

This document is received on - 3 MAY 2024  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

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

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

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

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

# "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

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

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



2401024

23/4

By Post

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/TM-LTYT/473
	Date Received 收到日期	- 3 MAY 2024

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

### 1. Name of Applicant 申請人姓名/名稱

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

Sun Cheong Management Consultant Limited. 新昌管理顧問有限公司

### 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 )

N/A

### 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 3674 RP in DD124, Sun Fung Wai, Tuen 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	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 93 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 186 ..... 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)	..... N/A ..... 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	Approved Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTTY/12.
(e) Land use zone(s) involved 涉及的土地用途地帶	Village Type Development
(f) Current use(s) 現時用途	Temporary Shop and Services (Real Estate Agency)  (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 ..... 年 ..... 月 ..... 日的記錄，這宗申請共牽涉 ..... 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 ..... 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)

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



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

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

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

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

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

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

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

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)&  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知&

- ☒ posted notice in a prominent position on or near application site/premises on  
08/04/2024 (DD/MM/YYYY)&  
於 08/04/2024 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&

- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 26/04/2024 (DD/MM/YYYY)&  
於 26/04/2024 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

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

<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas</b> 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input type="checkbox"/> year(s) 年 ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積 .....sq.m <input type="checkbox"/> About 約 Proposed covered land area 擬議有上蓋土地面積 .....sq.m <input type="checkbox"/> About 約 Proposed number of buildings/structures 擬議建築物／構築物數目 ..... Proposed domestic floor area 擬議住用樓面面積 .....sq.m <input type="checkbox"/> About 約 Proposed non-domestic floor area 擬議非住用樓面面積 .....sq.m <input type="checkbox"/> About 約 Proposed gross floor area 擬議總樓面面積 .....sq.m <input type="checkbox"/> About 約	
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) ..... ..... ..... .....	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目 Private Car Parking Spaces 私家車車位 ..... 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) ..... .....	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 Taxi Spaces 的士車位 ..... Coach Spaces 旅遊巴車位 ..... Light Goods Vehicle Spaces 輕型貨車車位 ..... Medium Goods Vehicle Spaces 中型貨車車位 ..... Heavy Goods Vehicle Spaces 重型貨車車位 ..... Others (Please Specify) 其他 (請列明) ..... .....	



Proposed operating hours 擬議營運時間																																							
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是          No 否	<input 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))																																					
		<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)																																					
		<input type="checkbox"/>																																					
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																							
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是          No 否	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....																																					
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是          No 否	<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)  <input type="checkbox"/> Diversion of stream 河道改道  <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約  <input 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  <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																																					
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%;">No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input 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 type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input 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 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 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 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 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 type="checkbox"/></td> </tr> <tr> <td>_____</td> <td></td> <td></td> </tr> <tr> <td>_____</td> <td></td> <td></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	_____			_____		
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	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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<b>(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas</b> <b>位於鄉郊地區或受規管地區臨時用途/發展的許可續期</b>	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ <u>TM-LTYY</u> / <u>413</u>
(b) Date of approval 獲批給許可的日期	<u>23/07/2021</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>23/07/2024</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Temporary Shop and Services (Real Estate Agency) for a period of 3 years.
(e) Approval conditions 附帶條件	<div style="margin-bottom: 10px;"> <input type="checkbox"/> The permission does not have any approval condition          許可並沒有任何附帶條件       </div> <div style="margin-bottom: 10px;"> <input checked="" type="checkbox"/> Applicant has complied with all the approval conditions          申請人已履行全部附帶條件       </div> <div style="margin-bottom: 10px;"> <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s):          申請人仍未履行下列附帶條件：       </div> <div style="margin-bottom: 10px;">         _____          _____          _____       </div> <div style="margin-bottom: 10px;">         Reason(s) for non-compliance:          仍未履行的原因：       </div> <div style="margin-bottom: 10px;">         _____          _____          _____       </div> <div>         (Please use separate sheets if the space above is insufficient)          (如以上空間不足，請另頁說明)       </div>
(f) Renewal period sought 要求的續期期間	<div style="margin-bottom: 10px;"> <input checked="" type="checkbox"/> year(s) 年 ..... <u>3</u> .....         </div> <div> <input type="checkbox"/> month(s) 個月 .....         </div>

7. Justifications 理由

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

Refer to Annex 1.



**8. Declaration 聲明**

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

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature  
簽署

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

CHAN MAN CHING

STAFF

Name in Block Letters

Position (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

*Sun Cheong Management Limited.*

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

Date 日期

22/04/2024 (DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

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

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

## Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lot 3674 RP in DD124, Sun Fung Wai, Tuen Mun, N.T.
Site area 地盤面積	93 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	Approved Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTYT/12.
Zoning 地帶	Village Type Development
Type of Application 申請類別	<input type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Shop and Services (Real Estate Agency)



(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	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	186 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	2 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	<input type="checkbox"/> (Not more than 不多於) m 米
		N/A	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	6.1	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
		2	<input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	100 % <input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數  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) _____ _____		N/A
	Total no. of vehicle loading/unloading bays/lays 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) _____ _____		N/A

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Application site, Pedestrian access</i>		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" 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。



## Annex 1

Proposed Temporary Shop and Services (Real Estate Agency) for a period of 3 years at Lot3674 RP in D.D124, Sun Fung Wai, Tuen Mun, N.T.

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### Justifications

**The applicant appreciate the Town Planning Board granted temporary permission at the date of 2021/07/23 (A/TM-LTTY/413). It is approved use of Temporary Shop and Services (Real estate agency) for period of 3 years which is expiry on 2024/07/23, the applicant has complied with all the approval conditions within the permission period and show it is compatible with surrounding land uses.**

**No adverse drainage , traffic, environment of visual impacts. The applicant therefore for seek the Board to approve this application.**

The size of the application site is about 93 m<sup>2</sup>. It is currently zoned " Village Type Development " according to the Approved Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTTY/12.

The proposed development is a temporary use which would not jeopardize the long term planning intention of the "Village Type Development" zone. The application site is not subject to any land transaction being proposed by the Land Authority for the conversion into low density residential use.

No operation will be held in site during sensitive hours from 7:30 p.m to 9:00 a.m next morning. The proposed development will be closed on Sunday and Public holiday. The ground floor sitting area is ancillary of proposed temporary shop and Services (Real estate agency) and not open to public.

The nature from and layout of the proposed development are compatible with the surrounding environment. It would not affect the character of the indigenous village.

The justifications of this application are would not contravene the planning intention of the " Village Type Development " zone; compatible with surrounding land uses; no adverse drainage, traffic, environmental of visual impacts. The Applicant therefore seeks the Board's permission to use the Application Site for the proposed use Temporary Shop and Services (Real Estate Agency) for a temporary period of 3 years.

## 規 劃 署

屯門及元朗西規劃處  
新界沙田上禾輦路 1 號  
沙田政府合署 14 樓



**By Post and Fax (2481 1192)**

## Planning Department

Tuen Mun and Yuen Long West  
District Planning Office  
14/F, Sha Tin Government Offices,  
No.1 Sheung Wo Che Road,  
Sha Tin, N.T.

本函檔號      Your Reference  
本署檔號      Our Reference      TPB/A/TM-LTYT/413  
電話號碼      Tel. No. :      2158 6286  
傳真機號碼      Fax No. :      2489 9711

27 January 2022

Sun Cheong Management Consultant Ltd.  
No. 716, Sung Fung Wai  
Tuen Mun, New Territories  
(Attn.: Mr. CHAN Man Ching)

Dear Sir,

**Planning Application No. A/TM-LTYT/413**  
**Compliance with Approval Condition (e)**

I refer to your submission dated 28 December 2021 for compliance with the captioned approval condition on the submission of a condition record of the existing drainage facilities.

Relevant department has been consulted. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied** with.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has **not** been complied with.

Should you have any queries on the above, please contact the undersigned.

Yours faithfully,

( Keith FUNG )  
for District Planning Officer/  
Tuen Mun and Yuen Long West  
Planning Department

cc.  
CE/MN, DSD  
Internal  
CTP/TPB(2)  
Site record

(Attn: Mr. HUI Pui Hei)



## 規 劃 署

屯門及元朗西規劃處  
新界沙田上禾輦路1號  
沙田政府合署14樓



**By Post and Fax (2481 1192)**

## Planning Department

Tuen Mun and Yuen Long West  
District Planning Office  
14/F., Sha Tin Government Offices,  
No.1 Sheung Wo Che Road,  
Sha Tin, N.T.

來函檔號 Your Reference K113/TPB/L021  
本署檔號 Our Reference TPB/A/TM-LTYT/413  
電話號碼 Tel. No.: 2158 6286  
傳真機號碼 Fax No.: 2489 9711

5 May 2022

Sun Cheong Management Consultant Ltd.  
No. 716, Sung Fung Wai  
Tuen Mun, New Territories  
(Attn.: Mr. CHAN Man Ching)

Dear Sir,

**Planning Application No. A/TM-LTYT/413**  
**Compliance with Approval Condition (f)**

I refer to your submission dated 31 March 2022 for compliance with the captioned approval condition on the submission of a fire service installations proposal.

Relevant department has been consulted. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied** with. Please find detailed departmental comments at **Appendix**.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has **not** been complied with.

Should you have any queries on the above, please contact the undersigned.

Yours faithfully,

( Keith FUNG )

for District Planning Officer/  
Tuen Mun and Yuen Long West  
Planning Department

cc.  
D of FS

(Attn: Mr. WONG Ho-yin)

Internal  
CTP/TPB(2)  
Site record

## 規 劃 署

屯門及元朗西規劃處  
新界沙田上禾輦路 1 號  
沙田政府合署 14 樓



**By Post and Fax (2481 1192)**

## Planning Department

Tuen Mun and Yuen Long West  
District Planning Office  
14/F, Sha Tin Government Offices,  
No.1 Sheung Wo Che Road,  
Sha Tin, N.T.

本函檔號 Your Reference  
本署檔號 Our Reference TPB/A/TM-LTTY/413  
電話號碼 Tel. No. : 2158 6286  
傳真機號碼 Fax No. : 2489 9711

22 December 2022

Sun Cheong Management Consultant Ltd.  
No. 716, Sung Fung Wai  
Tuen Mun, New Territories  
(Attn.: Mr. CHAN Man Ching)

Dear Sir,

**Planning Application No. A/TM-LTTY/413**  
**Compliance with Approval Condition (g)**

I refer to your submission dated 21 November 2022 for compliance with the captioned approval condition on the implementation of a fire service installations proposal.

Relevant department has been consulted. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied** with.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has **not** been complied with.

Should you have any queries on the above, please contact the undersigned.

Yours faithfully,

( Ms. Eva TAM )  
for District Planning Officer/  
Tuen Mun and Yuen Long West  
Planning Department

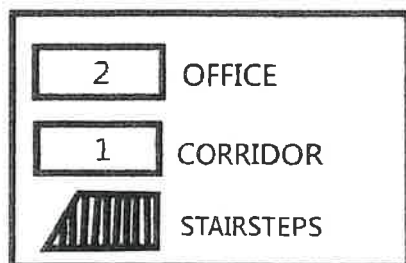
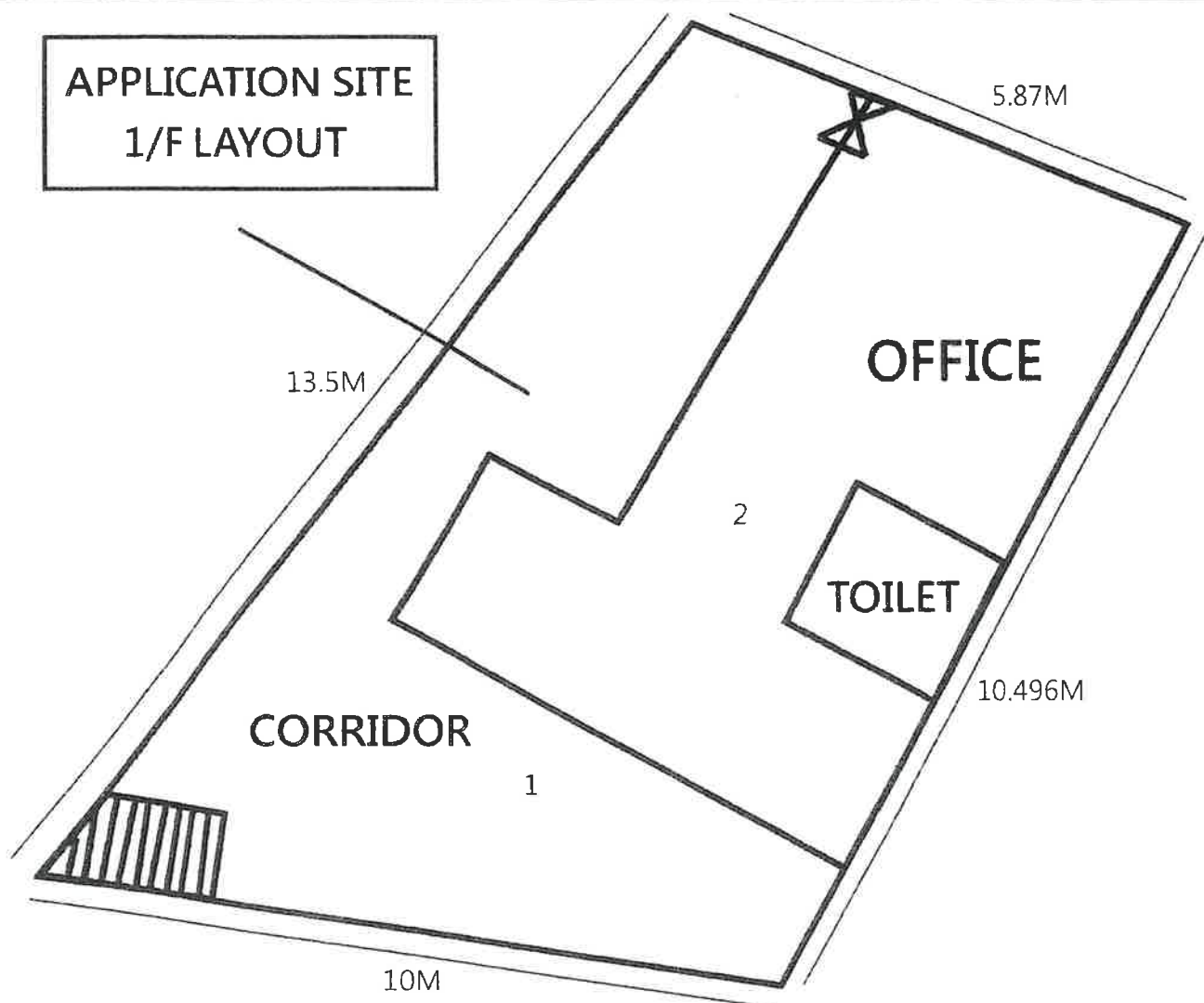
cc.  
D of FS (Attn: Mr. WONG Ho-yin)

Internal  
CTP/TPB(2)  
Site record





**APPLICATION SITE  
1/F LAYOUT**



Container Office Dimension :  
6.058M(L) X 2.438M(W) X 3 = 44.4sq.m. (Including Toilet)

Toilet Demension : 2M(L) X 2M(W) = 4sq.m

1/F Floor Area : ABOUT 93sq.m ,  
1/F Floor Area is covered by Rain Shelter : ABOUT 93 sq.m, 2.9 m (H)

PROJECT 項目名稱 :

Proposed Temporary Shop and  
Services (Real Estate Agency) for a  
period of 3 years at Lots 3674 RP in  
D.D124, Sun Fung Wai, Tuen Mun,  
N.T

DRAWING TITLE 圖目 :

**1/F LAYOUT PLAN**

SCALE 比例 :

N/A

DRAWING NO 圖號 :

**Figure 2**

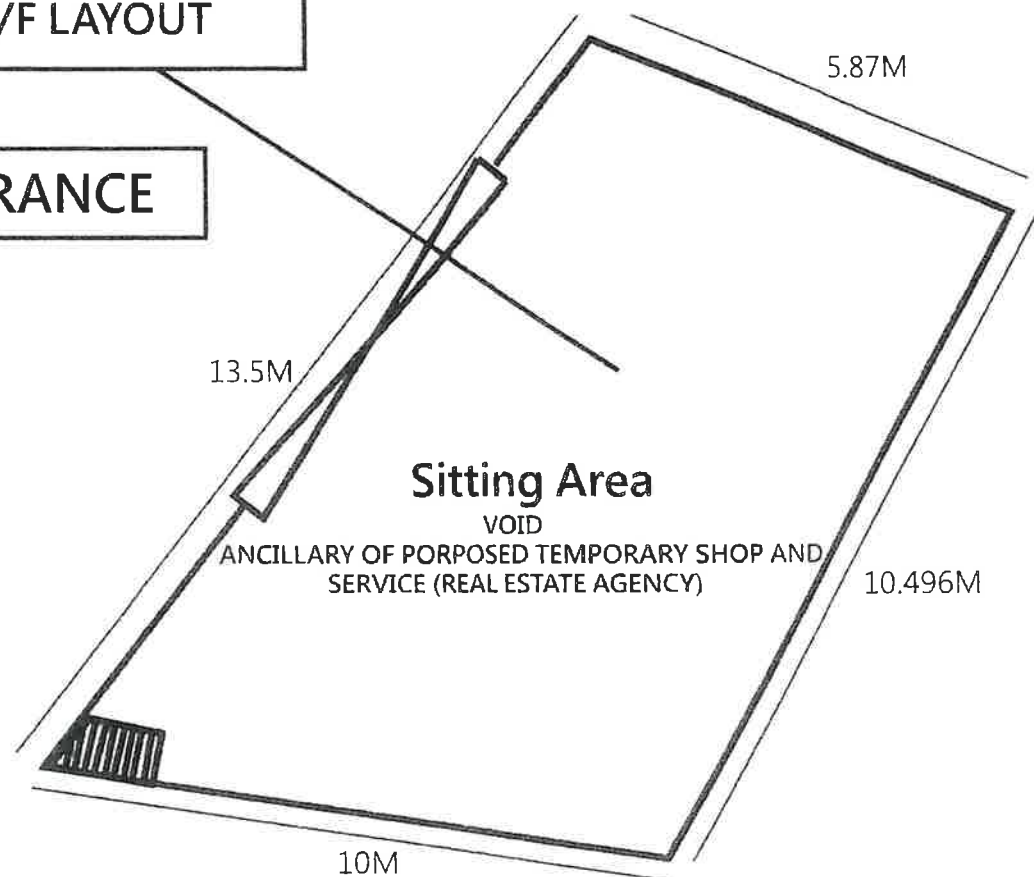
REMARKS 備註 :

N/A



APPLICATION SITE  
G/F LAYOUT

ENTRANCE



Floor Area : ABOUT 93 sq.m , 3.2m (H)

PROJECT 項目名稱 :

Proposed Temporary Shop and  
Services (Real Estate Agency) for a  
period of 3 years at Lots 3674 RP in  
D.D124, Sun Fung Wai, Tuen Mun,  
N.T

DRAWING TITLE 圖目 :

G/F LAYOUT PLAN

SCALE 比例 :

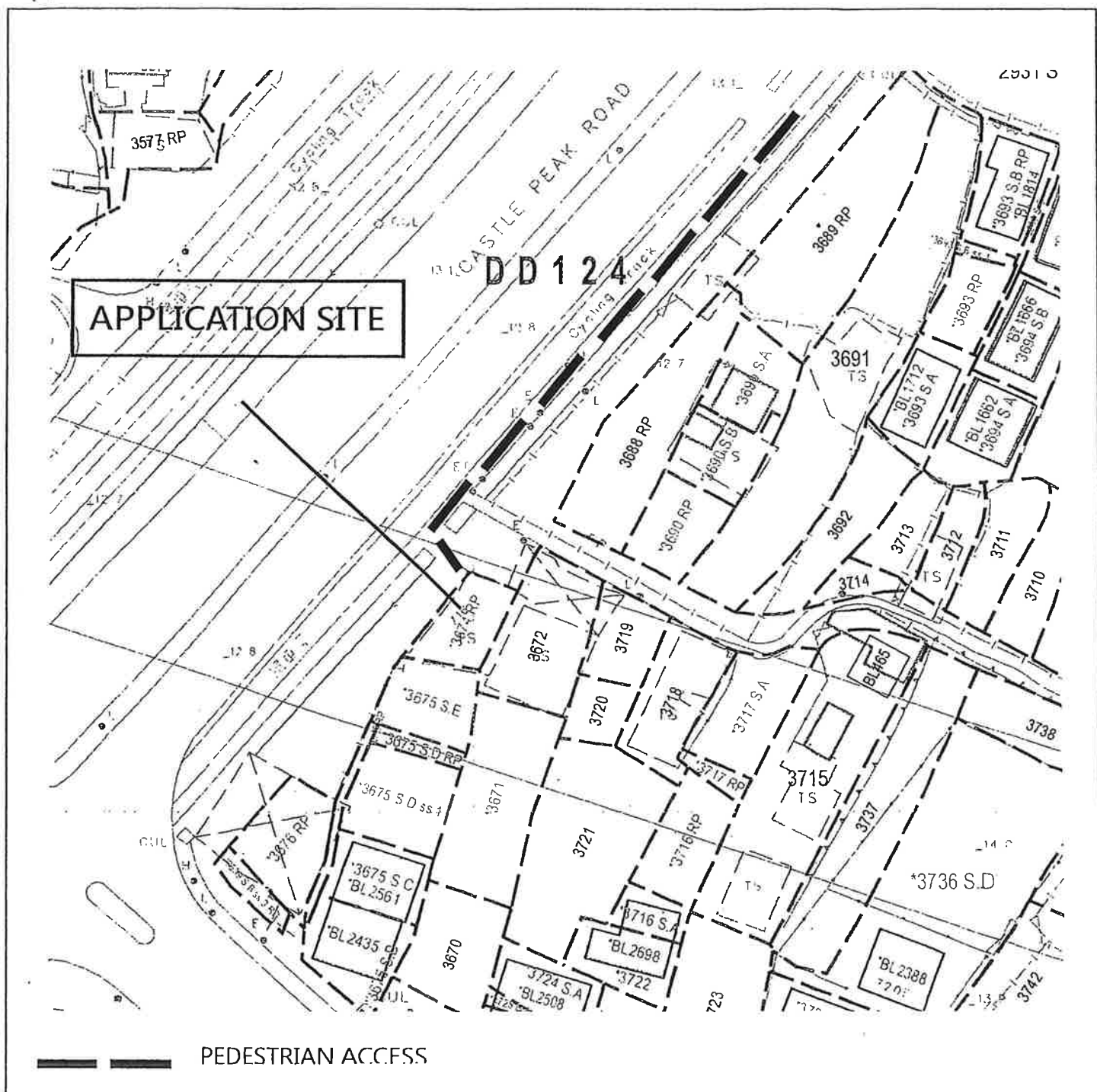
N/A

DRAWING NO 圖號 :

Figure 3

REMARKS 備註 :

N/A



<p>PROJECT 項目名稱 :</p> <p>Proposed Temporary Shop and Services (Real Estate Agency) for a period of 3 years at Lots 3674 RP in D.D124, Sun Fung Wai, Tuen Mun, N.T</p>	<p>DRAWING TITLE 圖目 :</p> <p>PEDESTRIAN ACCESS</p>	<p>SCALE 比例 :</p> <p>N/A</p>
	<p>DRAWING NO 圖號 :</p> <p>Figure 4</p>	<p>REMARKS 備註 :</p> <p>N/A</p>



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

Johnny Kai Hong TAM/PLAND

---

寄件者: [REDACTED]  
寄件日期: 2024年05月08日星期三 10:59  
收件者: Johnny Kai Hong TAM/PLAND  
主旨: A\_TM-LTY Y\_473 Further information  
附件: Approved FSI proposal LTY Y413.pdf; Approved drainage proposal LTY Y413.pdf  
  
類別: Internet Email

Dear Mr.Tam

According to our phone conversation on 07/05/2024 and as per your request. The applicant provides further information : Drainage Proposal & FSI Proposal which approved in A/TM-LTY Y/413 for your perusal.

--

Best regards,

Aaron Chan  
General Manager  
Sun Cheong Management Consultant Limited

# F.S. NOTES:

## GENERAL

1. IN ACCORDANCE WITH "CODES OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT", CLAUSE 4.14, THE PROVISION OF HOSE REEL SYSTEM, FIRE ALARM SYSTEM, EMERGENCY LIGHTING, EXIT SIGN, PORTABLE HAND OPERATED FIRE FIGHTING EQUIPMENT AND SECONDARY SOURCE OF ELECTRICAL SUPPLY SHALL BE PROVIDED FOR THE PROPOSED TEMPORARY SHOP AND SERVICES.
2. THE AGGREGATE AREA OF PROPOSED STRUCTURE DOES NOT EXCEED 230M. THUS, AN AUTOMATIC SPRINKLER SYSTEM SHOULD NOT BE INSTALLED.
3. HOSE REELS REFER TO CLAUSE 5.14(b) IN THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATION AND EQUIPMENT APRIL 2012.
4. H.R. SYSTEM
1. ON-OFF TYPE HOSE REEL NOZZLES HOUSED IN GLASS-FRONTED CABINETS WITH PADLOCKS SHALL BE INSTALLED AT LOCATION NOT HIGHER THAN 1350 AFFL.
2. HOSE REEL INSTRUCTION PLANS SHALL BE PROVIDED FOR ALL HOSE REELS.
3. THE LENGTH OR RUBBER HOSES SHALL NOT BE MORE THAN 30m.
4. DUTY AND STANDBY FIXED FIRE PUMPS SHOULD BE PROVIDED FOR THE HOSE REEL SYSTEM.
5. MANUAL FIRE ALARM CONTROL PANE SHOULD BE PROVIDED AS INDICATED ON G/F FOR FIRE ALARM SIGNALS OF THE HOSE REEL SYSTEM.
6. THE HOSE REEL BRANCH NOZZLE SHALL HAVE A 4.5mm ORIFICE AND BE FITTED WITH A SIMPLE TWO WAY VALVE TO OPEN OR SHUT OFF JET. THE VALVE MUST NOT BE SPRING LOADED.
7. ALL FIRE SERVICE INSTALLATIONS SHOULD FULLY COMPLY WITH THE CURRENT REQUIREMENTS OF THE FIRE SERVICES DEPARTMENT AND THE WATER SUPPLIES DEPARTMENT.
8. HOSE REELS REFER TO CLAUSE 5.14(b) IN THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATION AND EQUIPMENT APRIL 2012.
9. ELECTRICAL CABLES FOR FIRE ALARM BELLS AND FIRE SERVICES PUMPS SHALL BE FIRE RESISTING TYPE COMPLYING WITH BS6387 CAT CWZ.
10. A NEW FIBERGLASS F.S. WATER TANK OF EFFECTIVE STORAGE CAPACITY NOT LESS THAN 2000 LITERS SHALL BE PROVIDED ON G/F FOR HOSE REEL SYSTEM.
1. FIRE ALARM SYSTEM
1. ACTUATION OF ANY BREAKGLASS UNIT IN THE BUILDING WILL START THE FIXED FIRE PUMP AND SOUND ALL THE ALARM BELLS IN THE WHOLE BUILDING.
2. THE CAPACITY OF BATTERY IS SUFFICIENT TO MAINTAIN THE SYSTEM IN NORMAL CONDITION FOR 24 HOURS (A.F.A. SYSTEM) AND IT SHALL BE ABLE TO OPERATE THE SYSTEM AT ALARM CONDITION FOR 30 MINUTES.

## OTHERS

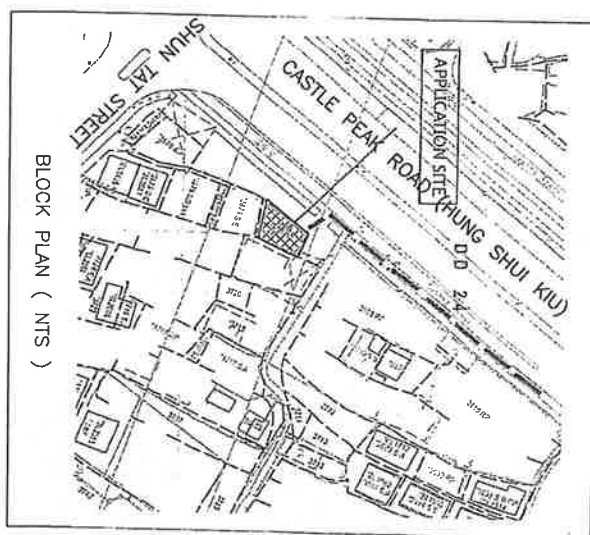
1. ALL EXITS AND EXIT ROUTES SHALL COMPLY WITH CODE OF PRACTICE & FSD C.L. 5/08 AND TO BE CLEARLY INDICATED BY ILLUMINATED "EXIT" "W/O" SIGN AND DIRECTIONAL SIGNS IN CHINESE AND ENGLISH CHARACTERS OF NOT LESS THAN 125MM HIGH W/. 15MM WIDE STROKES.
2. EMERGENCY LIGHTING SHALL COMPLY WITH BS EN 1838/1999 AND TO BE PROVIDED THROUGHOUT THE ENTIRE BUILDING AND SHALL COMPLY WITH BS 5266; PART 1 AND BS EN 1838 EXCEPT THAT OF EXIT SIGNS.

## 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 FINISHED FLOOR LEVEL
F.S.	FIRE SERVICES
HR	FIRE HOSE REEL
M.H.	ACCESS MANHOLE
V.P.	VENT PIPE
O.F.	OVERFLOW PIPE
MFA	MANUAL FIRE ALARM

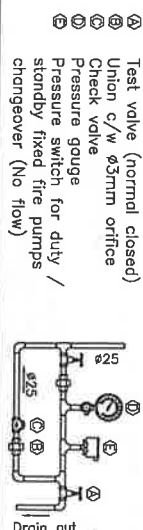
## LEGENDS

	FIRE HOSE REEL
	MFA CALL POINT UNIT (BREAKGLASS TYPE)
	FIRE ALARM BELL
	MFA CONTROL PANEL
	FIXED FIRE PUMP CONTROL PANEL
	FIXED FIRE PUMP SETS ARRANGEMENT
	FIXED FIRE PUMP
	GATE VALVE
	CHECK VALVE
	BALL FLOAT VALVE
	AUTOMATIC AIR VENT
	CHECK METER POSITION
	PRESSURE SWITCH ASSEMBLY
	EXIT SIGN
	EMERGENCY LIGHT (WALL MOUNT)
	5KG CO2 PORTABLE FIRE EXTINGUISHER
	FLASHING LIGHT



BLOCK PLAN ( NTS )

## PRESSURE SWITCH ASSEMBLY



COLOUR CODE FOR PIPE SIZE	
PIPE SIZE	COLOUR
Ø25	GREEN
Ø40	PURPLE

Project:  
F.S. LAYOUT PLAN OF PROPOSED TEMPORARY SHOP AND SERVICE (REAL ESTATE AGENCY) AT LOT 3674 RP IN D.D124, SUN FUNG WAI, TUEN MUN, N.T.

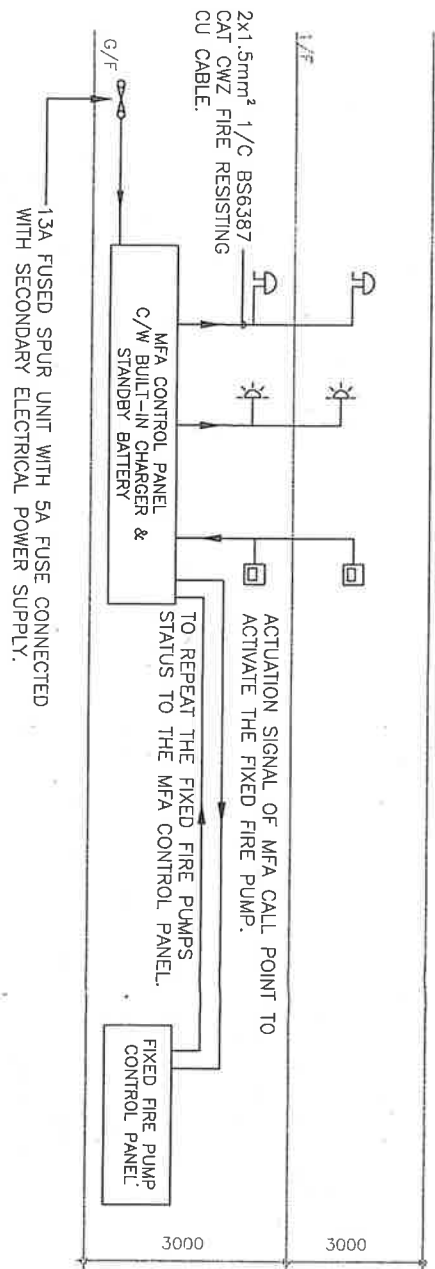
Drawing Title:  
F.S. NOTES, ABBREVIATIONS, LEGENDS, BLOCK PLAN, COLOUR CODE FOR PIPE SIZE AND PRESSURE SWITCH ASSEMBLY

FSI Contractor:

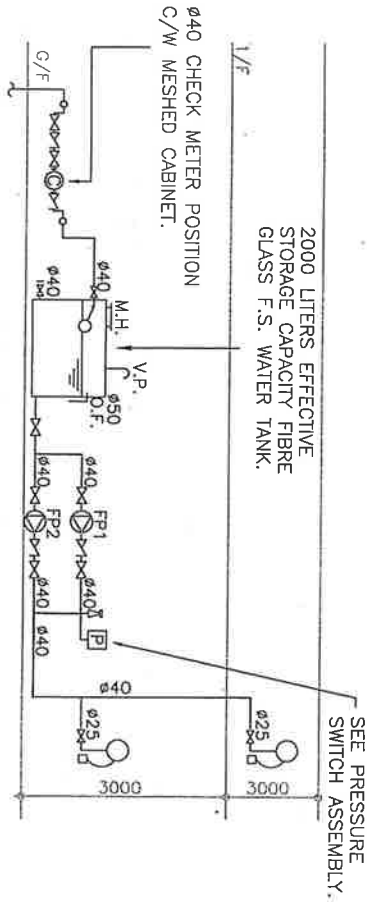
**基業消防工程有限公司**  
**KEI YIP FIRE ENGINEERING LTD.**

Rm. 727A, Block 1, Wong Cheong Factory Estate, Cheung Sha Wan, Kin. Email: yuenfatce@ycheong.com.hk Tel.: (852) 2387 8772 Fax: (852) 2748 0011

Cad Ref: PTS/FS/DWG-01	Dwg. Date: 17-NOV-2015	Dwg. No. FS-01	Rev
Scale: NTS	Drawn: P.L. YAU	Checked: CAD	
DATE	DESCRIPTION		
4/2017	AS PER PLANNING DEPARTMENT COMMENT 30/3/2017		4
11/2018	AS-FITTED		5



SCHEMATIC CONTROL WIRING DIAGRAM FOR MFA SYSTEM



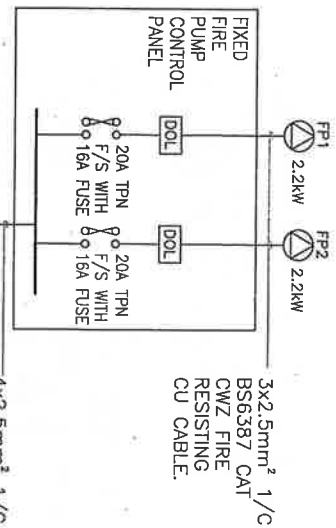
SCHEMATIC PIPING DIAGRAM FOR HOSE REEL SYSTEM

STATUS OF FIXED FIRE PUMP LOADING PANEL

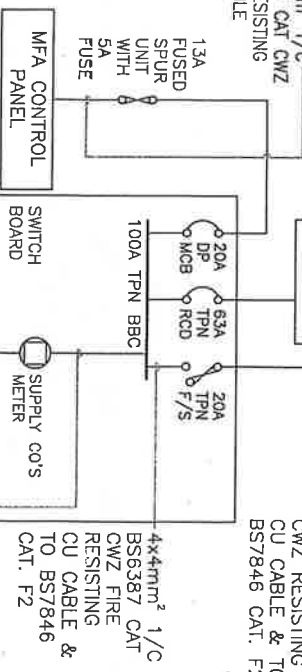
1. FP1 POWER SUPPLY ON
2. FP1 PUMP RUNNING
3. FP1 PUMP FAILED
4. FP2 POWER SUPPLY ON
5. FP2 PUMP RUNNING
6. FP2 PUMP FAILED
7. F.S. WATER TANK WATER HIGH LEVEL
8. F.S. WATER TANK WATER LOW LEVEL

FIXED FIRE PUMP SCHEDULE

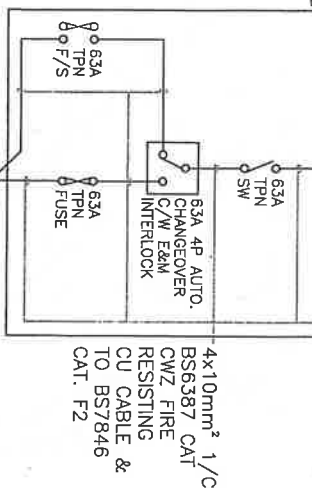
PUMP CODE	DESCRIPTION	PUMP MOTOR POWER RATING (kW)	FLOW RATE (L/min)	PUMP HEAD (BAR)
FP1	FIXED FIRE PUMP	2.2	36	5
FP2	(DUTY & STANDBY)			



2x2.5mm² 1/C BS6387 CAT CWZ FIRE RESISTING CU CABLE



4x4mm² 1/C BS6387 CAT CWZ FIRE RESISTING CU CABLE & TO BS7846 CAT. F2



4x10mm² 1/C BS6387 CAT CWZ FIRE RESISTING CU CABLE & TO BS7846 CAT. F2

PRIMARY AND SECONDARY POWER SUPPLY WIRING DIAGRAM FOR F.S. SYSTEM

Project:  
F.S. LAYOUT PLAN OF PROPOSED TEMPORARY SHOP AND SERVICE (REAL ESTATE AGENCY) AT LOT 3674 RP IN D.D124, SUN FUNG WAI, TUEN MUN, N.T.

Drawing Title:

FIXED FIRE PUMP SCHEDULE, STATUS OF FIXED FIRE PUMP LOADING PANEL, SCHEMATIC PIPING DIAGRAM FOR HOSE REEL SYSTEM, SCHEMATIC CONTROL WIRING DIAGRAM FOR MFA SYSTEM & PRIMARY AND SECONDARY POWER SUPPLY WIRING DIAGRAM FOR F.S. SYSTEM.

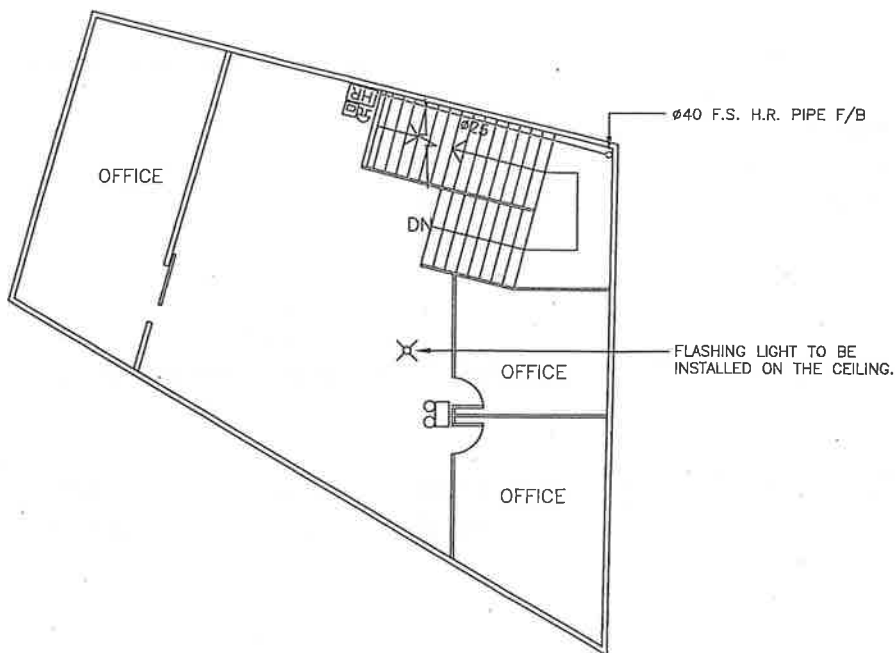
FSI Contractor:

基業消防工程有限公司  
KEI YIP FIRE ENGINEERING LTD.

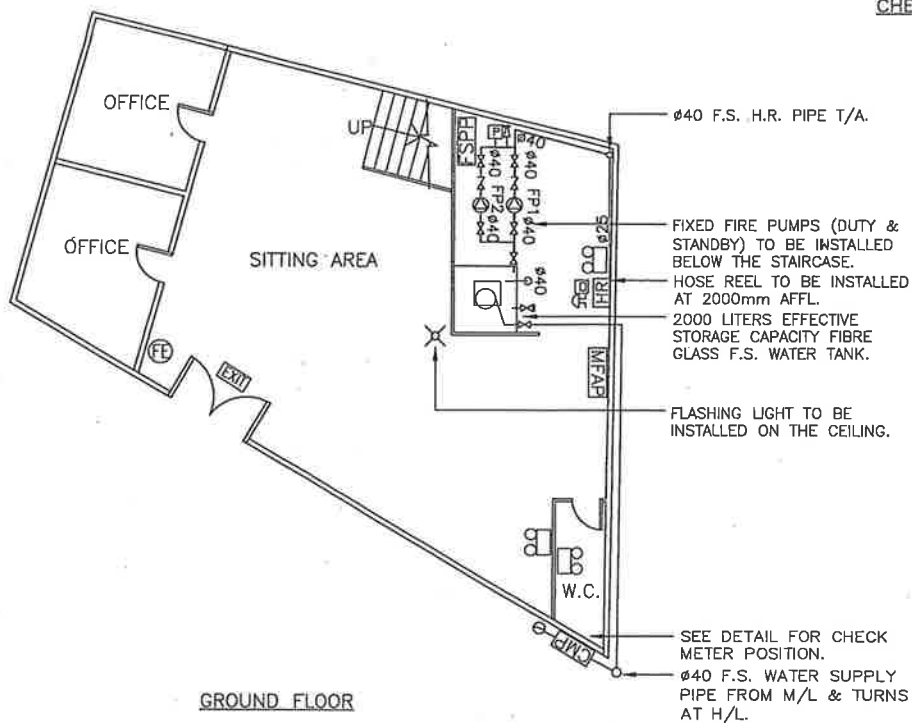
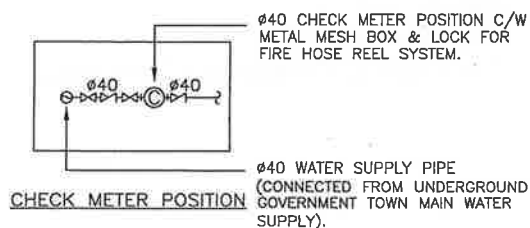
Rm. 727A, Block 1, Wang Cheong Factory Estate, Cheung Shu Wan, Kin. Email: yuenfatce@yahoo.com.hk Tel.: (852) 2387 8772 Fax: (852) 2748 0011

Cad Ref: PTS/FS/DWG-01	Dwg. Date: 17-NOV-2015	Dwg. No. FS-02	Rev
Scale: NTS	Drawn: P.L. YAU	Checked: CAD	
DATE	DESCRIPTION		
4/2017	AS PER PLANNING DEPARTMENT COMMENT 30/3/2017		4
11/2018	AS-FITTED		5





1ST FLOOR



GROUND FLOOR

Project:  
F.S. LAYOUT PLAN OF PROPOSED TEMPORARY SHOP  
AND SERVICE (REAL ESTATE AGENCY) AT LOT 3674  
RP IN D.D124, SUN FUNG WAI, TUEN MUN, N.T.

Drawing Title:  
F.S. FLOOR LAYOUT PLAN OF GROUND FLOOR  
AND FIRST FLOOR, FIXED FIRE PUMP SETS  
ARRANGEMENT & CHECK METER POSITION

FSI Contractor:

**基業消防工程有限公司**  
**KEI YIP FIRE ENGINEERING LTD.**

Rm. 727A, Block 1, Wang Cheong Factory Estate,  
Cheung Sha Wan, Kln. Email: yuenfatco@yahoo.com.hk  
Tel.: (852) 2387 8772 Fax: (852) 2748 0011

Cad Ref: PTS/FS/DWG-01	Dwg. Date: 17-NOV-2015	Dwg. No. FS-03	Rev
Scale: 1 : 100@A3	Drawn: P.L. YAU	Checked: CAD	
DATE	DESCRIPTION		
4/2017	AS PER PLANNING DEPARTMENT COMMENT 30/3/2017		4
11/2018	AS-FITTED		5

SUBMISSION REPORT  
FOR  
STORMWATER AND SEWAGE DRAINAGE PROPOSAL DESIGN  
FOR  
PROPOSED TEMPORARY SHOP AND SERVICES  
FOR A PERIOD OF 3 YEARS IN “VILLAGE TYPE DEVELOPMENT”  
AT LOT 3674 RP IN D.D.124  
SUN FUNG WAI, LAM TEI, TUEN MUN, N.T.

## **TABLE OF CONTENTS**

1. Introduction
2. Design parameters & assumptions
3. Existing Drainage Condition
4. Proposed Stormwater Drainage
5. Proposed Sewage Drainage
6. Conclusions

## **APPENDIX**

Appendix A      Assessment of Existing Surface Drainage

Appendix B      Photo of Portable Toilet



## 1. Introduction

This report is submitted being application of compliance with approval condition (d) and (e) in respect of drainage works for temporary shop and services for a period of 3 years in “Village Type Development” in lot 3674 RP in D.D.124, Sun Fung Wai, Tuen Mun, N.T.

It is noted that this report only assess the adequacy of the existing drainage system within the lot which is accepted from Drainage Services Department 3 years ago and no changes for the terminal discharge point outside the lot

## 2. Design Parameters & Assumptions

The design criteria to be used for the modeling assessment are based on the standards set out in the Stormwater Drainage Manual, Third Edition (SDM). According to Section 6.6.2 of the SDM, the existing urban drainage system in the vicinity of the development is classified as urban drainage branch system. Table 10 of the SDM recommends to be adopted a 200 year design return period storm event for the urban drainage branch system.

### Stormwater Runoff (Q)

The rate of stormwater runoff used in this assessment report is estimated by the “Rational method” in which the peak runoff is calculated from the formula:

$$Q = K \times i \times A / 3600$$

where	Q	=	maximum runoff (L/s)
	i	=	design mean intensity of rainfall (mm/hr)
	A	=	area of catchment (m <sup>2</sup> )
	K	=	runoff coefficient

#### Time of Concentration (tc)

The time of concentration is defined as the time required for stormwater runoff to flow from the most remote part of the catchment area to the point in the drainage system under consideration. Based on the assumptions adopted in the Rational Method, this is the time taken for the peak runoff to become established at the considered section.

The time of concentration comprises the time for water flowing within natural catchments and along the man-made drainage pipes/channels. For natural catchments, the time of concentration is estimated by the modified form of the Brandsby William's equation.

$$t_o = \frac{0.14465L}{H^{0.2} A^{0.1}}$$

Where  $t_o$  = time of concentration of a natural catchment (min.)

A = catchment area ( $m^2$ )

H = average slope (m per 100m), measured along the line of natural flow, from the summit of the catchment to the point under consideration

L = distance (on plan) measured on the line of natural flow between the summit and the point under consideration (m)

#### Mean Rainfall Intensity (i)

Mean rainfall intensity-duration curves attached in this report are based on the Statistical analysis of long term rainfall records from the Hong Kong Observatory. A return period of 200 years is adopted.

#### Runoff Coefficient (K)

The value of K is taken as 1 for developed urban area.

### **3. Existing Drainage Condition**

The site covers about 93 square metres. A plan showing the existing catchments are enclosed in **Appendix A**. The site is paved surface and the ground level is about +13.4 to +14mPD gently dipping from east to west. The entire lot is covered by a temporary structure. The existing surface runoff of the site is collected by the existing 150mm U-channel and discharged to the existing 375mm U-channel located at the western of the site.

### **4. Proposed Stormwater Drainage**

Since the existing stormwater drainage system is accepted by The Drainage Services Department 3 years ago and there are no changes of the site condition, it is considered that the existing drainage system is adequate to collect the runoff from catchments within the site and no additional drainage works is required. The assessment of the existing stormwater drainage system is appended in **Appendix A**.

### **5. Proposed Sewage Drainage**

The portable toilet would be proposed for the temporary shop and services of the captioned site. The sewage would be cleared and delivered out of the site regularly. Thus, no septic tank or sewage drainage proposal is required. The photo pf the portable toilet is attached in **Appendix B** for reference.

### **6. Conclusion**

The existing stormwater drainage system have been assessed and found adequate to collect the runoff within the site. The temporary mobilized toilet would be proposed for the temporary shop and services. It is considered that no additional stormwater and sewage drainage proposal is required for this application.



1. THE PROPOSED DRAINAGE WORK, WHETHER WITHIN OR OUTSIDE THE LOT BOUNDARY, SHOULD BE CONSTRUCTED AND MAINTAINED BY THE LOT OWNER AT HIS OWN EXPENSE, FOR WORKS TO BE UNDERTAKEN OUTSIDE THE LOT BOUNDARY, PRIOR CONSENT AND AGREEMENT FROM OLD AND/OR RELEVANT PRIVATE LOT OWNER SHOULD BE SOUGHT.

ALL DIMENSIONS ARE IN MILLIMETERS

1. CONCRETE SURFACE FINISHING SHALL BE CLASS UP OR F2 AS APPROPRIATE

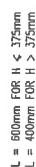
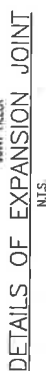
2. FOR HALF ROUND U-CHANNEL SPACING OF EXPANSION JOINT IN CONCRETE SHALL BE 1000MM. SPACING OF EXPANSION JOINTS IN CONCRETE SHALL BE PROVIDED AT A MAXIMUM SPACING OF 10m.

3. DIMENSIONS FOR HALF ROUND AND U-CHANNELS SEE TABLE 1.

4. THE COVER FOR U-CHANNELS AND CATCHPIT SHALL COMPLY WITH CEED'S STANDARD DRAINAGE NO. C2405 TO C2407 AND C2412.

5. ALL PROPOSED U-CHANNELS SHALL BE COVERED WITH GRATING

NORMAL SIZE H	T	Ø	REINFORCING
225 - 800	150	150	NIL
675 - 1200	175	225	NIL



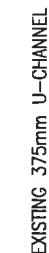
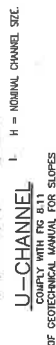
COMPLY WITH CEDD DWG NO. C2412D

[illegible]

STORMWATER DRAINAGE PROPOSAL FOR  
PROPOSED TEMPORARY SHOP AND SERVICES  
AT LOT 3674 RP IN D.D.124  
SUN FUNG WAI, LAM TEI, TUEN MUN, N.T.

DRAINAGE PROPOSAL PLAN  
AND TYPICAL DETAILS

SCALE: 1"=1'-0"		CADD FILE: CAD_INT	
DRAWN		DRAWING NO	
E.D.		SDP001	
REV			
DESIGNED			
BY			
CHECKED			
BY			



CONCRETE PAVEMENT TO PROVIDE  
1:100 FALL TO CHANNEL

LEGEND:

LOT. BOUNDARY

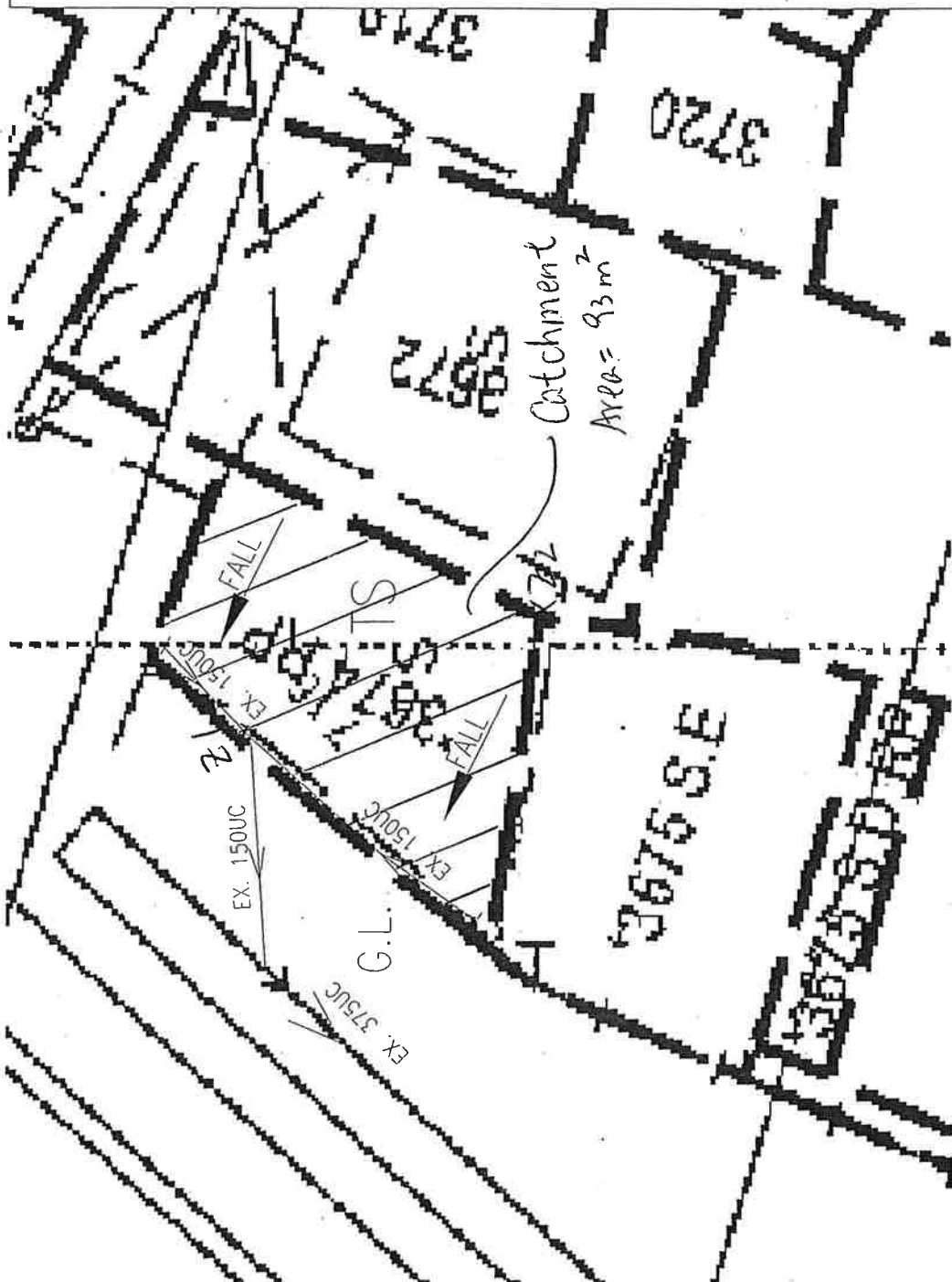
EX. 375UC

EXISTING 150mm U-CHANNEL WITH  
STEEL GRATING COVER AT FALL 1: 100 (MIN)

FALL

## **Appendix A**

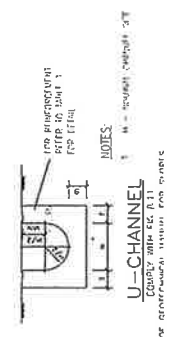
### **Assessment of Existing Surface Drainage**



# CATCHMENT AREA PLAN

## LEGEND:

- EX. 150UC
- LOT BOUNDARY
- EXISTING 150mm U-CHANNEL WITH STEEL GRATING COVER AT FALL 1: 100 (MIN)
- EX. 375UC
- EXISTING 375mm U-CHANNEL
- FALL
- CONCRETE PAVEMENT TO PROVIDE



## GENERAL NOTE

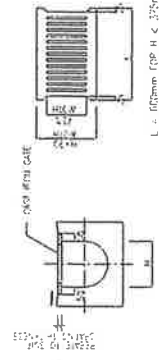
1. THE PROPOSED DRAINAGE WORKS, INCLUDING THE LAYOUT OF U-CHANNELS, SHOULD BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST CODES OF PRACTICE FOR THE DESIGN AND CONSTRUCTION OF U-CHANNELS AND MANHOLES. THE PROPOSED DRAINAGE WORKS SHOULD BE DESIGNED TO PROVIDE A MINIMUM COVER OF 150mm AT ALL MANHOLES AND U-CHANNELS.
2. ALL DIMENSIONS ARE IN MILLIMETERS.
3. CONCRETE SURFACE FINISHES SHALL BE CLASS UP TO P 15 AS APPROPRIATE.
4. FOR HALF ROUND AND U-CHANNEL FINISHES OF EXPANSION JOINT IN CONCRETE, PLUGS AND PATCHES TO BE PROVIDED FOR SLOTTED CHANNELS. EXPANSION JOINTS TO BE PROVIDED AT A MAXIMUM SPACING OF 10m.
5. DIMENSIONS FOR HALF ROUND AND U-CHANNELS ARE GIVEN IN TABLE 1.
6. THE COVER FOR U-CHANNELS AND EXPANSION JOINTS SHALL BE 150mm.
7. CONCRETE GRADING SHALL BE PROVIDED FOR CONCRETE AND GRATING.
8. ALL EXPANSION JOINTS SHALL BE PROVIDED WITH GRATING.

TABLE 1. DIMENSION OF U-CHANNEL AND HALF-ROUND CHANNEL

U-CHANNEL SIZE (mm)	W	H	R	DEPTH (mm)
150 x 100	150	100	10	100
225 x 150	225	150	15	150
300 x 225	300	225	20	225



## DETAILS OF EXPANSION JOINT



TYPICAL SECTION  
CAST IRON GRATING  
U-CHANNEL WITH CAST IRON GRATING  
COVER WITH CAST IRON GRATING  
L = 100mm (FOR H < 150mm)  
L = 150mm (FOR H > 150mm)

NO.	DATE	BY	CHKD BY	APP'D BY
1	15/05/2018	YIP	YIP	YIP

PROJECT NAME  
STORMWATER DRAINAGE PROPOSAL FOR  
PROPOSED TEMPORARY SHOP AND SERVICES  
AT LOT 367/4, RP IN D/G 124  
SUN FONG WAI, LAM TEI, TUEEN MUN, N.T.  
DRAWN BY  
CHECKED BY  
APPROVED BY  
DATE



## Drainage Design and Checking

Page no.

Project No.: Lam Tei  
Prepared by: Ray Cheng

Date: 21-Nov-15

### Check for the drainage capacity inside Area A1

Catchment area, A1 = 93 m<sup>2</sup> Assume k = 1 for paved surface

Use Rational Method from Geo-Manual

$$Q = kiA/3600$$

where,

Q = Maximum runoff (lit/sec)

k = Runoff coefficient

i = Design mean intensity of rainfall (mm/hr)

Longest distance from summit point to outlet, Z<sub>2</sub> (Ld) = 20.00 m

Shortest distance from summit point to outlet, Z<sub>2</sub> (Ls) = 9.00 m

Elevation of remote point (z<sub>1</sub>) = 13.69 mPD

Elevation of outlet point (z<sub>2</sub>) = 13.09 mPD

Average fall, H = (z<sub>1</sub>-z<sub>2</sub>)/L<sub>s</sub> × 100  
= 6.67 m per 100m

From TGN30

$$T_c = 0.14465 \times L_d / (H^{0.2} \times A^{0.1})$$

= 1.26 min

Assume a 1 in 200 year design rainfall return period for proposed channel

From Geo-Manual (Fig 8.2)

$$i = 450 \text{ mm/hr}$$
$$Q = kiA/60$$

= 698 lit/min

From TGN 43A1

For proposed 150 UC with 1 in 100 gradient

Maximum capacity = 1500 lit/min > 698 o.k.

The corresponding velocity = 1.10 m/s < 4 o.k.

**GEO Technical Guidance Note No. 30 (TGN 30)**  
**New Intensity-Duration-Frequency Curves for Slope Drainage Design**

Issue No.: 1      Revision: -      Date: 21.3.2011      Page: 3 of 4

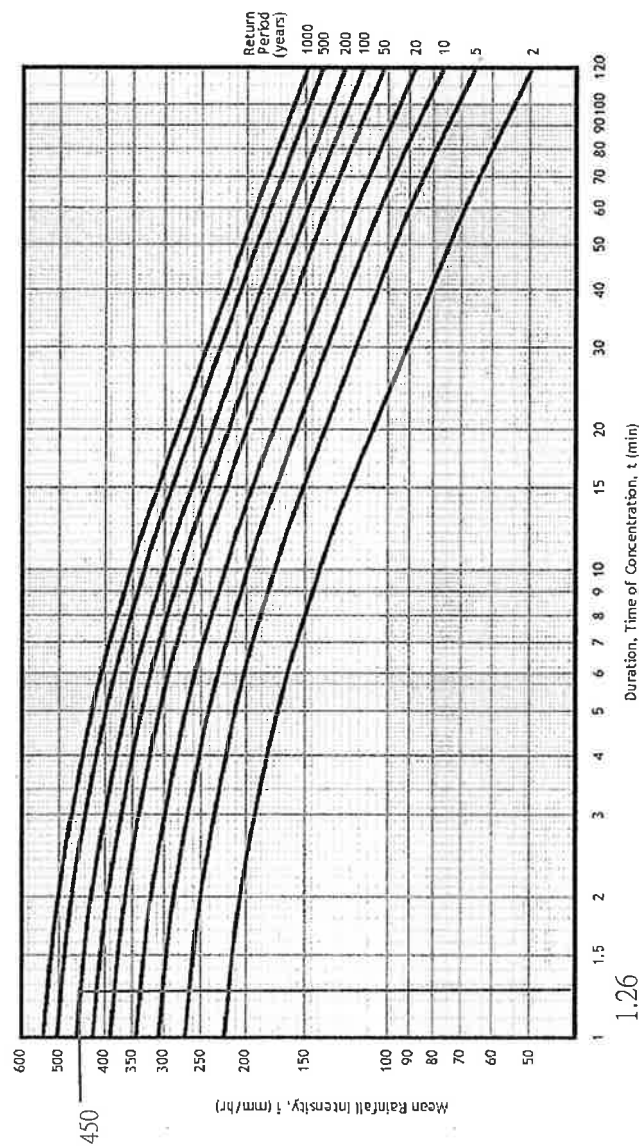


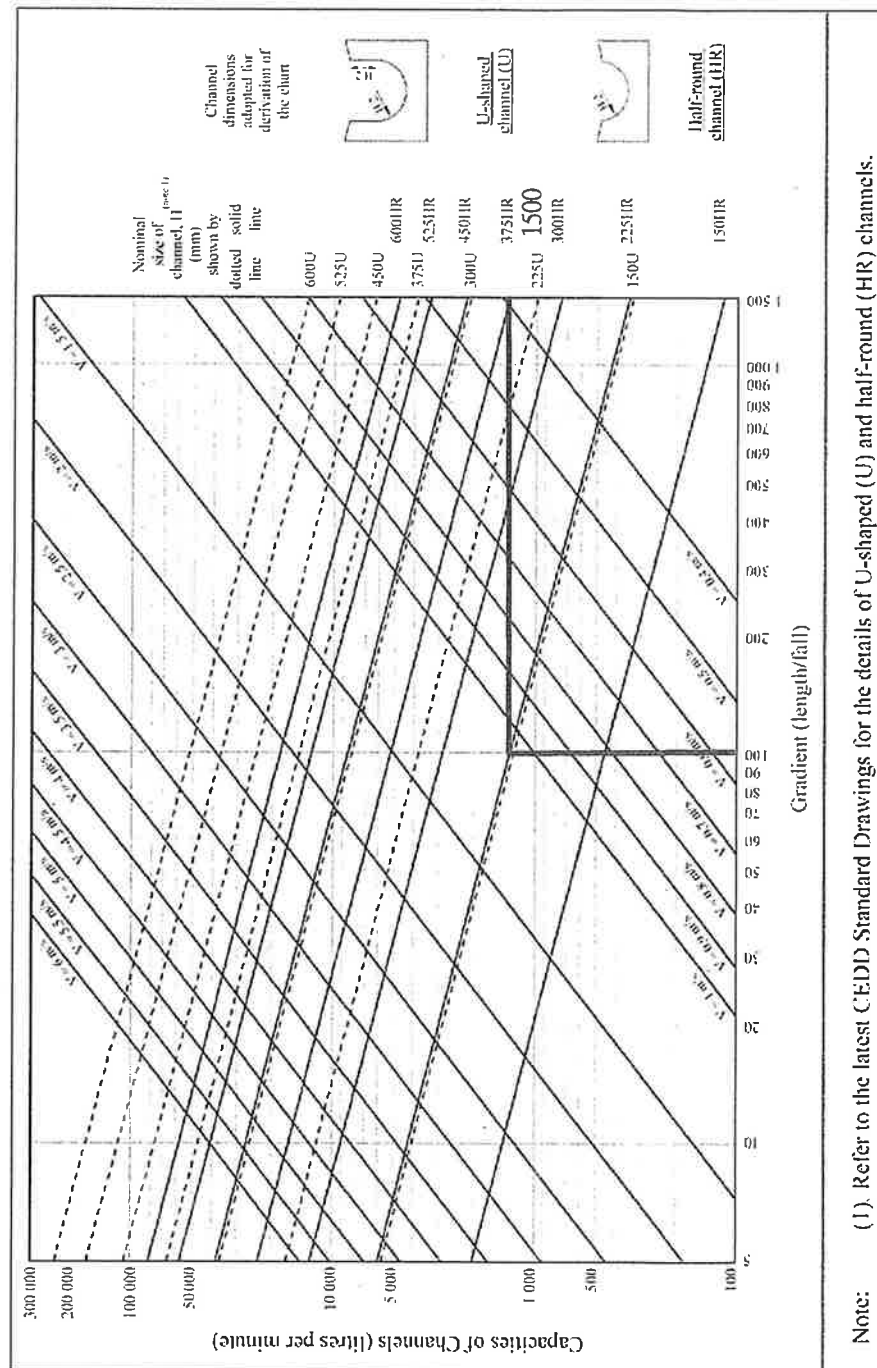
Figure 1 – New Intensity-Duration-Frequency (IDF) Curves (Tang & Cheung, 2011)

Note: These IDF curves are to supersede those given in Figure 8.2 of the Geotechnical Manual for Slopes (GCO, 1984).

**GEO Technical Guidance Note No. 43 (TGN 43)**  
**Guidelines on Hydraulic Design of U-shaped and Half-round Channel Slopes**

Issue No.: 1 Revision: - Date: 05.06.2014 Page: 3 of 3

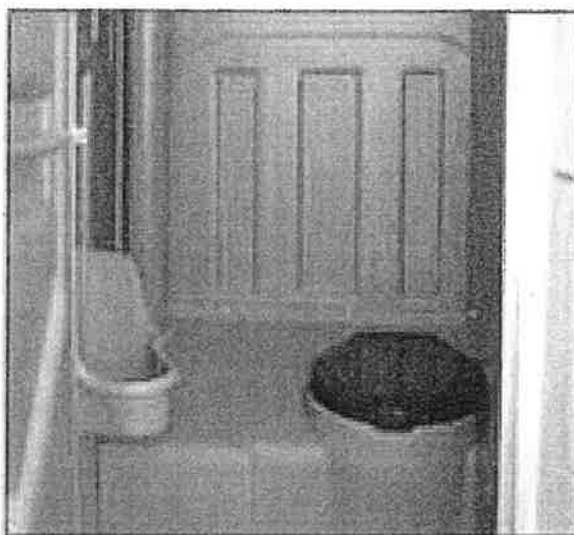
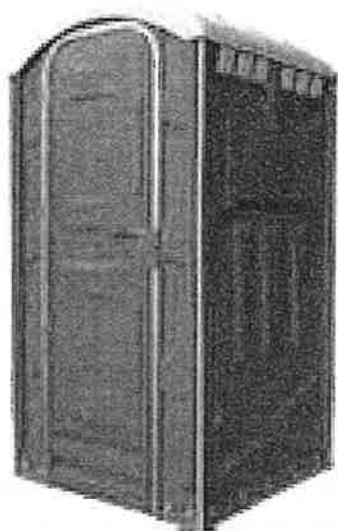
Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm



## **Appendix B**

### **Photo of Portable Toilet**





100-100-100

Date: 07 June , 2024

TPB Ref : TPB/A/TM-LTY Y/473

Town Planning Board  
15/F , North Point Government Offices  
333 Java Road, North Point,  
Hong Kong

Dear Sir/Madam,

**Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years in "Village Type Development" zone at Lot 3674 RP in D.D. 124, Sun Fung Wai, Tuen Mun, New Territories**

**In reply comments of DSD (Contact Person: Mr. Ryco LEE, Tel: 2300 1629)**

The application site granted temporary permission at the date of 2021/07/23 (A/TM-LTY Y/413) by Town Planning Board. It is approved use of Temporary Shop and Services (Real estate agency) for period of 3 years which is expiry on 2024/07/23. The applicant has complied with all the approval conditions within the permission period including Drainage proposal and implementation of drainage proposal.

A/TM-LTY Y/473 is renewal application which is existing condition as same as previous application. The applicant is now submitted as-built record(P1-P3) for your consideration.

**In reply comments of FSD (Contact Person: Mr. YAN Chi-ho, Gary, Tel: 2733 7758)**

1. The applicant undertaking to confirm there is no change in the layout and proposed uses as compared with the previous application.
2. The latest FSI proposal for planning application no LTY Y/473 as attached herewith.
3. Full set of valid F.S251 covering all the FSIs implemented on the application site as attached herewith and the applicant is requesting FS contractor to conduct annual checking and issue new F.S251 as soon as possible.

**Conversation with Planning Department (Mr. Johnny Tam, Tel : 2158 6084)**

1. The applicant undertaking that No vehicle is allowed to enter application site.
2. The applicant clarify that A/TM-LTY Y/473 renewal application development parameters as same as A/TM-LTY Y/413.

Should you have any enquiries, Please feel free to contact Mr. Chan at [REDACTED] at your convenience.

Yours Faithfully,



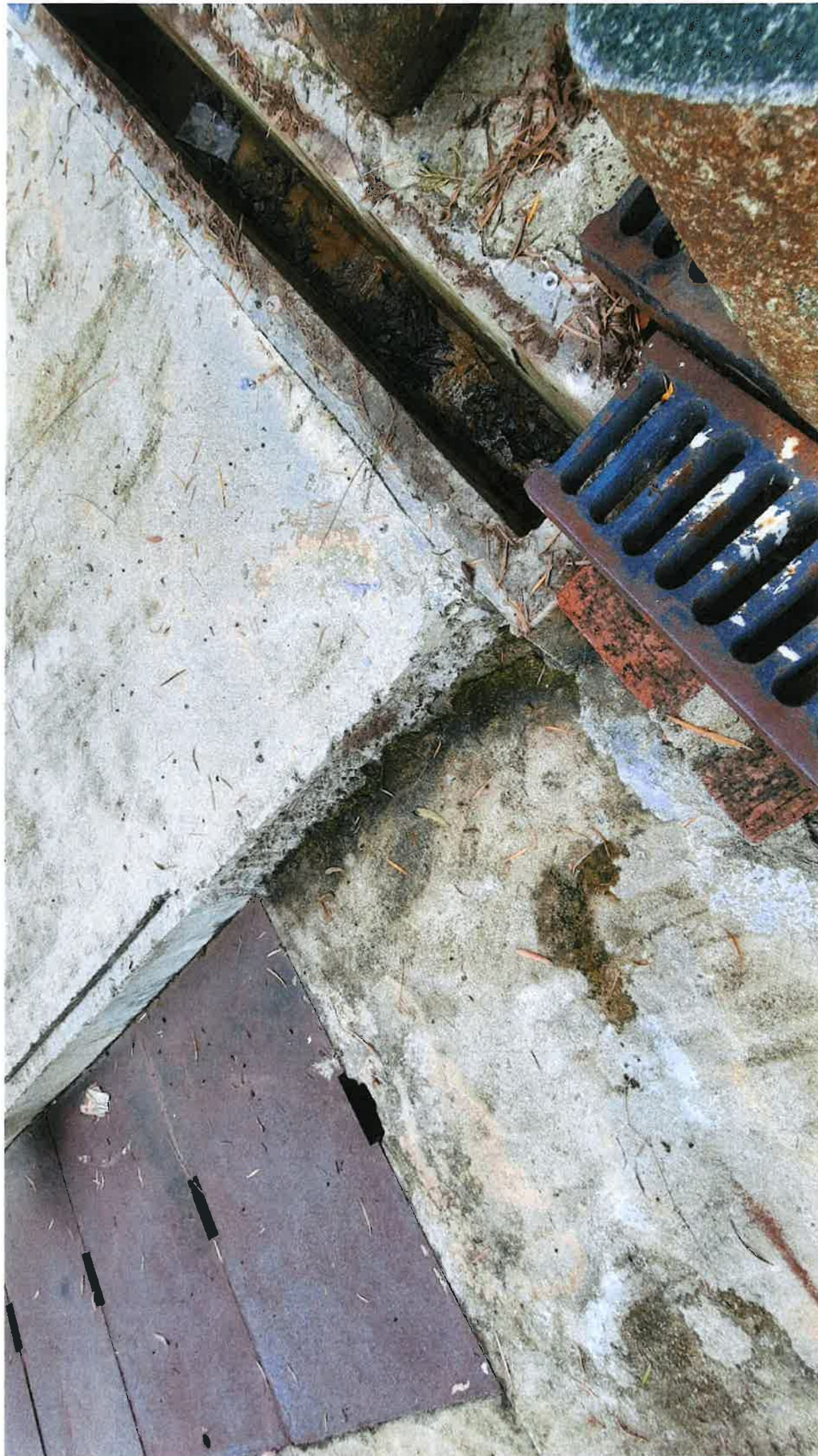
Sun Cheong Management Consultant Limited





P2  
1





P3







# E.S. NOTES:

## — GENERAL

1. IN ACCORDANCE WITH "CODES OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT", CLAUSE 4.14, THE PROVISION OF HOSE REEL SYSTEM, FIRE ALARM SYSTEM, EMERGENCY LIGHTING, EXIT SIGN, PORTABLE HAND OPERATED FIRE FIGHTING EQUIPMENT AND SECONDARY SOURCE OF ELECTRICAL SUPPLY SHALL BE PROVIDED FOR THE PROPOSED TEMPORARY SHOP AND SERVICES.
2. THE AGGREGATE AREA OF PROPOSED STRUCTURE DOES NOT EXCEED 230M. THUS, AN AUTOMATIC SPRINKLER SYSTEM SHOULD NOT BE INSTALLED.
3. HOSE REELS REFER TO CLAUSE 5.14(b) IN THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATION AND EQUIPMENT APRIL 2012.

## — H.R. SYSTEM

1. ON-OFF TYPE HOSE REEL NOZZLES HOUSED IN GLASS-FRONTED CABINETS WITH PADLOCKS SHALL BE INSTALLED AT LOCATION NOT HIGHER THAN 1350 AFFL.
2. HOSE REEL INSTRUCTION PLANS SHALL BE PROVIDED FOR ALL HOSE REELS.
3. THE LENGTH OR RUBBER HOSES SHALL NOT BE MORE THAN 30m.
4. DUTY AND STANDBY FIXED FIRE PUMPS SHOULD BE PROVIDED FOR THE HOSE REEL SYSTEM.
5. MANUAL FIRE ALARM CONTROL PANEL SHOULD BE PROVIDED AS INDICATED ON G/F FOR FIRE ALARM SIGNALS OF THE HOSE REEL SYSTEM.
6. THE HOSE REEL BRANCH NOZZLE SHALL HAVE A 4.5mm ORIFICE AND BE FITTED WITH A SIMPLE TWO WAY VALVE TO OPEN OR SHUT OFF JET. THE VALVE MUST NOT BE SPRING LOADED.
7. ALL FIRE SERVICE INSTALLATIONS SHOULD FULLY COMPLY WITH THE CURRENT REQUIREMENTS OF THE FIRE SERVICES DEPARTMENT AND THE WATER SUPPLIES DEPARTMENT.
8. HOSE REELS REFER TO CLAUSE 5.14(b) IN THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATION AND EQUIPMENT APRIL 2012.
9. ELECTRICAL CABLES FOR FIRE ALARM BELLS AND FIRE SERVICES PUMPS SHALL BE FIRE RESISTING TYPE COMPLYING WITH BS6387 CAT CWZ.
10. A NEW FIBERGLASS F.S. WATER TANK OF EFFECTIVE STORAGE CAPACITY NOT LESS THAN 2000 LITERS SHALL BE PROVIDED ON G/F FOR HOSE REEL SYSTEM.

## — FIRE ALARM SYSTEM

1. ACTUATION OF ANY BREAKGLASS UNIT IN THE BUILDING WILL START THE FIXED FIRE PUMP AND SOUND ALL THE ALARM BELLS IN THE WHOLE BUILDING.
2. THE CAPACITY OF BATTERY IS SUFFICIENT TO MAINTAIN THE SYSTEM IN NORMAL CONDITION FOR 24 HOURS (A.F.A. SYSTEM) AND IT SHALL BE ABLE TO OPERATE THE SYSTEM AT ALARM CONDITION FOR 30 MINUTES.


















## — OTHERS

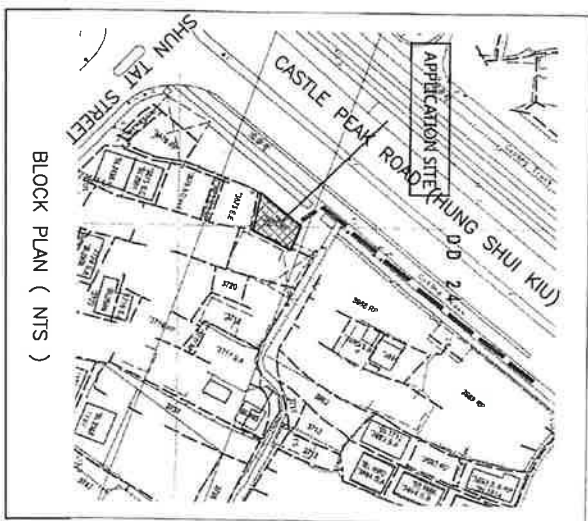
1. ALL EXITS AND EXIT ROUTES SHALL COMPLY WITH CODE OF PRACTICE & FSD C.L. 5/08 AND TO BE CLEARLY INDICATED BY ILLUMINATED "EXIT" "HIT" SIGN AND DIRECTIONAL SIGNS IN CHINESE AND ENGLISH CHARACTERS OF NOT LESS THAN 125MM HIGH W/. 15MM WIDE STROKES.
2. EMERGENCY LIGHTING SHALL COMPLY WITH BS EN 1838/1999 AND TO BE PROVIDED THROUGHOUT THE ENTIRE BUILDING AND SHALL COMPLY WITH BS 5286: PART 1 AND BS EN 1838 EXCEPT THAT OF EXIT SIGNS.
3. THE PROPOSED SECONDARY SOURCE OF THE ELECTRICAL SUPPLY IS TIED OFF BEFORE THE INCOMING MAIN SWITCH FOR THE ESSENTIAL LOADING OF THE FIRE SERVICES INSTALLATIONS.

## 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 FINISHED FLOOR LEVEL
F.S.	FIRE SERVICES
HR	FIRE HOSE REEL
M.H.	ACCESS MANHOLE
V.P.	VENT PIPE
O.F.	OVERFLOW PIPE
MFA	MANUAL FIRE ALARM

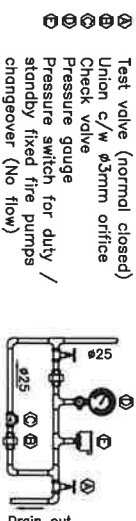
## LEGENDS

	FIRE HOSE REEL
	MFA CALL POINT UNIT (BREAKGLASS TYPE)
	FIRE ALARM BELL
	MFA CONTROL PANEL
	FIXED FIRE PUMP CONTROL PANEL
	FIXED FIRE PUMP SETS ARRANGEMENT
	FIXED FIRE PUMP
	GATE VALVE
	CHECK VALVE
	BALL FLOAT VALVE
	AUTOMATIC AIR VENT
	CHECK METER POSITION
	PRESSURE SWITCH ASSEMBLY
	EXIT SIGN
	EMERGENCY LIGHT (WALL MOUNT)
	5KG CO2 PORTABLE FIRE EXTINGUISHER
	FLASHING LIGHT



BLOCK PLAN ( NTS )

## PRESSURE SWITCH ASSEMBLY



COLOUR CODE FOR PIPE SIZE	
PIPE SIZE	COLOUR
ø25	GREEN
ø40	PURPLE

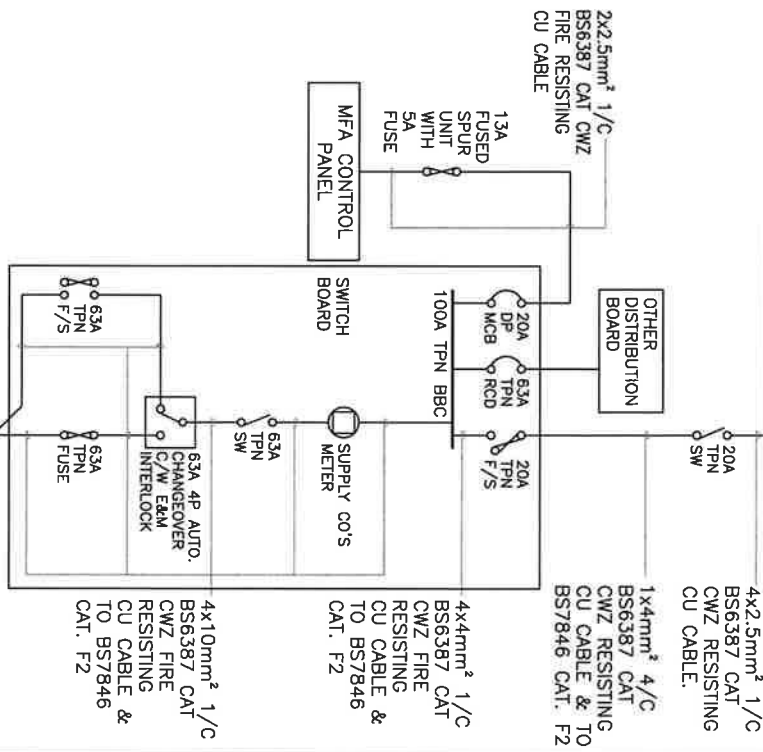
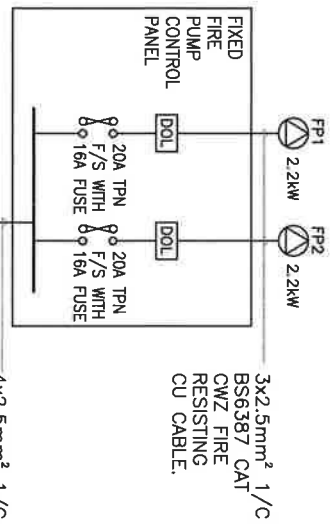
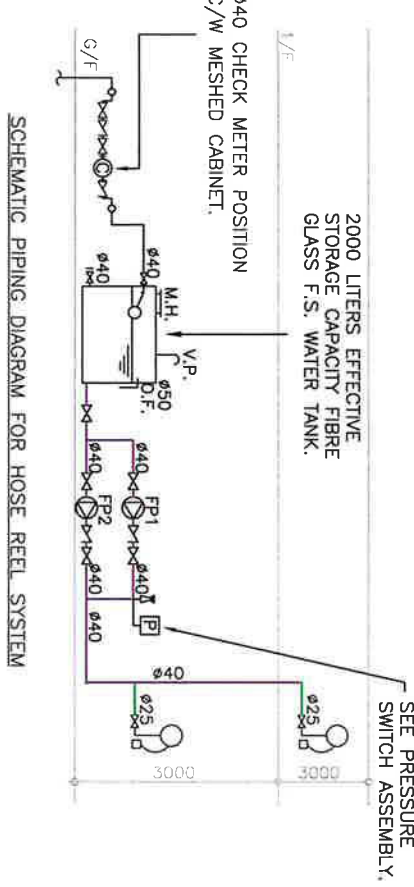
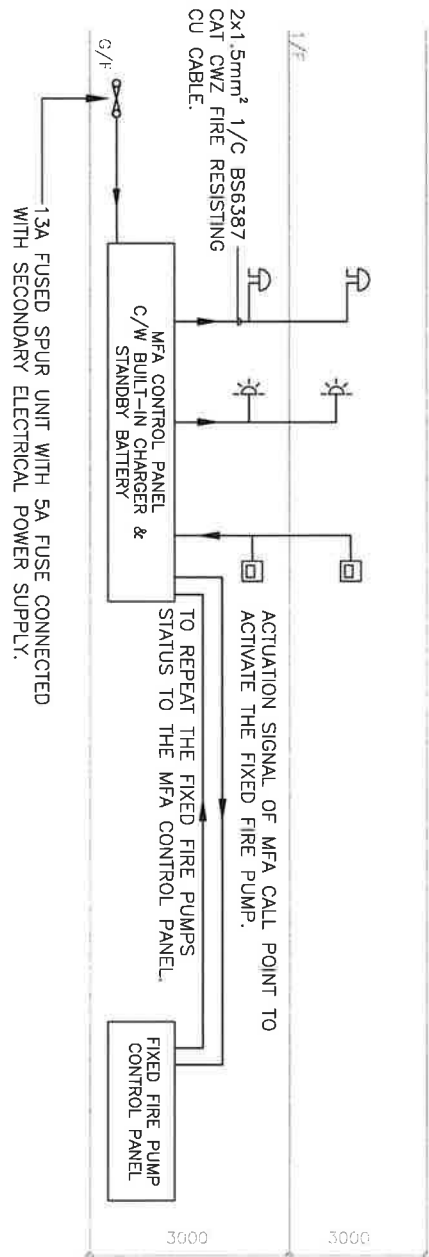
Project:  
F.S. LAYOUT PLAN OF PROPOSED TEMPORARY SHOP AND SERVICE (REAL ESTATE AGENCY) AT LOT 3674 RP IN D.D124, SUN FUNG WAI, TUEN MUN, N.T.

Drawing Title:  
F.S. NOTES, ABBREVIATIONS, LEGENDS, BLOCK PLAN, COLOUR CODE FOR PIPE SIZE AND PRESSURE SWITCH ASSEMBLY

FSI Contractor:

基業消防工程有限公司  
KEI YIP FIRE ENGINEERING LTD.

Cad Ref:	Dwg. Date:	Dwg. No.	Rev
PTS/FS/DWG-01	17-NOV-2015	FS-01	
Scale:	Drawn:	Checked:	
NTS	P.L. YAU	CAD	
DATE	DESCRIPTION		
4/2017	AS PER PLANNING DEPARTMENT COMMENT 30/3/2017		4
11/2018	AS-FITTED		5
2/2022	AS PER PLANNING DEPARTMENT COMMENT 22/2/2022		6



**STATUS OF FIXED FIRE PUMP LOADING PANEL**

1. FP1 POWER SUPPLY ON
2. FP1 PUMP RUNNING
3. FP1 PUMP FAILED
4. FP2 POWER SUPPLY ON
5. FP2 PUMP RUNNING
6. FP2 PUMP FAILED
7. F.S. WATER TANK WATER HIGH LEVEL
8. F.S. WATER TANK WATER LOW LEVEL

**FIXED FIRE PUMP SCHEDULE**

PUMP CODE	DESCRIPTION	PUMP MOTOR POWER RATING (kW)	FLOW RATE (L/min)	PUMP HEAD (BAR)
FP1	FIXED FIRE PUMP			
FP2	(DUTY & STANDBY)	2.2	36	5

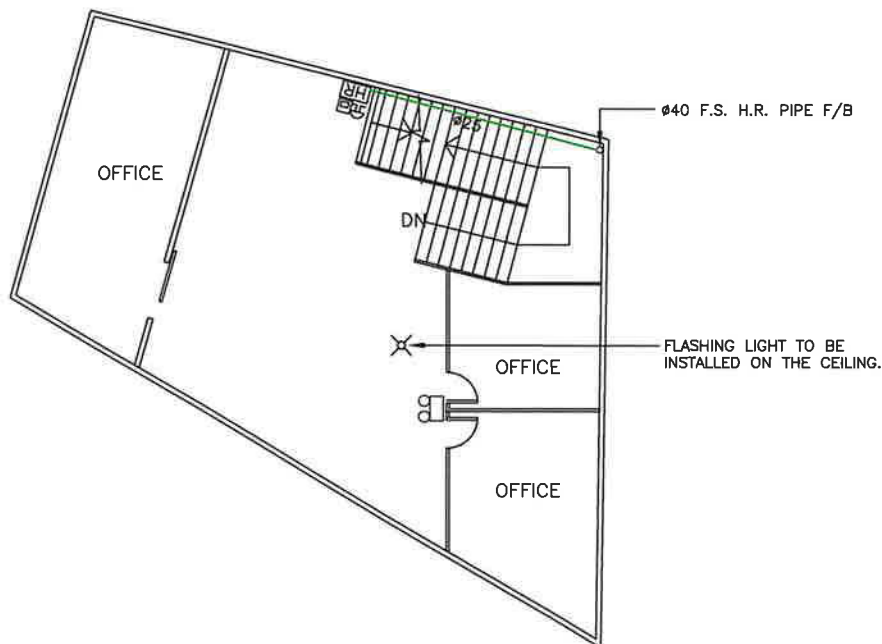
**PRIMARY AND SECONDARY POWER SUPPLY WIRING DIAGRAM FOR F.S. SYSTEM**

Project:  
F.S. LAYOUT PLAN OF PROPOSED TEMPORARY SHOP AND SERVICE (REAL ESTATE AGENCY) AT LOT 3674 RP IN D.D124, SUN FUNG WAI, TUEN MUN, N.T.

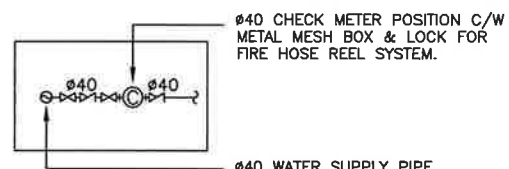
Drawing Title:  
FIXED FIRE PUMP SCHEDULE, STATUS OF FIXED FIRE PUMP LOADING PANEL, SCHEMATIC PIPING DIAGRAM FOR HOSE REEL SYSTEM, SCHEMATIC CONTROL WIRING DIAGRAM FOR MFA SYSTEM & PRIMARY AND SECONDARY POWER SUPPLY WIRING DIAGRAM FOR F.S. SYSTEM.

FSI Contractor:  
**基業消防工程有限公司**  
**KEI YIP FIRE ENGINEERING LTD.**

Cad Ref: PTS/FS/DWG-01	Dwg. Date: 17-NOV-2015	Dwg. No. FS-02	Rev
Scale: NTS	Drawn: P.L. YAU	Checked: CAD	
DATE	DESCRIPTION		
4/2017	AS PER PLANNING DEPARTMENT COMMENT 30/3/2017		4
11/2018	AS-FITTED		5
2/2022	AS PER PLANNING DEPARTMENT COMMENT 22/2/2022		6



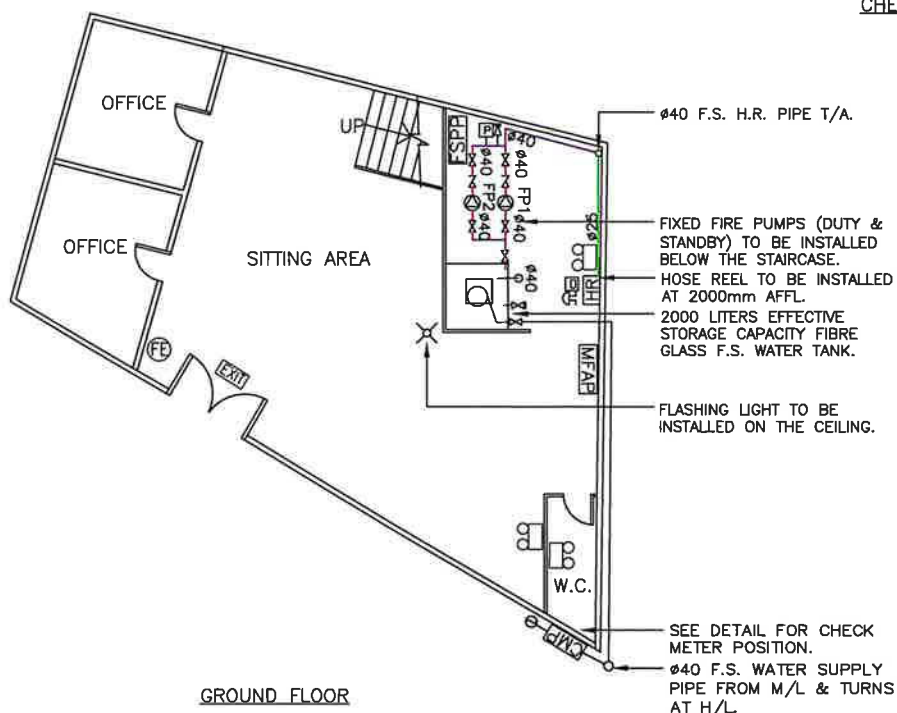
1ST FLOOR



CHECK METER POSITION

ø40 CHECK METER POSITION C/W METAL MESH BOX & LOCK FOR FIRE HOSE REEL SYSTEM.

ø40 WATER SUPPLY PIPE (CONNECTED FROM UNDERGROUND GOVERNMENT TOWN MAIN WATER SUPPLY).



GROUND FLOOR

ø40 F.S. H.R. PIPE T/A.

FIXED FIRE PUMPS (DUTY & STANDBY) TO BE INSTALLED BELOW THE STAIRCASE.

HOSE REEL TO BE INSTALLED AT 2000mm AFFL.

2000 LITERS EFFECTIVE STORAGE CAPACITY FIBRE GLASS F.S. WATER TANK.

FLASHING LIGHT TO BE INSTALLED ON THE CEILING.

SEE DETAIL FOR CHECK METER POSITION.

ø40 F.S. WATER SUPPLY PIPE FROM M/L & TURNS AT H/L

Project:  
F.S. LAYOUT PLAN OF PROPOSED TEMPORARY SHOP AND SERVICE (REAL ESTATE AGENCY) AT LOT 3674 RP IN D.D124, SUN FUNG WAI, TUEN MUN, N.T.

Drawing Title:  
F.S. FLOOR LAYOUT PLAN OF GROUND FLOOR AND FIRST FLOOR, FIXED FIRE PUMP SETS ARRANGEMENT & CHECK METER POSITION

FSI Contractor:

**基業消防工程有限公司**  
**KEI YIP FIRE ENGINEERING LTD.**

Cad Ref: PTS/FS/DWG-01	Dwg. Date: 17-NOV-2015	Dwg. No. FS-03	Rev
Scale: 1 : 100@A3	Drawn: P.L. YAU	Checked: CAD	
DATE	DESCRIPTION		
4/2017	AS PER PLANNING DEPARTMENT COMMENT 30/3/2017		4
11/2018	AS-FITTED		5
2/2022	AS PER PLANNING DEPARTMENT COMMENT 22/2/2022		6



## 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 8950190

Name of Client :

顧客姓名

Sun Cheong Security and Property Management Limited

Name of Building :

樓宇名稱

Street No./Town Lot :

門牌號數/市地段

716

Street/Road/Estate Name :

街道/屋苑名稱

Sun Fung Wai

Block :

座

District :

分區

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 9(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	1 x 5kg CO2 Gas Type F.E.	G/F Electronic Technical Workshop	Conforms with FSD requirements.	27/07/2023	26/07/2024

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

Code 編碼 (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 編碼 (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

*[Signature]*  
T. M. KONG GENERAL MANAGER  
F.S.D. REGISTERED CLASS I NO. RC1/262  
CLASS II NO. RC2/407  
CLASS III NO. RC3/143  
For and on behalf of  
THERMO ENGINEERING & CONSULTANTS LTD.  
輝武工程有限公司  
28/07/2023

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.: \_\_\_\_\_  
消防處檔號

A 9151927

Name of Client :

顧客姓名

Sun Cheong Security and Property Management Limited

Name of Building :

樓宇名稱

Street No./Town Lot :

門牌號數/市地段

716

Street/Road/Estate Name :

街道/屋苑名稱

Sun Fung Wai

Block :

座

District :

分區

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)
11	Emergency Lighting (5 NOS)	G/F-1/F	Conforms with FSD requirements.	27/07/2023	26/07/2024
12	Exit Sign (1 SET)	G/F	Conforms with FSD requirements.	27/07/2023	26/07/2024
13	Fire Alarm Systems(MFA) (Including Flashing Light)	G/F-1/F	Conforms with FSD requirements.	27/07/2023	26/07/2024
16	HR System	G/F-1/F	Conforms with FSD requirements.	27/07/2023	26/07/2024

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

Code 編碼 (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 編碼 (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

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 FSD  
use only.

Inspected

Key-in

Verified

**Relevant Extracts of Town Planning Board Guidelines on**  
**“Renewal of Planning Approval and Extension of Time for Compliance**  
**with Planning Conditions for Temporary Use or Development”**  
**(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 Applications Covering the Application Site**

**Approved Applications**

<b><u>No.</u></b>	<b><u>Application No.</u></b>	<b><u>Development(s)/Use(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>
1.	A/TM-LTYT/126	Temporary Sale of Vehicles (Private Cars and Light Goods Vehicles) and Office for a Period of 3 Years	10.6.2005 [Revoked on 10.12.2005]
2.	A/TM-LTYT/135	Temporary Sale of Vehicles (Private Cars and Light Goods Vehicles) and Office for a Period of 3 Years	17.3.2006
3.	A/TM-LTYT/179	Renewal of Planning Approval for Temporary Sale of Vehicles (Private Cars and Light Goods Vehicles) and Office for a Period of 3 Years	27.2.2009 [Revoked on 27.8.2009]
4.	A/TM-LTYT/192	Temporary Sale of Vehicles (Private Cars and Light Goods Vehicles) and Office for a Period of 3 Years	4.12.2009 [Revoked on 4.8.2012]
5.	A/TM-LTYT/296	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	5.6.2015
6.	A/TM-LTYT/350	Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	18.5.2018
7.	A/TM-LTYT/413	Temporary Shop and Services for a Period of 3 Years	23.7.2021

**Rejected Application**

<b><u>No.</u></b>	<b><u>Application No.</u></b>	<b><u>Development(s)/Use(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>	<b><u>Rejection Reasons</u></b>
1.	A/TM-LTYT/243	Temporary Sale of Vehicles (Private Cars & Light Goods Vehicles) for a Period of 3 Years	15.3.2013	(1) to (2)

**Reasons for Rejection**

- (1) Failure to demonstrate that the proposed development would not generate adverse drainage and traffic impacts.
- (2) Approval of the application with repeated non-compliance with approval conditions would set an undesirable precedent.



**Similar applications within the subject “V” zone in the last five years**

**Approved Applications**

<b><u>No.</u></b>	<b><u>Application No.</u></b>	<b><u>Development(s) /Use(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>
1.	A/TM-LTYT/382	Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	20.9.2019 [Revoked on 16.8.2020]
2.	A/TM-LTYT/387	Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	15.11.2019
3.	A/TM-LTYT/401	Proposed Temporary Shop and Services for a Period of 3 Years	26.3.2021 [Revoked on 26.9.2022]
4.	A/TM-LTYT/408	Proposed Temporary Shop and Services for a Period of 3 Years	8.1.2021

**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 for the application site (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.

**4. Drainage**

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

No objection to the application.

**5. Fire Safety**

Comments of the Director of Fire Services:

- No objection to the application.
- The existing fire service installations implemented on the Site should be maintained in an efficient working order at all times.

**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 any structure at the Site, BD is not in a position to offer comments on the suitability for the use proposed in the application.

**7. Environmental Hygiene**

Comment of the Director of Food and Environmental Hygiene:

No adverse comment on the application.

**8. District Officer's Comments**

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

No comment on the application.

**9. Other Departments**

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

- the Director of Electrical and Mechanical Services;
- the Chief Engineer/Construction, Water Supplies Department;
- the Project Manager (West), Civil Engineering and Development Department;
- the Director of Agriculture, Fisheries and Conservation;
- the Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Office; and
- the Commissioner of Police.

**Recommended Advisory Clauses**

- (a) to resolve any land issue relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to note the comments of District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD) that:
  - (i) the Site comprises Old Schedule agricultural lot, i.e. Lot No. 3674 RP in D.D. 124 (“the Lot”) held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
  - (ii) the Lot is covered by Short Term Waiver No. MR17001 (“the STW”) for the purpose of temporary shop and services (real estate agency);
  - (iii) the building height of the existing structure as stated in the application (i.e. 6.1 meters) is slightly greater than that permitted under the STW (i.e. 6 meters). The STW holder will need to apply to LandsD for modification of the STW condition (i.e. building height) where appropriate. Such application will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The modification of the STW conditions, if approved, will be subject to such terms and conditions including the payment of administrative fee as considered appropriate by LandsD;
  - (iv) the Site is accessible via a strip of Government land leading from Castle Peak Road. 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
  - (v) LandsD reserves the right to take lease enforcement actions as considered appropriate against any unauthorized erection/extensions/alterations of the structures erected or to be erected within the Lot or any unauthorized occupation of Government land at any time irrespective of whether planning permission will be given or not. Enforcement action will be taken should any structure or structures be found erected without prior approval given by LandsD or be in breach of the approval given;
- (c) to note the comments of the Commissioner for Transport that:
  - (i) suitable traffic facilities may be installed along cycle track / footpath of Castle Peak Road – Hung Shui Kiu by Transport Department to prevent illegal parking when considered necessary; and
  - (ii) no vehicular access for the Site will be provided;
- (d) to note the comment of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that no vehicular access to the Site is proposed;
- (e) to note the comments of the Director of Environmental Protection that:
  - (i) public sewer is available in the vicinity of the Site along the Castle Peak Road for

connection; and

- (ii) 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;
- (f) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
  - (i) if the existing structures are erected on leased land without approval of the BD (not being a New Territories Exempted House), they are unauthorised under Buildings Ordinance (BO) and should not be designated for any approved use under the application;
  - (ii) before any new building works are to be carried out on the Site, the prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorised building works (UBWs). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with BO;
  - (iii) for UBWs erected on the leased land, including the existing structures under the application, enforcement action may be taken by BA to effect their removal in accordance with BD’s enforcement policy against UBWs as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBWs on the Site under BO;
  - (iv) in connection with (ii) above, the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Building (Planning) Regulations 5 and 41D respectively; and
  - (v) detailed comments under BO to be provided during building plans submission; and
- (g) to note the comments of the Director of Food and Environmental Hygiene that:
  - (i) if the proposal involves any commercial activities, its state should not be a nuisance or injurious or dangerous to health and surrounding environment; and
  - (ii) the associated works and operations shall not cause any environmental nuisance, pest infestation and obstruction to the surroundings. For any waste generated from the operations and works, the project proponent should arrange his proper disposal at his own expenses.