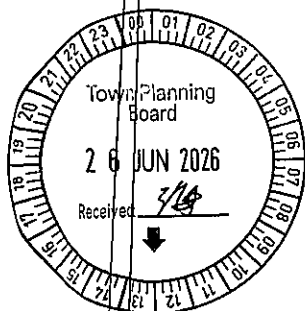


2026年 7月 27日
此文件在 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 2026-07-27.
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/c/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

2601557

26/6

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	A14L-SK/463
	Date Received 收到日期	2026-07-27

- 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 樓及新界沙田上禾輋路 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)

D. S. MOTOR SERVICES (逸新汽車服務)

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)	新界元朗石崗第106約地段第1069號A分段餘段(部分)
(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 531 sq.m 平方米 ☐ About 約 ☒ Gross floor area 總樓面面積 250 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)	不適用 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	石崗分區計劃大綱核准圖編號 S/YL-SK/11
(e) Land use zone(s) involved 涉及的土地用途地帶	農業
(f) Current use(s) 現時用途	露天存放車輛及汽車配件和開設汽車修理工場 (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 2026 年 6 月 23 日的記錄，這宗申請共牽涉 5 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 5 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)
5	新界元朗石崗第106約地段第1069號A分段餘段 (部分)	

(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	臨時汽車修理工場及露天存放車輛及汽車配件及相關填土工程 (為期三年) (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	☒ 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	 281 .....sq.m ☒ About 約
Proposed covered land area 擬議有上蓋土地面積	 250 .....sq.m ☒ About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	 1
Proposed domestic floor area 擬議住用樓面面積	 不適用 .....sq.m ☐ About 約
Proposed non-domestic floor area 擬議非住用樓面面積	 250 .....sq.m ☒ About 約
Proposed gross floor area 擬議總樓面面積	 250 .....sq.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)	
維修工場: 1層 (5.5米高)	
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	 5個
Motorcycle Parking Spaces 電單車車位	..... .....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	 2個
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)	..... .....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	..... .....
Coach Spaces 旅遊巴車位	..... .....
Light Goods Vehicle Spaces 輕型貨車車位	..... .....
Medium Goods Vehicle Spaces 中型貨車車位	..... .....
Heavy Goods Vehicle Spaces 重型貨車車位	..... .....
Others (Please Specify) 其他 (請列明)	..... .....

Proposed operating hours 擬議營運時間 星期一至星期五: 早上9時至下午7時; 星期六: 早上10時至下午7時; 星期日及公眾假期: 休息																																	
(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)) 金水南路																															
	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/或範圍) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☒ Filling of land 填土 Area of filling 填土面積 531 sq.m 平方米 ☒ About 約 Depth of filling 填土厚度 0.1 m 米 ☒ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約																															
	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?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> </table>			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 ☒
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。

詳情目附件

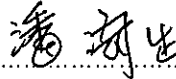
8. Declaration 聲明

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


POON HOI SANG (潘海生)

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

東主

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

D. S. MOTOR SERVICES (逸新汽車服務)

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



Date 日期

23 JUN 2026 (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	新界元朗石崗第106約地段第1069號A分段餘段 (部分)
Site area 地盤面積	531 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	石崗分區計劃大綱核准圖編號 S/YL-SK/11
Zoning 地帶	Agriculture 農業
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	臨時汽車修理工場及露天存放車輛及汽車配件及相關填土工程 (為期三年)

(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	250 ☒ About 約 ☐ Not more than 不多於	0.47 ☒ About 約 ☐ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	1	
(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	5.5 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	47 % ☒ 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		7個
	Private Car Parking Spaces 私家車車位		5個
	Motorcycle Parking Spaces 電單車車位		
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位		2個
	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)		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		
	Taxi Spaces 的士車位		
	Coach Spaces 旅遊巴車位		
	Light Goods Vehicle Spaces 輕型貨車車位		
	Medium Goods Vehicle Spaces 中型貨車車位		
	Heavy Goods Vehicle Spaces 重型貨車車位		
	Others (Please Specify) 其他 (請列明)		

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）	☒	☐
位置圖、消防裝設建議圖、排水建議圖		
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。

附件

申請範圍： 新界元朗石崗第 106 約地段第 1069 號 A 分段餘段(部分)

申請用途： 臨時汽車修理工場及露天存放車輛及汽車配件及相關填土工程 (為期三年)

地盤面積： 約 531 平方米

申請臨時汽車修理工場及露天存放車輛及汽車配件及相關填土工程 (為期三年)的理由如下：

1. 受政府項目(元朗南第 II 期發展) 收回土地及清拆行動影響的棕地作業者覓地重置。
(附件一)
2. 分別曾於 2023 年中及 2024 年初承投地政總署擬為受公共項目影響須遷離的棕地作業經營者而設的租賃招標，可惜均未能中標。(附件二)
3. 上述申請範圍於 2024 年 12 月 6 日鄉郊及新市鎮規劃小組委員會第 755 次會議 (申請編號 A/YL-SK/ 381)，在發展局政策上支持下，有附帶條件下批予臨時性質的許可，為期三年。申請人已履行規劃許可附帶條件(d)項、(e)項及(f)項 (附件三)。唯規劃許可附帶條件(a) 仍一直未獲得渠務署回覆及審批，以至規劃許可附帶條件(b) 及(c) 直至 2026 年 6 月 6 日仍不能落實完成。
*附件三: 2025.02.04 規劃署信件_已經履行附帶條件(d)項_滅火筒、2025.08.07 規劃署信件_已經履行附帶條件(e)項_提交消防裝置建議、2025.10.23 規劃署信件_已經履行附帶條件(f)項_落實消防裝置建議
4. 今次的申請用途與前次的申請(申請編號 A/YL-SK/ 381)用途沒有改變，上次規劃許可期間都沒有任何政府部門及附近市民的反映和投訴。是次申請是作為上次規劃許可申請(申請編號 A/YL-SK/ 381)的新申請。

(1) 消防處

消防裝置

申請地點西南面有一個現有消防栓(編號 10825)，西北面有一個現有消防栓(編號 10824)，可提供消防水源。現附上有關消防裝置建議圖及 2025 年的消防裝置及設備證書 (A_YL-SK_381)。(附件四)

如是次申請獲批，申請人會盡力在時限內完成提交更新的消防裝置建議圖及消防裝置及設備證書。

(2) 渠務署

渠務排水

- a. 申請人會依照渠務署所提供的「排水系統設計建議書」，為申請地點設置適合的渠務排水設施。
- b. 申請地點面積約 531 平方米，根據渠務署提供的「排水系統設計建議書」的渠務設計建議，集水區範圍 1200 平方米以內的場地配置尺寸 300 毫米的明渠已可以達到收集場地雨水的功能，因此申請地點擬議採用 300 毫米的排水渠，可以應付申請地點內的雨水量。
- c. 申請地點中的擬議排水設施是用於收集場地中及相鄰土地流經的地面水流，並疏導至附近的現有河道中，不會對申請地點附近的排水道或河流溪澗構成影響。
- d. 現附上有關排水系統設計建議書(附件五)。
- e. 如是次申請獲批，在進行涉及排水方面的附帶條件工程時，申請人會在工程展開前諮詢相關業主的同意。
- f. 如是次申請獲批，申請人會依照渠務署所提供的排水系統設計建議書「有關城市規劃條例第 16 條申請臨時更改土地用途，如臨時貨倉、停車場、工場、小型工廠等」，對申請地點內的渠務排水設施進行維護及保養，並會定期派員清理渠道，不會有任何積水導致蚊患。

(3) 環境保護署

- i: 申請地點擬議用途為臨時汽車修理工場及露天存放車輛及汽車配件及相關填土工程 (為期三年)。
- ii: 申請人會遵行《處理臨時用途及露天貯存地點的環境問題實務守則》，使擬議用途對周邊環境的影響減到最低。
- iii: 申請地點有關用地的路面妥善鋪設或使用堅硬物料重鋪，特別是用地前面的

空地及離通路閘口 5 米以外的地方，以免當車輛行駛時揚起塵埃。

露天部分會鋪上石屎地台，髹上防滲漏地台塗料，並裝設適當的去水設備。

存放在露天地方而可能漏出油污或化學廢物的物料，會放在防滑厚膜上，然後用防水布妥善覆蓋，以免污染泥土。

進行產生噪音的工作時，應盡量遠離所有易受噪音影響的地方。此外，盡可能採取下列措施以盡量減少噪音滋擾：i) 在封閉的建築物內進行；及 ii) 在易受影響的時分 (即晚上十一時至早上七時) 不會進行任何高噪音的工作。

iv: 從申請地點排放的污水會導引至附近的公共污水渠。如沒有公共污水渠，便會設置化糞池及滲水井。

在有關用地採取措施以減少廢物，以及把污水循環再用。

設置排水道及隔油裝置，以減少由徑流帶來的污染物。

申請人會遵照「ProPECC PN 1/23 - 須由環境保護署提出意見的排水圖則」所載的規定。

額外資料:-

根據城市規劃委員會於 2023 年 4 月經修訂的規劃指引編號 13G 擴大了第 2 類地區的覆蓋範圍，將約 320 公頃土地從第 3 類及第 4 類重新分類為第 2 類地區。有關申請地點在指引中屬於重新分類而提升至第 2 類地區。

據了解申請地點附近近年均不斷有土地獲批准規劃許可作露天貯物，有部分土地更已作有關活動多時。而周邊環境更是休耕農地、臨時構築物、工廠、露天貯物場及空置/荒廢用地等用途。我們的申請即使獲批准規劃許可，對周邊環境不會產生重大的不利影響。

根據政府新聞網於 2023 年 4 月 14 日的標題為「修訂規劃指引 應付棕地作業遷移」的報導中提及：

“修訂後，約 320 公頃第三類和第四類土地重新分類為第二類地區，當中約 185 公頃現已被棕地和其他用途佔用，餘下 135 公頃目前未被佔用，可供棕地作業者搬遷業務。”；及

“城規會注意到政府的長遠目標是把棕地作業設置於多層現代產業大樓中。惟並非所有棕地作業都可以在多層大樓中營運。且該類大樓或尚未落成，故部分棕地用途仍需以露天場地形式經營。

城規會強調，重新分類並非縱容「先破壞、後建設」，會根據個別情況，參考規劃因素和

申請人提交的技術評估，考慮每項規劃申請。”

申請人和土地使用人承諾假若日後有關部門要求恢復原狀，會積極配合將申請地點恢復原狀。

現附上有關報導。

news.gov.hk
政府新聞網

修訂規劃指引 應付棕地作業遷移

2023年4月14日

城市規劃委員會宣布修訂規劃指引，以擴大鄉郊範圍第二類地區涵蓋的土地，應付未來數年新界區大規模發展而需要遷移的棕地作業。經修訂的規劃指引即時生效。

規劃指引把鄉郊範圍分為第一類至第四類，並詳列評審露天貯物/港口後勤用途規劃申請的準則。在第二類地區涵蓋的土地範圍內作露天貯物/港口後勤用途，可獲考慮批出規劃許可。

修訂後，約320公頃第三類和第四類土地重新分類為第二類地區，當中約185公頃現已被棕地和其他用途佔用，餘下135公頃目前未被佔用，可供棕地作業者搬遷業務。

城規會指，隨著新發展區和其他發展項目全面推進，被政府收回和灣拆的棕地將從過去數年的30公頃，增至現在至2026年間的200公頃，涉及建造、物流、運輸、回收等行業，當中大部分均對本地經濟有積極貢獻。因此，該會認為擴大第二類地區的覆蓋範圍，將這些作業引導至適合棕地用途的地區，是符合公眾利益的安排。

此外，城規會注意到政府的長遠目標是把棕地作業設置於多層現代產業大樓中，惟並非所有棕地作業都可以在多層大樓中營運，且該類大樓或尚未落成，故部分棕地用途仍需以露天場地形式經營。

城規會強調，重新分類並非縱容「先破壞、後建設」，會根據個別情況，參考規劃因素和申請人提交的技術評估，考慮每項規劃申請。

為善用新發展區內有待發展的土地，城規會同意，無論先前是否已獲批規劃許可，若獲得政策支持，該會會從寬考慮涉及受政府發展項目影響而需要遷移的露天貯物/港口後勤用途，並打算搬遷至新發展區內指定為發展用途地點的規劃申請。

(4) 規劃署

- i: 現時用途為露天存放車輛及汽車配件和闢設汽車修理工場，由 2025 年 3 月營運至今，面積約 531 平方米，構築物 1 個 (內有 3 個工作架)。露天部分用作臨時存放車輛、汽車零件。

主要維修引擎及機械，更換機油、冷卻劑及其他零件，維修制動系統及更換剎車皮，維修空調系統，存放汽車零件、校正車身、汽車年檢前預檢。

每日進出車輛數目不超過 10 架。

- ii: 於元朗南 (DD1107L736)，當時用途為汽車修理工場和露天存放車輛及汽車配件，由 2020 年 7 月 3 日營運至 2025 年 1 月，面積約 368 平方米，構築物 1 個 (內有 2 個工作架)。露天部分用作臨時存放車輛、汽車零件。

主要維修引擎及機械，更換機油、冷卻劑及其他零件，維修制動系統及更換剎車皮，維修空調系統，存放汽車零件、校正車身、汽車年檢前預檢。

每日進出車輛數目不超過 10 架。

- ii: 自 2020 年 7 月獲地政總署的清拆登記日起，4 年間我們不斷嘗試去找尋合適的地點，曾搜索位於元朗大棠、廈村，錦田，八鄉，新田，屯門新慶村等地點，奈何都因各種原因而未能成功。包括：有地點為元朗南第三期發展的土地、有地點需承租面積過大、有地點租金呔價十分高昂、有地點涉及業主人數太多未能取得一致共識、更有地點是聯絡不上業主，放租人身份不明。

亦分別於 2023 年 5 月 15 日及 2023 年 12 月 22 日收到地政總署的信函，誠邀參與地政總署的“擬為受政府公共項目影響須遷離的棕地作業經營者而設的租賃招標安排”。

於 2023 年 5 月 15 日招標安排中的土地有(1)新界屯門第 16 區海華路的政府土地；(2)新界屯門楊青路的政府土地；(3) 新界屯門第 40 區浩發里的政府土地；(4)新界元朗福喜街附近的政府土地；(5)新界大埔離大華街的政府土地。經參閱所有土地資料後，基於土地位置、面積以及我們可承擔的租金，我們投標了新界屯門第 40 區浩發里的政府土地，可惜在 2023 年 8 月 28 日收到地政總署的信函通知中得知，我們的投標並沒有中標。(見附件 1)

電話 Tel: 2451 1176
圖文傳真 Fax: 2459 0795
電郵地址 Email:
本署編號 Our Ref: () in
來函編號 Your Ref:

來函請註明本署編號
Please quote our reference in your reply



地政總署
屯門地政處
DISTRICT LANDS OFFICE / TUEN MUN
LANDS DEPARTMENT

我們矢志努力不懈，提供盡善盡美的土地行政服務。
We strive to achieve excellence in land administration.
新界屯門可昌路一號屯門政府合署六樓
6/F, TUEN MUN GOVERNMENT OFFICES
1 TUEN HI ROAD, TUEN MUN, NEW TERRITORIES
網址 Website: www.landsd.gov.hk

By Registered Service

D.S. MOTOR SERVICES
逸新汽車服務

15 May 2023

Dear Sir/Madam,

- Proposed Tenders of
- (i) Short Term Tenancy Nos. STTTM0090
Government land at Hoi Wah Road, Area 16, Tuen Mun, New Territories
 - (ii) Short Term Tenancy Nos. STTTM0094
Government land at Yeung Tsing Road, Tuen Mun, New Territories
 - (iii) Short Term Tenancy Nos. STTTM0096
Government land at Ho Fat Lane, Area 40, Tuen Mun, New Territories
 - (iv) Short Term Tenancy Nos. STTYL0177
Government land off Fuk Hi Street, Yuen Long, New Territories
 - (v) Short Term Tenancy Nos. STTTP0032
Government land off Dai Wah Street, Tai Po, New Territories

(hereinafter collectively referred to as "the Premises")
for Brownfield Operators Displaced by the Public Projects as Listed in the Annex

To facilitate those brownfield operators who are recorded in the Pre-clearance Survey and have been displaced or to be displaced in the resumption and clearance exercises in relation to the public projects as listed in the Annex annexed to this letter in the search for alternative sites to re-locate their business or operations, Government is rolling out some temporary sites for letting by tender by eligible operators. I am pleased to advise you that the Premises are now available for the proposed upcoming tender and you are invited to tender for tenancies of the Premises. Documents in relation to the proposed upcoming tenders for the tenancies of the Premises, namely Note for Submission of Tender, Notes to Form of Particulars of Tenderer, Form of Particulars of Tenderer, Form of Consent, Tender Notice, Form of Tender, Non-collusive Tendering Certificate, Information Note and Tenancy Agreement (hereinafter collectively referred to as "the Documents") can be

本信息及其任何附件只供收件人使用，而其中可能載有機密及／或屬法律特權的資料，敬請注意，未經許可，不得擅自披露或使用本信息。倘本信息誤傳給你，請立即通知本署，並刪除或銷毀本信息。本署概不承認因使用本信息而引致的任何法律責任。
This message including any attachment is intended for the use of the addressee only. It may contain information which is confidential and/or legally privileged. You are hereby notified that no unauthorized disclosure or use of this message is permitted. If you have received this message by mistake, please notify us immediately and delete or destroy this message, as appropriate. Any liability arising from the use of this information is excluded.

Tenancy Agreement (hereinafter collectively referred to as "the Documents") can be downloaded from the link: [redacted]

2. If you wish to participate in this tender exercise, please submit the tender in accordance with the instructions and requirements set out in the Tender Notice **before 12:00 noon on 6 June 2023**. Please be reminded that if the tender submitted by you does not comply with the requirements set out in the Tender Notice, it will be rejected by the Government.

3. If you intend to submit tender for more than one tenancy in this tender exercise, you must submit the tender for each tenancy in an individual sealed envelope. The sealed envelopes for tenders shall be addressed and submitted to the respective authority as follows:

- (a) Short Term Tenancy Nos. STTTM0090, STTTM0094 and STTTP0032 – "The Chairman, Tender Opening Committee, Government Logistics Department" and
- (b) Short Term Tenancy Nos. STTTM0096 and STTYL0177 – "The Leader, Quotation Opening Team, Lands Department".

The tenancy number shall be clearly marked on the sealed envelope as per paragraph 4(d) of the Tender Notice. The relevant address label annexed with the Note for Submission of Tender may be used on the envelope for submitting the tender and misplace of tender to relevant authority/address shall be disqualified.

4. To safeguard the interest of other eligible tenderers,

- (a) in the event that the tender for tenancy of one of the Premises is accepted, the remaining sites of the Premises will not be awarded to the same tenderer; and
- (b) if the Government awards the tenancies of the Premises to any tenderer, the successful tenderer will not be eligible and will not be invited to submit tender in any subsequent tenders for sites put up by the Government to facilitate the searching for alternative sites by those brownfield operators who have been displaced or to be displaced in any resumption and clearance exercises.

5. Please note that if you are successful in this tender exercise, you will be called upon to sign or execute the Tenancy Agreement as mentioned in paragraph 13 of the Tender Notice.

6. You may also wish to take note of the Note for Submission of Tender and the video clip which can be accessed at the link: <https://tube.wcms.landsd.gov.hk/rstt/006/brownfield6.zip> (Username: tenderuser, password: tHunc0ecRuT) for information.

本信息及其任何附件只供收件人使用，而其中可能載有機密及／或屬法律特權的資料，敬請注意，未經許可，不得擅自披露或使用本信息。倘本信息誤傳給你，請立即通知本署，並刪除或銷毀本信息。本署概不承認因使用本信息而引致的任何法律責任。
This message including any attachment is intended for the use of the addressee only. It may contain information which is confidential and/or legally privileged. You are hereby notified that no unauthorized disclosure or use of this message is permitted. If you have received this message by mistake, please notify us immediately and delete or destroy this message, as appropriate. Any liability arising from the use of this information is excluded.

7. On your prior request, you can obtain:

- (a) hard copy of the Documents; and/or
- (b) Chinese translation of the Notes to Form of Particulars of Tenderer, Form of Particulars of Tenderer, Form of Consent, Tender Notice, Form of Tender and Non-collusive Tendering Certificate.

in person at the respective District Lands Office as detailed in paragraph 19 of the Tender Notice (for Short Term Tenancy Nos. STTMM0094, STTMM0096, STTYL0177 and STTTP0032) and paragraph 20 of the Tender Notice (for Short Term Tenancy No. STTTP0090) upon presentation of the original of this letter. Please note that the Chinese translated documents referred to in paragraph 7(b) hereof are **for your reference only**. The tender shall be submitted by using the relevant documents in their English version. In the event of any inconsistency or ambiguity between the English version and the Chinese translation of this letter, Note for Submission of Tender, Notes to Form of Particulars of Tenderer, Form of Particulars of Tenderer, Form of Consent, Tender Notice, Form of Tender, Non-collusive Tendering Certificate and Information Note, the English version of the said documents shall prevail.

8. For enquires regarding the Premises, please contact:

STTMM0090	Mr. CHENG Wai Lam
STTMM0094	Ms. May LAI
STTMM0096	Ms. May LAI
STTYL0177	Mr. Aaron SO
STTTP0032	Mr. Raymond CHAN

9. A Chinese translation of this letter is enclosed for your reference.

Yours faithfully,


(Ming TSANG)
for District Lands Officer, Tuen Mun

Encls.

本信息及其任何附件只供收件人使用，而其中可能載有機密及／或屬法律特權的資料，敬請注意，未經許可，不得擅自披露或採用本信息。倘本信息誤傳給您，請立即通知本署，並刪除或銷毀本信息。本署絕不承認因使用本信息而引致的任何法律責任。
This message including any attachment is intended for the use of the addressee only. It may contain information which is confidential and/or legally privileged. You are hereby notified that no unauthorized disclosure or use of this message is permitted. If you have received this message by mistake, please notify us immediately and delete or destroy this message, as appropriate. Any liability arising from the use of this information is excluded.

Annex

- (i) First Phase Development of Hung Shui Kiu/ Ha Tsuen New Development Area
- (ii) First Phase Development of Kwu Tung North/ Fanling North New Development Areas
- (iii) First Phase Development of Yuen Long South Development Area
- (iv) Development at Kam Tin South Site 1, 4a-1 and 6
- (v) Long Bin Public Housing Developments
- (vi) Tung Chung New Town Extension, Construction of River Park Phase 2 in Area 84, Tung Chung
- (vii) Drainage Improvement Works at Yuen Long - Ha Che
- (viii) Widening of Fuk Hang Tsuen Road (between Castle Peak Road - Lam Tei and Fuk Hang Tsuen Lane)
- (ix) Subsidized Housing Development at Shap Pat Heung Road near Lung Tin Tsuen, Yuen Long
- (x) Subsidized Housing Development near the junction of Yuen Lung Street and Yau Tin East Road, Yuen Long
- (xi) Subsidized Housing Development at San Wan Road, Fanling
- (xii) Dualling of Hiram's Highway from Marina Cove to Sai Kung Town
- (xiii) Site Formation and Infrastructure Works for Public Housing Development at Area 48, Fanling
- (xiv) Upgrading of Remaining Sections of Kam Tin Road and Lam Kam Road
- (xv) Second Phase Development of Hung Shui Kiu/ Ha Tsuen New Development Area
- (xvi) Remaining Phase Development of Kwu Tung North/ Fanling North New Development Areas
- (xvii) Second Phase Development of Yuen Long South Development Area
- (xviii) Tolo Harbour Sewerage of Unsewered Areas Stage 2, Chek Nai Ping, Sha Tin
- (xix) Site Formation and Infrastructure Works for Public Housing Development at Ching Hiu Road, Sheung Shui
- (xx) Site Formation and Infrastructure Works for Public Housing Development at Fanling Area 17
- (xxi) Site Formation and Infrastructure Works for Public Housing Development near Tin Tsz Road, Tin Shui Wai
- (xxii) Site Formation and Infrastructural Works for Proposed Public Housing Development at Tin Wah Road, Lau Fau Shan
- (xxiii) Development at Kam Tin South - Site 4a-2

本信息及其任何附件只供收件人使用，而其中可能載有機密及／或屬法律特權的資料，敬請注意，未經許可，不得擅自披露或採用本信息。倘本信息誤傳給您，請立即通知本署，並刪除或銷毀本信息。本署絕不承認因使用本信息而引致的任何法律責任。
This message including any attachment is intended for the use of the addressee only. It may contain information which is confidential and/or legally privileged. You are hereby notified that no unauthorized disclosure or use of this message is permitted. If you have received this message by mistake, please notify us immediately and delete or destroy this message, as appropriate. Any liability arising from the use of this information is excluded.

- (xxiv) Site Formation and Infrastructure Works for Public Housing Developments at San Hing Road and Hong Po Road, Tuen Mun
- (xxv) Site Formation and Infrastructure Works for Public Housing Development at Cha Kwo Ling Village, Kowloon East
- (xxvi) Site Formation and Infrastructure Works for Public Housing Development at Ngau Chi Wan Village, Wong Tai Sin
- (xxvii) Tuen Mun South Extension
- (xxviii) Proposed Sale Site at Cape Road (south to Ma Hang Estate), Stanley, Hong Kong (to be known as Rural Building Lot No. 1204)
- (xxix) Drainage Improvement Works at Ta Kwu Ling
- (xxx) Site Formation and Infrastructure Works for Public Housing Development at Choi Shun Street, Sheung Shui
- (xxxi) Site Formation and Infrastructure Works for Public Housing Development at Tai Kei Leng, Yuen Long
- (xxxii) Site Formation and Infrastructure Works for Public Housing Development at Shap Pat Heung, Yuen Long
- (xxxiii) Site Formation and Infrastructure Works for Public Housing Development at Sha Po, Yuen Long
- (xxxiv) Upgrading of Deep Bay Road
- (xxxv) Site Formation and Infrastructure Works for Public Housing Development at Tai Tau Leng, Sheung Shui

本信息及其任何附件只供收件人使用，而其中可能載有機密及／或屬法律特權的資料。敬請注意，未經許可，不得擅自披露或使用本信息。倘本信息誤傳給您，請立即通知本署，並刪除或銷毀本信息。本署絕不承擔因使用本信息而引致的任何法律責任。
This message including any attachment is intended for the use of the addressee only. It may contain information which is confidential and/or legally privileged. You are hereby notified that no unauthorised disclosure or use of this message is permitted. If you have received this message by mistake, please notify us immediately and delete or destroy this message, as appropriate. Any liability arising from the use of this information is excluded.

電話 Tel: 2451 1176
圖文傳真 Fax: 2459 0795
電郵地址 Email:
本署編號 Our Ref: () is [REDACTED]
來函編號 Your Ref:
來函請註明本署編號
Please quote our reference in your reply



地政總署
屯門地政處
DISTRICT LANDS OFFICE / TUEN MUN
LANDS DEPARTMENT

我們矢志努力不懈，提供盡善盡美的土地行政服務。
We strive to achieve excellence in land administration.
新界屯門屯喜路一號屯門政府合署六樓
6/F, TUEN MUN GOVERNMENT OFFICES
1 TUEN HI ROAD, TUEN MUN, NEW TERRITORIES
網址 Website: www.landd.gov.hk

以掛號服務送達

先生／女士／執事先生：

擬為受附件所列公共項目影響
須遷離的棕地作業經營者而設的租賃招標安排

(i) 租賃協議編號：STTTM0090

新界屯門第 16 區海華路的政府土地

(ii) 租賃協議編號：STTTM0094

新界屯門楊青路的政府土地

(iii) 租賃協議編號：STTTM0096

新界屯門第 40 區浩發里的政府土地

(iv) 租賃協議編號：STTYL0177

新界元朗福喜街附近的政府土地

(v) 租賃協議編號：STTP0032

新界大埔離大華街的政府土地

(以下統稱「該批土地」)

為協助受附於本信附件所列的公共項目涉及的收地和清拆行動影響而已遷離／即將遷離，並已在清拆前登記中記錄在案的棕地作業經營者，另覓土地重新經營，政府現時陸續推出多幅臨時用地，供合資格作業者承投。謹此通知，該批土地快將招標，現誠邀貴方承投該批土地的租約。你可於下列連結 [REDACTED]

[REDACTED] 下載該批土地租約有關的文件，即「遞交標書須知」、「投標者個人資料表格填寫須知」、「投標者個人資料表格」、「同意書表格」、「招標公告」、「投標表格」、「不合謀投標確認書」、「資料便覽」及「租賃協議」(以下統稱為「有關文

本信息及其任何附件只供收件人使用，而其中可能載有機密及／或屬法律特權的資料。敬請注意，未經許可，不得擅自披露或使用本信息。倘本信息誤傳給您，請立即通知本署，並刪除或銷毀本信息。本署絕不承擔因使用本信息而引致的任何法律責任。
This message including any attachment is intended for the use of the addressee only. It may contain information which is confidential and/or legally privileged. You are hereby notified that no unauthorised disclosure or use of this message is permitted. If you have received this message by mistake, please notify us immediately and delete or destroy this message, as appropriate. Any liability arising from the use of this information is excluded.

件」)。

2. 如有意參與是次招標，請於 2023 年 6 月 6 日中午 12 時前，根據招標公告所載指示和規定提交標書。謹請留意，假如貴方提交的標書不符合招標公告所載的各項規定，標書將不獲政府受理。

3. 貴方如擬提交標書承投該批土地中多於一塊土地的租約，必須把每份租約的標書密封於獨立信封內，標書的密封信封面須標註及交予以下負責當局：

(a) 租賃協議編號 STTMM0090、STTMM0094 及 STTTP0032 — 「政府物流服務署開標委員會主席」；及

(b) 租賃協議編號 STTMM0096 及 STTYL0177 — 「The Leader, Quotation Opening Team, Lands Department」。

貴方需依照招標公告第 4(d)段所載於標書的密封信封面清楚註明承投租賃協議編號。隨「遞交標書須知」附上的地址標貼可貼於遞交標書的信封面。錯誤標註／交予負責當局的標書，將被取消資格。

4. 為保障其他合資格投標者的利益，

(a) 如政府把該批土地的其中一塊土地租賃權批予某位投標者，該批土地餘下的土地不會批予同一名投標者；以及

(b) 假如政府把該批土地的租賃權批予某位投標者，日後政府若再有此類土地招標，以助因收地和清拆行動，而已遷離／即將遷離的棕地作業經營者另覓土地，該批土地的中標者已不符合資格，因而不獲遞交標書。

5. 謹請注意，假如貴方是次中標，本處會依據招標公告第 13 段所載，邀請貴方前來簽立租賃協議。

本信息及其任何附件只供收件人使用，而其中可能載有機密及／或屬法律特權的資料。敬請注意，未經許可，不得擅自披露或使用本信息。倘本信息誤傳給你，請立即通知本署，並刪除或銷毀本信息。本署概不承擔因使用本信息而引致的任何法律責任。 This message including any attachment is intended for the use of the addressee only. It may contain information which is confidential and/or legally privileged. You are hereby notified that no unauthorised disclosure or use of this message is permitted. If you have received this message by mistake, please notify us immediately and delete or destroy this message, as appropriate. Any liability arising from the use of this information is excluded.

6. 此外，請留意「遞交標書須知」，並點擊以下連結

觀看影片以了解更多資訊。

7. 如有需要，貴方可先行預約，並親臨相關地政處，出示本信的正本，要求本處提供：

(a) 有關文件的硬複本；及／或

(b) 「投標者個人資料表格填寫須知」、「投標者個人資料表格」、「同意書表格」、「招標公告」、「投標表格」及「不合謀投標確認書」的中譯本。

貴方可參閱租賃協議編號 STTMM0094、STTMM0096、STTYL0177 及 STTTP0032 招標公告第 19 段與租賃協議編號 STTMM0090 招標公告第 20 段得悉相關地政處詳細資料。謹請注意，上文第 7(b)段所指文件的中譯本，僅供參考。貴方必須使用相關文件的英文本遞交標書。假如本信、「遞交標書須知」、「投標者個人資料表格填寫須知」、「投標者個人資料表格」、「同意書表格」、「招標公告」、「投標表格」、「不合謀投標確認書」及「資料便覽」的英文本與中譯本之間，有任何不一致或出現歧義之處，概以英文本為準。

8. 如欲查詢該批土地詳情，請聯絡：

STTMM0090	鄭偉林先生
STTMM0094	賴文蕙女士
STTMM0096	賴文蕙女士
STTYL0177	蘇旭輝先生
STTTP0032	陳俊穎先生

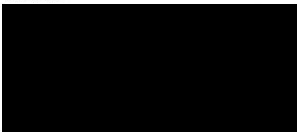
屯門地政專員

(曾思明代行)

本信息及其任何附件只供收件人使用，而其中可能載有機密及／或屬法律特權的資料。敬請注意，未經許可，不得擅自披露或使用本信息。倘本信息誤傳給你，請立即通知本署，並刪除或銷毀本信息。本署概不承擔因使用本信息而引致的任何法律責任。 This message including any attachment is intended for the use of the addressee only. It may contain information which is confidential and/or legally privileged. You are hereby notified that no unauthorised disclosure or use of this message is permitted. If you have received this message by mistake, please notify us immediately and delete or destroy this message, as appropriate. Any liability arising from the use of this information is excluded.

連附件

副本送



2023 年 4 月 28 日

本信息及其任何附件只供收件人使用，而其中可能載有機密及／或屬法律特權的資料。敬請注意，未經許可，不得擅自披露或使用本信息。倘本信息誤傳給你，請立即通知本署，並刪除或銷毀本信息。本署概不承擔因使用本信息而引致的任何法律責任。
This message including any attachment is intended for the use of the addressee only. It may contain information which is confidential and/or legally privileged. You are hereby notified that no unauthorized disclosure or use of this message is permitted. If you have received this message by mistake, please notify us immediately and delete or destroy this message, as appropriate. Any liability arising from the use of this information is excluded.

附件

- (i) 洪水橋／厦村新發展區第一期發展計劃
- (ii) 古洞北／粉嶺北新發展區第一階段發展計劃
- (iii) 元朗南發展區第一期發展計劃
- (iv) 錦田南公營房屋發展計劃第1、4a-1和6號用地
- (v) 朗邊公營房屋發展計劃
- (vi) 東涌新市鎮擴展，東涌第84區興建河畔公園第二期
- (vii) 元朗區雨水排放系統改善工程 - 下壩
- (viii) 擴闊福亨村路工程(介乎青山公路 - 藍地段至福亨村里)
- (ix) 元朗十八鄉路近龍田村的資助房屋發展
- (x) 元朗元龍街與攸田東路交界附近的資助房屋發展
- (xi) 粉嶺新運路資助房屋發展
- (xii) 匡湖居至西貢市之間的西貢公路分隔車道工程
- (xiii) 粉嶺第48區公營房屋發展之工地平整及基礎設施工程
- (xiv) 錦田公路和林錦公路餘段改善工程
- (xv) 洪水橋／厦村新發展區第二期發展計劃
- (xvi) 古洞北／粉嶺北新發展區餘下階段發展計劃
- (xvii) 元朗南發展區第二期發展計劃
- (xviii) 吐露港未敷設污水設施地區的污水收集系統第2階段 - 沙田赤泥坪
- (xix) 上水清曉路公營房屋發展之工地平整和基礎設施工程
- (xx) 粉嶺第17區公營房屋發展之工地平整及基礎設施工程
- (xxi) 天水圍天慈路公營房屋發展之工地平整和基礎設施工程
- (xxii) 流浮山天華路擬議公營房屋發展之工地平整和基礎設施工程
- (xxiii) 錦田南公營房屋發展計劃第4a-2號用地
- (xxiv) 屯門新慶路及康寶路公營房屋發展之工地平整和基礎設施工程
- (xxv) 九龍東茶果嶺村公營房屋發展之工地平整及基礎設施工程
- (xxvi) 黃大仙牛池灣村公營房屋發展之工地平整及基礎設施工程

本信息及其任何附件只供收件人使用，而其中可能載有機密及／或屬法律特權的資料。敬請注意，未經許可，不得擅自披露或使用本信息。倘本信息誤傳給你，請立即通知本署，並刪除或銷毀本信息。本署概不承擔因使用本信息而引致的任何法律責任。
This message including any attachment is intended for the use of the addressee only. It may contain information which is confidential and/or legally privileged. You are hereby notified that no unauthorized disclosure or use of this message is permitted. If you have received this message by mistake, please notify us immediately and delete or destroy this message, as appropriate. Any liability arising from the use of this information is excluded.

(xxviii) 擬議位於香港赤柱環角道(南至馬坑咀以南)的賣地(被稱為御

郊建屋地段第1204號)

(xxix) 打鼓嶺雨水排放系統改善工程

(XXX) 上水彩順街公營房屋發展之工地平整和基礎設施工程

(xxxxi) 元朗大旗嶺公營房屋發展之工地平整和基礎建設工程

(xxxii) 元朗十八鄉公營房屋發展之工地平整和基礎建設工程

(xxxi) 元朗沙埔公營房

(xxxiv) 深灣路改善工程

(xxxv) 上水大頭嶺公營房屋發展之工地平整及基礎設施工程

(中文譯本)

This message contains information that may be confidential, proprietary, or otherwise subject to legal privilege. You are hereby notified that no unauthorized disclosure or use of this message is permitted. Any liability arising from the use of this information is excluded.

電話	Tel:	2451 3177
圖文傳真	Fax:	2459 0795
電郵地址	Email:	estmw3@landsc
本署編號	Our Ref:	
來函編號	Your Ref:	

來函請註明本署編號
Please quote our reference in your reply

來函檔號 Your Ref:

來函請註明本署檔號

Please quote our reference in your reply

D.S. Motor Services

(Attn: Mr. POON Hoi Sang)

Dear Sir,

Tenancy of Government Land
at Ho Fat Lane, Area 40, Tuen Mun, New Territories
Short Term Tenancy No. STTM0096

I regret to inform you that your offer for the captioned tender was unacceptable and therefore return herewith the cashier's order amounting to \$ [REDACTED] issued by Chongqing Hing Bank Limited for your retention.

Yours faithfully,

(May LAI)

for District Lands Officer/Tuen Mun

Encl.

This message, including any attachment is intended for the use of the addressee only. If you contain information with a confidential and/or legally privileged nature, you are hereby notified that any unauthorized disclosure of use of this message is prohibited. If you have received this message by mistake, please notify us immediately and delete or destroy contents as appropriate. Any liability arising from the use of this information is excluded.

地政總署
屯門地政處
DISTRICT LANDS
OFFICE / TUEN MUN
LANDS DEPARTMENT

我們矢志努力不懈，提供最高質素的土地行政服務。We strive to achieve excellence in land administration.

新界屯門屯喜路一號屯門政府合署六樓

1. THEN HI ROAD THEN MIN. NEW TERRITORIES
6/1. THEN MUN GOVERNMENT OFFICES

Website : www.landsd.gov.hk

By Registered Service
28 August 2023

於 2023 年 12 月 22 日招標安排中的土地有(1)新界屯門第 40 區浩洋街的政府土地；(2)新界屯門第 16 區海華路的政府土地；(3)新界上水馬會道與寶運路交界處的政府土地；(4)新界丈量約份第 77 約坪崙的政府土地；(5)新界坪崙坪崙路附近

的政府土地。經參閱所有土地資料後，基於土地的位置、面積以及我們可承擔的
 租金，我們投標了新界屯門第 40 區浩洋街的政府土地，可惜在 2024 年 4 月 11
 日收到地政總署的信函通知中得知，我們的投標並沒有中標。(見附件 2)

地政總署
 屯門地政處
 DISTRICT LANDS OFFICE / TIEN MUN
 LANDS DEPARTMENT

地政總署致力不懈，提供優質服務予土庫行政服務。
 We strive to achieve excellence in land administration.
 新界屯門浩洋街一號門牌聯合樓六樓
 6/F, TIEN MUN GOVERNMENT OFFICES
 1 TUN MUN ROAD, TIEN MUN, NEW TERRITORIES
 電話：2451 1176
 傳真：2459 0795
 電郵地址：Email: [redacted]
 本署傳真：Our Fax: [redacted]
 來函請收：Your Ref: [redacted]
 來函請收本署地址：[redacted]
 Please quote our reference in your reply

遞新汽車服務
 c.c. [redacted]
 Attn: POON HOI SANG
 22 December 2023

By Registered Service

Proposed Tenders of
 (i) Short Term Tenancy No. STTN00102
 Government land at Ho Yeung Street, Area 40, Tuen Mun, New Territories
 (ii) Short Term Tenancy No. STTN00123
 Government land at Hoi Wah Road, Area 16, Tuen Mun, New Territories
 (iii) Short Term Tenancy No. STTN00073
 Government land at the Junction of Jockey Club Road and Po Wan Road, Sheung Shui, New Territories
 (iv) Short Term Tenancy No. STTN00076
 Government land at Ping Che in Demerston District No. 77, New Territories
 (v) Short Term Tenancy No. STTN00079
 Government land near Ping Che Road, Ping Che, New Territories
 (hereinafter collectively referred to as "the Premises")
 for Brownfield Operators Displaced by the Public Projects as Listed in the Annex

To facilitate those brownfield operators who are recorded in the Pre-clearance Survey and have been displaced or to be displaced in the resumption and clearance exercises in relation to the public projects as listed in the Annex annexed to this letter in the search for alternative sites to re-locate their business or operations, Government is rolling out some temporary sites for letting by tender by eligible operators. I am pleased to advise you that the Premises are now available for the proposed upcoming tender and you are invited to tender for tenancies of the Premises. Documents in relation to the proposed upcoming tenders for the tenancies of the Premises, namely Note for Submission of Tender, Notes to Form of Particulars of Tender, Form of Particulars of Tender, Form of Consent, Tender Notice, Form of Tender, Non-collusive Tendering Certificate, Information Note and Tenancy Agreement (hereinafter collectively referred to as "the Documents") can be

downloaded from the link [redacted]

2

2. If you wish to participate in this tender exercise, please submit the tender in accordance with the instructions and requirements set out in the Tender Notice before the tender closing time as follows:

Short Term Tenancy No. STTN00102, STTN00123 and STTN00079	Tender Closing Time
:	before 12:00 noon on 25 January 2024
STTN00076	:
:	before 4:00 p.m. on 25 January 2024

Please be reminded that if the tender submitted by you does not comply with the requirements set out in the Tender Notice, it will be rejected by the Government.

3. If you intend to submit tender for more than one tenancy in this tender exercise, you must submit the tender for each tenancy in an individual sealed envelope. The sealed envelopes for tenders shall be addressed and submitted to the respective authority as follows:

Short Term Tenancy No. STTN00102, STTN00123, STTN00073 and STTN00079	Authority
:	"The Chairman, Tender Opening Committee, Government Logistics Department"
STTN00076	:
:	"The Chairman, Quotation Opening Team, Lands Department"

The tenancy number shall be clearly marked on the sealed envelope as per paragraph 4(d) of the Tender Notice. The relevant address label annexed with the Note for Submission of Tender may be used on the envelope for submitting the tender and misplace of tender to relevant authority/address shall be disqualified.

4. To safeguard the interest of other eligible tenderers,

(a) in the event that the tender for tenancy of one of the Premises is accepted, the remaining sites of the Premises will not be awarded to the same tenderer; and

(b) if the Government awards the tenancies of the Premises to any tenderer, the successful tenderer will not be eligible and will not be invited to submit tender in any subsequent tenders for sites put up by the Government to facilitate the searching for alternative sites by those brownfield operators who have been displaced or to be displaced in any resumption and clearance exercises.

本處及任何附件只供收件人使用，而其中可能載有機密及/或受法律保護的資料。如被盜用，本處概不負責。未經獲准，不得將本處及任何附件的內容或資料向任何人士透露。本處及任何附件的內容或資料只供收件人使用，而其中可能載有機密及/或受法律保護的資料。如被盜用，本處概不負責。未經獲准，不得將本處及任何附件的內容或資料向任何人士透露。

本處及任何附件只供收件人使用，而其中可能載有機密及/或受法律保護的資料。如被盜用，本處概不負責。未經獲准，不得將本處及任何附件的內容或資料向任何人士透露。本處及任何附件的內容或資料只供收件人使用，而其中可能載有機密及/或受法律保護的資料。如被盜用，本處概不負責。未經獲准，不得將本處及任何附件的內容或資料向任何人士透露。

5. Please note that if you are successful in this tender exercise, you will be called upon to sign or execute the Tenancy Agreement as mentioned in paragraph 13 of the Tender Notice.

6. You may also wish to take note of the Note for Submission of Tender and the video clip which can be accessed at the link: [REDACTED] for information.

7. On your prior request, you can obtain:

- (a) hard copy of the Documents; and/or
- (b) Chinese translation of the Notes to Form of Particulars of Tenderer, Form of Particulars of Tenderer, Form of Consent, Tender Notice, Form of Tender and Non-collusive Tendering Certificate.

in person at the respective District Lands Office as detailed in paragraph 19 of the Tender Notice (for Short Term Tenancy Nos. STTM0102, STTN0073, STTN0076 and STTN0079) and paragraph 20 of the Tender Notice (for Short Term Tenancy No. STTM0123) upon presentation of the original of this letter. Please note that the Chinese translated documents referred to in paragraph 7(b) hereof are **for your reference only**. The tender shall be submitted by using the relevant documents in their English version. In the event of any inconsistency or ambiguity between the English version and the Chinese translation of this letter, Note for Submission of Tender, Notes to Form of Particulars of Tenderer, Form of Particulars of Tenderer, Form of Consent, Tender Notice, Form of Tender, Non-collusive Tendering Certificate and Information Note, the English version of the said documents shall prevail.

8. For enquires regarding the Premises, please contact:

STTM0102	Ms. Julie KWAN	[REDACTED]
STTM0123	Mr. Rock CHENG	[REDACTED]
STTN0073	Mr. K.M. LEE	[REDACTED]
STTN0076	Ms. Yeki CHOW	[REDACTED]
STTN0079	Mr. KWAN Wing Yeung	[REDACTED]

9. A Chinese translation of this letter is enclosed for your reference.

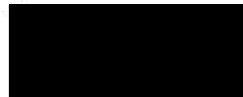
Yours faithfully,



(Ming TSANG)
for District Lands Officer, Tuen Mun

本信息及其任何附件只供收件人使用，而其中可能载有秘密及/或属法律特权的资料。敬请注意，未经许可，不得擅自披露或使用本信息。倘本信息误传给你，请立即通知本署，并删除或销毁本信息。本署概不承担因使用本信息而引致的任何法律责任。 This message including any attachment is intended for the use of the addressee only. It may contain information which is confidential and/or legally privileged. You are hereby notified that no unauthorized disclosure or use of this message is permitted. If you have received this message by mistake, please notify us immediately and delete or destroy this message, as appropriate. Any liability arising from the use of this information is excluded.

Encls.



本信息及其任何附件只供收件人使用，而其中可能载有秘密及/或属法律特权的资料。敬请注意，未经许可，不得擅自披露或使用本信息。倘本信息误传给你，请立即通知本署，并删除或销毁本信息。本署概不承担因使用本信息而引致的任何法律责任。 This message including any attachment is intended for the use of the addressee only. It may contain information which is confidential and/or legally privileged. You are hereby notified that no unauthorized disclosure or use of this message is permitted. If you have received this message by mistake, please notify us immediately and delete or destroy this message, as appropriate. Any liability arising from the use of this information is excluded.

Annex

- (i) First Phase Development of Hung Shui Kiu/ Ha Tsuen New Development Area
- (ii) First Phase Development of Kwu Tung North/ Fanling North New Development Areas
- (iii) First Phase Development of Yuen Long South Development Area
- (iv) Second Phase Development of Hung Shui Kiu/ Ha Tsuen New Development Area
- (v) Remaining Phase Development of Kwu Tung North/ Fanling North New Development Areas
- (vi) Second Phase Development of Yuen Long South Development Area
- (vii) Development at Kam Tin South Site 1, 4a-1 and 6
- (viii) Long Bin Public Housing Developments
- (ix) Resumption of Land for Development at Tung Chung New Town Extension, Construction of River Park Phase 2 in Area 84, Tung Chung
- (x) Drainage Improvement Works at Yuen Long - Ha Che
- (xi) Widening of Fuk Hang Tsuen Road (between Castle Peak Road - Lam Tei and Fuk Hang Tsuen Lane)
- (xii) Subsidized Housing Development at Shap Pat Heung Road near Lung Tin Tsuen, Yuen Long
- (xiii) Subsidized Housing Development near the junction of Yuen Lung Street and Yau Tin East Road, Yuen Long
- (xiv) Subsidized Housing Development at San Wan Road, Fanling
- (xv) Dualling of Hiram's Highway from Marina Cove to Sai Kung Town
- (xvi) Site Formation and Infrastructure Works for Public Housing Development at Area 48, Fanling
- (xvii) Upgrading of Remaining Sections of Kam Tin Road and Lam Kam Road
- (xviii) Tolo Harbour Sewerage of Unsewered Areas Stage 2, Chek Nai Ping, Sha Tin
- (xix) Site Formation and Infrastructure Works for Public Housing Development at Ching Hiu Road, Sheung Shui
- (xx) Site Formation and Infrastructure Works for Public Housing Development at Fanling Area 17
- (xxi) Site Formation and Infrastructure Works for Public Housing Development near Tin Tsz Road, Tin Shui Wai
- (xxii) Site Formation and Infrastructural Works for Proposed Public Housing Development at Tin Wah Road, Lau Fau Shan
- (xxiii) Site Formation and Infrastructure Works for Public Housing Developments at San Hing Road and Hong Po Road, Tuen Mun
- (xxiv) Site Formation and Infrastructure Works for Public Housing Development at Cha Kwo Ling Village, Kowloon East

本信息及其任何附件只供收件人使用，而其中可能载有机密及/或属法律特权的资料。敬请注意，未经授权，不得擅自披露或使用本信息。倘本信息误传给你，请立即通知本署，并删除或销毁本信息。本署概不承担因使用本信息而引致的任何法律责任。 This message including any attachment is intended for the use of the addressee only. It may contain information which is confidential and/or legally privileged. You are hereby notified that no unauthorized disclosure or use of this message is permitted. If you have received this message by mistake, please notify us immediately and delete or destroy this message, as appropriate. Any liability arising from the use of this information is excluded.

- (xxv) Site Formation and Infrastructure Works for Public Housing Development at Ngau Chi Wan Village, Wong Tai Sin
- (xxvi) Tuen Mun South Extension
- (xxvii) Proposed Sale Site at Cape Road (south to Ma Hang Estate), Stanley, Hong Kong (to be known as Rural Building Lot No. 1204)
- (xxviii) Drainage Improvement Works at Ta Kwu Ling
- (xxix) Site Formation and Infrastructure Works for Public Housing Development at Choi Shun Street, Sheung Shui
- (xxx) Site Formation and Infrastructure Works for Public Housing Development at Tai Kei Leng, Yuen Long
- (xxxi) Site Formation and Infrastructure Works for Public Housing Development at Shap Pat Heung, Yuen Long
- (xxxii) Site Formation and Infrastructure Works for Public Housing Development at Sha Po, Yuen Long
- (xxxiii) Upgrading of Deep Bay Road
- (xxxiv) Site Formation and Infrastructure Works for Public Housing Development at Tai Tau Leng, Sheung Shui
- (xxxv) Route 11 (Section between Yuen Long and North Lantau)
- (xxxvi) Tuen Mun Bypass
- (xxxvii) Site Formation and Infrastructure Works for Public Housing Development at Tuen Mun Central - Phase 2
- (xxxviii) Site Formation and Infrastructure Works for Remaining Phases of Public Housing Development at Wang Chau, Yuen Long
- (xxxix) Drainage Improvement Works at North District - Hang Tau, Sheung Shui
- (xl) Site Formation and Infrastructure Works for Public Housing Development at Wa Shan
- (xli) Site Formation and Infrastructure Works for Public Housing Development at A Kung Ngam Village, Eastern, Hong Kong

本信息及其任何附件只供收件人使用，而其中可能载有机密及/或属法律特权的资料。敬请注意，未经授权，不得擅自披露或使用本信息。倘本信息误传给你，请立即通知本署，并删除或销毁本信息。本署概不承担因使用本信息而引致的任何法律责任。 This message including any attachment is intended for the use of the addressee only. It may contain information which is confidential and/or legally privileged. You are hereby notified that no unauthorized disclosure or use of this message is permitted. If you have received this message by mistake, please notify us immediately and delete or destroy this message, as appropriate. Any liability arising from the use of this information is excluded.

電話 Tel: 2451 1176
圖文傳真 Fax: 2459 0795
電郵地址 Email:
本署編號 Our Ref: ()
來函編號 Your Ref:
來函請註明本署編號
Please quote our reference in your reply



地政總署
屯門地政處
DISTRICT LANDS OFFICE / TUEN
MUN
LANDS DEPARTMENT

我們矢志努力不懈，提供盡善盡美的土地行政服務。
We strive to achieve excellence in land administration.
新界屯門屯喜路一號屯門政府合署六樓
6/F, TUEN MUN GOVERNMENT OFFICES
1 TUEN HI ROAD, TUEN MUN, NEW TERRITORIES
網址 Website: www.landsd.gov.hk

以掛號服務送達

先生／女士／執事先生：

擬為受附件所列公共項目影響
須遷離的棕地作業經營者而設的租賃招標安排
(i) 租賃協議編號：STTTM0102
新界屯門第 40 區沿海街的政府土地
(ii) 租賃協議編號：STTTM0123
新界屯門第 16 區海華路的政府土地
(iii) 租賃協議編號：STTN0073
新界上水馬會道與寶運路交界處的政府土地
(iv) 租賃協議編號：STTN0076
新界丈量約份第 77 約坪嶺的政府土地
(v) 租賃協議編號：STTN0079
新界坪嶺坪嶺路附近的政府土地
(以下統稱「該批土地」)

為協助受附於本信附件所列的公共項目涉及的收地和清拆行動影響而已遷離／即將遷離，並已在清拆前登記中記錄在案的棕地作業經營者，另覓土地重新經營，政府現時陸續推出多幅臨時用地，供合資格作業者承投。謹此通知，該批土地快將招標，現誠邀貴方承投該批土地的租約。你可於下列連結

下載該批土地租約有關的文件，即「遞交標書須知」、「投標者個人資料表格填寫須知」、「投標者個人資料表格」、「同意書表格」、「招標公告」、「投標表格」、「不合謀投標確認書」、「資料便覽」及「租賃協議」（以下統稱為「有

本信息及其任何附件只供收件人使用，而其中可能載有機密及／或屬法律特權的資料。敬請注意，未經許可，不得擅自披露或使用本信息。倘本信息誤傳給你，請立即通知本署，並刪除或銷毀本信息。本署概不承擔因使用本信息而引致的任何法律責任。
This message including any attachment is intended for the use of the addressee only. It may contain information which is confidential and/or legally privileged. You are hereby notified that no unauthorized disclosure or use of this message is permitted. If you have received this message by mistake, please notify us immediately and delete or destroy this message, as appropriate. Any liability arising from the use of this information is excluded.

-2-

關文件」)。

2. 如有意參與是次招標，請於以下截標時間前，根據招標公告所載指示和規定提交標書：

租賃協議編號	截標時間
STTTM0102、STTTM0123、 STTN0073 及 STTN0079	: 2024 年 1 月 25 日中午 12 時前
STTN0076	: 2024 年 1 月 25 日下午 4 時前

謹請留意，假如貴方提交的標書不符合招標公告所載的各項規定，標書將不獲政府受理。

3. 貴方如擬提交標書承投該批土地中多於一塊土地的租約，必須把每份租約的標書密封於獨立信封內，標書的密封信封面須標註及交予以下負責當局：

租賃協議編號	負責當局
STTTM0102、STTTM0123、 STTN0073 及 STTN0079	: 「政府物流服務署開標委員會主席」
STTN0076	: 「The Chairman, Quotation Opening Team, Lands Department」

貴方需依照招標公告第 4(d)段所載於標書的密封信封面清楚註明承投租賃協議編號。隨「遞交標書須知」附上的地址標貼可貼於遞交標書的信封面。錯誤標註／交予負責當局的標書，將被取消資格。

4. 為保障其他合資格投標者的利益，

本信息及其任何附件只供收件人使用，而其中可能載有機密及／或屬法律特權的資料。敬請注意，未經許可，不得擅自披露或使用本信息。倘本信息誤傳給你，請立即通知本署，並刪除或銷毀本信息。本署概不承擔因使用本信息而引致的任何法律責任。
This message including any attachment is intended for the use of the addressee only. It may contain information which is confidential and/or legally privileged. You are hereby notified that no unauthorized disclosure or use of this message is permitted. If you have received this message by mistake, please notify us immediately and delete or destroy this message, as appropriate. Any liability arising from the use of this information is excluded.

- (a) 如政府把該批土地的其中一塊土地租賃權批予某位投標者，該批土地餘下的土地不會批予同一名投標者；以及
- (b) 假如政府把該批土地的租賃權批予某位投標者，日後政府若再有此類土地招標，以助因收地和清拆行動，而已遷離／即將遷離的棕地作業經營者另覓土地，該批土地的中標者已不符合資格，因而不會獲邀提交標書。

5. 謹請注意，假如貴方是次中標，本處會依據招標公告第 13 段所載，邀請貴方前來簽立租賃協議。

6. 此外，請留意「遞交標書須知」，並點擊以下連結
 觀看影片以了解更多資訊。

7. 如有需要，貴方可先行預約，並親臨相關地政處，出示本信的正本，要求本處提供：

- (a) 有關文件的硬複本；及／或
- (b) 「投標者個人資料表格填寫須知」、「投標者個人資料表格」、「同意書表格」、「招標公告」、「投標表格」及「不合謀投標確認書」的中譯本。

貴方可參閱租賃協議編號 STTM0102、STTN0073、STTN0076 及 STTN0079 招標公告第 19 段與租賃協議編號 STTM0123 招標公告第 20 段得悉相關地政處詳細資料。謹請注意，上文第 7(b)段所指文件的中譯本，僅供參考。貴方必須使用相關文件的英文本遞交標書。假如本信、「遞交標書須知」、「投標者個人資料表格填寫須知」、「投標者個人資料表格」、「同意書表格」、「招標公告」、「投標表格」、「不合謀投標確認書」及「資料便覽」的英文本與中譯本之間，有任何不一致或出現歧義之處，概以英文本為準。

本信息及其任何附件只供收件人使用，而其中可能載有機密及／或屬法律特權的資料。敬請注意，未經許可，不得擅自披露或使用本信息。倘本信息誤傳給你，請立即通知本署，並刪除或銷毀本信息。本署概不承擔因使用本信息而引致的任何法律責任。
This message including any attachment is intended for the use of the addressee only. It may contain information which is confidential and/or legally privileged. You are hereby notified that no unauthorised disclosure or use of this message is permitted. If you have received this message by mistake, please notify us immediately and delete or destroy this message, as appropriate. Any liability arising from the use of this information is excluded.

8. 如欲查詢該批土地詳情，請聯絡：

STTTM0102	關曉晴女士
STTTM0123	鄭偉林先生
STTN0073	李繼明先生
STTN0076	周伊琰女士
STTN0079	關永羊先生

屯門地政專員

(曾思明代行)

連附件

2023 年 12 月 22 日

本信息及其任何附件只供收件人使用，而其中可能載有機密及／或屬法律特權的資料。敬請注意，未經許可，不得擅自披露或使用本信息。倘本信息誤傳給你，請立即通知本署，並刪除或銷毀本信息。本署概不承擔因使用本信息而引致的任何法律責任。
This message including any attachment is intended for the use of the addressee only. It may contain information which is confidential and/or legally privileged. You are hereby notified that no unauthorised disclosure or use of this message is permitted. If you have received this message by mistake, please notify us immediately and delete or destroy this message, as appropriate. Any liability arising from the use of this information is excluded.

附件

- (i) 洪水橋／厦村新發展區第一期發展計劃
- (ii) 古洞北／粉嶺北新發展區第一階段發展計劃
- (iii) 元朗南發展區第一期發展計劃
- (iv) 洪水橋／厦村新發展區第二期發展計劃
- (v) 古洞北／粉嶺北新發展區餘下階段發展計劃
- (vi) 元朗南發展區第二期發展計劃
- (vii) 錦田南公營房屋發展計劃第1、4a-1和6號用地
- (viii) 朗邊公營房屋發展計劃
- (ix) 收回土地以便進行東涌新市鎮擴展計劃，於東涌第84區興建河畔公園第二期
- (x) 元朗區雨水排放系統改善工程 - 下壩
- (xi) 擴闊福亨村路工程(介乎青山公路 - 藍地段至福亨村里)
- (xii) 元朗十八鄉路近龍田村的資助房屋發展
- (xiii) 元朗元龍街與攸田東路交界附近的資助房屋發展
- (xiv) 粉嶺新運路資助房屋發展
- (xv) 匡湖居至西貢市之間的西貢公路分隔車道工程
- (xvi) 粉嶺第48區公營房屋發展之工地平整及基礎設施工程
- (xvii) 錦田公路和林錦公路餘段改善工程
- (xviii) 吐露港未敷設污水設施地區的污水收集系統第2階段 - 沙田赤泥坪
- (xix) 上水清曉路公營房屋發展之工地平整及基礎設施工程
- (xx) 粉嶺第17區公營房屋發展之工地平整及基礎設施工程
- (xxi) 天水圍天慈路公營房屋發展之工地平整及基礎設施工程
- (xxii) 流浮山天華路擬議公營房屋發展之工地平整及基礎設施工程
- (xxiii) 屯門新慶路及康寶路公營房屋發展之工地平整及基礎設施工程
- (xxiv) 九龍東茶果嶺村公營房屋發展之工地平整及基礎設施工程

本信息及其任何附件只供收件人使用，而其中可能載有機密及／或屬法律特權的資料。敬請注意，未經許可，不得擅自披露或使用本信息。倘本信息誤傳給你，請立即通知本署，並刪除或銷毀本信息。本署絕不承認因使用本信息而引致的任何法律責任。
This message including any attachment is intended for the use of the addressee only. It may contain information which is confidential and/or legally privileged. You are hereby notified that no unauthorised disclosure or use of this message is permitted. If you have received this message by mistake, please notify us immediately and delete or destroy this message, as appropriate. Any liability arising from the use of this information is excluded.

- (xxv) 黃大仙牛池灣村公營房屋發展之工地平整及基礎設施工程
- (xxvi) 屯門南延綫
- (xxvii) 擬議位於香港赤柱環角道(南至馬坑邨以南)的賣地(被稱為鄉郊建屋地段第1204號)
- (xxviii) 打鼓嶺雨水排放系統改善工程
- (xxix) 上水彩順街公營房屋發展之工地平整及基礎設施工程
- (xxx) 元朗大旗嶺公營房屋發展之工地平整及基礎建設工程
- (xxxi) 元朗十八鄉公營房屋發展之工地平整及基礎建設工程
- (xxxii) 元朗沙埔公營房屋發展之工地平整及基礎建設工程
- (xxxiii) 深灣路改善工程
- (xxxiv) 上水大頭嶺公營房屋發展之工地平整及基礎設施工程
- (xxxv) 十一號幹線(元朗至北大嶼山段)
- (xxxvi) 屯門繞道
- (xxxvii) 屯門中公營房屋發展之工地平整及基礎設施工程 - 第二期
- (xxxviii) 元朗橫洲其餘公營房屋發展之工地平整及基礎設施工程
- (xxxix) 北區雨水排放系統改善工程 - 上水坑頭
- (xl) 上水華山公營房屋發展之工地平整及基礎建設工程
- (xli) 香港東區阿公岩村公營房屋發展之工地平整及基礎設施工程

(中文譯本)

本信息及其任何附件只供收件人使用，而其中可能載有機密及／或屬法律特權的資料。敬請注意，未經許可，不得擅自披露或使用本信息。倘本信息誤傳給你，請立即通知本署，並刪除或銷毀本信息。本署絕不承認因使用本信息而引致的任何法律責任。
This message including any attachment is intended for the use of the addressee only. It may contain information which is confidential and/or legally privileged. You are hereby notified that no unauthorised disclosure or use of this message is permitted. If you have received this message by mistake, please notify us immediately and delete or destroy this message, as appropriate. Any liability arising from the use of this information is excluded.

本信息及其附件只供收件人使用，而其中可能載有敏感資料及／或屬法律程序之資料。收到後，未經許可，不得複製或披露此等本信息。
本信息及其附件，禁止作任何用途，並應受版權法保護。未經許可，不得將此等本信息或其內容作任何用途。
If you are not the intended recipient, you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake. Please notify the sender immediately by e-mail if you have received this e-mail by mistake. Please notify the sender immediately by e-mail if you have received this e-mail by mistake. Please notify the sender immediately by e-mail if you have received this e-mail by mistake.

Encl.

(Julie KWAN)
for District Lands Officer, Tuen Mun

Yours faithfully,

Julie Kwan

I regret to inform you that your offer for the captioned tender has not been accepted and therefore return herewith the cashier's order amounting to [REDACTED] issued by Chong Hing Bank Limited for your retention.

Tenancy of Government Land at
Ho Yeung Street, Area 40, Tuen Mun, New Territories
Short Term Tenancy No. STTM0102

(Attn.: Poon Hoi Sang)
Dear Sir / Madam,

11 April 2024

By Registered Service

D.S. Motor Services

Tel: 2451 3226
Fax: 2459 0795
Email: gsmw@landfd.gov.hk
Our Ref: [REDACTED]
(來函請註明本局編號 Please quote this reference in your reply)

地政總署
屯門地政處
DISTRICT LANDS OFFICE,
TUEN MUN
LANDS DEPARTMENT
我們致力不懈，提供專業的土地行政服務。
We strive to achieve excellence in land administration.
新界屯門屯門路一號（即「政府合署大樓」）
6/F, TIEN MUN GOVERNMENT OFFICES
TUEN MUN ROAD, TUEN MUN, N.T.
電話 2451 3226 傳真 2459 0795



D.S. Motor Services <infodmotorservices@gmail.com>

Re: DPFO - BF0173 - 逸新汽車服務 – Shek Kong, Yuen Long

DPFO/DEVB <dpfo@devb.gov.hk>

2024年5月22日 下午4:06

收件者:

林小姐:

就你2024年4月15日及17日有關覓地重置的查詢，我們已協調了相關部門提供初步意見，現將首批收到的部門意見轉載如下：

規劃署

查詢地點（丈量約份第106約地段第1069號A分段餘段（部分））在《石崗分區計劃大綱核准圖編號SYL-SK9》上劃為「農業」地帶。查詢地點有臨時構築物、植栽、土地用作露天存放車輛，以及部分空置土地。周邊環境主要是劃作「鄉村式發展」地帶的金錢圍、常耕或休耕農地、臨時構築物、工廠、露天貯物場及空曠/荒廢用地等用途。

擬議的汽車修理工場用途並不符合「農業」地帶的規劃意向。儘管如此，如擬議用途為期不超過3年，仍可向城市規劃委員會（城規會）申請臨時規劃許可。申請人遞交規劃申請時，須在規劃申請文件內提供相關資料、技術評估（包括對交通、環境、排水、景觀和基礎設施等方面帶來潛在負面影響），以及建議的緩解措施，請注意，如有關用途涉及填土或填塘工程，申請人亦應一併向城規會申請。

此外，根據「擬作露天貯物及港口後勤用途而按照《城市規劃條例》第16條提出的規劃申請」的規劃指引編號13G，凡用作與貨棧無關的貯物、修理或拆毀用途而以露天運作為主（一般推定是超過地盤面積的50%）的地點，其內的一切作業均視為該指引所界定的「露天貯物」用途。至於在汽車修理工場的臨時構築物（例如用鐵鋅片搭建而成的開敞式停車間），也列為指引所界定的「露天貯物」用途。有關地段在指引中屬於第2類地區，如果政府部門沒有負面意見，而且附近居民不予反對，或各政府部門和附近居民所關注的問題均能透過實施規劃許可的附帶條件而獲得解決，則有關申請將會獲得有效期最長3年的臨時規劃許可。

申請人亦須注意以下事項：

- 預期漁農自然護理署會對在「農業」地帶內的擬議汽車修理工場用途提出反對。
- 擬議汽車修理工場可能對附近居民造成環境方面的負面影響和滋擾，並預料相關部門（包括環境保護署）會就擬議用途對周邊住用構築物造成的潛在滋擾提出關注。
- 到擁有關地段的車輛須途經單線行車的金水南路，預計會對附近交通造成負面影響。

運輸署（只有英文）

附件3

The applicant should demonstrate the smooth manoeuvring of vehicles to / from nearest Kam Shui South Road, along the local access and within the site.

渠務署

渠務署目前於查詢地點附近有公共排水系統。

查詢地點部份位置現時並未鋪設地面，雨水可經地面滲入泥土。若相關發展項目涉及大範圍鋪設不透水地面（如混凝土或瀝青地面），申請人應評估有關土地的排水影響，並提供所需措施，以舒緩該項目所帶來的負面排水影響。

查詢地點東面和東南面的毗鄰土地地勢有小許偏高，申請人須在其土地範圍建造地面排水道，收集原來由毗鄰土地流入該地段及其土地範圍流出的雨水，並在確保不會令現有排水系統負荷過重的情況下，接駁至現有排水網絡。

環境保護署或需申請人就相關發展項目提交排放污水建議書（如設置化糞池系統）。

漁農自然護理署

由於申請人提出之用地被規劃作農業用途，且附近設有農業基本設施包括道路及水源，適合用作不同的農業活動，故有關申請不獲漁護署支持。

[本處備註：就漁農自然護理署的意見，本處建議擬議場地負責人，如提出規劃申請時提供相關資料或方案，以緩解對擬議場地及附近環境潛在的負面影響。]

- 我們仍在協調尚未回覆意見的部門，並建議等候有關意見才就有關地點作出決定。如有任何疑問，請致電 3841 7286與下列署名人士聯絡。

發展局規劃地政科

項目促進辦事處

陳靜嫻女士

(隱藏引用文字)

(隱藏引用文字)

(隱藏引用文字)

[See attachment "查詢表格_支援受政府項目收回土地及清拆行動影響的棕地作業.pdf"]

2 個附件

BF0173.pdf
362K
查詢表格_支援政府項目收回土地及清拆行動影響的修地作業.pdf
4859K



D.S. Motor Services <info@motorservice@gmail.com>

Re: DPFO - BF0173 - 逸新汽車服務 - Shek Kong, Yuen Long

DPFODEV <dpfo@depb.gov.hk> 2024年6月7日 中午12:04
收件者 [REDACTED]

林小姐：

繼我們於2024年9月22日轉達相關部門就其地盤的電郵，現附錄下收到的部門意見詳列如下：

地政總署

查詢地點擬新的營地地址。除已獲當局批准用作農業及住宅用途的構築物外，相關土地質的不容許搭建構築物，除非獲得當局批准。因此，若相關地點作農業及搭建構築物，就該地盤進入使用於相關地作業的規劃申請獲得批准後，向地政總署（土地政策處）申請豁免，以達許在該地盤搭建用作地作業的構築物，政府許在該地盤搭建（如有）建築物，地政總署會以該土地用途人員的查詢的作考慮，但不保證相關申請必獲批准。若豁免申請獲得批准，相關豁免會附帶當局提出的條款和條件，包括但不限於限制用途使用。申請人須予以遵從。

環境局總署

根據資料，查詢地點在《石灣分區計劃大綱核准圖編號SYL-SK9》上劃為「農業」地帶。如有關查詢地點的100米範圍內有住宅建築物，並涉及重型運輸車輛行駛或運作，營運者必須遵守《處理問題用途及露天儲存用地的環境問題作業指引》（https://www.epd.gov.hk/epd/sales/default/filesopic_chi/environment/ky/kyia_planningguide_refinescop.pdf）並實施適當的污染緩解措施。

根據規劃署的回應，此查詢的建議用途在《石灣分區計劃大綱核准圖編號SYL-SK9》的「農業」地帶如為期不超過3年可向城市規劃委員會（城規會）申請許可，屆時我們將對有關建議申請提供意見。

2. 我們已開始初步諮詢工作，倘若你有進一步計劃向地政總署提出有關申請或向政府部門提出其他申請，你須在該等申請中附上所有相關文件及資料，包括但不限於有關該申請中填妥的申請人接受政府地計所影響的地地作業經營者的相關資料。你應注意申請所需的文件及資料並不視作諮詢事項轉達政府部門意見。城規會或相關政府部門會個別及獨立考慮申請中提交的文件及資料而決定會否批准有關申請。

3. 如閣下對上述內容有任何疑問，請致電 3841 7286與下列屬各人士聯絡：

（請參閱下列）

2 個附件

BF0173.pdf
362K
查詢表格_支援政府項目收回土地及清拆行動影響的修地作業.pdf
4859K

iii: 申請地點修理/存放的車輛主要以私家車及不超過 5.5 公噸的輕型貨車及其有關車輛零件為主。

修理/存放的車輛數目不超過 10 架。

申請地點有關用地不會涉及噴漆工作。

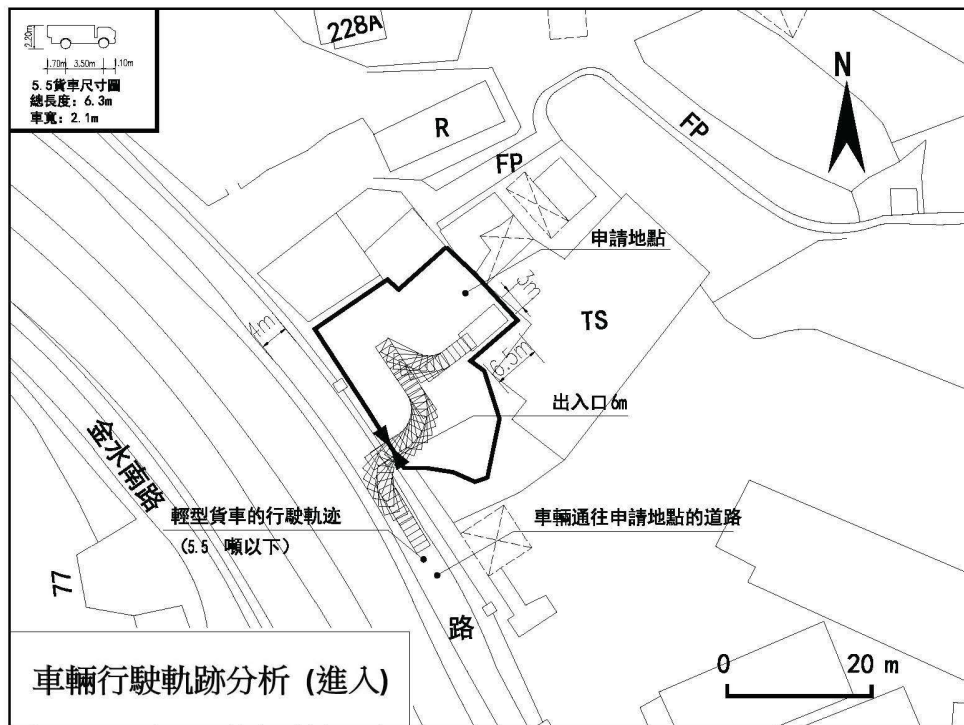
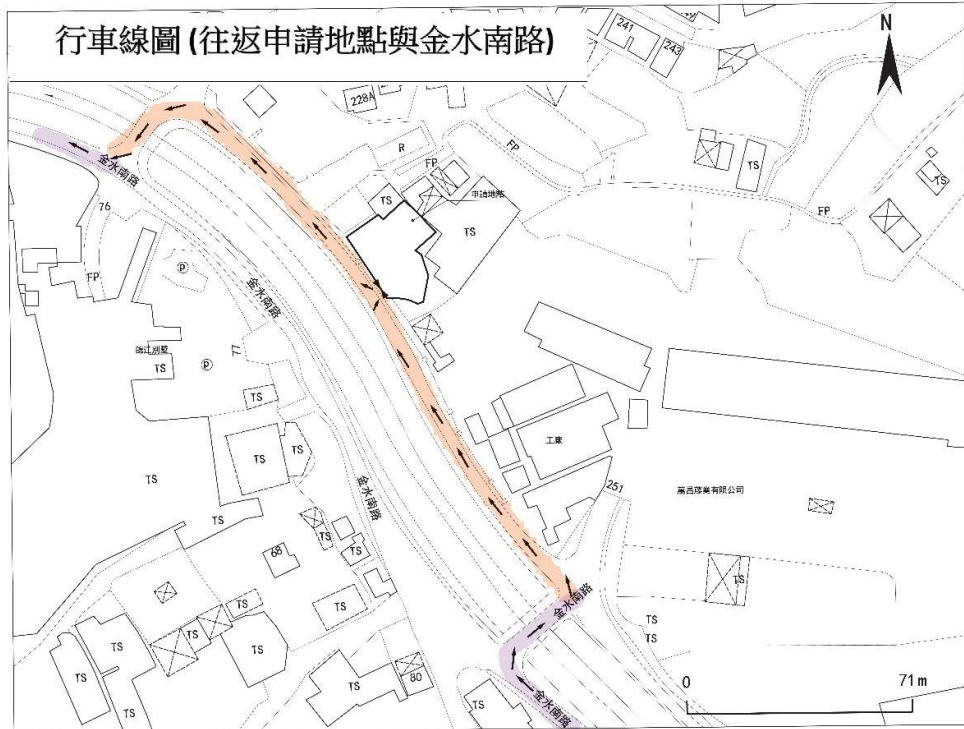
iv: 超過 5.5 公噸的車輛不會在申請地點內進出

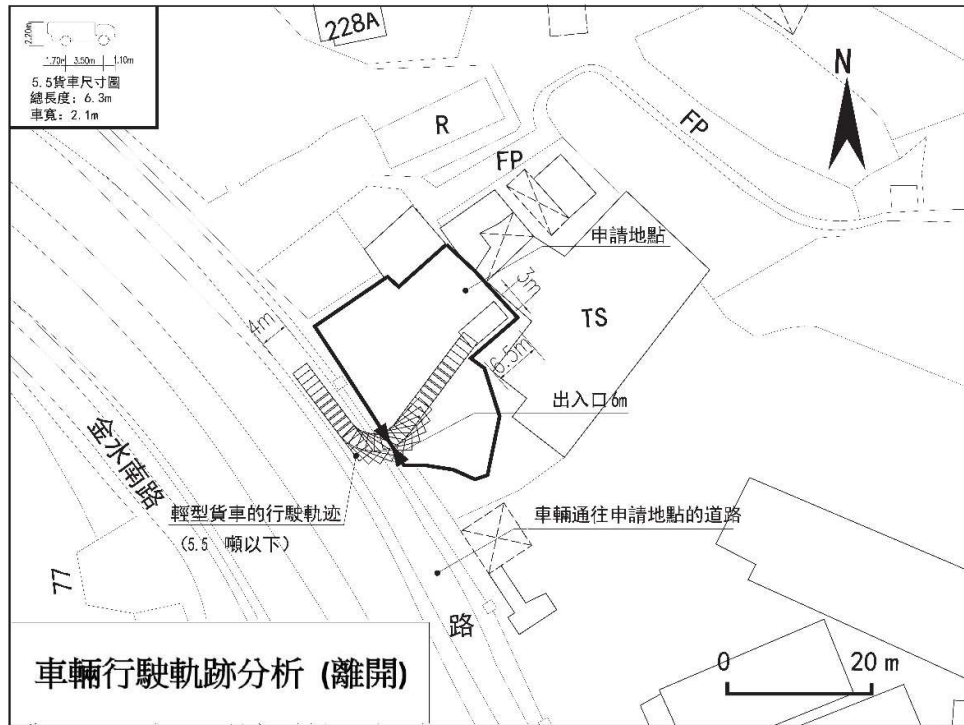
(5) 運輸署

- (a): 申請地點西南面有一個明確的出入口，出入口寬度約 6 米，可以直通金水南路。
- (b): 申請地點內有足夠的迴旋空間，提供予車輛進行調頭。
- (c): 進出申請地點的車輛主要為私家車及輕型貨車。
- (d): 申請地點只會停泊私家車、輕型客貨車及 5.5 噸以下之車輛，不會停放貨櫃車及重量超過 5.5 噸之車輛。
- (e): 申請地點預計平均每天進出約 8 輛汽車，不會提高申請地點附近的汽車流量。就整體而言，不會對金水南路或附近交通造成影響。車流量詳情請參閱下表：

預計申請地點內私家車及輕型貨車車流量時間表																									
時間	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	1	1	2	2	2	2	2	2	2
	1	2	3	4	5	6	7	8	9	0	1	2	3	4	5	6	7	8	9	0	1	2	3	4	4
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
車輛數	0	0	0	0	0	0	0	0	0	1	1	2	0	0	1	1	1	0	1	0	0	0	0	0	0

- (f): 申請人和土地使用人承諾在申請獲批准後，會自行維修和保養申請地點附近的道路。
- (g): 申請人現附上 3 幅交通行車分析圖以證明 (1) 車輛可順暢地由最近的公共道路 (金水南路)，沿通道駛入申請地點，及 (2) 車輛可順暢地由申請地點駛出，沿通道至最近的公共道路 (金水南路)。請見附件: 行車線圖 (往返申請地點與金水南路)、車輛行駛軌跡分析 (進入) 及 車輛行駛軌跡分析 (離開)。





- (h): 申請人知悉最近的公共道路 (金水南路) 與申請地點之間的通道並非由 貴部門管理。

(6) 漁農自然護理署

雖然申請地點位於“AGR”區域內，據了解申請地點附近近年均不斷有土地獲批准規劃許可作露天貯物，有部分土地更已作有關活動多時。而周邊環境更是休耕農地、臨時構築物、工廠、露天貯物場及空置/荒廢用地等用途。我們的申請即使獲批准規劃許可，對周邊環境不會產生重大的不利影響。

而根據城市規劃委員會於 2023 年 4 月經修訂的規劃指引編號 13G 擴大了第 2 類地區的覆蓋範圍，有關申請地點在指引中屬於重新分類而提升至第 2 類地區。

據政府新聞網於 2023 年 4 月 14 日的標題為「修訂規劃指引 應付棕地作業遷移」的報導中提及：

“修訂後，約 320 公頃第三類和第四類土地重新分類為第二類地區，當中約 185 公頃現已被棕地和其他用途佔用，餘下 135 公頃目前未被佔用，可供棕地作業者搬遷業務。”；及

“城規會注意到政府的長遠目標是把棕地作業設置於多層現代產業大樓中。惟並非所有棕地作業都可以在多層大樓中營運。且該類大樓或尚未落成，故部分棕地用途仍需以露天場地形式經營。

城規會強調，重新分類並非縱容「先破壞、後建設」，會根據個別情況，參考規劃因素和申請人提交的技術評估，考慮每項規劃申請。”

申請人和土地使用人承諾假若日後有關部門要求恢復原狀，會積極配合將申請地點恢復原狀。

現附上有關報導。

修訂規劃指引 應付棕地作業遷移

2023年4月14日

城市規劃委員會宣布修訂規劃指引，以擴大鄉郊範圍第二類地區涵蓋的土地，應付未來數年新界區大規模發展而需要遷移的棕地作業。經修訂的規劃指引即時生效。

規劃指引把鄉郊範圍分為第一類至第四類，並詳列評審露天貯物/港口後勤用途規劃申請的準則。在第二類地區涵蓋的土地範圍內作露天貯物/港口後勤用途，可獲考慮批出規劃許可。

修訂後，約320公頃第三類和第四類土地重新分類為第二類地區，當中約185公頃現已被棕地和其他用途佔用，餘下135公頃目前未被佔用，可供棕地作業者搬遷業務。

城規會指，隨著新發展區和其他發展項目全面推進，被政府收回和清拆的棕地將從過去數年的30公頃，增至現在至2026年間的200公頃，涉及建造、物流、運輸、回收等行業，當中大部分均對本地經濟有積極貢獻。因此，該會認為擴大第二類地區的覆蓋範圍，將這些作業引導至適合棕地用途的地區，是符合公眾利益的安排。

此外，城規會注意到政府的長遠目標是把棕地作業設置於多層現代產業大樓中，惟並非所有棕地作業都可以在多層大樓中營運，且該類大樓或尚未落成，故部分棕地用途仍需以露天場地形式經營。

城規會強調，重新分類並非純粹「先破壞、後建設」，會根據個別情況，參考規劃因素和申請人提交的技術評估，考慮每項規劃申請。

為善用新發展區內有待發展的土地，城規會同意，無論先前是否已獲批規劃許可，若獲得政策支持，該會會從寬考慮涉及受政府發展項目影響而需要遷移的露天貯物/港口後勤用途，並打算搬遷至新發展區內指定為發展用途地點的規劃申請。

(7) 規劃署城市設計及園境組

雖然申請地點位於“AGR”區域內，根據城市規劃委員會於 2023 年 4 月經修訂的規劃指引編號 13G 擴大了第 2 類地區的覆蓋範圍，將約 320 公頃土地從第 3 類及第 4 類重新分類為第 2 類地區。有關申請地點在指引中屬於重新分類而提升至第 2 類地區。

據了解申請地點附近近年均不斷有土地獲批准規劃許可作露天貯物，有部分土地更已作有關活動多時。而周邊環境更是休耕農地、臨時構築物、工廠、露天貯物場及空置/荒廢用地等用途。我們的申請即使獲批准規劃許可，對周邊環境不會產生重大的不利影響。

據政府新聞網於 2023 年 4 月 14 日的標題為「修訂規劃指引 應付棕地作業遷移」的報導中提及：

“修訂後，約 320 公頃第三類和第四類土地重新分類為第二類地區，當中約 185 公頃現已被棕地和其他用途佔用，餘下 135 公頃目前未被佔用，可供棕地作業者搬遷業務。”；及

“城規會注意到政府的長遠目標是把棕地作業設置於多層現代產業大樓中。惟並非所有棕地作業都可以在多層大樓中營運。且該類大樓或尚未落成，故部分棕地用途仍需以露天場地形式經營。

城規會強調，重新分類並非縱容「先破壞、後建設」，會根據個別情況，參考規劃因素和申請人提交的技術評估，考慮每項規劃申請。”

申請人和土地使用人承諾假若日後有關部門要求恢復原狀，會積極配合將申請地點恢復原狀。

現附上有關報導。

修訂規劃指引 應付棕地作業遷移

2023年4月14日

城市規劃委員會宣布修訂規劃指引，以擴大鄉郊範圍第二類地區涵蓋的土地，應付未來數年新界區大規模發展而需要遷移的棕地作業。經修訂的規劃指引即時生效。

規劃指引把鄉郊範圍分為第一類至第四類，並詳列評審露天貯物/港口後勤用途規劃申請的準則。在第二類地區涵蓋的土地範圍內作露天貯物/港口後勤用途，可獲考慮批出規劃許可。

修訂後，約320公頃第三類和第四類土地重新分類為第二類地區，當中約185公頃現已被棕地和其他用途佔用，餘下135公頃目前未被佔用，可供棕地作業者搬遷業務。

城規會指，隨著新發展區和其他發展項目全面推進，被政府收回和清拆的棕地將從過去數年的30公頃，增至現在至2026年間的200公頃，涉及建造、物流、運輸、回收等行業，當中大部分均對本地經濟有積極貢獻。因此，該會認為擴大第二類地區的覆蓋範圍，將這些作業引導至適合棕地用途的地區，是符合公眾利益的安排。

此外，城規會注意到政府的長遠目標是把棕地作業搬遷至多層現代產業大樓中，惟並非所有棕地作業都可以在多層大樓中營運，且該類大樓或尚未落成，故部分棕地用途仍需以露天場地形式經營。

城規會強調，重新分類並非縱容「先破壞、後建設」，會根據個別情況，參考規劃因素和申請人提交的技術評估，考慮每項規劃申請。

為善用新發展區內有待發展的土地，城規會同意，無論先前是否已獲批規劃許可，若獲得政策支持，該會會從寬考慮涉及受政府發展項目影響而需要遷移的露天貯物/港口後勤用途，並打算搬遷至新發展區內指定為發展用途地點的規劃申請。

寄件者: D.S. Motor Services [REDACTED]
寄件日期: 2026年07月28日星期二 12:35
收件者: Jason Sek Hei WONG/PLAND
主旨: Re: New s.16 Planning Application No. A/YL-SK/463
附件: 1. 附件 (申請理由) V3.pdf; DD1107L 736 (面積).pdf

郵件標幟: 待處理
標幟狀態: 已標幟

類別: Internet Email

Dear Mr. Wong,

As spoken, please find the attachment (2/2).

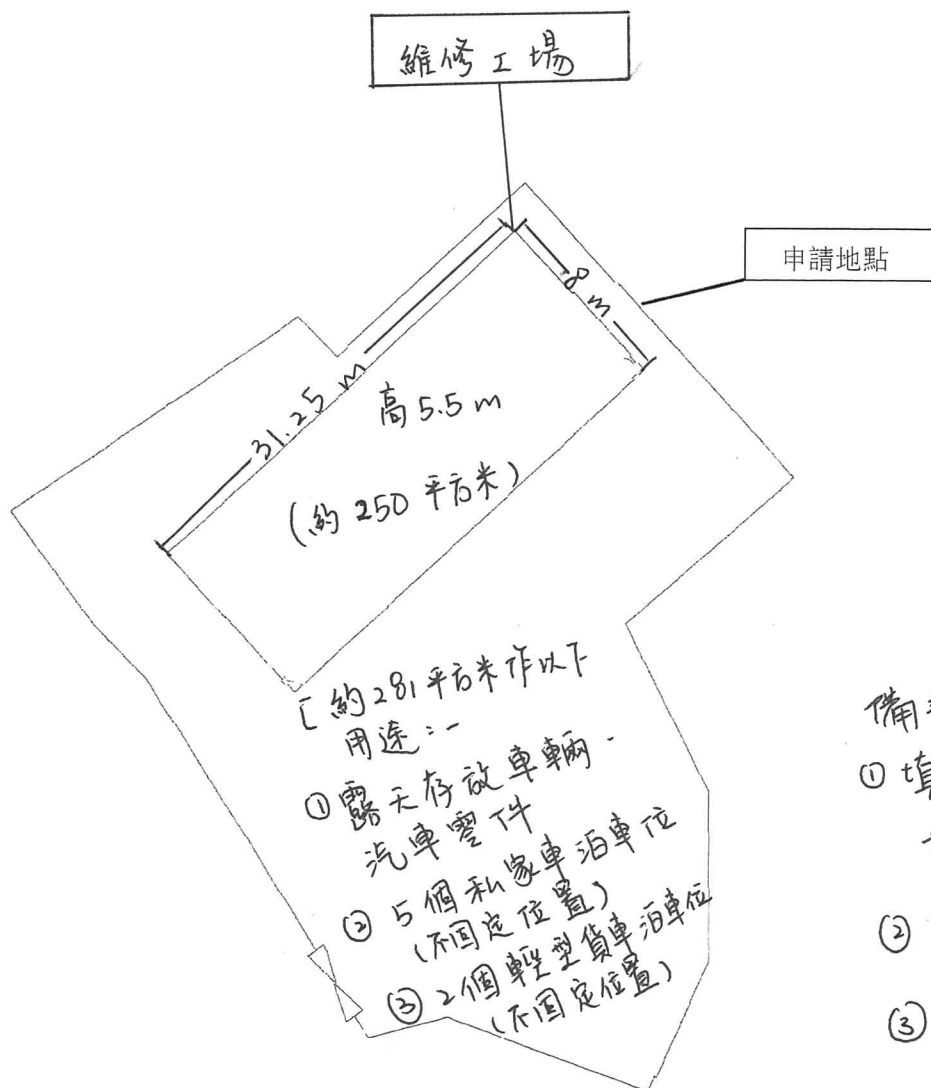
D.S. Motor Services
Ms. Lam

D.S. Motor Services [REDACTED] 於 2026 年 7 月 28 日週二下午 12:32 寫道:

Dear Mr. Wong,

As spoken, please find the attachment (1/2).



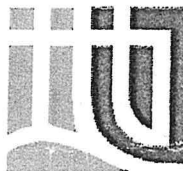


備註:

- ① 填土範圍等於申請場地範圍
- ② 填土厚度約 0.1 米
- ③ 填土目的平整工地作露天存放和日常營運

布局平面圖

新界元朗石崗第 106 約地段第 1069 號 A 分段餘段 (部分)



地政總署
新發展區組
NEW DEVELOPMENT AREA SECTION
LANDS DEPARTMENT

電話 Tel: 3460 3773
圖文傳真 Fax: 3565 4270
電郵地址 Email: lep13@landsd.gov.hk
本署檔號 Our Ref: [REDACTED]
來函檔號 Your Ref: [REDACTED]

來函請註明本署檔案
Please quote our reference in your reply

我們矢志努力不懈，提供盡善盡美的土地行政服務。
We strive to achieve excellence in land administration.

新界上水龍琛路39號上水廣場15樓1501至1510室
Units 1501-10, Level 15, Landmark North,
39 Lung Sum Avenue, Sheung Shui, New Territories.

網址 Website: www.landsd.gov.hk

現場派遞及郵遞

[REDACTED]
逸新汽車服務
(經辦人：潘海生先生)

潘先生：

元朗南第二期發展

露天／戶外業務清拆編號：Y19/171-173

貴公司在上址經營的露天／戶外業務，因上述工務計劃影響而須清拆。根據現行政策，在上址經營露天／戶外業務的經營者，如經調查確定符合資格後，將可獲發特惠津貼。其他未符合資格的人士，則不會獲發任何特惠津貼。

故現請貴公司於2024年1月3日或之前向本辦事處提供下列文件的副本（如適用），以便評核貴公司是否符合資格申領特惠津貼。

- (1) (a) 經營人之香港身份證 (b) 合夥人之香港身份證
(c) 香港公司註冊證書
- (2) 有關業務在清拆前登記日（即2020年7月10日）前2年的營運單據：
 - (a) 報稅單或繳稅單 (b) 營業損益表
 - (c) 火險保單單據 (d) 僱員保險單據
 - (e) 器材保養單據 (f) 商業登記證
 - (g) 供電單據 (h) 電話單據
 - (i) 供水單據 (j) 資訊服務單據
- (3) 其他有效證明文件

本處將於稍後時間再與你聯絡以便查閱上述文件的正本。如有需要，本處可能要求貴公司提供一切其他所需資料及文件。

如貴公司對此事有任何查詢，請於辦公時間內致電本署新發展區組成女士（電話：3582 3345）或與本信代行人聯絡。

地政總署
總產業測量師／新發展區

(林慶文

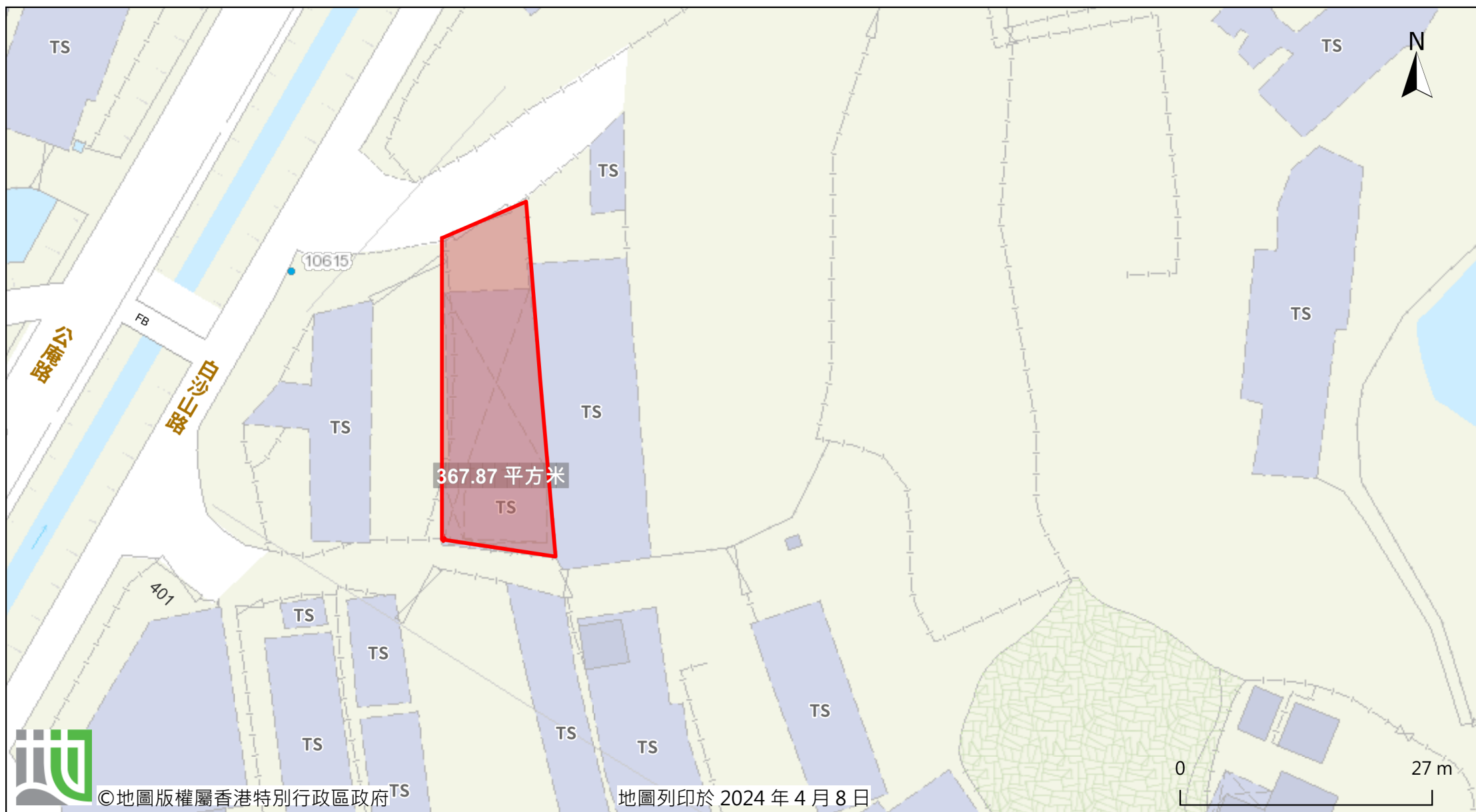


代行)

副本送：

地政總署新發展區組清拆小組（經辦人：朱耀明先生）

2023年12月13日



電話 Tel: 2451 3177
圖文傳真 Fax: 2459 0795
電郵地址 Email: estmw3@landsd.gov.hk
本署檔號 Our Ref: [REDACTED]
來函檔號 Your Ref: [REDACTED]

來函請註明本署檔號
Please quote our reference in your reply



地政總署
屯門地政處
DISTRICT LANDS
OFFICE / TUEN MUN
LANDS DEPARTMENT

我們矢志努力不懈，提供盡善盡美的土地行政服務。
We strive to achieve excellence in land administration.

新界屯門屯喜路一號屯門政府合署六樓
6/F, TUEN MUN GOVERNMENT OFFICES
1 TUEN HI ROAD, TUEN MUN, NEW TERRITORIES

網址 Website: www.landsd.gov.hk

D.S. Motor Services



(Attn: Mr. POON Hoi Sang)

By Registered Service

28 August 2023

Dear Sir,

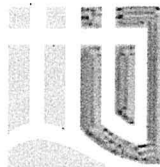
**Tenancy of Government Land
at Ho Fat Lane, Area 40, Tuen Mun, New Territories
Short Term Tenancy No. STTTM0096**

I regret to inform you that your offer for the captioned tender was unacceptable and therefore return herewith the cashier's order amounting to [REDACTED] issued by Chong Hing Bank Limited for your retention.

Yours faithfully,

(May LAI)
for District Lands Officer/Tuen Mun

Encl.



地政總署
屯門地政處
DISTRICT LANDS OFFICE,
TUEN MUN
LANDS DEPARTMENT

電話 Tel: 2451 3226
圖文傳真 Fax: 2459 0795
電郵地址 Email: estmw2@landsd.gov.hk
本處檔號 Our Ref: [REDACTED]

(來函請註明本函檔號 Please quote this reference in your reply)

來函檔號 Your Ref:

我們矢志努力不懈，提供盡善盡美的土地行政服務。
We strive to achieve excellence in land administration.

新界屯門屯喜路一號屯門政府合署六樓
6/F., TUEN MUN GOVERNMENT OFFICES
1 TUEN HI ROAD, TUEN MUN, N.T.
網址 Web Site: www.landsd.gov.hk

D.S. Motor Services

By Registered Service

11 April 2024

[REDACTED]
(Attn.: Poon Hoi Sang)

Dear Sir / Madam,

**Tenancy of Government Land at
Ho Yeung Street, Area 40, Tuen Mun, New Territories
Short Term Tenancy No. STTTM0102**

I regret to inform you that your offer for the captioned tender has not been accepted and therefore return herewith the cashier's order amounting [REDACTED] issued by Chong Hing Bank Limited for your retention.

Yours faithfully,

Julie Kwan

(Julie KWAN)
for District Lands Officer, Tuen Mun

Encl.

本信息及其任何附件只供收件人使用，而其中可能載有機密及／或屬法律特權的資料。敬請注意，未獲許可，不得擅自披露或使用本信息。倘本信息誤傳給你，請立即通知本署，並刪除或銷毀本信息。本署絕不承擔因使用本信息而引致的任何法律責任。

This message including any attachment is intended for the use of the addressee only. It may contain information which is confidential and/or legally privileged. You are hereby notified that no unauthorised disclosure or use of this message is permitted. If you have received this message by mistake, please notify us immediately and delete or destroy this message, as appropriate. Any liability arising from the use of this information is excluded.

規 劃 署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中染大廈 22 樓 2202 室



Planning Department

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號
本署檔號
電話號碼
傳真機號碼

Your Reference :

Our Reference :

Tel. No. :

Fax No. :

3168 4042/ 3168 4072

3168 4074/ 3168 4075



電郵函件

逸新汽車服務
(經辦人：潘海生)

先生/女士：

履行規劃許可附帶條件 (d) 項
- 設置已獲發有效消防證書的滅火筒

擬在劃為「農業」地帶的元朗石崗
第 106 約地段第 1069 號 A 分段餘段 (部分)
臨時露天存放車輛及汽車零件和
闢設汽車修理工場 (為期三年)，以及進行相關的填土工程
(規劃申請編號：A/YL-SK/381)

本處收到你於二零二五年一月八日提交的資料以履行上述規劃許可附帶條件。就你提交的資料，本處已諮詢有關部門，有關意見如下：

- ☒ 接受。因此，你已經履行上述附帶條件。
- ☐ 接受。由於上述附帶條件要求提交及落實建議，因此，你未有完全履行有關附帶條件。請你加快落實已批准的建議以完全履行有關附帶條件。
- ☐ 不接受。因此，上述附帶條件未能被視作已履行。部門詳細意見請見附件。

規劃署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路388號
中染大廈22樓2202室



Planning Department

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference :
本署檔號 Our Reference :
電話號碼 Tel. No. : 3168 4047/ 3168 4072
傳真機號碼 Fax No. : 3168 4074/ 3168 4075

電郵函件

逸新汽車服務
(經辦人：潘海生)

先生/女士：

履行規劃許可附帶條件(e)項 - 提交消防裝置建議

擬在劃為「農業」地帶的元朗石崗
第 106 約地段第 1069 號 A 分段餘段(部分)
臨時露天存放車輛及汽車零件和
闢設汽車修理工場(為期三年)，以及進行相關的填土工程
(規劃申請編號：A/YL-SK/381)

本處收到你於二零二五年七月十一日提交的資料，以履行上述規劃許可附帶條件。就你提交的資料，本處已諮詢有關部門，有關意見如下：

- ☒ 接受。因此，你已經履行上述附帶條件。
- ☐ 接受。由於上述附帶條件要求提交及落實建議，因此，你未有完全履行有關附帶條件。請你加快落實已批准的建議以完全履行有關附帶條件。
- ☐ 不接受。因此，上述附帶條件未能被視作已履行。部門詳細意見請見附件。

很抱歉因為人手短缺，我們未能為你提供部門詳細意見的中文譯本。如你對部門意見有疑問，請直接聯絡消防處張永熹先生 或袁梓峰先生 。

規劃署
粉嶺、上水及元朗東規劃專員

(盧玉敏 )

二零二五年八月七日



規劃署35周年
Planning Department 35th Anniversary

劃出更多可能 · 創造無限機遇
Planning a Future of Boundless Opportunities

副本抄送:

消防處處長

(經辦人: 張永熹先生/袁梓峰先生)

內部抄送:

總城市規劃師/城市規劃委員會

JL/SS/cf

附件:

消防處處長的意見:

The installation/maintenance/modification/repair work of FSIs shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to the Director of Fire Services.



規劃署

粉嶺、上水及元朗東規劃處
新界荳灣青山公路388號
中染大廈22樓2202室



Planning Department

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference :
本署檔號 Our Reference :
電話號碼 Tel. No. : 3168 4038/ 3168 4072
傳真機號碼 Fax No. : 3168 4074/ 3168 4075

電郵函件

逸新汽車服務
(經辦人：潘海生)

先生／女士：

履行規劃許可附帶條件(f)項
- 落實消防裝置建議
擬在劃為「農業」地帶的元朗石崗
第106約地段第1069號A分段餘段(部分)
臨時露天存放車輛及汽車零件和
闢設汽車修理工場(為期三年)，以及進行相關的填土工程
(規劃申請編號：A/YL-SK/381)

本處收到你於二零二五年八月八日提交的資料以履行上述規劃許可附帶條件。就你提交的資料，本處已諮詢有關部門，有關意見如下：

- ☒ 接受。因此，你已經履行上述附帶條件。
- ☐ 接受。由於上述附帶條件要求提交及落實建議，因此，你未有完全履行有關附帶條件。請你加快落實已批准的建議以完全履行有關附帶條件。
- ☐ 不接受。因此，上述附帶條件未能被視作已履行。部門詳細意見請見附件。

如你對部門意見有疑問，請直接聯絡消防處張永熹先生 或袁梓峰先生 。

規劃署
粉嶺、上水及元朗東規劃專員

(盧玉敏



)

二零二五年十月二十三日



規劃署35周年
Planning Department 35th Anniversary

劃出更多可能 · 創造無限機遇
Planning a Future of Boundless Opportunities

副本抄送:

消防處處長

(經辦人: 張永熹先生／袁梓峰先生)

內部抄送:

總城市規劃師／城市規劃委員會

JL/JW/cc





消防裝設建議圖 [元朗石崗第106約地段第1069號A分段(部分)]

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防（裝置及設備）規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:

消防處檔號

Serial Number

30744 100125

Name of Client 顧客姓名

逸新汽車服務

Address 地址

新界元朗石崗 石崗第106約地段第1069號A分段餘段



Type of Building 樓宇類型:

☐ Industrial 工業☐ Commercial 商業☒ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團**Part 1 Annual Maintenance ONLY**

第一部 只適用於年檢事項

In accordance with Regulation 8(b) of the Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款，擁有裝置在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)

Part 2 第二部 Installation / Modification / Repair / Inspection works 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)
24	3 nos. of 5kg CO2 Type Fire Extinguisher	G/F	Supply and install 3 nos. of 5kg CO2 Type Fire Extinguisher	Conforms with FSD requirements	09/05/2025

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述

Remark 備註

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗，證明性能良好，符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格，損壞事項列於第三部。

如證書涉及年檢事項，應張貼於大廈或處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

F.S. 251 (Rev. 01/2012)

d817-ecda-de28-c9c2-c46e-45b8-0366-4489

Authorized

Signature:

受權人簽署

Name:

姓名

Lee Hau-man

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

RC3 / 0744

LEE Hau-man

Telephone:

聯絡電話

Date:

日期

09/05/2025

For FSD
use only

Inspected

Key-in

Verified



DRAINAGE IMPACT ASSESSMENTS REPORT

For Planning Application A/YL/-SK/381

Revision C

1. Introduction

The aim of this Drainage Impact Assessment (DIA) Report is to estimate the runoff and drainage impacts associated with the Site and to propose drainage mitigation to facilitate the Planning Application.

2. Project Outline and Description

Project Title:	Planning application A/YL-SK/381
Nature and Description:	The Site would be developed into a temporary open storage area of vehicles and vehicle parts and vehicle repair workshop for a period of 3 years.
Location:	At land lot 1069 S.A RP in D.D. 106 adjacent to Kam Shui South Road, Shek Kong, Yuen Long.
Site Area:	About 531 m ²

3. Methodology

3.1. Design Assumptions and Parameters

The drainage impacts arising from the Site is assessed with reference to the Stormwater Drainage Manual (SDM), fifth edition with its corrigendum up to No. 2/2024.

The following parameters are adopted for hydraulic calculations in this report:

- Runoff coefficients = 1 for paved and 0.35 for unpaved surface.
- Return period = 50 years for Main Rural Catchment Drainage Channels
- Increase of rainfall due to climate change = 11.1% for mid-21st century
- Time of concentration = 5 mins (Assumed)
- Roughness for existing concrete pipe in poor condition = 0.6mm
- Manning number for concrete U-channel = 0.016

4. Drainage Impact Assessments

4.1. Existing Development

The Site is located at land lot 1069 S.A RP in D.D. 106 adjacent to Kam Shui South Road and it is currently a paved concrete land without internal drainage facilities.

4.2. Existing Drainage Facilities

The existing drainage network and photo of existing drainage facilities are shown in **Appendix A**.

At the south of the Site, there is an existing catchpit SCH1028262 with upstream 450mm and 525mm U-channel on the left- and right-hand side respectively

connecting to it. The outlet pipe of the existing catchpit SCH1028262 is a 750mm dia. pipe and it connects to the existing manhole with another 600mm dia. inlet pipe collecting runoff from the carriageway of Kam Shui South Road. Further downstream of the manhole is a 750mm dia. pipe connecting to the existing 20m width trapezoidal channel.

4.3. Drainage Flow Estimation

4.3.1. Runoff Generation from Existing Site

No drainage facility is within the existing Site; the surface runoff is discharging to the existing 450mm and 525mm U-channel at the south of the Site (overland flow).

4.3.2. Runoff Estimation from the Proposed Site

For conservative purposes, 1 in 50 years return period of rainfall is adopted in the runoff calculations. **Table 4.1** shows the runoff estimated from the Site and the land north of the Site. The runoff generated from the northern land is also estimated for checking of the proposed drainage system since no drainage system exists within that land. 100mm high slot at the bottom of hoardings is added to allow interception of the existing overland flow passing through the site. A typical detail is attached in **Appendix C**. The runoff calculations refer to **Appendix B**.

Table 4.1: Runoff Estimates from the Site

Location	Catchment	Catchment Area (m ²)	Runoff Coefficient	Peak Runoff (m ³ /s)
The Site (left)	C1	340	1	0.025
The Site (right)	C2	233	1	0.017
Land north of the Site (left)	D1	520	1	0.038
Land north of the Site (right)	D2	495	1	0.036

4.4. Drainage Impact and Discharge

The surface runoff from the Site is proposed to be discharged into the existing catchpit SCH1028262 through 300mm U-channels and 375mm dia. concrete pipe surrounding the Site. The proposed drainage layout plan and associated details are shown in **Drawing Nos. DIA/001, 002 and 003**.

The capacities of the proposed channels and pipe are checked in **Appendix B** and summarized in **Table 4.2** below.

Table 4.2: Drainage Capacity Check of Proposed U-Channels

U/S Catchpit	D/S Catchpit	Channel Size (mm)	Min. Gradient	Capacity (m3/s)	Catchment	Peak Flow (m3/s)	Utilization Ratio in %
CP-01	TCP-04	300	1 in 200	0.079	C1, D1	0.063	81%
CP-05a	TCP-04	300	1 in 200	0.079	C2, D2	0.054	68%

Table 4.2A: Drainage Capacity Check of Proposed Pipe

U/S Catchpit	D/S Manhole	Pipe Size (mm)	Min. Gradient	Capacity (m3/s)	Catchment	Peak Flow (m3/s)	Utilization Ratio in %
TCP-04	SMH1047780	375	1 in 200	0.141	C1, C2, D1, D2	0.117	83%

The capacity of the 750mm dia. drain connecting to the trapezoidal channel is also checked in **Appendix B** and summarized in **Table 4.3** below.

Table 4.3: Drainage Capacity Check of Existing 750mm dia. Pipe

U/S Manhole	D/S Manhole	Pipe Size (mm)	Gradient	Capacity (m3/s)	Catchment	Peak Flow (m3/s)	Utilization Ratio in %
SMH1047780	Ex. 20m(W) trapezoidal channel	750	1 in 100	1.24	A, B, C1, C2, D1, D2, E, F, G	0.71	58%

According to the calculations above, there is **no adverse impact to the existing drainage network** arising from the Site.

5. Construction, Operation and Maintenance of New Drainage Facilities

The proposed drainage works within the Site, and the connection to the public drainage system would be constructed, operated and maintained by the Applicant. The construction of the drainage connection from the proposed terminal manhole/catchpit within the Site to the existing public drainage system will also be undertaken by the Applicant. Form HBP1 would be submitted for the proposed connection works.

The drain downstream of the terminal manhole/catchpit will be handed over to DSD upon the completion of the proposed drainage works for future maintenance as part of the public drainage network.

6. Conclusion

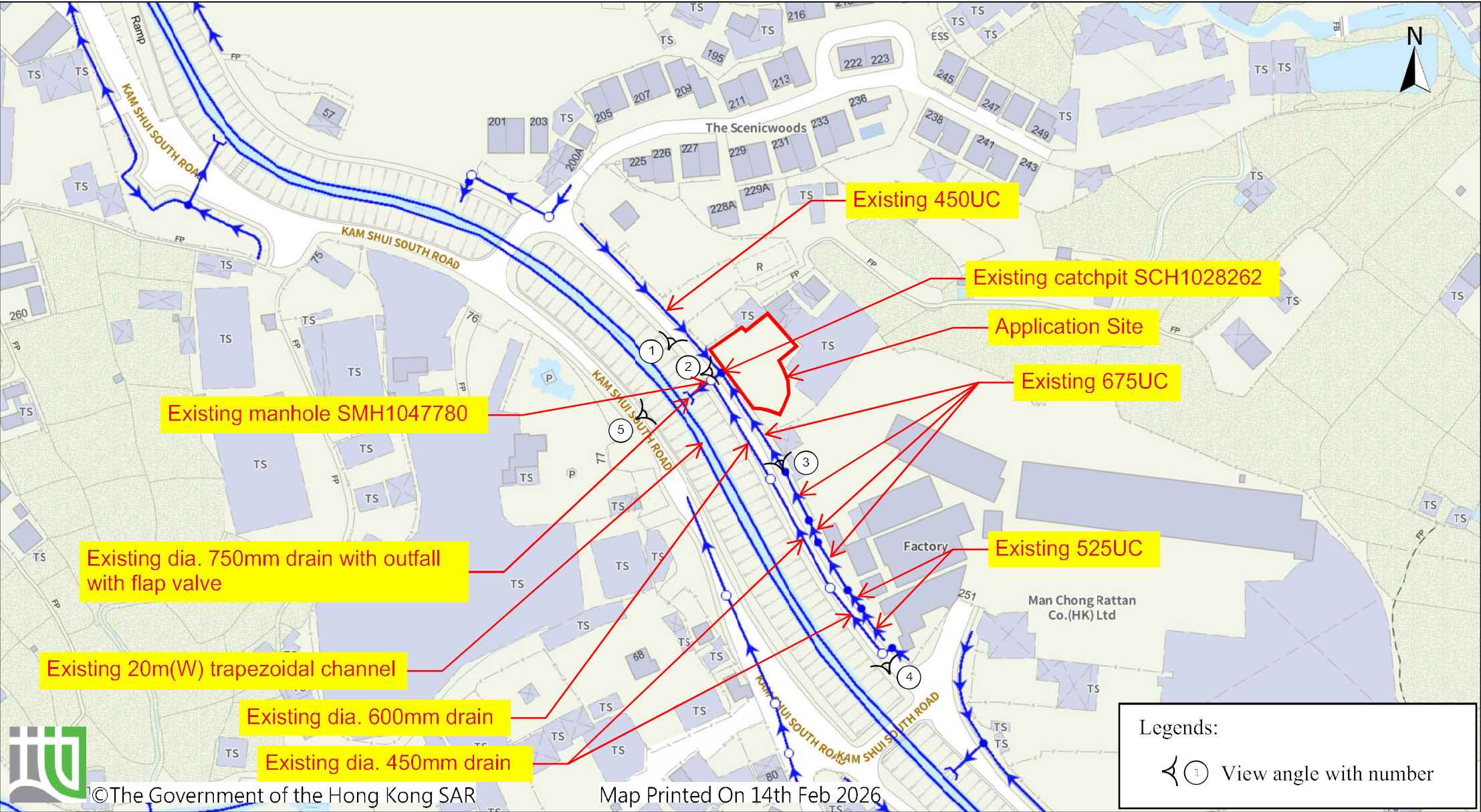
In conclusion, the proposed 300mm U-channel surrounding the Site, shown in **Drawing No. DIA/001** is adequate to convey surface runoffs generated from the Site and land north of the Site, based on rainfall return period 50 years, which is a conservative assumption for drainage system in rural area. The existing dia. 750mm drain is also checked adequate to convey upstream surface runoffs to the existing 20m trapezoidal channel.

The proposed drainage works within the Site would be constructed, operated and maintained by the Applicant. Connection to the public drainage system is also undertaken by the Applicant. The drain downstream of the terminal manhole/catchpit will be handed over to DSD upon the completion of the proposed drainage works for future maintenance as part of the public drainage network.

Drawings

Appendix A - Existing drainage network and photo of existing drainage facilities

Appendix A - Existing Drainage Network and Site Photos



View 1



View 2



Existing stormwater manhole SMH1047780

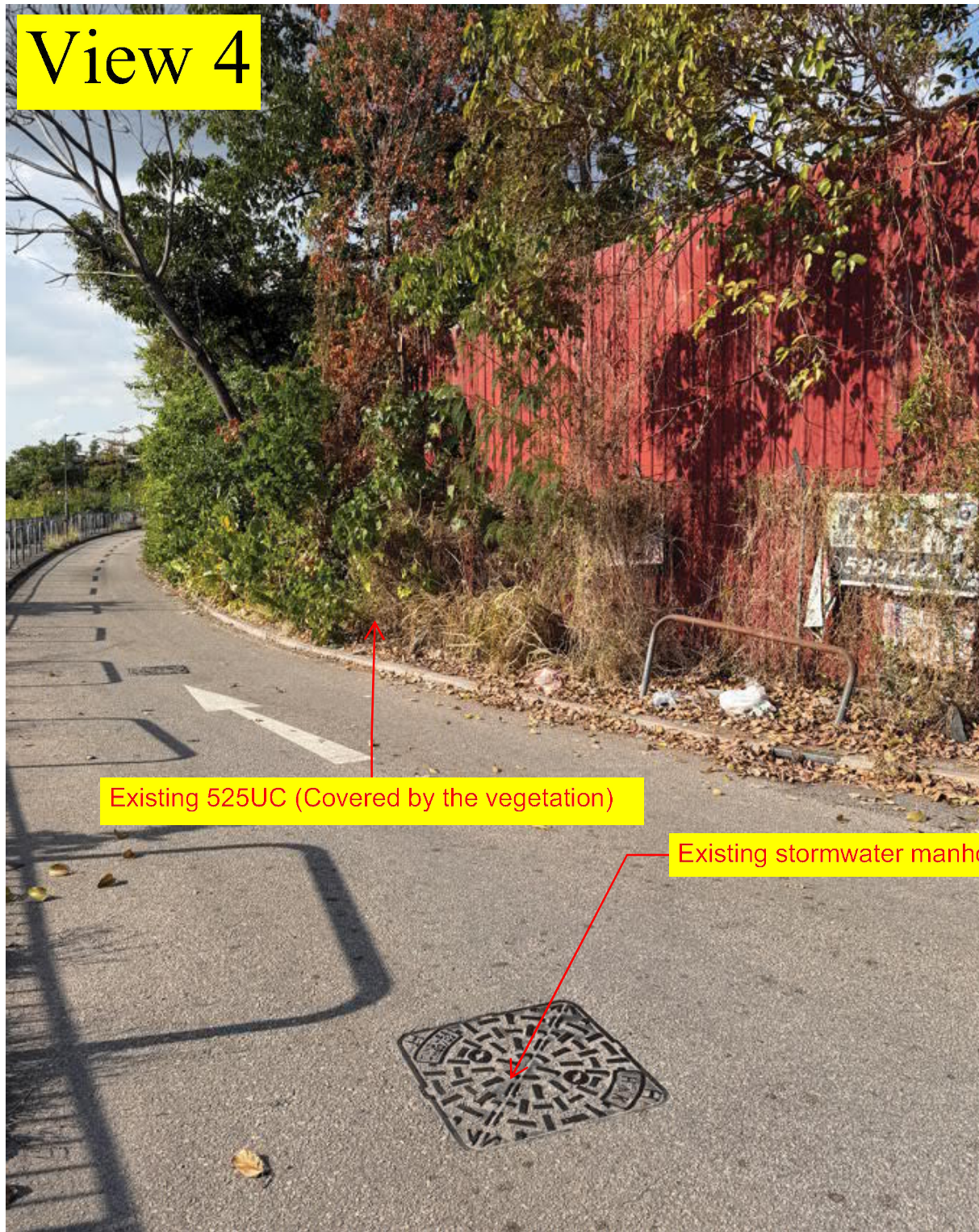
Existing catchpit SCH1028262

View 3



Existing 675UC

View 4



Existing 525UC (Covered by the vegetation)

Existing stormwater manhole SMH1047784

View 5



Existing dia. 750mm drain with outfall
with flap valve

Appendix B – Catchment Plan and Hydraulic Calculations

Appendix B

1. Catchment Plan (Upstream up existing 750mm dia. drain pipe)



Table 1 - Catchment Area and Peak Flow

Catchment No. (Use)	Area (m ²)	Runoff coefficient	C x A (km ²)	Peak Flow (m ³ /s)
A (Storage area)	713	1	0.00071	0.053
B (Storage area)	750	1	0.00075	0.055
C1 (Application Site)	340	1	0.00034	0.025
C2 (Application Site)	233	1	0.00023	0.017
D1 (Storage area)	520	1	0.00052	0.038
D2 (Storage area)	495	1	0.00050	0.036
E (Workshop area)	5070	1	0.00507	0.374
F (Carriageway)	565	1	0.00057	0.042
G (Carriageway)	1000	1	0.00100	0.074
Sum	9686		0.00969	0.714

https://www.dsd.gov.hk/EN/Files/Technical_Manual/dsd_guideline/Drainage_Submission.pdf

2. Calculation of Rainfall Intensity:

$$i = \frac{a}{(t_d + b)^c}$$

where i = extreme mean intensity in mm/hr,
t_d = duration in minutes (t_d ≤ 240), and
a, b, c = storm constants given in Tables 3a, 3b, 3c and 3d.

Table 3a for HKO Headquarter in SDM Corrigendum No. 1/2024 is adopted for the site, where
Return Period = 50 years (Main Rural Catchment Drainage Channels)
a= 505.5
b= 3.29
c= 0.355
Time of Concentration (min) = 5 mins (assumed)
Rainfall Intensity i = 238.5801469 mm/hr
Rainfall Increase due to climate change = 11.1 % (Mid-21st Century)
Rainfall Intensity i with climate change = 265.0625432 mm/hr

3. Calculation of Peak Flow by Rational Method:

$$Q_p = 0.278 C i A$$

where Q_p = peak runoff in m³/s
 C = runoff coefficient (dimensionless)
 i = rainfall intensity in mm/hr
 A = catchment area in km²

Peak flows refer to **Table 1**.

4. Drainage Capacity Check of Proposed U-Channels

By using Manning's Equation, where

n = 0.016 (Concrete surface)
Gradient = 0.005 (1 in 200)
U-channel size = 300 mm
Velocity = 0.98 m/s
Capacity = 0.079 m³/s

U/S Catchpit	D/S Catchpit	Channel Size (mm)	Min. Gradient	Capacity (m3/s)	Catchment	Peak Flow (m3/s)	Utilization Ratio in %
CP-01	TCP-04	300	1 in 200	0.079	C1, D1	0.063	81%
CP-05a	TCP-04	300	1 in 200	0.079	C2, D2	0.054	68%

4a. Drainage Capacity Check of Proposed 375mm dia. Pipe

By using Colebrook-White Equation, where

k_s = 0.6 mm (for concrete pipe poor condition)
 v = 0.000001 m²/s

U/S Manhole	D/S Manhole	Pipe Size (mm)	U/S IL	D/S IL	Gradient	Velocity (m/s)	Capacity (m ³ /s)	Catchment	Peak Flow (m ³ /s)	Utilization Ratio in %
SMH1047780	Ex. 20m(W) trapezoidal channel	375	11.18	11.17	1 in 200	1.28	0.141	C1, C2, D1, D2	0.117	83%

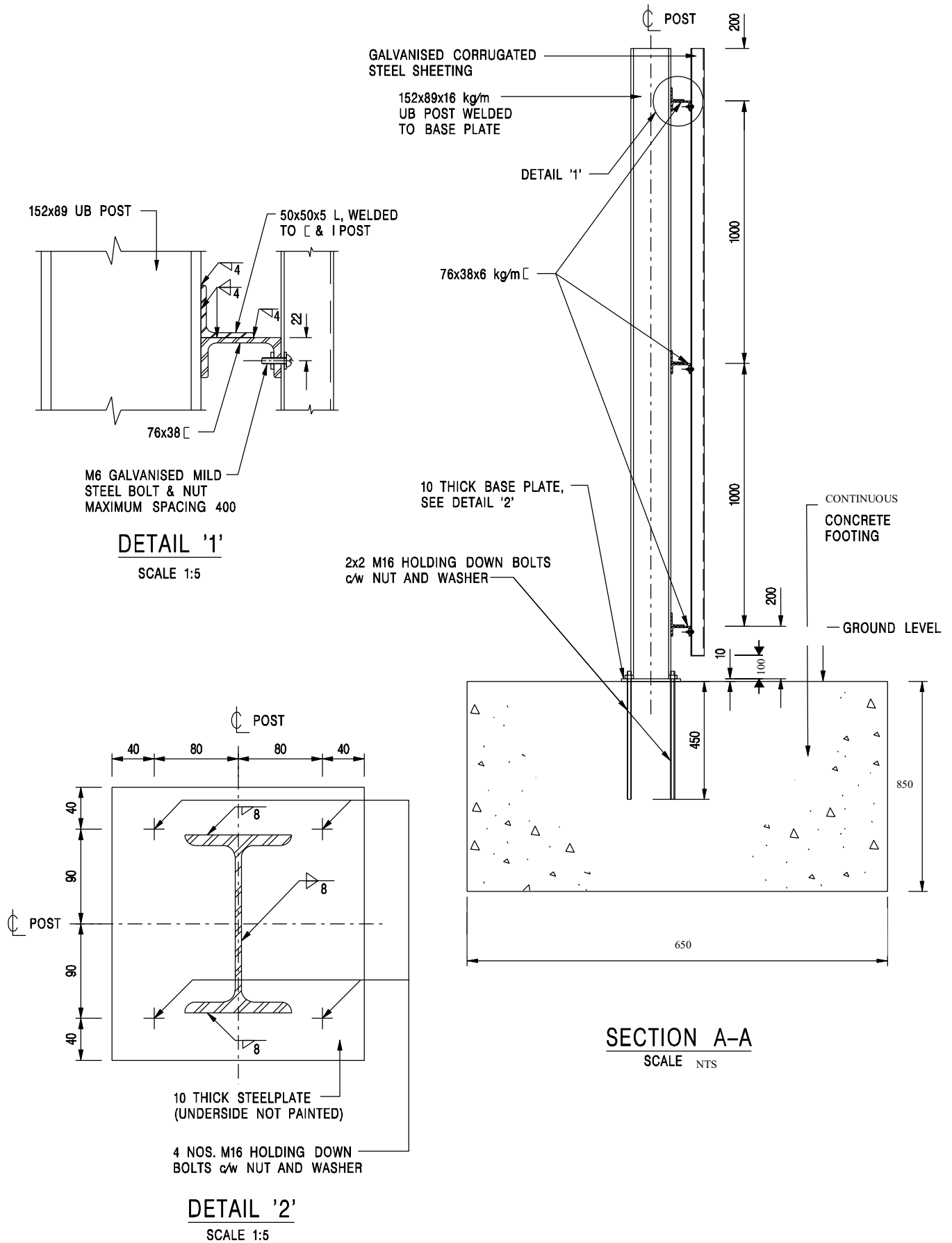
5. Drainage Capacity Check of Existing 750mm dia. Pipe

By using Colebrook-White Equation, where

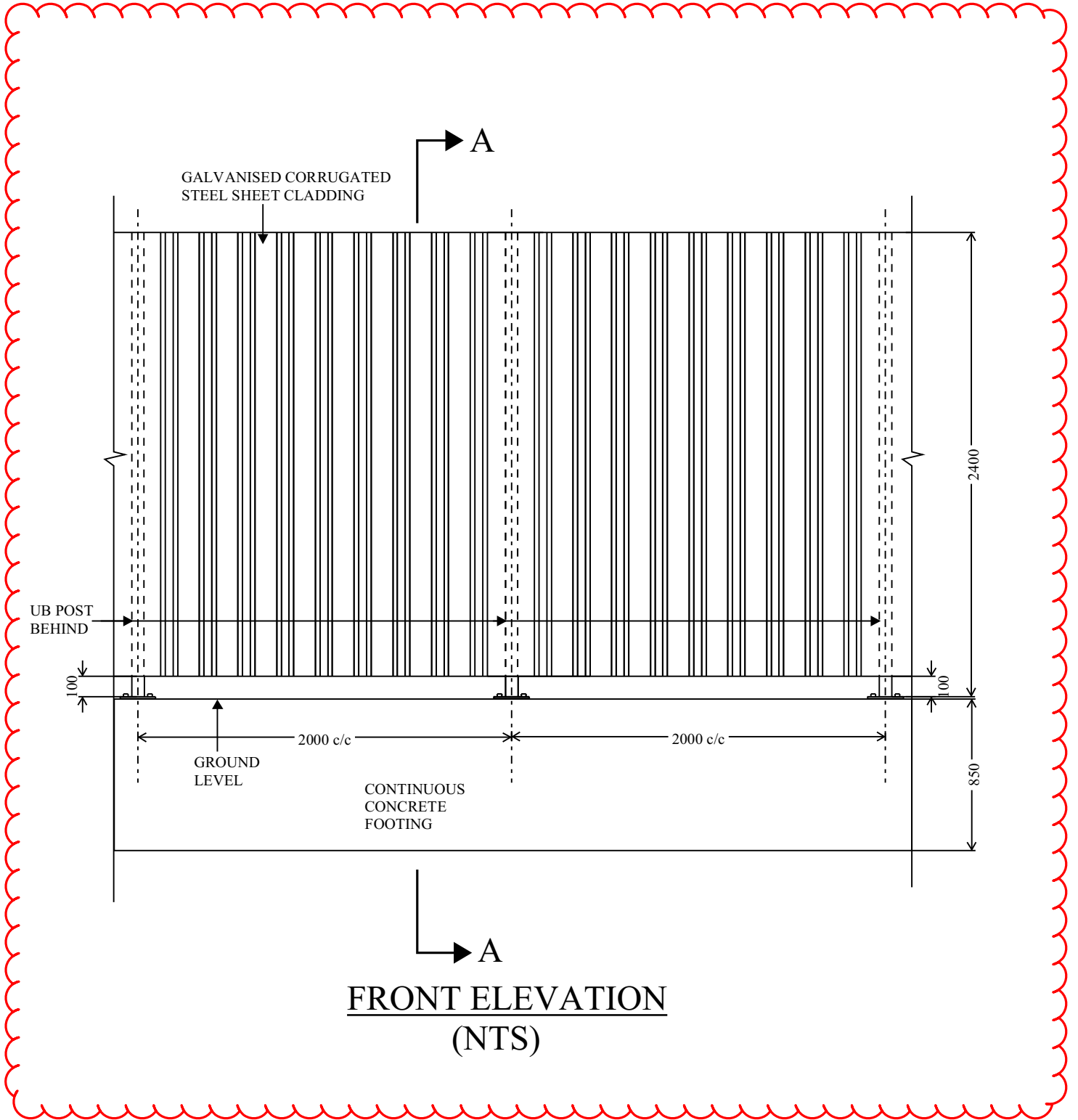
k_s = 0.6 mm (for concrete pipe poor condition)
 v = 0.000001 m²/s

U/S Manhole	D/S Manhole	Pipe Size (mm)	U/S IL	D/S IL	Gradient	Velocity (m/s)	Capacity (m ³ /s)	Catchment	Peak Flow (m ³ /s)	Utilization Ratio in %
SMH1047780	Ex. 20m(W) trapezoidal channel	750	9.81	9.80	1 in 100	2.80	1.236	A, B, C1, C2, D1, D2, E, F, G	0.714	58%

Appendix C – Typical Hoarding Details (For information)



Typical details for hoarding



Typical details for hoarding

Legends:

- Application Site Boundary
- Size (Gradient)
300UC (1:200) Proposed U-Channel with Cast Iron Cover
- Size (Gradient)
Ø375 (1:200) Proposed dia. 375mm Pipe
- CP-01 Proposed Catchpit
- Existing Catchpit SCH1028262
- Existing Drainage Network
- Existing Ground Level
- Proposed Ground Level

Size (Gradient)
300UC (1:200) **Proposed U-Channel with Cast Iron Cover**

Size (Gradient)
Ø375 (1:200) Proposed dia. 375mm Pipe

CP-01  Proposed Catchpit

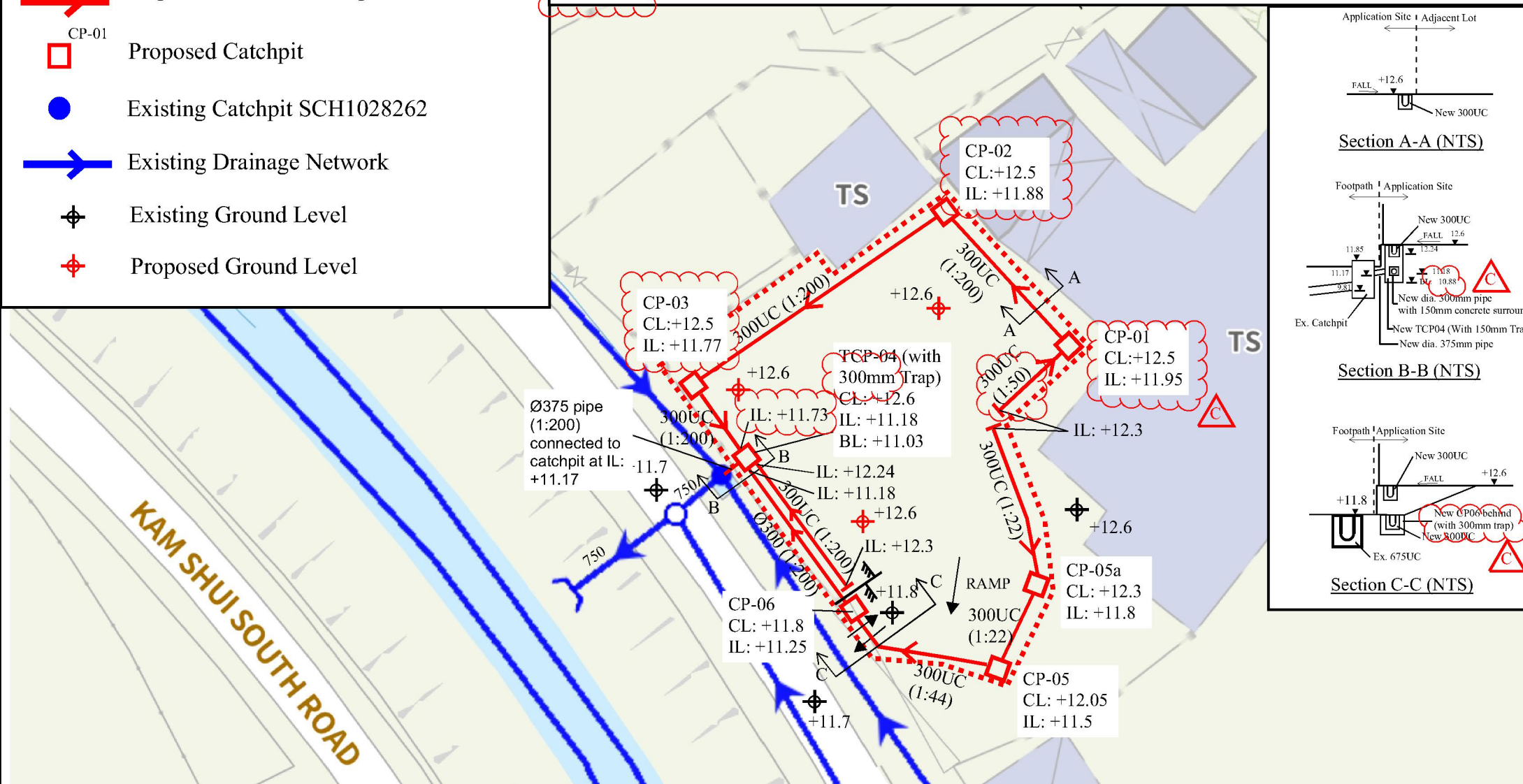
Existing Catchpit SCH1028262

 Existing Drainage Network

⊕ Existing Ground Level

 Proposed Ground Level

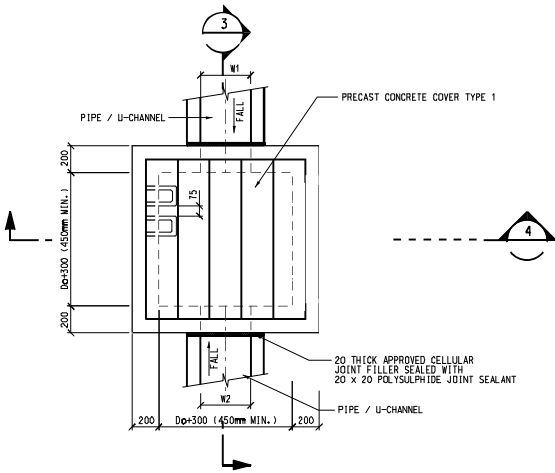
1. All dimensions are in millimeters unless otherwise specified.
2. All levels are in meters above the principal datum
3. All lot boundaries, dimensions and levels are for indication only. Exact values to be verified on site.
4. Catchpit schedule and details refer to Drawing Nos. DIA/002 and 003.
5. No works or structure will be placed within 3m from the top of the bank of the existing 20m width trapezoidal channel.



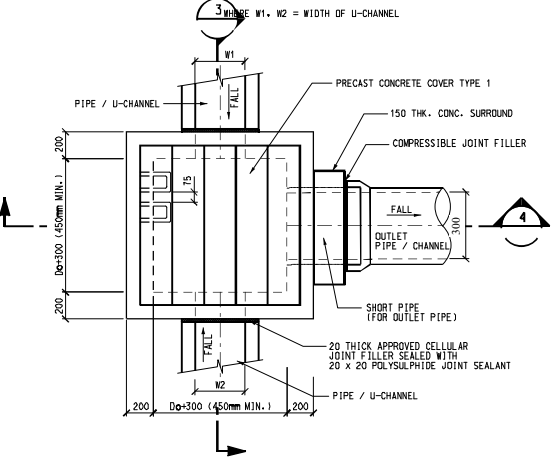
Drawing No.: DIA/001 Rev. C

Title: Proposed Drainage Layout Plan and Sections

- Notes:
- 1. All dimensions are in millimeters unless otherwise specified.
 - 2. All levels are in meters above the principal datum.
 - 3. Reinforced concrete to be grade 30D/20 and blinding concrete to be grade 20D/10 unless other specified.

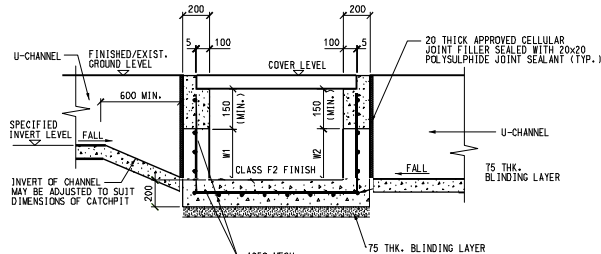


PLAN
CATCHPIT TYPE A DETAIL
SCALE 1:20

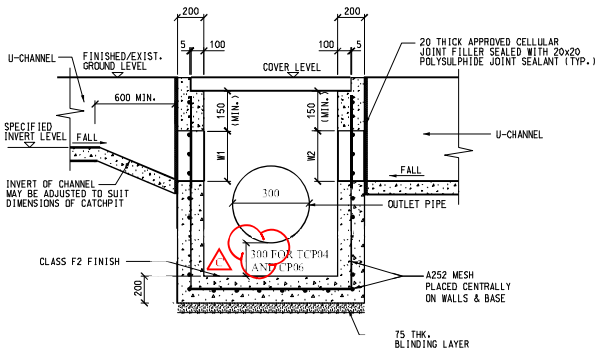


PLAN
CATCHPIT TYPE B DETAIL
SCALE 1:20

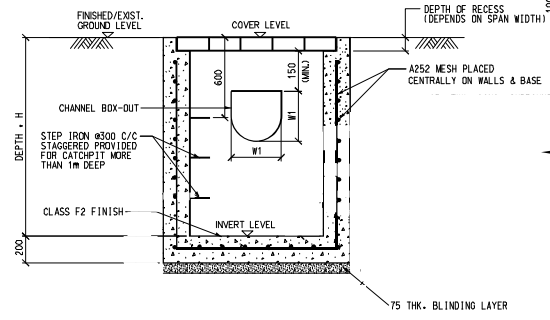
WHERE W1, W2 = WIDTH OF U-CHANNEL



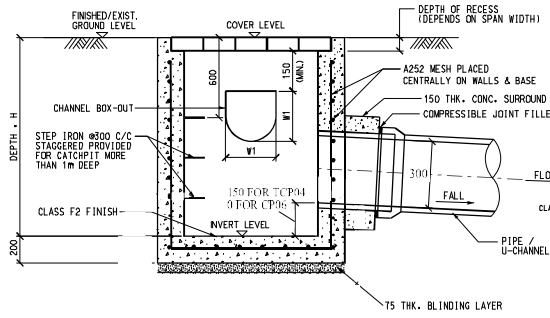
SECTION 3
SCALE 1:20



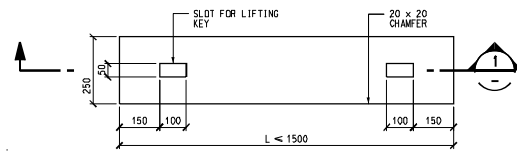
SECTION 3
SCALE 1:20



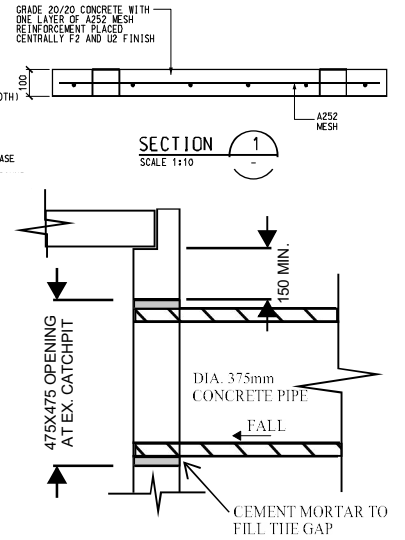
SECTION 4
SCALE 1:20



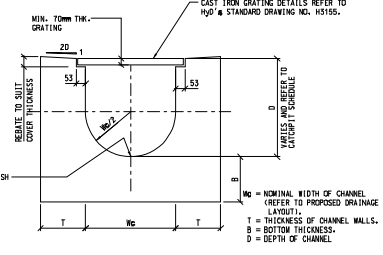
SECTION 4
SCALE 1:20



PLAN
PRECAST CONCRETE COVER TYPE 1 FOR CATCHPITS
SCALE 1:10



SECTION 1
SCALE 1:10



TYPICAL SECTION OF U-CHANNEL
SCALE N.T.S.

U-CHANNEL DIMENSIONS			
NOMINAL WIDTH OF CHANNEL Wc	T	B	REINFORCEMENT B.S. 4483 REF.
≤300	100	100	A252 MESH TO BE PLACED CENTRALLY ONLY WHEN DEPTH (D) EXCEEDS 650mm

CATCHPIT SCHEDULE

Catchpit Ref.	Type	Cover Level (mPD)	Inlet Pipe/Channel			Outlet Pipe/Channel		
			Pipe/Channel No.	Size	Invert Level (mPD)	Size (mm)	Invert Level (mPD)	To Manhole/Catchpit
CP01	A	12.5	A1	300UC	12.17	300UC	11.95	CP02
CP02	A	12.5	A1	300UC	11.88	300UC	11.88	CP03
CP03	A	12.5	A1	300UC	11.77	300UC	11.77	TCP04
TCP04 (With 300mm Trap)	B	12.6	A1	300UC	11.73	Ø375 Pipe	11.18	Ex. SCH1028262
			A2	300UC	12.24			
			A3	Ø300 Pipe	11.18			
CP05a	A	12.3	A1	300UC	11.80	300UC	11.80	CP05
CP05	A	12.05	A1	300UC	11.75	300UC	11.50	CP06
CP06 (With 300mm Trap)	B	11.80	A1	300UC	11.50	Ø300 Pipe with Concrete Surround	11.25	TCP04

Legends:

..... Application Site Boundary

⊕ Existing Ground Level

⊕ Proposed Ground Level

+12.6 (+12.5)

New level (Ex. level)

Notes:

1. All dimensions are in millimeters unless otherwise specified.

2. All levels are in meters above the principal datum

3. All lot boundaries, dimensions and levels are for indication only. Exact values to be verified on site.

