

e-form No. S16-III
電子表格第 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 請在適當地地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

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

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

1. Name of Applicant 申請人姓名/名稱	
富萬發展有限公司	(Company 公司)

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱（如適用）

3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址／地點／丈量約份及地段號碼（如適用）	新界屯門藍地丈量約份第 130 約地段第 1972 號（部分）、第 1973 號和第 1974 號餘段（部分）
(b) Site area and/or gross floor area involved 涉及的地盤面積及／或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 2130 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 228 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） 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	藍地及亦園分區計劃大綱核准圖編號 S/TM-LTYT/12
(e) Land use zone(s) involved 涉及的土地用途地帶	「鄉村式發展」
(f) Current use(s) 現時用途	<p>空置</p> <p>(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)</p>
(g) Additional Information (if applicable) 附加資料（如適用）	

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 (日/月/年) 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
_____ 25/10/2023 (DD/MM/YYYY)
於 _____ 25/10/2023 (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 _____ 08/11/2023 (DD/MM/YYYY)
於 _____ 08/11/2023 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	臨時公眾停車場（貨櫃車除外） (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 <u>3</u> <input type="checkbox"/> month(s) 個月 _____

(c) <u>Development Schedule</u> 發展細節表																
Proposed uncovered land area 擬議露天土地面積	2016	sq.m <input checked="" type="checkbox"/> About 約														
Proposed covered land area 擬議有上蓋土地面積	114	sq.m <input checked="" type="checkbox"/> About 約														
Proposed number of buildings/structures 擬議建築物／構築物數目	1															
Proposed domestic floor area 擬議住用樓面面積		sq.m <input type="checkbox"/> About 約														
Proposed non-domestic floor area 擬議非住用樓面面積	228	sq.m <input checked="" type="checkbox"/> About 約														
Proposed gross floor area 擬議總樓面面積	228	sq.m <input checked="" type="checkbox"/> About 約														
<p>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)</p> <p>詳情請見附頁。(可參閱：場地設計圖)</p>																
<p>Proposed number of car parking spaces by types 不同種類停車位的擬議數目</p> <table border="0"> <tr> <td>Private Car Parking Spaces 私家車車位</td> <td>14</td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td></td> </tr> <tr> <td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td> <td>4</td> </tr> <tr> <td>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</td> <td></td> </tr> <tr> <td>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</td> <td></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td></td> </tr> <tr> <td>校巴</td> <td>2</td> </tr> </table>			Private Car Parking Spaces 私家車車位	14	Motorcycle Parking Spaces 電單車車位		Light Goods Vehicle Parking Spaces 輕型貨車泊車位	4	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)		校巴	2
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Others (Please Specify) 其他 (請列明)																
校巴	2															
<p>Proposed number of loading/unloading spaces 上落客貨車位的擬議數目</p> <table border="0"> <tr> <td>Taxi Spaces 的士車位</td> <td></td> </tr> <tr> <td>Coach Spaces 旅遊巴車位</td> <td></td> </tr> <tr> <td>Light Goods Vehicle Spaces 輕型貨車車位</td> <td></td> </tr> <tr> <td>Medium Goods Vehicle Spaces 中型貨車車位</td> <td></td> </tr> <tr> <td>Heavy Goods Vehicle Spaces 重型貨車車位</td> <td></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td></td> </tr> </table>			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)			
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Others (Please Specify) 其他 (請列明)																
<p>Proposed operating hours 擬議營運時間</p> <p>星期一至日及公眾假期，24 小時開放。</p>																
<p>(d) Any vehicular access to the site/subject building?</p> <p>是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate)</p> <p>有一條現有車路。(請註明車路名稱(如適用))</p> <p>可經由東籬徑到達申請地點</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width)</p> <p>有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p> <p><input type="checkbox"/></p>														

<p>(e) Impacts of Development Proposal 擬議發展計劃的影響</p> <p>(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。)</p>			
<p>(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?</p>		<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>No 否 <input checked="" type="checkbox"/></p>	
<p>(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?</p>		<p>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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘</p> <p>Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約</p> <p>Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土</p> <p>Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約</p> <p>Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土</p> <p>Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約</p> <p>Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> <p>No 否 <input checked="" type="checkbox"/></p>	
<p>(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>		<p>On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Others (Please Specify) 其他 (請列明)</p> <p>..... Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/></p>	

	<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>
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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	<div style="text-align: center;">A/ /</div>
(b) Date of approval 獲批給許可的日期	<div style="text-align: center;">..... (DD 日/MM 月/YYYY 年)</div>
(c) Date of expiry 許可屆滿日期	<div style="text-align: center;">..... (DD 日/MM 月/YYYY 年)</div>
(d) Approved use/development 已批給許可的用途／發展	

<p>(e) Approval conditions 附帶條件</p>	<div data-bbox="568 159 1414 510"> <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <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： <div data-bbox="647 506 1050 510" style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div> </div> <div data-bbox="647 822 979 898"> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <div data-bbox="647 938 1050 943" style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div> </div> <div data-bbox="647 981 1295 1057"> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p> </div>
<p>(f) Renewal period sought 要求的續期期間</p>	<div data-bbox="628 1319 1158 1357"> <input type="checkbox"/> year(s) 年 </div> <div data-bbox="628 1413 1158 1451"> <input type="checkbox"/> month(s) 個月 </div>

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）。

可參閱附頁申請理由

8. Declaration 聲明 (Applicant 申請人 #1)

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署

Signed with recognised
e-signature
Signer: HUI HANG YU

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

文員

Name
姓名

Position (if applicable)
職位 (如適用)

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員
專業資格

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會 /

☐ RPP 註冊專業規劃師

Others 其他

On behalf of 代表

富萬發展有限公司

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

- 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 <u>as far as possible</u> . This part will also 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。此部分會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)				
Application No. 申請編號		(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址		新界屯門藍地丈量約份第 130 約地段第 1972 號（部分）、第 1973 號和第 1974 號餘段（部分）		
Site area 地盤面積		2130 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		藍地及亦園分區計劃大綱核准圖編號 S/TM-LTTY/12		
Zoning 地帶		「鄉村式發展」		
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 3 <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		臨時公眾停車場（貨櫃車除外）		
(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	228 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.11 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	

(ii) No. of blocks 幢數	Domestic 住用	
	Non-domestic 非住用	1
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <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	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	5.35 % <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 <u>20</u> Private Car Parking Spaces 私家車車位 <u>14</u> Motorcycle Parking Spaces 電單車車位 _____ Light Goods Vehicle Parking Spaces 輕型貨車泊車位 <u>4</u> Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____ Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____ Others (Please Specify) 其他 (請列明) <u>校巴</u> <u>2</u>	
	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 中型貨車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 _____ Others (Please Specify) 其他 (請列明) _____	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<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）		
場地大綱圖、場地位置圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" 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"/>
Air Ventilation Assessment 空氣流通評估	<input type="checkbox"/>	<input type="checkbox"/>
Management Plan 管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Social Impact Assessment 社會影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Heritage Impact Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Ecological Impact Assessment 生態影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Conservation Management Plan 保育管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）		
	<input type="checkbox"/>	<input type="checkbox"/>

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。

申請理由

申請地點位於新界屯門藍地丈量約份第130約地段第1972號（部分）、第1973號和第1974號餘段（部分），面積約 2130 平方米，由富萬發展有限公司提出申請作為期三年的擬議臨時公眾停車場（貨櫃車除外）用途，並不涉及「露天貯物及港口後勤用途」的發展。

申請地點位於藍地及亦園分區計劃大綱核准圖編號 S/TM-LTYT/12 的「鄉村式發展」地帶內。申請發展屬於「鄉村式發展」地帶內第二欄的准許用途。申請地點共涉及三幅私人土地，不涉及政府土地。申請地點地型不規則，地勢平坦。場地共有一個由金屬搭建的上蓋物，詳情如下：

構築物序號	上蓋面積 (平方米)	樓面面積 (平方米)	高度 (米)	層數	建築物料	用途
TS1	114	228	7	2	金屬搭建	保安室、寫字樓及洗手間

餘下面積約 2016 平方米的土地，佔申請地點約 94.65% 土地。這未有設定範圍會用作流動空間。流動空間具緩衝及協調作用，可紓緩發展對環境的影響。流動空間即場地設計圖內的未有指示的空白部分。

申請人希望為藍地住戶如青磚圍居民提供合法停車位，以方便出入。申請人無意永遠作臨時公眾停車場（貨櫃車除外）用途的發展。這申請發展只屬過度性質，倘政府在申請地點有其他發展，此申請亦會告一段落。

按規劃署記錄，在申請地點所在的同一「鄉村式發展」地帶內，申請地點四周有類似案件獲通過：檔案編號：A/TM-LTYT/281，臨時公眾停車場(只泊私家車)（為期3年），於12/09/2014在有條件下批給臨時性質的許可。

作為臨時公眾停車場的發展，申請地點必須全年二十四小時開放，其屬必須的生活配套設施，提供泊車位以利村民，選址方面亦不可能太遠離民居，提供了快捷、安全及方便的好處。居民只需步行約 2 分鐘路程便可到達，是理想而難得的合適地點。另外，申請地點位處鄉郊，外人不容易知道，亦不可能吸引區外的車輛使用，也不會增加現有道路的既有車輛流量。臨時公眾停車場的出現，能有秩序及集中地安置居民車輛，改善胡亂泊車情況，加強道路安全保障。

臨時公眾停車場是照顧民生的有限度發展，對環境影響極低，甚至不帶顯著影響的發展項目。倘此申請不獲批准，居民的車輛亦不會減少；否決此申請，只會對地區交通問題構成壓力。即使批出許可，倘發展結果不能令人滿意，政府及規劃署等有關方面部門有權力不再批准延續發展。換言之，假使此申請獲批准許可，當發展許可屆滿後，若發現此申請對環境帶來不良影響，規劃署可撤銷或不再發出規劃許可。

申請人會以月租形式出租車位予申請地點附近居民，所有使用臨時公眾停車場的車輛駕次都在預期之內。按日常汽車使用情況，臨時公眾停車場的繁忙時間，會在早晚的上下班時間，其他時間只會有極少量的汽車使用。任何時間均不會出現車輛輪候或阻塞交通的情況，對附近交通不會構成影響。基於保安考慮，除了廈村住戶的車輛外，不會有任何車輛出入申請地點，或使用申請地點內設的泊車位。

總括而言，車輛流量極為穩定。除標題發展所涉及的交通活動外，不會有其他運輸工作。由於進出申請地點的車輛數目極為穩定，故此車輛流量都可在預計之內。以下是申請地點的交通流量預算，詳細如下：

申請地點的車輛流量預算							
	星期一至日						每小時車輛出入次數
	私家車		輕型貨車		校巴		
	入	出	入	出	入	出	
00:00 - 01:00	0	0	0	0	0	0	0
01:00 - 02:00	0	0	0	0	0	0	0
02:00 - 03:00	0	0	0	0	0	0	0
03:00 - 04:00	0	0	0	0	0	0	0
04:00 - 05:00	0	0	0	0	0	0	0
05:00 - 06:00	0	0	0	0	0	0	0
06:00 - 07:00	0	3	0	0	0	1	4
07:00 - 08:00	0	5	0	0	0	0	5
08:00 - 09:00	0	4	0	0	0	0	4
09:00 - 10:00	0	2	0	2	0	0	4
10:00 - 11:00	0	0	0	2	0	0	2

11:00 - 12:00	0	0	0	0	0	0	0
12:00 - 13:00	0	0	0	0	0	0	0
13:00 - 14:00	0	0	0	0	0	0	0
14:00 - 15:00	0	0	0	0	1	1	2
15:00 - 16:00	0	0	0	0	0	0	0
16:00 - 17:00	2	0	2	0	0	0	4
17:00 - 18:00	4	0	0	0	1	0	5
18:00 - 19:00	4	0	1	0	0	0	5
19:00 - 20:00	4	0	1	0	0	0	5
20:00 - 21:00	0	0	0	0	0	0	0
21:00 - 22:00	0	0	0	0	0	0	0
22:00 - 23:00	0	0	0	0	0	0	0
23:00 - 24:00	0	0	0	0	0	0	0
申請地點尚未發展，以上數字為預算車輛進出場地記錄， 假設當天附近地區沒有交通事故，進出場地車輛數量正常。							

申請地點設有 4 個輕型貨車泊車位（每個面積 7 米 x 3.5 米）、14 個私家車泊車位（每個面積 5 米 x 2.5 米）及 2 個校巴泊車位（每個面積 8 米 x 3 米）。申請地點開放時間為：星期一至日，每天 24 小時，公眾假期照常開放。申請地點若取得許可，在規劃許可有效期內的任何時間，只有《道路交通條例》所界定的車輛，才可在申請地點停泊或進出申請地點。申請人會在申請地點當眼位置張貼告示，訂明只有《道路交通條例》所界定的車輛，才可在申請地點停泊或進出申請地點。

場地位於屯門藍地，出入口（閘門）設於場面南邊，出入口位置寬敞明確，可供消防車之類的緊急車輛進入，可經東籬徑前往申請地點。東籬徑闊度約 8 米，車路闊彎位少而明顯，車道平坦，可供駕駛者安全使用。

東籬徑實況照片



申請地點有足夠空間供車輛通行及泊位，在良好的管理下，任何時間均不會有車輛在公共道路排隊等候，或以倒車方式進出公共道路，不會對週邊地區的交通構成不良影響。為了加強此申請的安全性，申請人會在進入申請地點的路口豎立限制車速路牌，以提高道路使用者的警覺。

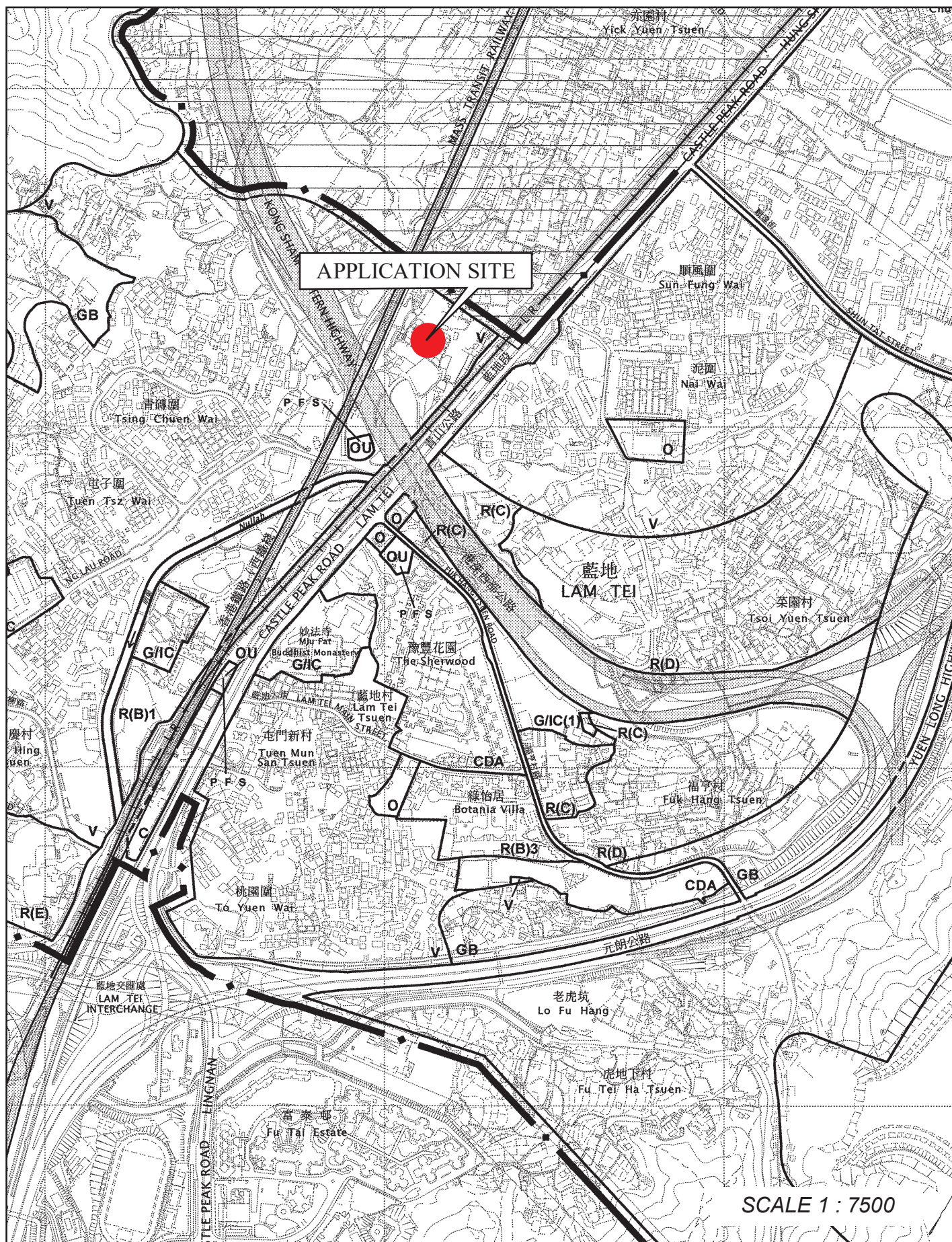
申請地點會委託專業管理公司負責管理，按時派員工收集和清理垃圾，噴灑防蚊藥水，確保環境衛生及美觀。相信申請地點發展後，亦能繼續與社區保持和諧。在完善管理下，亦可避免土地荒廢或被人胡亂傾倒泥頭或廢物，減少細菌及蚊蟲滋生的可能。對規劃及地方環境均帶有好處及產生正面作用。

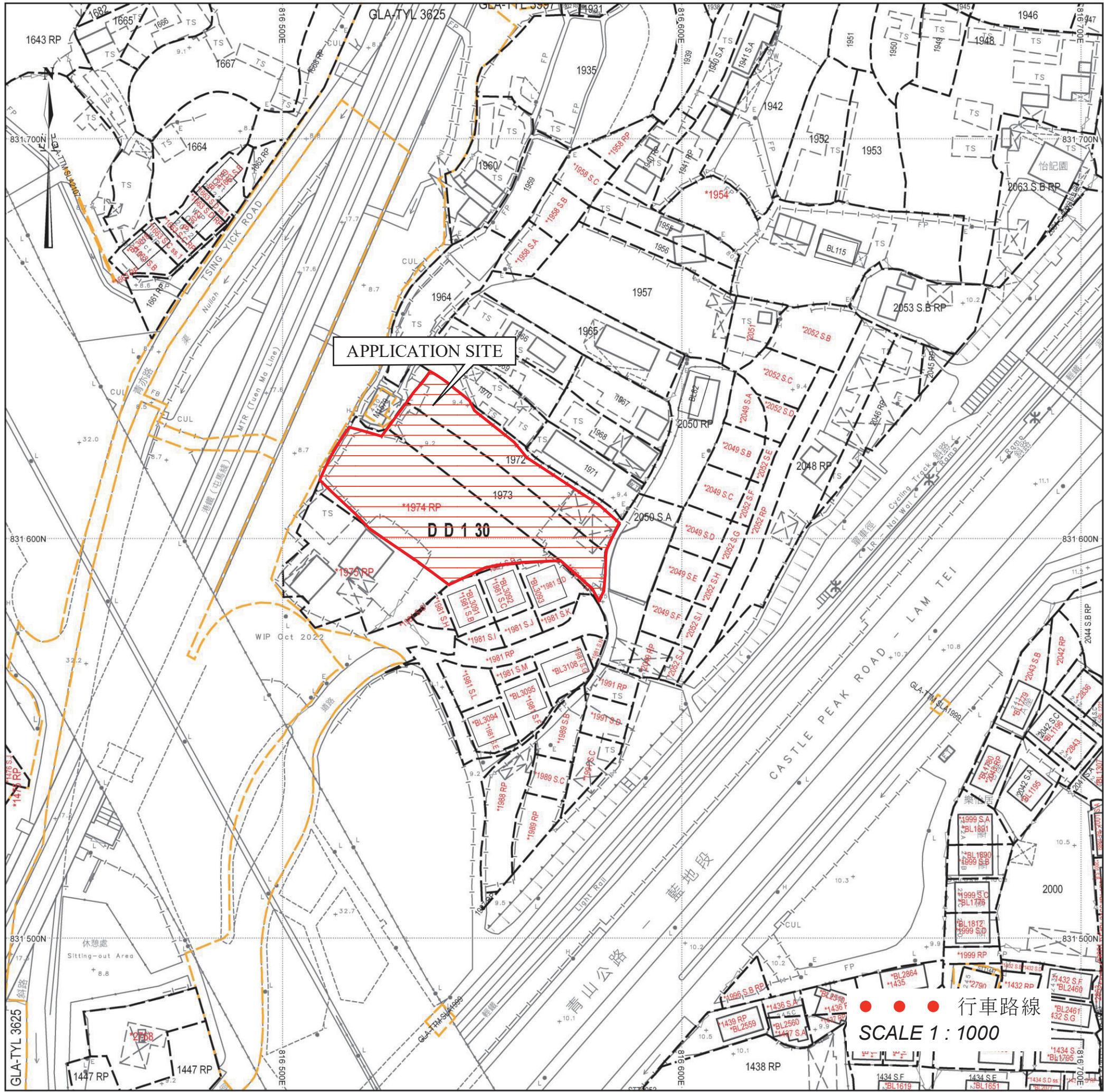
申請地點發展性質，形式及佈局與週邊環境協調，不會影響附近環境風貌。申請地點發展作臨時公眾停車場（貨櫃車除外）用途。申請地點內不會存放易燃物品、不存在任何永久建築、不許標題以外的車輛使用、不會設立工場，不會進行傾銷、維修、噴油、清洗、拆卸及汽車清潔等可能造成污染的工作。發展項目不含有害廢料或污染物，不會發出氣味，對生態及環境不會帶來任何負面影響。

此申請能有意義及靈活地善用地點資源，善用鄉郊土地。政府可將發展納入規管，有助於抑制同區其他違規發展，對規劃及環境均帶有好處及產生正面作用。申請人無意永遠作標題的發展，假使政府就現實需要，在申請地點或附近設立大型停車場，擬議發展便會自然地消失。甚或申請地點有其他更有利於鄉事的發展，此申請亦不會存在。

申請人承諾會以友善的態度，積極與各政府部門溝通，遵從各方面守則並努力進行多樣紓緩環境影響工程，務求令場地獲得發展後仍不會對周圍環境帶來顯著影響。此中請只屬過渡性質，發展項目簡單，容易還原，與未來規劃方向沒有抵觸。城規會可在規劃許可加入適當的附帶條件和指引性質條款，盡量減少擬議發展對環境可能造成的影響。敬希城規會能接受這份合乎情理的申請，並予以批准。

場地大綱圖





場地位置圖

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

Johnny Kai Hong TAM/PLAND

寄件者: tmylwdpo_pd/PLAND
寄件日期: 2024年03月27日星期三 8:52
收件者: Johnny Kai Hong TAM/PLAND
副本: Chi Ting LAU/PLAND; Bosco Tak Ko YUNG/PLAND
主旨: 轉寄: 有關A/TM-LTTY/467進一步資料
附件: 第7787CL及7829CL號-洪水橋厦村新發展區前期工程第三期及第二階段工程-工地平整和基礎設施-圖則.pdf; 行車路線圖..pdf

From: tpbpd/PLAND <tpbpd@pland.gov.hk>
Sent: Tuesday, March 26, 2024 5:41 PM
To: tmylwdpo_pd/PLAND <tmylwdpo@pland.gov.hk>
Cc: Yuki Man Yin YIU/PLAND <ymyyiu@pland.gov.hk>
Subject: Fw: 有關A/TM-LTTY/467進一步資料

From: [REDACTED]
Sent: Tuesday, March 26, 2024 5:38 PM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: Johnny Kai Hong TAM/PLAND <jkhtam@pland.gov.hk>
Subject: 有關A/TM-LTTY/467進一步資料

敬啟者

此電郵取代今午**17:33**發出的電郵。

就上述檔案，申請人現提交進一步資料以回應部門意見。

運輸署方面，有關行車通道，申請場地與東籬徑之間的通道有部分屬私人物業，由場地使用者管理，申請前已取得業主同意。行車通道已使用多年，管理、維修及保養等工作由場地使用者與業主共同負責。另外有小部分行車通道，非私人土地，相信屬官地範圍。當申請人已向城規會遞交規劃申請時，規劃署及城規會會向各個有關政府部門作出諮詢，相信涉及的部門已收到通知，若相關部門不反對此規劃申請，即不反對申請人通過官地進出其私人地方。

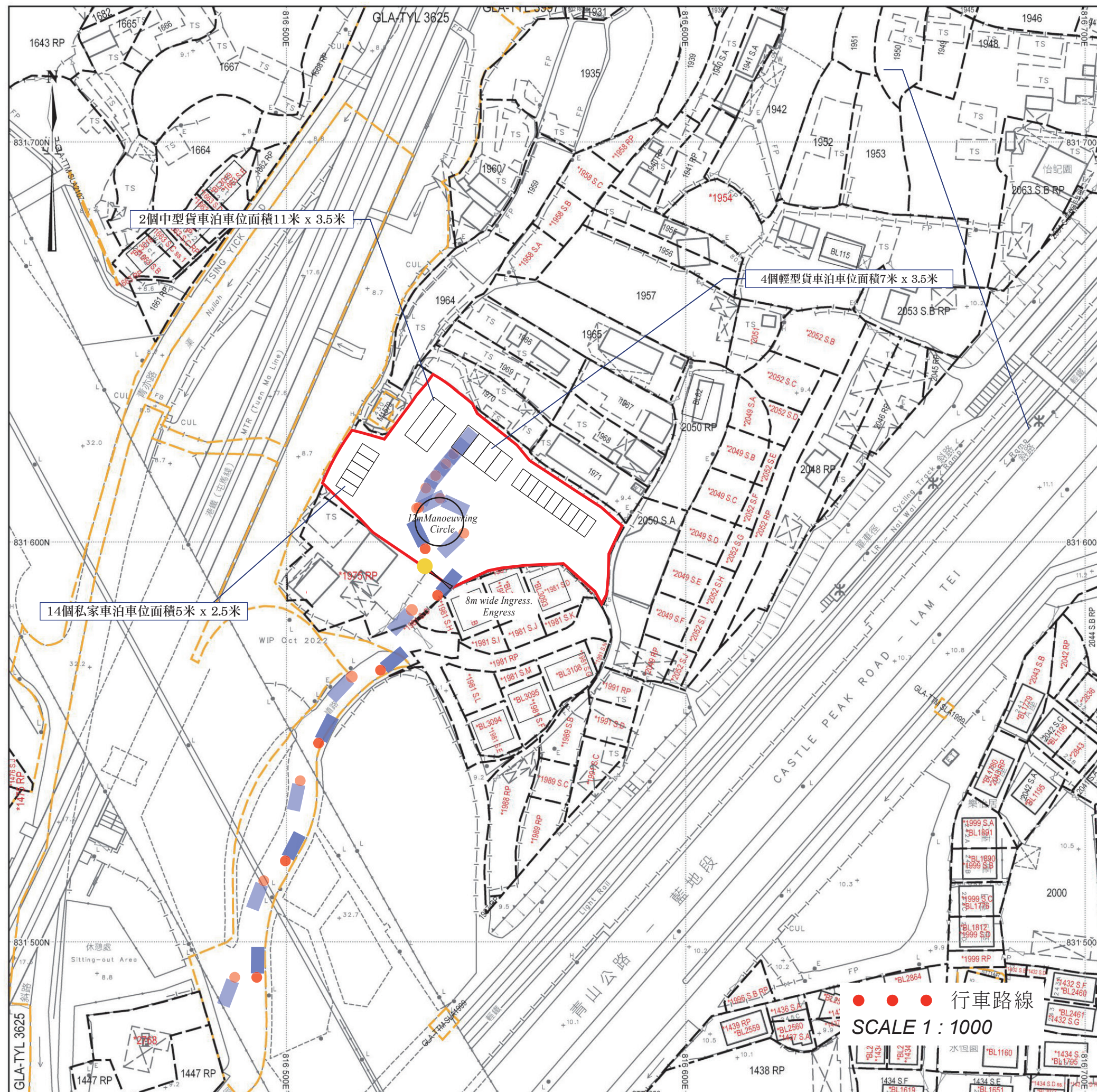
第二，有關屯門港鐵緊急出入口**26**修改工程，申請人已與土木工程拓展署工程師聯絡，雖然於「屯門港鐵緊急救援入口**26**修改工程」的圖則提到現有的東籬徑路段將會永久封閉，但工程師表示有關東籬徑的道路修改可參閱「工務計劃項目第**7787CL**號(部分)及第**7829CL**號」的圖則，可見粉紅色部分仍是道路部分，可進出申請場地，只是不存在東籬徑的街道名。此項目屬第二期工程的第三個工程合約，第二期工程現正向立法會申請撥款，屬準備工程。當要準備動工時，土木工程拓展署承諾會與附近受影響持分者商討行車通道走向，例如：工程先進行右半部分時，通道會改為左邊，絕對不會封死通道。

第三，進入申請地點的車輛都會在進場前由職員預約通知，故車輛不會出現於同一時間點。圖則已清楚展示車輛如何進出東籬徑與申請場地的泊車位，以及場內迴旋圈的路徑。有關豎立交通警告標示位置，申請人會把其豎立於申請範圍，可見附件黃點部分，並不會安裝在非申請範圍。最後，申請人會嚴格規定，所有車輛

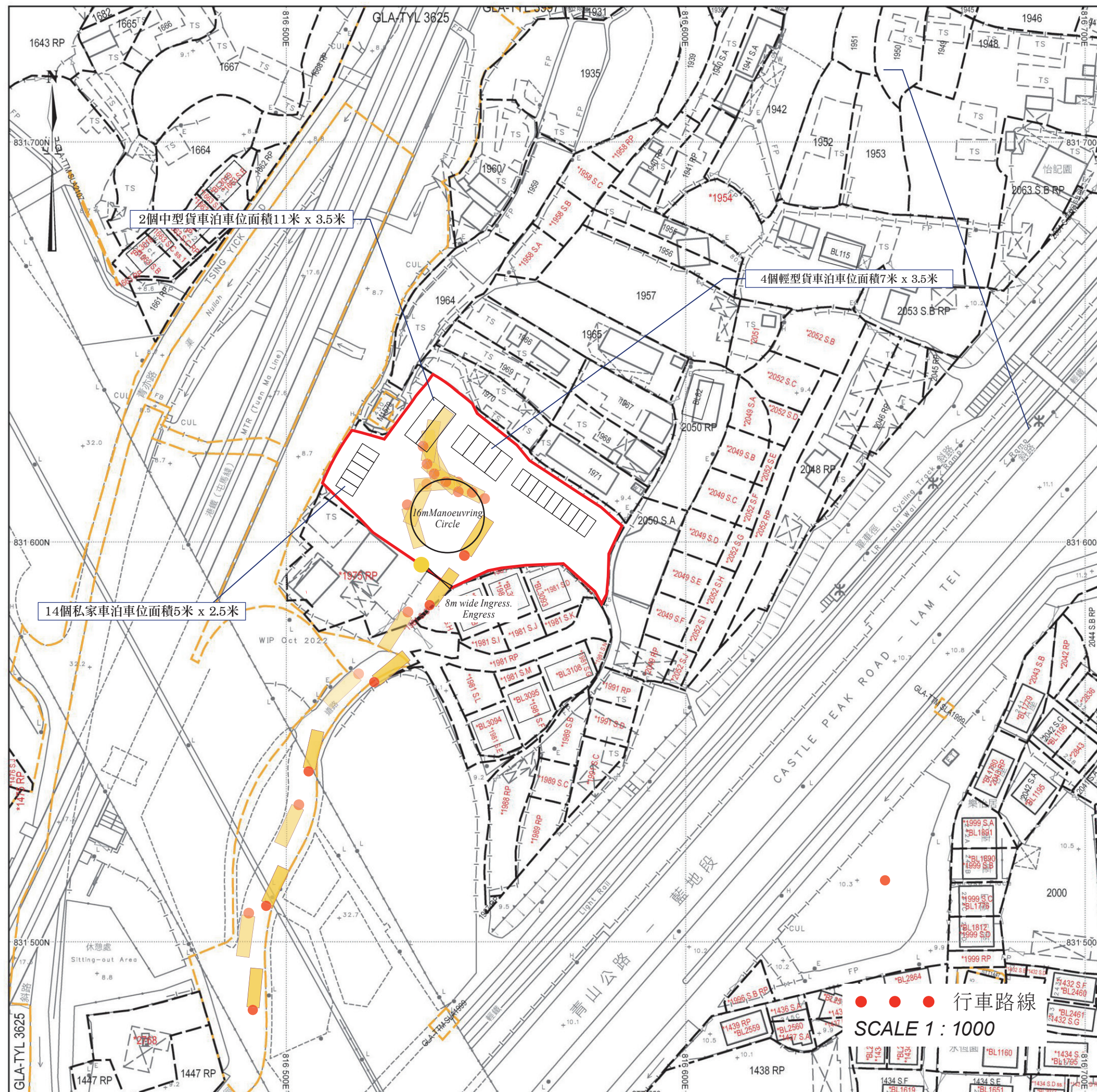
☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

任何時間均不許以倒車方式進出公共道路，不會對週邊地區的交通構成不良影響。由於申請地點不歡迎閒雜車輛進入，加上進入申請地點的車輛都會在進場前由職員預約通知，故不會出現排隊輪候或阻塞公共道路的情況。

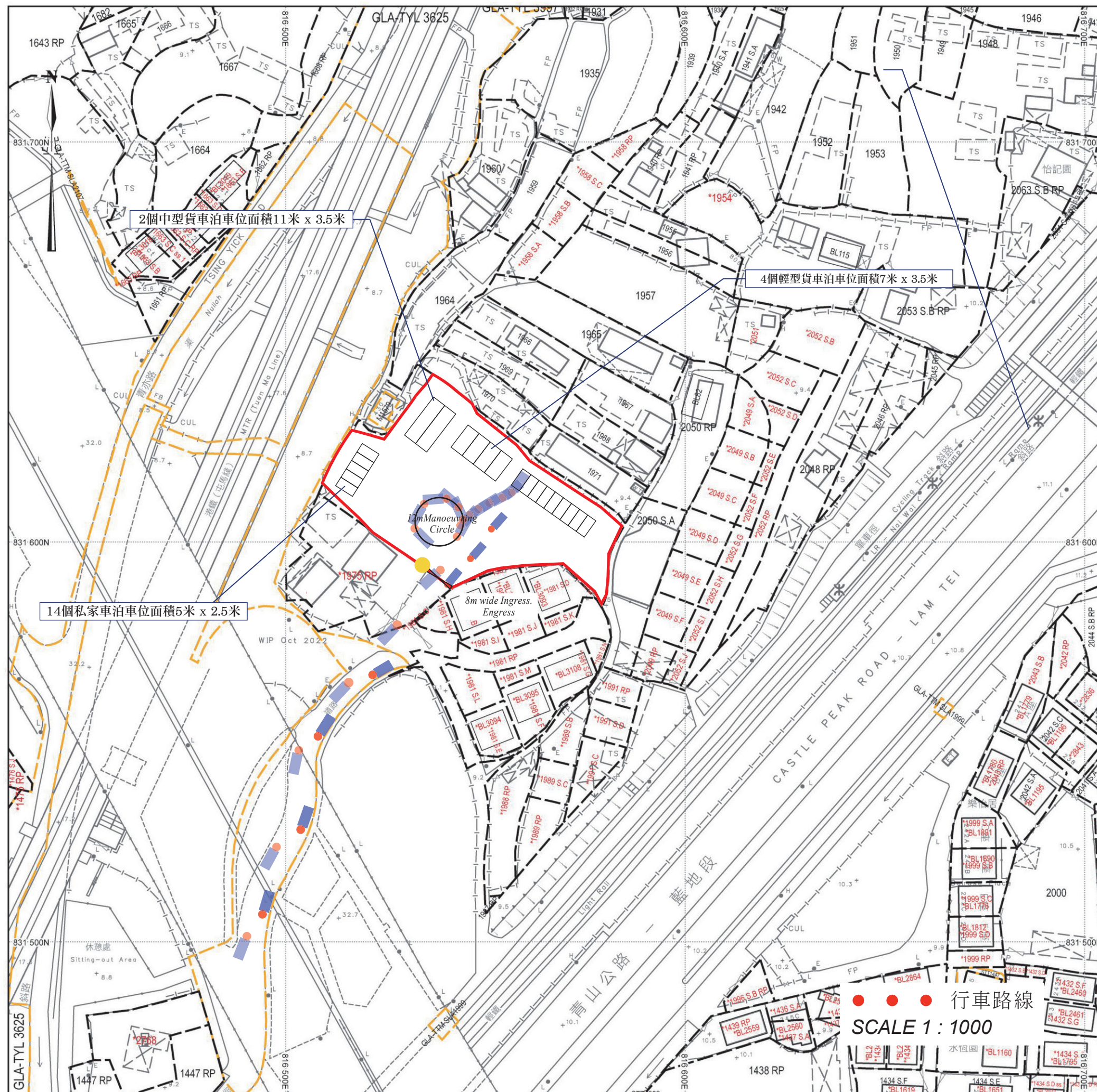
構築物方面，場地規劃中有一個構築物作保安室、寫字樓及洗手間，樓高約7米，有兩層，面積約114米，樓面面積約228米。申請場地只會按照規劃圖則搭建上蓋。圖則以外的構築物，申請人承諾會拆除所有無關的構築物。



行車路線圖(輕型貨車)

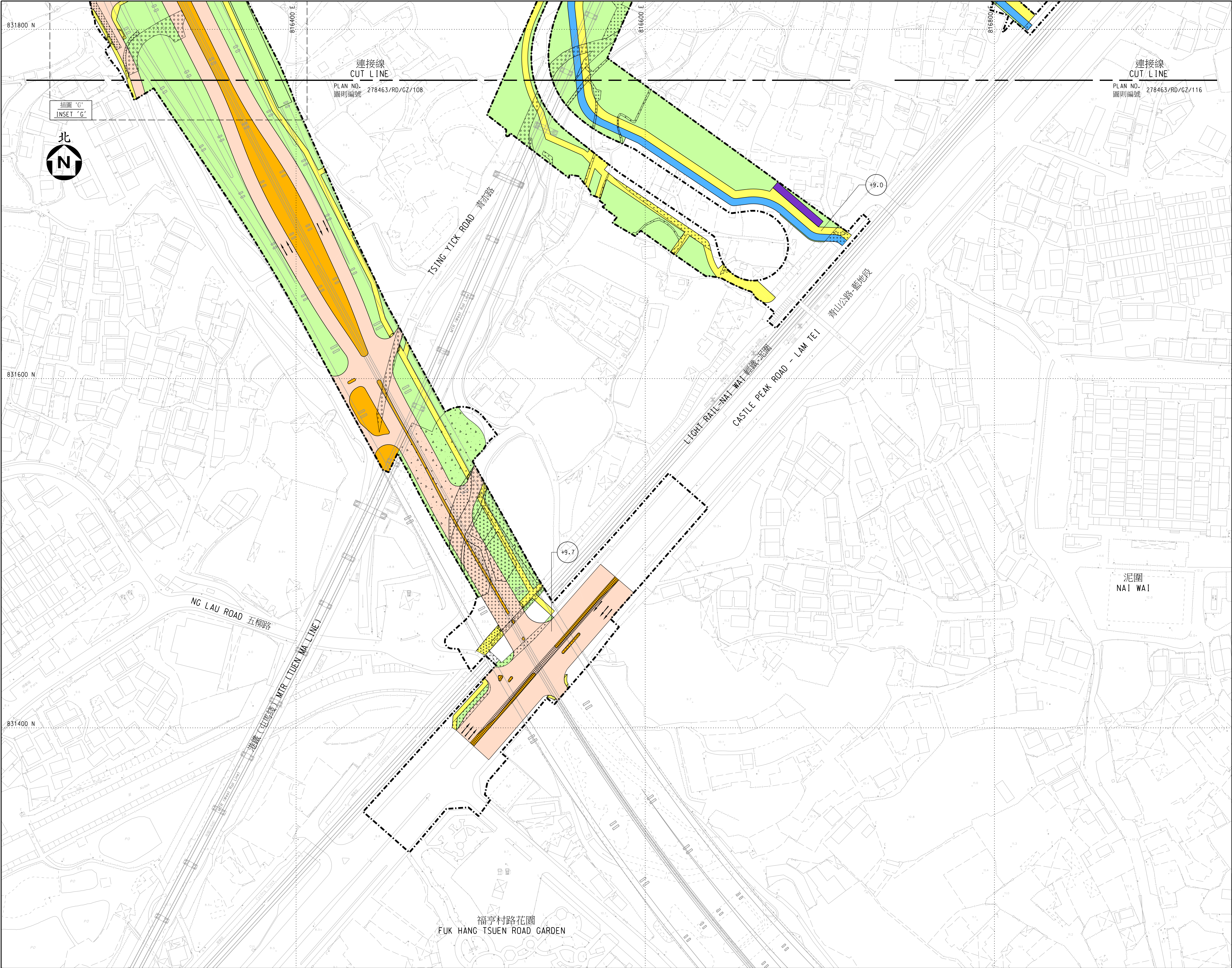


行車路線圖(學校私家小巴)



行車路線圖(私家車)

Filename : J:\278000\278463 CE 1-2020 HSK-HT NDA-DC\05_Int_Proj_Data\05-03_BIM\02-Drawing\Civil Sketch\Corsette\278463_RD_GZ_109.dgn



註釋:
 NOTES:

- 除另有指明外，所有量度以米為單位。
ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED.
- 所有水平均為約數，以米為單位，並在香港主水平基準以上。
ALL LEVELS ARE APPROXIMATE VALUES AND IN METRES ABOVE HONG KONG PRINCIPAL DATUM.
- 如有需要，施工區界限內之部分現有地面／高架行車道、行人路、單車徑、美化市容地帶／路旁帶及中央分隔帶／安全島／交通島的部分路段／範圍或其部分或會分階段暫時封閉。
SECTIONS OF THE EXISTING AT-GRADE/ELEVATED CARRIAGEWAYS, FOOTPATHS, CYCLE TRACKS, AMENITY AREAS/VERGES, CENTRAL RESERVES/ REFUGE ISLANDS/TRAFFIC ISLANDS OR PARTS THEREOF WITHIN THE LIMIT OF WORKS AREA MAY BE TEMPORARILY CLOSED IN PHASES AS AND WHEN REQUIRED.
- 如有需要，斜坡穩固工程或會在施工區界限之內進行。
SLOPE STABILIZATION WORKS MAY BE CARRIED OUT WITHIN THE LIMIT OF WORKS AREA AS AND WHEN REQUIRED.
- 圖例載於圖則第278463/RD/GZ/LEG號。
LEGEND IS SHOWN ON PLAN NO. 278463/RD/GZ/LEG.

工程名稱 PROJECT TITLE
 工務計劃項目第 7787CL 號(部分) 及第 7829CL 號
 洪水橋／厦村新發展區
 前期工程第三期及第二階段工程－
 工地平整和基礎設施
 PWP ITEM NOS. 7787CL (PART) AND 7829CL
 HUNG SHUI KIU / HA TSUEN
 NEW DEVELOPMENT AREA ADVANCE WORKS
 PHASE 3 AND STAGE 2 WORKS –
 SITE FORMATION AND ENGINEERING INFRASTRUCTURE

圖則名稱 PLAN TITLE
 根據《道路(工程、使用及補償)條例》(第 370 章)而在憲報公布之圖則
 PLAN FOR GAZETTING UNDER ROADS (WORKS, USE AND COMPENSATION) ORDINANCE (CHAPTER 370)

十九張之第九張
 SHEET 9 OF 19

圖則編號 PLAN NO.
 278463/RD/GZ/109

比例 SCALE
 1:1000 @ A1

辦事處 OFFICE
 西拓展處
 WEST DEVELOPMENT OFFICE

土木工程拓展署
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

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

Johnny Kai Hong TAM/PLAND

寄件者: [REDACTED]
寄件日期: 2024年06月05日星期三 15:30
收件者: tpbpd/PLAND
副本: Johnny Kai Hong TAM/PLAND
主旨: A/TM-LTY/467進一步資料
附件: 行車路線圖.pdf

類別: Internet Email

敬啟者

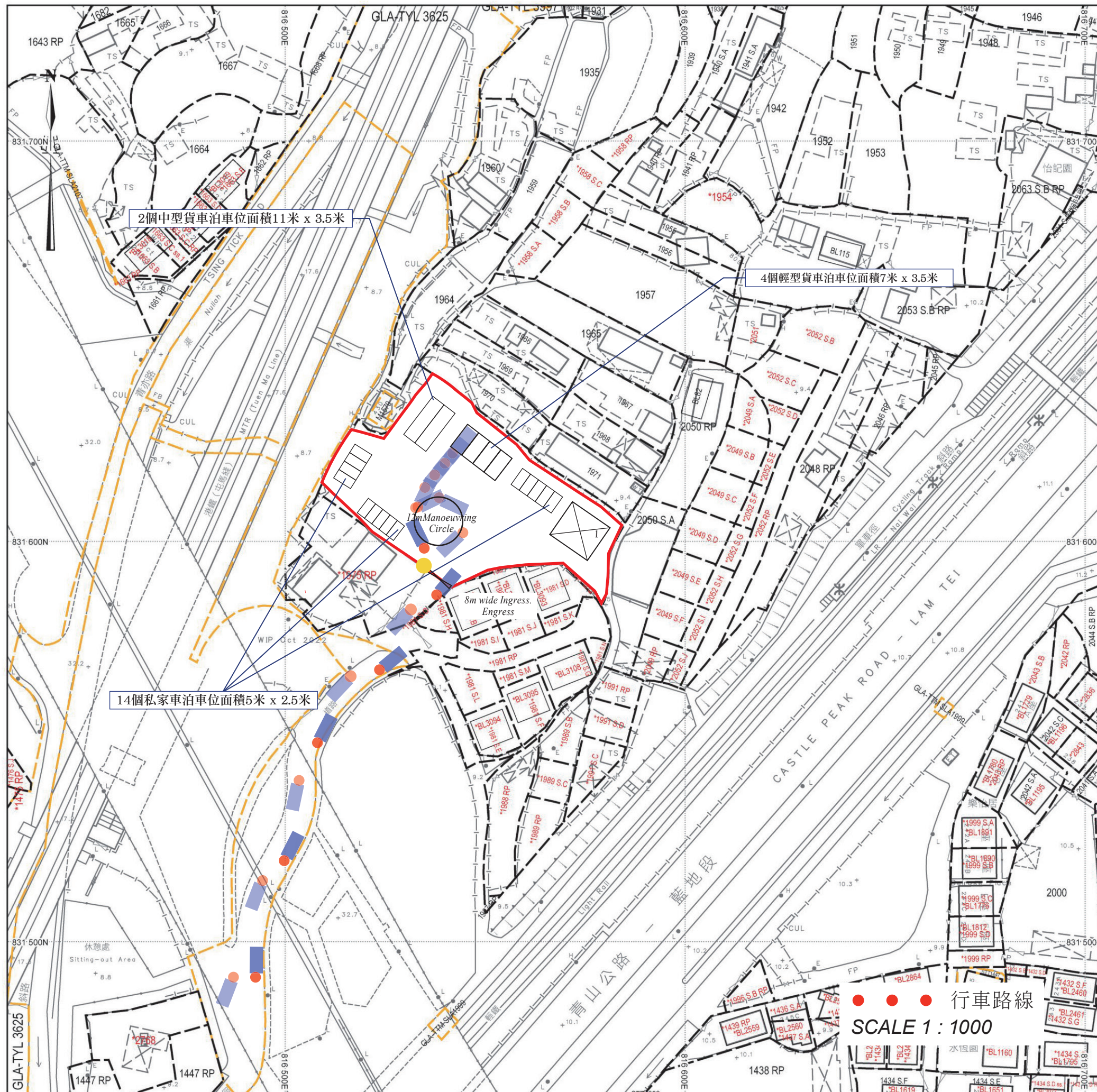
此電郵取代 5 月 31 日 14:13、5 月 28 日 11:44 及 11:50 發出的電郵。

有關上述檔案，場地有一個構築物，作保安室、洗手間及辦公室，上蓋面積約 114 平方米，有關構築物已標示於圖則上，建築物是不會妨礙車輛行駛和停泊。

此外，申請人已清拆申請場地所有上蓋，歡迎有關職員到場查看。

此電子郵件地址為富萬發展有限公司的職員電郵。





構築物(1)
用途：保安室、洗手間及辦公室
建築物料：以金屬搭建
高度：約7米
層數：2層
面積：約114平方米
總樓面面積：約228平方米

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

Johnny Kai Hong TAM/PLAND

寄件者: [REDACTED]
寄件日期: 2024年07月19日星期五 12:19
收件者: Johnny Kai Hong TAM/PLAND
主旨: A/TM-LTYT/467補充資料

類別: Internet Email

敬啟者

就上述檔案，現提交補充資料。

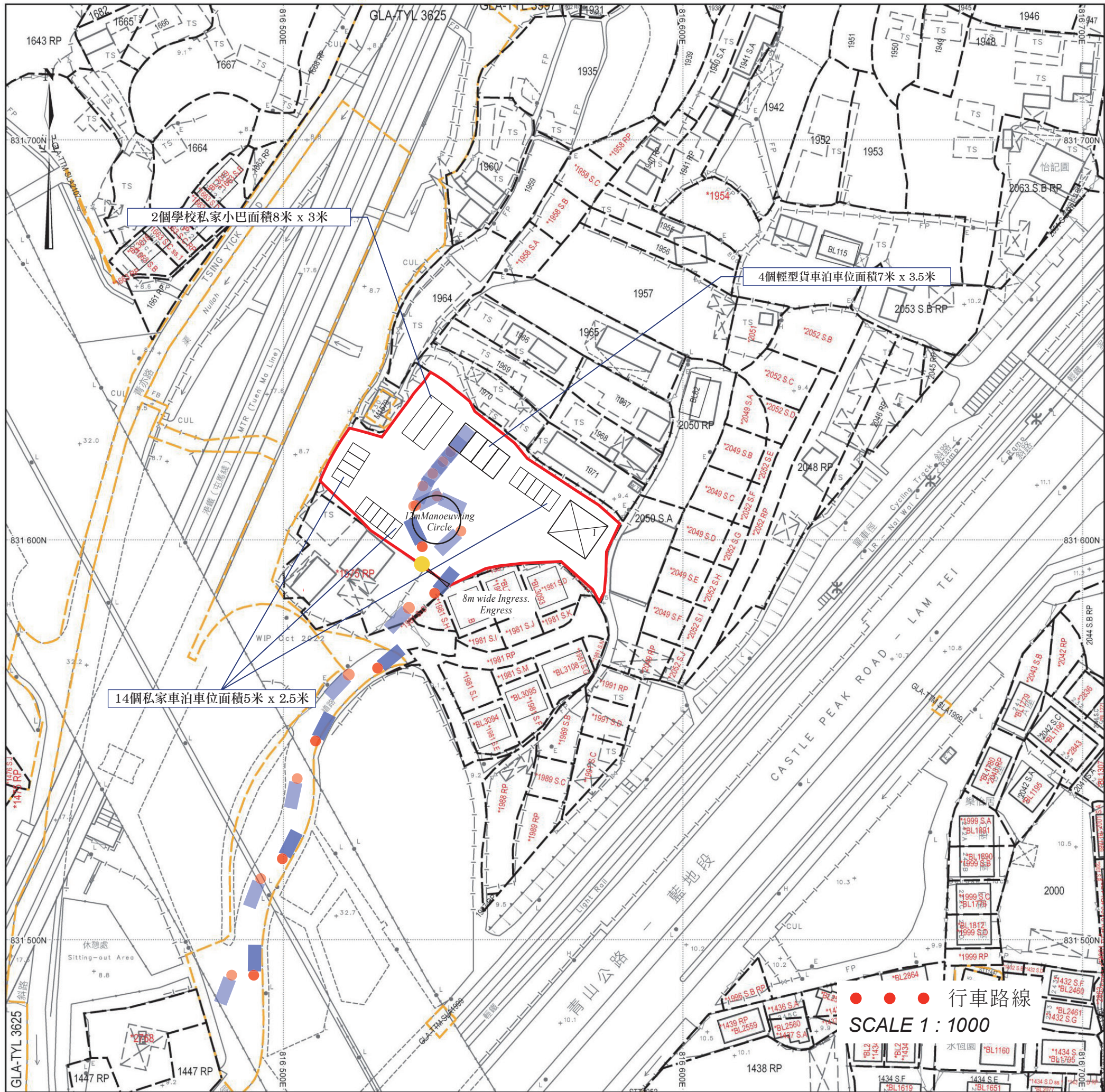
申請地點作臨時公眾停車場 (貨櫃車除外)，場內共有 20 個車位，設有一個兩層高的構築物，面積約 114 平方米，總樓面面積約 228 平方米，用途為保安室、洗手間及辦公室。

有關構築物尺寸成因

由於申請人希望每個職員都享有舒適的工作環境，不論是從事文書工作，還是保安員工作的，都希望有充裕的空間，而非一般保安員只能夠在 3 平方米的空間工作，因此有了每層面積約 114 平方米的想法。

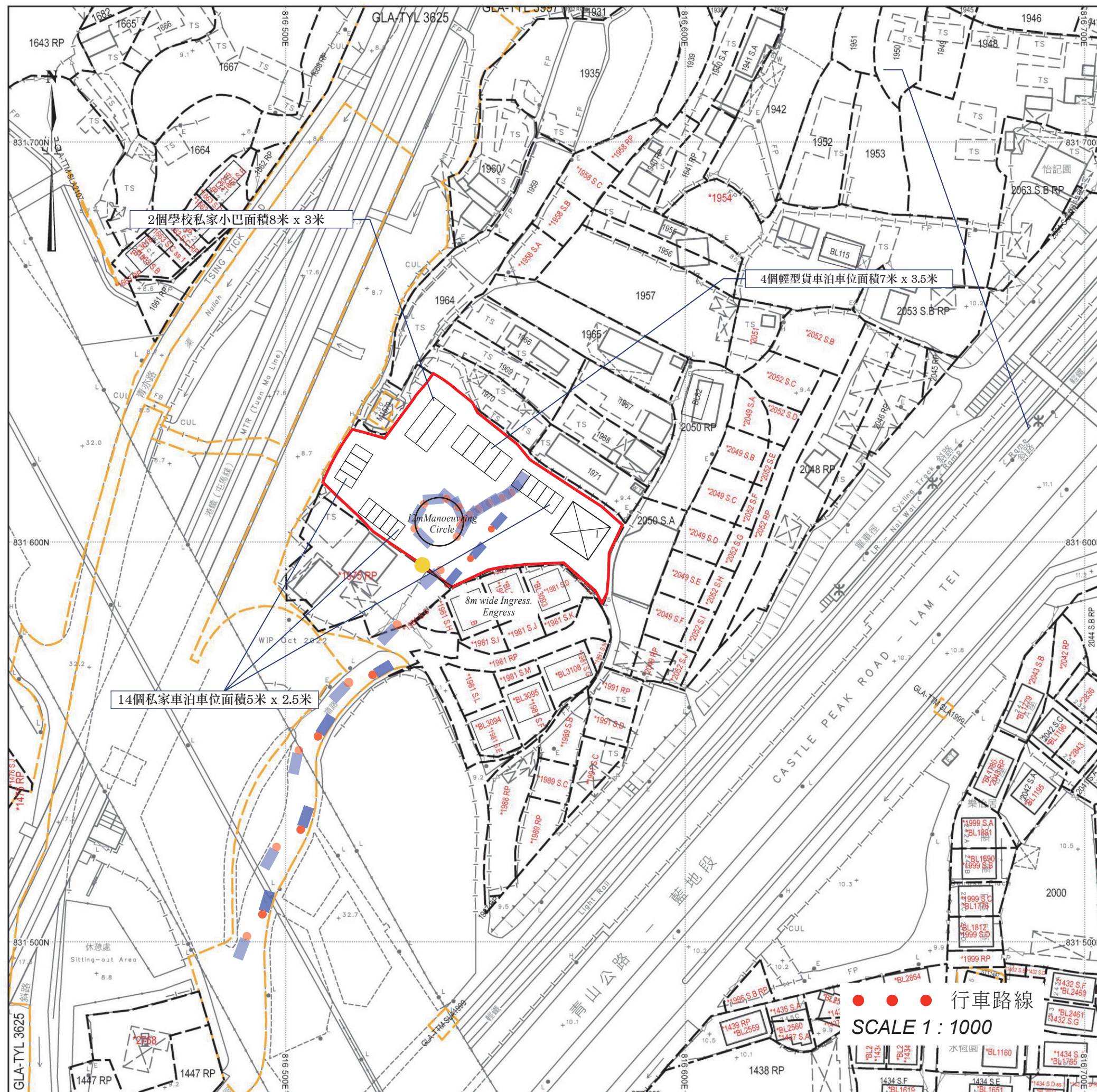
申請人需確保構築物能容納工作人員，申請人希望能夠聘請 4 - 5 人於場內工作，包括保安員、資料輸入員及清潔員。保安員職責包括：巡邏及適當處理遇緊急事件，防止未經許可人士進入申請範圍，紀錄場內所發生的所有事故，例如停電、漏水等，並通知有關負責人跟進處理；遇有緊急事故發生，應提供即時及適當的援助，並向有關方面通報。資料輸入員職責包括：登記所有訪客如：修理工人、外賣員的詳細資料，將資料輸入電腦。接聽電話以處理投訴或一般事務。清潔員職責包括：每天打掃場內衛生。

此外，構築物內亦有置物空間及劃分了不同區域，例如影印機、打印機、辦公桌椅、茶水間設備、飲水機、電腦、打掃維修工具等等。每層面積約 114 平方米是充分合理的尺寸。



行車路線圖(輕型貨車)

構築物(1)
用途：保安室、洗手間及辦公室
建築物料：以金屬搭建
高度：約7米
層數：2層
面積：約114平方米
總樓面面積：約228平方米



行車路線圖(私家車)

構築物(1)
用途：保安室、洗手間及辦公室
建築物料：以金屬搭建
高度：約7米
層數：2層
面積：約114平方米
總樓面面積：約228平方米

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Tuen Mun, Lands Department:

- No adverse comment to the application.
- There is no Small House application approved or under processing for the application site (the Site).

2. Traffic

(a) Comment of the Commissioner for Transport:

No adverse comment on the application.

(b) Comment of the Chief Highway Engineer/New Territories West, Highways Department:

No in-principle objection to the application.

3. Environment

Comment of the Director of Environmental Protection:

No objection to the application.

4. Drainage

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

- No in-principle objection to the application.
- Should the planning application be approved, a condition should be stipulated requiring the applicant to submit drainage proposal, to implement and maintain the proposed drainage facilities to the satisfaction of the Director of Drainage Services.

(b) Comments of the Principal Project Coordinator/Special Duty, DSD:

- No objection to the application.
- DSD is planning for the project "PWP Item No. 4160DS-1 Tuen Mun sewerage, stage 1, part 2" which involves the provision of public sewerage system for two unsewered areas including (Tsing Chuen Wai (remaining) and Tuen Tsz Wai (remaining)) in Tuen Mun. It is noted that the Site falls within the project area for temporary use for a period of three years. In considering the application for temporary uses, due consideration should be given to the possible implication on

land clearance which would affect the future implementation of the project "PWP Item No. 4160DS-1 Tuen Mun sewerage, stage 1, part 2".

5. Fire Safety

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

No in-principle objection to the proposal subject to the fire service installations being provided to the Site.

6. Building Matters

Comment of the Chief Building Surveyor/New Territories West, Buildings Department:

No in-principle objection to the application.

7. District Officer's Comments

Comment of the District Officer (Tuen Mun), Home Affairs Department:

No comment on the application.

8. Other Departments

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

- the Director of Electrical and Mechanical Services;
- the Chief Engineer/Construction, Water Supplies Department;
- the Project Manager (West), Civil Engineering and Development Department;
- the Director of Agriculture, Fisheries and Conservation; and
- the Commissioner of Police.

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to note the comments of the District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD) that:
 - (i) the Site comprises an Old Schedule Agricultural Lots, namely Lots 1972 (Portion), 1973 and 1974 RP (Portion) all in D.D.130 (“the Lots”) held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without prior approval of the Government;
 - (ii) the lot owner(s) shall apply to LandsD for a Short Term Waiver (STW) to permit the structure to be erected on the Site. The application for STW will be considered 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 waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure will be considered;
 - (iii) the Site is accessible via a local access on private lot and Government Land (GL) leading from Tung Lei Path. LandsD does not carry out maintenance works for the said access nor guarantee that any right-of-way to the Site will be given. The applicant shall be responsible for his own access arrangement; and
 - (iv) LandsD reserves the right to take lease enforcement actions as considered appropriate against any unauthorized erection/extension/alterations of the structures erected or to be erected within the Lots or any unauthorized occupation of GL at any time irrespective of whether planning permission will be given or not. Enforcement action will be taken should any structure or structures be found erected without any prior approval given by LandsD or be in breach of the approval given;
- (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;
- (d) to note the comments of the Commissioner for Transport that:
 - (i) as the local access road between Tung Lei Path and the Site is not a public road or footpath managed by Transport Department (TD), comments from relevant authorities and local stakeholders should be sought;
 - (ii) it is noted that the vehicles entering the Site will route through the local access road which partially falls within the private lot 1975 RP. As that location is not a public road or footpath managed by TD, any right-of-way of the Site is not guaranteed. The applicant is required to seek comments from the lot owners and relevant stakeholders for granting permission to access to the Site;
 - (iii) it is noted that a manoeuvring space is reserved in the open area of the Site.

Please ensure that no queuing and/or waiting of motor vehicles from the Site onto the local access road and Tung Lei Path would occur and no motor vehicles shall be permitted to reverse into and out of the Site onto the local access road and Tung Lei Path; and

- (iv) if the traffic signs to be installed at local access road(s) which are not public roads/footpaths managed by TD, comments from relevant authorities and stakeholder should be sought;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) the proposed access arrangement of the Site should be commented and approved by TD;
 - (ii) the proposed vehicular access, i.e. existing access road connecting the Site and Tung Lei Path, is not a public road, the applicant should be responsible for his own access arrangement. HyD is not/shall not be responsible for the maintenance of any access connecting the Site to any public roads and drains;
 - (iii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
 - (iv) the applicant should at his/her own expenses, and to the satisfaction of HyD make good any damage done to the adjoining public roads, footpaths and street furniture due to his/her works; and
 - (v) should excavation works be required on unallocated GL, excavation Permit should be obtained from LandsD direct;
- (f) to note the comments of the Director of Fire Services:
 - (i) relevant layout plans incorporated with the proposed fire service installations (FSI) to the Fire Services Department for approval as required;
 - (ii) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy, and the location of where the proposed FSI to be installed should be clearly marked on the layout plans; and
 - (iii) 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
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) if there are existing structures which had been erected on the leased land without approval of the Building Authority (BA) (not being a New Territories Exempted House), they may be unauthorized under BO and should not be designated for any approved use under the application;
 - (ii) before any new building works are to be carried out on the Site, prior approval and consent of BD should be obtained, otherwise they are unauthorized building works (UBW). An Authorized Person should be appointed as the co-ordinator

for the proposed building works in accordance with BO;

- (iii) for UBW erected on the 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. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under BO;
- (iv) 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 (BPR) respectively;
- (v) 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 the BPR at the building plan submission stage; and
- (vi) detailed comments under BO will be provided at the building plan submission stage.

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



A/TM-LTYT/467 DD 130 Lam Tei
31/12/2023 02:12

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent by: tpbpd@pland.gov.hk
File Ref:

Dear TPB Members,

463 withdrawn and back with a rambling planning statement that does nothing to explain why so much space would be required to park 20 vehicles. Note that there is also a sizeable office??. The 'parking valet' on my street manages all the locals parking meters using just a cross chest bag.

Previous objections valid and upheld.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Sunday, 22 October 2023 2:56 AM HKT
Subject: A/TM-LTYT/463 DD 130 Lam Tei

A/TM-LTYT/463

Lots 1972 (Part), 1973 and 1974 RP (Part) in D.D. 130, Lam Tei, Tuen Mun

Site area: About 2,130sq.m

Zoning: "Village Type Development"

Applied development : 20 Vehicle Parking

Dear TPB Members,

The footprint of the parking is excessive for the number of vehicles, 100sq.m per vehicle, the equivalent of the same number of village houses.

There are trees on the site, so the objective appears to be to remove them, cement over the site and use it for some unidentified purpose.

Members should identify the actual proposed use.

Mary Mulvihill