

2025年 7月 23日
此文件在 收到 城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 23 JUL 2025
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-III
表格第 S16-III 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 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

2501087

2025.5.16

By hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-MTL/13
	Date Received 收到日期	23 JUL 2025

- 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	☒ Site area 地盤面積 607sq.m 平方米 ☐ About 約 ☒ Gross floor area 總樓面面積 41sq.m 平方米 ☐ About 約
(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 ☐ 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☒ year(s) 年 3☐ 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 ☐ About 約Proposed covered land area 擬議有上蓋土地面積 41sq.m ☒ 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 ☐ About 約Proposed non-domestic floor area 擬議非住用樓面面積 41sq.m ☒ About 約Proposed gross floor area 擬議總樓面面積 41sq.m ☒ 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 1 (與中型貨車上落客貨車位共用)

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 1 (與重型貨車上落客貨車位共用)

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 1 (與中型貨車泊車位共用)

Heavy Goods Vehicle Spaces 重型貨車車位 1 (與重型貨車泊車位共用)

Others (Please Specify) 其他 (請列明)

[illegible]

	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)
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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	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☐ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	☐ year(s) 年 ☐ month(s) 個月

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 15cm 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/重型/中型貨車泊車位及停車處共用

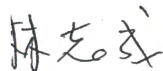
8. Declaration 聲明

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	607 (includes Government land of 包括政府土地 sq. m 平方米 ☒ About 約 sq. m 平方米 ☐ About 約)
Plan 圖則	S/NE-MTL3
Zoning 地帶	AGR
Type of Application 申請類別	☒ 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 ☒ Year(s) 年 3 ☐ Month(s) 月 _____ ☐ 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 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____
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

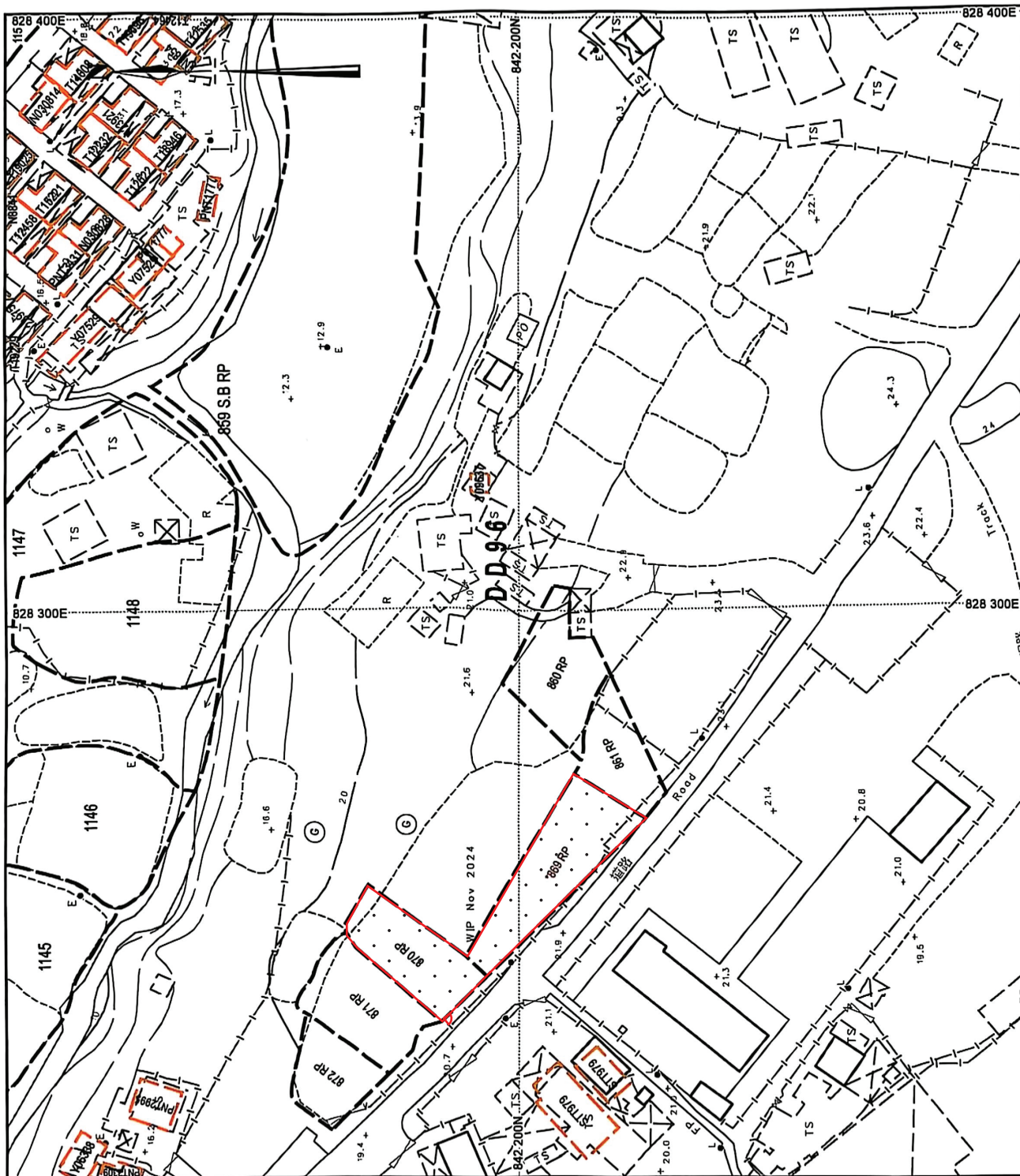
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	41 ☒ About 約 ☐ Not more than 不多於	0.067 ☒ About 約 ☐ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	4	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 ☐ (Not more than 不多於)	
		Storeys(s) 層 ☐ (Not more than 不多於)	
	Non-domestic 非住用	2.5 m 米 ☒ (Not more than 不多於)	
		1 Storeys(s) 層 ☐ (Not more than 不多於)	
(iv) Site coverage 上蓋面積	6.7 % ☒ 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) 1 (與中型貨車上落客貨車位共用) 1 (與重型貨車上落客貨車位共用) 3
	Total no. of vehicle loading/unloading bays/lay-bys 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) 1 (與中型貨車泊車位共用) 1 (與重型貨車泊車位共用)

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
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）	☒	☐
Lot Index Plan		
Reports 報告書		
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）	☐	☐
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。

地段索引圖 LOT INDEX PLAN



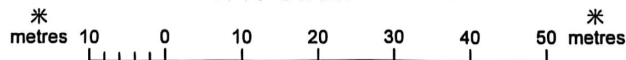
大口門

地政總署測繪處 Survey and Mapping Office, Lands Department



申請範圍

比例尺 SCALE 1:1 000



Locality : _____

Lot Index Plan No. : LIP1624484P

District Survey Office : Lands Information Center

Date : 07-May-2025

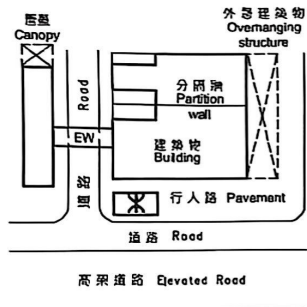
Reference No. : 2-NE-24D

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SMO-P01 20250507112414 10

摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。
免責說明：如因使用本地段索引圖，或因所依據的本索引圖資料出錯、遺漏、過時或有誤差而引致任何損失或損害，政府概不承擔任何法律責任。

Explanatory notes : This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.
Disclaimer : The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.

地段索引圖圖例 LOT INDEX PLAN LEGEND



擬建道路 Proposed Road

- ... 寮蓋 Open-sided structure
- ... 寮屋 Temporary structure
- ... 頹垣 Ruin
- ... 油站 Petrol station
- ... 石油氣加氣站 LPG filling station
- ... 人工斜坡 Artificial slope
- ... 削坡 Vertical cutting
- ... 柵、閘 Fence, Gate
- ... 牆 Free standing wall
- ... 隔音屏障 Noise barrier
- ... 拱門 Archway

- ... 電纜、塔架 Power line, Pylon
- ... 梯級 Steps
- ... 小徑 Footpath
- ... 行人橋 Footbridge
- ... 水道 Water course
- ... 高潮標 High water mark
- ... 等高線 Contour
- ... 墳墓 / 墳場 Grave / Cemetery
- ... 骨殖壺 Burial urn
- ... 路障 Barred access
- ... 限制通道 Restricted access
- ... 耕地 Cultivation
- ... 沙 Sand
- ... 峭壁 Cliff
- ... 大石 Boulder
- ... 沼澤 Marsh or Swamp
- ... 沼林 Mangrove
- ... 樹 / 古樹 Tree / Old and valuable tree
- ... 擬建建築物 Proposed building
- ... 擬建道路 Proposed road
- ... 擬建路軌 Proposed rail
- ... 擬建海堤 / 河道 Prop. seawall / channel

- BN 航標 Beacon
- CUL 暗渠口 Culvert
- CW 有蓋行人路 Covered walkway
- E 電線杆 Electricity pole
- ESS 電力變壓站 Electricity sub-station
- ET 電力變壓器 Electrical transformer
- EW 行人天橋 Elevated walkway
- F 噴泉 Fountain
- FT 燃料缸 Fuel tank
- GT 氣體鼓 Gas tank
- H 消防栓 Fire hydrant
- HL 直升機坪 Helicopter landing pad
- INC 焚化爐 Incinerator
- L 燈柱 Lamp post
- LT 燈標 Light
- M 紀念性建築 Monument
- P 亭 Pavilion
- PH 抽水房 Pump house
- PO 塘 / 池 Pond / Pool
- RCP 垃圾站 Refuse collection point
- SA 衛星天線 Satellite Antenna
- SHR 神龕 Shrine
- SLU 水閘 Sluice

- TSZ 祠堂 Tsz Tong
- VO 鄉 / 村公所 Village office
- VS 通風井 Ventilation shaft
- W 井 Well
- WIP 施工中 Works in progress
- WT 儲水缸 Water tank
- 危險倉庫 Dangerous goods store
- 法定古蹟 Declared monument
- 泳池 Swimming pool
- 廁所 Toilet

- 港鐵進出口 / 輕鐵月台 MTR access / LR platform
- 地段 / 政府撥地 / 軍事設施禁區 / 受保護地方 / 射擊練習區 Lot/Government Land Allocation/Military Installations Closed Area/Protected Place/Firing Area
- 建屋牌照 Building Licence
- 短期租賃 / 政府土地牌照 / 臨時政府撥地 Short Term Tenancy/Government Land Licence/Temporary Government Land Allocation
- 訴訟案土地 Court Case

- 丈量約份界線 Demarcation District Boundary
- 地政處分區界線 District Lands Office Boundary

高程資料

高程以米為單位，由香港主水平基準(HKPD)向上計算，一般而言，平均海平面處於主水平基準以上約1.3米。高程點的數值為約數，其位置以十字符號表示。等高線之垂直間距為 2 米。「高潮標」位於「主水平基準」以上 2.3 米處。

擬建基建

資料搜集來自不同源處，本署不確保其準確性。

地段號碼以紅色標示及前有“*”者表示該地段有地界測量資料，並非所有分拆地段之地界均顯示於此圖上。Lot number shown in red colour and prefixed by a “*” indicates that land boundary survey information is available for the lot. Not all section boundaries are shown on this plan.

本地段索引圖則已根據一切有關資料編製。倘使用者發現任何遺漏，敬請通知地政總署測繪處。This lot index plan is compiled to the best of our knowledge. In case users discover any omission, please inform the Survey and Mapping Office of Lands Department.

Elevation Data

Heights are shown in metres above the Hong Kong Principal Datum (HKPD). For general reference, the Mean Sea Level is about 1.3 metres above the HKPD.

Spot heights are approximate in value, with their positions depicted by crosses.

Contour lines are at 2 metre vertical interval.

The High Water Mark is 2.3 metres above the Principal Datum.

Proposed Infrastructure

Data were captured from various sources.

Their accuracy is not guaranteed.

地政總署測繪處
Survey and Mapping Office
Lands Department

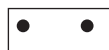
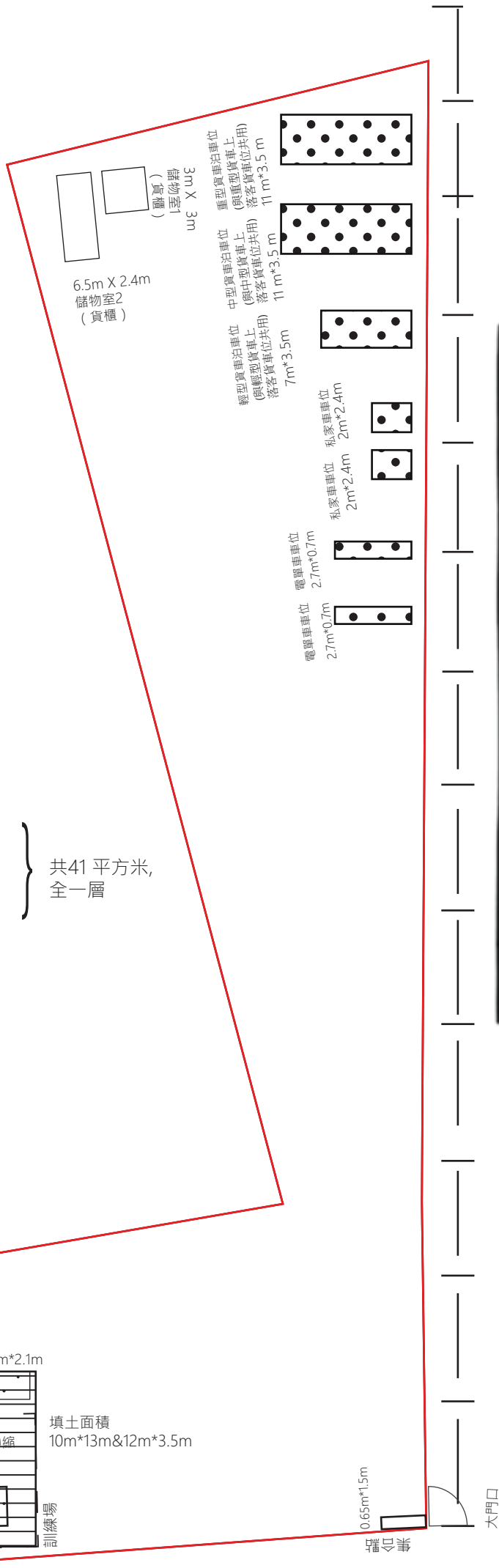
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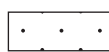
圖例版本 Legend version 20230707

比例尺 SCALE 1:1000

米 metres 10 0 10 20 30 40 50 metres 米



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 (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

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

Cheryl Tsz Man TSANG/PLAND

寄件者: thirty chow <[REDACTED]>
寄件日期: 2025年07月28日星期一 15:38
收件者: Cheryl Tsz Man TSANG/PLAND; tpbpd/PLAND
主旨: Re: 規劃申請編號 A/NE-MTL/13
附件: Proposed map _v4.pdf

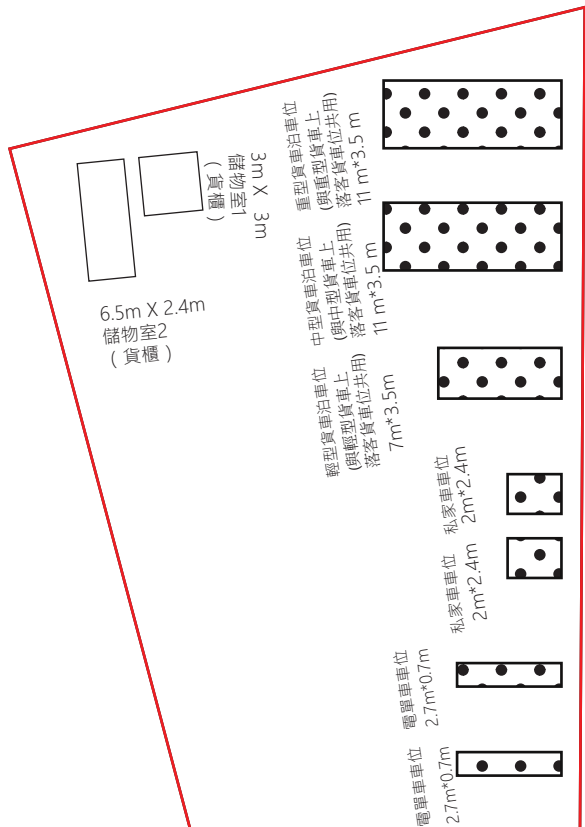
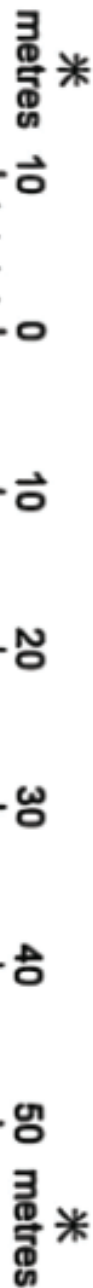
類別: Internet Email

Dear Cheryl,

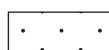
Attached pls find the revised map (Proposed map _v4) of the DD96 lot No. 869 RP and 870 RP. pls feel free to contact us via [REDACTED] if you have any questions.

Best regards,
MS CHAU

比例尺 SCALE 1:1000



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



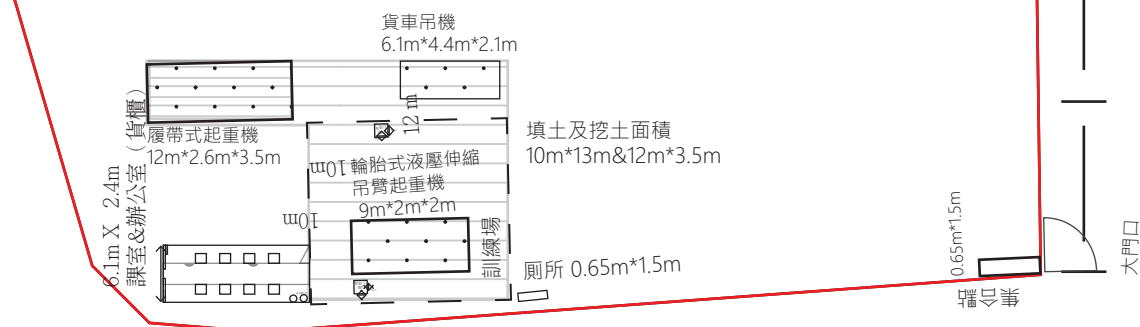
大門口



申請範圍



填土及挖土面積



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

Cheryl Tsz Man TSANG/PLAND

寄件者: thirty chow <[REDACTED]>
寄件日期: 2025年09月03日星期三 14:03
收件者: Cheryl Tsz Man TSANG/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

類別: Internet Email

Dear Mr. Tong and Mr. Ngai,

Thank you for your comments on the captioned application. Below please find our consolidated responses:

Transport Department

(i) Traffic Generation and Attraction

There will be no traffic attraction to the Site except scheduled staff/students' movement. Up to ten persons will arrive at 9:00 and depart in small groups after 5:00 p.m. All activities outside these times will occur solely inside the Site. A dedicated minibus directly serves the Site; after alighting, trainees walk around 2 minutes via a 6-metre-wide concrete road. No more than five taxis may occasionally enter for the advantage of staff/students, posing no adverse impact on local residents.

(ii) Vehicle Length and Swept Path Analysis

Cranes for lessons will enter dismantled, in separate batches, through the 6-metre-wide access route, and will only be assembled inside the Site.

(iii) Queue Management and Traffic Control Measures

All vehicles (minibus, taxis, crane parts) will not directly enter the Site. Vehicle movements are scheduled and controlled according to the course schedule, with on-site personnel assisting in traffic arrangements to avoid queuing or obstruction on the public road.

(iv) Pedestrian Facilities and Safety

Clear signage and designated walkways have been established, doubling as fire escape routes, ensuring safe access for trainees. Temporary barriers and on-site management staff will reinforce safety during special operations.

Urban Design and Landscape Section, Planning Department

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No large trees exist within the Site; only weeds and some small branches from adjacent trees extend slightly inside, which may be trimmed or avoided as necessary. No tree felling will be needed, and all works will avoid tree impact.

We hope these clarifications address your concerns. Please let us know if further information is needed.

Yours sincerely,

Ms. Chau

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

Cheryl Tsz Man TSANG/PLAND

寄件者: thirty chow <[REDACTED]>
寄件日期: 2025年09月05日星期五 15:39
收件者: Cheryl Tsz Man TSANG/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: updated map_v2_20250905.pdf
類別: Internet Email

Dear Ms So,

Thanks for your advice, attached pls find the updated map.

Best Regards,
Ms Chau

「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 1:1000

metres 10 0 10 20 30 40 50 metres



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



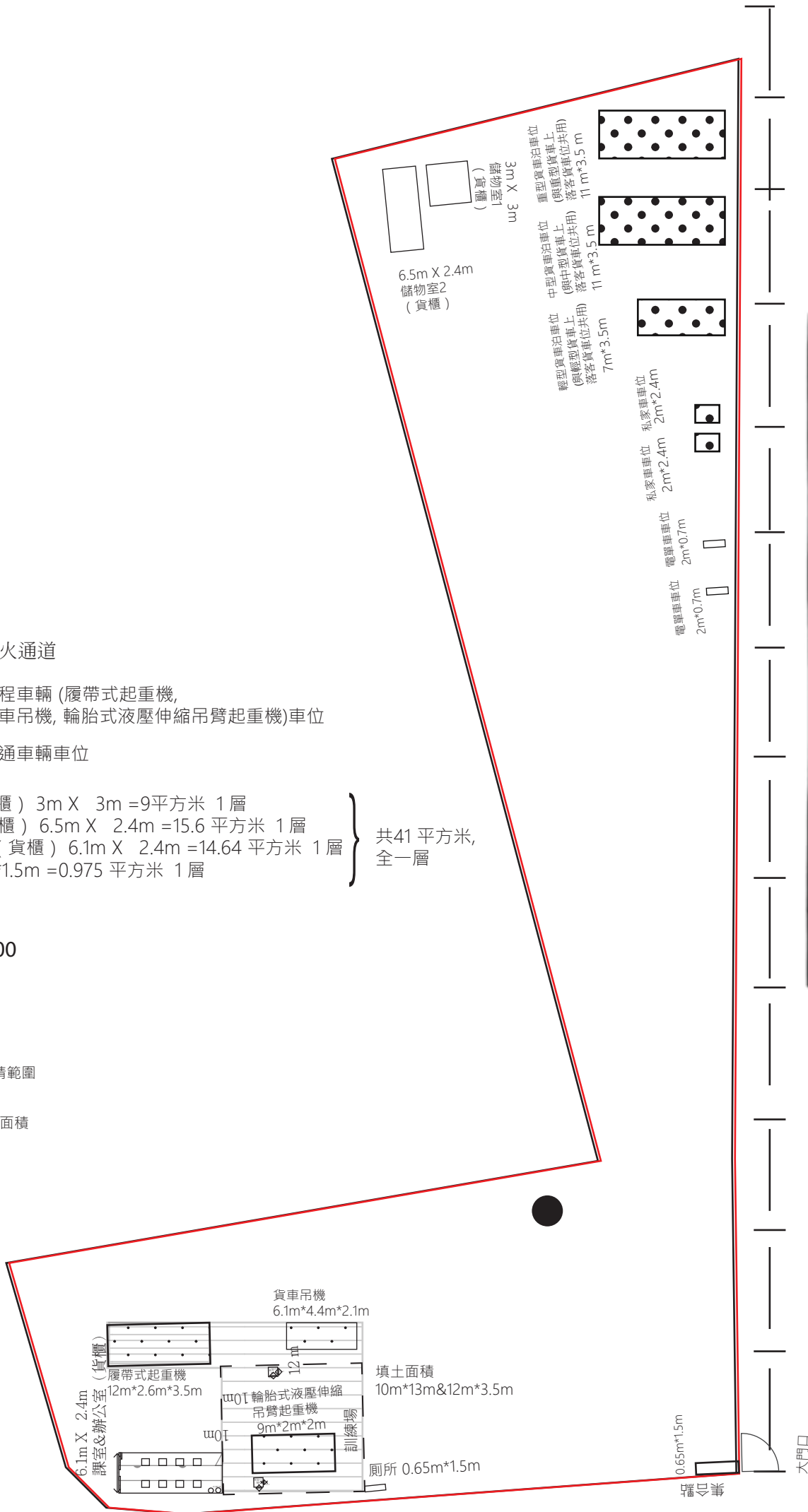
申請範圍



填土面積



大樹



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

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	607 ☒ Site area 地盤面積sq.m 平方米 ☒ About 約 41 ☒ Gross floor area 總樓面面積sq.m 平方米 ☒ About 約
(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 ☐ 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	☒ year(s) 年 3 ☐ month(s) 個月
(c) <u>Development Schedule 發展細節表</u>	
Proposed uncovered land area 擬議露天土地面積	566sq.m ☐ About 約
Proposed covered land area 擬議有上蓋土地面積	41sq.m ☒ 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 ☐ About 約
Proposed non-domestic floor area 擬議非住用樓面面積	41sq.m ☒ About 約
Proposed gross floor area 擬議總樓面面積	41sq.m ☒ 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	☒ 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	☐ 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)			
(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	☐ Please provide details 請提供詳情			
	No 否	☒			
(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	☒ (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)			
	No 否	☐			
(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	Yes 會	No 不會		
	On traffic 對交通	Yes 會	No 不會		
	On water supply 對供水	Yes 會	No 不會		
	On drainage 對排水	Yes 會	No 不會		
	On slopes 對斜坡	Yes 會	No 不會		
	Affected by slopes 受斜坡影響	Yes 會	No 不會		
	Landscape Impact 構成景觀影響	Yes 會	No 不會		
	Tree Felling 砍伐樹木	Yes 會	No 不會		
	Visual Impact 構成視覺影響	Yes 會	No 不會		
	Others (Please Specify) 其他 (請列明)	Yes 會	No 不會		

	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)
--	--

(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	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☐ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	☐ year(s) 年 ☐ month(s) 個月

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

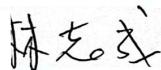
8. Declaration 聲明

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	607 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 sq. m 平方米 ☐ About 約)
Plan 圖則	S/NE-MTL3
Zoning 地帶	AGR
Type of Application 申請類別	☒ 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 ☒ Year(s) 年 <u>3</u> ☐ Month(s) 月 _____ ☐ 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 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____
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	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	41 ☒ About 約 ☐ Not more than 不多於	0.067 ☒ About 約 ☐ 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 ☐ (Not more than 不多於)	
		Storeys(s) 層 ☐ (Not more than 不多於)	
	Non-domestic 非住用	m 米 ☒ (Not more than 不多於)	
		Storeys(s) 層 ☐ (Not more than 不多於)	
(iv) Site coverage 上蓋面積	6.7 % ☒ 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/lay-bys 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	☒	☐
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）	☒	☐
Lot Index Plan		
<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）	☐	☐
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

50 metres

大門口

堆填區

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

Cheryl Tsz Man TSANG/PLAND

寄件者: thirty chow <[REDACTED]>
寄件日期: 2025年09月10日星期三 17:03
收件者: Cheryl Tsz Man TSANG/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: machine_parts_3.jpeg; machines insite.jpg; machine_parts_4.jpeg; machine_parts_2.jpeg; machine_parts_1.jpeg; machine_parts_5.jpeg; machine_parts_6.jpeg; training material.png; updated map_20250910_v2.pdf
類別: Internet Email

Dear Ms. Tsang,

感謝您轉達運輸署的意見。我們就有關事宜進行了詳細研究，現提供以下具體說明以供參考：

1. 關於 5.5 噸車輛禁區規定的遵守方案

我們充分知悉並理解馬草壟路段的車輛禁區規定。為徹底避免觸犯該規定，項目中需使用的兩台超過 5.5 噸的工程車輛（分別為履帶式固定吊臂起重機& 輪胎式液壓伸縮吊臂起重機）及培訓物料(障礙物)已於規定生效前（2025 年 5 月 16 日）安全運抵並永久停放於專案場地內。自此，該重型設備未曾、也絕不會在禁區內使用公共道路通行。此安排已從根本上解決了重型車輛進出禁區的顧慮。[machines insite.jpg] & [training material.jpg]

2. 重型設備永久處置及應急移離方案

該等重型設備設計為永久駐場使用。唯考慮到極小概率的意外情況（如設備嚴重損壞且無法在場內修復而必須移離），我們在此提供正式承諾：

任何超過 5.5 噸的設備如需移離，將委託合資格的專業工程公司在場內將其拆解或分割成重量小於 5.5 噸的元件 [machine_parts_1-7]，拆散再分批運出。此舉將確保完全符合禁區重量限制，無需申請特別許可。

3. 場地內部佈局與空置區域功能說明

附上更新的場地佈局圖供參考，其中清晰標明了各功能區：[updated map_20250910_v2]

- 練習區 (填土區)：用於實際操作培訓。
- 固定停車位
- 車輛通道：您所問及的練習區與停車位之外的所有空置區域，其主要且唯一功能是作為連接出入口與各功能區的內部行駛路徑，確保車輛有足夠空間安全轉彎、調頭及移動，無需借用任何外部道路。

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

4. 運營管理與車輛調度安全措施

為最大限度降低風險，我們的運營流程設計如下：

- “一車一動”原則：所有培訓均在指定填土練習區內進行。任何時候，僅有一部工程車輛可啟動並用於教學操作，其餘兩部則必須停放在其固定泊位上，引擎熄火。
- 課程錯開安排：不同課程班次的時間段完全錯開，確保場內同一時段只有一個班級在進行實操，從管理上杜絕多車同時運作的可能。

5. 出入口安排更新

為更符合實際使用及安全需求，場地出入口將作出以下調整：

- 所有車輛進出將統一使用規劃中的出入口，其位置已呈報於**最新修訂的地政總署圖則 [updated map_20250910_v2]** 中供查核。

我們相信，上述從物理佈局到運營管理的全方位安排，已能充分回應運輸署的關切，並確保專案完全符合法規要求。感謝您的審閱，如需進一步資料，我們隨時準備配合。

Best regards,

Ms Chau

履帶式固定吊臂起重機
輪胎式液壓伸縮吊臂起重機





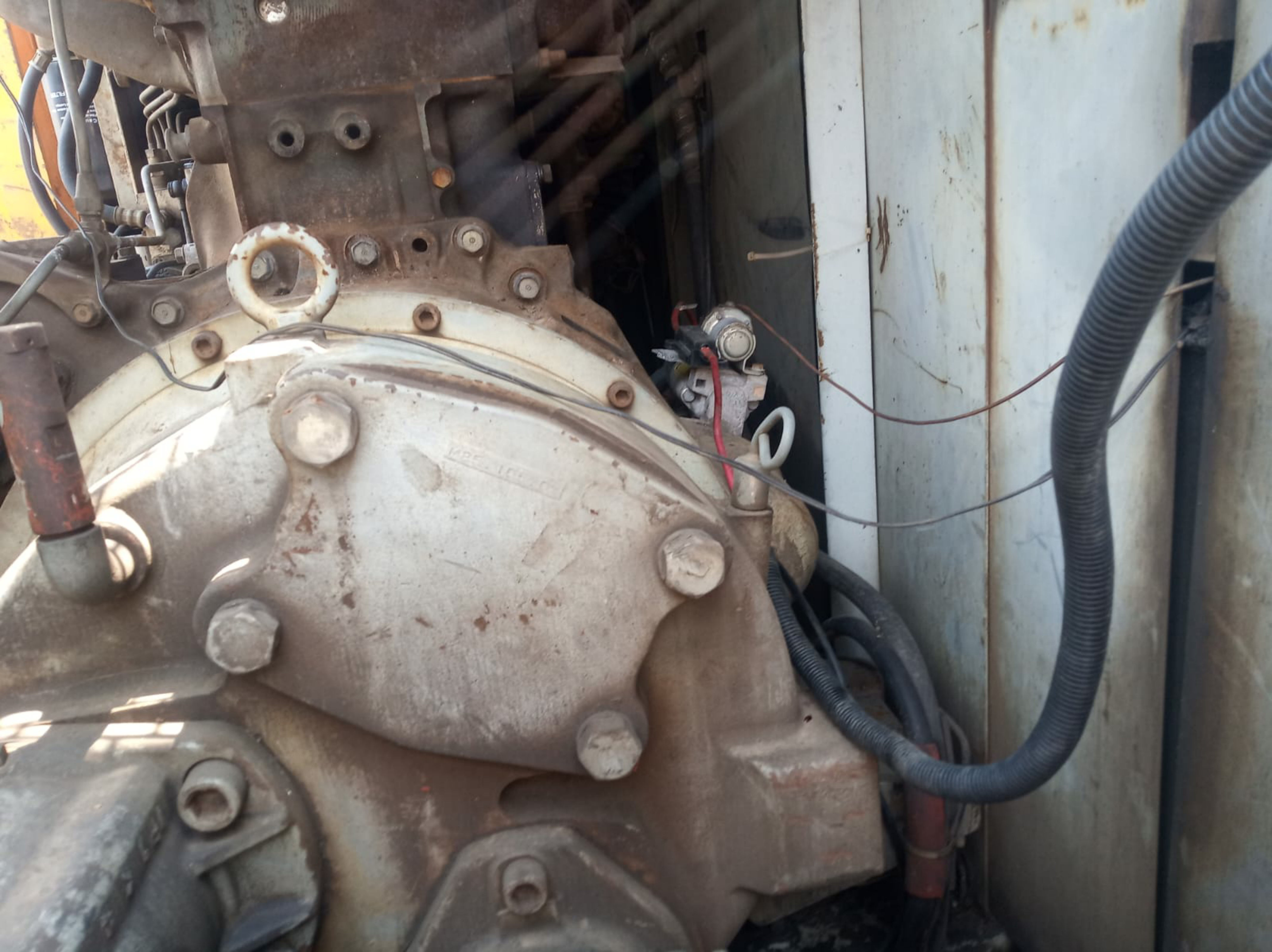












「現行土地擁有人」的同意書

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 1:1000

米

metres 10 0

10

20

30

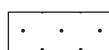
40

50 metres

米



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



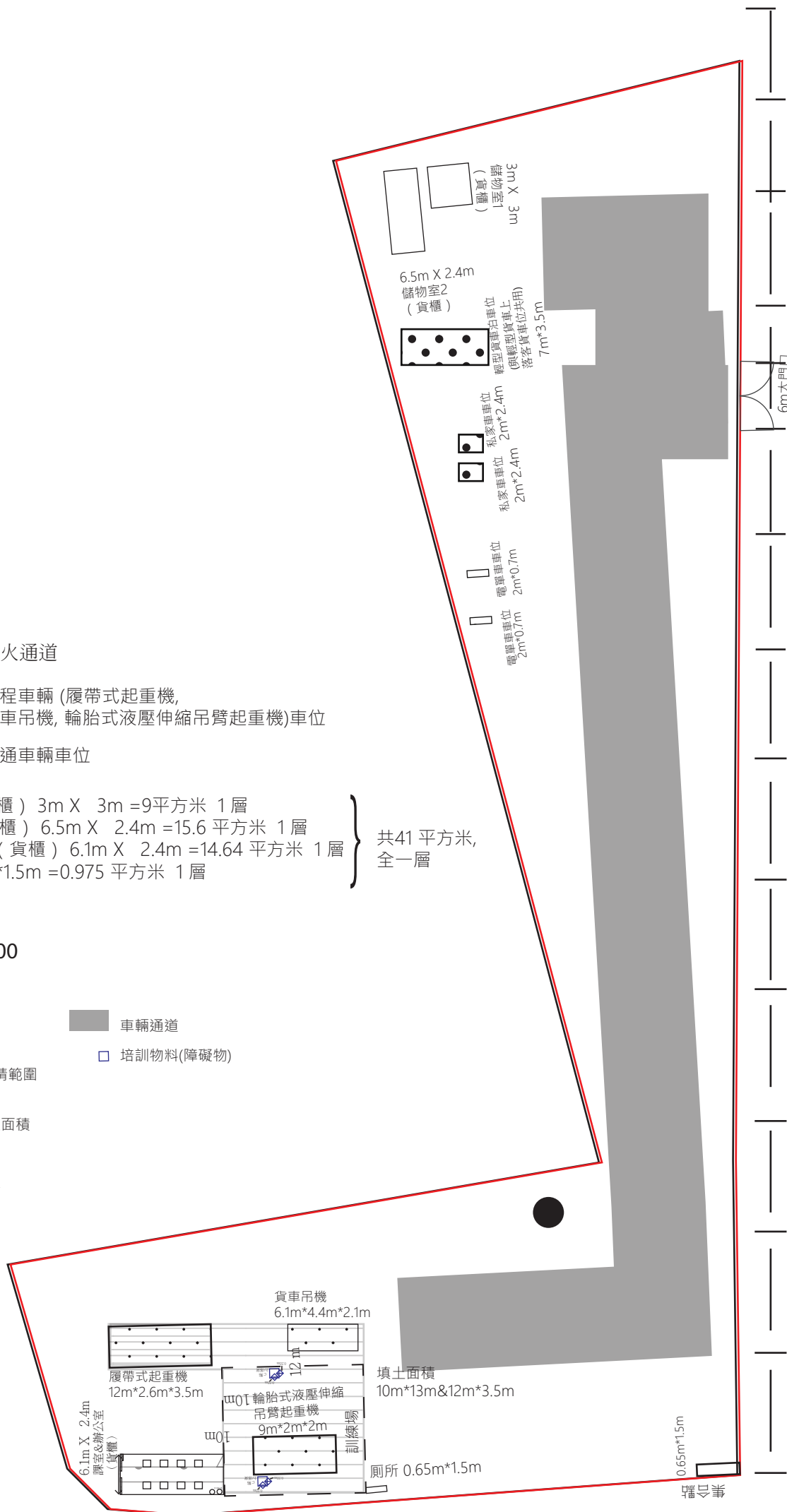
大樹



車輛通道



培訓物料(障礙物)



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

Cheryl Tsz Man TSANG/PLAND

寄件者: thirty chow <[REDACTED]>
寄件日期: 2025年09月23日星期二 10:59
收件者: Cheryl Tsz Man TSANG/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
類別: Internet Email

尊敬的 Ms. Cheryl Tsang :

感謝您轉達相關部門意見。現就一般評論及環保署的查詢提供詳細回復如下：

一、一般評論回復

1. 關於起重機在場情況的澄清

根據我們的記錄，申請地點目前確為空置狀態。我們聲明的“起重機已在場內”是指兩台超過 5.5 噸的起重機已於 2025 年 5 月 16 日提前運輸至場地內並永久停放，且此後未再移動。若部門記錄顯示為空置，可能源于資料更新時間差異。我們承諾會將其拆解或分割成重量低於 5.5 噸的部分後再運入或(以後)運出。

2. 起重機操作員培訓課程認可申請 status

我們已向勞工處提交培訓課程的認可申請, 申請檔案編號：

1. OSTC/COUR/COT/74B [輪胎式液壓伸縮吊臂起重機資深操作員訓練課程]
2. OSTC/COUR/COT/77A [貨車起重機新手操作員訓練課程]
3. OSTC/COUR/COT/79A [履帶式固定吊臂起重機資深操作員訓練課程]

我們將積極配合勞工處的要求補充資料，並在獲得認可後第一時間向貴部門更新。

二、環保署查詢回復

1. 延長運作時間的必要性及夜間操作

申請表列明的延長運作時間（星期一至五下午 1 時至晚上 11 時；週末及假期上午 8 時至晚上 11 時）主要是為了提供更大的課程安排靈活性（例如為在職學員開設週末及假期課程），並預留場地準備與維護時間。

- 特此更新：實際操作培訓將嚴格安排在日間（上午 9 時至下午 5 時）進行。夜間時段僅進行設備靜態檢查或維護等無噪音產生的活動，絕不會操作起重機或任何動力機械。

2. 起重機數量、用途及額外設備

- 確認：場地內起重機的總數嚴格限定為 3 台（包括吊車、輪式伸縮臂起重機、車載起重機各一台），且全部僅用於培訓用途。

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- **確認：**任何額外的動力機械設備（如有）僅會在**施工階段**投入使用，而絕非在培訓中心運營階段使用。

3. 課程頻率與起重機作業時間

由於場地內的三部重型工程機械（兩台起重機及一台挖掘機）共用同一操作空間，基於安全原則，同一時間只能有一部機器運作。因此，我們的課程安排嚴格遵循此限制，設計如下：

- **課程頻率：**

三部重型工程機械課程類型：提供 2 種不同時長的培訓課程。

課程時長 1：為期 3 天的密集操作課程（針對已有基礎之學員）。

課程時長 2：為期 14 天的標準操作員認證課程（針對新手學員）。

每週實操課程總量：

因此，在常規運營下，每週最多可同時容納 2 個班次學員（一個 3 日班 + 一個 14 日班的不同進度組合），但每日僅有 1 個班次在操作區進行實操培訓，確保絕對遵守單機運作規定。

- **排課方式及重機作業時間：**

任何時候僅有一個班級在操作區進行實操培訓。每日的實操培訓時段內，僅有一部機器會被啟動和操作，其餘兩部均停放在固定泊位，處於熄火狀態。理論課程將在專用課室進行，與實操時段完全錯開。

此安排確保了運營強度與設備使用率遠低於常規工地，從而從根本上杜絕了多機同時運作可能產生的噪音疊加問題。我們承諾所有實操培訓將繼續嚴格限制在日間（上午 9 時至下午 5 時）進行。我們相信，上述清晰的課程管理與單機運作模式，能有效消除部門對潛在環境影響的顧慮。

4. 員工與學員人數

- **員工總數：**3 名（包括講師、助教及管理員）。
- **受訓人員總數：**每班學員不超過 8 人，日均在場學員總數約為 8 人。

5. 以往培訓經驗

申請人之前未曾運營過其他培訓中心，此為首次申請。

6. 產生粉塵和噪音的活動

確認：在培訓中心運營期間，**不會進行**任何會產生顯著粉塵或噪音的活動，例如鑽孔、切割、打磨、拋光、破土動工等。培訓內容專注於起重機的安全操作，無需此類輔助工程。

7. 噪音緩解措施

我們深知並承諾嚴格遵守《噪音管制條例》（第 400 章）及相關實務守則。為預防潛在噪音影響，將實施以下措施：

- **隔音屏障：**沿場地邊界（特別是靠近住宅的一側）豎立 2.5 米高的實心隔音屏障（採用隔音板材料），以有效阻隔噪音傳播。

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- **操作管理**：嚴格限制設備操作時間，並確保所有設備保持良好的維修狀態，從源頭上降低噪音。

Best regards,

MS CHAU

Cheryl Tsz Man TSANG/PLAND

寄件者: thirty chow <[REDACTED]>
寄件日期: 2025年09月25日星期四 11:24
收件者: Cheryl Tsz Man TSANG/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

類別: Internet Email

尊敬的 Ms. Cheryl Tsang :

感謝貴部門及環境保護署提出的寶貴意見。為回應關於星期日**設備操作**可能對附近民居造成影響的關切，我們經審慎考慮後，決定對培訓課程時間安排作出以下修訂：

課程時間安排修訂

- **修訂後安排**：培訓課程的主要運營時間將調整為**星期一至星期六（上午 9 時至下午 6 時）**。
- **星期日及公眾假期安排**：場地將**暫停設備操作**，以確保假期期間的寧靜，避免對周邊社區造成任何干擾。

相應的課程安排調整

上述修訂意味著我們原有的課程表將同步更新：

- **3 日課程**：將嚴格安排在**星期一至星期三或星期四至星期六**進行。
- **14 日課程**：課程週期將順延，確保所有**設備操作培訓**均落在**星期一至星期六**，避開星期日。

重申噪音控制承諾

我們再次保證，所有涉及動力機械的實操培訓將繼續嚴格限制在**星期一至星期六的日間時段（上午 9 時至下午 6 時）**進行，並全面落實既定的噪音緩解措施（如設置隔音屏障、優化場地佈局等），以符合《噪音管制條例》的要求。

我們相信此次調整能有效解決環境保護署的關切。感謝您的理解與支持，隨函附上更新後的課程時間表示意供參考。如需任何進一步資料，請隨時與我們聯繫。

順祝商祺！

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Cheryl Tsz Man TSANG/PLAND

寄件者: thirty chow <[REDACTED]>
寄件日期: 2025年10月08日星期三 14:42
收件者: Cheryl Tsz Man TSANG/PLAND
副本: Audrey Hiu Tung SOO/PLAND; Johnny Chung Yin LAM/PLAND; [REDACTED]
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

類別: Internet Email

尊敬的 Ms. Cheryl Tsang :

感謝您轉達環境保護署的查詢。現就相關問題回復如下：

(一) 關於操作時使用揚聲器的情況

特此確認，在培訓中心運營期間，不會在室外操作中使用揚聲器或任何擴音設備。所有現場教學指令均採用面對面直接傳達的方式，室內理論課程亦不需使用音訊設備，確保不會產生噪音滋擾。

(二) 關於污水處理設施的具體安排

1. **污水特性**：產生的污水為純生活污水，僅來自學員和教練的廁所、洗手等日常生活用途。**嚴禁**在場地內進行車輛維修或清洗，從源頭上杜絕含油工業廢水的產生。
2. **處理方案**：場地將設置符合規格的化糞池。所有生活污水將通過預先鋪設的排汙管道統一收集至該化糞池。
3. **清理機制**：我們將委託持牌的污水處理公司，每三天到場清理和抽走化糞池污水，並運往政府認可的處理設施進行後續處置，確保符合《水污染管制條例》的要求。

我們承諾會嚴格遵守所有相關環保法規。感謝貴部門的指導，如需進一步說明，我們隨時配合。

此致

Ms CHAU

Cheryl Tsz Man TSANG/PLAND

寄件者: thirty chow <[REDACTED]>
寄件日期: 2025年10月13日星期一 1:31
收件者: Cheryl Tsz Man TSANG/PLAND
副本: Audrey Hiu Tung SOO/PLAND; Johnny Chung Yin LAM/PLAND; [REDACTED]
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

類別: Internet Email

尊敬的 Ms. Cheryl Tsang :

感謝您轉達環境保護署的查詢。現就相關問題回復如下：

(一) 關於操作時間及設備使用安排

根據最新確認的安排，培訓中心的運營時間將嚴格遵循以下規定：

- **機械設備操作時間：**星期一至星期六（公眾假期除外）上午**9時**至下午**6時**
- **晚間時段安排：**下午**6時**至**11時**期間**嚴禁**使用任何**機械設備**，僅可進行理論教學、課程討論等無噪音活動
 - 特此確認，在培訓中心運營期間，**不會在室外操作中使用揚聲器或任何擴音設備**。所有現場教學指令均採用面對面直接傳達的方式。

我們承諾會嚴格遵守所有相關環保法規，確保培訓活動不會對周邊環境造成影響。感謝貴部門的指導，如需進一步說明，我們隨時配合。

(二) 關於汗水處理方案

1. **衛生設施配置：**場地將租用符合標準的移動式環保廁所(如嘉年華等場合使用)
2. **清理維護安排：**委託專業清潔公司**每三天**進行一次**清理和維護**，確保衛生狀況良好
3. **污水特性確認：**產生的污水為純生活污水，僅來自學員如廁、洗手等基本需求

(三) 關於吊機械現在位置

2部吊機械(履帶式固定吊臂起重機&輪胎式液壓伸縮吊臂起重機)及培訓物料(障礙物)已於規定生效前(**2025年5月16日**)安全運抵並停放於專案場地附近。

Best regards,

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential
MS CHAU

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

Cheryl Tsz Man TSANG/PLAND

寄件者: thirty chow <[REDACTED]>
寄件日期: 2025年10月15日星期三 16:08
收件者: Cheryl Tsz Man TSANG/PLAND; Audrey Hiu Tung SOO/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: updated map_20251014.pdf
類別: Internet Email

「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。

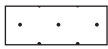
☐ 在適當地地方加✓

* 刪去不適用者

This Map Not to scale



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



大門口



申請範圍

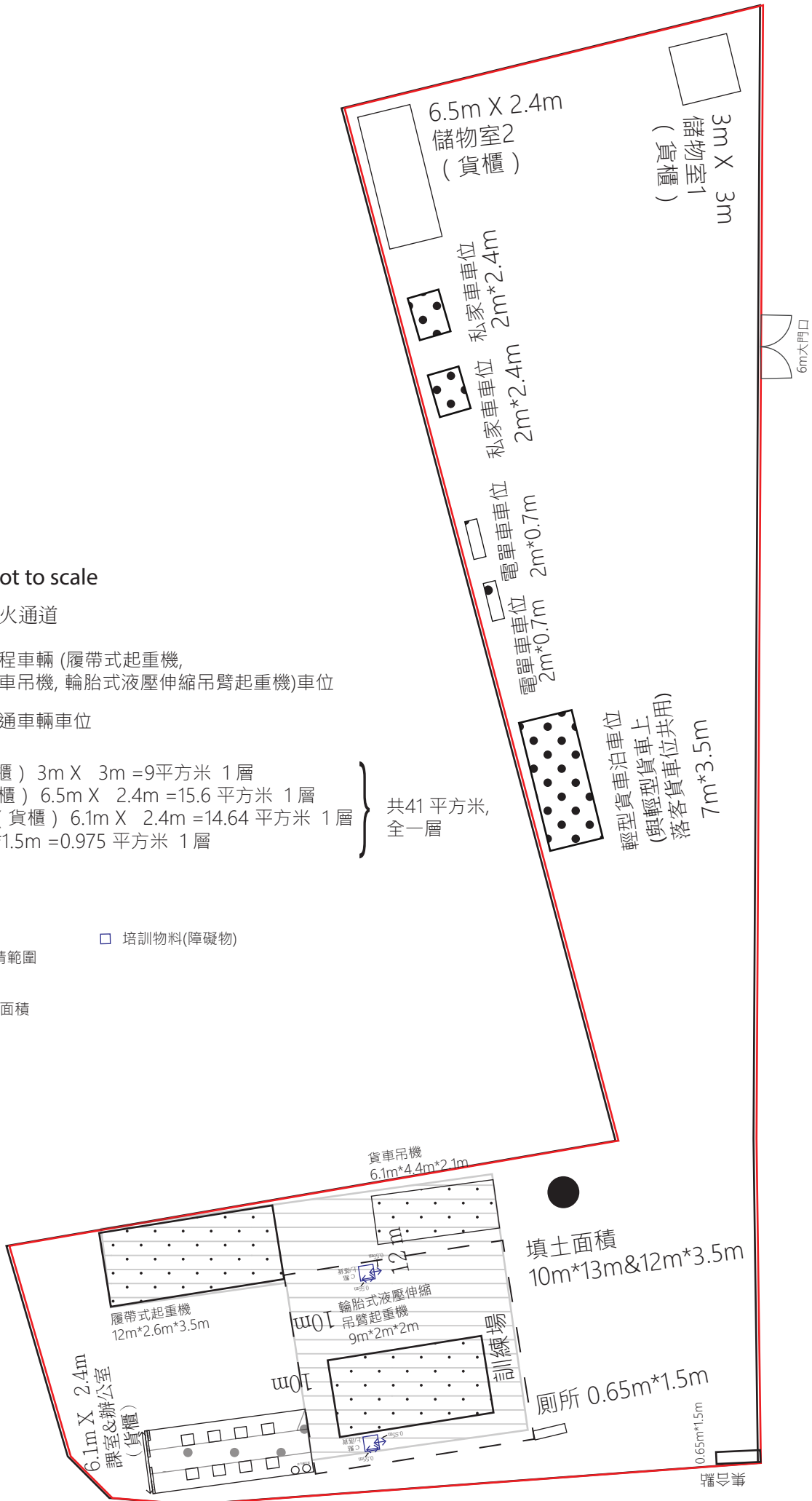
□ 培訓物料(障礙物)



填土面積



大樹



Previous Application

Rejected Application

Application No.	Uses / Developments	Date of Consideration	Rejection Reasons
A/NE-MTL/3	Proposed Temporary Place of Recreation, Sports or Culture with Ancillary Site Office, Open Storage and Car Park for a Period of Three Years and Land Filling	5.2.2021	R1-R2

Rejection Reasons

- R1 The proposed use was not in line with the planning intention of the “Agriculture” zone which was primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It was also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There was no strong planning justification in the submission to merit a departure from such planning intention, even on a temporary basis.
- R2 The applicant failed to demonstrate that the proposed use would not generate adverse traffic and landscape impacts on the surrounding areas.

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lots 869 RP and 870 RP in D.D. 96 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and
- his detailed advisory comments on the application are at **Appendix IV**.

2. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- no objection to the application from public drainage viewpoint;
- should the application be approved, conditions should be included to request the applicant to submit and implement a drainage proposal for the Site to ensure it will not cause adverse drainage impact to the adjacent area, and the implemented drainage facilities at the Site shall be maintained at all times during the planning approval period; and
- her detailed advisory comments on the application are at **Appendix IV**.

3. Fire Safety

Comments of the Director of Fire Services (D of FS):

- no in-principle objection to the application subject to fire service installation and water supplies for firefighting being provided to his satisfaction; and
- his detailed advisory comments on the application are at **Appendix IV**.

4. Landscape

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photo of 2024, the Site is located in an area of rural miscellaneous rural fringe landscape character comprising woodlands within the “Green Belt” zones, vacant lands, farm lands, scattered tree groups and some temporary structures. The proposed use is not entirely incompatible with the surrounding area since there are already some temporary structures near the Site;

- it is noted that no tree felling will be involved and all works will avoid impact to existing trees; and
- her detailed advisory comments on the application are at **Appendix IV**.

5. Environment

Comments of the Director of Environmental Protection (DEP):

- no in-principle objection to the application from environmental planning perspective;
- no adverse comment on land filling;
- no environmental complaint was received for the Site in the past three years; and
- his detailed advisory comments on the application are at **Appendix IV**.

6. Other Departments

The following government departments have no objection to/no comment on the application:

- (a) Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
- (b) Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
- (c) Commissioner of Police (C of P);
- (d) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (e) Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD);
- (f) Project Manager (West), CEDD;
- (g) Head of the Geotechnical Engineering Office, CEDD (H(GEO), CEDD); and
- (h) District Officer (North), Home Affairs Department (DO(N), HAD).

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) failure to reinstate the Site as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (c) to note the comments of the Commissioner for Transport (C for T) that:
 - (i) the applicant should note that a section of Ma Tso Lung (MTL) Road near Lo Wu Range to the direction of Hoo Hok Wai is designated as a prohibited zone for all motor vehicle exceeding 5.5 tonnes in gross weight 24 hours daily except those with permits issued by the Transport Department (TD); and
 - (ii) the access road leading to the Site from MTL Road is not managed by TD. The applicant shall seek agreement/comment from the responsible party for the management and maintenance measures to be implemented for the vehicular access;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the said private lots. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The application, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the Site is in an area where no public sewerage connection is available; and
 - (ii) the applicant should be advised of the following general requirements of the drainage proposal:
 - surface channel with grating covers should be provided along the site boundary;
 - a drainage plan should be provided clearly showing the size, levels and routes of the proposed drainage. The details (invert level, gradient, general sections etc.) of the proposed drain/surface channel, catchpits and the discharge structure shall be provided;
 - the cover levels of proposed channels should be flush with the existing adjoining ground level;
 - a catchpit covers should be provided where there is a change of direction of the channel/drain. The details of the catchpit with covers shall be provided;
 - catchpits with sand trap shall be provided at the outlets of the proposed drainage system. The details of the catchpit with sand trap should be provided;

- the applicant should check and ensure that the existing drainage downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the Site. The applicant should also ensure that the flow from the Site will not overload the existing drainage system;
 - the applicant is reminded that where walls are erected or kerbs are laid along the boundary of the Site, peripheral channels should be provided on both sides of the walls or kerbs, and/or adequate opening should be provided at the walls/kerbs to allow existing overland flow passing through the Site to be intercepted by the drainage system of the Site with details to be agreed by DSD, unless justified not necessary;
 - the applicant is reminded that all existing flow paths as well as the run-off falling onto and passing through the Site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the Site any time during or after the works;
 - the proposed drainage works, whether within or outside the site boundary, should be constructed and maintained properly by the applicant and rectify the system if it is found to be adequate or ineffective during operation at the applicant's own expense;
 - for works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from DLO/N, LandsD and/or relevant private lot owners;
 - the applicant should make good all the adjacent affected areas upon the completion of the drainage works;
 - the applicant shall allow all time free access for the Government and its agent to conduct site inspection on the applicant's completed drainage works;
 - the applicant and the successive lot owners shall allow connections from the adjacent lots to the completed drainage works on Government land (GL) when so required; and
 - photos should be submitted clearly showing the current conditions of the area around the Site, the existing drainage/flowpaths around the Site, the proposed drainage from the Site to the downstream existing watercourse and the existing watercourse at about 20m intervals. The locations of the camera and the direction of each photo should also be indicated on a plan;
- (f) to note the comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his office for approval. In addition, the applicant should note that:
- (i) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
 - (ii) the location of where the proposed FSI to be installed should be clearly marked on the layout plans;

if the proposed structures are required to comply with the Buildings Ordinance (BO), detailed fire service requirements will be formulated upon receipt of formal submission of general building

plans;

- (g) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting, felling and compensatory/ new tree planting. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;
- (h) to note the comments of the Director of Environmental Protection (DEP) that:
 - (i) the Noise Control Ordinance (Cap. 400), the latest ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by the Environmental Protection Department (EPD) and relevant measures in the Recommended Pollution Control Clauses for Construction Contracts (https://www.epd.gov.hk/epd/english/environmentinhk/eia_planning/guide_ref/rpc.html) should be followed to minimise potential environmental nuisance to the surrounding area;
 - (ii) adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the applied use should be provided. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of EPD’s Practice Note for Professional Person (ProPECC) PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department, Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations (Cap. 123I) Section 40(1), 40(2), 41(1) and 90” (https://www.epd.gov.hk/epd/sites/default/files/epd/english/resources_pub/publications/file_s/pn23_1.pdf) including percolation test and are duly certified by an Authorised Person. There should be sufficient clearance requirements from the soakaway system to the nearby MTL Stream; and
 - (iii) it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) it is noted that a structure proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorised building works (UBW) under the BO. An Authorised Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (ii) site formation works, i.e. land filling works, are building works under the control of the BO. Before the proposed filling of land is to be carried out on the Site, the prior approval and consent of the BA should be obtained, otherwise they are UBW. An AP should be appointed as the co-ordinator for the proposed site formation in accordance with the BO; and
 - (iii) the applicant’s attention is drawn to the following points:
 - the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;

- the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under regulation 19(3) of the B(P)R at building plan submission stage;
 - for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - any temporary shelters or converted containers for storage or office, canteen or other uses are considered as temporary buildings and subject to the control of Part VII of the B(P)R; and
 - detailed checking under the BO will be carried out at building plan submission stage;
- (j) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
- (i) the proposed access arrangement should be commented by TD;
 - (ii) HyD is not/shall not be responsible for the maintenance of any access connecting the Site and the nearby public road; and
 - (iii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (k) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
- (i) existing water mains inside the Site as shown in the Water Mains Record Plan (**Attachment 1**) may be affected. The applicant is required to either divert or protect the water mains found on the Site;
 - (ii) if diversion is required, existing water mains inside the proposed site areas are needed to be diverted outside the site boundary of the Site to lie in GL. A strip of land of minimum of 1.5m in width should be provided for the diversion of existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the applicant; and the applicant shall submit all the relevant proposal to WSD for consideration and agreement before the works commence; and
 - (iii) if diversion is not required, the following conditions shall apply:
 - details of site formation works shall be submitted to the Director of Water Supplies (D of WS) for approval prior to commencement of works;
 - no structures shall be built or materials stored within 1.5 metres from the centre line(s) of water main(s) shown on the plan. Free access shall be made available at all times for staff of the D of WS 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 Water Works Reserve or in the vicinity of the water main(s) shown on the plan. No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of

the D of WS. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe;

- no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5 metres around the cover of any valve or within a distance of 1 metre from any hydrant outlet; and
- tree planting may be prohibited in the event that the D of WS considers that there is any likelihood of damage being caused to water mains; and

- (1) to note the comments of the Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD) that the proposed use is located within the project boundary of MTL development which is at feasibility stage. While the implementation programme of MTL development is being formulated, the site formation works will likely commence soon after the completion of detailed design. Hence, the applicant shall take note that the resumption of the Site may be conducted for the site formation works in due time.

- NOTES:**
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED.
 2. ALL LEVELS ARE IN METRES ABOVE PRINCIPAL DATUM.
 3. INFORMATION ON ALIGNMENT OF MAINS IS OF INDICATIVE VALUE ONLY. WHERE POSITIONAL ACCURACY MAY BE OF IMPORTANCE, DETAILS SHOULD BE SITE CHECKED.
 4. FOR MAINS RECORDS SIGN CONVENTIONS AND DESIGNATIONS SEE SKETCH NO. 3988.
 5. NO EXISTING SALT WATER MAINS IN THE VICINITY OF THE SITE.
 6. NO PROPOSED WATER MAINS IN THE VICINITY OF THE SITE.
 7. NO EXISTING WSD CABLE IN THE VICINITY OF THE SITE.
 8. NO PROPOSED WSD CABLE IN THE VICINITY OF THE SITE.
 9. THE SITE IS NOT WITHIN WSD GATHERING GROUNDS.
 10. NO WSD LAND ALLOCATION / WWR WITHIN THE SITE AREA.
 11. NO WSD SLOPES ARE AFFECTED IN THE VICINITY OF THE SITE.

PRIVATE LOT
BOUNDARY
(FOR REF. ONLY)

11

W67880/2-NE-24D

FILE REF: (10) IN WSD/M/SP 3051/519/5S/22 PT.1

REF. CODE: 32W25M

SHEET 1 OF 1

SCALE 1:1000



水 務 署
Water Supplies Department

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

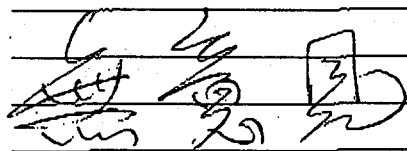
By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/NE-MTL/13

意見詳情 (如有需要，請另頁說明)

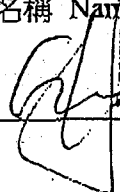
Details of the Comment (use separate sheet if necessary)



「提意見人」姓名/名稱 Name of person/company making this comment

侯志強議員

簽署 Signature



日期 Date

2025.8.8

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

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To : Secretary, Town Planning Board

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By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/NE-MTL/13

意見詳情 (如有需要，請另頁說明)

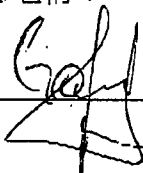
Details of the Comment (use separate sheet if necessary)

無意見

「提意見人」姓名/名稱 Name of person/company making this comment

侯志強 張議通

簽署 Signature



日期 Date

2025. 8.12

From:

Sent:

2025-08-23 星期六 04:09:33

To:

tpbpd/PLAND

2

<tpbpd@pland.gov.hk>

Subject:

A/NE-MTL/13 DD 96 Ma Tso Lung

A/NE-MTL/13

Lots 869 RP and 870 RP in D.D. 96, Ma Tso Lung, Kwu Tung North

Site area: About 607sq.m

Zoning:"Agriculture"

Applied use: Training Centre for Construction Industry / 9 Light / Heavy Vehicle Parking /
Land Filling

Dear TPB Members,1

665th RNTPC MEETING ON 05.02.2021 A/NE-MTL/3

After deliberation, the Committee decided to reject the application. The reasons were :

“(a) the proposed development is not in line with the planning intention of the “Agriculture” zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from such planning intention, even on a temporary basis; and

(b) the applicant fails to demonstrate in the submission that the proposed development would not cause adverse traffic and landscape impacts on the surrounding areas.”

This is not Cat 2 designated. There are many degraded lots on which the proposed activity can be carried out.

No indication that the applicant is a certified instructor. The intention is a parking lot for heavy duty vehicles.

There is no justification to deviate from the 2021 decision.

Mary Mulvihill

From:

2

To: tpbpd <tpbpd@pland.gov.hk>

Date: Tuesday, 5 January 2021 4:25 AM CST

Subject: A/NE-MTL/3 DD 96 Ma Tso Lung

A/NE-MTL/3

Lots 861 (Part), 869 RP (Part), 870 (Part), 871 (Part) and 872 (Part) in D.D. 96, Ma Tso Lung, Kwu Tung North

Site area : About 1,378sq.m

Zoning : "Agriculture" and "Other Specified Uses" annotated "Research and Development"

Applied use : Place of Recreation, Sports or Culture / 15 Vehicle Parking / **Land Filling**

Dear TPB Members,

The plan is to cover most of the site, almost 50% parking and the remainder with buildings. Clearly the place of recreation has nothing to do with agriculture. But no details are provided re the intended activity or the identity of the application and experience in the field. Is it a private club?

There is no history of approval for such activities that are more appropriate for GIC zoning.

Mary Mulvihill

3

From:
Sent: 2025-08-26 星期二 20:56:00
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: KFBG's comments on five planning applications
Attachment: 250826 s16 KTN 1154.pdf; 250826 s16 LTY 497.pdf; 250826 s16 KTN 1091.pdf; 250826 s16 MTL 13.pdf; 250826 s16 TKO 131.pdf

Dear Sir/ Madam,

Attached please see our comments regarding five applications. There are five pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

3

26th August, 2025.

By email only

Dear Sir/ Madam,

**Proposed Temporary Training Centre for Construction Industry with Ancillary
Office and Associated Filling of Land for a Period of 3 Years
(A/NE-MTL/13)**

1. We refer to the captioned.
2. The government is now proposing to develop the Ma Tso Lung area¹. One of the key highlights of the project is called 'Blue Green Inclusion', and the Broad Land Use Concept involves 'Streamside Neighbourhood' and 'Green and Natural Spine'. We recommend the Board to seriously consider whether the approval of this application would affect the government's plan in this area.
3. We also recommend the Board to consider whether the site would need to be reinstated when the planning permission is no longer valid (whether this should be set as an approval condition if the application is to be approved).
4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

¹ <https://nm-mtl.hk/tc/index.html>