

此文件於2024年04月8日收到。城市規劃委員會  
只會在收到此文件後才正式確認收到  
申請的日期。

- 8 APR 2024

This document is received on  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

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](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](https://www.tpb.gov.hk/tc/plan_application/apply.html)

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

# "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made  
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

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

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

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



For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/TM-LTYY/471
	Date Received 收到日期	- 8 APR 2024

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

### 1. Name of Applicant 申請人姓名/名稱

鉅進發展有限公司 (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)	新界屯門藍地福亨村丈量約份第 130 約地段第 1212 號餘段 (部分)、第 1215 號 AK 分段餘段(部分) 第 1243 號 B 分段餘段(部分)、第 1247 號餘段(部分) 第 1248 號(部分)、第 1256 號 A 分段、第 1256 號 B 分段及第 1256 號餘段
(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 4304 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 3200 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)	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-LTTY/12
(e) Land use zone(s) involved 涉及的土地用途地帶	「住宅(丁類)」
(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”<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 ..... (日/月/年) 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)”<sup>#</sup> on \_\_\_\_\_ (DD/MM/YYYY)  
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<sup>&</sup> on \_\_\_\_\_ (DD/MM/YYYY)  
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<sup>&</sup> on  
05/03/2024 (DD/MM/YYYY)  
於 05/03/2024 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☒ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee<sup>&</sup> on 25/03/2024 (DD/MM/YYYY)  
於 25/03/2024 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

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	臨時貨倉  (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

(c) <u>Development Schedule</u> 發展細節表		
Proposed uncovered land area 擬議露天土地面積	1204	sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	3100	sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	3	
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	3200	sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	3200	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> <p>Private Car Parking Spaces 私家車車位 1</p> <p>Motorcycle Parking Spaces 電單車車位</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</p> <p>Others (Please Specify) 其他 (請列明)</p>		
<p>Proposed number of loading/unloading spaces 上落客貨車位的擬議數目</p> <p>Taxi Spaces 的士車位</p> <p>Coach Spaces 旅遊巴車位</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 3</p> <p>Medium Goods Vehicle Spaces 中型貨車車位</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位</p> <p>Others (Please Specify) 其他 (請列明)</p>		
<p>Proposed operating hours 擬議營運時間</p> <p>星期一至星期六上午八時至下午六時，星期日及公眾假期休息。</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>達福路</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>(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas</b> 位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ /
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途／發展	

<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

鉅進發展有限公司 .....

### 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。

<b>Gist of Application 申請摘要</b> (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。)			
<b>Application No.</b> 申請編號		(For Official Use Only) (請勿填寫此欄)	
<b>Location/address</b> 位置／地址		新界屯門藍地福亨村丈量約份第 130 約地段第 1212 號餘段 (部分)、第 1215 號 AK 分段餘段 (部分)、第 1243 號 B 分段餘段(部分)、第 1247 號餘段(部分)、第 1248 號(部分)、第 1256 號 A 分段、第 1256 號 B 分段及第 1256 號餘段	
<b>Site area</b> 地盤面積		4304 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)	
<b>Plan</b> 圖則		藍地及亦園分區計劃大綱核准圖編號 S/TM-LTYY/12	
<b>Zoning</b> 地帶		「住宅(丁類)」	
<b>Type of Application</b> 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	
<b>Applied use/development</b> 申請用途/發展		臨時貨倉	
(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	3200 <input checked="" 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

(ii) No. of blocks 幢數	Domestic 住用	
	Non-domestic 非住用	3
(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	13 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積		% <input 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>1</u> Private Car Parking Spaces 私家車車位 <u>1</u> 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) _____	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 <u>3</u> Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 <u>3</u> 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
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
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"/>
<b><u>Reports 報告書</u></b>		
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福亨村丈量約份第130約地段第1212號餘段(部分)、第1215號AK分段餘段(部分)、第1243號B分段餘段(部分)、第1247號餘段(部分)、第1248號(部分)、第1256號A分段、第1256號B分段及第1256號餘段，總面積約 4304 平方米，總樓面面積為 3200 平方米，由鉅進發展有限公司提出申請作為期三年的擬議臨時貨倉。(可參閱：場地大綱圖及場地位置圖)

申請地點位於藍地及亦園分區計劃大綱核准圖編號 S/TM-LTY/12 的「住宅(丁類)」。  
申請地點共涉及八幅私人土地，不涉及政府土地。申請地點地型不規則，地勢平坦。  
場地共有三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	2980	2980	13	1	金屬搭建	貨倉
TS2	100	200	7	2	金屬搭建	寫字樓及洗手間
TS3	20	20	4	1	金屬搭建	消防泵房

餘下面積約 1204 平方米的土地，佔申請地點約 27.97% 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。

申請地點發展作臨時貨倉以存放建築材料，包括：磚石、沙石、玻璃、水泥等，申請人希望物料有更好的保存空間，免受天氣影響。

申請地點位於屯門區，出入口(閘門)設於場地東南邊，出入口位置寬敞明確，闊度不少於 10 米，可供消防車之類的緊急車輛進入，可由達福路到達申請地點。達福路闊度約 7 米，車路闊彎位少而明顯，可供駕駛者安全使用。

同時，申請地點內有車輛迴旋圈，有足夠空間供車輛轉動，並預留了許多場地範圍作緩衝空間。由於有足夠空間，車輛會進入申請地點內掉頭，任何時間均不會有車輛在公共道路排隊等候，申請人會嚴格規定，所有車輛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。

達福路實況照片



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，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。申請人會遵從環保署署長最新發出的《處理臨時用途及露天貯存用地的環境問題作業指引》，盡量減低可能對附近易受影響地方所造成的環境影響。

申請地點開放時間為星期一至星期六上午八時至下午六時，星期日及公眾假期休息，夜間並不會產生噪音。申請地點設有 1 個私家車泊車位，每個面積 5 米 x 2.5 米，以便員工使用。同時，設有 3 個輕型貨車上落車位，每個面積 7 米 x 3.5 米，作運送之用。申請地點若取得許可，在規劃許可有效期內的任何時間，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。

申請地點會使用輕型貨車補給物資，預計在日間非繁忙時間進行。申請地點內設有迴旋空間，供車輛調頭及停泊。除了員工上下班、午膳、送貨及補給物資，申請地點並無其他運輸工作。出現的汽車流量都在預計之內。車次流量低，對附近交通不會構成壓力。所有運輸工作，只會在申請地點開放時間內進行。

由於儲存貨物涉及貴重物品，基於保安考慮，申請地點不歡迎閒雜車輛進入，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。申請地點有足夠空間供車輛迴轉，可避免車輛以倒車方式進出場地，加上申請地點可以完全控制貨物交收時間。在良好的管理下，不會出現任何交通問題，不會對附近交通構成壓力。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：

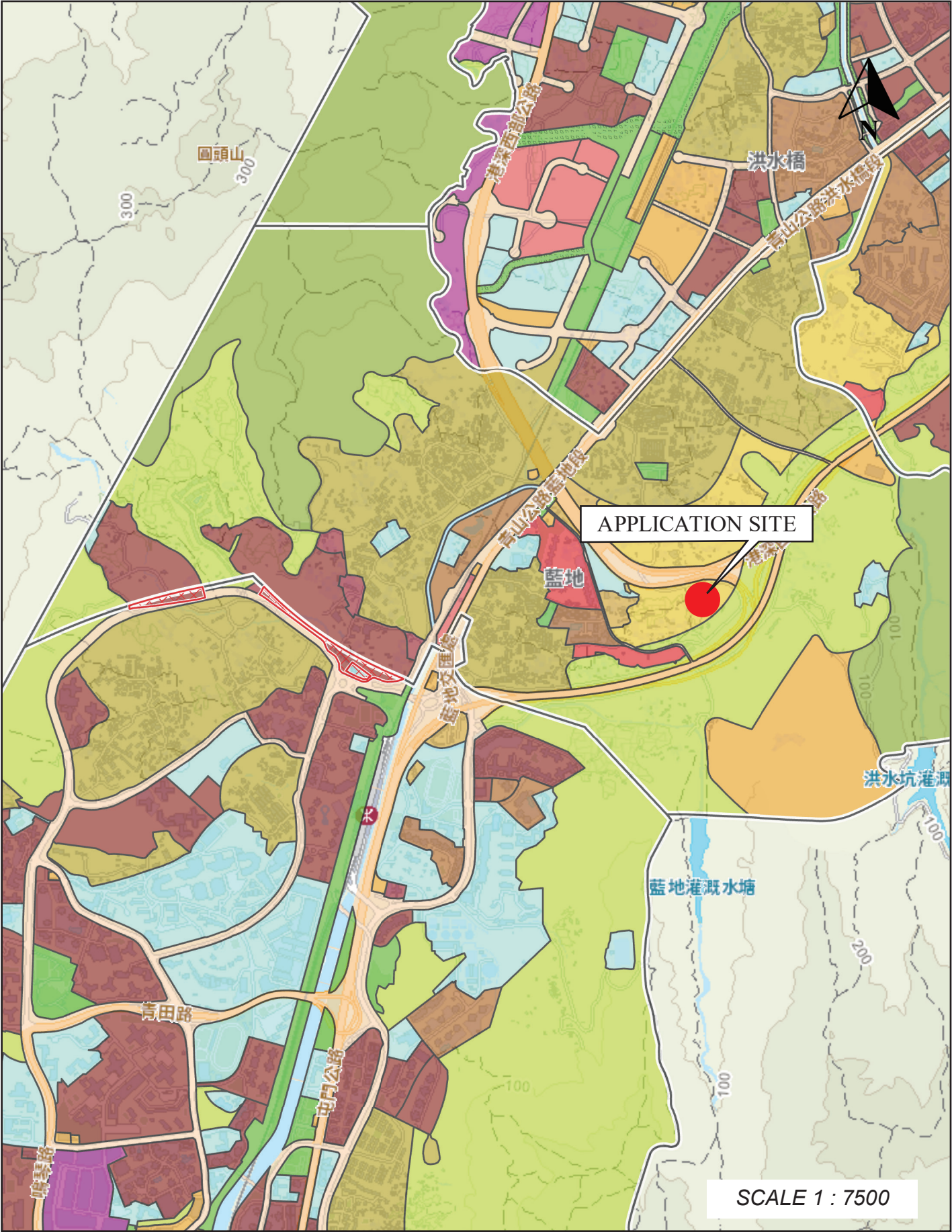


申請地點的車輛流量預算					
	星期一至六				每小時車輛出入次數
	私家車		輕型貨車		
	入	出	入	出	
08:00 - 09:00	1	0	0	0	1
09:00 - 10:00	0	0	0	0	0
10:00 - 11:00	0	0	2	0	2
11:00 - 12:00	0	0	0	2	2
12:00 - 13:00	0	1	0	0	1
13:00 - 14:00	1	0	0	0	1
14:00 - 15:00	0	0	2	0	2
15:00 - 16:00	0	0	1	1	2
16:00 - 17:00	0	0	0	2	2
17:00 - 18:00	0	1	0	0	1
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。					

申請地點發展性質為靜態，不會對環境產生噪聲干擾社區。貨物裝卸所產生的音量非常少。另外，此交通流量不會產生交通噪音，對周邊道路網絡沒有不利影響。沒有車輛及工業活動在申請場地內進行，故預計沒有污水和粉塵排放。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，於提交申請前，申請人已廣泛向地區人士徵詢意見，區內人士對擬議發展並無反對意見。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。此乃屬過渡性質，發展項目簡單，容易還原，不存在任何永久建築，與未來規劃方向沒有抵觸，不會影響土地永久用途。倘若政府有意發展申請地點，申請人願意配合，只希望在發展計劃動工前作其他發展。倘若政府工程展開，此申請亦會告一段落。敬希城規會能接受這份合乎情理的申請，並予以批准。

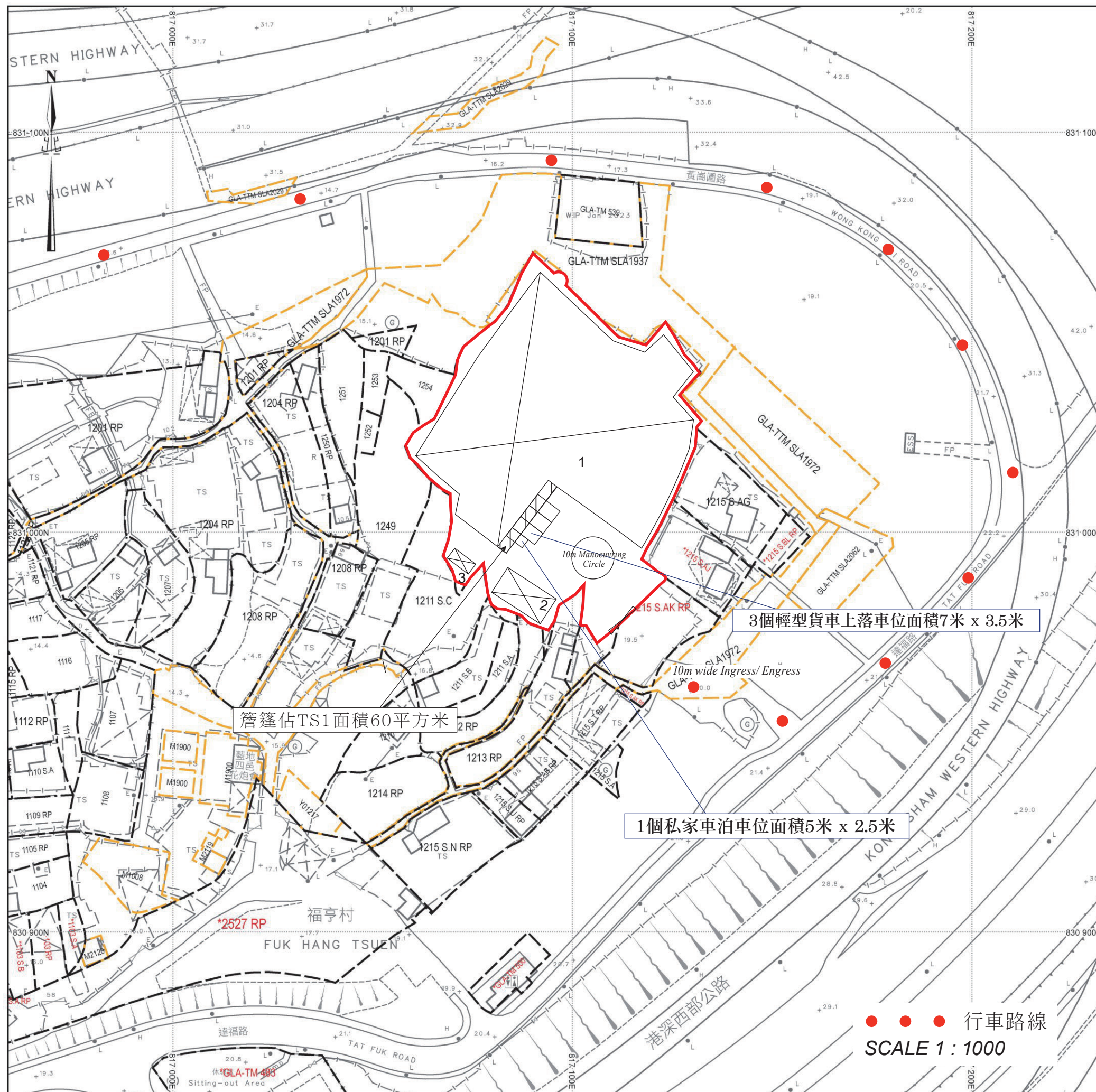
場地大綱圖











## 場地設計圖

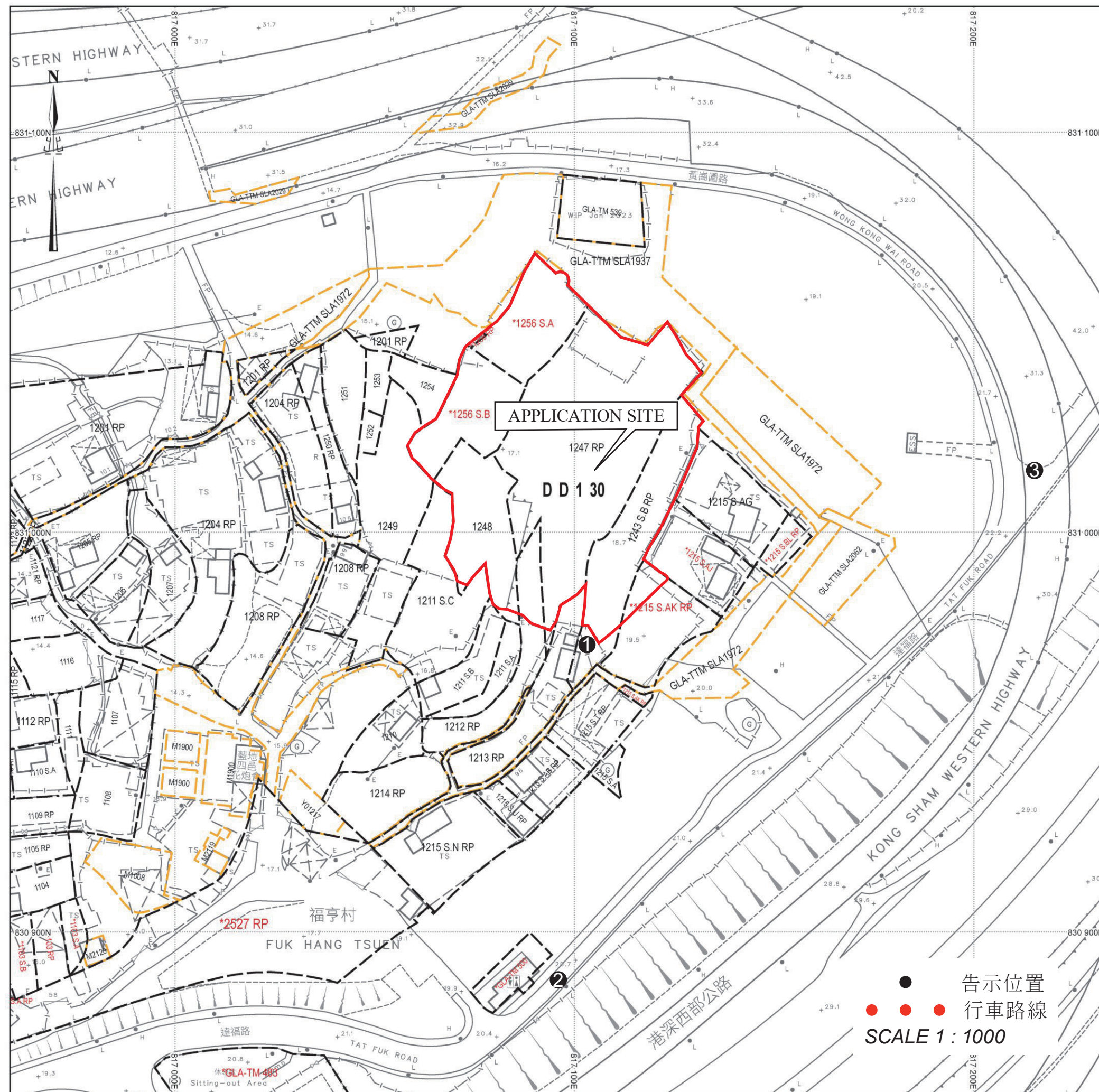
構築物(1)  
用途：貨倉  
建築物料：以金屬搭建  
高度：約13米  
層數：1層  
面積：約2980平方米  
總樓面面積：約2980平方米

構築物(2)  
用途：寫字樓及洗手間  
建築物料：以金屬搭建  
高度：約7米  
層數：2層  
面積：約100平方米  
總樓面面積：約200平方米

構築物(3)  
用途：消防泵房  
建築物料：以金屬搭建  
高度：約4米  
層數：1層  
面積：約20平方米  
總樓面面積：約20平方米



告示位置圖





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主旨: Re: \*Restricted: A/TM-LTY/471進一步資料

**From:** tmylwdpo\_pd/PLAND <[tmylwdpo@pland.gov.hk](mailto:tmylwdpo@pland.gov.hk)>  
**Sent:** Wednesday, August 7, 2024 4:52 PM  
**To:** Johnny Kai Hong TAM/PLAND <[jkhtam@pland.gov.hk](mailto:jkhtam@pland.gov.hk)>  
**Cc:** Chi Ting LAU/PLAND <[ctlau@pland.gov.hk](mailto:ctlau@pland.gov.hk)>; Bosco Tak Ko YUNG/PLAND <[btkyung@pland.gov.hk](mailto:btkyung@pland.gov.hk)>  
**Subject:** 轉寄: \*Restricted: A/TM-LTY/471進一步資料

---

**From:** tpbpd/PLAND <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
**Sent:** Wednesday, August 7, 2024 4:50 PM  
**To:** tmylwdpo\_pd/PLAND <[tmylwdpo@pland.gov.hk](mailto:tmylwdpo@pland.gov.hk)>  
**Cc:** Yuki Man Yin YIU/PLAND <[ymyyiu@pland.gov.hk](mailto:ymyyiu@pland.gov.hk)>  
**Subject:** Fw: \*Restricted: A/TM-LTY/471進一步資料

**From:** 陳灝然 <[REDACTED]>  
**Sent:** Wednesday, August 7, 2024 4:39 PM  
**To:** tpbpd/PLAND <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
**Cc:** Johnny Kai Hong TAM/PLAND <[jkhtam@pland.gov.hk](mailto:jkhtam@pland.gov.hk)>  
**Subject:** A/TM-LTY/471進一步資料

敬啟者

有關上述檔案，申請人提交進一步資料。

地政署方面

申請人已清拆場地內的構築物，歡迎有關人士到場查看。

運輸署方面

有關GLA-TTM SLA 1972的過路權已向渠務署取得許可(可參閱附件)。

行車通道方面，申請場地與達福路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

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

行車通道方面，申請場地與達福路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達福路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。

**Fw: [Internet]FW: 轉寄: GLA-TTM SLA 1972道路使用諮詢**

chso04@dsd.gov.hk &lt;chso04@dsd.gov.hk&gt;

2024年7月12日 上

收件者：

Dear Mr. Chan

Please be informed that DSD has no objection on granting permission to access to the proposed site via GLA-TTM SLA 1972 for hte proposed planning application.

Best regards,  
Peter SO  
E/SDD10, Special Duty Division, DSD  
Tel: 2594 7291 / 5972 4408

----- Forwarded by Chun Hei SO/SDD/DSD/HKSARG on 2024/07/12 上午 10:44 -----

From: Krystie Miu-Yin YU/WSD/HKSARG@WSD  
To: [enquiry@dsd.gov.hk](mailto:enquiry@dsd.gov.hk)  
Cc: Wing-Yu TSANG/WSD/HKSARG@WSD, Borze TH YAN/WSD/HKSARG@WSD, Ho-Yin CHOW/WSD/HKSARG@WSD, Farren Siu-Fong WONG/WSD/HKSARG@WSD, Krystie Miu-Yin YU/WSD/HKSARG@WSD  
Date: 20/05/2024 17:14  
Subject: 轉寄: GLA-TTM SLA 1972道路使用諮詢  
Serial No.:

Dear Sir/ Madam,

The office received an enquiry from the public regarding the subject matter. The mentioned GLA-TTM SLA 1972 is under jurisdiction of Drainage Services Department, Grateful if yc follow up and reply directly to the enquirer.

Best regards,  
Krystie Yu  
Public Liaison Manager/ NTW(2)  
Water Supplies Department  
Tel: 3701 5409

\*\*\*\*\*  
This e-mail message (together with any attachments) is for the designated recipient only. It may contain information that is privileged for the designated recipient. If you are not the intended recipient, you are hereby notified that any use, retention, disclosure, copying, printing, forwarding or dissemination of the message is strictly prohibited. If you have received the message in error, please erase all copies of the message (including attachments) from your system and notify the sender immediately.  
\*\*\*\*\*

----- Forwarded by Krystie Miu-Yin YU/WSD/HKSARG on 20-05-2024 17:03 -----

From: 陳灝然 <>  
To: [borze\\_th\\_yan@wsd.gov.hk](mailto:borze_th_yan@wsd.gov.hk)  
Cc: [ho\\_yin\\_chow@wsd.gov.hk](mailto:ho_yin_chow@wsd.gov.hk), [wing\\_yu\\_tsang@wsd.gov.hk](mailto:wing_yu_tsang@wsd.gov.hk)  
Date: 20-05-2024 15:10  
Subject: GLA-TTM SLA 1972道路使用諮詢

敬啟者

規劃申請人現向水務署諮詢有關道路意見。

我們於4月8日向城規會遞交了規劃申請，地點為新界屯門藍地福亨村丈量約份第130約地段第1212號餘段（部分）、第1215號AK分段餘段（部分）、第1243號B分段餘段（部分）、第1247號餘段（部分）、第1248號（部分）、第1256號A分段、第1256號B分段及第1256號餘段，申請作為期三年的臨時貨可參閱附件及網址）。

[https://www.tpb.gov.hk/tc/plan\\_application/A\\_TM-LTYT\\_471.html](https://www.tpb.gov.hk/tc/plan_application/A_TM-LTYT_471.html)

運輸署就此提供了意見（可參閱圖片），希望我們取得有關部門的同意及諮詢，讓車輛能進出申請地點並途經 GLA-TTM SLA 1972地帶。

- a. As the local access road between the proposed site and Tat Fuk Road is not a public road or footpath managed by this Office, comments from relevant authorities and local stakeholders should be sought.
- b. Please supplement the swept paths showing the private cars (PCs) and light goods vehicles (LGVs) (i) entering the site from and leaving the site to Tat Fuk Road via the local access road; (ii) manoeuvring within the internal access of the site; and (iii) entering and leaving the PC and LGV parking spaces.
- c. **The enclosed site layout plan refers.**
- i. Please clarify the routing via local access road between the proposed site and Tat Fuk Road as it is not clearly presented on the layout plan.
- ii. It is noted that the vehicles entering the proposed site will route through the local access road (which consists of private lot 1215 S.AK RP and a DSD's temporary land allocation **GLA-TTM SLA1972**). As these locations are not public roads or footpaths managed by this Office, any right-of-way of the proposed 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 proposed site.
- iii. Please clarify if the proposed 10m (minimum) wide vehicular entrance will be established within the site instead of outside the site.
- d. It is noted that a manoeuvring space is reserved in the open area of the proposed site. Please ensure that no queuing and / or waiting of motor vehicles from the site onto the local access road and Tat Fuk Road would occur and no motor vehicles shall be permitted to reverse into and out of the site onto the local access road and Tat Fuk Road.

2024/05/22 14:46:04 +0800

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This message has been analyzed by Deep Discovery Email Inspector.

----- Message from 陳灝然 <[REDACTED]> on Wed, 22 May 2024 14:46:04 +0800 -----

To: <[ivan.ngai@aecom-tms.com](mailto:ivan.ngai@aecom-tms.com)>

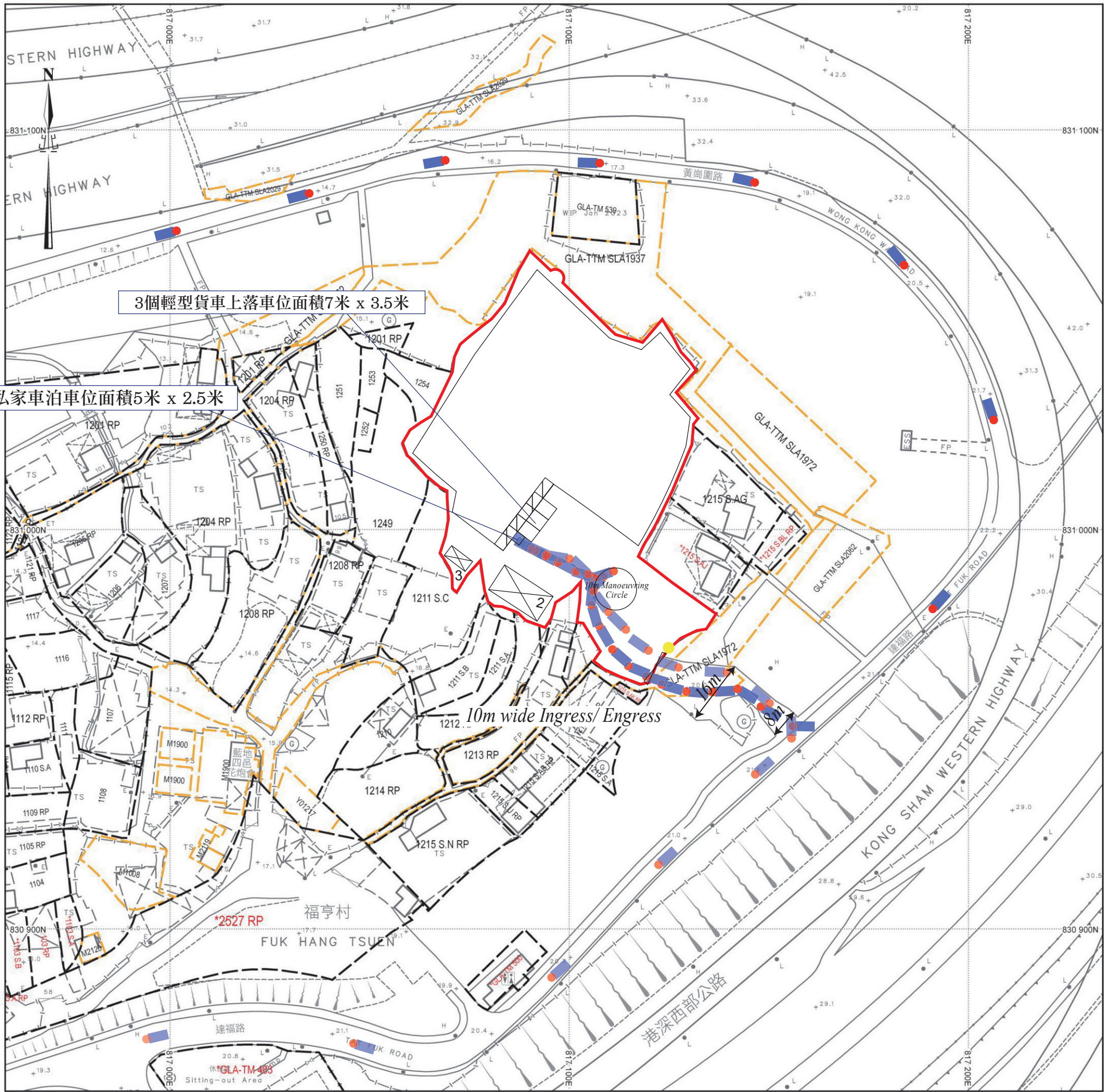
Subject: GLA-TTM SLA 1972道路使用諮詢

敬啟者

規劃申請人現向閣下諮詢有關道路意見。

我們於4月8日向城規會遞交了規劃申請，地點為新界屯門藍地福亨村丈量約份第130約地段第1212號餘段（部分）、第1215號AK分段餘段（部分）、第1243號B分段餘段（部分）、第1247號餘段（部分）、第1248號（部分）、第1256號A分段、第1256號B分段及第1256號餘段，申請作為期三年的臨時倉。[attachment "場地設計圖.pdf" deleted by Chun Hei SO/SDD/DSD/HKSARG]

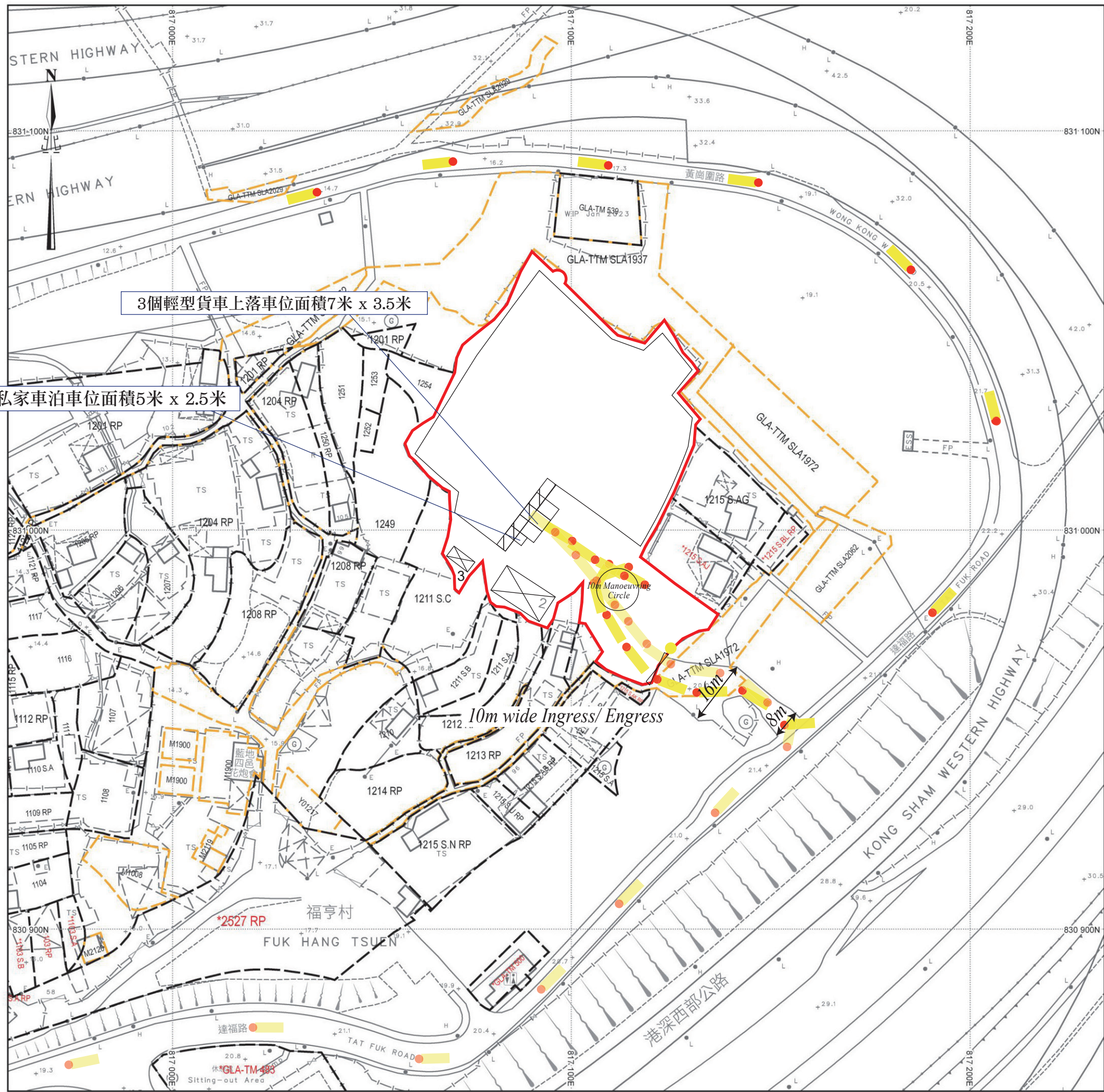




行車路線圖(私家車)

申請地點設有 1 個私家車泊車位，每個面積 5 米 x 2.5 米，以及 3 個輕型貨車上落車位，每個面積 7 米 x 3.5 米。申請地點出入口位置寬敞明確，闊度不少於 10 米（可見附件標示）。另外，內設車輛迴旋圈，最少有 10 米（可見附件標示），最大可達 20 米，有足夠空間供車輛轉動，並預留了許多露天範圍作緩衝空間。此外，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達福路與申請場地的泊車位，以及場內迴旋圈的路徑。





行車路線圖(輕型貨車)

申請地點設有 1 個私家車泊車位，每個面積 5 米 x 2.5 米，以及 3 個輕型貨車上落車位，每個面積 7 米 x 3.5 米。申請地點出入口位置寬敞明確，闊度不少於 10 米（可見附件標示）。另外，內設車輛迴旋圈，最少有 10 米（可見附件標示），最大可達 20 米，有足夠空間供車輛轉動，並預留了許多露天範圍作緩衝空間。此外，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達福路與申請場地的泊車位，以及場內迴旋圈的路徑。

- 限制車速路牌位置
- ● ● 行車路線

SCALE 1 : 1000



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寄件者: tmylwdpo\_pd/PLAND  
寄件日期: 2024年10月08日星期二 15:20  
收件者: Steven Kang Shun MA/PLAND  
副本: Kennie MF LIU/PLAND; Avis Lok Tung POON/PLAND  
主旨: 轉寄: \*Restricted: A/TM-LTY/471進一步資料

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**From:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Sent:** Tuesday, October 8, 2024 2:32 PM  
**To:** tmylwdpo\_pd/PLAND <tmylwdpo@pland.gov.hk>  
**Cc:** Yuki Man Yin YIU/PLAND <ymyiu@pland.gov.hk>  
**Subject:** Fw: \*Restricted: A/TM-LTY/471進一步資料

**From:** 陳灝然 [REDACTED]  
**Sent:** Tuesday, October 8, 2024 2:02 PM  
**To:** tpbpd/PLAND <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
**Cc:** Steven Kang Shun MA/PLAND <[sksma@pland.gov.hk](mailto:sksma@pland.gov.hk)>  
**Subject:** A/TM-LTY/471進一步資料

敬啟者

有關上述檔案，申請人提交進一步資料。

申請人已根據地政署要求處理場地內的構築物，現附上有關照片。





**Previous s.16 Application covering the Application Site**

**Rejected Application**

<b><u>No.</u></b>	<b><u>Application No.</u></b>	<b><u>Development(s)/Use(s)</u></b>	<b><u>Zoning</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>
1.	A/TM-LTYT/173	Proposed Temporary Public Vehicle Park (Private Car) and Open Storage of Private Car Parts for a Period of 2 Years	“R(D)” & “GB”	23.1.2009

**Rejected Reasons**

- (1) Not in line with the planning intention of “R(D)” and “GB” zones.
- (2) Not compatible with the surrounding areas and the residential dwellings in the vicinity.
- (3) Not in line with then Town Planning Board Guidelines No. 13E for Application for Open Storage and Port Back-up Uses.
- (4) Adverse departmental comments and local objections.
- (5) No relevant technical assessments/proposals were submitted to demonstrate that the use would not generate adverse environmental and landscape impacts on the surrounding areas.
- (6) Setting of an undesirable precedent.

**Government Bureau/Departments' General Comments**

**1. Land Administration**

Comments of the District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD):

- No adverse comment on the application.
- Advisory comments are at **Appendix IV**.

**2. Traffic**

(a) Comment of the Commissioner for Transport (C for T):

- No adverse comment on the application from the traffic engineering point of view.
- Advisory comments are at **Appendix IV**.

(b) Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

- No objection in principle to the application from the highway maintenance point of view.
- Advisory comments are at **Appendix IV**.

**3. Environment**

Comment of the Director of Environmental Protection (DEP):

- No objection to the application.
- Advisory comments are at **Appendix IV**.

**4. Drainage**

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

- No objection in principle to the proposed use from the public drainage point of view.
- Should the application is acceptable from the planning point of view, conditions should be stipulated in the approval letter requiring the applicant (i) the submission of a drainage proposal and (ii) the implementation and maintenance of the drainage proposal for the development to the satisfaction of DSD or of the Town Planning Board.

## 5. **Fire Safety**

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

- No objection in principle to the application subject to fire service installations being provided to his satisfaction.
- Advisory comments are at **Appendix IV**.

## 6. **Building Matters**

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

- No objection to the application.
- Advisory comments are at **Appendix IV**.

## 7. **Landscape**

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

- With reference to the aerial photos in 2023, the Site falls into a non-sensitive zoning of “Residential (Group D)” zone, where the Site is predominantly paved and occupied by open car parking, no significant vegetation are observed within the Site.
- Advisory comments are at **Appendix IV**.

## 8. **Other Bureau/Departments**

The following government bureau/departments have no objection to/no comment on the application and their advisory comments, if any, are in **Appendix IV**:

- Executive Secretary, Antiquities and Monuments Office (ES, AMO), Development Bureau;
- Director of Electrical and Mechanical Services (DEMS);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);
- Director of Agriculture, Fisheries and Conservation (DAFC);
- Commissioner of Police (C of P); and
- District Officer (Tuen Mun), Home Affairs Department (DO(TM), HAD).



**Recommended Advisory Clauses**

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) the planning permission is given to the development/use under application. It does not condone any other development/use (i.e. parking of vehicles) which currently exists on the Site but not covered by the application. Immediate action should be taken to discontinue such development/use not covered by the permission;
- (c) to note the comments of the District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD) that:
  - (i) the Site comprises Old Schedule Agricultural Lots, i.e. Lots 1212 RP (Portion), 1215 S.AK RP (Portion), 1243 S.B RP (Portion), 1247 RP (Portion), 1248 (Portion), 1256 S.A, 1256 S.B and 1256 RP 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 the prior approval of the Government;
  - (ii) two Modifications of Tenancy (“MOTs”) and two Letters of Approval (“LOAs”) were issued by DLO/TM to permit the erection of various domestic and agricultures structures on Lots 1213, 1243 S.B RP and 1248 in D.D.130 respectively. However, all the structures permitted under the “MOTs” and “LOAs” within the Site were not found on the Site;
  - (iii) the Site is accessible via a local access on Government land (GL) leading from Tat Fuk Road. DLO/TM does not carry out maintenance works for the said roads nor guarantee that any right-of-way to the Site will be given. The applicant shall be responsible for his own access arrangement;
  - (iv) DLO/TM reserves the right to take lease enforcement actions as considered appropriate against any unauthorised erection/extensions/alternations of the structures erected or to be erected within the Lots or any unauthorised 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 prior approval given by DLO/TM or be in breach of the approval given; and
  - (v) the Lots owner(s) shall apply to DLO/TM for a Short Term Waiver (STW) to permit the structures erected within the Lots. 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. In addition, LandsD reserves the right to take enforcement action against the Lots owner(s)/applicant for any breach of the lease conditions, including the breaches already in existence or to be detected at any point of time in future and land control

action for any unlawful occupation of GL. Besides, given the proposed use is temporary in nature, only application for erection of temporary structure(s) will be considered;

- (d) to note the comments of the Commissioner for Transport (C for T) that:
  - (i) as the local access road between the Site and Tat Fuk Road is not a public road or footpath managed by the Transport Department (TD), comments from relevant authorities and local stakeholders should be sought;
  - (ii) the vehicles entering the Site will route through the local access road (which consists of Lot 1215 S.AK RP and a Drainage Services Department's temporary land allocation GLA-TTM SLA1972). As these locations are not public roads or footpaths 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; and
  - (iii) 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 Tat Fuk Road would occur and no motor vehicles shall be permitted to reverse into and out of the Site onto the local access road and Tat Fuk Road;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
  - (i) the access arrangement of the Site from Tat Fuk Road should be commented and approved by TD;
  - (ii) the access connecting the Site and Tat Fuk Road is not and will not be maintained by HyD;
  - (iii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains; and
  - (iv) Excavation Permit on GL and public roads/footpath should be obtained from DLO/TM, LandsD and HyD Regional Office respectively prior to commencement of excavation works;
- (f) to note the comments of the Director of Environmental Protection (DEP) that:
  - (i) 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" to minimise the potential environmental nuisance; and
  - (ii) if septic tank and soakaway system is used in case of unavailability of public sewer, its

design and construction should follow the requirements of the ProPECC PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department – Building (Standard of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations” and are duly certified by an Authorised Person;

- (g) to note the comments of the Director of Fire Services (D of FS) that:
  - (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to the Fire Services 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 proposed FSIs to be installed should be clearly marked on the layout plans; and
  - (ii) the applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
  - (i) if any existing structures are erected on leased land without approval of BD (not being a New Territories Exempted House), they are unauthorised 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, the prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorised building works (UBWs). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
  - (iii) for UBWs erected on the leased land, including the existing structures under the application, enforcement action may be taken by the BA to effect their removal in accordance with BD’s enforcement policy against UBWs as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBWs on the Site under the BO;
  - (iv) in connection with (h) (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;

- (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 B(P)R at the building plan submission stage; and
- (vi) detailed comments under the BO to be provided during building plans submission;
- (i) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that the approval of s.16 application by the Town Planning Board does not imply approval of tree 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, where appropriate;
- (j) to note the comments of the Executive Secretary, Antiquities and Monuments Office (ES, AMO) of Development Bureau that the Site is located partly within the “Site of Archaeological Potential in Lam Tei” as identified by the Final Report on Archaeological Field Survey for Hung Shui Kiu New Development Area – Planning and Engineering Study – Investigation. As a precautionary measure, the applicant is required to inform AMO immediately when any antiquities or supposed antiquities are discovered in the course of works; and
- (k) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line under the mentioned document should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site. The applicant should also be reminded to observe the Electricity Supply Lines (Protection) Regulation (the Regulation) and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.

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

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**From:** [REDACTED]  
**Sent:** 2024-05-10 星期五 01:59:36  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** A/TM-LTYT/471 DD 130 Fuk Hang Tsuen GB

A/TM-LTYT/471

Lots 1212 RP (Part), 1215 S.AK RP (Part), 1243 S.B RP (Part), 1247 RP (Part), 1248 (Part), 1256 S.A, 1256 S.B and 1256 RP in D.D.130, Fuk Hang Tsuen, Lam Tei

Site area: About 4,304sq.m

Zoning: "Res (Group D)" and "Green Belt"

Applied use: Warehouse / 4 Vehicle Parking

Dear TPB Members,

468 withdrawn, back with a slightly smaller footprint.

Previous objections relevant and upheld.

Mary Mulvihill

---

**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Friday, 1 March 2024 2:48 AM HKT  
**Subject:** A/TM-LTYT/468 DD 130 Fuk Hang Tsuen GB

A/TM-LTYT/468

Lots 1212 RP (Part), 1215 S.AK RP (Part), 1243 S.B RP (Part), 1247 RP (Part), 1248 (Part), 1256 S.A, 1256 S.B and 1256 RP in D.D.130, Fuk Hang Tsuen, Lam Tei

Site area: About 4,730sq.m

Zoning: "Res (Group D)" and "Green Belt"

Applied use: Warehouse / 4 Vehicle Parking

Dear TPB Members,

Object to development on 'GB'. How many trees were felled?

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

This site was the subject of a number of applications for parking lot that were withdrawn, 305 / 330 / 340. However, the operation went ahead, the site is paved over and used for container parking/storage. Was any enforcement taken for unapproved use?

Now the plan is to cover it over for warehouse use.

Again, members of the public have to question, where are those custom-built industrial estates the government promised would amalgamate logistic operations in order to eliminate the land inefficient and environmentally degrading brownfield operations?

Mary Mulvihill