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,以擴大鄉郊範围第三頸地區涵蓋的土地,應付未來數年新界區 大規模發展而需要遷移的棕地作樂。經修訂的規劃指引即時生效。

規劃指引把鎖郊範圍分為第一顆至第四類,並詳列評審課天貯物/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廳天貯物/港口後動用途,可獲考慮批出規劃許可。

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

城胡會措·隨着新發展區和其他發展項目全面推進,被政府收回和濟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,該會認為擴大第三類地區的覆蓋範圍,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樂設置於多層現代產業大樓中,惟並非所有棕地作 樂都可以在多層大樓中蟹運,且該類大樓或尚未落成,故部分棕地用途仍需以置天場地形式經覽。

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

為會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蓋移的屢天貯物/港口後勤用途,並打算搬護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

我們欠志努力不懈,提供盡善盡英的土地行政服務。 We strive to achieve excellence in land administration.

本署檔號 來函檔號 電影地址 國文傳真

Email: Your Ref:

Fax: Tel:

Our Ref: () in DLOTM 91/MPY/74

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医西腊註明本署檔號

our reference in your reply

D.S. MOTOR SERVICES 逸新汽車服務

(Attn: Mr. POON, Hoi Sang)

Dear Sir/Madam

for Brownfield Operators Displaced by the Public Projects as Listed in the Annex Government land at Hoi Wah Road, Area 16, Tuen Mun, New Territories Government land at Ho Fat Lane, Area 40, Tuen Mun, New Territories (ii) Short Term Tenancy No. STTTM0094
Government land at Yeung Tsing Road, Tuen Mun, New Territories (iv) Short Term Tenancy No. STTYL0177
Government land off Fuk Hi Street, Yuen Long, New Territories Government land off Dai Wah Street, Tai Po, New Territories (hereinafter collectively referred to as "the Premises") Œ 3 (iii) Short Term Tenancy No. STTTM0096 Short Term Tenancy No. STTTM0090 Short Term Tenancy No. STTTP0032 Proposed Tenders of

的政府土地;(4)新界元朗福喜街附近的政府土地;(5)新界大埔離大華

可承擔的租金,我們投標了新界屯門第 40 區浩發里的政府土地,可惜

在 2023 年 8 月 28 日收到地政總署的信函通知中得知,我們的投標並沒

街的政府土地。經参閱所有土地資料後,基於土地位置

tenders for the tenancies of the Premises, namely Note for Submission of Tender, Notes to Form of Particulars of Tenderer, Form of Particulars of Tenderer, Form of Consent, Tender tender for tenancies of the Premises. Documents in relation to the proposed upcoming the Premises are now available for the proposed upcoming tender and you are invited to alternative sites to re-locate their business or operations, Government is rolling out some Tenancy Agreement (hereinafter collectively referred to as "the Documents") can be Notice, Form of Tender, Non-collusive Tendering Certificate, temporary sites for letting by tender by eligible operators. I am pleased to advise you that in relation to the public projects as listed in the Annex annexed to this letter in the search for Survey and have been displaced or to be displaced in the resumption and clearance exercises To facilitate those brownfield operators who are recorded in the Pre-clearance Information Note and

ৰ বাই এই বাই প্ৰস্নিদ্ধ না ক্ষুম্ম , ব্যাহ্ম । আৰুণ ভাইন্ধাৰ ক্ষিত্ৰ সূত্ৰ প্ৰস্নান্ত না ক্ষান্ত না ক্ষান্ত না না না ক্ষান্ত না ক্

有中標。(見附件1)

By Registered Service

15 May 2023

relevant authority/address shall be disqualified.

- 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
- 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 brownfield operators who have been displaced or to be displaced in any Government to facilitate the searching for alternative sites by those
- upon to sign or execute the Tenancy Agreement as mentioned in paragraph 13 of the Tender Notice. Please note that if you are successful in this tender exercise, you will be called

You may also wish to take note of the Note for Submission of Tender and the clip which can be accessed at the link: (Username: password

阿件

Tenancy Agreement (hereinafter collectively referred to as "the Documents") can be

Username: password:

If you wish to participate in this tender exercise, please submit the tender

accordance with the instructions and requirements set out in the Tender Notice <u>before 12:00</u>
<u>noon on 6 June 2023</u>. 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. 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: STTTM0094 and

(a) Short Term Tenancy Nos. STTTM0090, STTTP0032 - "The Chairman, Tender O Short Term Tenancy Nos. STTTM0096 and STTYL0177 - "The Government Logistics Department" and Tender Opening Committee,

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The tenancy number shall be clearly marked on the sealed envelope as per paragraph 4(d) 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 eader, Quotation Opening Team, Lands Department".

To safeguard the interest of other eligible tenderers,

- (a)
- 9 resumption and clearance exercises.
- 6.) for information.

On your prior request, you can obtain:

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

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 in person at the respective District Lands Office as detailed in paragraph 19 of the Tender Notice (for Short Term Tenancy Nos. STTTM0094, STTTM0096, STTYL0177 and STTTP0032) and paragraph 20 of the Tender Notice (for Short Term Tenancy No. documents shall prevail Non-collusive Tendering Certificate and Information Note, the English version of the said Tenderer, Form of Particulars of Tenderer, Form of Consent, Tender Notice, Form of Tender. translation of this letter, Note for Submission of Tender, Notes to Form of Particulars of STTTM0090) upon presentation of the original of this letter. Please note that the Chinese

For enquires regarding the Premises, please contact:

J	Fax No.:	(Tel. No.:	Mr.	TTTP0032
Ú	Fax No.:	(Tel. No.:	Mr.	TTYL0177
j	Fax No.:	(Tel. No.:	Ms.	TTTM0096
j	Fax No.:	(Tel. No.:	Ms.	TTTM0094
J	Fax No.:	(Tel. No.:	Mr.	0600WLLL

00 00 00 00

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/MAT722 (STTTM0090)

DLOTM 39/MAT722 (STTTM0094)

DLOTM 13/MAT736 (STTTM0096)

DLOYL 53/YAT70202 (STTYU0177)

DLO/TP 395/TAT7/68 (STTTP0032)

Annex

- Θ Area First Phase Development of Hung Shui Kiu/ Ha Tsuen New Development
- (ii) Development Areas First Phase Development of Kwu Tung North/ Fanling North New
- First Phase Development of Yuen Long South Development Area
- Development at Kam Tin South Site 1, 4a-1 and 6
- 3 3 Long Bin Public Housing Developments
- (vii) (¥i) Drainage Improvement Works at Yuen Long - Ha Che Area 84, Tung Chung Tung Chung New Town Extension, Construction of River Park Phase 2 in
- (viii) Widening of Fuk Hang Tsuen Road (between Castle Peak Road - Lam Tei Subsidized Housing Development at Shap Pat Heung Road near Lung Tin and Fuk Hang Tsuen Lane)

(ix)

- X Subsidized Housing Development near the junction of Yuen Lung Street and Yau Tin East Road, Yuen Long Isuen, Yuen Long
- (ix 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
- (xvi) (xv) Remaining Phase Development of Kwu Tung North/ Fanling North New Second Phase Development of Hung Shui Kiu/ Ha Tsuen New Development Area
- (xvii) Second Phase Development of Yuen Long South Development Area Development Areas

Tolo Harbour Sewerage of Unsewered Areas Stage 2, Chek Nai Ping, Sha

(xviii)

- (xix) Site Formation and Infrastructure Works for Public Housing Development
- (xx) at Ching Hiu Road, Sheung Shui Site Formation and Infrastructure Works for Public Housing Development
- (xxi) at Fanling Area 17 Site Formation and Infrastructure Works for Public Housing Development
- near Tin Tsz Road, Tin Shui Wai
- (xxii) Development at Tin Wah Road, Lau Fau Shan Site Formation and Infrastructural Works for Proposed Public Housing
- (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
- $(xxv) \qquad \text{Site Formation and Infrastructure Works for Public Housing Development} \\ \text{at Cha Kwo Ling Village, Kowloon East} \\$
- (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
- (xxxiii) Site Formation and Infrastructure Works for Public Housing Development at Sha Po, Yuen Long

at Shap Pat Heung, Yuen Long

- (xxxiv) Upgrading of Deep Bay Road
- (xxxy) Site Formation and Infrastructure Works for Public Housing Development at Tai Tau Leng, Sheung Shui

毛 話 Tel: 國文稱真 Fax: 舞麝地生 Email:

來函檔號 Your Ref:

Please quote our reference in your reply

來函請註明本署描號

本署檔號 Our Ref.() in DLOTM 91/MPY/74

我們矢志寫力不懈,提供盡善盡英的土地行政服務。 We strive to achieve excellence in land administration.

A Day

以掛號服務送撞

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) 租實協議編號:STTTM0090 新界屯門第16區海華路的政府土地

租賃協議編號:STTTM0094

(iii) 租賃協議編號:STTTM0096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

7) 租賃協議編號:STTTP0032 新界大埔離大華街的政府土地 (以下統稱「該批土地」)

水溶离及抗性饲料等力使物食物人使用,而其中可属性物质形成,这种可能或物种偏的质量,或能并是,水溶等下少,有精细直数据或使用水 情感,"维水溶液或精液的"。 "就立知的方法"。 世間等必期等分表。 水等离子外离及有限的一种,可能可能可能的可能对话,这种可能可能的一种。 This moneys including my attainment is intended for the use of the addresse only. I may comain information which is confidential andor legally privileged. Vious the bedry polified that no mandariotised disclosure or use of this moneys is pomitted. If you have received this moneys by matriac, please notify us immediately and delete or distroy this message, as appropriate. Any liability arising from the use of this information is excluded.

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「有關文合謀投標確認書」、「資料便覽」及「租賃協議」(以下統稱為「有關文

-2-

- 貴方如擬提交標書承投談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) 粗質協議編號 STTTM0090、STTTM0094 及 STTTP0032 「政府物流服務署開標委員會主席」;及
- (b) 租賃協議編號 STTTM0096 及 STTYL0177 「<u>The Leader</u>, Quotation Opening Team, Lands Department」。

費方需依照招標公告第 4(d)段所载於標書的密封信封面清楚註明承投租 質協巖編號。應「應交標書須知」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。

- 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貿權批予某位投標者, 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,而已選輯/即將 選離的採地作業經營者另覓土地,該批土地的中標者已不符 合資格,因而不會獲邀提交票書。
- 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」,並點擊以下遵結

,觀看影片以了解更多資訊。

够

如有需要,實方可先行預約,並親臨相關地改處,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 STTTM0094、STTTM0096、STTYL0177 及 STTTP0032 招標公告第 19 段與租賃協議編號 STTTM0096 招標公告第 20 段得悉相關地政處詳細資料。證請注意,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、「遞交權書須知」、「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。

如欲查詢該批土地詳情,請聯絡:

 STTTM0090
 先生 (電話: 博真: 18]

 STTTM0094
 女士 (電話: 博真: 18]

 STTTM0096
 女士 (電話: 博真: 18]

 STTYL0177
 先生 (電話: 博真: 18]

 STTTP0032
 先生 (電話: 18]

屯門地政專員

(曾思明代行)

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蹈作

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洪水
瘾
厦社
準
殺馬
開網
一期
發展
THE
油冊

- 古洞北/粉嶺北新發展區第一階段發展計劃
- 元朗南發展區第一期發展計劃
- 錦田南公營房屋發展計劃第1、4a-1和6號用地

- 朗邊公營房屋發展計劃
- 東涌新市鎮擴展,東涌第84區興建河畔公園第二期

- 元朗區雨水排放系統改善工程 下輋
- 擴闊福亨村路工程(介乎青山公路 藍地段至福亨村里)

(viii)

(vii) (vi) 3

- (ix) 元朗十八鄉路近龍田村的資助房屋發展
- 元朗元龍街與攸田東路交界附近的資助房屋發展
- (xii)

粉嶺新運路資助房屋發展

(xi)

- 匡湖居至西寅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
- 錦田公路和林錦公路餘段改善工程

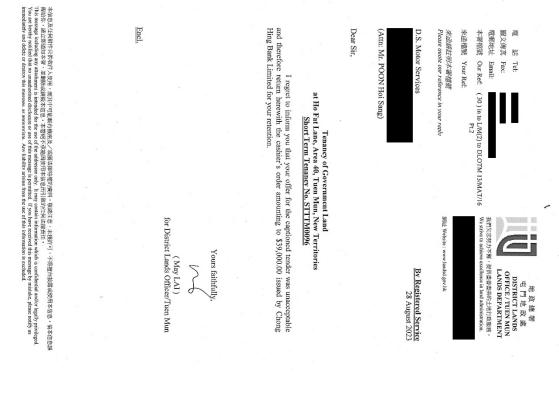
(xiv)

- 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
- 上水清曉路公營房屋發展之工地平整和基礎設施工程
- 粉嶺第17區公營房屋發展之工地平整及基礎設施工程
- 流浮山天華路擬議公營房屋發展之工地平整和基礎設施工程 天水圍天慈路公營房屋發展之工地平整和基礎設施工程

(xxii) (ixxi)

- 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和基礎設施工程
- (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
- ৰতি এই লিখিল লাইণ নামান নামান লাইণ লাইন ইন্ধানিত / অন্তর্ভাক্ষিকাস্থান কাইণ্ড লাইন কাইণ্ড লাইন নামান নামান কাইণ্ড লাইন কাইণ লাইন কাইণ্ড লাইন কা





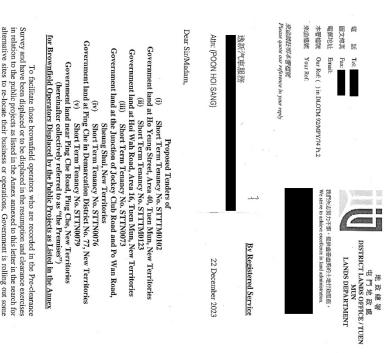
於 2023 年 12 月 22 日招標安排中的土地有(1)新界屯門第 40 區浩洋街的政府土地;(2)新界屯門第 16 區海華路的政府土地;(3)新界上水馬會道與寶運路交界處的政府土地;(4)新界丈量約份第 77 約坪輋的政府土

附年 ٢

电門地废魔 DISTRICT LANDS OFFICE / TUEN

地政總署

地;(5)新界坪輋坪輋路附近的政府土地。經参閱所有土地資料後,基於 面積以及我們可承擔的租金, 我們投標了新界屯門第 土地的位置 40 區浩洋街的政府土地,可惜在 2024 年 4 月 11 日收到地政總署的信函通 知中得知,我們的投標並沒有中標。(見附件2)



Tenancy Agreement (hereinafter collectively referred to as

"the Documents") can

be

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 Form of Particulars of Tenderer, Form of Particulars of Tenderer, Form of Consent, Tender Notice, Form of Tender, Non-collusive Tendering Certificate, Information Note and tenders for the tenancies of the Premises, namely Note for Submission of Tender, Notes to

temporary sites for letting by tender by eligible operators. I am pleased to advise you that

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

To safeguard the interest of other eligible tenderers,

- (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
- 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 resumption and clearance exercises. brownfield operators who have been displaced or to be displaced in any

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(Username: downloaded from the link: password

tender closing time as follows: accordance with the instructions and requirements set out in the Tender Notice before the If you wish to participate in this tender exercise, , please submit the tender

before 4:00 p.m. on 25 January 2024	••	STTN0076
		STTN0073 and STTN0079
before 12:00 noon on 25 January 2024		STTTM0102, STTTM0123,
Tender Closing Time		Short Term Tenancy No.

requirements set out in the Tender Notice, it will be rejected by the Government Please be reminded that if the tender submitted by you does not comply with the

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:

STTN0076 :	Short Term Tenancy No. STTTM0102, STTTM0123, : STTN0073 and STTN0079
"The Chairman, Quotation Opening Team, Lands Department"	Authority Authority "The Chairman, Tender Opening Committee, Government Logistics Department"

 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.

ideo	
You may clip	
also wish to which	
can nation.	
be be	
You may also wish to take note of the Note for Submission of Tender and the clip which can be accessed at the link: (Usename: password: password:) for information.	
at at	
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link: ssword:	

- 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 off the Tender Notice (for Short Term Tenancy Nos. STTTN0073, STTN0073, STTN0073 and STTN0079) and paragraph 20 off the Tender Notice (for Short Term Tenancy Nos. 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.

For enquires regarding the Premises, please contact:

Ū	; Fax No.:	(Tel. No.:	Mr.	TTN0079
_	; Fax No.:	(Tel. No.:	Ms.	TTN0076
·	; Fax No.:	(Tel. No.:	Mr.	TTN0073
Ū	; Fax No.:	(Tel. No.:	Mr.	TTTM0123
Ū	; Fax No.:	(Tel. No.:	Ms.	TTTM0102

 ∞ ∞ ∞ ∞ ∞

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 (STITM0102)
DLOTM 46/MAT/23 (STITM0123)
DLON NX 2053 (STITM076)
DLON NX 2056 (STIN0076)
DLON NX 1964 (STIN0079)

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Annex

6

Ξ	First Phase Development of Hung Shui Kiu/ Ha Tsuen New Development
9	Area First Phase Development of Kwu Tung North/ Fanling North New
(**)	opment Areas
(iii)	ment of Yuen Long South Development Area
(iv)	Second Phase Development of Hung Shui Kiu/ Ha Tsuen New
(v)	Development Area Remaining Phase Development of Kwu Tung North/Fanling North New
(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
(AL)	and Fuk Hang Tsuen Lane)
(xii)	Subsidized Housing Development at Shap Pat Heung Road near Lung Tin
(xiii)	Subsidized Housing Development near the junction of Yuen Lung Street
(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
x信息及任何附件5 x信息。俏本信息#	信息及任何附件只供收件入任用。而其中可能载有核密及/卖赐法律特權的實料。敬請注意,未適許可,不得适自故處或疾 ·信息。倘本信息誤傳給帝,語立即通知本署,並開條或鎮毀本信息。本署總不承續因使用本信息而引 服的任何法律责任。
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Site Formation and Infrastructure Works for Public Housing Development at Ngau Chi Wan Village, Wong Tai Sin Tuen Mun South Extension Proposed Sale Site at Cape Road (south to Ma Hang Estate), Stanley, Hong Rong (to be known as Rural Building Lot No. 1204) Drainage Improvement Works at Ta Kwu Ling Site Formation and Infrastructure Works for Public Housing Development at Tai Kei Leng, Yuen Long Site Formation and Infrastructure Works for Public Housing Development at Tai Kei Leng, Yuen Long Site Formation and Infrastructure Works for Public Housing Development at Shap Pat Heung, Yuen Long Site Formation and Infrastructure Works for Public Housing Development at Shap Pat Heung, Yuen Long Ungrading of Deep Bay Road Site Formation and Infrastructure Works for Public Housing Development at Tai Tau Leng, Sheung Shui Route 11 (Section between Yuen Long and North Lantau) Tuen Mun Bypass Site Formation and Infrastructure Works for Public Housing Development at Tuen Mun Central – Phase 2 Site Formation and Infrastructure Works for Remaining Phases of Public Housing Development at Wang Chau, Yuen Long Drainage Improvement Works at North District – Hang Tau, Sheung Shui Site Formation and Infrastructure Works for Public Housing Development Site Formation and Infrastructure Works for Public Housing Development at Wa Shan	(xxxix) Drainage Improvement Works at North Distriction (x1) Site Formation and Infrastructure Works for Plant (x1i) Site Formation and Infrastructure Works for Plant (x1ii) Site Formation and Infrastructure Works for Plant (x1iii) Site Formation and Infrastructure Works for Plant (x1iiii) Site Formation and Infrastructure Works for Plant (x1iiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiii	(xxxvi) Tuen Mun Bypass (xxxvii) Site Formation and Infrastructual Tuen Mun Central – Phase 2 (xxxviii) Site Formation and Infrastructual Tuen Mun Central – Phase 2 (xxxviii) Site Formation and Infrastructual Tuentual T	0.5	at Choi Shnn Street, Sheung Shui (xxx) Site Formation and Infrastructure at Tai Kei Leng, Yuen Long (xxxi) Site Formation and Infrastructure at Shap Pat Heung, Yuen Long (xxxii) Site Formation and Infrastructure	(xxv) Site Formation and Infrastructure Works for P. at Ngau Chi Wan Village, Wong Tai Sin (xxvi) Tuen Mun South Extension (xxvii) Proposed Sale Site at Cape Road (south to Ma I Kong (to be known as Rural Building Lot No. (xxviii) Drainage Improvement Works at Ta Kwu Ling (xxix) Site Formation and Infrastructure Works for P.
	Drainage Improvement Works at North District – Hang Tau, Sheung Shui Site Formation and Infrastructure Works for Public Housing Development at Wa Shan 3tr Agreemento and Infrastructure Works for Public Housing Development	Then Mun Bypass: Site Formation and Infrastructure Works for Public Housing Development at Then Mun Central – Phase 2 Site Formation and Infrastructure Works for Remaining Phases of Public Housing Development at Wang Chau, Yuen Long	at Sha Po, Yuen Long Upgrading of Deep Bay Road Site Formation and Infrastructure Works for Public Housing Development Site Formation and Shair	at Choi Shun Street, Sheung Shui Site Formation and Infrastructure Works for Public Housing Development at Tai Kei Leng, Yuen Long Site Formation and Infrastructure Works for Public Housing Development at Shap Par Heung, Yuen Long Site Formation and Infrastructure Works for Public Housing Development	Site Formation and Infrastructure Works for Public Housing Development at Ngau Chi Wan Village, Wong Tai Sin Tuen Mun South Extension Tuen Mun South Extension Proposed Sale Site at Cape Road (south to Ma Hang Estate), Stanley, Hong Kong (to be known as Rural Building Lot No. 1204) Drainage Improvement Works at Ta Kwu Ling Site Formation and Infrastructure Works for Public Housing Development

岡文傳真 Fax: Tel:

電影地址 本署檔號 Our Ref: () in DLOTM 92/MPY/74 Pt. 2 Email:

來函檔號 Your Ref. 來函讀註明本譽楊號 Please quote our reference in your reply

> 地 政 總 婚 屯 門 地 政 處 DISTRICT LANDS OFFICE / TUEN MUN LANDS DEPARTMENT

> > 關文件」)。

我們失志努力不解,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:

須遷離的棕地作業經營者而設的租賃招標安排 擬為受附件所列公共項目影響

- 新界屯門第16區海華路的政府土地 Ξ 新界屯門第 40 區浩洋街的政府土地 租賃協議編號:STTTM0123 租賃協議編號:STTTM0102
- 新界上水馬會道與寶運路交界處的政府土地 (iv) (iii) 租賃協議編號:STTN0076 租賃協議編號:STTN0073
- 新界丈量約份第77約坪輋的政府土地 3 新界坪輋坪輋路附近的政府土地 (以下統稱「該批土地」) 租賃協議編號:STTN0079

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。 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 響而已遷離/即將遷離,並已在清折前登記中記錄在案的棕地作業經營 你可於下列連結 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)下載該批土地租約有

本语思及任何部件只供收件入供用。而其中可能觀有擴張及/安顯法律物理的資料。稅銷注查、未總計可、不得超自核整數使用本 程息,"晚本便見到機能的,能可思想的本語。"如此即應或經過不過。一名著語不過數型用本程度而可能可能可能可能 This message including any attendment in included for the use of the address core 10.1 truny contain information which conditional and/or tegally printaged. You are brady notified that no meanbarded disclaure or use of this message is primited. If you have received this ressage for matake, please notified with an one address or destroy this message, is appropriate. Any itability arising from the use of this information is excluded. 「不合謀投標確認書」、「資料便覽」及「租賃協議」(以下統稱為「有

標者個人資料表格」、「同意書表格」、「招標公告」、「投標表格」、 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

(用戶名稱: , 密碼:

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

租賃協議編號

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。

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: 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

M.	STT	STT	STT	租賃
	STTN0076	STTN0073 及 STTN0079	STTTM0102.STTTM0123.	租賃協議編號
•				
Team, Lands Department	The Chairman, Quotation Opening		「政府物流服務署開標委員會主席」	負責省局

面。錯誤標註/交予負責當局的標書,將被取消資格。 貫協議編號。隨「遞交標書須知」附上的地址標貼可貼於遞交標書的信封 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

為保障其他合資格投標者的利益,

术信息及任何附件只供收件人使用。而其中可能教育债金及/灾酷战特待他的资料。收益注意、未绝许可、不得组自按驾驶把表 情度。"教才是我婚姻经济,却让我还通过不要,她们他来说了这个话。"不是他不得他们用不信息用了这个时间的特殊上 This message including any watchmant is included and the second of the control of the message including any watchmant is included and to represent the second of the message in the second of the message in product of the message in the second of the message in missage, is appropriate. Any liability arising from the use of this indicated accordance or use of this message is permitted. Hyou have received this message in missage, the second of the second of

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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

-3

- <u>6</u> 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 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 再有此類土地招標,以助因收地和清拆行動,而已趨離/即將 合資格,因而不會獲邀提交標書。
- 邀請貴方前來簽立租賃協議。 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,
- 此外,請留意「遞交標書須知」,並點擊以下連結 觀看影片以了解更多資訊。 (用戶名類:

密碼:

- 要求本處提供: 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,
- (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」、 標確認書」的中譯本。 「同意書表格」、「招標公告」、「投標表格」及「不合謀投

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, 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」、 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 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, STTN0079 招標公告第 19 段與租賃協議編號 STTTM0123 招標公告第 20 貴方可參閱租賃協議編號 STTTM0102、STTN0073、STTN0076 及 概以英文本為準。 「同意書表格」、「招標公告」、「投標表格」、「不合謀投標確認書.

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如欲查詢該批土地詳情,請聯絡:

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STTN0076 STTN0079 STTTM0123 STTN0073 STTTM0102 女先先女先士生生生生生 得傳傳傳傳傳

屯門地政專員

(曾思明代行)

連附件

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

2023年12月22日

附件

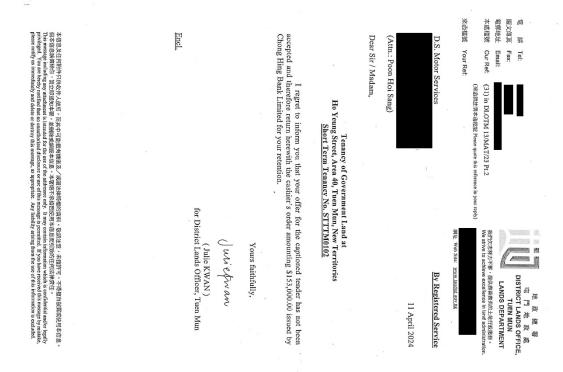
本信息及任何辨件只供收 信息。倘本信息誘维给你 This message including any legally privileged. You an message by mistake, please this information is excluded	(xxiv)		(xxiii)	(xxii)	(xxi)	(xx)	(xix)		(xviii)	(xvii)	(xvi)	(xv)	(xiv)	(xiii)	(xii)	(xi)	(x)		(ix)	(viii)	(vii)	(vi)	(v)	(iv)	(iii)	(ii)	(i)
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田念 五程 施工

> (xli) (xxxix) 北區雨水排放系統改善工程 - 上水坑頭 (xxx) (xxxviii) 元朗横洲其餘公營房屋發展之工地平整及基礎設施工程 (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 (xxxvi) (xxxv) (xxxiv) (xxxi) (xxix) (xxxiii) (xxxii) (xxviii) (xxvi) (xxv) (xxvii) 上水華山公營房屋發展的工地平整及基礎建設工程 屯門繞道 深灣路改善工程 打鼓嶺雨水排放系統改善工程 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 上水大頭嶺公營房屋發展之工地平盤及基礎設施工程 元朗沙埔公營房屋發展之工地平整和基礎建設工程 十一號幹線(元朗至北大嶼山段) 上水彩順街公營房屋發展之工地平整和基礎設施工程 元朗十八鄉公營房屋發展之工地平整和基礎建設工程 元朗大旗嶺公營房屋發展之工地平整和基礎建設工程 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) 屯門南延綫 黄大仙牛池灣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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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

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

收件者: DPFO/DEVB <dpfo@devb.gov.hk>

2024年5月22日 下午4:06

林小姐

意見轉載如下: 就你2024年4月15日及17日有關島地重置的查詢,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

超激點

董適地點(丈量約份第106的地段第106的地名的复数名分段餘段(部分))在《石尚分區計劃大銅核准國編號SVI-SVO)上間為「長業」地帶。在湖地路沿路區積架約、植液、土地用作露光污浆車橋,以及部分空置土地。周接地域上要是劃作「鄉村式發展」地帶的金鐵圈、常耕或林桥觀地、腦時轉築物、工廠、露天町物場及在對所原用地等用途。

鐵嶺的汽車修理工場用途並不符合「農業」地幣的規劃窗向。僅整如此,如籍越用途為粗不超過3克,仍可 固統正規程総員會(越被會)和遠程超超型計画。非談人遊交幾到時間時,須在規劃申請文件內抵供相關 宣科,技術辦佔(白起對交錯,超減、排水、專問犯基础設定受力面帶水管在負面影響),以及建議的緩解指 施、請注意。如有關用途涉及填土或其懷工程,中請人亦應一併向城規會申請。

此外、根據「擬作鋒天貯物及港口後動而途而按照(城市規劃條例)第16條提出的規劃申請」的規劃指引編號 10項 八川作與貨鐵無順的評物,修理或訴毀用途而以第天理作為主一機能定是愈變地整面相信550%的地 第5 其外的一切作契均規為統括引所界定的「露天时物」用途。至於代"北修理工場的顯時構築物(例如用發終 路,其外的一切作契均規為統括引所界定的「露天时物」用途。至於代"北修理工場的顯時構築物(例如用發終 上,接触而成的開散式停車間)化列為指引所界定的「露天社等」用途、有關地段在指引中屬於郭某鄉地區、如果政府部門沒有負面意見,而且附近階長不予反對,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果政府部門沒有負面意見,而且附近階長不予反對,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」地帶內的裝藏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民居追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
- 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)

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

混務器

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嫌設地面。兩水可絕地面渗入泥土。若相關發展項目涉及大龍重輔設不透水地面 (如混凝土或瀝青地面),申請人應評冶有關土地的排水求쬴,並提供所需措施,以舒緩淡項目所帶來的負面排 水影響。

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(如設置化葉池系統)。

渔農自然護理署

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,故有關申請不透漁護署支持。

[本處備註:<u>就渔鹿自然護理署的意見,本處建遊縣遊場批負曹人,如提出規劃申請陪提供相關資料或</u> 方案,以緩寵對糖議場地及附近環境潛在的負面影響。]

與下列署名人士聯絡。 我們仍在協調尚未回覆意見的部門,並建識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

發展局規劃地政科

項目促進辦事處

女士

[陽據引用文字]

[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"]

[職被引用文字] [職被引用文字]

2個附件

DPFO/DEVB <dpfo@devb.gov.hk>收件者: Re: DPFO - BF0173 - 逸新汽車服務 – Shek Kong, Yuen Long 教們已完成初步諮詢工作。倘若亦有進一步計劃自城規會提出規劃申請或指購政府割門提出其他申請。你須在 該等申認中附上所有相關文件及資料。也結但不限於劉司派等申請的申請人是受政防發起試事所影響的房地作業經營者 位相關資料。你應注該申請所紹可了作及資料之不限於經勤等或轉達的政府即可意見。城規會或相關政府配門會圖別及 獨立考慮申請中顯交的文件及資料而決定會否批准有關申請。 📉 Gmail 2個附件 [隱藏引用文字] 保護資料。查詢地影在《石崗分區計劃/法網等經關鍵等S/N-SK/9)上劃治、優樂、地帶。如有關查詢地影悠 700米範圍內有任代經藥物。並多及重沒鄉的車輛行發或運作。各項者必須顯守(俄罗施時用途及顯示儲存用 均、每、每、個、與「作業」指"2」(Intos/Inwanpad.gou/klepd/sites/default/files/epd/tc_c/ul environmentinh/deia_planning/guide_reffiles/cop.pdf)並實施適當的環境緩緩橫橫橫。 教育地配籍所列的婚批单地。除已婚益局的任用行即遇卖及在沧用统约情荣的人。周围计地数约不会許该集構装的、除非保持高胜准。因此,非相關标批作素沙及核建精荣的、该是规策值人保经政相联标业作案的规则申请继保等批准使,与地反频率(万场形位成员,归指则免者,以准许在淡是地传出用作等允许素的特殊的。没有行时建筑情况(包有)按值作,北安佛等省以北土或批组人身份全辖所得为"值"。惟不保證祖园中請必提出,推《结约》并有"社安佛等自然是"。 他不保證祖园申請必提出,在"结影会者申請獲得批准"(相關総负售會附帶當同提出的條款为條件。包括但不限於徵付所須費用,申請人須予以繼位。 根據規劃署的回覆,此查詢的艱議用途往(下崗分區計劃大網拔淮圖編號SML-SK9)的「農業」地帶知為期不超過3年可向城市規劃委員會(城規會)申請許可,國時我們將會對有關規劃申請提供意見。 如闆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 環境保護署 **神段貓媧** 繼我們於2024年5月22日轉達相關部門就覓地重置的電郵‧現將餘下收到的部門意見詳列如下: D.S. Motor Services 2024年6月7日 中午12:04

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。

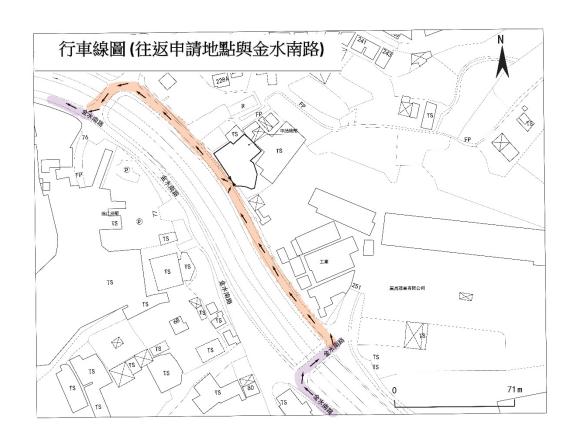
修理/存放的車輛數目不超過10架。

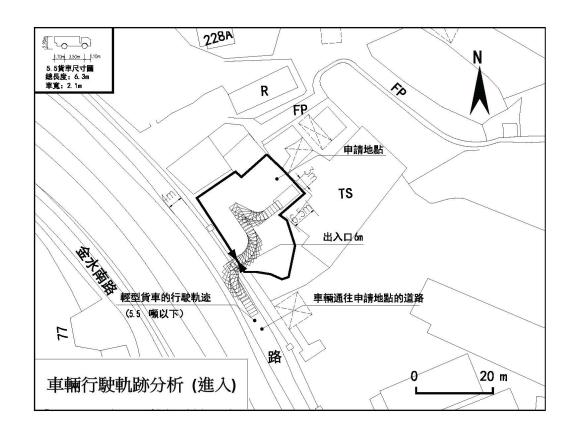
申請地點有關用地不會涉及噴漆工作。

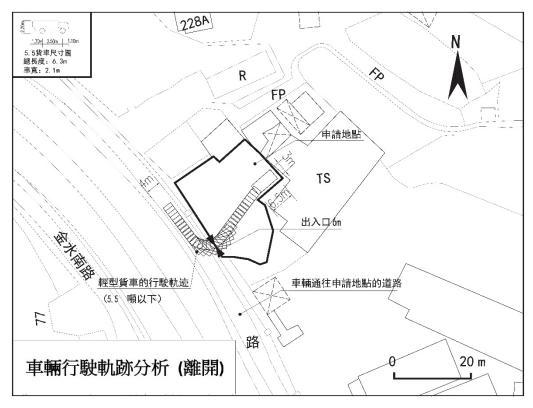
問題 iv:超過 5.5 公噸的車輛不會在申請地點內進出

(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,以擴大鄉郊範圍第三頸地區涵蓋的土地,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。

規劃指引把鎖郊範圍分為第一類至第四類,並詳列評審實天貯物/港口後勤用法規劃申請的準則。在 第二類地區涵蓋的土地範圍內作廳天貯物/港口後動用法,可獲考慮批出規劃許可。

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

城規會指·隨着新發展區和其他發展項目全面推進,被政府收回和濟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,城場會注意到政府的長遠目標是把棕地作蝉設置於多層現代產業大樓中,惟並非所有棕地作 蝉都可以在多層大樓中蟹運,且該類大樓或尚未落成,故部分棕地用途仍需以墨天場地形式經醫。

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,參考規劃因票和申請人提 交的技術評估,考慮每項規劃申請。

為會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蓋移的屢天貯物/港口後勤用途,並打算搬護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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