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Cheryl Tsz Man TSANG/PLAND

寄件者: thirty chow <[REDACTED]>
寄件日期: 2025年09月10日星期三 2:17
收件者: Cheryl Tsz Man TSANG/PLAND
副本: Audrey Hiu Tung SOO/PLAND; Johnny Chung Yin LAM/PLAND
主旨: Re: Planning Application No. A/NE-MTL/13 Proposed Temporary Training Centre for Construction Industry with Ancillary Office and Associated Filling of Land for a Period of 3 Years
附件: Form No. S.16-III_revised 20250909.pdf; updated map_v1_20250910.pdf
類別: Internet Email

Dear Ms. Tsang,

Thank you for sharing the comments from the Commissioner for Transport. We have thoroughly reviewed the requirements concerning the prohibited zone for motor vehicles exceeding 5.5 tonnes on Ma Tso Lung Road near Lo Wu Range.

Rest assured that all engineering vehicles required for the course (those exceeding 5.5 tonnes), as well as related teaching obstacles or lifting materials, are already stationed on-site and **will not require access to public roads for entry or exit**. In the rare instance where vehicle removal becomes necessary (e.g., disposal of damaged equipment), the vehicle will be disassembled or divided into sections weighing under 5.5 tonnes to ensure compliance with the regulation.

Furthermore, in line with the relevant provisions, we **revised the parking layout and application form as attached** by eliminating designated spaces for medium and heavy trucks.

We trust these measures adequately address the concerns raised by the Commissioner for Transport. Should you require further information or clarification, please feel free to reach out to us.

Best regards,

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential
Ms Chau

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP. 131)

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

Applicable to Proposal Only Involving Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas, or Renewal of Permission for such Temporary Use or Development*

適用於祇涉及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/發展或該等臨時用途/發展的許可續期的建議*

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

**其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- 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)

林志成 (Manager of LAM TAI HING TSO)

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

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	LOT NO. 870 RP IN D.D. 96 & THE REMAINING PORTION OF LOT NO. 869 IN D.D. 96
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<p>607</p> <p><input checked="" type="checkbox"/> Site area 地盤面積sq.m 平方米 <input checked="" type="checkbox"/> About 約</p> <p>41</p> <p><input checked="" type="checkbox"/> Gross floor area 總樓面面積sq.m 平方米 <input checked="" type="checkbox"/> About 約</p>
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) 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	S/NE-MTL3
(e) Land use zone(s) involved 涉及的土地用途地帶	AGR
(f) Current use(s) 現時用途	農地 (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2025..... 年 ..5..... 月8..... 日的記錄，這宗申請共牽涉2..... 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2..... 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)
2	LOT NO. 870 RP & THE REMAINING PORTION OF LOT NO.869 in D.D. 96	8/5/2025

(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	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 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 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Training Centre for Construction Industry with Ancillary Office and Associated Filling of Land for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	566sq.m <input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	41sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	4
Proposed domestic floor area 擬議住用樓面面積sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	41sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	41sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) 儲物室1 (貨櫃) 3m X 3m =9平方米 1層 (高 2.5) 儲物室2 (貨櫃) 6.5m X 2.4m =15.6 平方米 1層 (高 2.5) 課室 (貨櫃) 6.1m X 2.4m =14.64 平方米 1層 (高 2.5) 廁所 0.65m*1.5m =0.975 平方米 1層 (高 2.5米)	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	2
Motorcycle Parking Spaces 電單車車位	2
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	1 (與輕型貨車上落客貨車位共用)
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	0
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0
Others (Please Specify) 其他 (請列明) 工程車位	3
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位
Coach Spaces 旅遊巴車位
Light Goods Vehicle Spaces 輕型貨車車位	1 (與輕型貨車泊車位共用)
Medium Goods Vehicle Spaces 中型貨車車位	0
Heavy Goods Vehicle Spaces 重型貨車車位	0
Others (Please Specify) 其他 (請列明)

Proposed operating hours 擬議營運時間 13:00-23:00 Monday -Friday 08:00-23:00 Saturday and Sunday(include Public Holidays)					
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<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)) 小路通往馬草壟路			
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)	<input type="checkbox"/>		
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)					
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情			
	No 否	<input checked="" type="checkbox"/>			
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input checked="" 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／範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積172..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ...0.45..... m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度m 米 <input type="checkbox"/> About 約			
	No 否	<input type="checkbox"/>			
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<div style="display: flex; justify-content: space-between;"> <div>On environment 對環境</div> <div>Yes 會 <input type="checkbox"/></div> <div>No 不會 <input checked="" type="checkbox"/></div> </div> <div style="display: flex; justify-content: space-between;"> <div>On traffic 對交通</div> <div>Yes 會 <input type="checkbox"/></div> <div>No 不會 <input checked="" type="checkbox"/></div> </div> <div style="display: flex; justify-content: space-between;"> <div>On water supply 對供水</div> <div>Yes 會 <input type="checkbox"/></div> <div>No 不會 <input checked="" type="checkbox"/></div> </div> <div style="display: flex; justify-content: space-between;"> <div>On drainage 對排水</div> <div>Yes 會 <input type="checkbox"/></div> <div>No 不會 <input checked="" type="checkbox"/></div> </div> <div style="display: flex; justify-content: space-between;"> <div>On slopes 對斜坡</div> <div>Yes 會 <input type="checkbox"/></div> <div>No 不會 <input checked="" type="checkbox"/></div> </div> <div style="display: flex; justify-content: space-between;"> <div>Affected by slopes 受斜坡影響</div> <div>Yes 會 <input type="checkbox"/></div> <div>No 不會 <input checked="" type="checkbox"/></div> </div> <div style="display: flex; justify-content: space-between;"> <div>Landscape Impact 構成景觀影響</div> <div>Yes 會 <input type="checkbox"/></div> <div>No 不會 <input checked="" type="checkbox"/></div> </div> <div style="display: flex; justify-content: space-between;"> <div>Tree Felling 砍伐樹木</div> <div>Yes 會 <input type="checkbox"/></div> <div>No 不會 <input checked="" type="checkbox"/></div> </div> <div style="display: flex; justify-content: space-between;"> <div>Visual Impact 構成視覺影響</div> <div>Yes 會 <input type="checkbox"/></div> <div>No 不會 <input checked="" type="checkbox"/></div> </div> <div style="display: flex; justify-content: space-between;"> <div>Others (Please Specify) 其他 (請列明)</div> <div>Yes 會 <input type="checkbox"/></div> <div>No 不會 <input checked="" type="checkbox"/></div> </div>				

	<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)</p> <p>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>
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(B) 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臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途／發展	
(e) Approval conditions 附帶條件	<div> <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 </div> <div> <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 </div> <div> <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： <div style="border-bottom: 1px solid black; height: 15px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-top: 5px;"></div> </div> <div> Reason(s) for non-compliance: 仍未履行的原因： <div style="border-bottom: 1px solid black; height: 15px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-top: 5px;"></div> </div> <div> (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明) </div>
(f) Renewal period sought 要求的續期期間	<div> <input type="checkbox"/> year(s) 年 </div> <div> <input type="checkbox"/> month(s) 個月 </div>

7. Justifications 理由

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

以下是針對上水THE REMAINING PORTION OF LOT NO. 870 RP & LOT NO.869 IN D.D.96, 將土地用途由農地改為教育機構的理由及支持資料:

- 1. 教育需求**.....
 隨著工程行業的發展,對專業技術人才的需求日益增加。該地點的教育機構將提供針對工程車輛操作的專業培訓,滿足市場需求。預計有3種工程車輛課程會舉辦(請詳見附件課程申請文件):.....
 • 履帶式起重機 [機構: 偉華機械有限公司 WAI WAH MECHANICAL LIMITED]
 • 貨車吊機 [機構: 君記工程有限公司 KWANKEE (HK) ENGINEERING LIMITED]
 • 輪胎式液壓伸縮吊臂起重機 [機構: 建造機械操作有限公司 CONSTRUCTION MACHINERY OPERATING LIMITED]

2. 實務教學
 擬設立的課程將涵蓋輪胎式液壓伸縮起重機、履帶式起重機及貨車吊機等操作技術,並依據勞工署的要求進行教學,確保學員獲得必要的技能和知識。提供實習教學,增強學員的實務經驗。

3. 地理位置優勢.....

上水地區交通便利, 易於吸引來自各地的學員, 並為未來的就業提供良好的連接。

4. 社會貢獻.....

該教育機構將創造就業機會, 促進當地經濟發展。同時,透過培養技能型人才,提升社會整體技術水平。

5. 環境影響評估:.....

將確保所有培訓活動遵守環境保護規定,並對周邊社區的影響降至最低。基於以上理由,將該土地用途由農地改為教育機構不僅符合社會需求,還能促進經濟發展和技術培訓。希望城市規劃委員會能夠支持此申請。

由於需要供重型/中型工程車輛運行教學,須進行填土(面積請見附件) 以加強土地承受重型/中型工程車輛重量。過程如下:.....

- 1. 結構層設計 (總厚度約45cm)**
 分層...材料與厚度...功能要求.....
 面層 20 cm C25/C30 混凝土 直接承載車輛, 抗磨損、抗裂
 基層 15 cm 級配碎石 擴散荷載, 排水 (壓實度≥96%)
 底基層 10cm 砂礫或改良土 找平、防毛細水上升 (可選)
 地基處理 壓實確保基底穩定 (壓實度≥95%)

2. 關鍵施工步驟.....

地基處理.....

填碎石土並分層壓實。

檢測地基承载力。

基層兩側設排水溝, 避免積水軟化地基。

基層施工.....

碎石粒徑20~40mm, 壓實後灑水穩定, 用平板夯或壓路機壓實。

混凝土澆築.....

範本安裝: 鋼範本固定, 塗脫模劑, 預留伸縮縫位置 (間距4~5m)。

澆築與振搗: 分段連續澆築, 插入式振搗器充分振搗 (避免離析)。

表面處理: 機械抹光, 初凝前壓紋或拉毛 (防滑)。

由於學員有機會需要於工作時間後直接來到場地上課, 為方便學員交通安排, 這範圍需要劃出輕型貨車泊車位及停車處共用

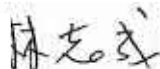
8. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署



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

林志成

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

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

Date 日期

8/5/2025

..... (DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要 (Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	LOT NO. 870 RP & THE REMAINING PORTION OF LOT NO.869 in D.D.96
Site area 地盤面積	<div style="display: flex; justify-content: space-between;"> 607 sq. m 平方米 <input checked="" type="checkbox"/> About 約 </div> <div style="display: flex; justify-content: space-between;"> (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約) </div>
Plan 圖則	S/NE-MTL3
Zoning 地帶	AGR
Type of Application 申請類別	<div> <input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <div style="display: flex; justify-content: space-around; margin-top: 5px;"> <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ </div> </div> <div style="margin-top: 10px;"> <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <div style="display: flex; justify-content: space-around; margin-top: 5px;"> <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ </div> </div>
Applied use/ development 申請用途/發展	Proposed Temporary Training Centre for Construction Industry with Ancillary Office and Associated Filling of Land for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	41 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.067 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	4	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	6.7 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		10
	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) <u>工程車輛：履帶式起重機，貨車吊機，輪胎式液壓伸縮吊臂起重機</u>		2 2 1 (與輕型貨車上落客貨車位共用) 0 0 3
	Total no. of vehicle loading/unloading bays/lays 上落客貨車位／停車處總數		3
	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) _____ _____		1 (與輕型貨車泊車位共用) 0 0

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lot Index Plan		
<hr/>		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<hr/>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

「現行土地擁有人」的同意書

根據《城市規劃條例》(第 131 章)

第 16 條申請規劃許可*

土地擁有人的同意

申請地點的 詳細地址／位置	LOT NO. 870 RP IN D.D. 96 & THE REMAINING PORTION OF LOT NO.869 IN D.D. 96
申請所提出建議的 性質	Proposed Temporary Training Centre for Construction Industry with Ancillary Office for a Period of 3 Years.

本人謹此聲明：

(i) 根據土地註冊處的記錄，本人是以下地段／處所的註冊擁有人—

☒ 丈量約份 D.D. 96

地段 LOT NO. 870 RP & THE REMAINING PORTION OF LOT NO.869

☐ 位於

的處所

(ii) 本人已同意 林志成 (Manager of LAM TAI HING TSO) (申請人姓名)
提出上述申請，該申請涉及上文第(i)段指出由本人擁有的地
段／處所。

簽署 林添福 註冊擁有人*

林添福 (Manager of LAM TAI HING TSO)

姓名(以正楷填寫)

(中華人民共和國居民身分證)

身分證明文件／公司註冊證書*號碼

日期 08/05/2025

如註冊擁有人為「有限公司」，簽署應包括公司的印章及授權人
的簽署，並夾附其董事局的決議。

☐ 在適當地地方加✓

* 刪去不適用者

比例尺 SCALE 1:1 000

米

metres

10

0

10

20

30

40

50 metres

米

大門口

堆土面

廁所 0.65m*1.5m

填土面積
10m*13m&12m*3.5m

貨車吊機
6.1m*4.4m*2.1m

履帶式起重機
12m*2.6m*3.5m

輪胎式液壓伸縮
吊臂起重機
9m*2m*2m

6.1m X 2.4m
課室&辦公室
(貨櫃)

走火通道

工程車輛 (履帶式起重機,
貨車吊機, 輪胎式液壓伸縮吊臂起重機)車位

普通車輛車位

儲物室1 (貨櫃) 3m X 3m =9平方米 1層

儲物室2 (貨櫃) 6.5m X 2.4m =15.6 平方米 1層

課室&辦公室 (貨櫃) 6.1m X 2.4m =14.64 平方米 1層

廁所 0.65m*1.5m =0.975 平方米 1層

共41 平方米,
全一層

SCALE 1:1000

大門口

申請範圍

填土面積

大樹