

2024年08月29日
此文件在 29 AUG 2024 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 29 AUG 2024
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP. 131)**

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of Land
and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas,
or Renewal of Permission for such Temporary Use or Development***

**適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行
為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議***

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.
其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

- # "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
- & Please attach documentary proof 請夾附證明文件
- ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
- Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明
- Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2401754

16/7

2401581

2/7 by hand

By hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-TKL/774
	Date Received 收到日期	29 AUG 2024

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☒ Organisation 機構)

香港建造業機械操作及維修專業人員協會

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)

英盛 (合和) 工程有限公司

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)	DD84, LOT220
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 940.5 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 70 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/NE-TKL/14
(e) Land use zone(s) involved 涉及的土地用途地帶	AGR ZONE
(f) Current use(s) 現時用途	空置土地 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. “Current Land Owner” of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☐ is the sole “current land owner”^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the “current land owners”^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☒ is not a “current land owner”[#].
並不是「現行土地擁有人」[#]。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of “current land owner(s)”[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 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 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)

(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_____ 06/08/2024 (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_____ 06/08/2024 (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	擬議臨時建造業訓練中心連附屬辦公室 (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	<input checked="" type="checkbox"/> year(s) 年 三年 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	.....870.5.....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	.....70.....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	.....一個.....
Proposed domestic floor area 擬議住用樓面面積	.....N/A.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	.....70.....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	.....70.....sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) 建築物擬議高度為3米，一層，用作辦公室.....	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	..... 2
Motorcycle Parking Spaces 電單車車位	..... 0
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	..... 0
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	..... 0
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	..... 0
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	..... 0
Coach Spaces 旅遊巴車位	..... 0
Light Goods Vehicle Spaces 輕型貨車車位	..... 0
Medium Goods Vehicle Spaces 中型貨車車位	..... 0
Heavy Goods Vehicle Spaces 重型貨車車位	..... 0
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間 星期一至星期五早上九點到下午五點半，周六，周日及公眾假期休息.....			
(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	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 缸瓦甫路.....	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> _____ _____		

	<p>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)</p> <p>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)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

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。

本地段曾獲得貴署批准，變更土地用途為擬議臨時建造業訓練中心連附屬辦公室為期三年，但由於當時山火頻密，在消防方面我們未有深入研究及處理，同時當地渠道不明朗等原因，該申請便暫時擱置。現時，在經過申請人與不同消防部門及公司學習研究，而且因恐龍坑一帶有政府發展，對山火問題的預防及處理有可靠及穩定的方法；渠務方面亦明確在附近有公共渠道，可直接鏈接到申請地段，同時近年來考生數量激增，協會對於用地的需求大幅增加，因此希望能再向貴署申請，重新安排好消防及渠務問題，望貴署接納。

現本人就這有關申請作出以下補充：

1. 場地常駐機器數量：挖掘機6部，壓路機1部
2. 場地常駐員工人數：考牌官2位
3. 場地開班頻率：一個星期有3日開班，日子不固定
4. 上堂時學生人數：由勞工署規定，一堂僅能至多讓3位學生/考生上堂
5. 現場地新增兩個泊車位，一個提供給員工，一個提供給訪客，學生均乘搭公共交通工具（小巴）進入場地。

本地段申請不涉及任何填土填塘工程。

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資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署




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

.....黃鉅盛.....

.....經理.....

Name in Block Letters

Position (if applicable)

姓名（請以正楷填寫）

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

英盛（合和）工程有限公司.....

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

Date 日期

06/08/2024..... (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	DD84, LOT220
Site area 地盤面積	940.5 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	S/NE-TKL/14
Zoning 地帶	AGR ZONE
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 三年 <input type="checkbox"/> Month(s) 月 <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月
Applied use/ development 申請用途/發展	擬議臨時建造業訓練中心連附屬辦公室 (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	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	70 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.074 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	一棟	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	3	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		一層	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	7.44 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		2
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) <hr/> <hr/>		2 0 0 0 0
(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 loading/unloading bays/lay-bys 上落客貨車位／停車處總數		0
	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) <hr/> <hr/>		0 0 0 0 0

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<hr/>		
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。



*212 RP

*213 RP

*214

*222

221 S.B

申請地點

兩個私家車泊車位

車輛出入口

辦公室, 高3米, 面積70平方米



一號通告張貼位置

申請地點

二號通告張貼位置

三號通告張貼位置

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

寄件者:

寄件日期: 2024年09月26日星期四 17:55

收件者:

主旨: Fw: 檔案編號：A/NE-TKL/774 補充資料

附件: 消防設計計劃書.pdf; 渠務計劃書.pdf; 消防佈局圖.pdf; 渠務佈局圖.pdf; DD84, LOT220理由.pdf

From: December Huang

Sent: Wednesday, September 4, 2024 12:20 PM

To: Sheren Si Wai LEE/PLAND <sswlee@pland.gov.hk>

Subject: 檔案編號：A/NE-TKL/774 補充資料

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）。

本地段曾獲得貴署批准，變更土地用途為擬議臨時建造業訓練中心連附屬辦公室為期三年，原編號為 A/NE-TKL/699 但由於當時山火頻密，在消防方面我們未有深入研究及處理，同時當地渠道不明朗等原因，該申請便暫時擱置。現時，在經過申請人與不同消防部門及公司學習研究，而且因恐龍坑一帶有政府發展，對山火問題的預防及處理有可靠及穩定的方法；渠務方面亦明確在附近有公共渠道，可直接鏈接到申請地。近年來考生數量激增，協會對於用地的需求大幅增加，因此希望能再向貴署申請，重新安排好消防及渠務問題，望貴署接納。

現本人就這有關申請作出以下補充：

1. 場地常駐機器數量：挖掘機6部，壓路機1部
2. 場地常駐員工人數：考牌官2位
3. 場地開班頻率：一個星期有3日開班，日子不固定
4. 上堂時學生人數：由勞工署規定，一堂僅能至多讓3位學生/考生上堂
5. 現場地新增兩個泊車位，一個提供給員工，一個提供給訪客，學生均乘搭公共交通工具（小巴）進入場地。

本地段申請不涉及任何填土填塘工程，所申請的內容與TKL/699大致相同；場地內的空地僅用作挖掘機及壓路機等專業機械之訓練及考試場所。

地段內的辦公室由一個貨櫃組成。

場地內設有兩個車位，一個供給考官，一個供給其他工作人員，考官平日不會經常出入場地，預計產生車流量為一輛/每小時；其餘考生或學生，協會則會建議他們搭乘公共交通工具，臨近的小巴站點距離申請地段約370米，預計步行時間為2分鐘。

車輛控制方面，出入口的空間足夠所產生的車流量同時進入場地，並不會造成在場地外排隊的情況。行人安全方面，車輛出入口處會張貼告示牌：車輛出入，行人注意。在行人路及出入口的交接位置，協會會擺放雪糕筒以警示行人；同時，車輛限速5KM/H。

消防及渠務的佈局詳情請見附圖。

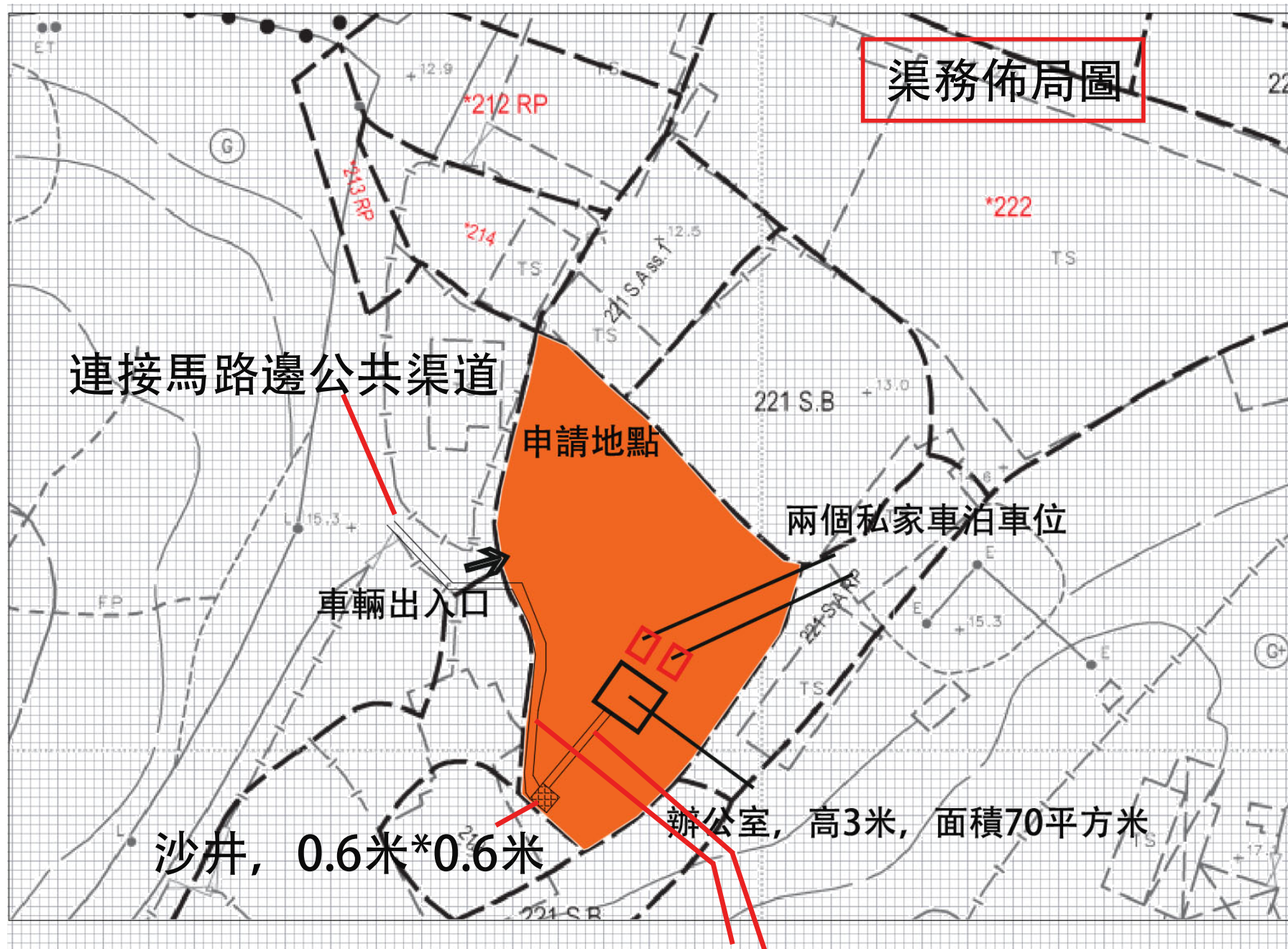
渠務計劃書

申請地點：DD84LOT220

申請面積：約 390 平方米 (390sq.m About)

申請許可：擬議臨時建造業訓練中心連附屬辦公室（為期三年）

場地內設置一個沙井，面積為 0.6m x 0.6m，並用渠道分別連接辦公室及沿著場地邊緣，從車輛出入口處連接到政府公共渠道（詳情見附圖）。場地內不設洗手間，因此不需要設置化糞池。



申請地點：DD84LOT220

申請面積：390sq.m

消防設計計劃書

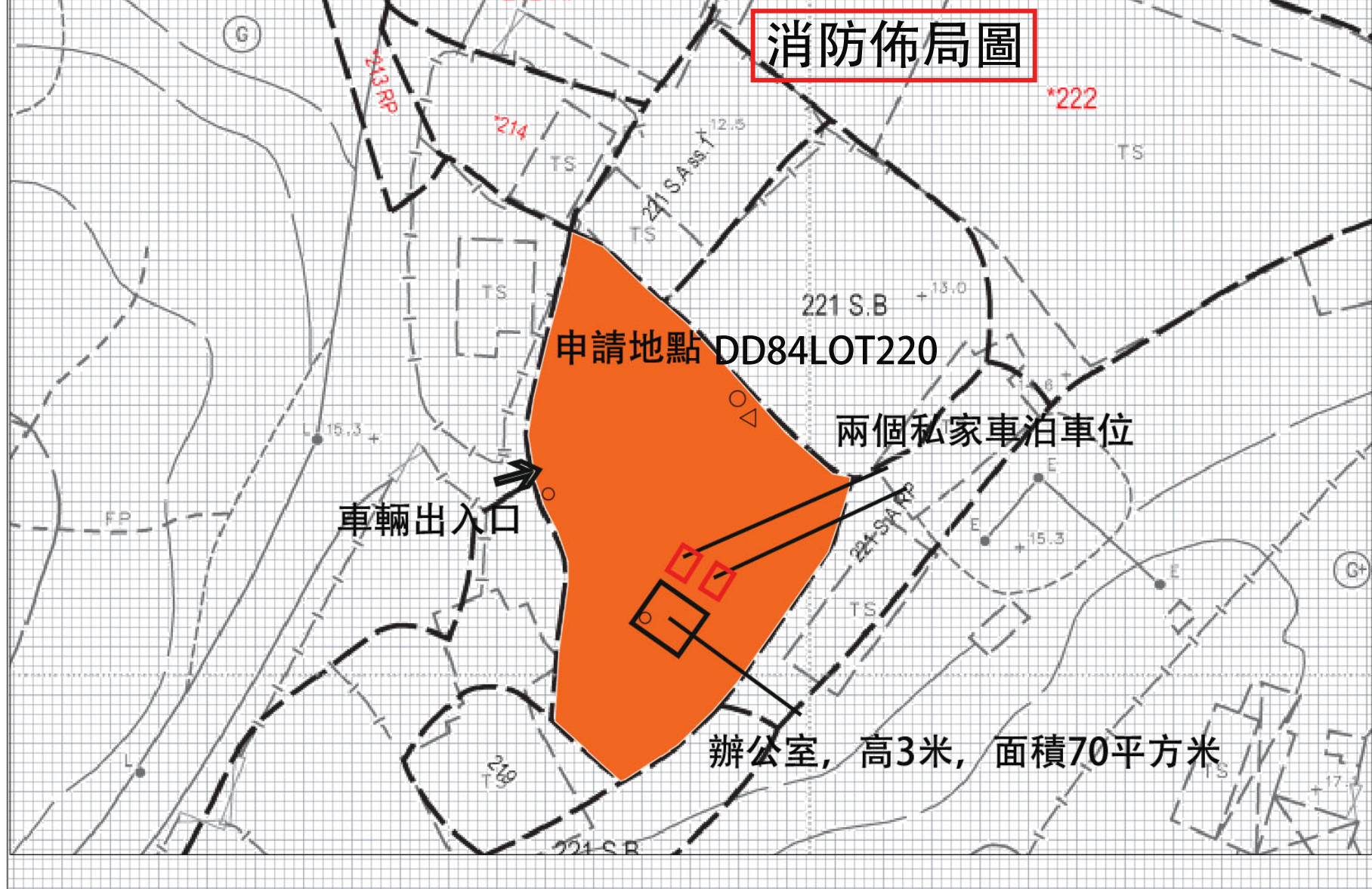
申請地點：DD84LOT220

申請面積：約 390 平方米 (390sq.m About)

申請許可：擬議臨時建造業訓練中心連附屬辦公室（為期三年）

場地內共設置四支滅火筒，包括三支 5 公斤二氧化碳氣體滅火筒及一支 5 公斤乾粉滅火筒，其中一支二氧化碳氣體滅火筒放置在辦公室內，一支二氧化碳氣體滅火筒放置在車輛出入口處（即大門口），一支二氧化碳氣體滅火筒及一支乾粉滅火筒則設置在訓練及考試場地邊緣（見附圖）。

消防佈局圖



○ 5kg CO2 Type Fire Extinguisher x 3 Nos.

(5公斤二氧化碳氣體滅火筒 x 3支)

△ 5.0kg Dry Powder Type Fire Extinguisher x 1 Nos.

(5.0公斤乾粉滅火筒 x 1支)

申請項目：擬議臨時建造業訓練中心
連附屬辦公室（為期三年）

備注：面積約390sq.m平方米

作業時間由上午九時至下午五時

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

寄件者:

寄件日期:

2024年09月26日星期四 17:56

收件者:

主旨:

Fw: 檔案編號：A/NE-TKL/774 補充資料

附件:

渠務計劃書.pdf; 消防設計計劃書.pdf; 渠務佈局圖.pdf; 消防佈局圖.pdf

From: December Huang

Sent: Wednesday, September 4, 2024 4:31 PM

To: Sheren Si Wai LEE/PLAND <sswlee@pland.gov.hk>

Subject: 檔案編號：A/NE-TKL/774 補充資料

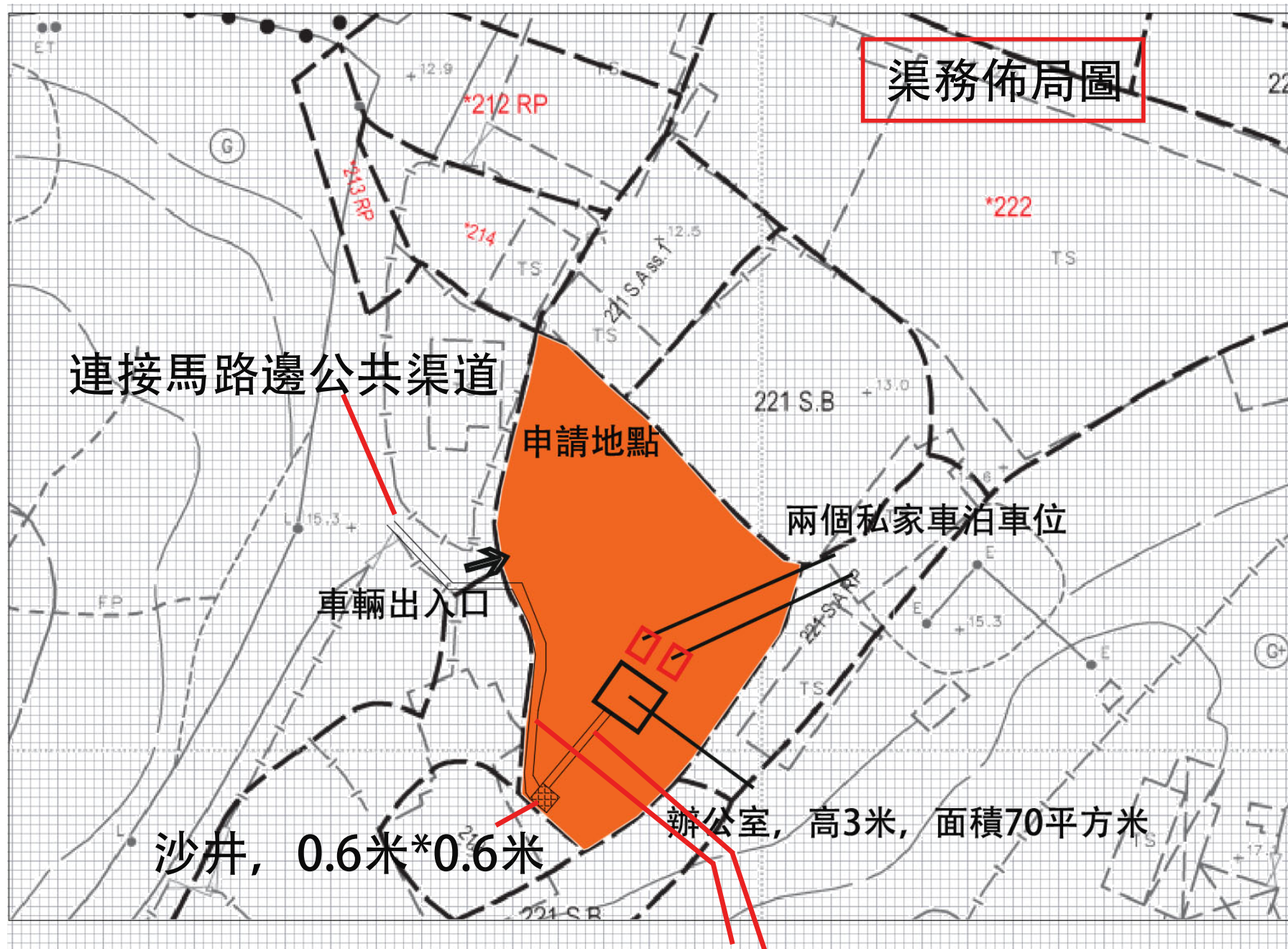
渠務計劃書

申請地點：DD84LOT220

申請面積：約 940.5 平方米 (940.5sq.m About)

申請許可：擬議臨時建造業訓練中心連附屬辦公室（為期三年）

場地內設置一個沙井，面積為 0.6m x 0.6m，並用渠道分別連接辦公室及沿著場地邊緣，從車輛出入口處連接到政府公共渠道（詳情見 附圖）。場地內不設洗手間，因此不需要設置化糞池。



申請地點: DD84LOT220

申請面積: 940.5sq.m

消防設計計劃書

申請地點：DD84LOT220

申請面積：約 940.5 平方米 (940.5sq.m About)

申請許可：擬議臨時建造業訓練中心連附屬辦公室（為期三年）

場地內共設置四支滅火筒，包括三支 5 公斤二氧化碳氣體滅火筒及一支 5 公斤乾粉滅火筒，其中一支二氧化碳氣體滅火筒放置在辦公室內，一支二氧化碳氣體滅火筒放置在車輛出入口處（即大門口），一支二氧化碳氣體滅火筒及一支乾粉滅火筒則設置在訓練及考試場地邊緣（見附圖）。

消防佈局圖

申請地點 DD84LOT220

車輛出入口

兩個私家車泊車位

辦公室，高3米，面積70平方米

- 作業時間由上午九時至下午五時

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

Timothy Wai Pui WU/PLAND

寄件者: December Huang <[REDACTED]>
寄件日期: 2024年10月10日星期四 17:04
收件者: Timothy Wai Pui WU/PLAND
主旨: 檔案編號: A/NE-TKL/744進一步資料
附件: IMG_5762.jpeg; 07cbf5901abd003e81d3d3c0c71751a2.jpeg

就著該申請，本申請人希望能作出以下補充：

- 1.場地內的機械進行訓練課程時，會使用石墩及鉄通，并不會直接影響場地的土地狀況。
 - 2.理由補充：在 2013 年時，勞工署已認可本申請地段 DD84, LOT220 作為訓練及考試場地。
 - 3.在場地使用完畢後，申請人明白會將場地清空還原至原有狀況。
 - 4.有關本申請人在 2024 年 9 月 4 日曾發出兩封電郵，當中渠務佈局圖和消防佈局圖提及到申請面積為 390 平方米及 940.5 平方米，其中 390 平方米的佈局圖是錯誤的，本次申請面積實際為 940.5 平方米。請取消 2024 年 10 月 10 日下午 16:40 發出的電郵。
- 現補上協會背景及進一步資料簽署，謝謝。



香港建造業機械操作及維修專業人員協會

地址：九龍油麻地上海街 433 號興華中心 2202-2203 室

FLAT 2202-2203 XING HUA CENTRE, 433 SHANGHAI STREET, KOWLOON.HK



網址：www.copm.org.hk

歷史背景

香港建造業機械操作及維修專業人員協會成立於 1994 年 12 月 23 日，為職工會登記局登記的職工會之一，登記編號為：846 乃屬香港工會聯合會及香港建造業總工會屬會之一，屬會編號為 30980，已近三十年的歷史。

工會創立後不久，九十年代開始做職業培訓工作，至今培訓職業機手超過 11450 人。現時獲勞工處批核課程包括：

- (1) 貨車吊機資深操作員訓練課程
- (2) 龍門式起重機資深操作員訓練課程
- (3) 挖掘機資深操作員訓練課程
- (4) 壓實機資深操作員訓練課程
- (5) 小型搬土裝載資深操作員訓練課程
- (6) 輪胎式液壓伸縮吊臂起重機資深操作員訓練課程
- (7) 貨車吊機新手操作員訓練課程
- (8) 龍門式起重機新手操作員訓練重新甄審資格課程
- (9) 貨車吊機操作員訓練重新甄審資格課程
- (10) 龍門式起重機操作員訓練重新甄審資格課程
- (11) 壓實機操作員訓練重新甄審資格課程
- (12) 挖掘機操作員訓練重新甄審資格課程
- (13) 輪胎式液壓伸縮吊臂起重機重新甄審資格課程
- (14) 強制性基本安全訓練課程（建築工程）

本會曾出任建造業議會訓練學員機械操作及維修專業人員課程顧問委員會成員，現時專業工會會員人數 700 多人。

特此知照



香港建造業機械操作及維修專業人員協會

06/11/2022



香港建造業機械操作及維修專業人員協會

地址：九龍油麻地上海街 433 號興華中心 2202-2203 室
FLAT 2202-2203 XING HUA CENTRE, 433 SHANGHAI STREET, KOWLOON.HK



何小姐

連主席



網址：www.copm.org.hk

根據城市規劃條例
第 131 章第 16-III 條
做出的規劃許可申請
進一步補充資料

本協會為香港建造業機械操作及維修專業人員協會，本協會編號：30980 就著規劃申請：A/NE-TKL/774 申請一事，本協會明白本次申請為臨時性質，在本申請地段使用完畢後，本協會承諾會將土地還原至地段原有的狀況，包括清空場地機器，作為辦公室的貨櫃及恢復場地的草皮。

香港建造業機械操作及維修專業人員協會及蓋章

日期：二零二四年十月十日



Previous S.16 Applications

Approved Application

Application No.	Uses/ Development	Date of Consideration
A/NE-TKL/699	Temporary Training Centre for Construction Industry with Ancillary Office for a Period of 3 Years	25.11.2022 (revoked on 25.11.2023)

Rejected Application

Application No.	Uses/ Development	Date of Consideration	Rejection Reasons
A/NE-TKL/97	Temporary Open Storage of Construction Materials and Machineries for a Period of 12 Months	30.10.1998	R1 - R4

Rejection Reasons

- R1 The use under application was not in line with the planning intention of the "Agriculture" zoning which was to retain and safeguard agricultural land for agricultural purposes and to retain arable land with potential for rehabilitation. There was no strong justification in the submission for a departure from such planning intention even on a temporary basis.
- R2 The use under application was incompatible with the surrounding land-uses which were predominantly rural and agricultural in character.
- R3 No information had been provided in the submission to demonstrate that the use under application would not have adverse drainage, traffic or environmental impacts.
- R4 The approval of the application would set an undesirable precedent for other similar applications and the cumulative effect of approving similar applications would result in a general degradation of the environment of the area.

Government Departments' General Comments

1. Land Administration

Comments of the District Land Officer/North, Lands Department (DLO/N, LandsD):

- no objection to the application;
- the application site (the Site) comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government land (GL) is granted to the Site;
- the following irregularity covered by the planning application has been detected by her office:

unauthorised structure within the said private lot covered by the planning application

there is an unauthorised structure on the private lot. The lot owners should immediately rectify the lease breaches and her office reserves the rights to take necessary lease enforcement action against the breaches without further notice; and

- if the planning application is approved, the lot owner shall apply to her office for a Short Term Waiver (STW) to permit the structure erected/to be erected within the said private lot. The application for STW will be considered on whole lot basis by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of back-dated waiver fee from the first date the erection of unauthorised structure and administrative fee as considered appropriate by the LandsD. Besides, given the applied use is temporary in nature, only erection of temporary structures will be considered.

2. Landscape

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

- no objection to the application from the landscape planning perspective;
- with reference to the aerial photo of 2023, the Site is located in an area of miscellaneous rural fringe landscapes character comprising temporary structures, farmlands, vegetated areas and woodlands within the “Green Belt” zones located to the east and west. The applied use is considered not incompatible with its surrounding environment;
- Based on the site record taken on 21.2.204, the Site is occupied by temporary structures and construction machineries. Some trees of common species are observed along the northern and south-eastern site boundaries within the Site; and
- compared to the last approved application (No. A/NE-TKL/699), there is no substantial change in the proposed layout. Significant adverse impact on the existing landscape resources within the Site arising from the applied use is not anticipated.

3. **Traffic**

Comments of Commissioner for Transport (C for T):

- noting that the scale, nature and use of the current application remain generally unchanged from the last approved application, she has no comment on the application from the traffic engineering viewpoint; and
- approval condition on the implementation of traffic management measures as proposed by the applicant within 9 months from the date of planning approval to his satisfaction shall be imposed.

Comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE of HyD):

- the proposed access arrangement of the Site should be commented and approved by the Transport Department (TD);
- adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains; and
- the access road connecting to the Site with the nearby public road is not and will not be maintained by his office. His office should not be responsible for maintaining any access connecting to the Site.

4. **Environment**

Comments of the Director of Environmental Protection (DEP):

- no environmental complaint against the Site has been received over the past three years.

5. **Drainage**

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

- no objection to the application from the public drainage viewpoint;
- should the application be approved, approval conditions should be imposed to request the applicant to submit and implement a drainage proposal for the Site to ensure that it will not cause adverse drainage impact on the adjacent area. The implemented drainage facilities at the Site shall be maintained at all times during the planning approval period;
- the Site is in an area where no public sewerage connection is available; and
- his advisory comments are at **Appendix IV**.

6. Fire Safety

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

- no in-principle objection to the proposal subject to fire service installations (FSIs) and water supplies for firefighting being provided to his satisfaction;
- the FSIs proposal submitted is considered acceptable. The applicant should submit a full set of the Certificate of Fire Service Installations and Equipment (FS. 251) which should be incorporated all FSIs proposed in the endorsed FSI proposal for further arrangement of FSI acceptance inspection; and
- his advisory comments are at **Appendix IV**.

7. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- no objection to the application;
- it is noted that one structure is proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out at the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works (UBW) under the Buildings Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO; and
- her advisory comments are at **Appendix IV**.

8. Project Interface

Comments of the Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD):

- it is noted that the applied use is located within the proposed New Territories North (NTN) New Town under the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To. The P&E Study already commenced on 29.10.2021. While the implementation programme of NTN New Town is being formulated under the P&E Study, the site formation works will likely commence soon after the completion of detailed design in next stage. Subject to the land use planning in the P&E Study, the applied use, if approved, may need to be vacated for the site formation works.

9. Other Departments

The following government departments have no comments on the application:

- (a) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); and
- (b) District Officer (North), Home Affairs Department (DO(N), HAD).

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/North, Lands Department (DLO/N of LandsD) that:
- (i) the application site (the Site) comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government land (GL) is granted to the Site;
 - (ii) the following irregularity covered by the planning application has been detected by her office:

unauthorised structure within the said private lot covered by the planning application

there is an unauthorised structure on the private lot. The lot owners should immediately rectify the lease breaches and her office reserves the rights to take necessary lease enforcement action against the breaches without further notice; and
 - (iii) the lot owner shall apply to her office for a Short Term Waiver (STW) to permit the structure erected/to be erected within the said private lot. The application for STW will be considered on whole lot basis by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of back-dated waiver fee from the first date the erection of unauthorised structure and administrative fee as considered appropriate by the LandsD. Besides, given the applied use is temporary in nature, only erection of temporary structures will be considered;
- (b) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant is reminded to seek approval for any proposed tree works from relevant authority prior to commencement of the works;
- (c) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE of HyD) that:
- (i) the proposed access arrangement of the Site should be commented and approved by the Transport Department (TD);
 - (ii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - (iii) the access road connecting to the Site with the nearby public road is not and will not be maintained by his office. His office should not be responsible for maintaining any access connecting to the Site;

- (d) to note the comments of the Director of Environmental Protection (DEP) that:
- (i) the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by Environmental Protection Department (EPD) should be followed to minimise potential environmental nuisance to the surrounding area;
 - (ii) adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use should be provided. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of the EPD’s Practice Note for Professional Person (ProPECC) PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department” including percolation test; and
 - (iii) it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN of DSD) that:
- (i) the Site is in an area where public sewerage connection is not available. The EPD should be consulted regarding the sewage treatment/disposal facilities for the applied use; and
 - (ii) his comments on the submitted drainage proposal are as follows:
 - a drainage plan should be provided clearly showing the size, levels and routes of the proposed drainage. The details (invert level, gradient, general sections etc.) of the proposed drain/ surface channel, catchpits and the discharge structure shall be provided;
 - surface channel with grating covers should be provided along the site boundary;
 - the cover levels of proposed channels should be flush with the existing adjoining ground level;
 - a catchpit with covers should be provided where there is a change of direction of the channel/drain. The details of the catchpit with covers shall be provided;
 - catchpits with sand trap shall be provided at the outlets of the proposed drainage system. The details of the catchpit with sand trap should be provided;
 - the applicant should check and ensure that the existing drainage downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the Site. The applicant should also ensure that the flow from the Site will not overload the existing drainage system;
 - the applicant is reminded that where walls are erected or kerbs are laid along the boundary of the same, peripheral channels should be provided on both sides of the

walls or kerbs, and/or adequate openings should be provided at the walls/kerbs to allow existing overland flow passing through the Site to be intercepted by the drainage system of the Site with details to be agreed by the DSD, unless justified not necessary;

- the applicant is reminded that all existing flow paths as well as the run-off falling onto and passing through the site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the Site any time during or after the works;
- the proposed drainage works, whether within or outside the site boundary, should be constructed and maintained properly by the applicant and rectify the system if it is found to be inadequate or ineffective during operation at his/her own expense;
- for works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from the DLO/N and/or relevant private lot owners;
- the applicant should make good all the adjacent affected areas upon the completion of the drainage works;
- the applicant shall allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works;
- the applicant and the successive lot owners shall allow connections from the adjacent lots to the completed drainage works on GL when so required;
- photos should be submitted clearly showing the current conditions of the area around the Site, the existing drainage/flowpaths around the Site, the proposed drainage from the Site to the downstream existing watercourse and the existing watercourse at about 20m intervals. The locations of the camera and the direction of each photo should also be indicated on a plan; and
- there is no DSD's drainage facility in the vicinity of the applied use. The provision of "Public Manhole" indicated on the proposal should be reviewed. The applicant should indicate where the surface runoff of the Site would be discharged to and provide the connection details;

(f) to note the comments of the Director of Fire Services (D of FS) that the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap.123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;

(g) to note the comment of the Project Manager (North), Civil Engineering and Development Department that the applied use is located within the proposed New Territories North (NTN) New Town under the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To. The P&E Study already commenced on 29.10.2021. While the implementation

programme of NTN New Town is being formulated under the P&E Study, the site formation works will likely commence soon after the completion of detailed design in next stage. Subject to the land use planning in the P&E Study, the applied use, if approved, may need to be vacated for the site formation works;

- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW of BD) that:
- (i) it is noted that one structure is proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out at the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (ii) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (iii) the Site does not abut on a specified street of not less than 4.5 m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (iv) for UBW erected on leased land, enforcement action may be taken by the Buildings Department to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the application Site under the BO;
 - (v) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R;
 - (vi) in general there is no requirement under the BO in respect of provision of car parking spaces for a proposed development, However, the applicant's attention is drawn to the provision of accessible car parking spaces designated for the use of persons with a disability as per the requirements under regulation 72 of the B(P)R and Division 3 of Design Manual: Barrier Free Access 2008;
 - (vii) the applicant's attention is drawn to the provision under regulations 5, 40 and 41 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulation in respect of sanitary fitment provision in workplaces, disposal of foul water and surface water respectively;
 - (viii) detailed checking under the BO will be carried out at building plan submission stage; and

- (i) should the applicant fail to comply with any of the approval conditions again resulting in the revocation of the planning permission, sympathetic consideration will not be given to any further application.

1

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

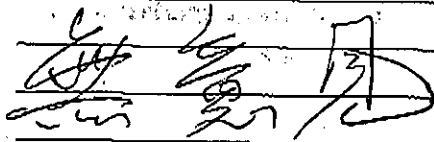
By Fax : 2877 0245 or 2522 8426

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

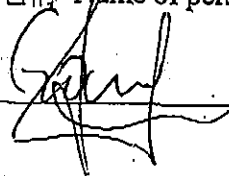
有關的規劃申請編號 The application no. to which the comment relates
A/NE-TKL/774

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

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

簽署 Signature

日期 Date 2024.9.16

From:
Sent: 2024-09-24 星期二 02:57:42
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/NE-TKL/774 DD 84 Ping Che Construction Industry Training

A/NE-TKL/774

Lot 220 in D.D. 84, Ping Che, Ta Kwu Ling

Site area: About 940.5sq.m

Zoning: "Agriculture"

Applied use: Training Centre for Construction Industry / 2 Vehicle Parking

Dear TPB Members,

699 approved 25 Nov 2022. Revoked 25 Nov 2023 for failure to fulfill Fire and Drainage conditions.

It is absolutley shocking that an operation that purports to be a training centre for the construction industry would fail to fulfill basic conditions.

ONE HAS TO QUESTION HOW IT COULD FAIL TO LEAD BY EXAMPLE.

That the adjacent site Application 714 was approved for open storage, failed to fulfill conditions BUT HAS BEEN GRANTED A FURTHER EXTENSION OF TIME IN EXCESS OF THE STIPULATED 18MTS ALLOWANCE, indicates that there is a relationship between the operations.

If members were seious about their duty to ensure that TPB guidelines are adhered to, they would question what is going on and why PlanD and Lands supports such dodgy practices.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 4 July 2022 3:08 AM HKT
Subject: A/NE-TKL/699 DD 84 Ping Che Construction Industry Training

Dear TPB Members,

689 withdrawn, back with 2 vehicle parking.

Previous objections still applicable.

Mary Mulvihill

From:

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

Date: Tuesday, 14 December 2021 3:25 AM CST

Subject: A/NE-TKL/689 DD 84 Ping Che Construction Industry Training

A/NE-TKL/689

Lot 220 in D.D. 84, Ping Che, Ta Kwu Ling

Site area : About 942sq.m

Zoning : "Agriculture"

Applied use : Training Centre for Construction Industry / ??? Parking

Dear TPB Members,

Object. There is considerable framing activity in the area and this site is between two GB clusters.

Construction industry training would certainly involve considerable disturbance to the land.

Surely with the thousands of brownfields located on Agriculture zoning this operation could utilize some lots in a trashed area.

Mary Mulvihill