

Relevant Extracts of Town Planning Board Guidelines on
Application for Open Storage and Port Back-up Uses
(TPB PG-No.13G)

1. On 14.4.2023, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) were promulgated, which set out the following criteria for the various categories of area:
 - (a) Category 1 areas: favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses may cause significant environmental and traffic concerns;
 - (b) Category 2 areas: planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments, where appropriate, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas;
 - (c) Category 3 areas: applications would normally not be favourably considered unless the applications are on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). Sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions; and
 - (d) Category 4 areas: applications would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant), and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. The intention is however to encourage the phasing out of such non-conforming uses as early as possible. A maximum period of 3 years may be allowed for an applicant to identify suitable sites for relocation. Application for renewal of approval will be assessed on its individual merits.

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarised as follows:
- (a) port back-up sites and those types of open storage uses generating adverse noise, air pollution, visual intrusion and frequent heavy vehicle traffic should not be located adjacent to sensitive receivers such as residential dwellings, hospitals, schools and other community facilities;
 - (b) port back-up uses are major generators of traffic, with container trailer/tractor parks generating the highest traffic per unit area. In general, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
 - (c) adequate screening of sites through landscaping and/or fencing should be considered where sites are located adjacent to public roads or are visible from surrounding residential areas;
 - (d) there is a general presumption against conversion of active or good quality agricultural land and fish ponds to other uses on an ad-hoc basis. For flood prone areas or sites which would obstruct natural drainage channels and overland flow, advice should be sought; and
 - (e) for applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, planning permission may be refused notwithstanding other criteria set out in the Guidelines are complied with.

**Similar s.16 Applications within the same “AGR” Zone
in the Vicinity of the Site on the Shek Kong OZP in the Past Five Years**

Approved Applications

	Application No.	Use/Development	Date of Consideration
1.	A/YL-SK/350	Proposed Temporary Open Storage of Electric Vehicles with Charging Facilities and Ancillary Site Office for a Period of 3 Years	12.1.2024
2.	A/YL-SK/384	Temporary Open Storage of Construction Materials with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	20.9.2024
3.	A/YL-SK/369	Temporary Open Storage of Construction Machineries and Materials for a Period of 3 Years and Filling of Land	4.10.2024

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department:

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lot. 1069 S.A. RP in D.D. 106 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; and
- the advisory comments are at **Appendix V**.

2. Traffic

Comments of the Commissioner for Transport:

- no comment on the application from traffic engineering perspective; and
- the advisory comments are at **Appendix V**.

Comments of the Chief Highway Engineer/New Territories West, Highways Department:

- no adverse comment on the application from highways maintenance perspective; and
- the advisory comments are at **Appendix V**.

3. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- no objection in principle to the application from the public drainage point of view; and
- should the application be approved, conditions should be stipulated requiring the applicant to submit a drainage proposal and to implement and maintain the drainage proposal to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

4. Fire Safety

Comments of the Director of Fire Services:

- no objection in principle to the proposal subject to fire service installations being provided to his satisfaction; and

- the advisory comments are at **Appendix V**.

5. Safety and Electricity Supply Matters

Comments of the Director of Electrical and Mechanical Services:

- no objection to the application; and
- the advisory comments are at **Appendix V**.

6. Building Matters

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

- no objection to the application;
- it is noted that one structure is proposed in the application; and
- the advisory comments are at **Appendix V**.

7. District Office's Comments

Comments of the District Officer (Yuen Long), Home Affairs Department:

- he has not received any comments from the locals upon close of consultation and has no particular comments on the application.

8. Other Departments

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

- Project Manager (West), Civil Engineering and Development Department;
- Chief Engineer/Railway Development 1-1, Railway Development Office, Highways Department;
- Chief Engineer/Construction, Water Supplies Department; and
- Commissioner of Police.

Recommended Advisory Clauses

- (a) the permission is given to the uses and structures under application. It does not condone any other uses and structures which currently occur on the Site but not covered by the application. Immediate action should be taken to discontinue such uses and remove such structures not covered by the permission;
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
 - the lot owner(s) shall apply to this office for a Short Term Waiver (STW) to permit the structure(s) erected within the said private lot. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that such application 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 structures(s) will be considered.
- (c) to note the comments of the Commissioner for Transport that:
 - the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - HyD shall not be responsible for the maintenance of any access between the Site and Kam Shui South Road; and
 - adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (e) to note the comments of the Director of Environmental Protection that:
 - the relevant mitigation measures and requirements as stipulated in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Site” issued by the Environmental Protection Department should be followed, and it is the obligation of the applicant to

comply with the statutory requirements under relevant pollution control ordinances.

- (f) to note the comments of the Director of Fire Services that:
 - 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 his department for approval. In addition, the applicant should also be advised that the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of where the proposed FSIs to be installed should be clearly marked on the layout plans. Good practice guidelines for open storage (**Appendix VII** of this RNTPC Paper) should also be adhered to. To address the approval condition on provision of fire extinguisher(s), the applicant is advised to submit a valid fire certificate (FS 251) to his Department for approval. However, the applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (BO), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
- (g) to note the comments of the Director of Electrical and Mechanical Services 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 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 concerned parties should also be reminded to observe the Electricity Supply Lines (Protection) 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;
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
 - before any new building works (including containers/ open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO; and

- 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;
- the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
- for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
- detailed checking under the BO will be carried out at building plan submission stage.

八鄉鄉事委員會



PAT HEUNG RURAL COMMITTEE

本會檔號：068/PHRC/2024/27/02

城市規劃委員會秘書

香港北角渣華道 333 號北角政府合署 15 樓

(傳真：2877 0245 電郵：www.tpbpd@pland.gov.hk)

送遞方式：傳真及郵遞

反對新界元朗石崗丈量約份第 106 地段第 1069 號 A 分段餘段(部分)
申請臨時汽車修理工場及露天存放車輛和汽車零件(為期 3 年)及相關填土工程
(城規會申請編號：A/YL-SK/381)

執事先生/女士：

本會接獲元朗八鄉牛徑村李同茂祖後人的求助和投訴會，就上標申請作出強烈和堅決的反對。相關地段乃其祖堂擁有，地段從未出租或經其祖堂同意相關申請項目，實屬非法作業！對李同茂祖後人造成負面影響，嚴重損害祖堂及持份者身的應有權益。

相關申請地盤面積 531 平方米是私人土地，申請作為臨時露天存放車輛和汽車零件設施的用途，相關申請定必嚴重破壞當地寧靜獨特的鄉郊環境，滋擾和破壞當地居民的和諧生活！

此外，本會一直爭取政府改善八鄉的交通，要求政府擴闊金水南路，發揮金水南路紓緩目前錦上路交通擠塞情況的作用，奈何政府至今仍沒有正面回應！相關申請項目依賴金水南路作為唯一的出入通道，定必加增金水南路的交通流量，加劇八鄉錦上路一帶的交通擠塞情況。

本會懇請城市規劃委員會重視祖李同茂祖持份者的意見，聆聽和接納我們的訴求，否決相關申請，造福八鄉居民！



八鄉鄉事委員會主席：郭永昌

副主席：鄧志光

黎永添



2024 年 7 月 24 日

城市規劃委員會秘書

香港北角渣華道 333 號北角政府合署 15 樓

(傳真：2877 0245 電郵：www.tpbpd@pland.gov.hk)

送遞方式：傳真及郵遞

反對新界元朗石崗丈量約份第 106 地段第 1069 號 A 分段餘段(部分)
申請臨時汽車修理工場及露天存放車輛和汽車零件(為期 3 年)及相關填土工程
(城規會申請編號：A/YL-SK/381)

孰事先生/女士：

本人是八鄉牛徑村村民，就上標申請項目提出強烈反對。

本人為李同茂祖後人，在申請項目的位置(地段 1069 號 A 分段餘段(部分))，此乃祖堂擁有地段，至今亦未租出，相關發展亦未得到祖堂租借及諮詢及同意，實屬非法作業，嚴重損害祖堂及持份者應有的權益。

相關申請地盤面積 531 平方米是私人土地，申請人將祖堂地作為臨時露天存放車輛和汽車零件設施的用途，相關申請定必嚴重破壞當地寧靜獨特的鄉郊環境，滋擾和破壞當地居民的和諧生活！

本人懇請城市規劃委員會還祖堂及本村村民一個公道，不能對民生造成的困擾，否決相關申請，造福居民！

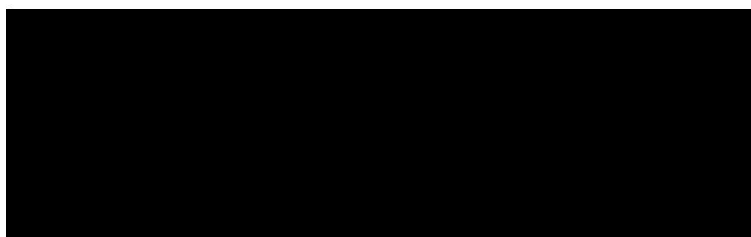
八鄉牛徑村居民簽署： 李永基

姓名： 李永基

2024 年 7 月 24 日

通訊地址：

聯絡電話：



From: [REDACTED]
Sent: 2024-07-25 星期四 03:10:35
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-SK/381 DD 106, Nr The ScenicWoods, Shek Kong

A/YL-SK/381

Lot 1069 S.A RP (Part) in D.D. 106, Nr The ScenicWoods, Shek Kong, Yuen Long

Site area: About 531sq.m

Zoning: "Agriculture"

Applied use: Vehicle Repair Workshop and Open Storage of Vehicles and Vehicle Parts / 7
Vehicle Parking / **Filling of Land**

Dear TPB Members,

The site has been filled in and used for brownfield for many years despite the fact that there has been no application/approval.

Members should ask if any enforcement action has been taken. Vehicle repair = severe contamination of the ground and impact on the drainage function of the land.

Mary Mulvihill

Fire Services Department's Good Practice Guidelines for Open Storage Sites

		Internal Access for Fire Appliance s	Lot Boundaries (Clear Width)	Distance between Storage Cluster and Temporary Structure	Cluster Size	Storage Height
1.	Open Storage of Containers		2m	4.5m		
2.	Open Storage of non-combustibles or limited combustibles	4.5m	2m	4.5m		
3.	Open Storage of combustibles	4.5m	2m	4.5m	40m x 40m	3m

Remarks: Smoking and naked flame activities shall not be allowed within the open storage/recycling site.

2024年 6月 2 日

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

Appendix I of RNTPC
Paper No. A/YL-SK/381A

This document is received on 25 JUN 2024
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

**其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2401333

21.6.2024

dy Hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/74-514/381
	Date Received 收到日期	25 JUN 2024

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

1. Name of Applicant 申請人姓名/名稱

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

D.S. MOTOR SERVICES 逸新汽車服務

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

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	新界元朗錦田金水南路 丈量約份第106約地段第1069號A分段餘段 (部分)
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 531 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 156 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)	不適用 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	石崗分區計劃大綱核准圖編號S/YL-SK/9
(e) Land use zone(s) involved 涉及的土地用途地帶	農業
(f) Current use(s) 現時用途	汽車修理工場 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

- ☐ is the sole "current land owner" (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」(請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners" (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」(請夾附業權證明文件)。
- ☒ is not a "current land owner".
並不是「現行土地擁有人」。
- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上(請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)".
根據土地註冊處截至 2024 年 6 月 20 日的記錄，這宗申請共牽涉 5 名「現行土地擁有人」。

(b) The applicant 申請人 –

- ☒ has obtained consent(s) of "current land owner(s)".
已取得 5 名「現行土地擁有人」的同意。

Details of consent of "current land owner(s)" obtained 取得「現行土地擁有人」同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)
5	丈量約份第106約地段第1069號A分段餘段	19 JUN 2024

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas**

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

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

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

(a) Proposed use(s)/development
擬議用途/發展臨時汽車修理工場及露天存放車輛、汽車零件 (為期3年)
及相關的填土工程

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of permission applied for
申請的許可有效期☒ year(s) 年 3☐ month(s) 個月**(c) Development Schedule 發展細節表**

Proposed uncovered land area 擬議露天土地面積	375	.....sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	156	.....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	不適用	.....sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	156	.....sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	156	.....sq.m	<input checked="" type="checkbox"/> About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

維修工場：1層 (5.5米高)

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位 5 (不固定位置)

Motorcycle Parking Spaces 電單車車位

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 2 (不固定位置)

Medium Goods Vehicle Parking Spaces 中型貨車泊車位

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位

Others (Please Specify) 其他 (請列明)

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位

Coach Spaces 旅遊巴車位

Light Goods Vehicle Spaces 輕型貨車車位

Medium Goods Vehicle Spaces 中型貨車車位

Heavy Goods Vehicle Spaces 重型貨車車位

Others (Please Specify) 其他 (請列明)

Proposed operating hours 擬議營運時間 星期一至星期五：早上9時至下午7時 星期六：早上10時至下午7時 星期日及公眾假期：休息.....			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 金水南路	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 531 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.1 m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>		

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

申請臨時汽車維修工場的理由如下：

1. 受政府項目(元朗南第II期發展)收回土地及清拆行動影響的棕地作業者覓地重置。(附件一).....
2. 分別曾於2023年中及2024年初承投地政總署擬為受公共項目影響須遷離的棕地作業經營者而設的租賃招標，可惜均未能中標。(附件二).....

3. 渠務排水.....
- a. 申請人會依照渠務署所提供的「排水系統設計建議書」，為申請地點設置適合的渠務排水設施。.....
- b. 申請地點面積約 544 平方米，根據渠務署提供的「排水系統設計建議書」的渠務設計建議，集水區範圍1200平方米以內的場地配置尺寸300毫米的明渠已可以達到收集場地雨水的功能，因此申請地點擬議採用300毫米的排水渠，可以應付申請地點內的雨水量。.....
- c. 申請地點中的擬議排水設施是用於收集場地中及相鄰土地流經的地面水流，並疏導至附近的現有河道中，不會對申請地點附近的排水道或河流溪澗構成影響。.....
- d. 如是次申請獲批，在進行涉及排水方面的附帶條件工程時，申請人會在工程展開前諮詢相關業主的同意。.....

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

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

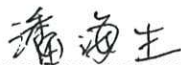
- f. 申請人和土地使用人承諾在申請獲批准後，會自行維修和保養申請地點附近的道路。.....
5. 消防裝置.....
- 申請地點西南面有一個現有消防栓(編號10825)，西北面有一個現有消防栓(編號10824)，可提供消防水源。(附件三).....

8. Declaration 聲明

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

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

Signature
簽署



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

POON HOI SANG (潘海生)

東主

Name in Block Letters
姓名 (請以正楷填寫)

Position (if applicable)
職位 (如適用)

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

D.S. MOTOR SERVICES 逸新汽車服務



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

Date 日期

21 JUN 2024

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

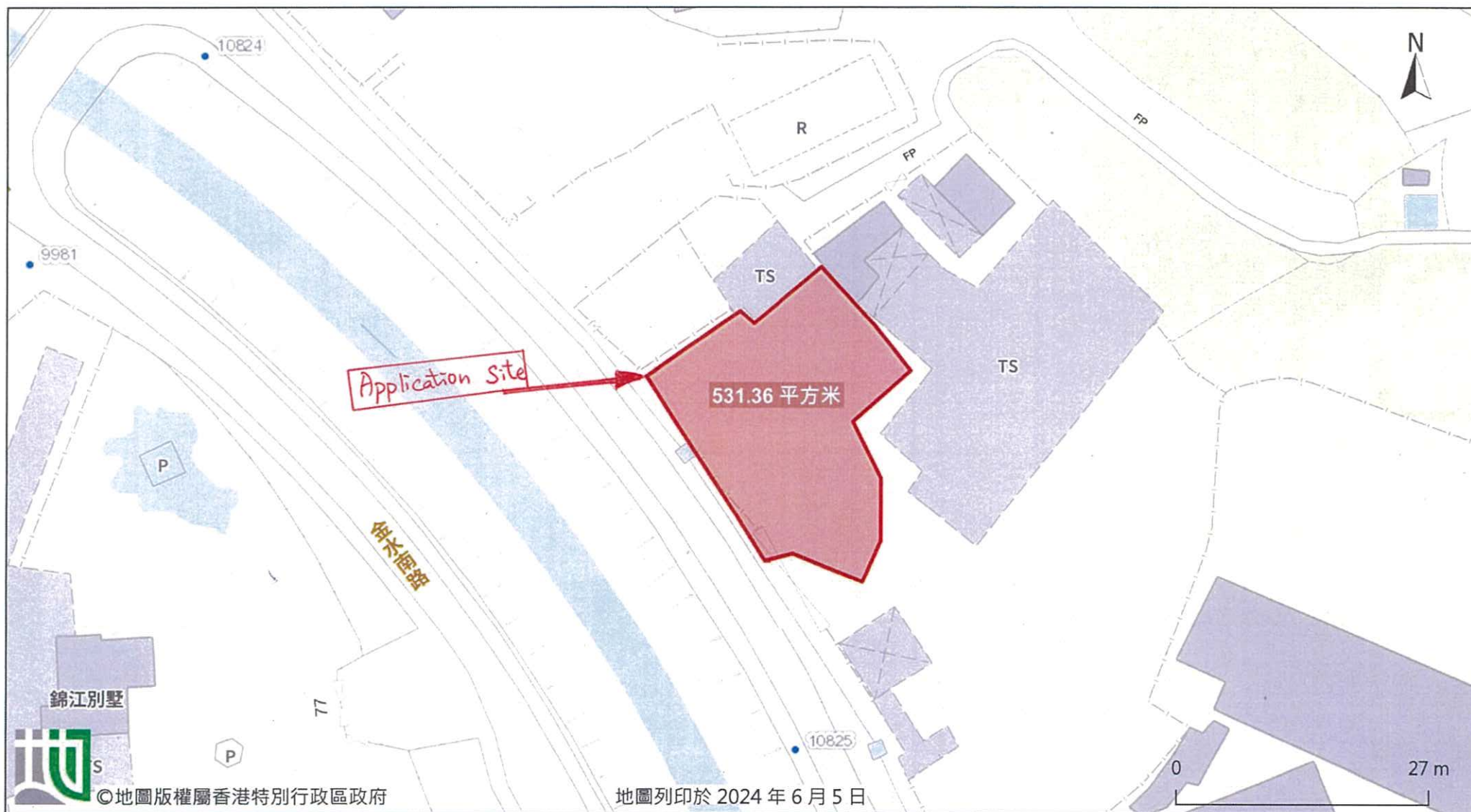
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)	
Location/address 位置/地址	新界元朗錦田金水南路 丈量約份第106約地段第1069號A分段餘段(部分)	
Site area 地盤面積	531 (includes Government land of 包括政府土地	sq. m 平方米 <input checked="" type="checkbox"/> About 約 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	石崗分區計劃大綱核准圖編號S/YL-SK/9	
Zoning 地帶	Agriculture 農業	
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 <u>3</u> <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	臨時汽車修理工場及露天存放車輛、汽車零件(為期3年) 及相關的填土工程	

(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	156 <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	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	5.5 m 米 <input type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input 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		7 (不固定位置)
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		5 (不固定位置) 2 (不固定位置)
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
位置圖、消防裝置圖		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

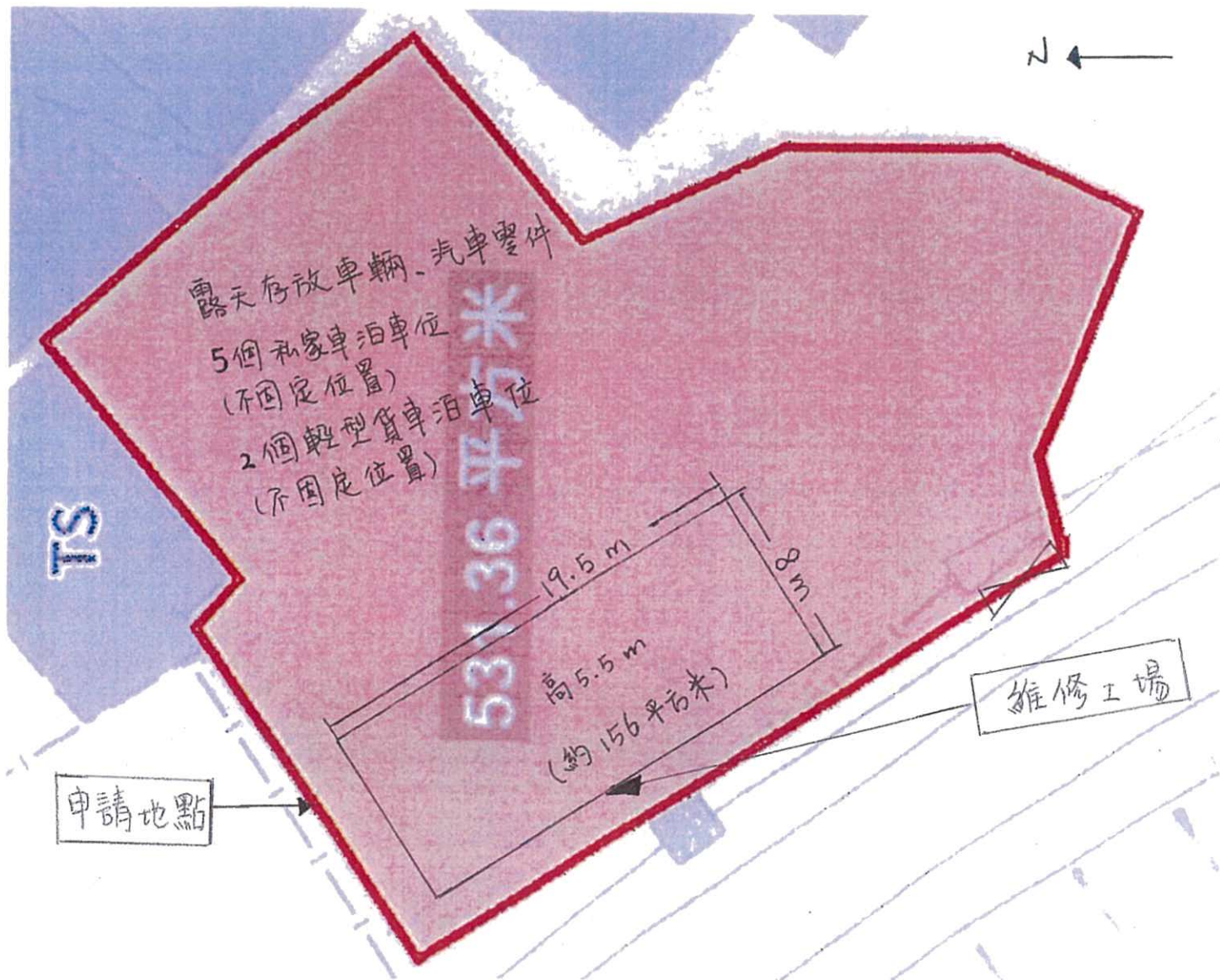
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



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備註：填土範圍等於申請場地範圍
填土厚度約 0.1 米

布局平面圖

新界元朗錦田金水南路

丈量約份第 106 約地段第 1069 號 A 分段餘段 (部分)



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

電話 Tel: 3460 3773

圖文傳真 Fax: 3565 4270

電郵地址 Email: lep13@landsd.gov.hk

本署檔號 Our Ref: () in LD NDA/YLS/BUT/SPDQ4/274

來函檔號 Your Ref:

來函請註明本署檔案

Please quote our reference in your reply

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

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

網址 Website: www.landsd.gov.hk

5/F, 22 Yuen Long Pau Cheung Square,
Yuen Long
逸新汽車服務
(經辦人：潘海生先生)

現場派遞及郵遞

潘先生：

元朗南第二期發展

露天／戶外業務清拆編號：Y19/171-173

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

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

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

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

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

地政總署
總產業測量師／新發展區

(林慶文



代行)

副本送：

地政總署新發展區組清拆小組（經辦人：朱耀明先生）

2023年12月13日

(附件二)

電話 Tel: 2451 3177
圖文傳真 Fax: 2459 0795
電郵地址 Email: estmw3@landsd.gov.hk
本署檔號 Our Ref: (30) in to L/M(2) to DLOTM 13/MAT/16
來函檔號 Your Ref: Pt.2

來函請註明本署檔號

Please quote our reference in your reply



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

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

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

網址 Website: www.landsd.gov.hk

D.S. Motor Services
5/F
22 Yuen Long Pau Cheung Square
Yuen Long, New Territories
(Attn: Mr. POON Hoi Sang)

By Registered Service

28 August 2023

Dear Sir,

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

I regret to inform you that your offer for the captioned tender was unacceptable and therefore return herewith the cashier's order amounting to \$39,000.00 issued by Chong Hing Bank Limited for your retention.

Yours faithfully,

(May LAI)
for District Lands Officer/Tuen Mun

Encl.



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

電話 Tel: 2451 3226
圖文傳真 Fax: 2459 0795
電郵地址 Email: estmw2@landsd.gov.hk
本處檔號 Our Ref: (31) in DLOTM 13/MAT/23 Pt.2

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

來函檔號 Your Ref:

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

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

D.S. Motor Services
5/F
22 Yuen Long Pau Cheung Square
Yuen Long
New Territories
(Attn.: Poon Hoi Sang)

By Registered Service

11 April 2024

Dear Sir / Madam,

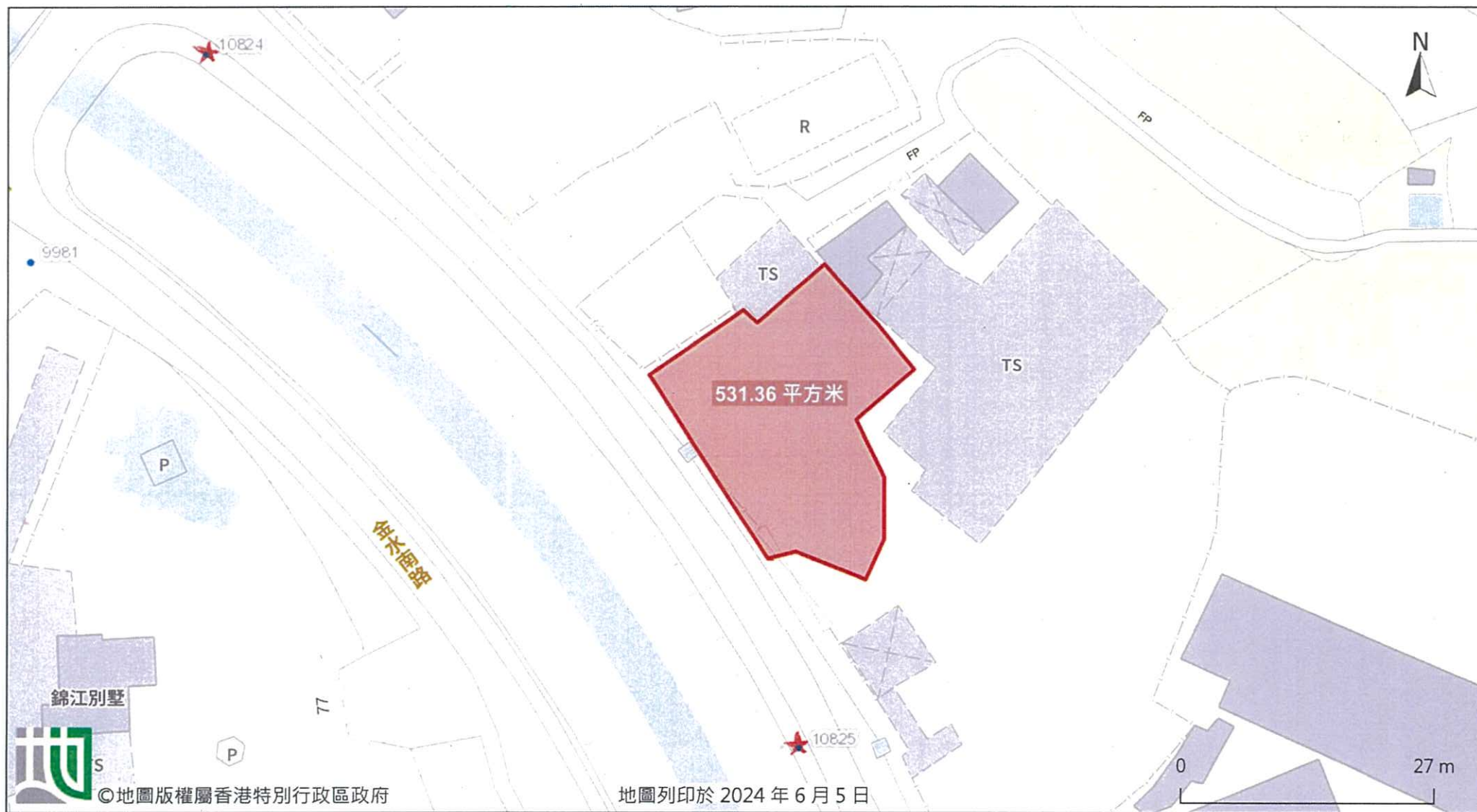
**Tenancy of Government Land at
Ho Yeung Street, Area 40, Tuen Mun, New Territories
Short Term Tenancy No. STTMM0102**

I regret to inform you that your offer for the captioned tender has not been accepted and therefore return herewith the cashier's order amounting \$153,000.00 issued by Chong Hing Bank Limited for your retention.

Yours faithfully,

(Julie KWAN)
for District Lands Officer, Tuen Mun

Encl.



由「地理資訊地圖」網站提供: <https://www.map.gov.hk>

注意: 使用此地圖受「地理資訊地圖」的使用條款及條件以及知識產權告示約束。

備註: ★ 消防栓

寄件者: D.S. Motor Services <[REDACTED]>
寄件日期: 2024年10月14日星期一 13:42
收件者: tpbpd/PLAND
副本: [REDACTED]
主旨: A/YL-SK/381 回覆 (有關部門意見)
附件: A_YL-S_381 回覆 (有關部門意見).pdf

類別: Internet Email

致城市規劃委員會

隨電郵附上就有關部門意見的回覆，以供跟進及處理。

對於您的盡速回覆，我方將不勝感激。

此致
POON HOI SANG
D.S. MOTOR SERVICES

致城市規劃委員會 (規劃許可申請編號: A/YL-SK/381)

就有關部門意見，現回覆如下:-

(1) 環境保護署

- i. What types of workshop activities will be conducted on the site?
- ii. Whether the applicant will follow the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimize potential environmental impacts arising from the proposed use
- iii. Any environmental mitigation measures to minimize potential environmental nuisance arising from the proposed use? (For example, whether noisy activities would be conducted within enclosed structures)
- iv. Please clarify the sewerage arrangement of the proposed use. If septic tank and soakaway system would be used, whether the requirements set out in “ProPECC PN 1/23 - Drainage Plans subject to Comment by the Environmental Protection Department” will be followed.

問題 i: 申請地點擬議用途為汽車修理工場及露天存放車輛、汽車零件。

問題 ii: 申請人會遵行《處理臨時用途及露天貯存地點的環境問題實務守則》，使擬議用途對周邊環境的影響減到最低。

問題 iii: 申請地點有關用地的路面妥善鋪設或使用堅硬物料重鋪，特別是用地前面的空地及離通路閘口 5 米以外的地方，以免當車輛行駛時揚起塵埃。

露天部分會鋪上石屎地台，髹上防滲漏地台塗料，並裝設適當的去水設備。

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

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

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

在有關用地採取措施以減少廢物，以及把污水循環再用。

設置排水道及隔油裝置，以減少由徑流帶來的污染物。

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

額外資料:-

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

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

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

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

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

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

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

現附上有關報導。

修訂規劃指引 應付棕地作業遷移

2023年4月14日

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

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

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

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

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

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

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

(2) 規劃署

- i. Noting that your current operation in Yuen Long South is affected by Yuen Long South Second Phase Development, please provide details of your current operation, such as type of use, site size, number of structures, operational activities, daily vehicles travelling to/ from the Site etc.
- ii. If you have done site search for other potential sites, please provide the details of those potential sites and reasons of not choosing those sites, as well as the reasons of choosing the Application Site.
- iii. Please provide details on the vehicles and vehicle parts repaired/ stored at the Application Site, i.e. number of vehicles, types, size, height and weight and whether paint spraying will be involved.
- iv. Please clarify whether vehicles exceeding 5.5 tonnes will enter/ exit within the Application Site.

問題 i: 現時用途為汽車維修工場，由 2020 年 7 月 3 日營運至今，面積約 368 平方米，構築物 1 個 (內有 2 個工作架)。露天部分用作臨時存放車輛、汽車零件。

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

每日進出車輛數目不超過 10 架。

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

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

於 2023 年 5 月 15 日招標安排中的土地有(1)新界屯門第 16 區海華路的政府土地；(2)新界屯門楊青路的政府土地；(3) 新界屯門第 40 區浩發里

電話 Tel: [REDACTED]
圖文傳真 Fax: [REDACTED]
電郵地址 Email: [REDACTED]
本署編號 Our Ref () in DLOIM 91/NPY/74
來函編號 Your Ref [REDACTED]

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

附件 1

D.S. MOTOR SERVICES
逸新汽車服務
(Attn: Mr. POON, Hoi Sang)

By Registered Service

15 May 2023

Dear Sir/Madam,

Proposed Tenders of

- (i) Short Term Tenancy No. STT/M/00090
Government land at Hot Wat Road, Area 16, Tuen Mun, New Territories
- (ii) Short Term Tenancy No. STT/M/00094
Government land at Yeung Tsing Road, Tuen Mun, New Territories
- (iii) Short Term Tenancy No. STT/M/00096
Government land at Ho Fat Lane, Area 40, Tuen Mun, New Territories
- (iv) Short Term Tenancy No. STTY/L010177
Government land of Tuk Hi Street, Tuen Long, New Territories
- (v) Short Term Tenancy No. STT/P0062
Government land off Dai Wat Street, Tai Po, New Territories
(hereinafter collectively referred to as "Premises")

for Brownfield Operators Displaced by the Public Projects as Listed in the Annex

To facilitate those brownfield operators who are recorded in the Pre-clearance Survey and have been displaced or to be displaced in the resumption and clearance exercises in relation to the public projects as listed in the Annex annexed to this letter in the search for alternative sites to relocate their business or operations, Government is rolling out some temporary sites for letting by tender by eligible operators. I am pleased to advise you that the Premises are now available for the proposed upcoming tender and you are invited to tender for tenancies of the Premises. Documents in relation to the proposed upcoming tenders for the tenancies of the Premises, mainly Note for Submission of Tender, Notes to Form of Particulars of Tender, Form of Particulars of Tender, Form of Consent, Tender Notice, Form of Tender, Non-collusive Tendering Certificate, Information Note and Tenancy Agreement (hereinafter collectively referred to as "the Documents") can be accessed through the online tendering system, 香港房屋委員會網上投標系統, at <http://www.housingauthority.gov.hk/eng/tenancy>. Please refer to the "Notice of Tender" for details of the tendering process. The Documents are available in both English and Chinese. You are advised to read the Documents carefully and to ensure that you fully understand the terms and conditions of the Documents before submitting your tender. You are hereby notified that no unauthorised disclosure or use of this message is permitted. If you have received this message by mistake, please notify us immediately and delete or destroy this message, as appropriate. Any liability arising from the use of this message is excluded.

2

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

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

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

- (a) Short Term Tenancy Nos. STTTM0090, STTTM40094 and STTTM0032 – “The Chairman, Tender Opening Committee, Government Logistics Department” and
- (b) Short Term Tenancy Nos. STTTM0096 and STTYL0177 – “The Leader, Quotation Opening Team, Lands Department”.

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

4. To safeguard the interest of other eligible tenders,
 - (a) in the event that the tender for tenancy of one of the Premises is accepted, the remaining sites of the Premises will not be awarded to the same tenderer; and
 - (b) if the Government awards the tenancies of the Premises to any tenderer, the successful tenderer will not be eligible and will not be invited to submit tender in any subsequent tenders for sites put up by the Government to facilitate the searching for alternative sites by those brownfield operators who have been displaced or to be displaced in any resumption and clearance exercises.
5. Please note that if you are successful in this tender exercise, you will be called upon to sign or execute the Tenancy Agreement as mentioned in paragraph 13 of the Tender Notice.
6. You may also wish to take note of the Note for Submission of Tender and the video clip which can be accessed at the link: [\[redacted\] \Username: \[redacted\] password: \[redacted\] for information.](#)

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7. On your prior request, you can obtain:

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

in person at the respective District Lands Office as detailed in paragraph 19 of the Tender Notice (for Short Term Tenancy Nos. STTMM0094, STTMM0096, STTYL0177 and STTTP0032) and paragraph 20 of the Tender Notice (for Short Term Tenancy No. STTMM0090) upon presentation of the original of this letter. Please note that the Chinese translated documents referred to in paragraph 7(b) hereof are **for your reference only**. The tender shall be submitted by using the relevant documents in their English version. In the event of any inconsistency or ambiguity between the English version and the Chinese translation of this letter, Note for Submission of Tender, Notes to Form of Particulars of Tenderer, Form of Particulars of Tenderer, Form of Consent, Tender Notice, Form of Tender, Non-collusive Tendering Certificate and Information Note, the English version of the said documents shall prevail.

8. For enquires regarding the Premises, please contact:

STTMM0090	Mr.	[REDACTED]	(Tel. No.: [REDACTED])	Fax No.: [REDACTED]
STTMM0094	Ms.	[REDACTED]	(Tel. No.: [REDACTED])	Fax No.: [REDACTED]
STTMM0096	Ms.	[REDACTED]	(Tel. No.: [REDACTED])	Fax No.: [REDACTED]
STTYL0177	Mr.	[REDACTED]	(Tel. No.: [REDACTED])	Fax No.: [REDACTED]
STTTP0032	Mr.	[REDACTED]	(Tel. No.: [REDACTED])	Fax No.: [REDACTED]

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

Yours faithfully,



(Ming TSANG)
for District Lands Officer, Tuen Mun

Encls.

c.c. (Internal Files)
DLOTM 46/MAT/22 (STTMM0090)
DLOTM 39/MAT/22 (STTMM0094)
DLOTM 13/MAT/16 (STTMM0096)
DLOYL 533/YAT/2022 (STTYL0177)
DLO/TP 395/TAT/68 (STTTP0032)

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Annex

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

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

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電話 Tel: [REDACTED]
圖文傳真 Fax: [REDACTED]
電郵地址 Email:
本署編號 Our Ref: () in DLOTM 91/MPY/74
來函編號 Your Ref:
來函請註明本署編號
Please quote our reference in your reply



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

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

以掛號服務送達

先生／女士／執事先生：

擬為受附件所列公共項目影響
須遷離的棕地作業經營者而設的租賃招標安排

- (i) 租賃協議編號：STTM0090
新界屯門第 16 區海華路的政府土地
- (ii) 租賃協議編號：STTM0094
新界屯門楊青路的政府土地
- (iii) 租賃協議編號：STTM0096
新界屯門第 40 區浩發里的政府土地
- (iv) 租賃協議編號：STTYL0177
新界元朗福喜街附近的政府土地
- (v) 租賃協議編號：STTP0032
新界大埔離大華街的政府土地
(以下統稱「該批土地」)

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

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

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件」)。

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

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

(a) 租賃協議編號 STTM0090、STTM0094 及 STTTP0032 — 「政府物流服務署開標委員會主席」；及

(b) 租賃協議編號 STTM0096 及 STTYL0177 — 「The Leader, Quotation Opening Team, Lands Department」。

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

4. 為保障其他合資格投標者的利益，

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

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

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

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6. 此外，請留意「遞交標書須知」，並點擊以下連結 (用戶名稱: [REDACTED]，密碼: [REDACTED])，觀看影片以了解更多資訊。

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

(a) 有關文件的硬複本；及／或

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

貴方可參閱租賃協議編號 STTM0094、STTM0096、STTYL0177 及 STTTP0032 招標公告第 19 段與租賃協議編號 STTM0090 招標公告第 20 段得悉相關地政處詳細資料。謹請注意，上文第 7(b)段所指文件的中譯本，僅供參考。貴方必須使用相關文件的英文本遞交標書。假如本信、「遞交標書須知」、「投標者個人資料表格填寫須知」、「投標者個人資料表格」、「同意書表格」、「招標公告」、「投標表格」、「不合謀投標確證書」及「資料便覽」的英文本與中譯本之間，有任何不一致或出現歧義之處，概以英文本為準。

8. 如欲查詢該批土地詳情，請聯絡：

STTM0090	先生	(電話: [REDACTED])	; 傳真: [REDACTED])
STTM0094	女士	(電話: [REDACTED])	; 傳真: [REDACTED])
STTM0096	女士	(電話: [REDACTED])	; 傳真: [REDACTED])
STTYL0177	先生	(電話: [REDACTED])	; 傳真: [REDACTED])
STTTP0032	先生	(電話: [REDACTED])	; 傳真: [REDACTED])

屯門地政專員

(曾思明代行)

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連附件

副本送

DLOTM 46/MAT/22 (STTTM0090)
DLOTM 39/MAT/22 (STTTM0094)
DLOTM 13/MAT/16 (STTTM0096)
DLOYL 533/YAT/2022 (STTYL0177)
DLO/TP 395/TAT/68 (STTTP0032)

2023 年 4 月 28 日

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附件

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

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- (xxvii) 屯門南延線
(xxviii) 擬議位於香港赤柱環角道(南至馬坑邨以南)的賣地 (被稱為鄉郊建屋地段第1204號)
(xix) 打鼓嶺雨水排放系統改善工程
(xxx) 上水彩順街公營房屋發展之工地平整和基礎建設工程
(xxxi) 元朗大旗嶺公營房屋發展之工地平整和基礎建設工程
(xxxii) 元朗十八鄉公營房屋發展之工地平整和基礎建設工程
(xxxiii) 元朗沙埔公營房屋發展之工地平整和基礎建設工程
(xxxiv) 深灣路改善工程
(xxxv) 上水大頭嶺公營房屋發展之工地平整及基礎設施工程

(中文譯本)

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電話 Tel: [REDACTED]
圖文傳真 Fax: [REDACTED]
電郵地址 Email: [REDACTED]
本署簡號 Our Ref: (30) In to LHM(2) to DLOTH 13MAT/16
來函簡號 Your Ref: Fr.2

Please quote our reference in your reply

D.S. Motor Services
[REDACTED]
(Attn: Mr. POON Hoi Sang)

Dear Sir,

Tenancy of Government Land
at Ho Fat Lane, Area 40, Tuen Mun, New Territories
Short Term Tenancy No. STT/M096

I regret to inform you that your offer for the captioned tender was unsuccessful and therefore return herewith the cashier's order amounting to \$39,000.00 issued by Chong Hing Bank Limited for your retention.

Yours faithfully,
[Signature]
(May Lai)
for District Lands Officer/Tuen Mun

Encl.

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

我們矢志努力不懈，提供最優質的土地行政服務。
We strive to achieve excellence in land administration.

網址 Website: www.lands.gov.hk

By Registered Service
28 August 2023

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

附件 2

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

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

1000

By Registered Service

22 December 2023

Proposed Tenders of

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

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2

- | | |
|---|---|
| Short Term Tenancy No. | Tender Closing Time |
| STTN00102, STTN00123, STTN0073 and STTN0079 | <u>before 12:00 noon on 25 January 2024</u> |
| STTN0076 | <u>before 4:00 p.m. on 25 January 2024</u> |

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

Short Term Tenancy No.	Authority
STTN00102, STTN00123,	"The Chairman, Tender Opening Committee,
STTN0073 and STTN0079	<u>Government Logistics Department"</u>
STTN0076	"The Chairman, Quotation Opening Team, Lands Department"

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

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

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

7. On your prior request, you can obtain:

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

in person at the respective District Lands Office as detailed in paragraph 19 of the Tender Notice (for Short Term Tenancy Nos. STTTM0102, STTN0073, STTN0076 and STTN0079) and paragraph 20 of the Tender Notice (for Short Term Tenancy No. STTTM0123) upon presentation of the original of this letter. Please note that the Chinese translated documents referred to in paragraph 7(b) hereof are **for your reference only**. The tender shall be submitted by using the relevant documents in their English version. In the event of any inconsistency or ambiguity between the English version and the Chinese translation of this letter, Note for Submission of Tender, Notes to Form of Particulars of Tenderer, Form of Particulars of Tenderer, Form of Consent, Tender Notice, Form of Tender, Non-collusive Tendering Certificate and Information Note, the English version of the said documents shall prevail.

8. For enquires regarding the Premises, please contact:

STTTM0102	Ms.	[REDACTED]	(Tel. No.: [REDACTED]; Fax No.: [REDACTED])
STTTM0123	Mr.	[REDACTED]	(Tel. No.: [REDACTED]; Fax No.: [REDACTED])
STTN0073	Mr.	[REDACTED]	(Tel. No.: [REDACTED]; Fax No.: [REDACTED])
STTN0076	Ms.	[REDACTED]	(Tel. No.: [REDACTED]; Fax No.: [REDACTED])
STTN0079	Mr.	[REDACTED]	(Tel. No.: [REDACTED]; Fax No.: [REDACTED])

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

Yours faithfully,



(Ming TSANG)
for District Lands Officer, Tuen Mun

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Encls.

c.c. (Internal Files)

DLOTM 13/MAT/23 (STTTM0102)
DLOTM 46/MAT/23 (STTTM0123)
DLON NX 2053 (STTN0073)
DLON NX 2056 (STTN0076)
DLON NX 1964 (STTN0079)

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Annex

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

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

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電話 Tel: [REDACTED]
圖文傳真 Fax: [REDACTED]
電郵地址 Email:
本署檔號 Our Ref: () in DLOTM 92/MPY/74 Pt. 2
來函檔號 Your Ref: [REDACTED]
來函請註明本署檔號
Please quote our reference in your reply



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

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以掛號服務送達

先生／女士／執事先生：

擬為受附件所列公共項目影響
須遷離的棕地作業經營者而設的租賃招標安排

(i) 租賃協議編號：STTTM0102

新界屯門第 40 區浩洋街的政府土地

(ii) 租賃協議編號：STTTM0123

新界屯門第 16 區海華路的政府土地

(iii) 租賃協議編號：STTN0073

新界上水馬會道與寶運路交界處的政府土地

(iv) 租賃協議編號：STTN0076

新界丈量約份第 77 約坪崙的政府土地

(v) 租賃協議編號：STTN0079

新界坪崙坪崙路附近的政府土地

(以下統稱「該批土地」)

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

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

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-2-

關文件」)。

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

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

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

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

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

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

4. 為保障其他合資格投標者的利益，

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

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

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

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

(a) 有關文件的硬複本；及／或

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

貴方可參閱租賃協議編號 STTTM0102、STTN0073、STTN0076 及 STTN0079 招標公告第 19 段與租賃協議編號 STTTM0123 招標公告第 20 段得悉相關地政處詳細資料。謹請注意，上文第 7(b)段所指文件的中譯本，僅供參考。貴方必須使用相關文件的英文本遞交標書。假如本信、「遞交標書須知」、「投標者個人資料表格填寫須知」、「投標者個人資料表格」、「同意書表格」、「招標公告」、「投標表格」、「不合謀投標確認書」及「資料便覽」的英文本與中譯本之間，有任何不一致或出現歧義之處，概以英文本為準。

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8. 如欲查詢該批土地詳情，請聯絡：

STTTM0102	女士	(電話：	；傳真：
STTTM0123	先生	(電話：	；傳真：
STTN0073	先生	(電話：	；傳真：
STTN0076	女士	(電話：	；傳真：
STTN0079	先生	(電話：	；傳真：

屯門地政專員

(曾思明代行)

連附件

副本送

DLOTM 13/MAT/23 (STTTM0102)

DLOTM 46/MAT/23 (STTTM0123)

DLON NX 2053 (STTN0073)

DLON NX 2056 (STTN0076)

DLON NX 1964 (STTN0079)

2023 年 12 月 22 日

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附件

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

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

(中文譯本)

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電話 Tel: [REDACTED]
圖文傳真 Fax: [REDACTED]
電郵地址 Email: [REDACTED]
本處傳真 Our Ref: (31) in DL0TM 13/MAT/23 Pt.2
(查詢請註明本處收據號碼。Please quote this reference in your reply.)
地址 地政總署
區門地政處
DISTRICT LANDS OFFICE,
TUEN MUN
LANDS DEPARTMENT
我們致力努力不懈，提供優質的土地行政服務。
We strive to achieve excellence in land administration.
傳真 Web Site: WWW.LANDS.DEP.GOV.HK

D.S. Motor Services

By Registered Service

11 April 2024

(Attn.: Poon Hoi Sang)

Dear Sir / Madam,

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

I regret to inform you that your offer for the captioned tender has not been accepted and therefore return herewith the cashier's order amounting \$153,000.00 issued by Chong Hing Bank Limited for your retention.

Yours faithfully,

Julie Kwan

(Julie KWAN)
for District Lands Officer, Tuen Mun

Encl.

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你本信息請傳給：「蕭江如通知本署」，並請向蕭江如提供本信息。本署政府承辦人因使用本信息而引致的任何法律責任。
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於 2024 年 3 月，經朋友口中得知，申請地點放租，經視察後，申請地點的位置十分適合我們、面積都與我們現時的運營地點面積相約。雖然業主得知我們乃小本經營，資金有限，願意以較相宜的租金將土地租予我們，可惜與業主深入接觸後得知有關地點位於「農業」地帶。頓時感到又回到最初的起點。面對搬遷的日子愈來愈近，經濟不景，經營成本上升，感到前路茫茫。

在得知發展局協助受影響的棕地作業者的支援 - 「支援受政府項目收回土地及清拆行動影響的棕地作業」，隨即我們馬上就填妥有關表格向發展局查詢有關申請地點。

在收到該局的回覆 (見附件 3) 並細閱內容後，決定向城市規劃委員會就申請地點申請為期不超過 3 年的臨時規劃許可，以作最後嘗試。



D.S. Motor Services <[REDACTED]>

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

DPFO/DEVB <dpfo@devb.gov.hk> 2024年5月22日 下午4:06
收件者: [REDACTED]

林小姐:

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

規劃署

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

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

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

申請人亦須注意以下事項:

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

運輸署（只有英文）

附件3

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

渠務署

渠務署目前於查詢地點附近有公共排水系統。

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

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

環境保護署或需申請人就相關發展項目提交排放污水建議書（如設置化糞池系統）。

漁農自然護理署

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

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

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

發展局規劃地政科

項目促進辦事處

[REDACTED] 女士

[隱藏引用文字]

[隱藏引用文字]

[隱藏引用文字]

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

2 個附件

BF0173.pdf
362K
查閱表格_支援受政府項目收回土地及清拆行動影響的檢地作業.pdf
4855K



D.S. Motor Services <[REDACTED]>

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

DPFODEVB <dpfo@devb.gov.hk>

收件者:

2024年6月7日 中午12:04

林小姐:

繼我們於2024年5月22日轉達相關部門就您地庫的電郵，現將錄下收到的部門意見詳列如下：

批發處置

查詢地點屬新界的舊址舊地。除已獲當局批准用作打磚廠及在已填平的廢墟物外，租地土修砌的不容許搭建構築物，除非獲得當局批准。因此，若相關批地作業涉及搭建構築物，該處地帶須人使用於相關批地作業的規劃申請獲得批准後，向地政總署（地政處）申請劃分，以維持在該處地帶進行批地作業的持續性。或附任何建築情況（如有）規範化。地政總署會以此主要批租人身份至相關的牌照處，但不保證相關申請必須批准，若前免費申請獲得批准，相關處免費會附帶電局提出的條款如條件，包括但不限於繳付所需費用，申請人須予以遵從。

環境保護處

根據資料，查詢地點在《石灣分區計劃大綱核准圖編號S/L-SK9》上劃為「農業」地帶。如有關查詢地點的100米範圍內有住宅建築物，並涉及重組運輸車輛行駛或運作，申請者必須遵守《處理臨時用途及露天儲存堆填的 環境問題作業指引》（https://www.epd.gov.hk/epd/sites/default/files/epdrc_gnl/environmenthkhk/ela_planningguide_refilescop.pdf）並實施當地的環境緩解措施。

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

- 我們已完成初步諮詢工作。倘若你有進一步計劃向城規會提出規劃申請或相關政府部門提出其他申請，你須在該等申請中附上所有相關文件及資料，包括但不限於該項申請中申請人是否政府發給許可對影響的批地作業監督者的相關資料。你應注意申請所需的文件及資料並不限於經辦事處轉達的政府部門意見。城規會或相關政府部門會個別及獨立考慮申請中提交的文件及資料而決定會否批准有關申請。

- 如閣下對上述內容有任何疑問，請致電 3841 7286與下列署名人士聯絡。
（請引用文夾）

2. 個附件

BF0173.pdf
362K
查閱表格_支援受政府項目收回土地及清拆行動影響的檢地作業.pdf
4855K

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

修理/存放的車輛數目不超過 10 架。

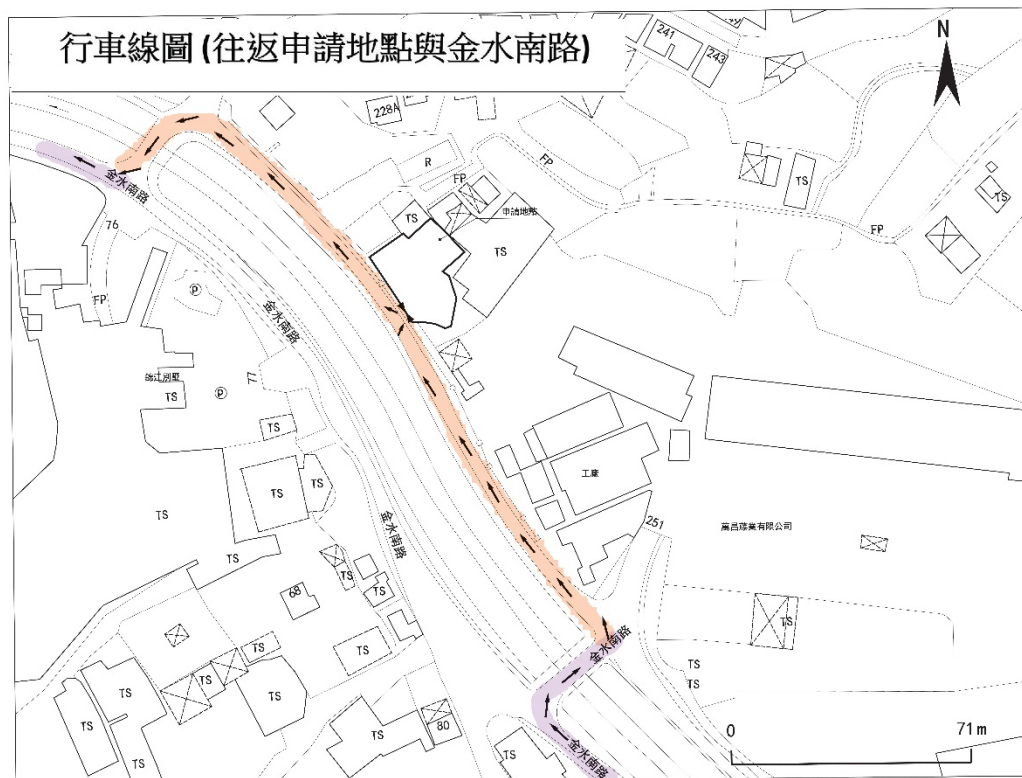
申請地點有關用地不會涉及噴漆工作。

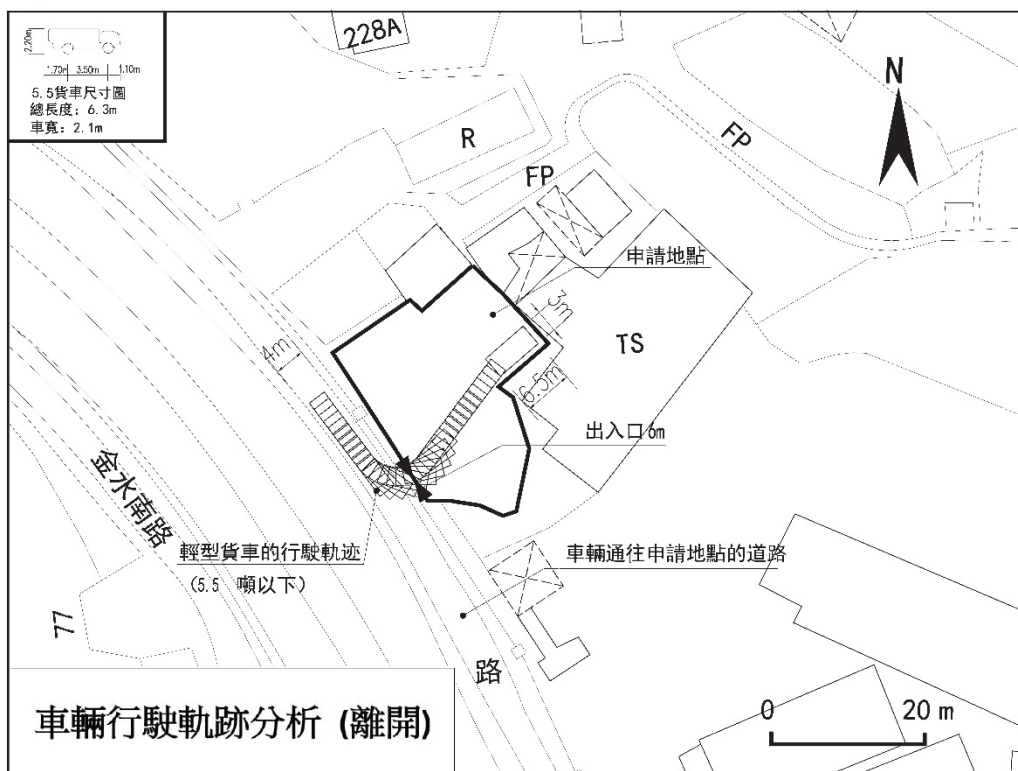
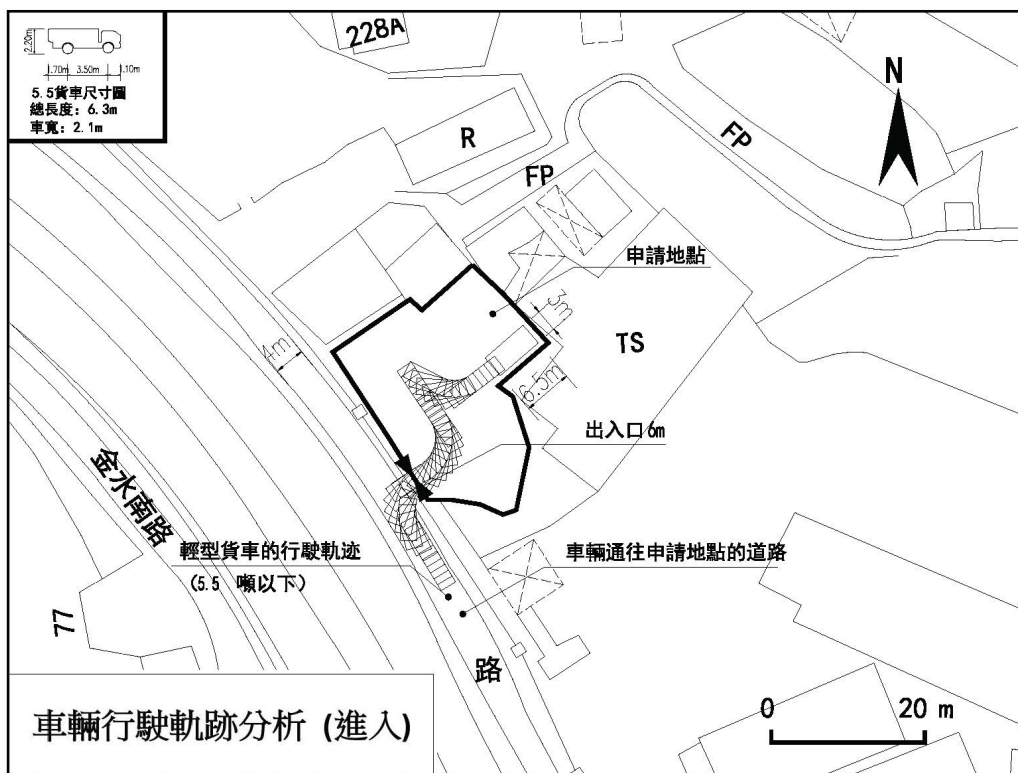
問題 iv: 超過 5.5 公噸的車輛不會在申請地點內進出

(3) 運輸署

- (a) The applicant should demonstrate the smooth manoeuvring of vehicles to / from [nearest public road], along the local access and within the site;
- (b) The applicant should note the local access between [nearest public road] and the site is not managed by this Department.

問題 (a): 申請人現附上 3 幅交通行車分析圖以證明 (1) 車輛可順暢地由最近的公共道路 (金水南路), 沿通道駛入申請地點, 及 (2) 車輛可順暢地由申請地點駛出, 沿通道至最近的公共道路 (金水南路)。請見附件: 行車線圖 (往返申請地點與金水南路)、車輛行駛軌跡分析 (進入) 及 車輛行駛軌跡分析 (離開)。





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

(4) 漁農自然護理署

- (a) The subject site falls within the “AGR” zone and is generally occupied by some sundries. The agricultural activities are active in the vicinity, and agricultural infrastructures such as road access and water source are also available. The subject site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. As the subject site possesses potential for agricultural rehabilitation, the proposed development is not supported from agricultural perspective.
- (b) Nevertheless, we have no comment on the planning application from nature conservation perspective.

回覆如下:-

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

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

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

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

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

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

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

現附上有關報導。

修訂規劃指引 應付棕地作業遷移

2023年4月14日

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

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

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

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

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

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

(5) 規劃署城市設計及園境組

- (a) Based on site photos taken in July 2024, the site is hard paved with some temporary structures. No significant landscape resources is observed within the site. Significant adverse landscape impact arising from the proposed use is not anticipated.
- (b) According to the aerial photo of 2023, the site is located in a miscellaneous rural fringe landscape character comprising of farmlands, scattered temporary structures and tree groups, village houses within the “V” zone to north and warehouses within the “I(D)” zone to the south. Noting that active farming is observed within the same zone in proximity, there is concern that approval of the application would further alter the landscape character of the “AGR” zone.

回覆如下:-

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

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

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現附上有關報導。

news.gov.hk
政府新聞網

修訂規劃指引 應付棕地作業遷移

2023年4月14日

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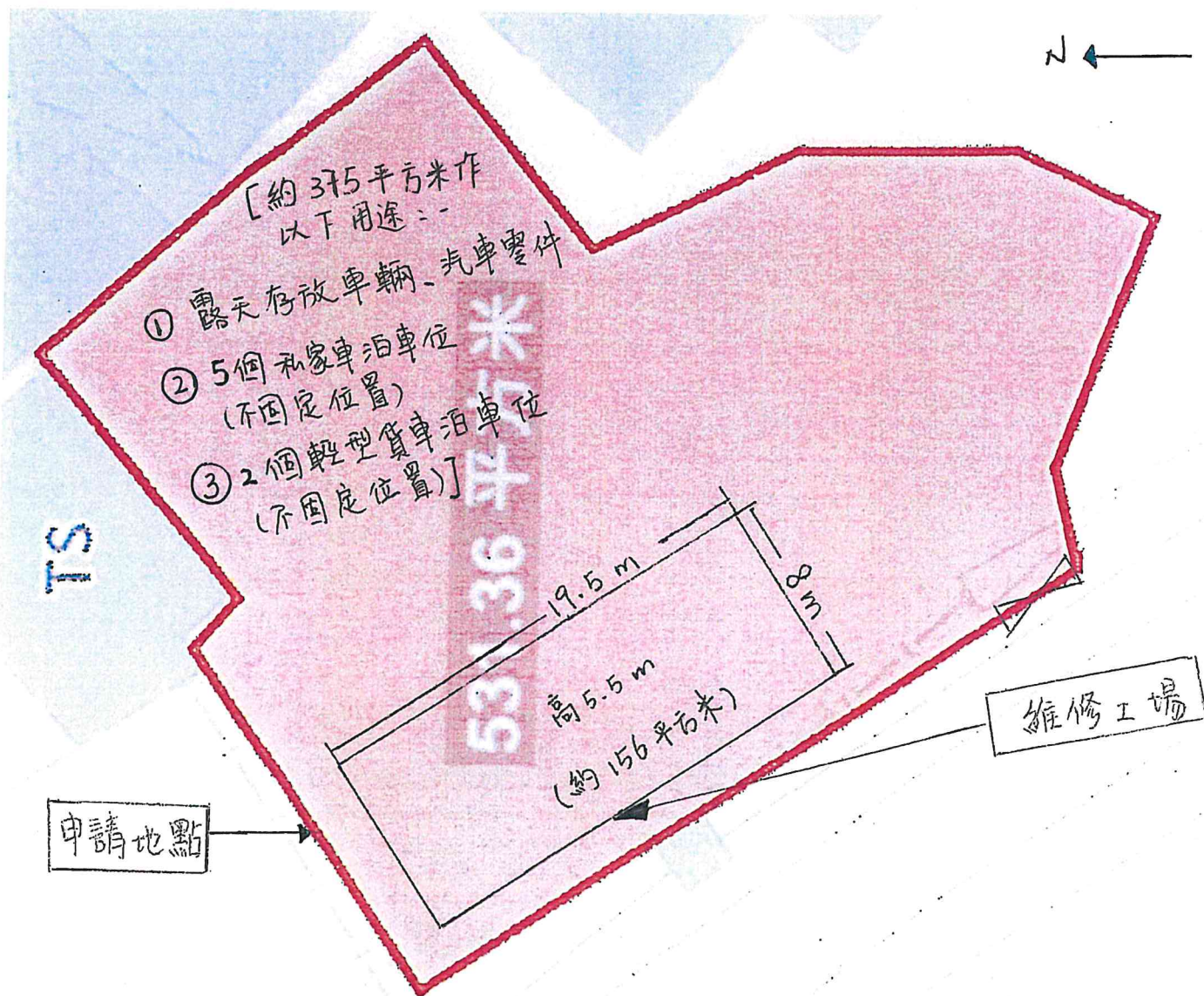
修訂後，約320公頃第三類和第四類土地重新分類為第二類地區，當中約185公頃現已被棕地和其他用途佔用，餘下135公頃目前未被佔用，可供棕地作業者搬遷業務。

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

布局平面圖 (修改: 2024年10月10日)

新界元朗錦田金水南路

丈量約份第106約地段第1069號A分段餘段(部分)