

Urgent Return receipt Expand Group Restricted Prevent Copy

Chloe Kit Ying LEUNG/PLAND

寄件者: [REDACTED]
寄件日期: 2026年03月10日星期二 18:32
收件者: Chloe Kit Ying LEUNG/PLAND; tpbpd/PLAND
主旨: A/YL-MP/408
附件: 更替申請書內頁及增補文件.pdf

類別: Internet Email

此電郵係取代今早 11:27 分發給貴會的電郵文件
更替申請書內頁及增補文件

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。

我等為牛潭尾食水處理廠擴建工程的承建商，早前正式簽署合約，即使展開工程，因場地土地不足，合同內列明我等須要另覓土地搭建臨時辦公室(隨申請書附上水務署合約供貴會參考)附件1因申請地點與工地非常接近(附件2)，行車路程只需15分鐘，十分適合在申請地點搭建臨時辦公室，而我等經米埔村村長協助下取得土地業權人同意我等在其土地上開設臨時辦公室，但條件為必須取得城市規劃委員會的批准才能進行有關工作，因此我等現向貴會作出是次申請，需然我等辦公室與民居相隔不遠，但我等只用作辦公用途，絕對不會產生噪音，而辦公時間為上午8時至下午5時星期日及公眾假期休息，因此絕對不會影響鄰近居民的生活環境，同時我等亦已取得 DD105 LOT1258RP業權人同意我等使用其地段作為臨時行人及行車通道。而申請地點早前已填上0.15米的混凝土，因此是次申請如獲批准我等不需要進行填土工程。停車場內6個私家車車位全部為本公司員工停泊，另外兩個輕型巴士全部用作接載政府工程師及本公司工程人員往返牛潭尾瀘水廠和辦公室專用，絕對不會對外開放。

懇請貴會批准是次申請。

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installations and equipment for the Project Manager and the Supervisor's & Contractor's site accommodation

Director of Fire Service and Practice Note for Authorized Person and Register Structural Engineer (PNAP 273) provide fire hydrants, firefighting appliances, water pumping connections and such other fire service installations and equipment (as defined in the Fire Services Ordinance, any regulations made thereunder and any amending legislation) as the Director of Fire Services in his sole discretion shall require within the site (or, subject to the prior written consent and approval of the District Lands Officer, on any adjacent or adjoining Government land) and within any structure or structures erected or to be erected thereon at such point or points as the Director of Fire Services may require. The Contractor shall maintain at his own expense the said fire hydrants firefighting appliances, water pumping connections and such other fire service installations and equipment in good condition and to the satisfaction of the Director of Fire Services.

(2) The installation and maintenance of fire services stipulated in subclause (1) above shall comply with the “Code of Practice for Minimum Service Installations and Equipment and Inspection, Testing, and Maintenance of Installation and Equipment”.

Access for Fire Services appliances and personnel

1.49G

(1) The Contractor shall to the satisfaction of the Director of Fire Services:

- (a) provide suitable means of access for the passage of Fire Services appliances and Fire Services personnel to any structure or structures erected or placed or to be erected or placed on the sites;
- (b) at all times permit such Fire Services personnel and Fire Services appliances the free and uninterrupted use of such means of access; and
- (c) maintain such means of access and keep the same free from obstruction.

(2) The Contractor shall permit the Director of Fire Services, his officers, servants or agents at all reasonable times with or without notice to enter upon the sites or any part thereof or any structure or structures or any part thereof erected or placed or to be erected or placed thereon for the purpose of inspecting the same so as to ensure that the requirements referred to in sub-clause (a) of this condition have been complied with.

Dangerous goods

1.49H

(1) The Contractor shall comply with all lawful requirements of the Director of Fire Services made under the Dangerous Goods Ordinance, any regulations made thereunder and any amending legislation.

The Contractor's

1.50

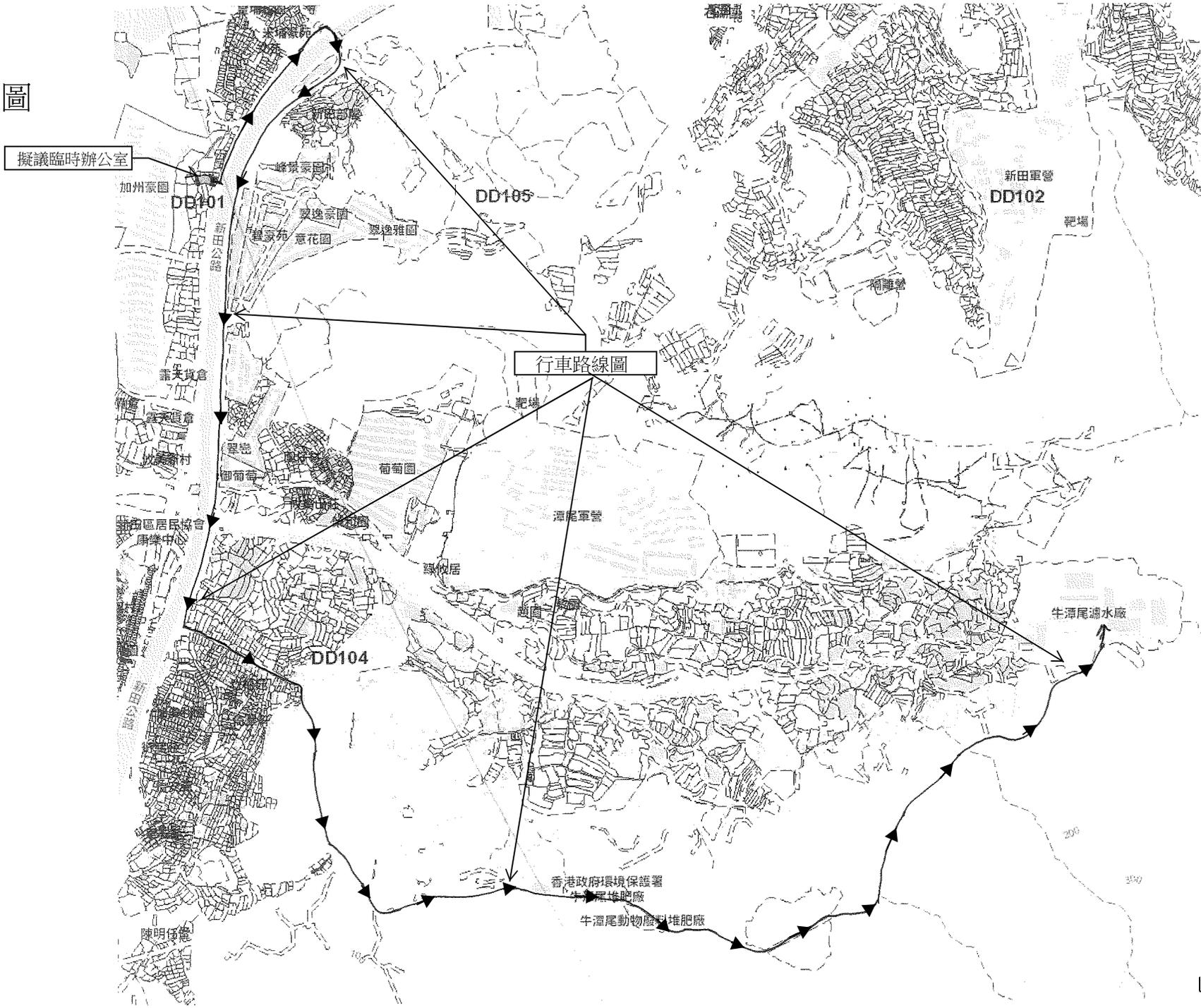
Re-number GS Clause 1.50 as 1.50(1) and add the following after Clause 1.50(1):

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Site**Accommodation****on**

- (2) The *Contractor's* site accommodation is a rented office at a particular location which is convenient and economical, equipped with all necessary sheds, stores, mess rooms, latrines and other accommodation until the completion of the *works*. No structure shall be erected by the *Contractor* within the Site without the written consent of the *Project Manager*; such consent shall not relieve the *Contractor* of the responsibility of siting temporary structures clear of the *works*. A copy of the plan showing the extent and position of all stores, sheds, etc. shall be prepared by the *Contractor* and retained for inspection in the site office.
- (3) No temporary accommodation for workmen shall be erected by the *Contractor* within the Site without the written consent of the *Project Manager*. Such temporary accommodation, when erected shall be to the acceptance of the *Project Manager* and kept in a clean and sanitary condition.
- (4) The *Contractor* shall comply with the obligations, requirements and restriction in respect of the relevant engineering conditions for Portion 3 of the Site respectively.
- (6) The toilet facilities shall include containing facilities, which may be in the form of a holding tank or septic tank shall be submitted to relevant department(s) for the approval and accepted by the *Project Manager*, for receiving and holding discharges from the toilet for subsequent emptying and disposal. Septic tanks shall not be permitted in water gathering grounds or near existing natural streams unless approved otherwise by the appropriate authorities. The *Contractor* shall maintain the facilities in good condition without causing hygienic and odour problems and to the acceptance of the *Project Manager*.
- (7) The *Contractor* shall provide suitable fencing or hoarding to surround the area for security and public safety.
- (8) NOT USED.
- (9) The *Contractor* shall provide the site area with temporary electricity supply for the works and suitable portable fire fighting equipment at his own cost.
- (10) Separate fencing and access shall be provided for the storage area so that the operation of the *Project Manager's* site office and the work will not be affected by activities for loading and unloading of materials.
- (11) The *Contractor* shall first consider reusing CIF units for erection of site accommodation for *Project Manager* /

擬議臨時辦公室至
牛潭尾瀘水廠行車路線圖



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	擬議臨時辦公室連附屬設施和相關填土工程(為期3年) (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	..... 405 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 515 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	..... 2
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	..... 1015 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 1015 .....sq.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)	
辦公室高6米 (2層) 電錶房 高3.5米 (1層)	
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	..... 6
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) 小型巴士泊車位	..... 2
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	.....
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)	.....

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	元朗丈量約份第101約地段第31號。
Site area 地盤面積	920 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	米埔及錦綉花園分區計劃大綱核准圖編號 S/YL-MP/8
Zoning 地帶	V,O
Type of Application 申請類別	<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 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <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 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	擬議臨時辦公室連附屬設施和相關填土工程(為期3年)