
寄件者: ava wong [REDACTED]
寄件日期: 2025年08月01日星期五 11:22
收件者: tpbpd/PLAND
副本: Sharon Tsun Tung WAN/PLAND; Felix .; OPL - Phoebe Chan
主旨: Revised Application Form (A/TM-LTYY/497) for Permission under Section 16 of The Town Planning Ordinance
附件: Replacement pages.pdf; Appendix 1 (revised).pdf

Dear Sirs,

Please find the attach replacement pages and Appendix 1 (Revised) to supersede email on 31/7 and the application form submitted on 11/7 on behalf of applicant: Origin Production Limited by Felix Kwok.

Best Regards

Ava Wong
Origin Production Limited

Proposed operating hours 擬議營運時間 ...Mon-Sun 8am-6pm... (including public holiday).....			
(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)) Tung Fuk Road	
	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 type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	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)		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/>
		

(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	137 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.37 <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	3	
(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	7	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		2	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	19.7 % <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 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) _____ _____		N/A
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		N/A

Appendix 1 (Justification)

We would like to apply for the use of the site at Government Land in D.D. 130 ,Tung Fuk Road Lam Tei, Tuen Mun for theoretical training) and outdoor (for practical training).

Objective of the Proposal

The objective of setting up the Centre is to provide training courses for practical and safety training for operators of crawler mounted crane; wheeled telescopic mobile crane; truck mounted crane and such other related theoretical safety training courses as approved by the Labour Department.

Background and Experience of the Applicant

We are the tenant for the Short Term Tenancy No. 3225 ("STT") (w.e.f. 29 Jan 2021) and previous Short Term Tenancy No. 2797 for the period 18 Oct 2017 - 2 Nov 2020 located in Hung Ping Road & Hung Yuen Road (with area 1170 square metres). Our training centre is still operated in aforesaid location. We noticed that the government of HKSAR would like to develop Hung Shui Kiu Area and so will retrieve the captioned land soon for development. In view of this, we would like to scout other options that can suit for a vocational training centre for the provision of above training courses.

We, The Hong Kong Safety Training Association, established in 2000, is a wholly owned subsidiary of Origin Production Limited. It aims to provide safety training to employees from all industries to raise their safety awareness to ensure all individuals would operate in working conditions that are free of risk and hazards. HKSTA is an approved scheme operator from Labour Department for promoting safety and health at work and sustaining the valuable workforce of Hong Kong and we are As the existing course providers could not cater the enrollment need for the above mentioned operator courses, we would like to seek the support from Town Planning Board for our continuous operation.

Target Beneficiaries

We have been fully supported by the policy of Labour Department nourishing the manpower for construction industry in Hong Kong.

Implementation Milestones/Commence to Operate

We expect that the centre can be brought into operation within 2 months after taking up the site.

Intended Achievement

We hope that there will be a significant supply of manpower so as to cater the need of coming infrastructure and relieve the shortage of labour for construction industry.

Nuisance aroused from our proposed Vocational Training Centre

We decide to apply for the usage of this land simply because there are few sensory receivers nearby. At the same time, there will be no more than 15 people (including both our staff and trainees) for each day and they will be access the site by taxi from nearby Light Rail/ Tuen Mun MTR Station. Our subject use is only for "training purpose" and no loud speaker will be used during training. As a result, no environmental nuisance (including Air ; Noise; Sewage; Land contamination; Traffic impact) will be generated and so nearby sensory receiver will not be affected. For more information, there is no environmental complain received so far for our existing training center located in Hung Shui Kiu, where the public housing estate Hung Fuk Estate is just located next to our centre.