

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/TM-LTY/515**
關於申請編號 A/TM-LTY/515 的擬議用途/發展的概括發展規範

Revised broad development parameters in view of
the further information received on 17.6.2026
因應於 2026 年 6 月 17 日接獲的進一步資料而修訂的概括發展規範

Application No. 申請編號	A/TM-LTY/515		
Location/address 位置／地址	Government Land under Kong Sham Western Highway (next to Wong Kong Wai Road near Fuk Hang Tsuen), Lam Tei, Tuen Mun 屯門藍地港深西部通道下的政府土地（黃崗圍路旁近福亨村）		
Site area 地盤面積	About 約 10,300 sq. m 平方米 (Includes Government Land of about 包括政府土地約 10,300 sq. m 平方米)		
Plan 圖則	Approved Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTY/14 藍地及亦園分區計劃大綱核准圖編號 S/TM-LTY/14		
Zoning 地帶	Area shown as 'Road' 顯示為「道路」的地方		
Type of Application 申請類別	Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 3 Years 位於鄉郊地區臨時用途/發展的規劃許可續期為期 3 年		
Applied use/ development 申請用途/發展	Renewal of Planning Approval for Temporary Training Ground (Hong Kong Institute of Construction, Construction Industry Council) for a Period of 3 Years 臨時訓練場（建造業議會香港建造學院）的規劃許可續期（為期 3 年）		
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	-	-
	Non-domestic 非住用	About 約 1,092	-
No. of block 幢數	Domestic 住用	-	
	Non-domestic 非住用	38	

Building height/ No. of storeys 建築物高度／層數	Domestic 住用	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
	Non-domestic 非住用	Not more than 不多於 3.3	m 米
		-	mPD 米(主水平基準上)
		Not more than 不多於 1	Storey(s) 層
Site coverage 上蓋面積	About 約 11 %		
No. of parking spaces and loading / unloading spaces 停車位及上落客貨 車位數目	Total no. of vehicle spaces 停車位總數		10
	Private Car Parking Spaces 私家車車位		8
	Motorcycle Parking Spaces 電單車車位		2

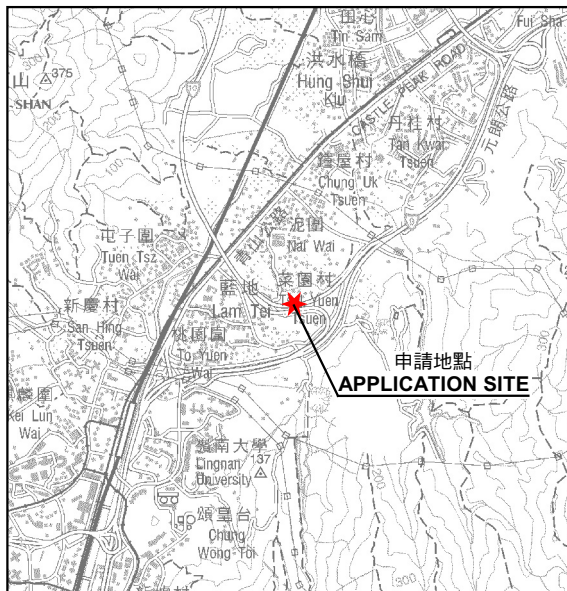
* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

The information is provided 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.

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	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）	☐	☒
<u>Site plan 地盤平面圖</u>		
<u>Site plan 地盤平面圖</u>		
<u>Location plan 位置圖</u>		
<u>As-built drainage plan 現有排水設施圖</u>		
<u>As-built fire service installations plan 現有消防裝置圖</u>		
<u>Reports 報告書</u>		
Planning Statement / Justifications 規劃綱領 / 理據	☐	☐
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☒
<u>Fire service installations certificate 消防裝置及設備證書</u>		
<u>Annual inspection report 年度檢查報告</u>		
<u>Simple Traffic Review 精簡的交通檢討</u>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

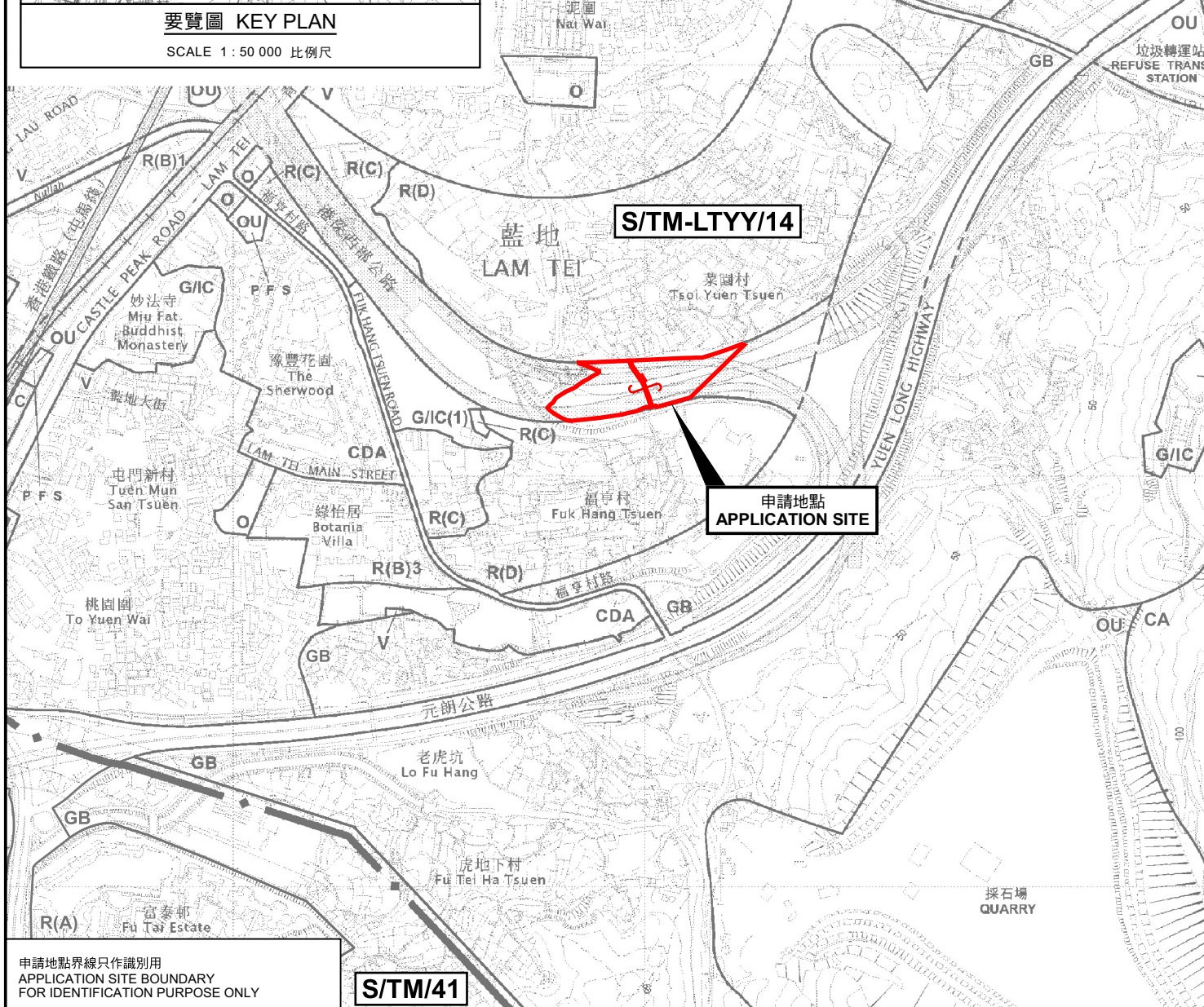
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In 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。



要覽圖 KEY PLAN

SCALE 1 : 50 000 比例尺



申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

S/TM/41

位置圖 LOCATION PLAN

臨時訓練場(建造業議會香港建造學院)的規劃許可續期(為期3年)
屯門藍地港深西部通道下的政府土地(黃崗圍路旁近福亨村)

RENEWAL OF PLANNING APPROVAL FOR TEMPORARY TRAINING GROUND
(HONG KONG INSTITUTE OF CONSTRUCTION,
CONSTRUCTION INDUSTRY COUNCIL) FOR A PERIOD OF 3 YEARS
GOVERNMENT LAND UNDER KONG SHAM WESTERN HIGHWAY (NEXT TO
WONG KONG WAI ROAD NEAR FUK HANG TSUEN), LAM TEI, TUEN MUN
SCALE 1 : 7 500 比例尺

米 100 0 100 200 300 米
METRES



規劃署
Planning Department

參考編號
REFERENCE No.
A/TM-LTTY/515

圖 PLAN
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