元朗地政處
DISTRICT LANDS OFFICE,
YUEN LONG
LANDS DEPARTMENT

我們矢志努力不懈，提供盡善盡美的土地行政服務。
We strive to achieve excellence in land administration.

新界元朗橋樂坊二號大橋政府合署七樓、九至十一樓
7/F., 9/F. – 11/F., Yuen Long Government Offices & Tai
Kiu Market, No. 2 Kiu Lok Square, Yuen Long, N.T.

電郵 Email: gendloyl@landsd.gov.hk
網址 Web Site: www.landso.gov.hk/

新界元朗
丈量約份第 115 約南邊圍地段第 239 號
遵道幼稚園

梁子民校監

敬啟者：

申請短期租約
毗鄰丈量約份第 115 約地段南邊圍地段第 239 號的政府土地

本信與標題申請有關。

按現行適用程序，本處會檢視短期租約申請地點是否符合直接批租的基本條件，條件包括該政府土地基於位置、地形、面積等因素並不可以獨立出租給其他人士（申請人除外）；該政府土地在短期內沒有其他用途等。若未能符合這些基本條件，在沒有相關政策局或政府部門的支持或推薦的情況下，本處不會考慮以短期租約形式直接批出該政府土地。

基於標題申請的位置涉及公共空間影響公眾利益的政府土地，本處曾就標題申請諮詢教育局，然而，標題申請並沒有獲得教育局的政策支持。

基於以上原因，本處未能進一步處理標題申請，標題申請不獲接納。

請注意，未得本處事先書面批准，不得佔用上述政府土地及在上述政府土地進行任何建築工程。本處會對任何建於或將建於上述政府土地上的違例構築物，考慮採取適當的土地管制行動，包括拆除有關的構築物而不作另行通知。

如你對本信內容有任何疑問，請致電 2443 1074 與本信代行人聯絡。

元朗地政專員

(何偉鈞



代行)

2021 年 12 月 2 日

金 潤 規 劃 測 量 師 行 有 限 公 司

Room E, 8/F., Keader Centre, 129 On Lok Rd, Yuen Long, N.T. H.K.

香港新界元朗安樂路129號基達中心8樓E室

Tel. 電話: (852) 2714 2821, 2713 2138

Fax. 傳真: (852) 2762 1783

E-mail 電郵: goldrichplanners@gmail.com

Your Ref.: A/YL/313

Our Ref.: P17062/TL23584

19 December 2023

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

By Post and Email
tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information

**Renewal of Planning Approval for Temporary School (Outdoor Activity Space)
for a Period of 6 Years in "Village Type Development" Zone,
Government Land in D. D. 115, Nam Pin Wai, Yuen Long, New Territories
(Application No. A/YL/313)**

We would like to clarify that the applicant pledges to cease occupation of Government Land before applying Short Term Tenancy application.

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.



Francis LAU

**Relevant extracts of the Town Planning Board Guidelines on
“Renewal of Planning Approval and Extension of Time for Compliance with Planning
Conditions for Temporary Use or Development”
(TPB PG-No. 34D)**

1. The criteria for assessing applications for renewal of planning approval include:
 - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
 - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
 - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
 - (d) whether the approval period sought is reasonable; and
 - (e) any other relevant considerations.
2. Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

Previous Application covering the Application Site

Approved Application

<u>Application No.</u>	<u>Uses/Development</u>	<u>Date of Consideration</u>
A/YL/240	Proposed Temporary School (Outdoor Activity Space) for a Period of 6 Years	22.12.2017

Government Departments' General Comments

1. Education

Comments of the Secretary of Education:

- no comment on the application from education point of view;
- when the school was approved to register in mid-2014, it had already fulfilled the necessary requirements, such as providing sufficient play area (either an indoor or outdoor) corresponding to the approved permitted accommodation; and
- the applied use is solely the wish of the kindergarten to increase its play area for the children.

2. Land Administration

Comments of Chief Estate Surveyor/Railway Development, Lands Department:

No comment on the application.

3. Traffic

(a) Comments of the Commissioner for Transport:

No adverse comment on the application from traffic engineering point of view.

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

No adverse comment on the application.

(c) Comments of the Chief Engineer/Railway Development 1-1, Railway Development Office, HyD:

- no comment on the application; and
- the Site falls within the railway protection zone of existing Tuen Ma Line. MTR Corporation Limited (MTRCL) should be consulted with respect to operation, maintenance, safety and future works required for the existing railway network.

(d) Comments of the MTRCL:

- all works shall be in compliance with the requirements as contained in the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-24 or Development Bureau Technical Circular (Works) No. 1/2019 whichever applicable for railway protection;
- detailed construction impact assessment, method statement and monitoring proposal for railway structures and facilities shall be submitted to MTR agreement prior to commencement of any site work; and

- for any works that involve lifting appliances, they shall be positioned as far as possible way from the railway tracks/structures. MTR's prior agreement on the locations of these appliances shall be sought before commencement of work on site.

4. Environment

Comments of the Director of Environmental Protection:

- no objection to the application; and
- there was no environmental complaint pertaining to the Site received in the past three years.

5. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- no objection in principle on the application;
- based on the planning statement enclosed in the application (**Appendix I**), apparently the applicant would maintain the same drainage facilities as those implemented under previous application No. A/YL/240. The applicant should inform Planning Department if the drainage arrangement has been changed; and
- should the Town Planning Board (the Board) consider the application acceptable from the planning point of view, approval conditions requiring the maintenance of the drainage facilities implemented under application No. A/YL/240 and the submission of records of the existing drainage facilities on site to the satisfaction of the Director of Drainage Services or of the Board should be stipulated.

6. Fire Safety

Comments of the Director of Fire Services:

No comment on the application.

7. District Officer's Comments

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

- no comment from departmental point of view; and
- his office has not received any feedback from the locals.

8. Other Departments

Chief Engineer/Construction of Water Supplies Department, Project Manager (West)/ West Development Office of Civil Engineering and Development Department (CEDD), Head of the Geotechnical Engineering Office of CEDD, Director of Electrical and Mechanical Services and Commissioner of Police have no comment on the application.

Recommended Advisory clauses

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that should the application is approved by the Town Planning Board, the application has to obtain policy support(s) to the direct grant from the relevant departments/bureau and apply for the formal approval prior to the actual occupation of the Government Land. Application will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as maybe imposed by LandsD;
- (b) to note the comments of the Commissioner for Transport that:
- the Site is connected to Yuen Long Kau Hui Road which is not managed by his department; and
 - the land status of the local access road should be checked with LandsD. The management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) as follows:
- HyD shall not be responsible for the maintenance of any access connecting the Site and Yuen Long Kau Hui Road; and
 - adequate drainage measures should be provided to prevent surface water running from the Premises to the nearby public roads and drains;
- (d) to note the comments of the Director of Environmental Protection that the applicant is reminded to make reference to the “Hong Kong Planning Standards and Guidelines” to implement the mitigation measures as appropriate to minimise the potential environmental impact; and
- (e) to note the comments of the Chief Engineer/Construction, Water Supplies Department (WSD) that:
- existing water mains will be affected. The cost of any necessary diversion shall be borne by the applicant;
 - in case it is not feasible to divert the affect water mains, a waterworks reserve within 1.5 metres 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 or their contractor to carry out construction, inspection, operation, maintenance and repair works;
 - no trees or shrubs with penetrating roots may be planted within the Waterworks Reserve or in the vicinity of the water mains; and
 - Government shall not be liable to any damage caused arising from burst or leakage of the public water mains within and close vicinity of the Site.