	此文件社》[2]	<u>8月 3 0日</u> 收 必要的资料及文	到。城市規劃委	昌會	Appendix I Paper No. A	
e T	Hestary日则。 This document is The Town Plann the data of yours	s received on ing Bound will for the of the option of d information of ATTION F	<u>3 () AliG 2021</u> ormally acknowl	edge	表格第	<u>1 No. S16-1</u> 至 S16-1
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Т	THE TOW	N PLAN	NING O	RDINA	NCE	
		(CA)	P.131)	. •		
根 據	《城市	う規劃	條例》	(第1	31章	
		條遞交				
<ul> <li>(i) Constru 興建「新</li> <li>(ii) Tempora rural arc 位於鄉效</li> </ul>	eas; and 邓地區土地上及	室宇」; opment of lan 귳/或建築物内	d and/or bui 連行為期不調	lding-not 召禍三年的	「臨時用途	/發展:及
<ul> <li>(i) Constru 興建「親</li> <li>(ii) Tempora rural are</li> </ul>	ction of "New F界豁免管制题 ary use/develo eas; and B地區土地上及	室宇」; opment of lan 귳/或建築物内	d and/or bui 連行為期不調	lding-not 召禍三年的	「臨時用途	/發展:及
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<ul> <li>(i) Constru 興建「新</li> <li>(ii) Tempora rural arc 位於鄉刻</li> <li>(iii) Renewal 位於鄉刻</li> </ul>	ction of "New F界豁免管制题 ary use/develo eas; and B地區土地上別 of permission B地區的臨時月 ould like to publis requirements of ta e refer to the follo gov.hk/tpb/en/plan b報章刊登 <u>申請</u> 選 旨定的其中一巧	室宇」; pment of lan D/或建築物内 n for tempora 司途或發展的 sh the <u>notice of ar</u> king reasonable sto owing link regard _application/apply <u>通知</u> ,以採取城市 頁合理步驟,讀	d and/or bui 進行為期不起 ry use or dev 許可續期 pplication in loca eps to obtain cons ing publishing th <u>html</u> 規劃委員會就取	lding-not 迢過三年的 relopment	D臨時用途 in rural and to meet one e notification to ne designated 確有人的同意	/ <b>發展;及</b> reas of the Town o the current newspapers: 或通知現行
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Form No. S16-I 表格第 S16-I 號

For Official Use Only	Application No. 申請編號	AITM-LTYY /419
請勿填寫此欄	Date Received 收到日期	3 0 AUG 2021

- 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。
- 2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <u>http://www.info.gov.hk/tpb/</u>. 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: <a href="http://www.info.gov.hk/tpb/">http://www.info.gov.hk/tpb/</a>),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 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取。
- 3. 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	
(以Mr. 先生 / □ Mrs. 夫人 / □ Miss 小姐 / □ Ms. 女士 / □ Company 公司 / □ Organisation 機構 )	
LAV KWONG WAH	•
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)	Lot No. 101 RP (Part) in DD 130, Ng Law Road, Lam Tei, Then Mun, N.T.
(b)	Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面 積	QStte area 地盤面積
(c)	Area of Government land included (if any) 所包括的政府土地面積(倘有)	sq.m 平方米□About 約

<u>Parts 1, 2 and 3 第1、第2及第3部分</u>

2

Form No. S16-I 表格第 S16-I 號

Draft- Lam Tel ound linen. (d)Name and number of the related Outline Zoning Plan (OZP statutory plan(s) 有關法定圖則的名稱及編號 (e) Land use zone(s) involved Development Village 涉及的十地用涂地帶 and poran Baenay (f) Current use(s) state 現時用途 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施,請在圖則上顯示,並註明用途及總樓面面積) 4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」 The applicant 申請人 is the sole "current land owner"<sup>#</sup> (please proceed to Part 6 and attach documentary proof of ownership). 是唯一的「現行土地擁有人」<sup>#</sup> (請繼續填寫第 6 部分,並夾附業權證明文件)。 □ is one of the "current land owners"<sup># &</sup> (please attach documentary proof of ownership). 是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。 is not a "current land owner"#. 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 涉 ………… 名「現行土地擁有人」\*。 (b) The applicant 申請人 has obtained consent(s) of ..... "current land owner(s)"#. 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 Date of consent obtained Lot number/address of premises as shown in the record of the Land Land Owner(s)' (DD/MM/YYYY) Registry where consent(s) has/have been obtained 「現行土地擁有 取得同意的日期 根據土地註冊處記錄已獲得同意的地段號碼/處所地址 人」數目 (日/月/年) 11-2-202 DD130 Lost 10 (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)

3

Parts 3 (Cont'd), 4 and 5 第3 (續)、第4及第5部分

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 Date of notification Lot number/address of premises as shown in the record of the Land Owner(s)' given Land Registry where notification(s) has/have been given 「現行土地擁 (DD/MM/YYYY) 根據土地註冊處記錄已發出通知的地段號碼/處所地址 有人」數目 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)\*\* \_\_\_\_\_(日/月/年)向每一名「現行土地擁有人」"郵遞要求同意書。 於

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

 $\square$ 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)&

\_\_\_\_\_(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& 於

sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on (DD/MM/YYYY)<sup>&</sup> 於 \_(日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理

處,或有關的鄉事委員會。

<u>Others</u> 其他

others (please specify) 其他(請指明)

Note: May insert more than one  $\int \mathbf{v}_{1}$ . 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「ノ」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

Part 5 (Cont'd) 第5部分(續)

<b>'6</b> .	Type(s) of Applicatio	n 申請类	頁別			
	Type (i) Change of use 第(i)類 更改現有建築	within existin 物或其部分P	1g building or pa 內的用途	art thereof	·····	· · · · · · · · · · · · · · · · · · ·
	Type (ii) Diversion of str Plan(s)	of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory				
		《註釋》內戶	听要求的河道改	道/挖土/填土/填	塘工程	
	Type (iii) Public utility ir 第(iii)類 公用事業設施	stallation / U 裝置/私人發	tility installation 展計劃的公用語	n for private project 没施裝置	• • •	. •
			evelopment rest 睪》内列明的發	riction(s) as provided 展限制	under Notes of S	tatutory Plan(s)
· 7	Type (v) Use / developm 第(v)類 上述的(i)至(iii		n (i) to (iii) abov 途/發展	ve		
註 1 Note	e 1: May insert more than one「 : 可在多於一個方格內加上 e 2: For Development involving colu : 如發展涉及靈灰安置所用這	「✓」號 mbarium use, pl	ease complete the ta 付件的表格。	ble in the Appendix.		
<i>(i)</i>	For Type (i) applicate	ion 供第(i	) <u>類申請</u>			
	Total floor area involved 涉及的總樓面面積		· · ·		sq.m 平方	*
					•	
	Proposed use(s)/development 擬議用途/發展	the use and g	ross floor area)	nstitution or community 設施,請在圖則上顯テ		lustrate on plan and specify :總樓面面積)
	Number of storeys involved 涉及層數			Number of units inv 涉及單位數目	volved	
		Domestic p	art 住用部分 .	·····	sq.m 平方米	□About 約
	Proposed floor area 疑議樓面面積	Non-domes	tic part 非住用者	部分	sq.m 平方米	□About 約
		Total 總計			sq.m 平方米	□About 約
	Proposed uses of different	Floor(s) 樓層	Current u	se(s) 現時用途	Proposed	luse(s) 擬議用途
-	floors (if applicable) 不同樓層的擬議用途(如適 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)		. <u></u>	······		

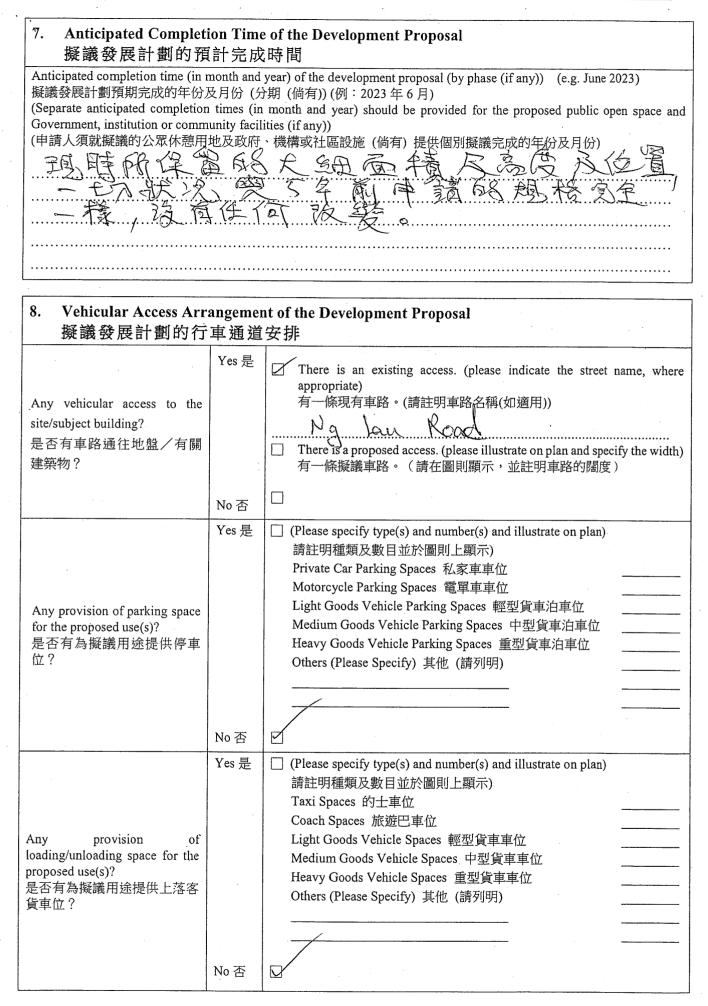
(ii) For Type (ii) applie	cation 供第(ii)類申請	
	Diversion of stream 河道改道	
	□ Filling of pond 填塘	
	Area of filling 填塘面積	□About 約
	Depth of filling 填塘深度 m 米	□About 約
	□ Filling of land 填土	
(a) Operation involved	Area of filling 填土面積	□About 約
涉及工程	Depth of filling 填土厚度 m 米	□About 約
· · · · ·	□ Excavation of land 挖土	
	Area of excavation 挖土面積 sq.m 平方米	□About 約
	Depth of excavation 挖土深度 m 米	□About 約
	(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream of filling of land/pond(s) and/or excavation of land)	liversion, the extent
	(請用圖則顯示有關土地/池塘界線,以及河道改道、填塘、填土及/或挖土的細節及/國	(範圍))
(b) Intended use/development		
有意進行的用途/發展		
(iii) For Type (iii) applic	cation 供第(iii)類申讀	
	□ Public utility installation 公用事業設施裝置	
	□ Utility installation for private project 私人發展計劃的公用設施裝置	• .
	Please specify the type and number of utility to be provided as well as the din each building/structure, where appropriate	nensions of
	請註明有關裝置的性質及數量,包括每座建築物/構築物(倘有)的長度、	高度和闊度
	Number of Dimension of each	installation
	Name/type of installation   /building/structure (m) (LxWxH   裝置夕稱/種類   provision   気限時署/建筑物/構筑物が	
(a) Nature and scale 性質及規模		
工具汉机关		
	(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)	

(iv) For Type (iv) application	供第(iv)類申請			
<ul> <li>Please specify the proposed minor relaxation of stated development restriction(s) and <u>also fill in the</u></li> <li><u>proposed use/development and development particulars in part (v) below</u> –</li> <li>請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –</li> </ul>				
<ul> <li>Plot ratio restriction</li> <li>地積比率限制</li> </ul>		to <u>至</u>		
<ul> <li>Gross floor area restriction</li> <li>總樓面面積限制</li> </ul>	From 由sq. m	平方米 to 至sq. m 平方米		
□ Site coverage restriction 上蓋面積限制	From 由	.% to 至%		
<ul> <li>□ Building height restriction</li> <li>建築物高度限制</li> </ul>		m 米 to 至m 米		
	From 由	mPD 米 (主水平基準上) to 至		
	······	mPD 米 (主水平基準上)		
	From 由	storeys 層 to 至 storeys 層		
<ul> <li>Non-building area restriction</li> <li>非建築用地限制</li> </ul>	From 由	.m to 至 m		
<ul><li>Others (please specify)</li><li>其他(請註明)</li></ul>				
(v) For Type (v) application 供	第(v)類申請			
(a) Proposed use(s)/development 擬議用途/發展 Please	wal of Mannin pory Shop and al Estate Agen wing Application willustrate the details of the propo	ng Approval Gor & Services ney) for a period of 5 years No, A/TM-LTYP/323 sal on a layout plan 請用平面圖說明建議詳情)		
(b) <u>Development Schedule 發展細節表</u>				
Proposed gross floor area (GFA) 擬	義總樓面面積			
Proposed plot ratio 擬議地積比率		······		
Proposed site coverage 擬議上蓋面積	實	% 口About 約		
Proposed no. of blocks 擬議座數				
Proposed no. of storeys of each block	每座建築物的擬議層數	storeys 層 □ include 包括storeys of basements 層地庫 □ exclude 不包括storeys of basements 層地庫		
Proposed building height of each bloc	k 每座建築物的擬議高度	mPD 米(主水平基準上)□About 約 		

·			·····	
•` Domestic par	rt 住用部分			
GFA 總	樓面面積		sq. m 平方米	□About 約
number	of Units 單位數目			
	unit size 單位平均面	宿	sq. m 平方米	□About 約
-	ed number of resident			
- Costiniate			•••••	
Non domesti	c part 非住用部分		GFA 總樓面面	后接
	-			
	lace 食肆		sq. m 平方米	□About 約
│ │ hotel 酒	店		sq. m 平方米	□About 約
			(please specify the number of room	
			請註明房間數目)	
□ office 勃	幹公室		sq. m·平方米	
shop and	d services 商店及服務	<b>務行業</b>	4-0 sq. m 平方米	□About 約
Governr	nent, institution or co	mmunity facilities	(please specify the use(s) and	concerned land
政府、村	幾構或社區設施		area(s)/GFA(s) 請註明用途及有關	的地面面積/總
			樓面面積)	
		•		
	,		· · ·	
other(s)	甘曲		(please specify the use(s) and	concerned land
			area(s)/GFA(s) 請註明用途及有關	
			樓面面積)	
			後山山街)	
			••••••	•••••
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			•••••	•••••
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🗌 🗍 Open space 🖗			(please specify land area(s) 請註明	
-	pen space 私人休憩		sq. m 平方米 🛛 Not	
public oj	pen space 公眾休憩用	用地	sq. m 平方米 口 Not	less than 不少於
(c) Use(s) of differ	ent floors (if applicat	ole) 各樓層的用途 (如	適用)	
[Block number]	[Floor(s)]		[Proposed use(s)]	
		•		
[座數]	[層數]		[擬議用途]	
		Real Listat	te Agency	
			$\mathcal{J}$	
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		· · · · · · · · · · · · · · · · · · ·		•••••
(d) Proposed use(s)	of uncovered area (i	fany) 露天地方(倘有	)的擬議用途	
				•••••
}				

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Part 6 (Cont'd) 第6部分 (續)



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9. Impacts of Development Proposal 擬議發展計劃的影響				
justifications/reasons f	`or not prov	sheets to indicate the proposed measures to minimise possible adverse impacts or give iding such measures. 電減少可能出現不良影響的措施,否則請提供理據/理由。		
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	Please provide details 請提供詳情		
Does the development proposal involve the operation on the right? 擬議發展是否涉及 右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註:如申請涉及第 (ii)類申請,請跳至下 一條問題。)	No 否 Yes 是	<ul> <li>□ (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)</li> <li>(請用地盤平面闢顯示有關土地/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)</li> <li>□ Diversion of stream 河道改道</li> <li>□ Filling of pond 填塘 Area of filling 填塘面積</li></ul>		
Would the development proposal cause any adverse impacts?	On traffic On water On draina On slopes Affected I Landscap Tree Felli Visual Im Others (P	supply 對供水     Yes 會□     No 不會 ☑       ge 對排水     Yes 會□     No 不會 ☑		
擬議發展計劃會否 造成不良影響?	diameter a 請註明盡 直徑及品	it breast height and species of the affected trees (if possible) 量减少影響的措施。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		

<u>Part 9 第9部分</u>

10.	Justifications 理由
The a 現請	applicant is invited to provide justifications in support of the application. Use separate sheets if necessary. 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。
	现時所保留的大街面積及高度及位置, 七万狀22、與5年前中請的調整含全一樣 支育任何改變。 難公時間為 星朝- 至星朝日早上10:00夏晚上8:00PM (包括公蒙假朝)
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11. Declaration 聲明				
I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief. 本人謹此聲明,本人就這宗申請提交的資料,據本人所知及所信,均屬真實無誤。				
I hereby grant a permission to the Board to copy all the materials submitted in an application to the Board and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會酌情將本人就此申請所提交的所有資料複製及或上載至委員會網站,供公眾免費瀏覽或下載。				
Signature 簽署 Revyowin QApplicant 申請人 / □ Authorised Agent 獲授權代理人				
SE Renjohn LAU KWONG WAT				
Name in Block LettersPosition (if applicable)姓名(請以正楷填寫)職位 (如適用)				
Professional Qualification(s)       □       Member 會員 / □       Fellow of 資深會員         專業資格       □       HKIP 香港規劃師學會 / □       HKIA 香港建築師學會 /         □       HKIS 香港測量師學會 / □       HKIE 香港工程師學會 /         □       HKILA 香港園境師學會 / □       HKIUD 香港城市設計學會 /         □       RPP 註冊專業規劃師       Others 其他				
on behalf of 代表				
□ Company 公司 / □ Organisation Name and Chop (if applicable) 機構名稱及蓋章(如適用)				
Date 日期 [(				

#### <u>Remark 備註</u>

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

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

### Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance. 任何人在明知或故意的情況下,就這宗申請提出在任何要項上是虛假的陳述或資料,即屬違反《刑事罪行條例》。

### Statement on Personal Data 個人資料的聲明

- 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。

Part 11 第 11 部分

## Form No. S16-I 表格第 S16-I 號 Appendix 附件

For Developments involving Columbarium Use, please also complete the f 如發展涉及靈灰安置所用途,請另外填妥以下資料:	following:
Ash interment capacity 骨灰安放容量 <sup>@</sup>	
Maximum number of sets of ashes that may be interred in the niches 在龕位內最多可安放骨灰的數量	
Maximum number of sets of ashes that may be interred other than in niches 在非龕位的範圍內最多可安放骨灰的數量	
Total number of niches 龕位總數	
Total number of single niches 單人龕位總數	
Number of single niches (sold and occupied) 單人龕位數目 (已售並佔用) Number of single niches (sold but unoccupied) 單人龕位數目 (已售但未佔用) Number of single niches (residual for sale) 單人龕位數目 (待售)	
Total number of double niches 雙人龕位總數	······································
Number of double niches (sold and fully occupied) 雙人龕位數目 (已售並全部佔用) Number of double niches (sold and partially occupied) 雙人龕位數目 (已售並部分佔用) Number of double niches (sold but unoccupied) 雙人龕位數目 (已售但未佔用) Number of double niches (residual for sale) 雙人龕位數目 (待售)	
Total no. of niches other than single or double niches (please specify type) 除單人及雙人龕位外的其他龕位總數 (請列明類別)	
Number. of niches (sold and fully occupied) 龕位數目 (已售並全部佔用) Number of niches (sold and partially occupied) 龕位數目 (已售並部分佔用) Number of niches (sold but unoccupied) 龕位數目 (已售但未佔用) Number of niches (residual for sale) 龕位數目 (待售)	
Proposed operating hours 擬議營運時間	
<ul> <li>@ Ash interment capacity in relation to a columbarium means – 就靈灰安置所而言,骨灰安放容量指:</li> <li>the maximum number of containers of ashes that may be interred in each niche in the columbarium; 每個龕位內可安放的骨灰容器的最高數目;</li> <li>the maximum number of sets of ashes that may be interred other than in niches in any area in the colum 在該靈灰安置所並非龕位的範圍內,總共最多可安放多少份骨灰;以及</li> <li>the total number of sets of ashes that may be interred in the columbarium. 在該骨灰安置所內,總共最多可安放多少份骨灰。</li> </ul>	nbarium; and

				······		· · ·
Gist of Applic	ation	甲請摘要		, •		
(Please provide del consultees, uploade deposited at the Plan (請 <u>盡重</u> 以英文及中 下載及存放於規劃 Application No. 申讀編號	a to the nning E 」文填寫 署規劃	Frown Planning Bo	bard's Website for he Planning Departs 予相關諮詢人士 投參閱。)	browsing and fre ment for general i	e downloading nformation.)	by the public and
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Location/address 位置/地址		E No. la			~ N	
	DD	> 130,	Ng Lar	1 Road		
		/			~	
	Las	n Tel	Then	Mun	·NJ	
Site area			40		 sq. m 平方米	Et About #1
地盤面積					24' m - L 71 M	
	(inclue	les Government land	lof包括政府土地	the WS/	sq.m 平方米	:口 About 約)
Plan	Ďγ	aft Low line Zown	n Tei a	nd Yick	Tuen	
圖則	Out	Uno Zonin	a Plan	COZP	5	
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Zoning 地帶					• .	
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Applied use/	0				<u> </u>	
development	Ken	smal of	Planning	2 · Appri	oral di	r
申請用途/發展	T			J	No.	
	(E)	upor any	onep ur	ia ser	VILLES	0
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	F.	10	N N	7	A ton	
(i) Gross floor are	$> \gamma$	ears. 1 Jan	ning Applic	intian Mo	1 AILW	1-L(YY/303
and/or plot ratio			U sơj.h. 4	上方米	Plot Rat	io 地積比率
總樓面面積及		Domestic 分明		」 About 約		□About 約
地積比率		住用	L	] Not more than 不多於		□Not more than 不多於
· · · · · · · · · ·		Non-domestic	Г	」 About 約		□About 約
		非住用		Not more than	· ·	$\Box$ Not more than
	. ·.		40.	不多於		不多於
ii) No. of block 幢數		Domestic	•	•		
作电安入		住用			•	
		Non-domestic	· · · · · · · · · · · · · · · · · · ·			
		非住用	•	1		
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# For Form No. S.16-I 供表格第 S.16-I 號用

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(iv) Site coverage 上蓋面積 % [	口 About 約
(v) No. of units 單位數目	
(vi) Open space 休憩用地Private 私人sq.m 平方米 □ Not less th	han 不少於
Public 公眾 sq.m 平方米 □ Not less th	han 不少於

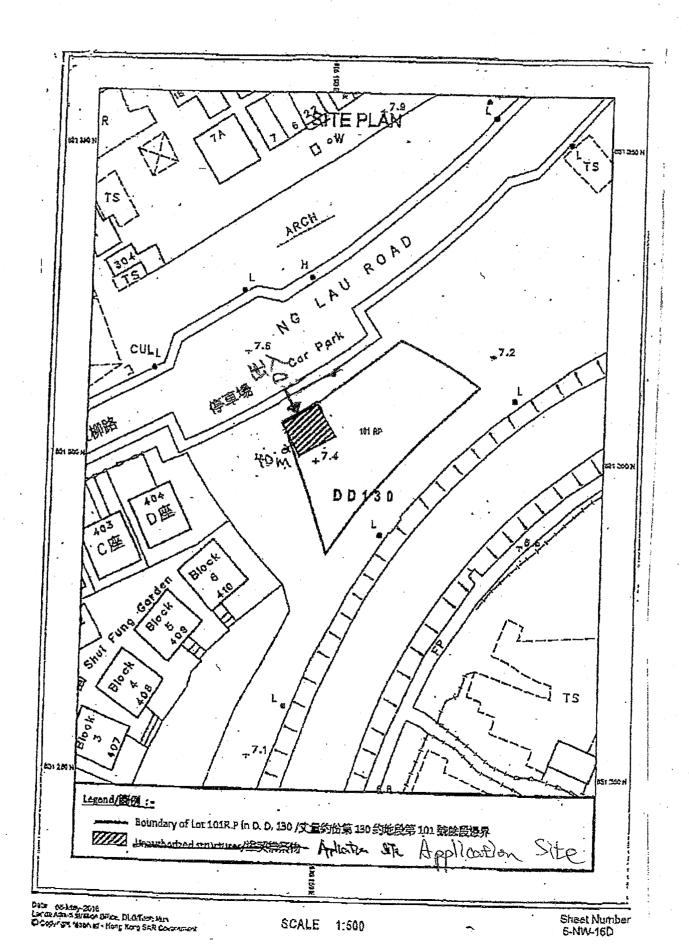
## For Form No. S.16-I 供表格第 S.16-I 號用

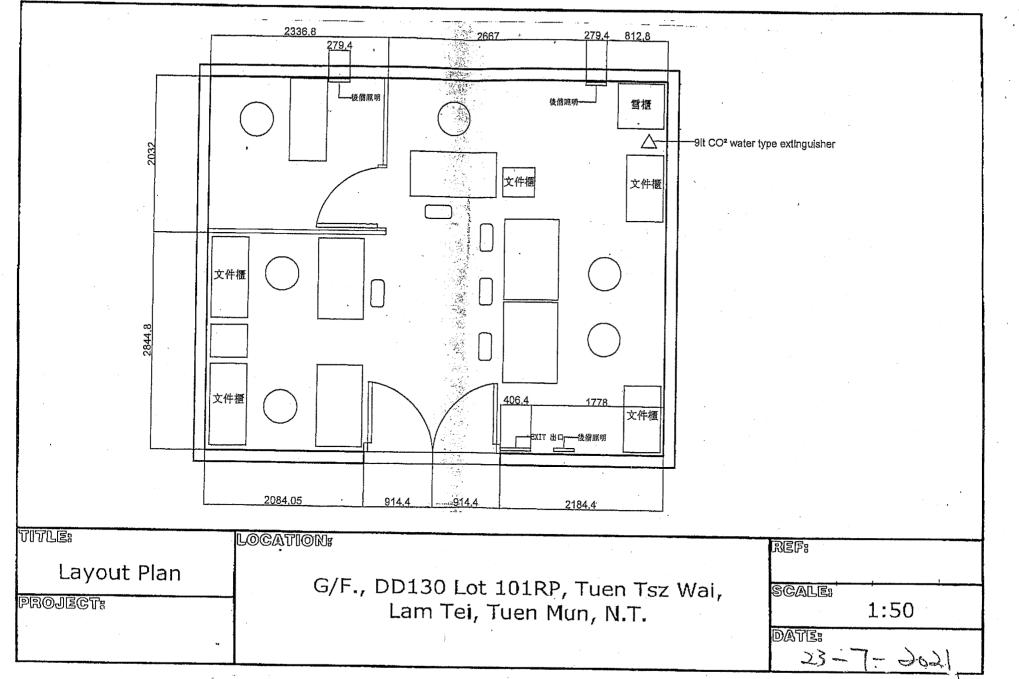
·			
	No. of parking spaces and loading / unloading spaces 停車位及上落客貨 車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)	
		Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數	
		Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
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		
Block plan(s) 樓宇位置圖		
Floor plan(s) 樓宇平面圖		
Sectional plan(s) 截視圖		
Elevation(s) 立視圖		
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片		
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖		
Others (please specify) 其他(諸註明)		
Site Plan	_	
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據		Π
Environmental assessment (noise, air and/or water pollutions)		
環境評估(噪音、空氣及/或水的污染)		-
Traffic impact assessment (on vehicles) 就車輛的交通影響評估		
Traffic impact assessment (on pedestrians) 就行人的交通影響評估		
Visual impact assessment 視覺影響評估		
Landscape impact assessment 景觀影響評估		
Tree Survey 樹木調查	🔲	
Geotechnical impact assessment 土力影響評估		
Drainage impact assessment 排水影響評估	· 🗍	
Sewerage impact assessment 排污影響評估		
Risk Assessment 風險評估		
Others (please specify) 其他(請註明)		
Note: May insert more than one「✔」.註:可在多於一個方格內加上「✔」號		
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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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FSD Ref.: 消防處偕党	;	TALLATIONS AND EC 消防(裝置及設備 (Regulation 9(1) (第九條(1) 款 IRE SERVICE INSTAL 消防裝置及設備	)規例) ) 」 LATION ANI		A E	\$609539
Name of Client: 富景物 顧客姓名	業代理有限公司	],				
Name of Building : 樓宇名稱				***~		
Street No./Town Lot:    DD 門牌號數/市地段	130 Lot 101 RP	, Street/Road/Estate N 街道/屋苑名稱	ame :	Tuen Ts	z Wai. Lam	Tei.
Block : 座 Type of Building 樓宇類型:[]indu	District 分區	: Tuen Mun, ercial 香業 Domestic 伝宅	N.T. Area: 地區			TNT - 新売 Tinstitutional 計画
Part 1 Annual Maintenance 第一部 只適用於年檢	ONLY equip	ordance with Regulation 3(b) of the Fire Sonent which is installed in any premises shan a very 12 months. 根核清砂/装置及, 2個月由一名註冊家新商按查該等消	ervice (Installations and I II have such fire service i 设備)規例第八條(b)	Equipment) Regulations, the own nstallation or equipment inspect 收、源有装置在任何處所尽	ner of any fire service	e installation or
Code編码 (1-35) Type of FSI 裝置類型	Location(s)位置	Comment on Condition	状況評述	Completion Date 完成日期 (DDAMM/CY)	Next Du 下次到期日	e Date

Part 2 第	Part 2 第二部 Installation / Modification / Repair / Inspection works 裝置/改裝/修理/檢查工作									
Code謂碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 訪兄評述	Completion Date 完成日期(DD/MM/ATA					
24	1 x 5kg Co2 gas type extinguisher.	~~G/F.,~~	~~New installation~~	Conforms with FSD requirements	~2(7=202)					
				· ·						

Code编码 (1-35)         Type of FSI 裝置類型         Location(s)位置         Outstanding Defects 未移缺影         Comment on Defects         缺點評述	Part 3 角	第三部 Defects 損壞事項				*********	
		写 Type of FSI 裝置類型	Location(s)位置	Outstanding	g Defects 未修缺點	Comment on Defects 缺點罰	F述
working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time by the Director of Fire Services. Defects are listed in Part 3. 本人籍此證明以上之道防黨買及設備經證於,透明改進及證。	for FSD use only Inspecied						
認題所當服產以供消防處人員查核 This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any snoul maintenance work is involved. Telephone 第給電話 24162188	觐	或處所嘗服產以供 This certificate should be displayed at promin	消防虚入員	童孩	· 公司名稱 Telephone : 聯絡電話	CONSULTANTS. ENG. CO. 24162188	Key-in

Urgent	□ Return Receipt Requested □ Sign □ Encrypt □ Mark Subject Restricted □ Expand personal&public g
	appliaction of A/TM-LTYY/419 DD 130 LOT 101 RP 13/09/2021 16:34
From:	BENJAMIN LAU
То:	"Itlyip@pland.gov.hk" <itlyip@pland.gov.hk>, "wtleung@pland.gov.hk" <wtleung@pland.gov.hk></wtleung@pland.gov.hk></itlyip@pland.gov.hk>
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ATM-LTYY419	dd130lot101RP.pdf

ATTN : MR. YIP , CC. TINA LEUNG OF TOWNPLANING DEPARTMENT I JUST APPLY THE DOCUMENT TO BOTH OF YOU

BESTRDGS. Benjamin lau 13/09/2021



FSD Ref. : 消防處指發	 t	消 TIFICATE OF FIR	防(裝置) (Regula (第九( E SERVICE	及設備)規例 tion 9(1)) 系(1)款)	NT) REGULATIONS	A 6609	9539
Name of 顧客姓:		業代理有限公司,					
	f Building :	······					
	o./Town Lot:    DD 数/市地段	130 Lot 101 RP,	Street/Road 街道/屋	/Estate Name : 「 航名種	Tuen Tsz	Wai, Lam Tei,	
Block : 座		District : 分留			Area: 日K C	K 九離 新界	
	Building 樓字類型: []Ind	ustrial 工業 【Commerci		nestic 住宅 🗍 Compo	osile 綜合 🗌 Licensed premises	持牌殇所 Institution	and the second
Par 第	t 1 Annual Maintenanc 一部 只適用於年檢	e ONLY equipment 事項 前 accordu	nce with Regulation S( which is installed in a ary 12 months. 視鏡 月 由 一 名 註 冊 承 筆	b) of the Fire Service (Installar 19 premises shall have such fire 消防(装置及設備)提例第. 商校畫該等消防裝置或設(	ions and Equipment) Regulations, the owner s service installation or aquipment inspected 八條(6)款、遂方教堂在任何或所內計 #至少一次。	of any fire service installation of by a registered contractor at leas 任何所附教堂或技備的人	ar st
Code指码 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Con		Completion Date 完成日期 (DDMM/YY)	Next Due Date 下次到期日(DDMM/YY	· · · › ·
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Part 2 第	二部 Installation / Modi	fication / Repair / In	spection wo	rks 裝置/改裝/修			
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(1-35)	Type of FSI 裝置類型	Location(s)/位置	Outstanding	Defects 未修缺點	Comment on Defec	is 缺點評述	
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working order in Equipment and I to time by the Di	tify that the above installations/equip a accordance with the Codes of Pra- inspection, Testing and Maintenance o irrector of Fire Services. Defects are li	tice for Minimum Fire Servi f Installations and Equipment sted in Part 3.	ice Installations an published from tim	d Signature e 受權人簽署	16	for Pr	
合消防癌感	明以上之消防装置及设备 是不時公佈的最低限度之 ·查测试及保養守则的規格	消防装置及設備守;	则與痰置	Name 姓名 FSD/RC No. 消防感註冊號砌			ted
如靜	書涉及年檢範現 透所當跟證以供 certificate should be displayed at prosince for F602 inspection If any annual in	「應張貼於: 削防處人員查	大鷹	Company Name 公司名稱 Telephone	HIP CHEUNG FU	East	
\$.S. 251 (Rev. 10/2).		anarande werk is involved.	(here	聯絡電記 Date 日期		Veril	r:d

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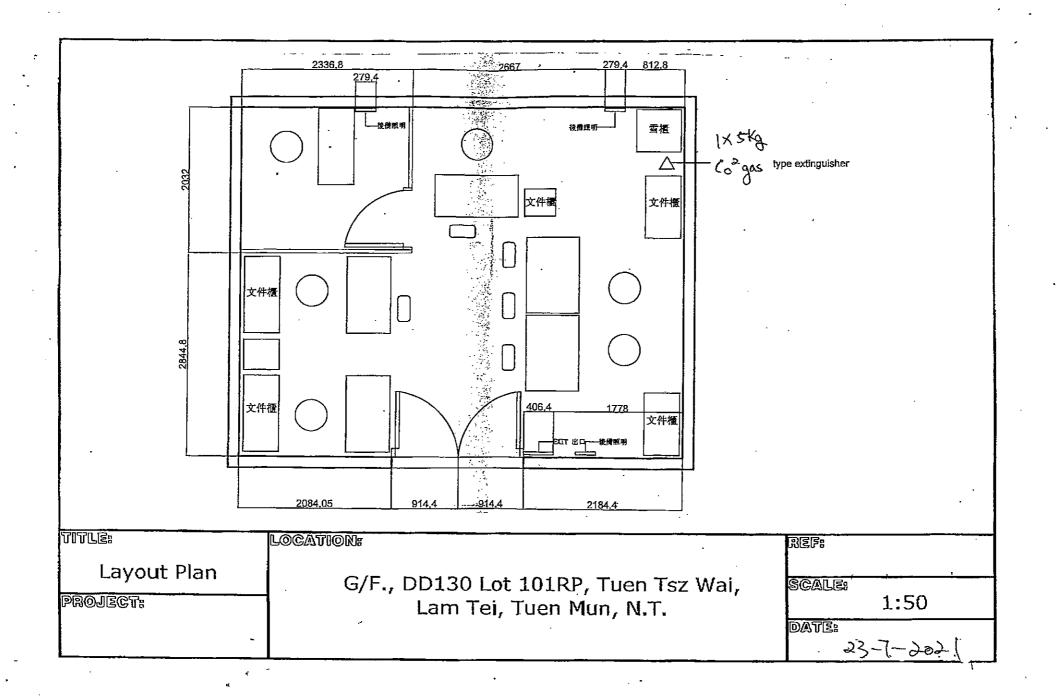
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Block:       District:       Turen Mun, N.T.       AF68:       世代       District:       Public Partial       Public Partial       District:       Public Partial       Public Partia       Pub	Street No	/Town Lot:	DD	130 Lot 101 RP,	】 Street/Road 街道/屋	/Estate Name : 「 彷名稅		Tuen Tsz W	ai, Laın Tei,
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Pert 2 第二部 Installation / Modification / Repair / Inspection works 装置/広装/修理/放査工作:     Constant / Conforms with FSD / Conforms w	Code繼碼								Next Due Date
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12       iighting system 1 x Exit Signs with emergency system.       ~G/F,~       ~New installation~       requirements Conforms with FSD requirements         Part 3 第三部 Defects 損換專項       Code483 Type of FSI 裝置類型       Location(s)位置       Outstanding Defects 未修缺點       Comment on Defects       缺點計算过         IVMo hereby certly that the above installationsel (1.35)       Type of FSI 裝置類型       Location(s)位置       Outstanding Defects 未修缺點       Comment on Defects       缺點計算过         IVMo hereby certly that the above installationsel (1.35)       Type of FSI 裝置類型       Location(s)位置       Outstanding Defects 未修缺點       Comment on Defects       就器計算过         IVMo hereby certly that the above installationsel (1.35)       Type of FSI 裝置類型       Location(s)位置       Outstanding Defects 未修缺點       Comment on Defects       就器計算过         IVMo hereby certly that the above installations and Equipocets at an back of Particle for Minimum Fine Service Installations and Equipocets at and Montmance OF Sinstallations and Equipocets at and Montmance OF affect a particle for Minimum Fine Service Installations and Equipocets at and Montmance OF affect a particle for Minimum Fine Service Installations and Equipocet at and Montmance OF affect a particle for Minimum Fine Service Installations and Equipocet at affect a particle for Minimum Fine Service Installations and Equipocet at affect a particle for Minimum Fine Service Installations and Equipocet at affect at a bit add at a particle for Minimum Fine Service Installations and Equipocet at affect at a bit add at a particle for Minimum Fine Service Installations and Equipocet at affect at a bit add at a particle	Code播碼 (1-35 <del>)</del>	Type of FSI	裝置類型	Location(s)位置	Nature of Work C	urried out 完成之工作内容	Comment on C	londition 狀況許知	Completion I 完成日期®D/M
12       iighting system 1 x Exit Signs with emergency system.       ~G/F,~       ~New installation~       requirements Conforms with FSD requirements         Part 3 第三部 Defoots 提该專項       Conforms with FSD requirements       ~A-7,~         Code483 (1.35)       Type of FSI 裝置類型       Location(s)位置       Outstanding Defects 未修於號       Comment on Defects         IVMo hereby certly that the above installationsdepionent have been tented and found is be to efficient working orde in secondance with the Code of Partice for Minimum Fire Service Installations and Equiponent and Montemore Of Partice for Minimum Fire Service Installations and Equiponent and Montemore Of Partice for Minimum Fire Service Installations and Equiponent and Montemore Of Partice for Minimum Fire Service Installations and Equiponent and Montemore Of Signature : 2程人後署       WONCK ok-chiu         A Athritic regulations and Equiponent and Back IL A_2 xifts & Z Ald det play & gt A Athritic regulations and State I and State A Ald Partice in Signature : 2 WONCK kok-chiu       WONCK kok-chiu         Martine Code of Fire Services. Defects are listed in Part 3.       Yet A Ald Partice in Signature : 2 WONCK kok-chiu       Wonck cok-chiu         Martine Code of Fire Services. Defects are listed in Part 3.       Yet A Ald Part 3.       Wonck cok-chiu       Image: RC2/287         A Athritic regulations and Experiment and a body and participations and Company Name Are Ald Acting a promount location of the building or participation Company Name Are Ald Acting and participations and Acting a promount location of the building or participation       Wonck cok-chiu       Image Acting a									
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申請編號: A/TM-LTYY/419

地點 : 屯門藍地五柳路 DD 130 LOT 101RP 之 部份
申請人 : 劉光華 LAU KWONG WAH TEL:
ATTN: 城市規劃署委員會 葉生 Tel:
Email: tpbpd@pland.gov.hk C.C.

C.C. 運輸署 有關部門

本人現在聲明此乃為 (臨時商店及服務行業) 地產代理 現在本公 司已經 運作超過 5年, 一直都很平靜及和諧!本公司門口為行人 路, 及 五柳路為政府的固定時鐘咪錶車位維持原用緊超過 20年. 都是提供給居民泊車 或者沿途步行到藍地輕鐵站 !! 從來不會增加外來車輛及汽車出入, 而影響屯子圍交通擠塞的 !!!

多謝各方面的配合, 理解和合作 !! 緊此謝意 !!

簽署 劉光華 LAU KWONG WAH

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29/09/2021

# Relevant Extracts of Town Planning Board Guidelines on Renewal of Planning Approval and Extension of Time for Compliance <u>with Planning Conditions for Temporary Use or Development</u> (TPB PG-No. 34D)

- 1. The criteria for assessing applications for renewal of planning approval include:
  - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
  - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
  - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
  - (d) whether the approval period sought is reasonable; and
  - (e) any other relevant considerations.
- 2. Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

# **Previous Application Covering the Site**

# **Approved Application**

Application No.	Development/Use	<u>Date of</u> Consideration	<u>Approval</u> <u>Conditions</u>
A/TM-LTYY/323	Temporary Shop and Services (Real Estate Agency) for a Period of 5 Years	23.12.2016	(1) to (4)

## Approval Conditions

- (1) No night time operation.
- (2) Submission and implementation of fire service installations proposal.
- (3) Revocation clause.
- (4) Reinstatement clause.

# Similar Applications within the same "V" zone

### **Approved Applications**

Application No.	<u>Proposed Use(s)/</u> <u>Development(s)</u>	Date of Consideration	Approval Condition(s)
A/TM-LTYY/246	Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	3.5.2013 (Revoked on 3.11.2013)	(1) to (5), (7) to (8)
A/TM-LTYY/276	Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	25.7.2014	(1) to (8)

Approval Conditions

- (1) No night time operations.
- (2) No operation on Sundays and/or public holidays.
- (3) Submission and implementation of drainage proposal.
- (4) Submission and implementation of fire service installations proposal.
- (5) Submission and implementation of landscape proposal.
- (6) Submission, implementation and maintenance of proposal on provision of pedestrian access to the Site.
- (7) Revocation clauses.
- (8) Reinstatement clauses.

 寄件日期:
 2021年09月27日星期一 2:52

 收件者:
 tpbpd

 主旨:
 A/TM-LTYY/419 DD 130 Ng Lau Road, Lam Tei

A/TM-LTYY/419 Lot 101 RP (Part) in D.D. 130, Ng Lau Road, Lam Tei, Tuen Mun Site area : About 40sq.m Zoning : "VTD" Applied use : RE agency

Dear TPB Members,

A/TM-LTYY/323 approved in 2016 for 3 years, same use. Four extensions of time. However as there was no application for renewal in 2019 it is unclear if conditions were eventually fulfilled?

Members should question the gap in the planning history.

Mary Mulvihill

### Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to note the comments of the District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD) that:
  - the lot is held under the Block Government Lease (demised for agricultural use). Erection of structures on the lot is not allowed under the lease unless written consent of his office has been obtained;
  - (ii) according to his site inspection, there are a retractable canopy projecting over the adjoining Government land (GL) and hard paving extending from the Site to the adjoining GL. His office reserves the rights to take enforcement action against unlawful occupation of GL; and
  - (iii) if planning approval is given, the owner(s) of the lot will need to apply to his office for Short Term Waiver (STW) for erection of the structures on the lot. The STW proposal will only be considered by his office upon receipt of formal application from the owner(s) of the lot. There is no guarantee that the application will be approved and he reserves his comment on such. The application will be considered by the LandsD acting in the capacity as the landlord at its sole discretion. In the event that the application is approved, it would be subject to such terms and conditions as the Government shall deem fit to do so, including charging of waiver fee, deposit and administrative fees, etc.;
- (c) to note the comments of the Director of Environmental Protection (DEP) that public sewer is available at the vicinity of the subject Site. Drainage Services Department (DSD) should be consulted on sewer connection works and the relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by the Environmental Protection Department should be followed; and
- (d) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
  - (i) there is no record of approval by the Building Authority for the structures existing at the Site;
  - (ii) if the existing structures (not being a NTEH) are erected on leased land without approval of the BD, they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application;
  - (iii) before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the Site, the prior approval and consent of the BD should be obtained, otherwise they are UBW. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
  - (iv) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's enforcement policy against UBW

as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;

- (v) 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;
- (vi) if the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage; and
- (vii) detailed comments under the BO will be provided at the building plan submission stage.