

This document is received on 26 MAY 2020.  
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 Renewal  
of Permission for such Temporary Use or Development\***

**適用於祇涉及位於鄉郊地區土地上及/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.info.gov.hk/tpb/en/plan\\_application/apply.html](https://www.info.gov.hk/tpb/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.info.gov.hk/tpb/tc/plan\\_application/apply.html](https://www.info.gov.hk/tpb/tc/plan_application/apply.html)

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/TM-CT47/400
	Date Received 收到日期	26 MAY 2020

- 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.info.gov.hk/tpb/>. 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.info.gov.hk/tpb/>), 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)

Tuen Mun Sports Association Limited 屯門體育會有限公司

### 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)

Samson Wong & Associates Property Consultancy Ltd. 黃山建業事務所有限公司  
(Engaged by Eminence Consulting & Management Co. Ltd. 天稟策劃管理委聘)

### 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)	Government Land (Former Lam Tei Gospel School) in D.D. 130 新界屯門丈量約份第130約地段的政府土地(前藍地福音學校)
(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 ..... 3096 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 710 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... 3096 ..... sq.m 平方米 <input checked="" 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	Approved Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTY/10 藍地及亦園分區計劃大綱核准圖編號S/TM-LTY/10 /
(e) Land use zone(s) involved 涉及的土地用途地帶	Green Belt 綠化地帶 /
(f) Current use(s) 現時用途	Vacant School Premises (空置校舍)  (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"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☒ 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)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of ..... "current land owner(s)"<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

Others 其他

- ☒ others (please specify)  
其他（請指明）

According to Lands Department, Government Land (Former Lam Tei Gospel School) and adjacent Lots 130 in D.D. 2527 R.P. is under the Central Clearing House Mechanism(Appendix).

根據規劃署資料顯示，新界屯門毗連丈量約份第130約地段第2527號餘段及政府土地(前藍地福音學校)已被納入經中央調配機制檢討的空置校舍用地(附件)。

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

<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas</b> 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 <b>(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))</b> (如屬位於鄉郊地區臨時用途/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	Place of Recreation, Sports or Culture (Sports Training Ground) 康體文娛場所(運動訓練場地)  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... 3 ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	2386
Proposed covered land area 擬議有上蓋土地面積	710 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	4 ..... <input checked="" type="checkbox"/> About 約
Proposed domestic floor area 擬議住用樓面面積	Not Applicable 不適用 .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	710 .....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	710 .....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)	
Structure A 結構A: W.C. 洗手間 Structure B 結構B: Training Centre & Ancillary Office 訓練中心及辦公室 Structure C 結構C: 儲物室 Structure D 結構D: Training Centre 訓練中心 (Please refer to Block Plan 請參考樓宇位置圖) All the structures are in one storey 以上結構均為一層高	
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	4
Motorcycle Parking Spaces 電單車車位	4
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)	/
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	2
Light Goods Vehicle Spaces 輕型貨車車位	2
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 Monday to Sunday & Public Holiday 09:00-18:00 星期一至日及公眾假期上午九時至下午六時																																	
(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)) Fuk Hang Tsuen Road 福亨村路																															
	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，請另頁表示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?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			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 checked="" 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"/>
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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>Not Applicable 不適用</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****位於鄉郊地區臨時用途/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>(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）。

.....Please refer to the attachment.....  
請參考附件



**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 an application to the Board 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

SAMSON WONG SAN 黃山

Name in Block Letters  
姓名（請以正楷填寫）

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

MANAGING DIRECTOR 董事總經理

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

- ☐ Member 會員 / ☒ Fellow of 資深會員  
☐ 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

Others 其他 .....

on behalf of  
代表

Tuen Mun Sports Association Limited 屯門體育會有限公司

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

Date 日期

26 February 2020

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in an application to the Board 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**

- 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：  
  - 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
  - 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。
- 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。
- 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 deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Government Land (Former Lam Tei Gospel School) in D.D. 130  新界屯門丈量約份第130約地段的政府土地(前藍地福音學校)
Site area 地盤面積	3096 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 3173 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTTY/10 藍地及亦園分區計劃大綱核准圖編號S/T M- LTTY/10
Zoning 地帶	Green Belt 綠化地帶
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____  <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/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	Place of Recreation, Sports or Culture (Sports Training Ground) 康體文娛場所 (運動訓練場地)

(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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	710 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.22 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	/	
	Non-domestic 非住用	4	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	4	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
		1	<input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	22 % <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		
	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) _____ _____		4 4 2 / / /
	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) _____ _____		/ 2 2 / / /



Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input checked="" type="checkbox"/>	<input checked="" 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/>		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" type="checkbox"/>	<input checked="" 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/>		
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。

**Justification**

理由

## **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。

The justifications for application for "Place of Recreation, Sports or Culture" in Government Land (Former Lam Tei Gospel School) in D.D. 130 for not exceeding 3 Years.

### **Central Clearing House Mechanism**

According to Planning Department, Lam Tei Gospel School is under the Central Clearing House mechanism which was shown in supplementary documents. Vacant school premises (VSP) are reviewed for suitable alternative long-term uses (such as Government, Institution or Community (G/IC), residential and other uses) for the concerned VSP sites. Allowing the temporary use of "Place of Recreation, Sports or Culture" will definitely suit the policy of changing the VSP into suitable alternative long-term use.

### **Alignment with Government Policy**

2. In Policy Address 2017, the Government actively promotes sports in the community and support elite sports. Hong Kong athletes have excelled in major international sports event. Allowing the temporary use of "Place of Recreation, Sports or Culture" can align with the current government policy and provide places and facilities to public and athlete for training.

Different researches from foreign countries suggested that daily exercise and sports activities can enhance and improve physical and mental health. Daily exercise can also help with relaxation, enhance sleep quality and make people feel happier. Considering the intensive pace of life and lack of sports facilities in Hong Kong, providing more sports facilities can promote sports to the community and bring benefit to the community in long term.

### **Utilization of Land Resources**

The land of Former Lam Tei Gospel School is vacant since 2006. It is a waste of the precious land resources in Tuen Mun. Allowing the temporary use of "Place of Recreation, Sports or Culture" allows Tuen Mun Sports Association Limited to make use of the vacant land to provide in-shortage community facilities and training facilities.



### **Need Assessment**

According to Social Welfare Department, the population will be growth in Tuen Mun District from 7,502,600 in 2019 to 7,657,700 in 2022. Community facilities such as sports centre, community hall and playground are in shortage. Allowing the temporary use of "Place of Recreation, Sports or Culture" can provide the places for sports facilities for public and athlete.

There is lack of sports facilities near the concerned land. Only Fuk Hang Tsuen Basketball Court is near the concerned land, which is far from enough to serve the residents near community. Allowing the temporary use of "Place of Recreation, Sports or Culture" can provide places for providing sports facilities to serve the residents in near community.

### **Impacts on Traffic, Environmental, Landscape and Visual**

The proposed use will not change the development density (plot ratio, site coverage and building height) of the site. No vertical extension and horizontal extension of building will be involved. Works such as diversion of stream, filling of pond, filling of land and excavation of land will not be involved. Therefore, the development proposal will not cause any visual impact, landscape impact, adverse impact on slopes and tree felling to the site and the nearby environment.

The number of occupants and nature of activities of proposed use would be similar to the original use of the land. As a result, the development proposal would not cause any adverse impact on the water supply and drainage.

There is a street (Fuk Hang Tsuen Road) adjacent to the site. Considering that number of occupants of the proposed use is similar to that of the previous use, no adverse impact on traffic would be caused for the proposed use.

### **Support from the Community**

The proposed use of training centre in Former Lam Tei Gospel School obtained support from the community. It will not bring negative effect to the community.

申請於新界屯門丈量約份第 130 約地段的政府土地(前藍地福音學校)作為期不超過 3 年的臨時「康體文娛場所」的理由如下：

中央調配機制檢討的空置校舍用地

根據規劃署資料顯示已將藍地福音學校納入經中央調配機制檢討的空置校舍用地，空置校舍用地建議作其他合適的長遠土地用途（例如政府、機構或社區、住宅及其他用途）（參考補充文件）。容許將申請的土地作「康體文娛場所」的臨時用途可以配合將空置校舍改為其他合適的長遠土地用途的政策。

### **配合政府政策發展**

按 2017 施政報告，政府推行體育運動普及化及精英化。香港運動員在世界大賽中相繼獲得好成績。容許將申請的土地作「康體文娛場所」的臨時用途能配合政府對體育運動支持的政策及提供設施及場地供公眾及運動員作訓練用途。

外國不同研究都證明日常運動有助改善身心健康。日常運動更能減壓、改善睡眠質素及令人感到愉快。香港生活節奏急速，運動設施相當貧乏。提供更多的運動設施能有效推廣運動於公眾及長遠為社會帶來正面影響。

### **善用土地資源**

前藍地福音學校的用地自 2006 年已經空置，長時間的土地空置對土地資源貧乏的屯門是一種浪費。容許將申請的土地作「康體文娛場所」的臨時用途能讓屯門體育會有限公司將空置土地物盡其用，以提供相當短缺的社區設施及訓練設施。

### **需求評估**

根據社會福利署的數據，屯門區的人口在近幾年有所增長。由 2019 年 7,502,600 上升至 2022 將有 7,657,700 人口。運動場、社區會堂、遊樂場等社區設施相當短缺。容許將申請的土地作「康體文娛場所」的臨時用途能提供運動設施供大眾及運動員使用。

在申請用地的附近只有「福亨村藍球場」的運動設施，這未能滿足附近居民的需要。容許將申請的土地作「康體文娛場所」的臨時用途能提供運動設施供鄰近居民使用。

### **環境、交通、視覺的影響**

擬議發展計劃並不會改變有關土地的發展密度（地積比、上蓋面積及建築物高度）。建築物不會有垂直及水平的擴建，也不會有河道改道、填塘、填土及挖土等工程。因此，有關的發展計劃並不會對視覺、景觀等構成影響。也不會對斜坡有不良影響及需要砍伐樹木。

擬議發展計劃的場地的使用人數及進行的活動與原本的土地用途類近，對供水及排水並不會造成任何不良影響。

有一條現有車路(福亨村路)連接擬發展計劃的土地。鑑於擬議發展計劃的場地的使用人數與原本的用途類近，擬議發展計劃並不會對交通造成不良影響。

**獲得社區支持**

有關將前藍地福音學校作為運動訓練場地的申請獲社區人士支持，並不會對附近社區帶來負面影響。

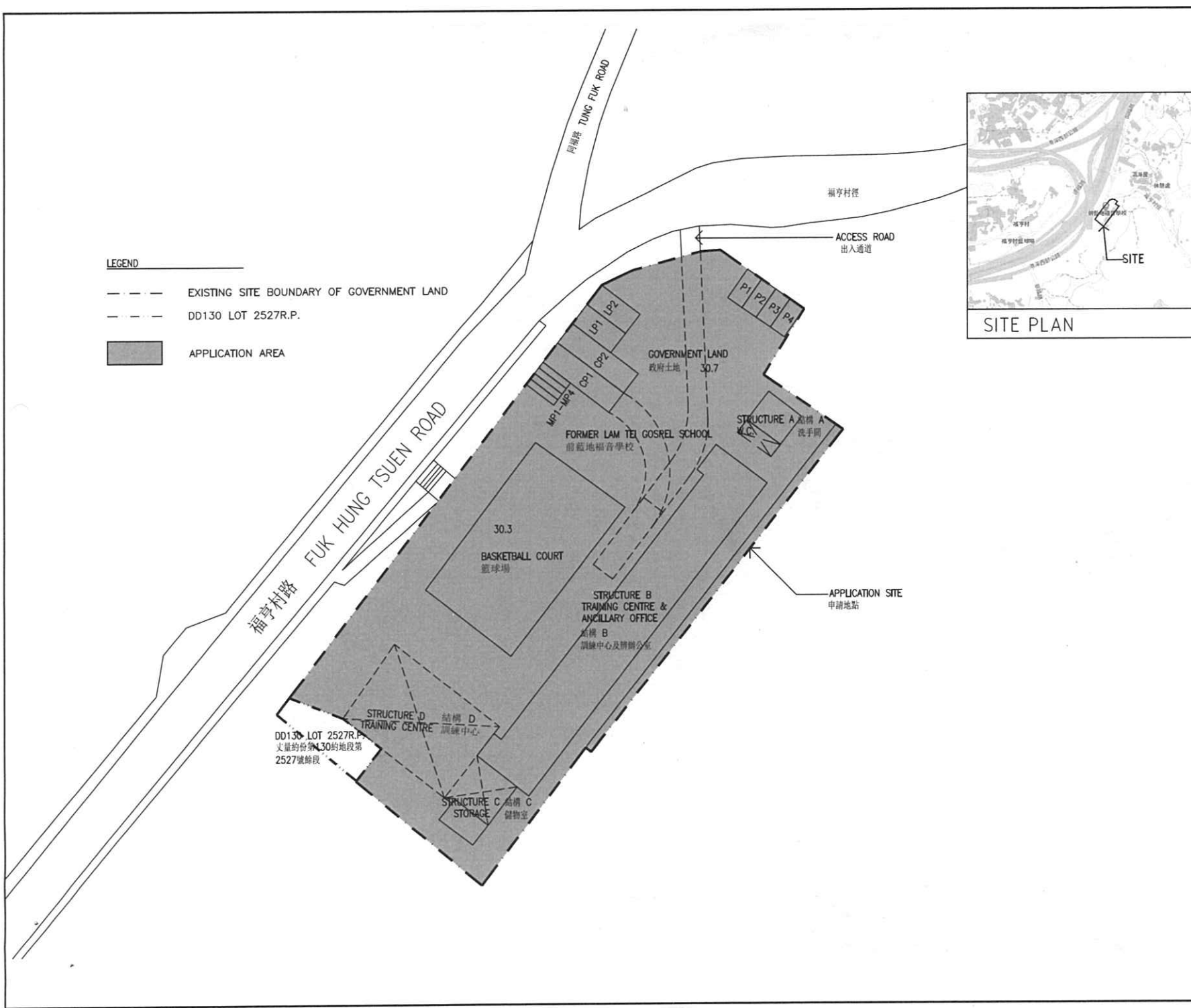




**Application for temporary use of “Place of Recreation, Sports or Culture” at Government Land (Former Lam Tei Gospel School) and adjacent Lots 130 in D.D. 2527 R.P. for not exceeding 3 years for a Sports Training Development**



**Samson Wong & Associates  
Property Consultancy Ltd.  
莫山建業事務所有限公司**



TPB REF. No.

**NOTES:**

1. WRITTEN DIMENSIONS TO BE USED; DO NOT SCALE.
2. UNLESS OTHERWISE INDICATED ALL LEVELS ARE RELATIVE TO HONG KONG PRINCIPAL DATUM.
3. THE COPYRIGHT IN THIS DRAWING IS HELD BY SAMSON WONG & ASSOCIATES PROPERTY CONSULTANCY LTD. WRITING CONSENT MUST BE OBTAINED BEFORE ANY USE OR REPRODUCTION IN WHOLE OR IN PART CAN BE MADE.

REVISIONS				INITIAL AND	
NO.	DESCRIPTION AND DATE	DWN	CHK	DATE	AUTH

NAME AND DESIGNATION		INITIAL	DATE
AUTHORIZED	KS		
CHECKED	MT		
	VC		
DRAWN	MK		

**PROJECT**

PROPOSED TRAINING CENTRE  
AT FORMER LAM TEI  
GOSPEL SCHOOL  
(EMINENCE)

**DRAWING TITLE**

BLOCK PLAN

**SCALE** AS SHOWN

**DRAWING NO** P-001

**SOURCE** B19191

**SAMSON WONG & ASSOCIATES**  
PROPERTY CONSULTANCY LTD.  
黃山建築事務所有限公司

ROOM 1101-3, 11/F, C.C. HUI BUILDING, NO. 332 HEDDERLEY ROAD  
HONGKONG  
TEL: (852) 2891 6186  
FAX: (852) 2891 5489

**Application for Short Term Tenancy for  
Sport Training Purpose at Government Land (Former  
Lam Tei Gospel School) and adjacent Lots 130 in D.D.  
2527 R.P. (Correspondence of Tuen Mun Sports  
Association Limited with the District Lands Office,  
Tuen Mun, Lands Department)**

屯門體育會有限公司就新界屯門毗連丈量約份第 130  
約地段第 2527 號餘段及政府土地(前藍地福音學校)申  
請短期租約作運動訓練場所與地政總署屯門地政署就  
申請往來之通訊



新界屯門建生邨良運街  
LEUNG WAN STREET, KIN SANG ESTATE, TUEN MUN, N.T.  
TEL: 2453 3655, 2453 1023 FAX: 2453 1035

水、填、會、	歐陽宜BIM及MBA系師長		
水、填、會、	伯歐洲游民	新橋樑先生	劉南安先生
	郭維斯先生	為德北先生	胡丁賓君
	陳國英先生		
區、周、文、	陶謙源先生M1		
區、周、文、	鄭永華先生	黃國輝先生	謝錫麟先生
	林國強先生		
比、李、恩、	陳維南先生		
區、	李（謝）精文先生特小	傅國權律師	為德先生
	阮成耀先生	胡丁賓先生	陶謙源先生
	陶國英先生	黃志輝先生	曾慶生先生
區、李、	曹利源先生		

敬啟者：

本會(前身即青山體育會)於1936年由已故陳日新太平紳士創辦,自1962年由柳子元先生、陳中行先生及蔡順安先生向政府註冊成立。1986年根據稅務條例第88條所界定為慈善團體,1982至1994年本會辦事處設在屯門鄉事委員會行政大廈二樓,後其得到屯門民政事務處協助,1994年以代管團體進駐建生社區會堂,只能使用約200平方呎之辦公室作日常使用,作為會址。本會全人深表銘感。

本會全人歷年來在地區事務貢獻良多。由永遠會長劉皇發大紫荊勳章太平紳士、立法會議員劉業強太平紳士帶領本人及各執行委員，同心協力，積極發展體育事務。況且今年行政長官施政報告中提到重點推行體育精英培訓計劃。

現時，各區地方團體，尤以屯門為最，如雨後春筍，不斷成立，使康樂及文化事務署之場地及社區會堂之使用競爭激烈。本會在面對場地使用時，更面臨重大考驗，推動體育事務更顯得荊棘滿途。

本會得知位於屯門藍地 2527 地段，藍地福音學校因面對招生困境而導致「停辦」學校空置多年，造成資源浪費。為使物盡其用，本會亟欲申請托管該校舍作為本會球類訓練基地，使本會能有固定地方推廣體育運動，從而令市民受惠。

現專函懇請 貴處考慮免費租用藍地福音學校校舍作為本會球類訓練基地，想亦必符合政府推行資源盡用理念。敬祈批准為盼。

張

屯門地政專員

黎敬泰先生 台鑑



陶錫源  
屯門體育會主席陶錫源 謹啟

二零一七年三月二日

SAMSON WONG & ASSOCIATES  
PROPERTY CONSULTANCY LTD.

黃山建業事務所有限公司



By Post

Our Ref : B19191/330825/SW/KSW/CW/VC

Your Ref : ( ) in TPB/A/TM-LTTY/400

Date : 29 June 2020

Room 1101-2, 11/F, CC Wu Building  
No. 302 Hennessy Road, Wanchai, Hong Kong  
Tel : (852) 2881 6166 Fax: (852) 2890 5469  
E-mail : info@swa.com.hk

15/F, North Point Government Offices,  
333 Java Road,  
North Point, Hong Kong



Attention: Secretary of the Town Planning Board

Dear Sir/ Madam,

Re: Proposed Temporary Place of Recreation, Sports or Culture (Sports Training Ground)  
for a Period of 3 Years in "Green Belt" Zone at Government Land  
(Former Lam Tei Gospel School) in D.D. 130, Lam Tei, Tuen Mun, New Territories  
(Application No. A/TM-LTTY/400 under s.16 of the Town Planning Ordinance)

Thank you for your email on June 2020. With reference to the comments of the Director of Environmental Protection and Head of the Geotechnical Engineering Office, Civil Engineering and Development Department, our responses are as follows for your kind considerations.

2 In responses to the comments of the Director of Environmental Protection:

<u>Comments of Environmental Protection</u>	<u>Response from SWA</u>
<p><b>Para 2</b></p> <p>We understand that the applicant seeks planning permission for a proposed temporary place of recreation, sports or culture (sports training ground) in "GB" zone of the approved Lam Tei &amp; Yick Yuen OZP. According to the application, the Site includes toilet, training centre and ancillary office, storage room and training centres uses. Works such as diversion of stream, filling of pond, filling of land and excavation of land will not be involved.</p>	<p>It is confirmed that works such as diversion of stream, filling of pool, filling of land and excavation of land will not be involved.</p>

.../2

<u>Comments of Environmental Protection</u>	<u>Response from SWA</u>
<p><b>Para 3</b></p> <p>As the site is next to Yuen Long highway and Kong Sham Western Highway, the applicant shall demonstrate that the air sensitive uses at the Site will not be subject to adverse air quality impact. Moreover, given that a toilet will be provided at the Site, the applicant shall demonstrate that the proposed use will not cause adverse sewage impact by providing more information on the sewage disposal arrangement, e.g. the amount of sewage generated from the site and how the sewage generated is disposed or treated etc.</p>	<p>Tuen Mun Sports Association Ltd. will keep closed monitoring on the air quality by suitable professional body. The association will not use the outdoor spaces if the air quality becomes worse and bring negative impact to health. As the site is very open with greenery, it is believed that the air quality is maintaining in generally good level. Indeed, Fuk Hang Tsuen Basketball Court is just about 240 m from the application site which has more or less the same air quality.</p> <p>Tuen Mun Sports Association Ltd. will engage the services for desludging and inspection periodically for the toilet and associated sewage system.</p>

.../3



3. In responses to the comments of the Head of the Geotechnical Engineering Office, Civil Engineering and Development Department:

Comments of Environmental Protection	Response from SWA
<p><b>Para 2</b></p> <p>Based on our available records, the stability conditions of man-made slope Feature No. 6 NW-C/204, located at the northeastern corner of the subject site, is currently unknown. As such, before the applicant is allowed to occupy the site, the stability of the feature should be studied, and where necessary the feature should be upgraded to the current safety standards for the intended purpose of the subject site. As an alternative to conducting slope stability assessment and slope upgrading works, the hatched area as shown in the attached Figure 1 may be excluded from the proposed site or delineated as a non-occupation zone. You are advised to seek advice from the LandsD, who is the responsible party of the feature, on the issue related to slope upgrading, future slope maintenance responsibility, lease conditions, etc. for the subject site.</p>	<p>A revised Block Plan is attached for clarification and hatched area (about 36 m<sup>2</sup>) is to be excluded from the application. The excluded area is about 1% of site area which is only a minor adjustment.</p>
<p><b>Para 3</b></p> <p>In addition, the proposed site is overlooked by steep natural terrain and meets the alert criteria for a natural terrain hazard study (NTHS). The applicant is required to submit a Geo-technical Planning Review Report (IGPRR) in support of the planning applicant. The GPRR should include a preliminary geotechnical review of the natural terrain hazards, assess the geotechnical feasibility of the proposed development, and where necessary, indicate the recommended extent of NTHS area and a commitment to undertake the NTHS and to carry out any necessary mitigation measures as part of the proposed development. Other essential contents of a GPRR are given in the attached GEO Advice Note (Annex A).</p>	<p>See above response of Para 2.</p>



<u>Comments of Environmental Protection</u>	<u>Response from SWA</u>
<p><b>Para 4</b></p> <p>Please be advised that this Office had provided geotechnical comments on a proposed STT for the same land use purpose at the subject site in 2017. However, we note that the site boundary of the captioned application is different from that of the proposed STT. The applicant should clarify the proposed site boundary. In addition, you may wish to seek advice from the LandsD about the status of the said STT.</p>	<p>Revised Block Plan is attached for clarification.</p>

Should you have any queries, please do not hesitate to contact the undersigned or our Mr. K.S. Wong and Ms. Vera Choy at 2881/6166.

Yours faithfully,

SAMSON WONG & ASSOCIATES  
PROPERTY CONSULTANCY LTD.



Wong San  
Managing Director  
Encl.

C.C. Wendy Lin (Planning Department)

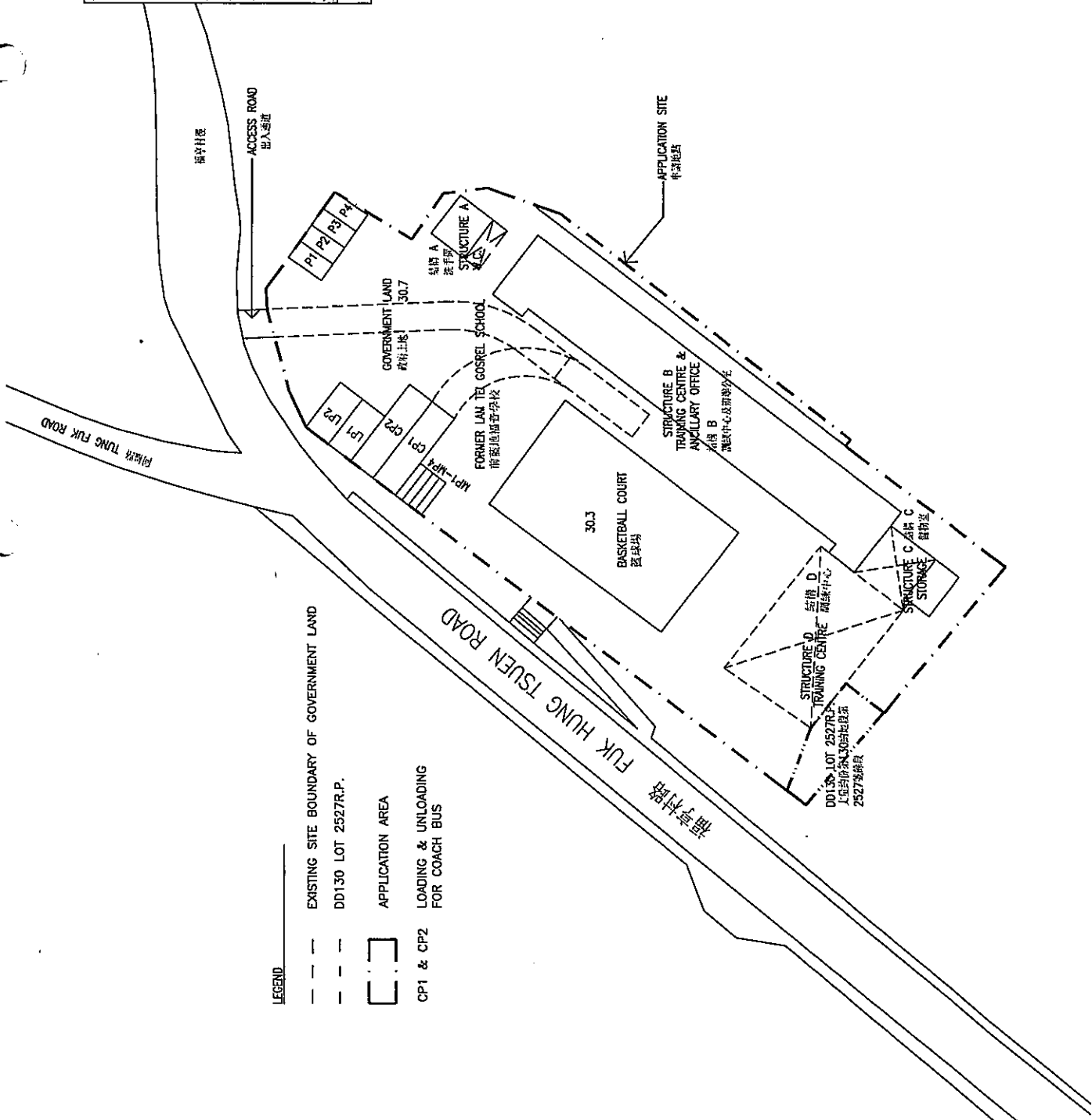
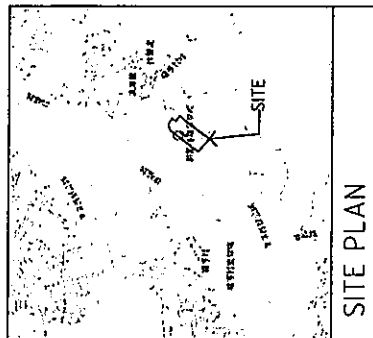


TPB REF. No.

NOTES

1. THE SITE IS TO BE USED FOR THE PROPOSED TRAINING CENTRE AT FORMER LAM TEE GOSPEL SCHOOL (GOSPEL CENTRE).
2. THE SITE IS TO BE USED FOR THE PROPOSED TRAINING CENTRE AT FORMER LAM TEE GOSPEL SCHOOL (GOSPEL CENTRE).
3. THE SITE IS TO BE USED FOR THE PROPOSED TRAINING CENTRE AT FORMER LAM TEE GOSPEL SCHOOL (GOSPEL CENTRE).
4. THE SITE IS TO BE USED FOR THE PROPOSED TRAINING CENTRE AT FORMER LAM TEE GOSPEL SCHOOL (GOSPEL CENTRE).

SITE PLAN



LEGEND

- EXISTING SITE BOUNDARY OF GOVERNMENT LAND
- DD130 LOT 2527R.P.



- CP1 & CP2 LOADING & UNLOADING FOR COACH BUS

REVISIONS

NO.	DESCRIPTION AND DATE	BY	CHK	DATE
1				
2				
3				
4				
5				
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7				
8				
9				
10				

NO.	DESCRIPTION AND DATE	BY	CHK	DATE
1				
2				
3				
4				
5				
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PROJECT

PROPOSED TRAINING CENTRE  
AT FORMER LAM TEE  
GOSPEL SCHOOL  
(GOSPEL CENTRE)

DRAWING TITLE

BLOCK PLAN

SCALE

AS SHOWN

DRAWING NO.

P-001

DATE

01/19/91

DESIGNED BY

BLANKET WORKS & ASSOCIATES  
PROPERTY CONSULTANT LTD.

BLANKET WORKS & ASSOCIATES  
PROPERTY CONSULTANT LTD.

BLANKET WORKS & ASSOCIATES  
PROPERTY CONSULTANT LTD.

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PROPERTY CONSULTANT LTD.

BLANKET WORKS & ASSOCIATES  
PROPERTY CONSULTANT LTD.

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. 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.info.gov.hk/tpb/>), 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 )

Tuen Mun Sports Association Limited 屯門體育會有限公司

### 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 )

Samson Wong & Associates Property Consultancy Ltd. 黃山建業事務所有限公司  
(Engaged by Eminence Consulting & Management Co. Ltd. 天稟策劃管理委聘)

### 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)	Government Land (Former Lam Tei Gospel School) in D.D. 130 新界屯門丈量約份第130約地段的政府土地(前藍地福音學校)
(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 3060 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 710 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	3060 sq.m 平方米 <input checked="" type="checkbox"/> About 約

<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas</b> 位於鄉郊地區土地上及/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, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/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	Place of Recreation, Sports or Culture (Sports Training Ground) 康體文娛場所(運動訓練場地)  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... 3 ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	2350
Proposed covered land area 擬議有上蓋土地面積	710 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	4
Proposed domestic floor area 擬議住用樓面面積	Not Applicable 不適用 .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	710 .....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	710 .....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) Structure A 結構A: W.C. 洗手間 Structure B 結構B: Training Centre & Ancillary Office 訓練中心及辦公室 Structure C 結構C: S儲物室 Structure D 結構D: Training Centre 訓練中心 (Please refer to Block Plan 請參考樓宇位置圖) All the structures are in one storey 以上結構均為一層高	
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	4
Motorcycle Parking Spaces 電單車車位	4
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)	/
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	2
Light Goods Vehicle Spaces 輕型貨車車位	2
Medium Goods Vehicle Spaces 中型貨車車位	/
Heavy Goods Vehicle Spaces 重型貨車車位	/
Others (Please Specify) 其他 (請列明)	/

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)	
Location/address 位置/地址	Government Land (Former Lam Tei Gospel School) in D.D. 130  新界屯門丈量約份第130約地段的政府土地(前藍地福音學校)	
Site area 地盤面積	3060	sq. m 平方米 <input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地 3060	sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTY Y/10 藍地及亦園分區計劃大綱核准圖編號S/T M- LTY Y/10	
Zoning 地帶	Green Belt 綠化地帶	
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/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	Place of Recreation, Sports or Culture (Sports Training Ground) 康體文娛場所 (運動訓練場地)	



(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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	710 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.23 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	/	
	Non-domestic 非住用	4	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	5.7 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	23 % <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		
	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) _____ _____		4 4 / / / /
	Total no. of vehicle loading/unloading bays/lays 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) _____ _____		/ 2 2 / / /

SAMSON WONG & ASSOCIATES  
PROPERTY CONSULTANCY LTD.

黃山建築事務所有限公司

RECEIVED

Room 1101-2, 11/F., CC Wu Building  
No. 302 Hennessy Road, Wanchai, Hong Kong  
Tel: (852) 2881 6166 Fax: (852) 2890 5469  
E-mail: info@swa.com.hk

2021 MAR 19 P 2:40

**By Hand**

Our Ref. : B19191/331317/SW/CW/KSW/MC

Date : 19 March 2021

**Town Planning Board**15/F, North Point Government Offices, 333 Java Road,  
North Point, Hong Kong

TOWN PLANNING BOARD

**Attn: Secretariat of the Town Planning Board**

Dear Sir/ Madam,

**Re: Proposed Temporary Place of Recreation, Sports or Culture (Sports Training Ground) for a Period of 3 Years in "Green Belt" Zone at Government Land (Former Lam Tei Gospel School) in D.D. 130, Lam Tei, Tuen Mun, New Territories  
(Application No. A/TM-LTTY/400 under s.16 of the Town Planning Ordinance)  
Responses to Departmental Comments on the Further Information (6/7/2020)**

With reference to your comments on the further information to be received by the Board on 6 July 2020, we hereby submit the followings documents for your perusal:-

- (i) 70 copies of Air Quality Assessment Report No. AA0000905(3)
- (ii) 70 copies of Noise Assessment Report No. AA0004661(6)
- (iii) 70 copies of Geotechnical Planning Review Report No. P2441G001 (Identical to soft copies submission via e-mail dated 3 December 2020)

Should you have any queries, please do not hesitate to contact the undersigned or our Mr. Chris Wong at 2881 6166.

Yours faithfully,

SAMSON WONG & ASSOCIATES  
PROPERTY CONSULTANCY LTD.Wong San  
Managing DirectorC.C. Wendy Lin (Planning Department)(wmylin@pland.gov.hk)  
Mr. Fung (Planning Department)(kchfung@pland.gov.hk)A UNIFIED CONSULTANCY OF LAND, PROPERTY & CONSTRUCTION  
Surveyors • Architects • Engineers

SAMSON WONG & ASSOCIATES  
PROPERTY CONSULTANCY LTD.

黃山建業事務所有限公司



**By Hand**

Our Ref. : B19191/331564/SW/CW/KSW/MC

Date : 5 July 2021

Room 1101-2, 11/F., CC Wu Building  
No. 302 Hennessy Road, Wanchai, Hong Kong  
Tel : (852) 2881 6166 Fax: (852) 2890 5469  
E-mail : info@swa.com.hk

**Town Planning Board**

15/F, North Point Government Offices, 333 Java Road,  
North Point, Hong Kong

**Attn: Secretariat of the Town Planning Board**

Dear Sir/ Madam,

**Re: Proposed Temporary Place of Recreation, Sports or Culture (Sports Training Ground) for a Period of 3 Years in "Green Belt" Zone at Government Land (Former Lam Tei Gospel School) in D.D. 130, Lam Tei, Tuen Mun, New Territories (Application No. A/TM-LTTY/400 under s.16 of the Town Planning Ordinance) Responses to Departmental Comments on the Further Information (6/7/2020)**

With reference to your letter dated 28 May 2021 that comments on the further information is to be received by the Board, our responses are as follows for your kind consideration:

1. A revised Block Plan indicating the uses of premises, swept path and carparks for vehicles is attached.
2. Coaches will be used to transport the users to the facilities.
3. Trees and landscape will be retained during and after renovation.
4. Air quality test and noise assessment submitted on 19 March 2021 were conducted 5 meters from Fuk Hung Tsuen Road. The results were acceptable and can comply with the buffer distance requirements referring Table 3.1 and Appendix 4.1 in Chapter 9 of HKPSG (>20m of Kong Sham Western Highway).
5. Septic tank and soakaway system will be adopted and requirements stated under ProPECC PN5/93 "Drainage Plan subject to comment by the EPD " will be followed.
6. Tuen Mun Sports Association Limited intended to operate the sports training development for a minimum of 9 years and will apply for renewal in due courses and committed to undertake the cost induced by the renovation, operation and management.
7. The proposed renovation will be taken place for six months.

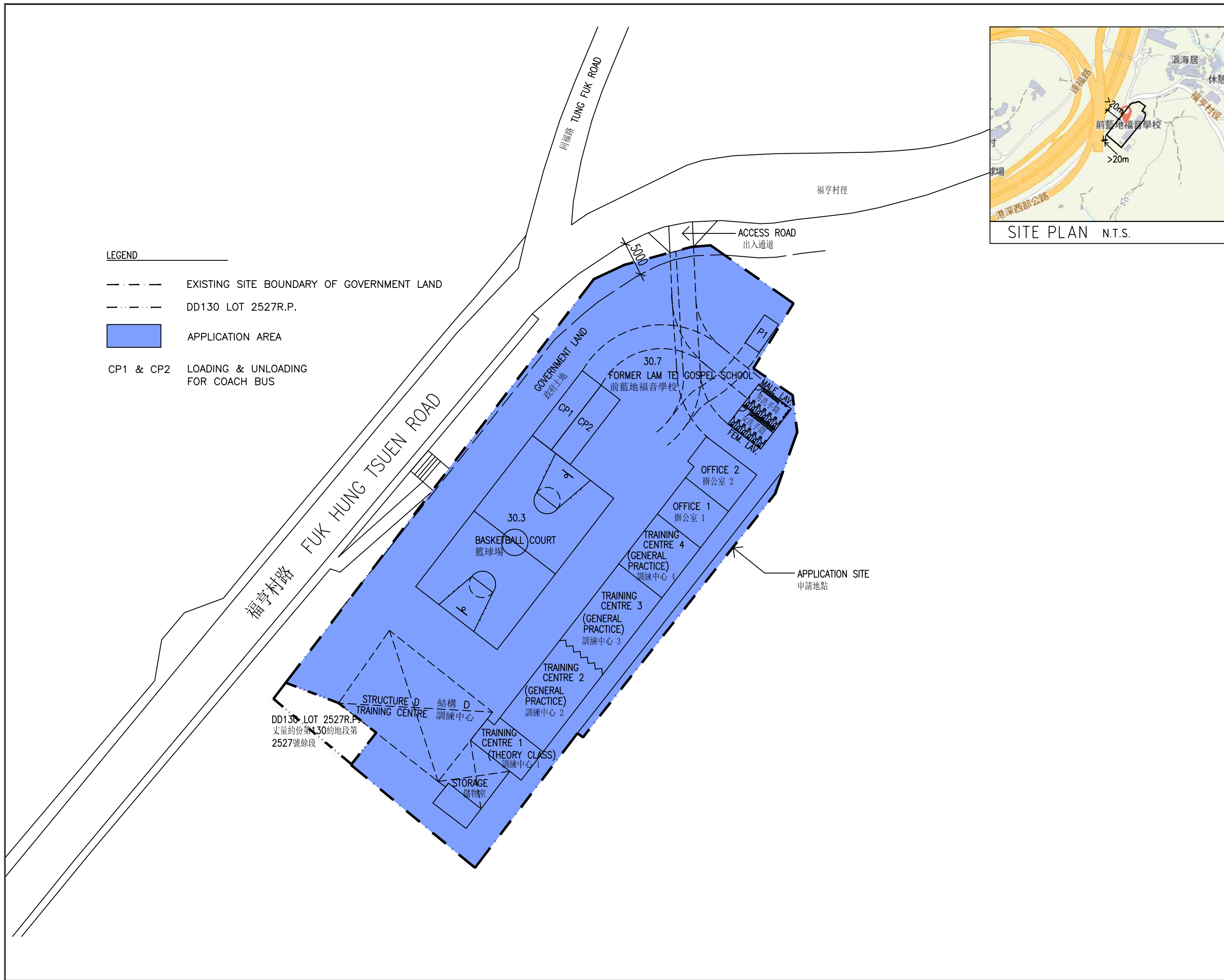
Should you have any queries, please do not hesitate to contact the undersigned or our Mr. Chris Wong at 2881 6166.

Yours faithfully,  
SAMSON WONG & ASSOCIATES  
PROPERTY CONSULTANCY LTD.

Wong San  
**Managing Director**

C.C. Wendy Lin (Planning Department)(wmylin@pland.gov.hk)

Mr. Fung (Planning Department)(kchfung@pland.gov.hk)



TPB REF. No.

[illegible]



SAMSON WONG & ASSOCIATES  
PROPERTY CONSULTANCY LTD.

黃山建業事務所有限公司



By Hand and Email

Our Ref : B19191/331677/SW/KSW/CW/hky

Your Ref : ( ) in TPB/A/TM-LTYT/400

Date : 24 August 2021

Room 1101-2, 11/F., CC Wu Building  
No. 302 Hennessy Road, Wanchai, Hong Kong  
Tel : (852) 2881 6166 Fax: (852) 2890 5469  
E-mail : info@swa.com.hk

15/F, North Point Government Offices,  
333 Java Road,  
North Point, Hong Kong

**Attention: Secretary of the Town Planning Board**

Dear Sir/ Madam,

**Re: Proposed Temporary Place of Recreation, Sports or Culture (Sports Training Ground)**  
**for a Period of 3 Years in "Green Belt" Zone at Government Land**  
**(Former Lam Tei Gospel School) in D.D. 130, Lam Tei, Tuen Mun, New Territories**  
**(Application No. A/TM-LTYT/400 under s.16 of the Town Planning Ordinance)**

Further to your email on 29 July 2020. With reference to the comments of the Commissioner for Transport and Environmental Protection on the further information, our responses are as follows for your kind considerations.

1. In responses to the comments of the Commissioner for Transport on 18.8.2020:

<b><u>Comments of the Commissioner for Transport received on 18.8.2020</u></b>	<b><u>Response from SWA</u></b>
<b><i>Para. a</i></b> The applicant should advise the locations of vehicles spaces and vehicle loading/unloading bays.	Please see attached Block Plan (Drawing No. P-003). P1 refers to the location of vehicle space and CP1 & CP2 refer to space for loading and unloading and coach parking respectively.

.../2

SAMSON WONG & ASSOCIATES  
PROPERTY CONSULTANCY LTD.

黃山建業事務所有限公司



**By Email & Post**

Our Ref. : B19191/331682/SW/CW/KSW/hky

Date : 27 August 2021

Room 1101-2, 11/F., CC Wu Building  
No. 302 Hennessy Road, Wanchai, Hong Kong  
Tel : (852) 2881 6166 Fax: (852) 2890 5469  
E-mail : info@swa.com.hk

15/F, North Point Government Offices,  
333 Java Road,  
North Point, Hong Kong

**Attention: Secretary of the Town Planning Board**

Dear Sir/ Madam,

**Re: Proposed Temporary Place of Recreation, Sports or Culture (Sports Training Ground) for a Period of 3 Years in "Green Belt" Zone at Government Land (Former Lam Tei Gospel School) in D.D. 130, Lam Tei, Tuen Mun, N.T. (Application No. A/TM-LTY/400 under s.16 of the Town Planning Ordinance)**

We would like to withdraw our Responses-to-Comments to Further Information (FI) submitted on 4 November 2020 and 3 December 2020.

Furthermore, we want to make clarification as follow: -

1. For the number of users, the numbers will be restricted to under 30. The Sport Training Centre is majorly for ball sports training purpose. Supporting facilities including office, toilet, changing room and storage area will be provided.
2. Concerning the traffic issues, 2 numbers of 16 seats coach will be provided.

We are also pleased to submit the following documents for your kind processing: -

1. Topographical Survey Report
2. Tree Survey Report
3. Updated Application Form No. S16-III Page 5 and 11

Should you have any queries, please do not hesitate to contact the undersigned or our Mr. Chris Wong at 2881 6166.

Yours faithfully,

SAMSON WONG & ASSOCIATES  
PROPERTY CONSULTANCY LTD.

  
Wong San  
Managing Director  
Encl.

**Relevant Extracts of the Town Planning Board Guidelines for**  
**Application for Development within Green Belt Zone**  
**(TPB PG-No. 10)**

1. To preserve the character and nature of the “GB” zone, the only uses which will always be permitted by the Town Planning Board (the Board) are compatible uses which are essential and for public purpose such as waterworks, water catchment areas, nature reserves, agriculture, forestry and certain passive recreational uses. Other uses, including government/institution/community (G/IC), residential development and public utility installations will require planning permission from the Board and each proposal will be assessed on its individual merits. Applications for development will be considered by the Board according to the criteria set out below.
2. Main Planning Criteria
  - (a) An application for new development in a "GB" zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds.
  - (b) The design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment.
  - (c) The proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply. It should not adversely affect drainage or aggravate flooding in the area.
  - (d) The vehicular access road and parking provision proposed should be appropriate to the scale of the development and comply with relevant standards. Access and parking should not adversely affect existing trees or other natural landscape features. Tree preservation and landscaping proposals should be provided.

Appendix III-1 of RNTPC  
Paper No. A/TM-LTYT/400C

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/TM-LTYT/400

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本會支持有關的規劃申請，因為令本區增加多一個運動訓練場地，  
而且屯門體育會在地區服務多年，更可以充分利用運動場地，為香港的體育界  
作出更多貢獻。

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

簽署 Signature



日期 Date

屯門鄉事委員會 主席 劉業強  
首副主席 陶錫源、副主席 曾展雄

10/6/2020



Appendix III-2 of RNTPC  
Paper No. A/TM-LTYT/400C

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/TM-LTYT/400 Received on 19/03/2021

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

支持上述之申請

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

屯門東北分區議會

簽署 Signature

陳鵬源

日期 Date

16/4/2021

**Appendix III-3 of RNTPC  
Paper No. A/TM-LTY/400C**

**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/TM-LTY/400

意見詳情（如有需要，請另頁說明）

**Details of the Comment** (use separate sheet if necessary)

福亨村(上)及本人支持有關申請，由於前藍地福音學校已荒廢多年，屯門體育會申請運動訓練場地，既可善用資源，推廣全民運動，而且屯門體育會一直積極發展本區的體育事業，如有固定場所，在體育方面必定有好的成績。

「提意見人」姓名／名稱 Name of person/company making this comment 福亨村(上)曾展雄村代表

簽署 Signature

日期 Date

10/6/2020

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/TM-LTYT/400

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

福亨村(上)村代表本人支持有關申請，由於前藍地福音學校已荒廢多年，屯門體育會申請運動訓練場地，既可善用資源，又對屯門區屯門體育會的少訓及青訓有幫助，而且屯門體育會一直積極發展本區的體育事業，如有固定場所，在體育方面必定有好的成績。

「提意見人」姓名／名稱 Name of person/company making this comment 福亨村(上)曾展雄村代表

簽署 Signature

日期 Date

12/4/2021

**Appendix III-4 of RNTPC  
Paper No. A/TM-LTYT/400C**

**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/TM-LTYT/400


意見詳情（如有需要，請另頁說明）

**Details of the Comment** (use separate sheet if necessary)

本人非常支持有關申請，由於前藍地福音學校已荒廢多年，導致長期滋生蚊蟲，鼠患嚴重，嚴重影響村內的環境衛生及村民的日常生活，現時有團體可將學校改成運動訓練場地，絕對是善用資源及改善本村的衛生情況，更可以藉此推廣全民運動，向屯門區居民提供多一個強身健體的地方。

「提意見人」姓名／名稱 Name of person/company making this comment 福亨村(下)馮友維村代表

簽署 Signature



日期 Date

10/6/2020

seq. 4

J-6

**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/TM-LTTY/400

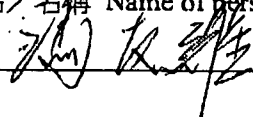
意見詳情（如有需要，請另頁說明）

**Details of the Comment** (use separate sheet if necessary)

本人非常支持有關申請，由於前藍地福音學校已荒廢多年，導致長期滋生蚊蟲，鼠患嚴重，嚴重影響村內的環境衛生及村民的日常生活！現時有團體可將學校改成運動訓練場地，絕對是善用資源及改善本村的衛生情況，更可以藉此推廣全民運動，向屯門區居民提供多一個強身健體的地方。

「提意見人」姓名／名稱 Name of person/company making this comment 福亨村(下)馮友維村代表

簽署 Signature



日期 Date

13/4/2021



☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



A/TM-LTY Y/400 Former Lam Tei Gospel School GB  
02/01/2021 00:32

From:

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

Cc: enquiry <enquiry@aud.gov.hk>

FileRef:

A/TM-LTY Y/400

Government Land (Former Lam Tei Gospel School) in D.D. 130, Lam Tei, Tuen Mun

Site area : About 3,096sq.m

Zoning : "Green Belt"

Applied use : Sports Training Ground / 10 Vehicle Parking

Dear TPB Members,

While this appears to be an appropriate use of the old school, it is unacceptable that no information is provided with regard to the identity of the applicant, who will use the facilities, etc.

This is a government site and operators can apply for grants to adapt the facilities. The public has a right to know who will operate it and the focus. Training for what? The Olympics? The disabled? Or perhaps some elite organization?

No information found online, at least via English medium.

Members of the public are denied the right to make insightful comment re the proposed use.

Mary Mulvihill

**Advisory Clauses**

- (a) to note the comments of the District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD) that:
  - (i) the application site (the Site) is accessible via a strip of Government Land (GL) adjoining Fuk Hang Tsuen Path branching off from Fuk Hang Tsuen Road. His office does not carry out maintenance works for the said path and road nor has given any right-of-way over GL to the Site; and
  - (ii) the processing of the Short Term Tenancy (STT) application is suspended, subject to necessary policy support is obtained, his office may resume processing of the STT application. However, notwithstanding that planning permission has been given, there is no guarantee that the STT application will be approved. The application will be considered by the LandsD acting in the capacity as the private landlord at its sole discretion. The application, if approved, would be subject to such terms and conditions as the Government shall deem fit to do so, including charging of rent, deposit and administration fee etc. The Government also reserves the right to take any action as may be considered appropriate regarding any encroachment or unauthorized use of GL;
- (b) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
  - (i) if the access arrangement is agreed by TD, the applicant should construct a run in/out at the access point at Fuk Hang Tsuen Path in accordance with the latest version of Highways Standard Drawing No. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement;
  - (ii) the proposed access from the Site to Fuk Hang Tsuen Path is not and will not be maintained by HyD; and
  - (iii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (c) to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by the Environmental Protection Department (EPD);
- (d) to note the comments of the Director of Environmental Protection (DEP) that the design and construction of the septic tank and soakaway system should follow the requirements of the Practice Note for Professional Persons (ProPECC PN) 5/93 “Drainage Plans subject to Comment by the EPD” and are duly certified by an Authorized Person (AP);
- (e) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that:
  - (i) the applicant is advised to avoid affecting areas within the dripline of the existing trees proposed to be retained as far as practicable for healthy tree growth. The layout of the car park, car access and new drainage alignment, if any, should be reviewed accordingly; and

- (ii) the applicant should note that approval of the section 16 application by the Town Planning Board does not imply approval of the trees works such as pruning, transplanting and/or felling under lease. The applicant is reminded to approach relevant authority/government department(s) direct to obtain necessary approval on tree works;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
  - (i) the applicant should refer to the guidelines as specified in “Technical Note to prepare a Drainage Submission” which is available at DSD’s website ([https://www.dsd.gov.hk/EN/Technical\\_Documents/DSD\\_Guidelines/index.html](https://www.dsd.gov.hk/EN/Technical_Documents/DSD_Guidelines/index.html));
  - (ii) presumably it is the intent of applicant to make drainage connection to public drainage to discharge runoff from the Site. According to his records, there is no DSD maintained facility in the vicinity of the Site. In this regard, the applicant should be reminded to identify such public drainage and consult, as appropriate, the relevant authorities/owners of the existing drainage for consent of the connection works;
  - (iii) details of the proposed u-channel and catchpits and how it would be connected to this existing drainage system should be clarified and clearly shown in the proposed drainage proposal;
  - (iv) peripheral drainage channels should be provided to intercept the surface run-off from the uphill catchment so as to avoid the Site from overland flow influence;
  - (v) the proposed drainage works, whether within or outside the lot boundary, should be constructed and maintained by the lot owner at own expense. For any works to be carried out outside his lot boundary, the applicant should consult DLO/TM and seek consent from relevant lot owners before commencement of the drainage works;
  - (vi) the applicant is required to rectify the drainage system if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system; and
  - (vii) the proposed works should neither obstruct overland flow nor adversely affect any existing natural streams, village drains, ditches and the adjacent areas;
- (g) to note the comments of the Director of Fire Services (D of FS) that:
  - (i) the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. In addition, the applicant should also be advised on the following points:
    - (a) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
    - (b) the location of where the proposed FSIs to be installed should be clearly marked on the layout plans;

- (ii) 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; and
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
  - (i) if the existing structures are erected on leased land without approval of the Building Authority (BA) (not being a New Territories Exempted House), they are unauthorized under BO and should not be designated for any approved use under the captioned application;
  - (ii) before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the Site, the prior approval and consent of BA should be obtained, otherwise they are Unauthorized Building Works (UBW). An AP should be appointed as the coordinator for the proposed building works in accordance with BO;
  - (iii) for UBW erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary;
  - (iv) 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 BO;
  - (v) In connection with (ii) above, 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; and
  - (vi) if the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of B(P)R at the building plan submission stage.