

This document is received on 24 MAY 2023  
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-I  
表格第 S16-I 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; and**  
位於鄉郊地區土地上及/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**  
位於鄉郊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.info.gov.hk/tpb/en/plan\\_application/apply.html](https://www.info.gov.hk/tpb/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.info.gov.hk/tpb/tc/plan\\_application/apply.html](https://www.info.gov.hk/tpb/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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A(TSW / 80
	Date Received 收到日期	24 MAY 2023

- 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)

FIDELITY INSURANCE COMPANY LIMITED

### 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)	SHOP NO. 190, PODIUM FLOOR, KINGSWOOD RICHLY PLAZA, LOCWOOD COURT, KINGSWOOD VILLAS, NO. 1 TIN WU ROAD, TIN SHUI WAI, YUEN LONG, 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 type="checkbox"/> Site area 地盤面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 150 ..... 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)	..... 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/TSW/16
(e) Land use zone(s) involved 涉及的土地用途地帶	RESIDENTIAL (GROUP B)
(f) Current use(s) 現時用途	RESTAURANT  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

☒ is the sole "current land owner"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。

☐ is one of the "current land owners"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。

☐ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

☐ 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)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 –

☐ has obtained consent(s) of ..... "current land owner(s)"<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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 \_\_\_\_\_ (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）

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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途，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	150 sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	PLACE OF ENTERTAINMENT  (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	1
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 ..... sq.m 平方米 <input type="checkbox"/> About 約		
	Non-domestic part 非住用部分 ..... 150 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約		
	Total 總計 ..... 150 ..... sq.m 平方米 <input checked="" type="checkbox"/> 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
		RESTAURANT	PLACE OF ENTERTAINMENT

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

(a) Operation involved 涉及工程	<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
(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))			
(b) Intended use/development 有意進行的用途/發展			

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

(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置												
	<input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置												
	Please specify the type and number of utility to be provided as well as the 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												
	<table border="1"> <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>	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)										
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)													

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

(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 ..... m
- ☐ 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

(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 ..... sq.m 平方米 ☐About 約
- Proposed plot ratio 擬議地積比率 ..... ☐About 約
- Proposed site coverage 擬議上蓋面積 ..... % ☐About 約
- Proposed no. of blocks 擬議座數 .....
- Proposed no. of storeys of each block 每座建築物的擬議層數 ..... storeys 層  
☐ include 包括 .....storeys of basements 層地庫  
☐ exclude 不包括 .....storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 ..... mPD 米(主水平基準上) ☐About 約  
..... m 米 ☐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 ..... sq. m 平方米 ☐ About 約

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

.....  
 .....  
 .....

☐ other(s) 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)

.....  
 .....  
 .....

☐ 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]
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....

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

.....  
 .....  
 .....  
 .....  
 .....

**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)

06-2023

**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)) TIN WU ROAD <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>	<p>Yes 是          No 否</p>	<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>	<p>Yes 是          No 否</p>	<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>	<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>.....</p> <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>.....</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"/>
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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。

As there is no entertainment premises in the plaza

such as amusement game center or place of public entertainment for children or elderly

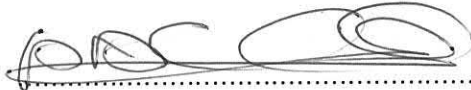
for them to stay and play of whole day without using any money.

**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

  
.....  
CHAN PING CHE

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

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員

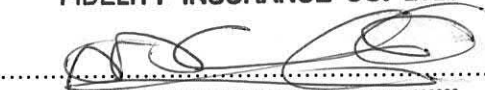
專業資格

- ☐ 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

For and on behalf of others 其他

FIDELITY INSURANCE CO. LTD.

on behalf of  
代表



☐ Company 公司 ☐ Authorised Agent 獲授權代理人 Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

12-05-2023 (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<sup>@</sup>

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

<sup>@</sup> 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.  
在該骨灰安置所內，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	SHOP NO. 190, PODIUM FLOOR, KINGSWOOD RICHLY PLAZA, LOCWOOD COURT, KINGSWOOD VILLAS, NO. 1 TIN WU ROAD, TIN SHUI WAI, YUEN LONG, N.T.		
Site area 地盤面積	<div style="display: flex; justify-content: space-between;"> <span>NIL</span> <span>sq. m 平方米 <input type="checkbox"/> About 約</span> </div> <div style="display: flex; justify-content: space-between;"> <span>(includes Government land of 包括政府土地</span> <span>sq. m 平方米 <input type="checkbox"/> About 約)</span> </div>		
Plan 圖則	S/TSW/16		
Zoning 地帶	RESIDENTIAL (GROUP B)		
Applied use/ development 申請用途／發展	PLACE OF ENTERTAINMENT		
(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	150sq.m <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用		
	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	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)
	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	% <input 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) <hr/> <hr/>	
	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) <hr/> <hr/>	

### Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input 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 checked="" 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"/>
Location Plan		
<b><u>Reports 報告書</u></b>		
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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- A. GENERAL NOTES**
1. ALL BRICKWORK AND MASONRY TO BE LAID IN 1:3 CEMENT SAND MORTAR.
  2. ALL R.C.C. WORK TO BE IN 1:2:4 MIX, UNLESS OTHERWISE STATED.
  3. 2300mm MIN. TO BE PROVIDED TO UNDERSIDE OF BEAMS, 2500mm MIN. FROM FLOOR TO CEILING AND 2000mm MIN. TO BE PROVIDED TO UNDERSIDE OF STAIR.
  4. ALL PARAPETS OR RAILING TO BE 1100mm HIGH ABOVE FINISHED FL. LEVEL MIN.
  5. STAIRCASE TO BE PROVIDED WITH 850mm HIGH HANDRAILS ON BOTH SIDES.
  6. ALL RISERS OF STAIRCASES TO BE NOT MORE THAN 175mm & TREADS NOT LESS THAN 225mm.
  7. THE ALTERATION AND ADDITION WORKS SHALL BE CONSTRUCTED IN ACCORDANCE BUILDING (CONSTRUCTION) REGULATIONS 1990.
  8. ALL LEVEL INDICATED ON DRAWINGS ARE IN METERS P.D.
  9. ALL DIMENSIONS INDICATED ON DRAWINGS ARE IN MILLIMETERS EXCEPT OTHERWISE STATED.
  10. OPA REMAINS UNCHANGED AS PER APPROVED PLANS.

- B. F.S.D. GENERAL NOTES**
1. **FIRE ALARM SYSTEM**  
a. THE EXISTING BUILDING MANUALLY OPERATED FIRE ALARM SYSTEM INCORPORATED IN THE EXISTING BUILDING FIRE HYDRANT/HOSE REEL SYSTEM SHALL BE PROVIDED ONE ACTUATING POINT AND ONE SOUND WARNING DEVICE WHICH SHALL BE LOCATED AT EACH HOSE REEL POINT. THE ACTUATING POINT SHOULD INCLUDE FACILITIES FOR (EXISTING) FIRE PUMP START AND AUDIO WARNING DEVICE INTIMATION.  
b. EXISTING BUILDING MANUAL FIRE ALARM SYSTEM IS LINKED TO EXISTING MAIN BUILDING FIRE ALARM PANEL FOR BOTH FIRE ALARM AND ONWARD TRANSMISSION OF THE SPRINKLER ALARM TO FIRE SERVICES COMMUNICATION CENTRE BY DIRECT LINE.
  2. **HOSE REEL SYSTEM**  
a. THE HOSE REELS CONNECTED FROM THE EXISTING BUILDING FH/HR SYSTEM SHALL BE PROVIDED LIGHTING BACKED UP BY EXISTING GENERATOR OF THE BUILDING WHICH CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30m OF HOSE REEL TUBING.  
b. ALL EXIT SIGNS, DIRECTIONAL EXIT SIGNS AND EMERGENCY LIGHTING SHALL BE INTERNALLY ILLUMINATED BEARING THE WORD AND CHARACTER "EXIT" IN BLOCK LETTERS AND CHARACTERS IN ENGLISH AND CHINESE OF NOT LESS THAN 125mm HIGH WITH 15mm WIDE STROKES, AND SHALL BE EQUIPPED WITH CHARGER SET & BATTERY BACK-UP OF NOT LESS THAN 2HRS SUPPLY AFTER MAINS FAILURE AS PER THE REQUIREMENT OF FSD.
  3. **VISUAL FIRE ALARM (VFA) SYSTEM**  
a. VISUAL FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH THE DESIGN MANUAL: BARRIER FREE ACCESS 2008.  
b. THE VISUAL ALARM SIGNAL OF EACH MINIMUM RATING AT 15 d SHALL BE IN THE FORM OF FLASHING RED LIGHT (EACH LABELED "FIRE ALARM" WITH HEIGHT OF ENGLISH & CHINESE CHARACTERS NOT LESS THAN 10mm AND 15mm RESPECTIVELY) AND BE LOCATED AT PROMINENT LOCATIONS IN PLACES WHICH ARE INTENDED TO BE ACCESSIBLE TO THE PUBLIC TO ENSURE THAT THE SIGNAL CAN BE SEEN FROM ANYWHERE IN THOSE AREAS WHEN THE FIRE ALARM IS ACTIVATED.  
c. THE SIGNAL CIRCUIT OF THE VFA FLASHING RED LIGHTS SHALL BE CONNECTED WITH THE EXISTING (MAIN) BUILDING FIRE ALARM PANEL WHICH SHALL THEREFORE ACTIVATE BOTH VFA LIGHTS AND THE FIRE ALARM BELLS INSIDE THE RESTAURANT AS SOON AS A FIRE ALARM SIGNAL IS RECEIVED FROM THE F.S. SYSTEM AT ANY PART OF THE BUILDING.
  4. **AUTOMATIC SPRINKLER SYSTEM**  
a. THE SPRINKLER LAYOUT SHALL BE MODIFIED TO SUIT FOR NEW LAYOUT AND CONNECTED FROM THE EXISTING BUILDING SPRINKLER SYSTEM SHALL BE PROVIDED ACCORDING TO THE REQUIREMENTS OF LOSS PREVENTION COUNCIL, RULES, UK.  
b. ELECTRICAL CIRCUITS SHALL BE PROTECTED BY MINATURE CIRCUIT BREAKERS IN LIEU OF CONVENTIONAL RE-WIREABLE FUSES.
  5. ALL LININGS FOR ACOUSTIC AND THERMAL INSULATION PURPOSED IN DUCTINGS AND CONCEALED LOCATION SHALL BE OF CLASS 1 OR 2 RATED OF SURFACE SPREAD OF FLAME AS PER B.S. 476: PART 7 OR ITS INTERNATIONAL EQUIVALENT OR BE BROUGHT UP TO THAT STANDARD BY USE OF AN APPROVED FIRE RETARDANT PRODUCT.
  6. ALL LININGS FOR ACOUSTIC AND THERMAL INSULATION PURPOSED WITHIN PROTECTED MEANS OF ESCAPE SHALL BE OF CLASS 1 OR 2 RATED OF SURFACE SPREAD OF FLAME AS PER B.S. 476: PART 7 OR ITS INTERNATIONAL EQUIVALENT OR BE BROUGHT UP TO THAT STANDARD BY USE OF AN APPROVED FIRE RETARDANT PRODUCT.
  7. ANY INTENDED STORAGE OR USE OF DANGEROUS GOODS AS DEFINED IN CHAPTER 295 OF THE LAW OF HONG KONG SHOULD BE NOTIFIED TO THE DIRECTOR OF FSD.
  8. NO SMOKE EXTRACTION SYSTEM SHALL BE PROVIDED.
  9. FIRE DETECTION SYSTEM SHALL BE MODIFIED TO SUIT NEW LAYOUT.
  10. FIRE EXTINGUISHER SHALL BE PROVIDED AS INDICATED ON PLAN.

**C. MINIMUM NUMBER OF EXIT DOORWAYS FROM A ROOM OR EXIT ROUTES FROM A STORE**

FLOOR	USE	TOTAL U.F.A. (sq.m.)	FACTOR REPRESENTING NO. OF U.F.A. PER PERSON	TOTAL CAPACITY PER FLOOR (PERSONS)	MIN. NO. OF EXIT DOOR OR ROUTE	MIN. TOTAL WIDTH OF (mm)	MIN. NO. OF EXIT DOOR OR ROUTE	MIN. TOTAL WIDTH OF (mm)	MIN. NO. OF EXIT DOOR OR ROUTE	MIN. TOTAL WIDTH OF (mm)
SHOPS/ARCADE	1427.229	3	476							
RESTAURANT	89.882	1	90							
KITCHEN	39.447	4.5	9							
G/F & 1/F	NO CHANGE TO PREVIOUS APPROVED PROVISIONS									

**D. SCHEDULE OF SANITARY FITMENTS**

FLOOR	USE	TOTAL U.F.A. (sq.m.)	FACTOR REPRESENTING NO. OF U.F.A. PER PERSON	TOTAL CAPACITY PER FLOOR (PERSONS)	NO. OF MALE PERSON AND FEMALE PERSON (PROPORTION)	NO. OF MALE PERSON AND FEMALE PERSON (PROPORTION)	NO. OF MALE PERSON AND FEMALE PERSON (PROPORTION)	NO. OF MALE PERSON AND FEMALE PERSON (PROPORTION)	NO. OF MALE PERSON AND FEMALE PERSON (PROPORTION)	NO. OF MALE PERSON AND FEMALE PERSON (PROPORTION)
SHOPS	1427.229	15	96							
RESTAURANT	89.882	1.5	60							
KITCHEN	39.447	4.5	9							
STAFF OFFICE	37.880	0.5	6							
G/F & 1/F	NO CHANGE TO PREVIOUS APPROVED PROVISIONS									

**E. PROVISION OF MEANS OF ESCAPE IN CASE OF FIRE**

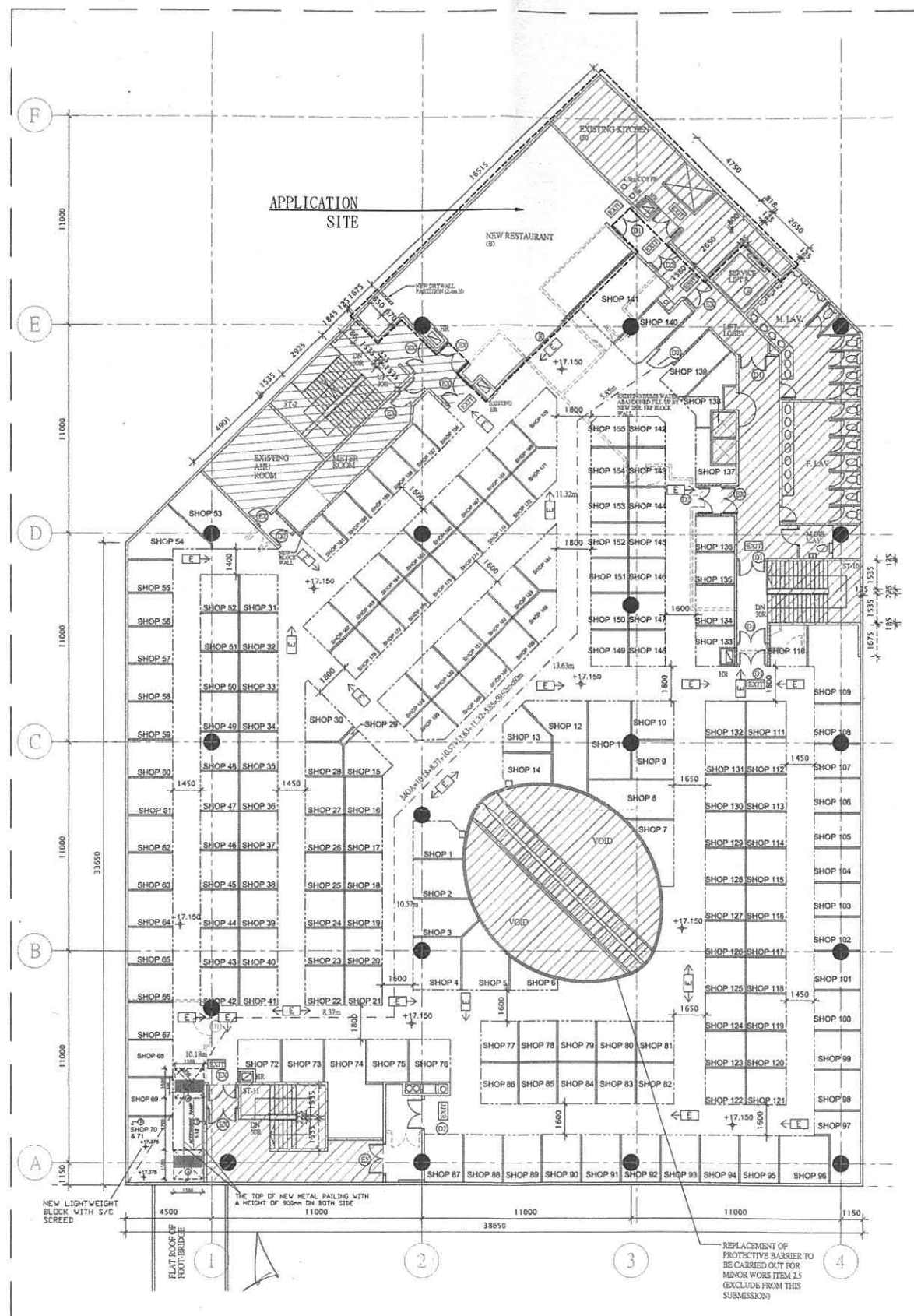
FLOOR	NO. STOREY ABOVE GROUND STOREY	TOTAL U.F.A. (sq.m.)	FACTOR REPRESENTING NO. OF U.F.A. PER PERSON	TOTAL CAPACITY PER FLOOR (PERSONS)	NO. OF STAIR PROVIDED IN THE BUILDING	TOTAL DISCHARGE VALUE OF THE STAIR (PERSONS)
2 (ABOVE GROUND LEVEL)	1/1	1041.5	4.5	581	3 NO. OF 1500W STAIR (MARKED ST2, ST10 & ST11)	651 X 3 = 1953
AS PER APPROVED PLAN						
AS ACCEPTED BY LICENSING AUTHORITY UP TO 26-3-04						

**F. FIRE RESISTANCE REQUIREMENT FOR ELEMENTS OF CONSTRUCTION**

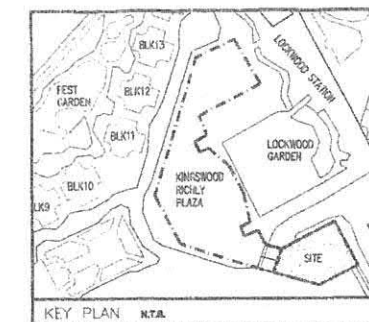
LOCATION OF FLOOR	USE	CLASS	FLOOR AREA (sq.m.)	VOLUME (cu.m.)	F.R.R.	MINIMUM DIMENSION OF ELEMENTS OF CONSTRUCTION	R.C. SLAB	R.C. BEAM	R.C. COLUMN
G/F	SHOP/RESTAURANT	4	397.030	5.050	2005	THICKNESS	COVER TO STEEL	COVER TO STEEL	COVER TO STEEL
1/F			741.084	9.075	3781	THICKNESS	COVER TO STEEL	COVER TO STEEL	COVER TO STEEL
2/F			1427.229	4.550	6636.815	THICKNESS	COVER TO STEEL	COVER TO STEEL	COVER TO STEEL
TOTAL			12402.815	< 28000					

TABLES COPIED FROM RECORD PLAN DWG. BD-01(A) APPROVED ON 23 JULY 2004 UNDER REFERENCE BD 2-3/9331/88/6

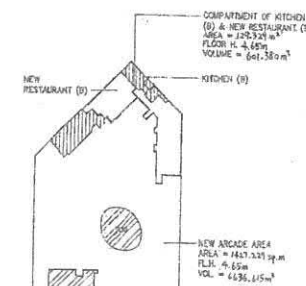
PROPOSED FINISHES LOADING = 0.7Kpa  
PROPOSED LIVE LOAD FOR KITCHEN = 4.0Kpa  
PROPOSED LIVE LOAD FOR SHOP = 5.0Kpa  
PROPOSED PARTITION LOAD FOR SHOP = 0.5Kpa  
PROPOSED FRP PARTITION LOAD FOR KITCHEN = 6.5KN/M3



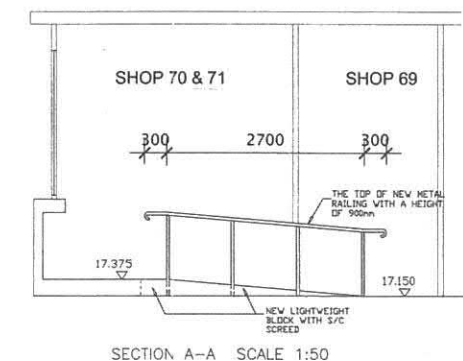
1 PART PLAN OF PODIUM FLOOR (PART B)  
SCALE 1:150



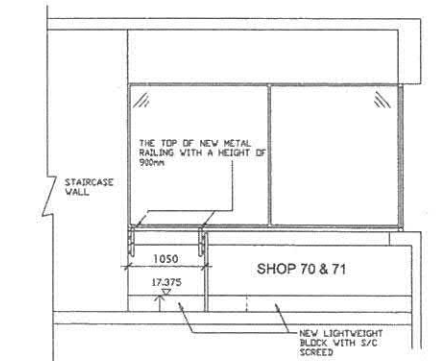
- LEGEND:**
- SITE LOCATION
  - A&A WORKS AREAS
  - ▨ ITEMS TO BE DEMOLISHED
  - ▨ NON-SUBMISSION AREA
  - NEW DRY WALL PARTITION
  - Ⓐ FIREMAN'S LIFT
  - Ⓔ EXISTING DOOR
  - Ⓔ -/60/60 FRR SELF-CLOSING DOOR W/ SMOKE SEAL
  - Ⓔ -/120/120 FRR SELF-CLOSING DOOR W/ SMOKE SEAL
  - Ⓔ -/120/120 FRR FIRE SHUTTER
  - Ⓔ NEW EXIT SIGN
  - ▨ -/120/120 FULL HEIGHT Y TONG BLOCK WALL
  - Ⓔ NEW DIRECTIONAL EXIT SIGN
- ABBREVIATIONS:**
- ◆ FINISH FLOOR LEVEL
  - ◆ STRUCTURAL FL. LEVEL



COMPARISON DIAGRAM FOR PART PLAN OF PODIUM/FLOOR  
1:600  
(DIAGRAM COPIED FROM RECORD PLAN BD-01(A) DATED 30/04/2004 UNDER REFERENCE BD 2-3/9331/88/6)



SECTION A-A SCALE 1:50



SECTION B-B SCALE 1:50

B.D. Ref. No. 2-3/9331/88/10

F.S. Ref. No.

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ALL MEASUREMENTS MUST BE CHECKED AT THE WORK BY THE CONTRACTOR.

REV.	DATE	REMARKS
A.	7.11.2013	
B.	28.1.2014	
C.	26.8.2014	
D.	16.8.2014	
E.	16.10.2014	
F.	24.11.2014	

**AUTHORIZED PERSON**  
**BRIGHTSPECT LIMITED**  
ADDRESS: RM 503, 6/F, EASTERN COMMERCIAL CENTRE,  
395-399 HENNESSY ROAD, WANCHAI, HONG KONG  
TEL: 2122 9877 FAX: 3690 2515

THE WORKS SHOWN ON THESE PLANS ARE TYPE II WORKS...  
IN RESPECT OF WHICH THIS BUILDING AUTHORITY'S CONSENT IS APPLIED FOR

K. C. Lee-Authorized Person

FOR BD APPROVAL

CHOP FOR APPROVAL

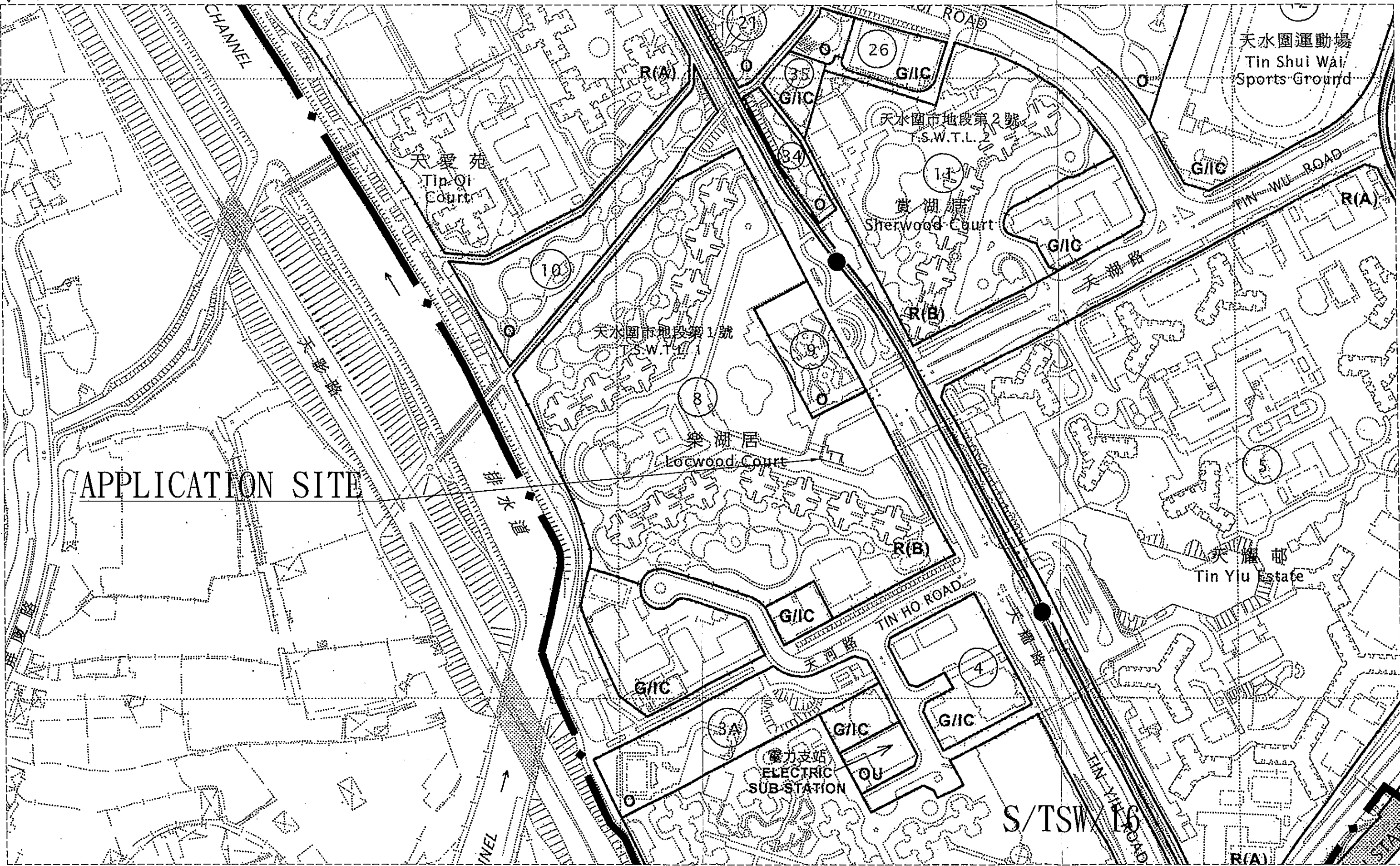
Plan Approved  
CHAN Chiu-hun, Anderson  
Senior Building Surveyor  
for BUILDING AUTHORITY  
27 NOV 2014

**PROJECT**  
**A&A WORKS AT PODIUM LEVEL, RICHLI PLAZA, PHASE 3, 1 TIN WU ROAD, YUEN LONG**

**DRAWING TITLE**  
**BLOCK PLAN, GENERAL NOTES, LAYOUT PLAN AT PODIUM LEVEL**

SCALE: AS SHOWN DATE: 7/11/2013  
DRAWN BY: AL/SO/FY CHECK BY: KCL  
JOB NO: DWG NO: RP-S001 F





APPLICATION SITE

天水圍運動場  
Tin Shui Wai Sports Ground

天愛苑  
Tin Oi Court

天水圍市地段第2號  
T.S.W.T.L. 2

賞湖居  
Sherwood Court

天水圍市地段第1號  
T.S.W.T.L. 1

樂湖居  
Locwood Court

天耀邨  
Tin Yiu Estate

電力支站  
ELECTRIC SUB-STATION

S/TSW/16



**煒達圖則設計顧問公司**  
**W & T Artwork & Design Consultant Co.**  
O/B TOP INTEREST ENGINEERING LIMITED

TOWN PLANNING BOARD  
15/F., North Point Government Office  
333 Java Road  
North Point, Hong Kong

Date: 05-06-2023  
Our Ref.: TIWT-386

Dear Sir / Madam,


Re: Application for permission under section 16 for Amusement Game Centre at  
Shop No. 190, Podium Floor, Kingswood Richly Plaza,  
Locwood Court, Kingswood Villas, No. 1 Tin Wu Road,  
Tin Shui Wai, Yuen Long, N.T.

With refer to our conversation, we would like to confirm that :-

1. the business hour will be 08:00 to 02:00 Monday to Sunday including public holiday;
2. the site area will be 141.229 sq.m;
3. for the persons who have attained the age of 16 years;
4. the max. person will be 150 persons including the staff; and
5. now proposed is 44nos. of TV game machine with 75 devices.

If you have any question, please feel free to contact with us.

Yours faithfully,  
For and on behalf of  
W & T Artwork & Design Consultant Company

  
Mr. S. T. Wong















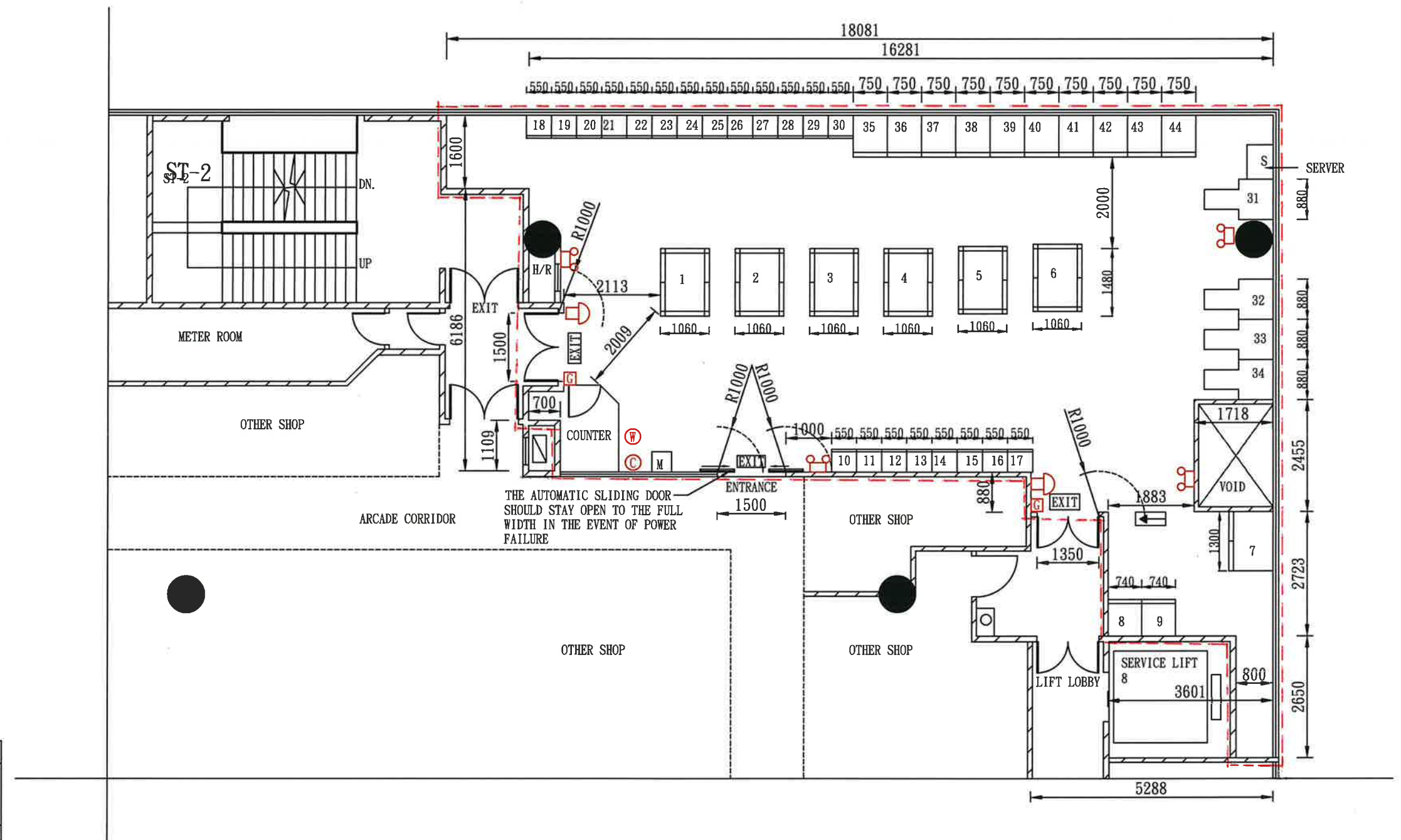


1. THE PREMISES ARE A LEGAL STRUCTURE,
2. THE PREMISES ARE STRUCTURALLY SUITABLE FOR USE AS AN AMUSEMENT GAME CENTER,
3. THE PREMISES ARE BEING PROVIDED WITH THE REQUIRED MEANS OF FIRE ESCAPE,
4. THE PROPOSED USE OF THE PREMISES IS NOT CONTRARY TO THE GOVERNMENT LEASE CONDITIONS,
5. THE PROPOSED PREMISES HAVE BEEN ISSUED WITH AN OCCUPATION PERMIT,
6. THE PROPOSED PREMISES ARE LOCATED IN A BUILDING SOLELY FOR COMMERCIAL PURPOSE.

THE TOTAL NUMBER OF PERSONS TO BE ACCOMMODATED IN THE AMUSEMENT GAME CENTRE SHOULD

THE TOTAL NUMBER OF PERSONS TO BE ACCOMMODATED IN THE RECREATION GAME CENTRE SHOULD NOT EXCEED 150 PERSONS (INCLUDING PATRONS AND STAFFS) AT ANY TIME.

-  EMERGENCY LIGHTING
-  9 LIT. WATER TYPE CO2 F.E.
-  5Kg GAS TYPE CO2 F.E.
-  BREAKGLASS UNIT
-  FIRE ALARM BELL
-  EXIT EXIT SIGN BOX
-  DIRECTION EXIT SIGN
-  LICENSE AREA



MACHINE NO.	SIZE	NO. OF DEVICE	TYPE
1-6	1060x1480	6	SPECIAL
7	1300x960	2	
8-9	740x800	1	
10-30	550x500	1	
31-34	880x1500	1	COCKPIT
35-44	750x905	1	UPRIGHT

TOTAL = 44 NOS. (75 DEVICES)



煒達圖則設計顧問公司

W & T Artwork & Design  
Consultant Company

RM. 305, 3/F., HIP KWAN COMMERCIAL BUILDING, TEL: 2771 6676  
38 PITT STREET, YAU MA TEI, KOWLOON. FAX: 2771 8986

 EX. COLUMN  
 EX. FULL HT. BLOCK WALL PARTITION

PROJECT :	
-----------	--

新界元朗天水圍天湖路1號嘉湖山莊崇湖居嘉湖新北江商場  
平台190號舖  
SHOP NO. 190, PODIUM FLOOR, KINGSWOOD RICHLY PLAZA,  
KINGSWOOD COURT, KINGSWOOD VILLAS, NO. 1 TIN WU ROAD,  
TIN SHUI WAI, YUNE LONG, N. T.

DRAWING TITLE:
----------------

## LAYOUT PLAN

REF. NO. A/TSW/80

SCALE	1:100
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JOB NO. TIWT-386

DRG. NO. A-1



**煒達圖則設計顧問公司**  
**W & T Artwork & Design Consultant Co.**  
O/B TOP INTEREST ENGINEERING LIMITED

TOWN PLANNING BOARD  
15/F., North Point Government Office  
333 Java Road  
North Point, Hong Kong

Date: 27-06-2023  
Our Ref.: TIWT-386

Attn.: Miss Kwok

Dear Madam,

Re: Application for permission under section 16 for Amusement Game Centre at  
Shop No. 190, Podium Floor, Kingswood Richly Plaza,  
Locwood Court, Kingswood Villas, No. 1 Tin Wu Road,  
Tin Shui Wai, Yuen Long, N.T.

With refer to our conversation and your email, that the Commissioner of Police are appended below :-

Multiple educational establishments / institutions are located on the same floor of the proposed location. The proposal might serve negative influence / impact on nearby students and give rise to the concern of juvenile gathering at the proposed location.

First of all the multiple educational establishments / institutions are located on the same floor are not legitimate which had not register in Education Bureau, also must of them is for the age under 16 that they cannot enter the proposed game center, the proposed center has staff seating near the main entrance to check the custom and the Home Affair Department (HAD) have staff random audit check the center either the game machine, the staff name in the list T-5 form, any person under 16 inside the center, all the exit door including the main entrance door are closed (to avoid the noise) and the self-closing device are function, the fire extinguisher and have sufficient lighting. Beside the police also random check any illegal person, gangland or things occur inside the center. Current generation the game center are located in a solely commercial building to avoid affecting the residents, inside 100m area without another game center to avoid to many center. On other hand the approval of Shop C44A & C44B on 1/F is same as our proposed premises.





**煒達圖則設計顧問公司**  
**W & T Artwork & Design Consultant Co.**  
O/B TOP INTEREST ENGINEERING LIMITED

I think our proposed (141.229m<sup>2</sup>) and location is better from Shop C44A & C44B (53.98m<sup>2</sup>) . Hope this can let your board certify and are looking forwards to seeing your approval.

Should you have any question, please feel free to contact with us.

Yours faithfully,

For and on behalf of

W & T Artwork & Design Consultant Company

Mr. S. T. Wong

(Tel.: [REDACTED])



怡專業美容  
Anna Beauty



華朝教育

女中心

95

96



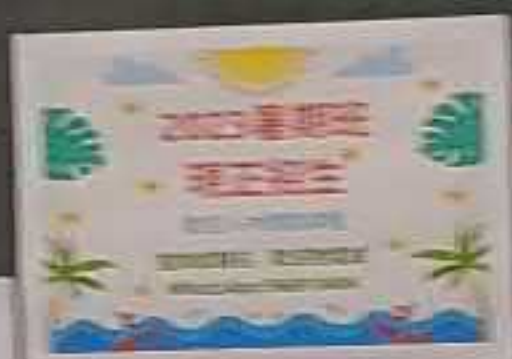




# 啟進教室

153

CLOSED





No.81-82

81



易數教育

80



易數教育

79

強積金 / 保單諮詢站

新北江商場  
成81-82號舖

548 1787

journey8

urney210

10:00-21:00

期 Sat, Sun &

逢星期三休息

程可供選擇  
店內查詢!



收更多優惠!

數學

從此不一樣!

S1 - S6

Mathematics

中一至中六

數學專科

數學專科

易數教育中心

Easy Maths Education Centre

天水圍

新北江

電話

Whatsapp

進步顯著

小班模式

數學



屯門

柏麗

電話

Whatsapp





50

# 尚進教育中心



FIRE ALARM 火警

51



Closed

2023暑期班  
現正招生  
歡迎入內索取章程  
查詢或報名：歡迎致電  
WhatsApp 9669 0404

ATTENTION  
凡同時報讀升中四  
英文班及升中四數  
學班，可獲折扣優  
惠，介紹朋友一同  
報讀更可獲額外  
折優惠。

升中四/中五  
數學班  
7月16日至8月27日 逢星期四  
下午 2:00-4:00  
費用：\$2100 (含兩堂)  
報名或查詢 WhatsApp 9669 0404

升中四英文班  
7月16日至8月27日 逢星期四  
下午 2:00-4:00  
費用：\$2100 (含兩堂)  
報名或查詢 WhatsApp 9669 0404

尚進教育中心  
地址：新加坡...  
電話：...

尚進教育中心  
地址：新加坡...  
電話：...

尚進教育中心  
地址：新加坡...  
電話：...

↑尚進好學生

此門已關，請用左邊門  
出入，多謝合作。



老師

數理補習

電話：

125

124

小學課程

英文專科	\$6
數學專科	\$6
數學專科(英文數)	\$6
奧林匹克數學課程	\$8
STEAM 課程	\$8

### F.1-F.3 課程

MATH 數學	\$900
Science 科學	\$900
HSK 2.0 國際課程	\$1200

### F.3-F.6 課程

Math 數學	\$1200
Physics 物理	\$1200
M1/M2	\$1200

方老師簡介:

(1) 註冊中學教師。前中學數學及物理科主任。超過二十年的補習及數學經驗。

(2) 香港大學榮譽數學士。主修數學及物理。

(3)在會考及高考的數學及物理科均獲A級。

(4)從本大補習，已有多名補習學生成功考入大學，亦有超過十人已經當上中、小學老師。

(5)本人的補習學生多來自名校包括

現正招生

聖士提反書院、聖士提反女書院、聖嘉勒女書院、瑪利諾、庇理羅士、德望、曉沙、聖仁、香港華仁、九龍華仁、聖保羅及其他 BAND1 名校。

正在營業 歡迎光臨

私補課程

小學每小時\$250 起  
中學至大學每小時\$300 起  
津貼/互惠/國際學校:  
HKDSE  
IGCSE/IB  
SAT/ACT/AP/IB  
其他海外科別  
香港及海外大學數學及統計  
(與大學/EMI/IB/IGCSE)

歡迎取閱

LEARN 學  
方SIR補習社



暑期課程  
現正招生

教導有方

LEARN 700 75 MIN 视频教程

系列	定價(港幣)
A7-1A7	5.90-19.90
A7-1A8	20.00-13.90
A7-1A9	11.00-13.90
A7-1A10	1.90-2.90
A7-1A11	2.90-4.90

LEARN  BY SON 動物教室

2023 初中暑期課程	
升 8.1-8.3 數學	
升 8.1-8.3 科學	
全網獨家教材 1112202 (中文)	
[7月15-31日] [4月15-31日] [5月1-31日]	
日期	可選擇時長
	[假期一至五]
8/7-14/7	4:30-6:00 pm
	7:00-8:30 pm
24/7-31/8	8:30-10:00 pm

LEARN 101 万 小时 国际 教育

<b>2023 高中暑期課程</b>	
升 F4-EB 數學	
升 F4-FS M1/M2	
升 F4-FS 物理	
升中學部 (F6) \$18000 /週	
10週年 3-5 人小班課 優惠\$999起	
日期	星期課程段
	(星期一至五)
5/7-14/7	4:30-6:00 pm
	7:00-8:30 pm
24/7-31/7	8:30-10:00 pm

小四及 小五英 數專科  
現在尚 餘少量 學額.





小學友教室  
Little Smarties Tutorial Centre



小學友教室  
Little Smarties Tutorial Centre

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葉瑞財 趙強 馮健  
全科補習中心



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# ESL LEARNING CENTRE

# ESL LEARNING CENTRE

## 智明教室

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**ESL LEARNING CENTRE 智明教室**

**重點課程 Focused Courses**

- 國際文憑課程 International Baccalaureate English
- 劍橋英語 Cambridge English
- 閱讀理解 Reading Comprehension
- 英語寫作技巧 Writing Skills
- 英語會話技巧 Speaking Skills
- 英語語法 Grammar Practice
- 英語文法應用 Grammar Practice
- 本地英語考試準備 Exam Preparation (Local English)
- 綜合英語水平提升課程 Comprehensive English
- 國際大學入學考試國際英語 International Entrance Paper Practice

**幼兒英語班 (K1-K3) Courses for K1-K3 Students**

- 劍橋英語 Cambridge English
- 英語語法 Grammar Practice
- 英語會話技巧 Speaking through Fun Lessons
- 英語寫作技巧 Writing through Fun Lessons

● 課程時間: 10:00am - 6:00pm  
● 小班教學 (10名以下) Small Group (Max. 10 Students)  
● 學費: 每堂 \$150 (12堂)  
● 查詢電話: 9462 5505

**課堂收費 (每堂 60 分鐘) Charges per Course (60 mins/Class)**

課程名稱 Courses	P1-P6	P7-P9	收費 Charges
劍橋英語 Cambridge English	★	★	HK\$ 275
閱讀理解 Reading Comprehension	★	★	HK\$ 200
寫作技巧 Writing Skills	★	★	HK\$ 200
會話技巧 Speaking Skills	★	★	HK\$ 225
英語語法 Grammar Practice	P1-P3	★	HK\$ 225
英語文法應用 Grammar Practice	★	★	HK\$ 250
本地英語考試準備 Exam Preparation (Local Eng.)	★	★	HK\$ 250
綜合英語水平提升課程 Comprehensive English	★	★	HK\$ 300
國際大學入學考試國際英語 International Entrance Paper Practice	★	★	HK\$ 300

● 小班教學: 10名以下 (10/12/15/20/25/30/35/40/45/50/55/60/65/70/75/80/85/90/95/100/105/110/115/120/125/130/135/140/145/150/155/160/165/170/175/180/185/190/195/200/205/210/215/220/225/230/235/240/245/250/255/260/265/270/275/280/285/290/295/300/305/310/315/320/325/330/335/340/345/350/355/360/365/370/375/380/385/390/395/400/405/410/415/420/425/430/435/440/445/450/455/460/465/470/475/480/485/490/495/500/505/510/515/520/525/530/535/540/545/550/555/560/565/570/575/580/585/590/595/600/605/610/615/620/625/630/635/640/645/650/655/660/665/670/675/680/685/690/695/700/705/710/715/720/725/730/735/740/745/750/755/760/765/770/775/780/785/790/795/800/805/810/815/820/825/830/835/840/845/850/855/860/865/870/875/880/885/890/895/900/905/910/915/920/925/930/935/940/945/950/955/960/965/970/975/980/985/990/995/1000/1005/1010/1015/1020/1025/1030/1035/1040/1045/1050/1055/1060/1065/1070/1075/1080/1085/1090/1095/1100/1105/1110/1115/1120/1125/1130/1135/1140/1145/1150/1155/1160/1165/1170/1175/1180/1185/1190/1195/1200/1205/1210/1215/1220/1225/1230/1235/1240/1245/1250/1255/1260/1265/1270/1275/1280/1285/1290/1295/1300/1305/1310/1315/1320/1325/1330/1335/1340/1345/1350/1355/1360/1365/1370/1375/1380/1385/1390/1395/1400/1405/1410/1415/1420/1425/1430/1435/1440/1445/1450/1455/1460/1465/1470/1475/1480/1485/1490/1495/1500/1505/1510/1515/1520/1525/1530/1535/1540/1545/1550/1555/1560/1565/1570/1575/1580/1585/1590/1595/1600/1605/1610/1615/1620/1625/1630/1635/1640/1645/1650/1655/1660/1665/1670/1675/1680/1685/1690/1695/1700/1705/1710/1715/1720/1725/1730/1735/1740/1745/1750/1755/1760/1765/1770/1775/1780/1785/1790/1795/1800/1805/1810/1815/1820/1825/1830/1835/1840/1845/1850/1855/1860/1865/1870/1875/1880/1885/1890/1895/1900/1905/1910/1915/1920/1925/1930/1935/1940/1945/1950/1955/1960/1965/1970/1975/1980/1985/1990/1995/2000/2005/2010/2015/2020/2025/2030/2035/2040/2045/2050/2055/2060/2065/2070/2075/2080/2085/2090/2095/2100/2105/2110/2115/2120/2125/2130/2135/2140/2145/2150/2155/2160/2165/2170/2175/2180/2185/2190/2195/2200/2205/2210/2215/2220/2225/2230/2235/2240/2245/2250/2255/2260/2265/2270/2275/2280/2285/2290/2295/2300/2305/2310/2315/2320/2325/2330/2335/2340/2345/2350/2355/2360/2365/2370/2375/2380/2385/2390/2395/2400/2405/2410/2415/2420/2425/2430/2435/2440/2445/2450/2455/2460/2465/2470/2475/2480/2485/2490/2495/2500/2505/2510/2515/2520/2525/2530/2535/2540/2545/2550/2555/2560/2565/2570/2575/2580/2585/2590/2595/2600/2605/2610/2615/2620/2625/2630/2635/2640/2645/2650/2655/2660/2665/2670/2675/2680/2685/2690/2695/2700/2705/2710/2715/2720/2725/2730/2735/2740/2745/2750/2755/2760/2765/2770/2775/2780/2785/2790/2795/2800/2805/2810/2815/2820/2825/2830/2835/2840/2845/2850/2855/2860/2865/2870/2875/2880/2885/2890/2895/2900/2905/2910/2915/2920/2925/2930/2935/2940/2945/2950/2955/2960/2965/2970/2975/2980/2985/2990/2995/3000/3005/3010/3015/3020/3025/3030/3035/3040/3045/3050/3055/3060/3065/3070/3075/3080/3085/3090/3095/3100/3105/3110/3115/3120/3125/3130/3135/3140/3145/3150/3155/3160/3165/3170/3175/3180/3185/3190/3195/3200/3205/3210/3215/3220/3225/3230/3235/3240/3245/3250/3255/3260/3265/3270/3275/3280/3285/3290/3295/3300/3305/3310/3315/3320/3325/3330/3335/3340/3345/3350/3355/3360/3365/3370/3375/3380/3385/3390/3395/3400/3405/3410/3415/3420/3425/3430/3435/3440/3445/3450/3455/3460/3465/3470/3475/3480/3485/3490/3495/3500/3505/3510/3515/3520/3525/3530/3535/3540/3545/3550/3555/3560/3565/3570/3575/3580/3585/3590/3595/3600/3605/3610/3615/3620/3625/3630/3635/3640/3645/3650/3655/3660/3665/3670/3675/3680/3685/3690/3695/3700/3705/3710/3715/3720/3725/3730/3735/3740/3745/3750/3755/3760/3765/3770/3775/3780/3785/3790/3795/3800/3805/3810/3815/3820/3825/3830/3835/3840/3845/3850/3855/3860/3865/3870/3875/3880/3885/3890/3895/3900/3905/3910/3915/3920/3925/3930/3935/3940/3945/3950/3955/3960/3965/3970/3975/3980/3985/3990/3995/4000/4005/4010/4015/4020/4025/4030/4035/4040/4045/4050/4055/4060/4065/4070/4075/4080/4085/4090/4095/4100/4105/4110/4115/4120/4125/4130/4135/4140/4145/4150/4155/4160/4165/4170/4175/4180/4185/4190/4195/4200/4205/4210/4215/4220/4225/4230/4235/4240/4245/4250/4255/4260/4265/4270/4275/4280/4285/4290/4295/4300/4305/4310/4315/4320/4325/4330/4335/4340/4345/4350/4355/4360/4365/4370/4375/4380/4385/4390/4395/4400/4405/4410/4415/4420/4425/4430/4435/4440/4445/4450/4455/4460/4465/4470/4475/4480/4485/4490/4495/4500/4505/4510/4515/4520/4525/4530/4535/4540/4545/4550/4555/4560/4565/4570/4575/4580/4585/4590/4595/4600/4605/4610/4615/4620/4625/4630/4635/4640/4645/4650/4655/4660/4665/4670/4675/4680/4685/4690/4695/4700/4705/4710/4715/4720/4725/4730/4735/4740/4745/4750/4755/4760/4765/4770/4775/4780/4785/4790/4795/4800/4805/4810/4815/4820/4825/4830/4835/4840/4845/4850/4855/4860/4865/4870/4875/4880/4885/4890/4895/4900/4905/4910/4915/4920/4925/4930/4935/4940/4945/4950/4955/4960/4965/4970/4975/4980/4985/4990/4995/5000/5005/5010/5015/5020/5025/5030/5035/5040/5045/5050/5055/5060/5065/5070/5075/5080/5085/5090/5095/5100/5105/5110/5115/5120/5125/5130/5135/5140/5145/5150/5155/5160/5165/5170/5175/5180/5185/5190/5195/5200/5205/5210/5215/52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精伶教育中心  
CHING LING TUTORIAL CENTRE

75



精伶教育

TEL: [REDACTED]

全新暑期課程

招聘

1. 全職小學補習導師
2. 兼職小學補習導師

常規課程  
現正招生



課堂進行中  
請保持安靜  
家長請在門外等候

影印

影印 打印 傳單 印刷

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# 童樂教室 ELATED KID

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## 小一 面試班



2021 童樂/私立小學全年學費

學校	學費	雜費	其他
聖保羅女學校	\$12,000	\$1,000	\$500
聖保羅男女學校	\$12,000	\$1,000	\$500
聖保羅書院	\$12,000	\$1,000	\$500
聖保羅中學	\$12,000	\$1,000	\$500
聖保羅英文學校	\$12,000	\$1,000	\$500
聖保羅天主教小學	\$12,000	\$1,000	\$500
聖保羅天主教中學	\$12,000	\$1,000	\$500
聖保羅天主教小學(九龍)	\$12,000	\$1,000	\$500
聖保羅天主教中學(九龍)	\$12,000	\$1,000	\$500
聖保羅天主教小學(新加坡)	\$12,000	\$1,000	\$500
聖保羅天主教中學(新加坡)	\$12,000	\$1,000	\$500

日常生活準備 小一面試

- 1. 面試前準備
- 2. 面試時表現
- 3. 面試後表現

準備 小一面試

- 1. 英文考試
- 2. 普通話考試
- 3. 面試

看圖講故事 易犯錯的地方

- 1. 未能交代「背景」
- 2. 沒有「起承」
- 3. 未能交代「結果」
- 4. 未能交代「人物」
- 5. 未能交代「時間」





**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。

As there is no entertainment premises (Amusement Game Center) in the plaza  
 for the local to play or to stay with / without using any money.



**Similar s.16 Applications within the same “Residential (Group B)” Zone  
on the Tin Shui Wai OZP**

**Approved Applications**

	<b>Application No.</b>	<b>Proposed Use(s)/Development(s)</b>	<b>Date of Consideration</b>
1	A/TSW/18	Proposed Place of Public Entertainment (Family Amusement Centre)	20.7.2001
2	A/TSW/79	Proposed Place of Entertainment (Amusement Game Centre)	19.5.2023

**Recommended Advisory Clauses**

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - (i) the Premises is located at Phase II, Kingswood Richly Plaza, which is held under TSWTL No. 1 RP among other lots (i.e. TSWTLs No. 2 to 7) all governed by New Grant No. 3466 dated 21.5.1985 as varied and modified by various modification letters for non-industrial (excluding godown) purpose; and
  - (ii) according to the Master Layout Plan governing the subject lot, the Premises is located in the area designated as “commercial” and accounted as non-domestic gross floor area. The proposed amusement game centre does not contravene the permitted use under lease. The proposal submitted is not in conflict with the conditions governing the subject lot. As such, the applicant is not required to seek a lease modification from LandsD to implement the proposal;
- (b) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that the proposed use is subject to issue of a licence and the applicant is reminded that the Premises intended to be used for such purpose is required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
- (c) to note the comments of the Director of Fire Services (D of FS) that detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (d) to note the comments of the Chief Officer (Licensing Authority), Office of the Licensing Authority, Home Affairs Department (CO(LA), HAD) that in considering application for Amusement Game Centre Licence, his office will take account of a host of relevant factors pursuant to section 5 of the Amusement Game Centres Ordinance (Cap. 435) and prevailing guidelines, such as the suitability of the applicant and the suitability of the place for proposed operation of an amusement game centre. The views of bureaux/departments concerned will also be considered. Besides, public opinion on the proposed amusement game centre will be sought through District Office(s) concerned. All applications will be considered on the basis of individual merits; and
- (e) to note the comments of the Director of Food and Environmental Hygiene that proper licence issued by the Food and Environmental Hygiene Department (FEHD) is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public Entertainment (PPE) Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment.

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☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



申請編號A/TSW/80意見：反對嘉湖新北江商場2期開設遊戲機中心  
18/06/2023 13:27

From:

To: <tpbpd@pland.gov.hk>

File Ref:

2 attachments



申請編號A\_TSW\_80意見：反對嘉湖新北江商場2期開設遊戲機中心.pdf image001.jpg

致：城市規劃委員會

**申請編號A/TSW/80意見：反對嘉湖新北江商場2期開設遊戲機中心**

嘉湖新北江商場2期平台190舖現正向城規會申請開設成人遊戲機中心，該中心可能帶來之滋擾會嚴重影響區內樂湖居及賞湖居居民的生活。

有關申請的位置距離樂湖住宅不足30米，而商場內同一樓層內有73間補習社及教育機構(見附件)，大部份距離不足100米，不符合民政事務總署的發牌指引(100米內不能有教育機構或學校)，有關遊戲機中心會影響教育機構的學生，對樂湖居居民及賞湖居和市民大眾的日常生活和治安構成嚴重影響。

遊戲機中心在屋苑住宅範圍內設立並不符合土地用途，令住宅範圍及附近屋苑變得品流複雜，影響公眾安寧，新北江商場在樂湖居住宅範圍內，鄰近賞湖居，有多個出口與住宅只是相距20米。

商場開設遊戲機中心，嚴重滋擾附近居民及學生。本人因此收到不少市民及從事青年及教育工作人士反對該遊戲機中心的申請。

上述的資料有助貴會瞭解居民、從事青年及教育工作人士及學生的憂慮。樂湖居範圍內(根據公契及地契和設計藍圖，新北江商場為樂湖居一部份，位於樂湖居範圍內)開設遊戲機中心對居苑內及附近屋苑的居民將帶來的滋擾和治安問題，是不容忽視的，請貴會在考慮有關用途和住宅區及教育機構用途並不相容，否決有關申請。



湛家雄  
選舉委員會委員/樂湖居及賞湖居業主委員會永遠榮譽顧問/  
元朗區青年發展及公民教育委員會主席

2023年6月16日

副本：嘉湖山莊樂湖居業主委員會  
嘉湖山莊賞湖居業主委員會

# 湛家雄

B.B.S., M.H., B.H., 太平紳士 辦事處

Office of Daniel K.H. CHAM B.B.S., M.H., B.H., J.P.

致：城市規劃委員會

申請編號 A/TSW/80 意見：反對嘉湖新北江商場 2 期開設遊戲機中心

嘉湖新北江商場 2 期平台 190 舖現正向城規會申請開設成人遊戲機中心，該中心可能帶來之滋擾會嚴重影響區內樂湖居及賞湖居居民的生活。

有關申請的位置距離樂湖住宅不足 30 米，而商場內同一樓層內有 73 間補習社及教育機構（見附件），大部份距離不足 100 米，不符合民政事務總署的發牌指引（100 米內不能有教育機構或學校），有關遊戲機中心會影響教育機構的學生，對樂湖居居民及賞湖居和市民大眾的日常生活和治安構成嚴重影響。

遊戲機中心在屋苑住宅範圍內設立並不符合土地用途，令住宅範圍及附近屋苑變得品流複雜，影響公眾安寧，新北江商場在樂湖居住宅範圍內，鄰近賞湖居，有多個出口與住宅只是相距 20 米。

商場開設遊戲機中心，嚴重滋擾附近居民及學生。本人因此收到不少市民及從事青年及教育工作人士反對該遊戲機中心的申請。

上述的資料有助貴會瞭解居民、從事青年及教育工作人士及學生的憂慮。樂湖居範圍內（根據公契及地契和設計藍圖，新北江商場為樂湖居一部份，位於樂湖居範圍內）開設遊戲機中心對居苑內及附近屋苑的居民將帶來的滋擾和治安問題，是不容忽視的，請貴會在考慮有關用途和住宅區及教育機構用途並不相容，否決有關申請。



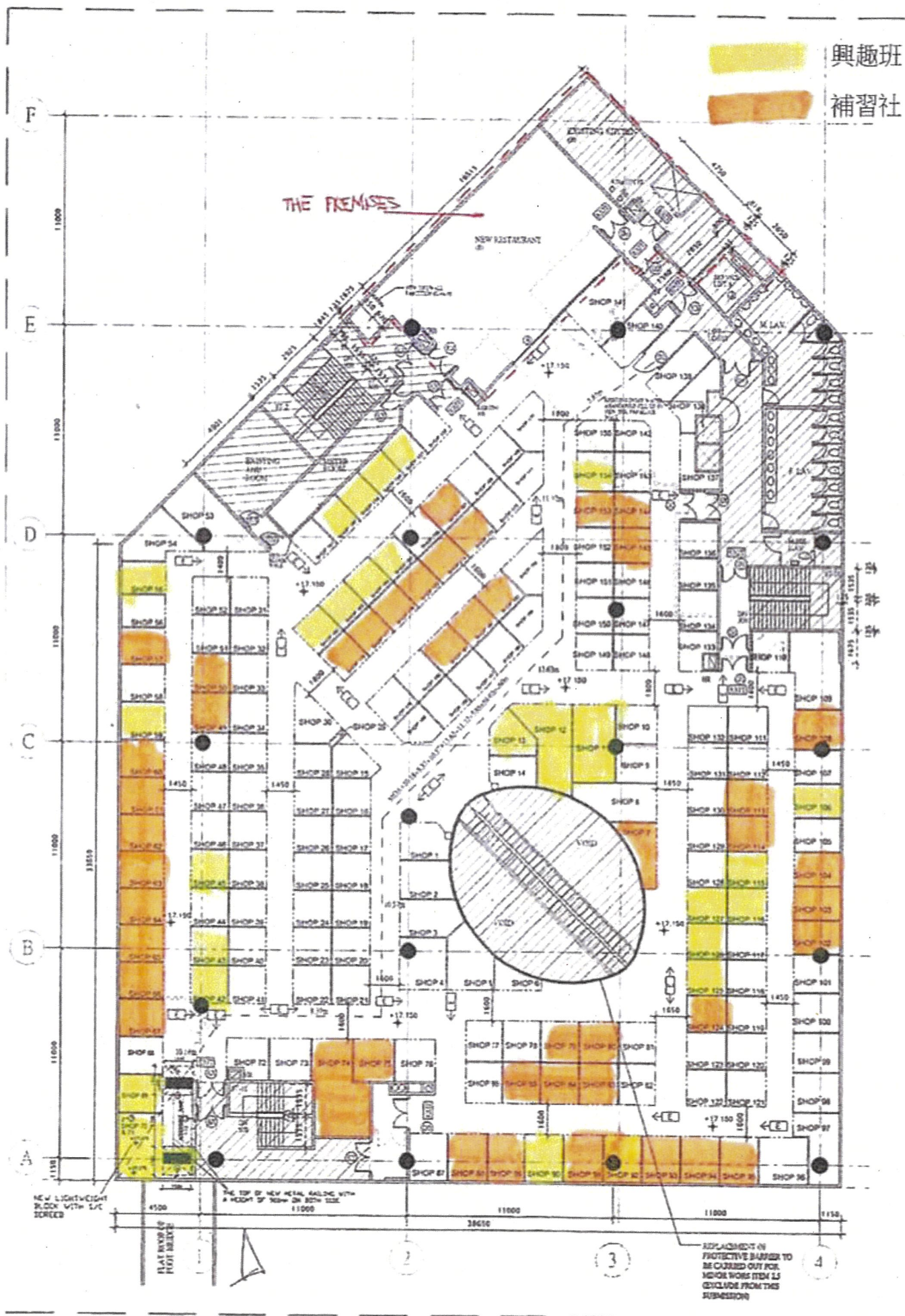
湛家雄

選舉委員會委員/ 樂湖居及賞湖居業主委員會永遠榮譽顧問/  
元朗區青年發展及公民教育委員會主席

2023 年 6 月 16 日

副本：嘉湖山莊樂湖居業主委員會  
嘉湖山莊賞湖居業主委員會

附圖：申請地點鄰近教育機構





08-JUN-2023 13:49 FROM TM&amp;YLW/DPO

TO HAD-DO/YL

P.015/016

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates A/TSW/80

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

李月民為天水圍南分區委員會主席，收到周永  
新委員反映，擬申請遊藝中心同層有多所學校、書室、  
康樂中心等，大量學生出入，不宜設置遊藝中心。  
基於上述原因，本人反對 A/TSW/80 規劃申請。

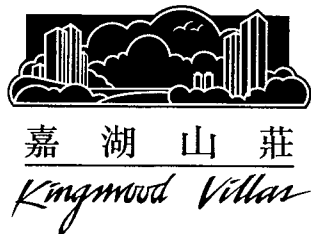
「提意見人」姓名/名稱 Name of person/company making this comment \_\_\_\_\_

簽署 Signature



日期 Date

12/6/2023



# 樂湖居業主委員會

## Locwood Court Estate Owners' Committee

檔案編號：KW1EOC/2023-L004

香港 北角渣華道 333 號  
北角政府合署 15 樓  
城市規劃委員會

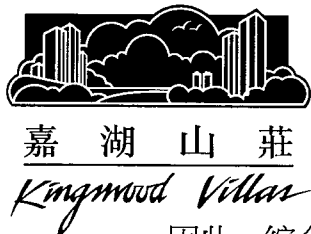


敬啟者：

有關反對水圍天湖路 1 號嘉湖新北江商場第二期平台層 190 號舖擬議娛樂場所  
(遊戲機中心) 事宜 - [規劃申請編號：A/TSW/80]

就題述事宜之規劃申請，本會經詳細了解及評估後反對上述規劃申請，原因如下：

- 一. 擬議娛樂場所位置距離本苑住宅單位僅 30 米，其所帶來之滋擾將嚴重影響居民的日常生活及作息。
- 二. 遊戲機中心會為區內帶來治安問題，當中包括：童黨問題、黑社會社團問題等。另外，近年亦有不法分子透過遊戲機中心作掩飾進行非法賭博，導致遊戲機中心經常吸引大量不良青年聚集、喧嘩及經常發生毆鬥事件，對區內的青少年及治安造成不良影響。
- 三. 上述商場在午膳及放學時段有大量的中學生在商場內留連，區內的黑社會社團成員會容易透過遊戲機中心接觸青少年及招攬成員。
- 四. 上述商場有多個出入口，對執法人員巡查及打擊不法活動構成困難。非法賭博、販賣毒品等不法活動可藉著遊戲機中心的掩飾在區內肆虐。
- 五. 根據「遊戲機中心牌照發牌指引」附件二第 G 段：「在擬經營遊戲機中心主要入口的一百米範圍內沒有現存遊戲機中心或教育機構」。而據本會實地了解及點算，上述規劃位置的同一樓層合共 190 間商舖，當中教育機構(包括補習社、興趣班)已佔了 73 間(詳見附件平面圖)，因此上述擬議遊戲機中心的地點並不合乎指引要求。



# 樂湖居業主委員會

## Locwood Court Estate Owners' Committee

因此，綜合上述各項因素，本會反對題述之規劃申請。貴會如對上述意見有任何查詢，可於辦公時間致電 與本苑物業管理公司之助理物業經理鄭德明先生聯絡或高級物業主任李詠兒小姐。

此致

樂湖居第十四屆業主委員會

主席 黃任民 M.H. 謹啟

二零二三年六月十六日



附件



**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

**Reference Number:**

230609-184235-35124

提交限期

**Deadline for submission:**

30/06/2023

提交日期及時間

**Date and time of submission:**

09/06/2023 18:42:35

有關的規劃申請編號

**The application no. to which the comment relates:** A/TSW/80

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. TANG WING KWUN

意見詳情

**Details of the Comment :**

反對開設遊戲機中心：

(1) 補習學生多，遊戲機聲浪及玩遊戲機會做成噪音，對學生做成一定滋擾，直接影響學生學習情緒。

(2) 有可能成為一些不良分子聚腳地（出現不法勾當及行為）。



**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

**Reference Number:**

230612-145850-27742

提交限期

**Deadline for submission:**

30/06/2023

提交日期及時間

**Date and time of submission:**

12/06/2023 14:58:50

有關的規劃申請編號

**The application no. to which the comment relates:**

A/TSW/80

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. 歐陽

意見詳情

**Details of the Comment :**

這個地方主要都係小朋友學習既地方，這層有很多補習社，畫班，幼兒教育中心，如果遊戲機中心開在這地方，係十分影響小朋友們。而且 遊戲機中心，品流複雜，也對小朋友出入構成危險，希望政府為我們下一代著想，另尋其他地方。

而且附近的銀座商場已經有兩間遊戲機中心

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230630-000510-14640

提交限期

Deadline for submission:

30/06/2023

提交日期及時間

Date and time of submission:

30/06/2023 00:05:10

有關的規劃申請編號

The application no. to which the comment relates:

A/TSW/80

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss TeresaTO

意見詳情

Details of the Comment :

『反對天水圍天湖路1號嘉湖新北江商場第二期平台層190號舖申請開設遊戲機中心牌照』

1. 上述商場甚為接近民居，遊戲機中心所帶來的滋擾，青少年及黑社會問題會嚴重影響天水圍各屋邨居民之生活。
2. 該商場內有10多間教育機構，如：補習社、琴行及畫室。另外附近有多間學校及青年中心。遊戲機中心會對附近的教育機構、學校和青少年造成影響。故有關地點並不適合用來開設遊戲機中心。
3. 遊戲機中心經常吸引青少年聚集及容易發生毆鬥事件。黑社會亦會利用遊戲機中心招攬青少年加入黑社會。

基於上述理由，本人堅決反對在水圍嘉湖新北江商場開設遊戲機中心。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230614-175724-70057

提交限期

Deadline for submission:

30/06/2023

提交日期及時間

Date and time of submission:

14/06/2023 17:57:24

有關的規劃申請編號

The application no. to which the comment relates:

A/TSW/80

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Tang pok hang

意見詳情

Details of the Comment :

支持，畢竟這區的這類玩樂場所比較少  
但希望隔音會比較好，  
因為附近較多學生的補習社和琴室。