

此文件於2024年02月26日收到。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。

This document is received on 26 FEB 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. S16-1
表格第 S16-1 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 proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:**

- (i) **Construction of "New Territories Exempted House(s)";
興建「新界豁免管制屋宇」;**
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in
rural areas or Regulated Areas; and
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;及**
- (iii) **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的臨時用途或發展的許可續期**

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

2400450

15/2

By hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/Tm-LTYT/469
	Date Received 收到日期	26 FEB 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.info.gov.hk/tpb/>. 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.info.gov.hk/tpb/>)。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)

Wong Kwong Ching Philip 黃廣正

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)	Lots 804 S.B RP, 804 S.B ss. 3 S.B 804 S.B ss. 3 RP and 804 S.B ss. 5 in D.D. 130, No. 83 Lam Tei Main Street, Lam Tei, Tuen Mun, New Territories
(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 270 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 275 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)	NIL 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	S/TM-LTTY/12
(e) Land use zone(s) involved 涉及的土地用途地帶	Village Type Development, Comprehensive Development Area.
(f) Current use(s) 現時用途	商店, 服務行業及補習社. (為期五年) (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 1 月 16 日的記錄, 這宗申請共牽涉 6 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)
3 *	D.D. 130 Lot 804 S.B RP, D.D 130 Lot.804 S.B ss 3 RP, D.D 130 Lot 804 S.B ss 5	(農曆 29-1-2024) 19-1-2024
4	D.D 130 Lot 804 S.B ss 3 S.B	19-1-2024

(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)

Remark: * obtained 3 owner's consents of each Lot.

- ☐ 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. 如上述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」#遞交要求同意書*

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

- ☐ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☒ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one '✓'.

註 1: 可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2: 如發展涉及靈灰安置所用處, 請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(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)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 □About 約
	Non-domestic part 非住用部分.....		sq.m 平方米 □About 約
	Total 總計、		sq.m 平方米 □About 約
(e) Proposed uses of different 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)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 供第(ii)類申請

<p>(a) Operation involved 涉及工程</p>	<p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><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</p> <p>(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/或範圍))</p>
<p>(b) Intended use/development 有意進行的用途/發展</p>	

(iii) For Type (iii) application 供第(iii)類申請

<p>(a) Nature and scale 性質及規模</p>	<p><input type="checkbox"/> Public utility installation 公用事業設施裝置</p> <p><input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置</p> <p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 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</p> <table border="1" data-bbox="470 1366 1445 1881"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)									
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)											

(iv) For Type (iv) application 供第(iv)類申請

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
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 –

- ☐ Plot ratio restriction 地積比率限制 From 由 to 至
- ☐ Gross floor area restriction 總樓面面積限制 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
- ☐ Building height restriction 建築物高度限制
From 由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
- ☐ Non-building area restriction 非建築用地限制 From 由m to 至
- ☐ Others (please specify) 其他 (請註明)

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development
擬議用途/發展

臨時商店、服務行業及補習社(為期5年)

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

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	275	sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	1.02		<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	85	%	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	5		
Proposed no. of storeys of each block 每座建築物的擬議層數	1-2	storeys 層	
	<input type="checkbox"/> include 包括	storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括	storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度 mPD 米(主水平基準上)	<input type="checkbox"/> About 約	
	not more than 5	m 米	<input checked="" type="checkbox"/> About 約

☐ Domestic part 住用部分

GFA 總樓面面積

..... sq. m 平方米

☐ About 約

number of Units 單位數目

.....

average unit size 單位平均面積

..... sq. m 平方米

☐ About 約

estimated number of residents 估計住客數目

.....

☒ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆

..... sq. m 平方米

☐ About 約☐ hotel 酒店

..... sq. m 平方米

☐ About 約

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室

..... sq. m 平方米

☐ About 約☒ shop and services 商店及服務行業, 補習社

..... 267.8 sq. m 平方米

☒ About 約☐ Government, institution or community facilities
政府、機構或社區設施(please specify the use(s) and concerned land
area(s)/GFA(s) 請註明用途及有關的地面面積/總
樓面面積).....
.....
.....☒ other(s) 其他(please specify the use(s) and concerned land
area(s)/GFA(s) 請註明用途及有關的地面面積/總
樓面面積)

遮蓬: 出入口約 7.2 平方米

.....
.....
.....☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地

..... sq. m 平方米

☐ Not less than 不少於☐ public open space 公眾休憩用地

..... sq. m 平方米

☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
商店-1	1	商店及服務行業
商店-2	2	商店, 服務行業及補習社
商店-3	1	商店及服務行業
商店-4	1	商店及服務行業
遮蓬	1	出入口

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

出入口

7. Anticipated Completion Time of the Development Proposal**擬議發展計劃的預計完成時間**

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

擬議發展的計劃,已於2023年6月21日完成所有工程.

8. Vehicular Access Arrangement of the Development Proposal**擬議發展計劃的行車通道安排**

Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是 No 否	<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)) 藍地大街 <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"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?	Yes 是 No 否	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) 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) _____ _____
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?	Yes 是 No 否	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 、請註明種類及數目並於圖則上顯示) 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) _____ _____

9. 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。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	Yes 是	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																																	
<p>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。)</p>	Yes 是	<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 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</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><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</p>																																	
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	No 否	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 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>N.A.</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>				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"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																																	
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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"/>																																	

10. 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。

現請求城規會批准上址申請。有關消防工程願已於2023年6月21日完成，但由於部份文件(F.S.251)交漏給貴署，使2023至2024年度消防檢測未能完全完成。所以現時重新申請，使現商舖能繼續營運。

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 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

Wong Kwong Ching Philip 黃廣正

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

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

Date 日期

22-1-2024

(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。

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量[@]

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

[@] Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- 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；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
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
- the total number of sets of ashes that may be interred in the columbarium.
在該靈灰安置所內，總共最多可安放多少份骨灰。

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	No.83 Lam Tei Main Street, Lam Tei, Tuen Mun, N.T. 新界屯門藍地大街 83 號 Lots 804 S.B RP, 804 S.B ss. 3 S.B. 804 S.B ss. 3 RP and 804 S.B ss. 5 in D.D. 130.		
Site area 地盤面積	270	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	sq. m 平方米	<input type="checkbox"/> About 約)
Plan 圖則	S/TM-LTYY/12		
Zoning 地帶	Village Type Development, Comprehensive Development Area		
Applied use/ development 申請用途/發展	臨時商店,服務行業及補習社 (為期5年)		
(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	275 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	1.02 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	5	
	Composite 綜合用途		

(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)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	5	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1-2	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	85 % <input checked="" type="checkbox"/> 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 <input type="checkbox"/> Not less than 不少於	
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	

(vii) 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) 位置圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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。

此為空白頁。
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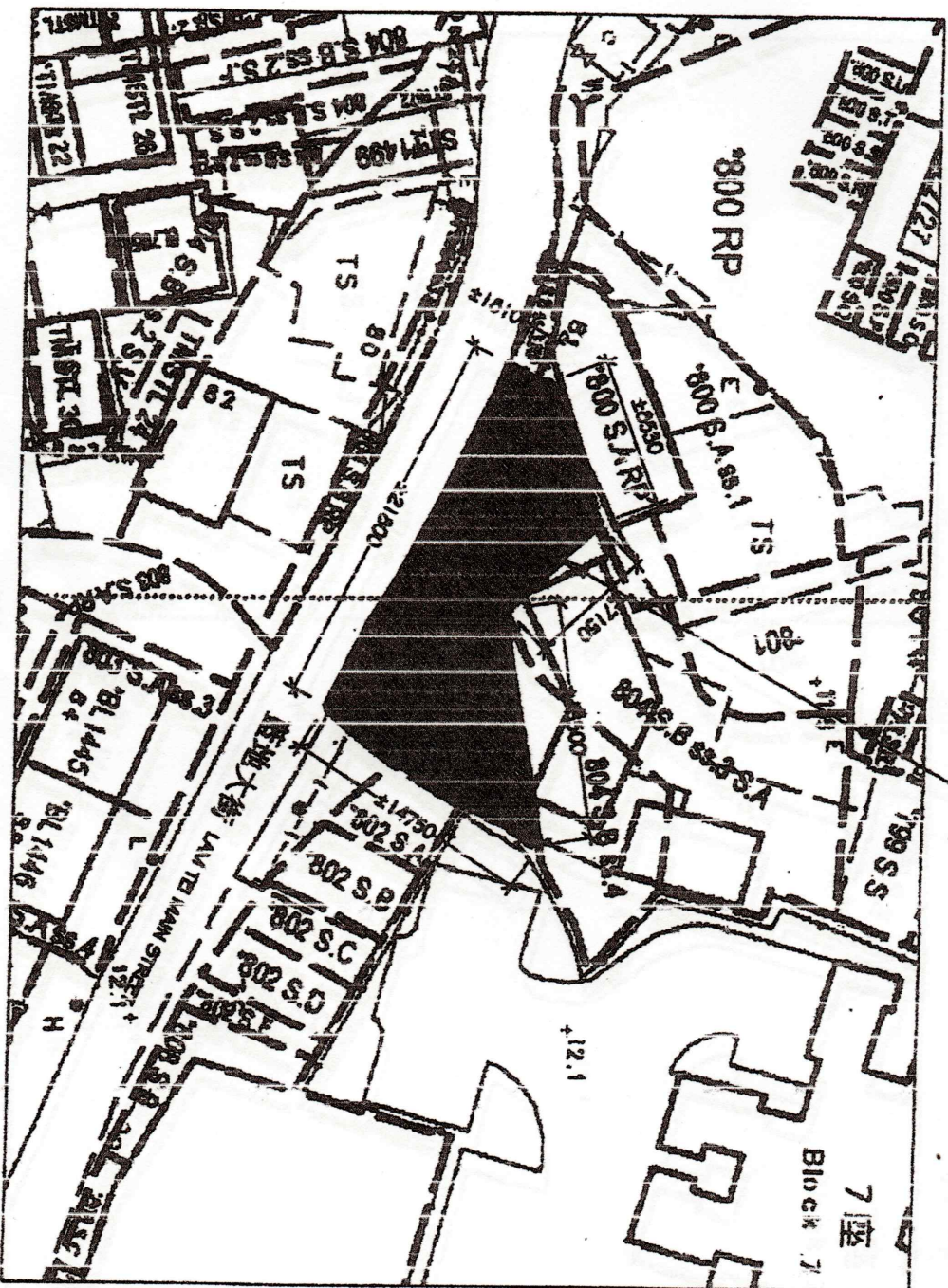


木村・信木社
臨時商店及服務
行業(為期5年)

● The Remaining Portion of Section B of Lot 140, 804 in D.D. 130
火量的份第130的地段第804號；
B分段餘段；

- The Remaining Portion of Sub-section 3 of Section B of Lot No. 8041 in D.D. 130
丈量約佔第130的地段第804號，
B分段3小段餘地，
- Sub-section 5 of Section B of Lot No. 8041 in D.D. 130
丈量的佔第130的地段第804號，
B分段5小分段，
- The Remaining Portion of Section B of Lot No. 1004 in D.D. 130
丈量的佔第130的地段第804號，
B分段餘地

屯門藍地大街83號



SCALE: 1 : 400

STATUTORY PART PLAN: S/TM-LTY/12

REV.	DATE	DESCRIPTION
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☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

Johnny Kai Hong TAM/PLAND

寄件者: tmylwdpo_pd/PLAND
寄件日期: 2024年04月08日星期一 16:14
收件者: Johnny Kai Hong TAM/PLAND
副本: Chi Ting LAU/PLAND; Bosco Tak Ko YUNG/PLAND
主旨: 轉寄: 補交有關文件 (A/TM-LTY Y/469)
附件: 藍地大街83 FS SUBMISSION DWG (FEB 2020).pdf; 消防圖則.pdf; No 83 application shop time20240404.pdf; No 83 application shop time20240404_0001.pdf; Kei Yip 420220729.jpg; FS 251 120240408.pdf; FS 25120240408.pdf

From: tpbpd/PLAND <tpbpd@pland.gov.hk>
Sent: Monday, April 8, 2024 3:50 PM
To: tmylwdpo_pd/PLAND <tmylwdpo@pland.gov.hk>
Cc: Yuki Man Yin YIU/PLAND <ymyyiu@pland.gov.hk>
Subject: Fw: 補交有關文件 (A/TM-LTY Y/469)

[REDACTED]
Sent: Monday, April 8, 2024 12:33 PM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: 轉寄: 補交有關文件 (A/TM-LTY Y/469)

寄件者: 黃廣正
寄件日期: 2024年4月8日 12:31
收件者: tpbpd@pland.gov.hk <tpbpd@pland.gov.hk>
主旨: 補交有關文件 (A/TM-LTY Y/469)

敬啟者,

本人 黃廣正, 現補交申請有關屯門藍地大街83號商舖事宜.

1. 本人通知貴署, 本人現加多一個電郵地址 [REDACTED] [方便日後如有聯絡, 請用本電郵地址.](#)
2. 有關現申請之文件號碼 A/TM-LTY Y/469 與先同已撤消之A/TM-LTY Y/436 是同一地址和申請人的.

請接收有關附加之文件.

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

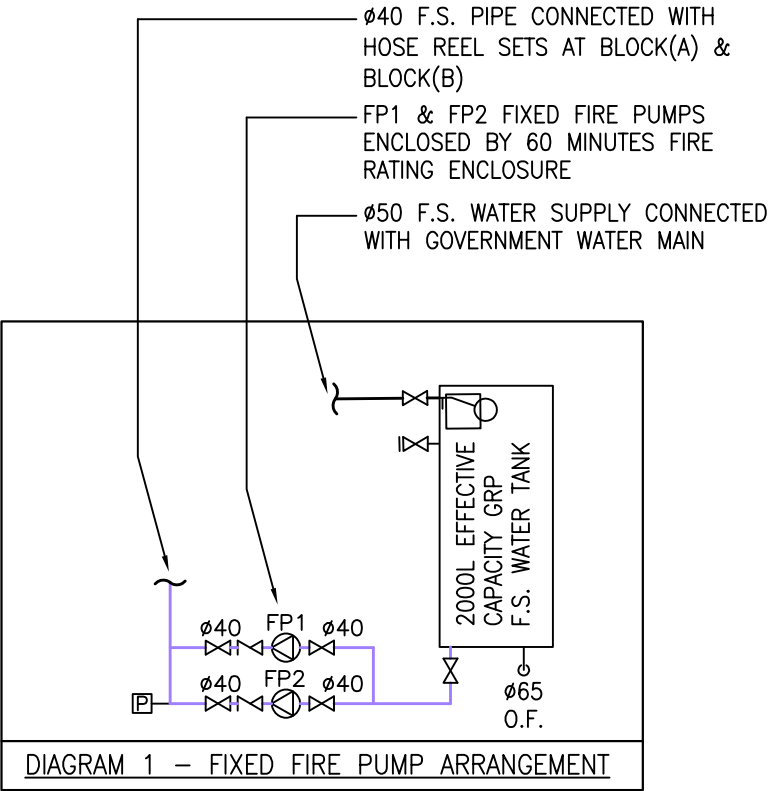
謝謝

申請人 黃廣正 上

8-5-2024

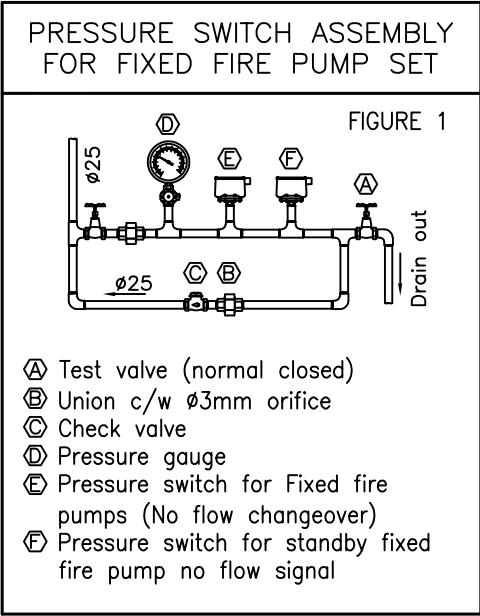
F.S. NOTES

1. UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS SHALL BE IN MM.
2. ACCORDING TO CODES OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT 2012, CLAUSE 5.11 & 5.14, MFA SYSTEM & FIRE HOSE REEL SYSTEM SHALL BE PROVIDED.
3. 2000 LITRE EFFECTIVE STORAGE CAPACITY GRP F.S. WATER TANK SHALL BE PROVIDED AT G/F FOR THE HOSE REEL SYSTEM.
4. PRIMARY & SECONDARY ELECTRICAL POWER SUPPLY SHALL BE PROVIDED FOR ALL F.S. INSTALLATION.
5. IN ACCORDANCE WITH PARA. 5.9 OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT 2012, EMERGENCY LIGHT SHALL BE PROVIDED.



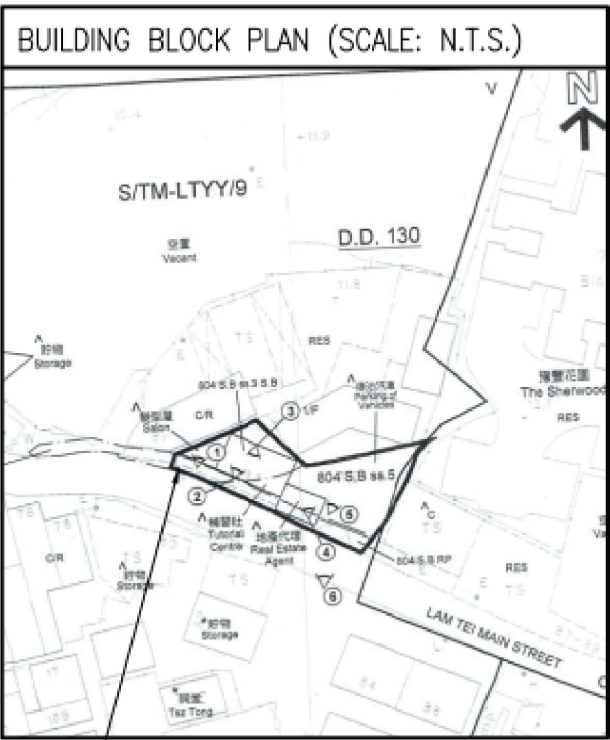
LEGENDS

- HR** FIRE HOSE REEL
- GATE VALVE
- GATE C/W CAP
- NON RETURN VALVE
- WATER CHECK METER POSITION
- BALL FLOAT VALVE
- VENT PIPE
- FIXED FIRE PUMP
- PRESSURE SWITCH ASSEMBLY (DETAILS REFER TO FIGURE 1)
- MFA CALL POINT
- FIRE ALARM BELL
- MFAP** MFA CONTROL PANEL C/W WEATHERPROOF TYPE CABINET
- FFPP** FIRE FIRE PUMP CONTROL PANEL C/W WEATHERPROOF ENCLOSURE
- DWAR** DETAILS FIXED FIRE PUMPS & F.S. TANK INSTALLATION ARRANGEMENT
- FE** 5kg CO2 TYPE PORTABLE FIRE EXTINGUISHER



ABBREVIATIONS

- F/A FROM ABOVE
- F/B FROM BELOW
- T/A TO ABOVE
- T/B TO BELOW
- L/L LOW LEVEL
- M/L MIDDLE LEVEL
- H/L HIGH LEVEL
- AFFL ABOVE FINISH FLOOR LEVEL
- F.S. FIRE SERVICES
- HR FIRE HOSE REEL
- FH FIRE HYDRANT
- FSI FIRE SERVICES INLET
- MFA MANUAL FIRE ALARM
- EX. EXISTING
- BL BOUNDARY LINE
- AUTO AUTOMATIC
- C/W COMPLETE WITH
- MH ACCESS MANHOLE
- VP VENT PIPE
- OF OVERFLOW PIPE
- CL CAT LADDER



APPLICATION SITE FOR TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 5 YEARS LOTS 804 S.B RP (PART), 804 S.B ss.3S.B, 804 S.B ss.3RP (PART) AND 804 S.B ss.6 IN D.D. 130, 83 LAM TEI MAIN STREET, LAM TEI, TUEN MUN, N.T.

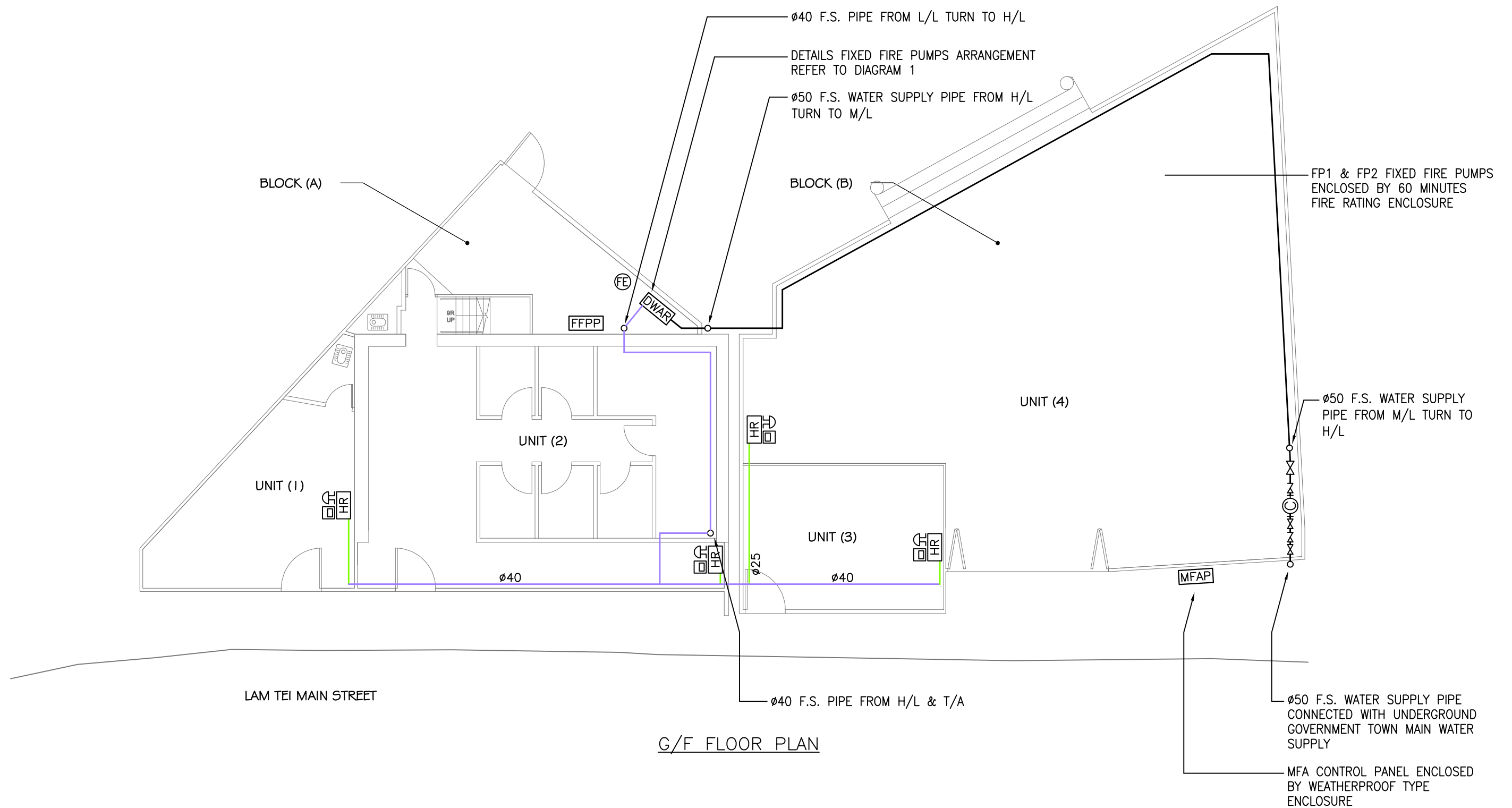
SCHEDULE OF THE BUILDINGS							
BLOCK	HIGHEST HEIGHT	UNIT	STORAGE	USAGE	GROSS AREA	TOTAL GROSS AREA	COVERAGE AREA c/w CANOPY
(A)	5m	(1)	1	SHOP	20 m ²	140 m ²	95 m ²
		(2)	2	SHOP	Lower: 70 m ² Upper: 50 m ²		
(B)	5m	(3)	1	SHOP	25 m ²	145 m ²	148 m ²
		(4)	1	SHOP	120 m ²		

Project:
PROPOSED FIRE SERVICES INSTALLATION AT NO. 83 LAM TEI MAIN STREET, TUEN MUN, NEW TERRITORIES.

Drawing Title:
NOTES, LEGENDS, ABBREVIATION, SCHEDULE OF THE BUILDINGS & BLOCK PLAN.

FSI Contractor:
KEI YIP FIRE ENGINEERING LTD.
Rm 727A, Block 1, Wang Cheong Factory Estate, Cheung Sha Wan, Kln.
Email: keiyipfire@gmail.com Tel: (852)2387 8772 Fax: (852) 27480011

Scale:	Rev. • Description	Date	Proj. Ref:
N.T.S.	A • FSI DWG RESUBMISSION ACCORDING TO THE UPDATED BUILDING LAYOUT PLAN	• NOV 2019	K230
Date: 28 AUG 2019	B • AS PER FSD'S COMMENTS DATED 9 JAN 2020	• FEB 2020	Dwg. No: FS-01
Drawn: P.L. YAU			Revision B
Checked: C.C. LO			



Project:
PROPOSED FIRE SERVICES INSTALLATION AT NO. 83 LAM TEI MAIN STREET, TUEN MUN, NEW TERRITORIES.

Drawing Title:
FIRE SERVICES INSTALLATION GROUND FLOOR PLAN

FSI Contractor:

KEI YIP FIRE ENGINEERING LTD.

Rm 727A, Block 1, Wang Cheong Factory Estate, Cheung Sha Wan, Kln.
Email: keiyipfire@gmail.com Tel: (852)2387 8772 Fax: (852) 27480011

Scale:
1:100

Date:
28 AUG 2019

Drawn:
P.L. YAU

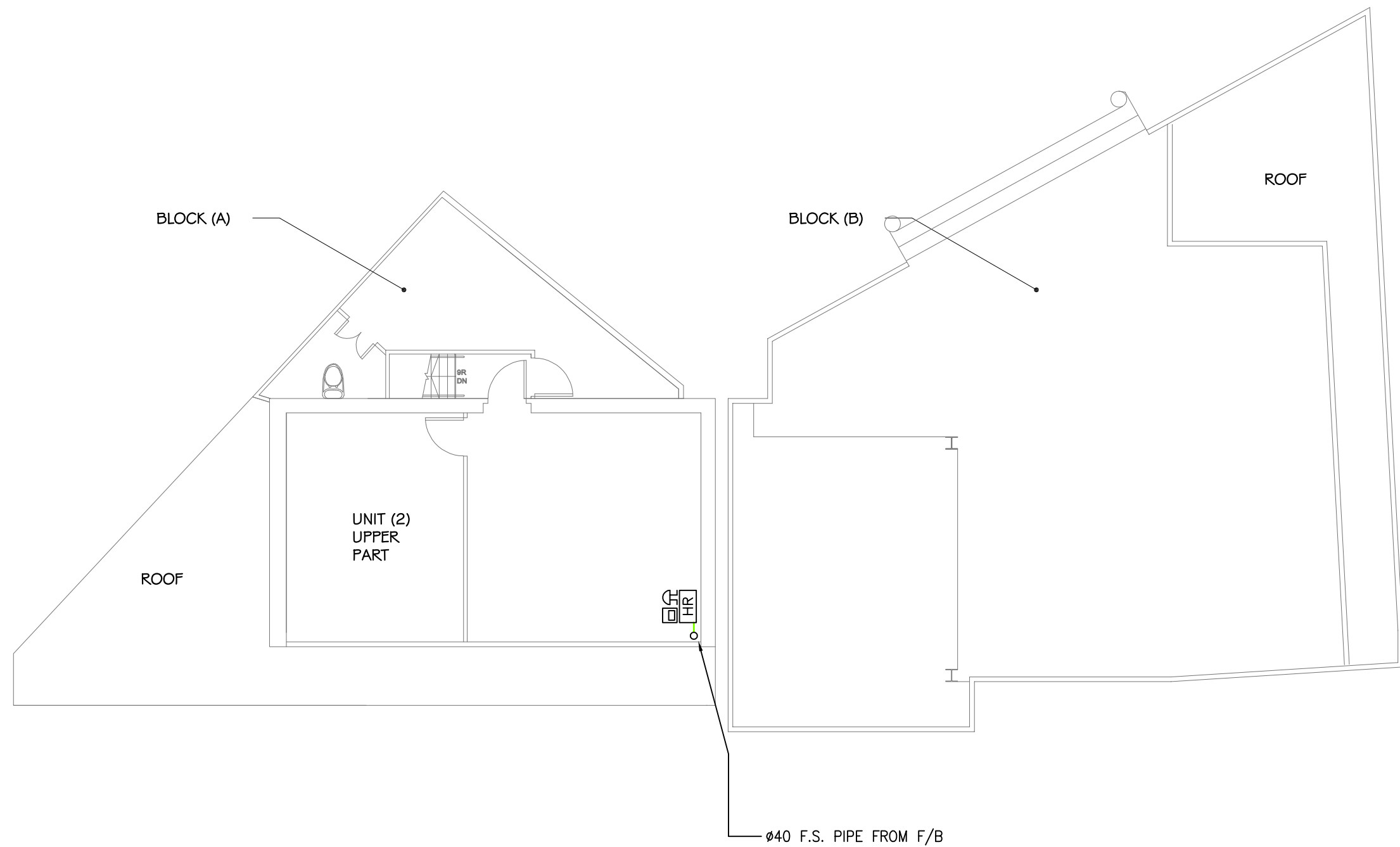
Checked:
C.C. LO

Rev.	Description	Date
A	FSI DWG RESUBMISSION ACCORDING TO THE UPDATED BUILDING LAYOUT PLAN	NOV 2019
B	AS PER FSD'S COMMENTS DATED 9 JAN 2020	FEB 2020

Proj. Ref:
K230

Dwg. No:
FS-03

Revision
B

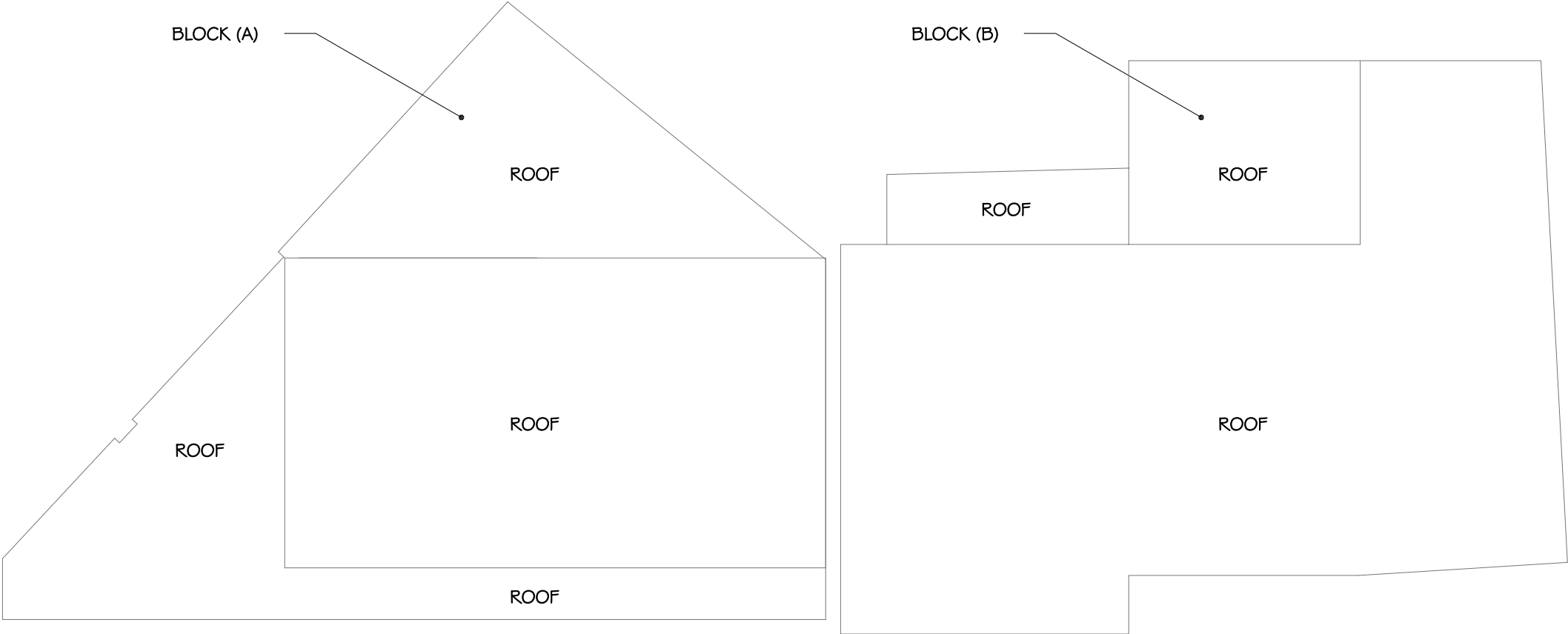


G/F FLOOR PLAN (UPPER LAYER)

Project: PROPOSED FIRE SERVICES INSTALLATION AT NO. 83 LAM TEI MAIN STREET, TUEN MUN, NEW TERRITORIES.
Drawing Title: FIRE SERVICES INSTALLATION G/F FLOOR PLAN (UPPER LAYER)

FSI Contractor: KEI YIP FIRE ENGINEERING LTD. Rm 727A, Block 1, Wang Cheong Factory Estate, Cheung Sha Wan, Kln. Email: keiyipfire@gmail.com Tel: (852)2387 8772 Fax: (852) 27480011
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Scale: 1:100	Rev. • Description • Date	Proj. Ref: K230
Date: 28 AUG 2019	A • FSI DWG RESUBMISSION ACCORDING TO THE UPDATED BUILDING LAYOUT PLAN • NOV 2019	Dwg. No: FS-04
Drawn: P.L. YAU	B • AS PER FSD'S COMMENTS DATED 9 JAN 2020 • FEB 2020	Revision B
Checked: C.C. LO		



ROOF PLAN

Project:
PROPOSED FIRE SERVICES INSTALLATION AT NO. 83 LAM TEI MAIN STREET, TUEN MUN, NEW TERRITORIES.

Drawing Title:
FIRE SERVICES INSTALLATION ROOF PLAN

FSI Contractor:
KEI YIP FIRE ENGINEERING LTD.
Rm 727A, Block 1, Wang Cheong Factory Estate, Cheung Sha Wan, Kln.
Email: keiyipfire@gmail.com Tel: (852)2387 8772 Fax: (852) 27480011

Scale:
1:100
Date:
28 AUG 2019
Drawn:
P.L. YAU
Checked:
C.C. LO

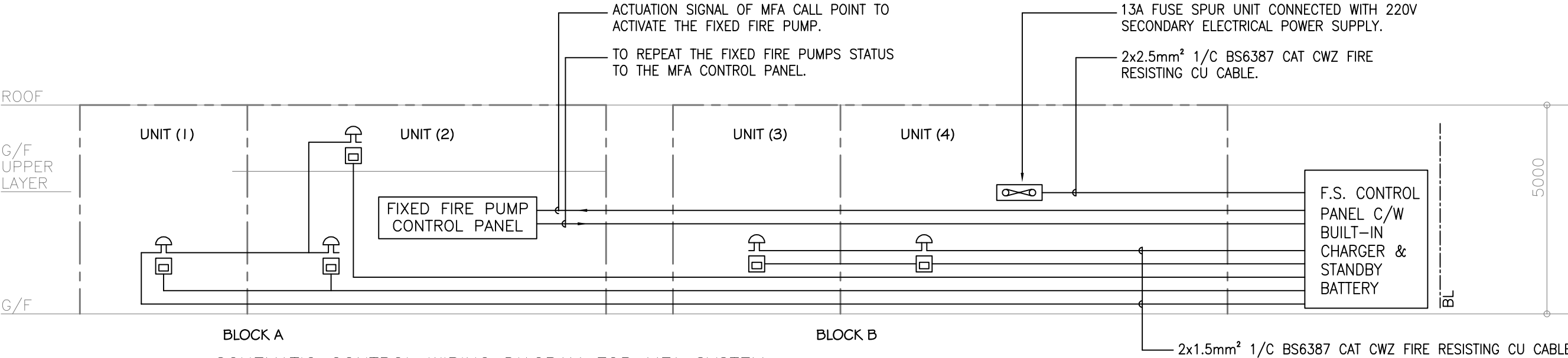
Rev.	Description	Date
A	FSI DWG RESUBMISSION ACCORDING TO THE UPDATED BUILDING LAYOUT PLAN	NOV 2019
B	AS PER FSD'S COMMENTS DATED 9 JAN 2020	FEB 2020

Proj. Ref:
K230
Dwg. No:
FS-05
Revision
B

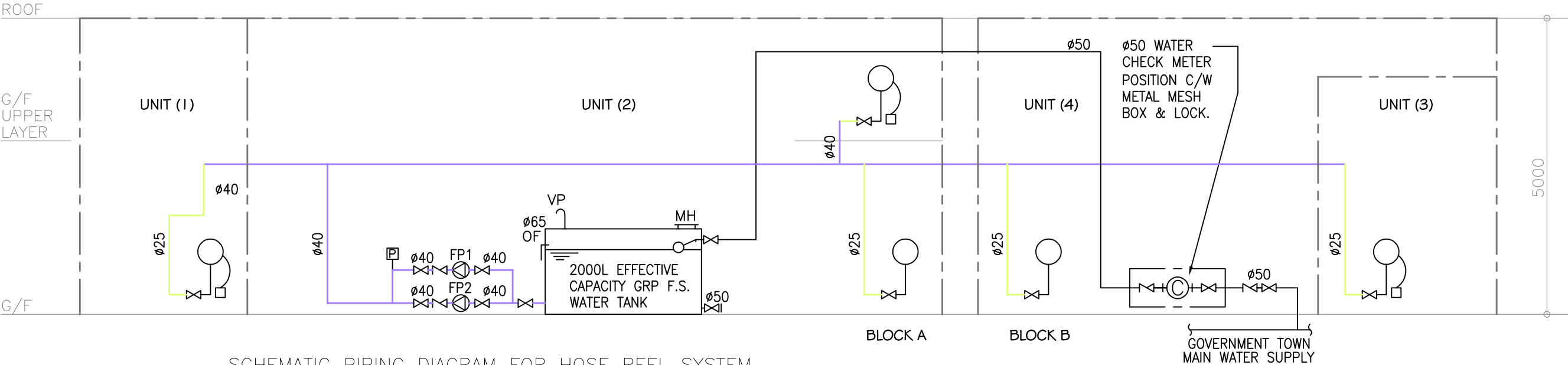
FIXED FIRE PUMP SCHEDULE				
PUMP CODE	DESCRIPTION	PUMP MOTOR POWER RATING (kW)	FLOW RATE (L/min)	PUMP HEAD (BAR)
FP1	FIXED FIRE PUMP (DUTY)	2.2	48	5
FP2	FIXED FIRE PUMP (STANDBY)	2.2	48	5

F.S. PIPE SIZE COLOUR CODE		
PIPE SIZE	COLOUR	
ø25	GREEN	
ø40	PURPLE	
ø80	DARK GREEN	

STATUS OF FIXED FIRE PUMPS	
1. FP1 POWER SUPPLY ON	4. FP2 POWER SUPPLY ON
2. FP1 PUMP RUNNING	5. FP2 PUMP RUNNING
3. FP1 PUMP FAILED	6. FP2 PUMP FAILED



SCHEMATIC CONTROL WIRING DIAGRAM FOR MFA SYSTEM



SCHEMATIC PIPING DIAGRAM FOR HOSE REEL SYSTEM

Project:
PROPOSED FIRE SERVICES INSTALLATION AT NO. 83 LAM TEI MAIN STREET, TUEN MUN, NEW TERRITORIES.

Drawing Title:
SCHEMATIC CONTROL WIRING DIAGRAM FOR MFA SYSTEM & SCHEMATIC PIPING DIAGRAM FOR HOSE REEL SYSTEM

FSI Contractor:

KEI YIP FIRE ENGINEERING LTD.

Rm 727A, Block 1, Wang Cheong Factory Estate, Cheung Sha Wan, Kln.
Email: keiyipfire@gmail.com Tel: (852)2387 8772 Fax: (852) 27480011

Scale:
1:100

Date:
28 AUG 2019

Drawn:
P.L. YAU

Checked:
C.C. LO

Rev.	Description	Date
A	FSI DWG RESUBMISSION ACCORDING TO THE UPDATED BUILDING LAYOUT PLAN	NOV 2019
B	AS PER FSD'S COMMENTS DATED 9 JAN 2020	FEB 2020

Proj. Ref:
K230

Dwg. No:
FS-02

Revision
B

FSD Ref.:
消防處檔號

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS
消防(裝置及設備)規例
(Regulation 9(1))
(第九條(1)款)
CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT
消防裝置及設備證書

A 8950175

Name of Client:
顧客姓名

WONG YU CHING

Name of Building:
樓宇名稱

Street No./Town Lot:
門牌號數/市地段

Units 804 S.B. RP (Part), 804 S.B. ss.3 S.B.,
804 S.B. ss.3 RP (Part) and 804 S.B. ss.5 in D.D.130

Street/Road/Estate Name:
街道/屋苑名稱

83 Lam Tei Main Street

Block:
座

District:
分區

Lam Tei, Tuen Mun

Area:
地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型

☐ Industrial 工業

☐ Commercial 商業

☐ Domestic 住宅

☐ Composite 綜合

☐ Licensed premises 持牌處所

☐ Institutional 社團

Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款，擁有裝置在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 號碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	5KG CO2 滅火筒1支	G/F消防泵房	Conforms with FSD requirements	21/06/2023	20/06/2024

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 號碼 (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 狀況評述	Completion Date 完成日期(DD/MM/YY)
	NIL		NIL		

Part 3 第三部 Defects 損壞事項

Code 號碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
	NIL		NIL	

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient 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 to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗，證明性能良好，符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格，損壞事項列於第三部。

如證書涉及年檢事項，應張貼於大廈
或處所當眼處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 annual maintenance work is involved.

Authorized
Signature:
授權人簽署

Name:
姓名

FSD/RC No.:
消防處註冊號碼

Company Name:
公司名稱

Telephone:
聯絡電話

Date:
日期

For and on behalf of
F.S.D. REGISTERED CLASS I NO. RC1/262
CLASS II NO. RC2/497
CLASS III NO. RC3/143
TENGHO ENGINEERING & CONSULTANTS LTD.
鄭武工程有限公司

For FSD
use only:

Inspected

Key-in

Verified

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.: _____

消防處編號

A 9151903

Name of Client:

顧客姓名

黃廣正

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

Lots 804 S.B RP (Part), 804 S.B ss.3 S.B.

804 S.B ss.3 RP (Part) and 804 S.B ss.5 in D.D.130

Street/Road/Estate Name:

街道/屋苑名稱

83 Lam Tei Main Street

Block:

座

District:

分區

Lam Tei, Tuen Mun

Area:

地區

☐ HK

香港

☐ K

九龍

☐ NT

新界

Type of Building 樓宇類型: ☐ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
	NIL		NIL		

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編號 (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 狀況評述	Completion Date 完成日期(DD/MM/YY)
13	火警警報系統	G/F	更換控制箱電池2個.	Conforms with FSD requirements.	06/07/2023
16	喉嚨系統	G/F 消防泵房	更換消防泵之行泵及 轉泵壓力掣共2個.	Conforms with FSD requirements.	06/07/2023

Part 3 第三部 Defects 損壞事項

Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
	NIL		NIL	

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient 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 to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈之最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格。損壞事項列於第三部。

如證書涉及年檢事項, 應張貼於大廈或處所當眼處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 annual maintenance work is involved.

Authorized Signature:

受權人簽署

Name:

姓名

Li Cheuk Yuen

FSD/RC No.:

消防處註冊號碼

RC1/484, RC2/453

Company Name:

公司名稱

Kei Yip Fire Engineering Limited

Telephone:

聯絡電話

Date:

日期

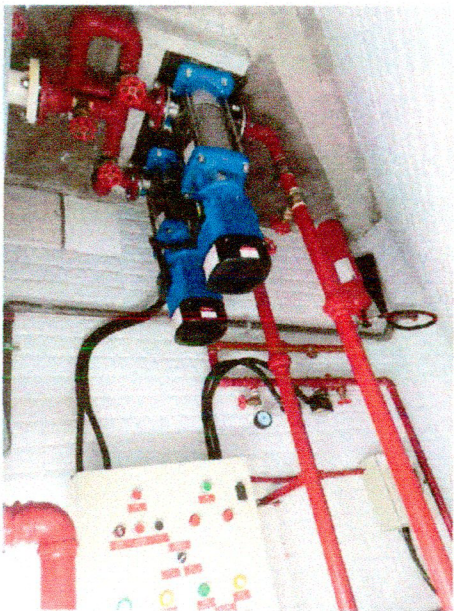
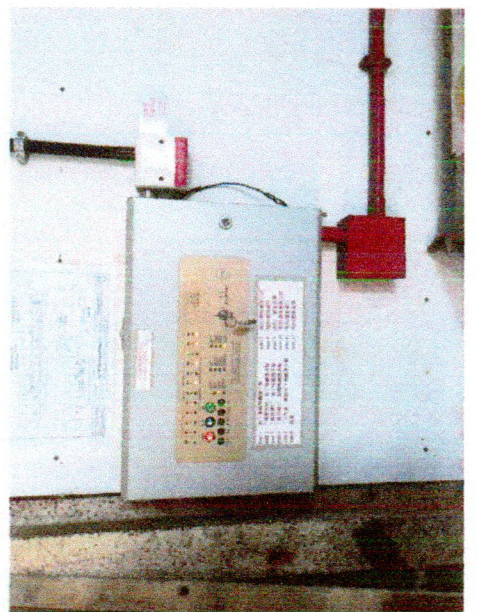
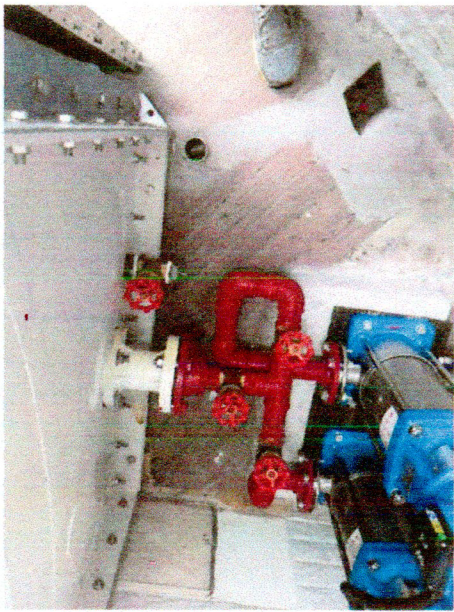
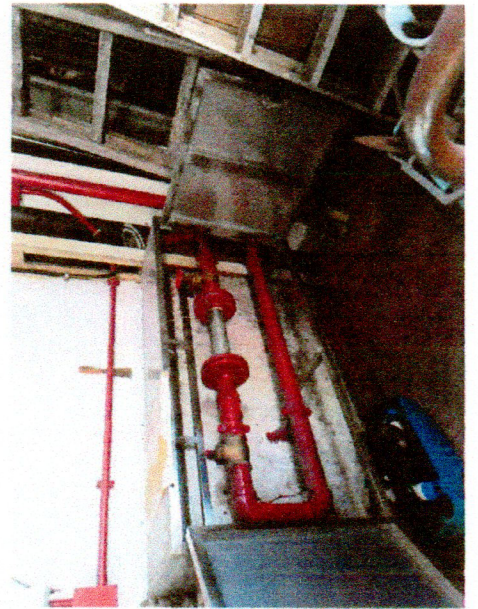
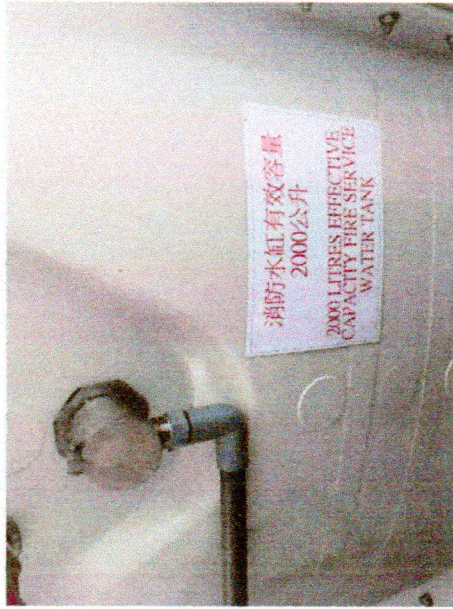
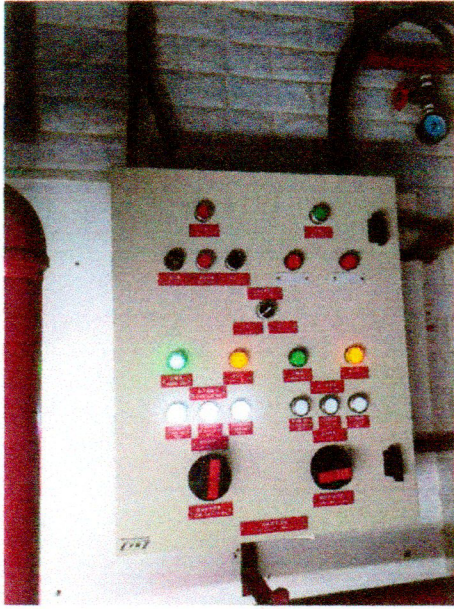
07/07/2023

For FSD use only:

Inspected

Key-in

Verified



10. Justifications 理由

No. A/TM-LTTY/469

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。

現請求城規會批准上址申請用途。除商店2上層(2樓)改作補習社外,其它細節維持不變,為期5年以使順利營運,以滿足當區居民對申請用途的需求。營運時間由星期一至星期日,早上08.00時至晚上10.00時,包括公眾假期。

申請編號 Application No. : A/TM-LTYT/469

備註 Remarks

申請人要求批給規劃許可，准許把申請地點用作臨時商店及服務行業及學校（補習社）（為期 5 年）。地盤面積約 270 平方米。申請地點設有 5 個樓高 1-2 層，高度不超過 5 米，總樓面面積約 275 平方米的構築物。申請地點可由藍地大街到達。場地營業時間為每日上午 8 時至晚上 10 時，包括公眾假期。

The applicant seeks planning permission to use the application site (the Site) for temporary shop and services and school (tutorial school) for a period of 5 years. The site area is about 270 m². There are 5 one to two-storey structures with a building height of not more than 5 m and a total floor area of about 275 m². The Site is accessible from Lam Tei Main Street. The operation hours are 8:00 a.m. to 10:00 p.m. daily, including public holidays.

申請人：黃廣正（業主）

3-4-2024

有關資料是為方便市民大眾參考而提供。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。

The information is provided 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.

Appendix II of RNTPC
Paper No. A/TM-LTY Y/469

Previous s.16 Applications covering the Application Site

Approved Applications

<u>No.</u>	<u>Application No.</u>	<u>Development(s)/Use(s)</u>	<u>Date of Consideration (RNTPC)</u>
1.	A/TM-LTY Y/339	Temporary Shop and Services for a Period of 5 Years	11.8.2017
2.	A/TM-LTY Y/436	Temporary Shop and Services and School (Tutorial School) for a Period of 5 Years	14.10.2022 [revoked on 22.3.2024]

Similar s.16 Applications within the Subject “V” zone on the OZP

Approved Applications

<u>No.</u>	<u>Application No.</u>	<u>Development(s)/Use(s)</u>	<u>Date of Consideration (RNTPC)</u>
1.	A/TM-LTY Y/366	Proposed Temporary Shop and Services (Retail Shop) with Ancillary Office for a Period of 5 Years	3.5.2019
2.	A/TM-LTY Y/407	Temporary Public Vehicle Park (Private Cars only) and Shop and Services for a Period of 3 Years	4.12.2020

Government Bureau/Departments' General Comments

1. Land Administration

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

- No objection to the application.
- There is no Small House application approved or under processing for the Site.

2. Traffic

(a) Comment of the Commissioner for Transport:

No adverse comment on the application.

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

No objection to the application.

3. Environment

Comment of the Director of Environmental Protection:

- No objection to the application; and
- No complaint case related to the Site in the past three years.

4. Drainage

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

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

5. Fire Safety

Comments of the Director of Fire Services:

- The submitted Fire Service Installations (FSIs) proposal is considered acceptable; and
- An acceptance inspection will be conducted for the implementation of the FSI proposal.

6. Building Matters

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

- No objection to the application.
- As there is no record of approval by the Building Authority for the existing structures at the Site, BD is not in a position to offer comments on the suitability for the use proposed in the application.

7. District Officer's Comments

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

No comment on the application.

8. Other Departments

Comment of the Secretary for Education:

As a licensing office, the School Registration and Compliance Section is not in the position to comment on the subject application at the planning stage.

9. Other Departments

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

- Chief Town Planner/Urban Design and Landscape, Planning Department;
- Director of Electrical and Mechanical Services;
- Chief Engineer/Construction, Water Supplies Department;
- Project Manager (West), Civil Engineering and Development Department;
- Director of Agriculture, Fisheries and Conservation;
- Director of Food and Environmental Hygiene;
- Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Office;
and
- Commissioner of Police.

Recommended Advisory Clauses

- (a) should you fail to comply with any of the approval conditions again resulting in the revocation of planning permission, sympathetic consideration may not be given to any further applications;
- (b) to note the comments of the District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD) that:
 - (i) the application site (the Site) comprises Old Schedule agricultural lots, i.e. Lots 804 S.B RP, 804 S.B ss.3 S.B, 804 S.B ss.3 RP and 804 S.B ss.5 all in D.D.130 (“the Lots”) held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without prior approval of the Government;
 - (ii) Short Term Waiver (STW) applications to cover the existing structures for temporary shop and services and school (Tutorial School) on the Site are under processing by LandsD. The applications for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they 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 that the proposed uses are temporary in nature, only erection of temporary structures will be considered;
 - (iii) the Site is accessible via Lam Tei Main Street. It is noted that no vehicular ingress/egress is proposed for the proposed development. This office does not carry out maintenance works for the said road nor guarantee that any right-of-way to the Site will be given. The applicant shall be responsible for his own access arrangement; and
 - (iv) LandsD reserves the right to take lease enforcement actions as considered appropriate against any unauthorized erection/extension/alterations of the structures erected or to be erected within the Lots or any unauthorized occupation of Government Land at any time irrespective of whether planning permission will be given or not. Enforcement action will also be taken should any structure or structures be found erected without any prior approval given by LandsD or be in breach of the approvals given;
- (c) to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by the Environmental Protection Department;
- (d) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:

the Drainage Reserve as shown in **Annex A** is required for the existing 200 mm sewers;
- (e) to note the comments of the Commissioner for Transport that:
 - (i) in view of the close proximity of the Site to the existing Lam Tei Main Street, any part of the proposed structure should have a minimum horizontal clearance of 500mm from the carriageway;

- (ii) no parking and/or loading/unloading demand shall be generated from the proposed use, as neither parking spaces nor loading/ unloading spaces would be required for the Site, as stated by the applicant;
 - (iii) no alteration or modification to the existing structures, including the accesses of the shops at G/F in the Site; and
 - (iv) the proposed uses shall not generate/attract additional trips to/from the Site;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- (i) HyD shall not be responsible for the maintenance of any access connecting the Site and Lam Tei Main Street;
 - (ii) the access arrangement of the Site from Lam Tei Main Street should be commented and approved by Transport Department (TD);
 - (iii) if any run-in/out from the Site to Lam Tei Main Street is agreed by TD, the applicant should construct it in accordance with the latest version of Highways Standard Drawings and to match with the existing adjacent pavement; and
 - (iv) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) if any existing structures are erected on leased land without approval of the BD (not being a New Territories Exempted House), they are unauthorized under BO and should not be designated for any approved use under the application;
 - (ii) before any new building works are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with BO;
 - (iii) for UBW erected on the leased land, including the existing structures under the application, enforcement action may be taken by the BA to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under BO;
 - (iv) if the proposed use under application is subject to the issue of a licence, the applicant should be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority; and
 - (v) detailed comments under BO to be provided during building plans submission; and

- (h) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
 - (i) the applicant shall conduct, by all practical means, pest control measures to avoid infestation of pest including mosquitos and rodents at the Site and its surroundings;
 - (ii) the associated operations shall not cause any environmental nuisance, pest infestation and obstruction to the surroundings. For any waste generated from the operations and works, the applicant should arrange its proper disposal at his own expenses; and
 - (iii) proper licence / permit issued by DFEH is required if there is any food business / catering service / activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public, and the operation of any business should not cause any obstruction.

