| | |
|---|---|
| **From:** | David Wong [GMS] <[redacted]> |
| **Sent:** | 2026-10-23 星期五 14:59:56 |
| **To:** | tpbpd/PLAND <tpbpd@pland.gov.hk> |
| **Cc:** | Steven Kang Shun MA/PLAND <sksma@pland.gov.hk>; Yan Yan LAM/PLAND <yylam@pland.gov.hk> |
| **Subject:** | Renewal of Planning Application No. A/TM-LTYY/528 for Temporary Office for a Period of 3 Years at Lot No.526RP (Part) in D.D.130, Lam Tei, Tuen Mun |
| **Attachment:** | 05c As Built Drainage Proposal.pdf; 05d As Built Drainage Facilities.pdf; 05e As Built Fire Service Installations Proposal.pdf; 05f F.S.251 Certificate on 23.6.2025.pdf; 05a Justifications rev4.pdf; 05b Figure 5 Swept Path Analysis.pdf |

Dear Sirs,

We would like to submit supplemental information as attached for the captioned.

If there is any queries, please feel free to discuss, thank you.

Best regards,
David Wong

[redacted]

[redacted]

# 7. Justifications

The Applicant applies for a renewal of temporary office for a period of 3 years under Planning Approval No.A/TM-LTYY/466 (the "Approval").

**Location and Environment**

The Application Site is located next to the local settlement area known as San Hing Tsuen in Tuen Mun. It is accessible via a local road which connects to Ng Lau Road. The surroundings of the Application Site are mainly village type houses, open storage / workshop sites, parking sites and unused / vacant land. There is no change in the environment of Application Site since the Approval in 2023.

**Proposed Use, Layout and Operation**

The Application Site area is 393.5 sq.m. (about) and currently vacant. The Application Site is fenced off in accordance with Application Site boundary with a gate at the eastern side boundary.

The Applicant Site was approved with a 1-storey Temporary Structure (TS) to be erected as a temporary office with Gross Floor Area of 190 sq.m. (about) and not more than 4 metres in height. The Applicant has applied for Short Term Waiver (STW) with Lands Department for permission to erect the TS under land lease since 2023. He is currently waiting for approval of the STW by Lands Department. Please be affirmed that there is no change in proposed building parameters compared with the Approval.

There is no change in the proposed operation of the Application Site with 2 ancillary parking spaces (5m x 2.5m) for private cars and to be operated from 8 a.m. to 8 p.m. Monday to Saturday; there will be no operation on Sundays and public holidays. Also as unchanged per the Approval, it is expected that about 4 to 6 staffs may be often work at the TS from time to time; the temporary office will be utilized for a place of business conducting clerical, administrative, documenting and other business or industrial related works. The office is aimed to provide office services to local residents in Lam Tei area. The proposed operation, as well as the building parameters are the same per the Approval without any change.

As the surrounding areas of the Application Site still comprise predominately mainly village type houses, open storage / workshop sites, parking sites and unused / vacant land. The proposed office use is considered not incompatible with the surroundings land uses.

**Proposed Use, Layout and Operation (Cont'd)**

Given the convenient access to public transport services, including light rail, buses and minibus, within a 5-minute walking distance, it is recommended that staff and visitors utilize public transportation for commuting to and from the Application site.

The expected number of vehicular trips to/from the Application Site is estimated to be 4 to 6 trips and the expected number of pedestrian trips to/from the Application Site is estimated to be around 12 to 14 trips per day during the operational hours. In view of the above, the number of vehicular and pedestrian trips is expected to be minimal and will not induce any adverse traffic impact on local area.

A Swept Path Analysis for Private Car has been submitted by the Applicant at the application stage of the Approval. Since there is no material change around the Application Site since the Approval, it is considered that the Swept Path Analysis is still applicable to the current date. A copy of same set of Swept Path Analysis is attached at the current renewal application for reference.

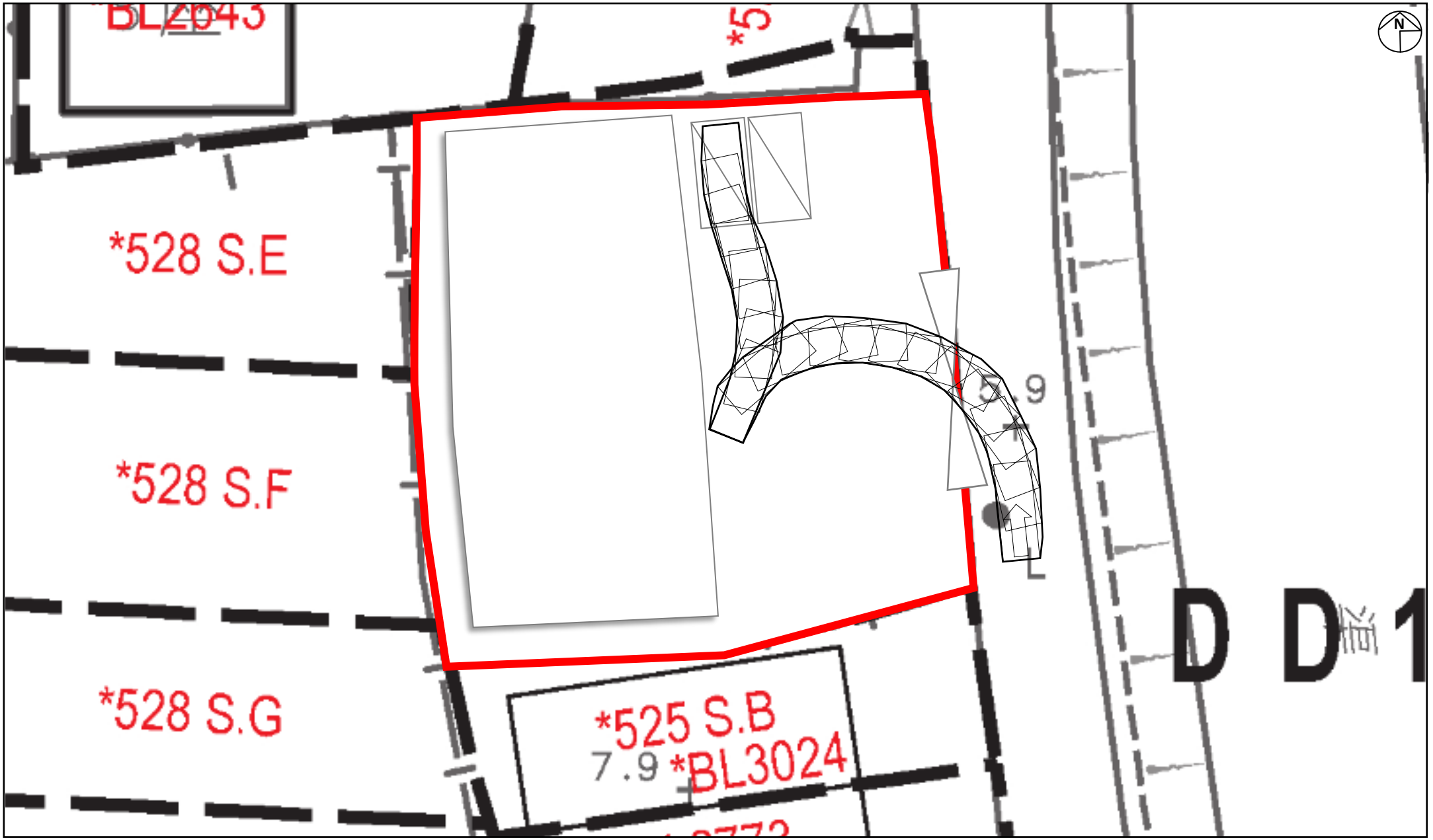
Moreover, there will be no vehicle without valid license issued under the Road Traffic (Registration and Licensing of Vehicle) Regulations (Cap. 374E) will be allowed to park at the Application Site. There will also be no vehicle inspection, maintenance / workshop activities, repairing or washing activities will be allowed in the Application Site.

**Approval Conditions Complied with**

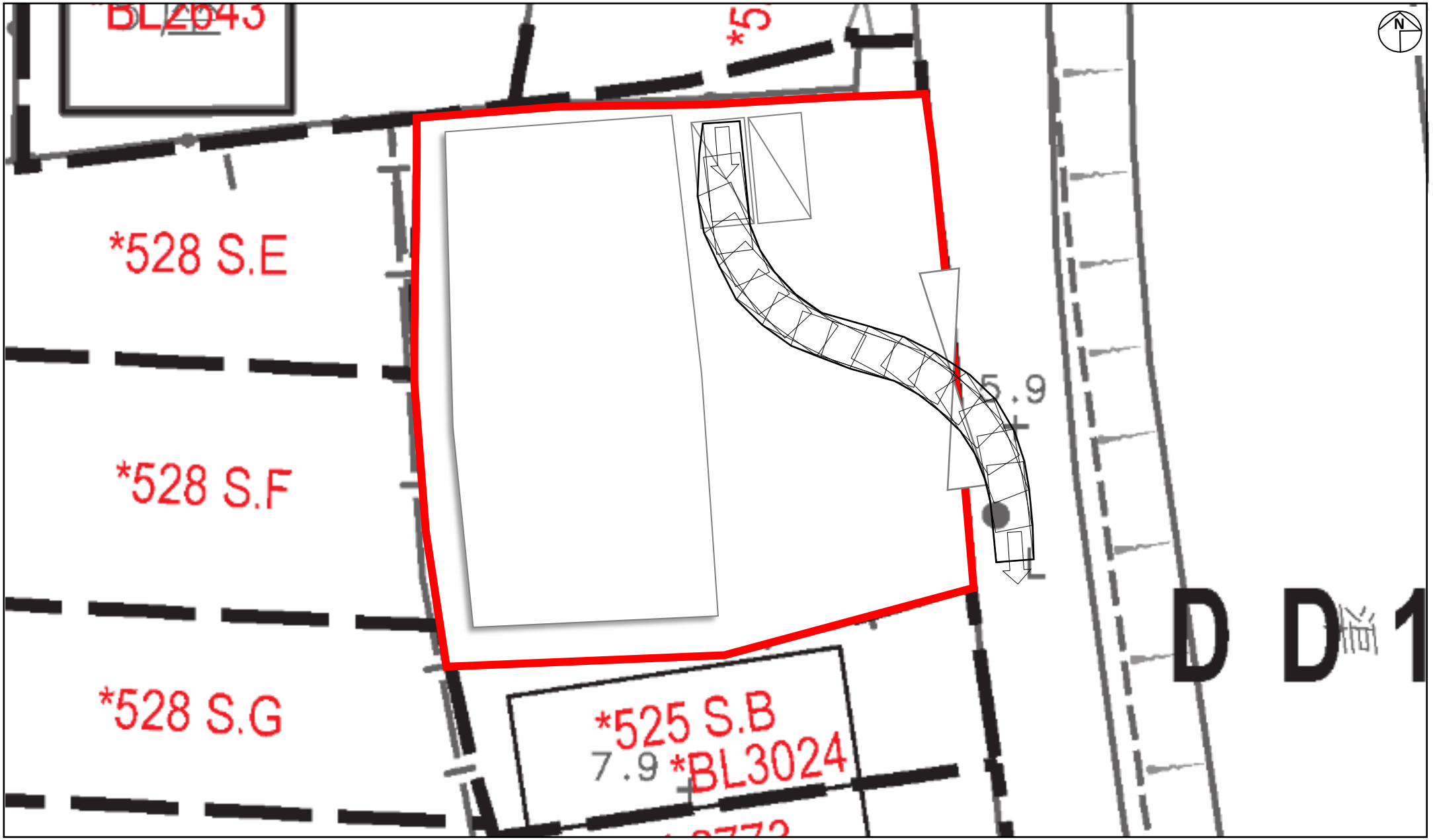
In accordance with the conditions of the Approval, the Applicant has submitted the drainage and fire service installations proposals and they were accepted by the Town Planning Board and related departments. The approved proposals have been implemented and also accepted by related departments. Approval conditions compliance letters of the Approval are enclosed for reference.

**No Adverse Impacts and Not Jeopardize Planning Intention**

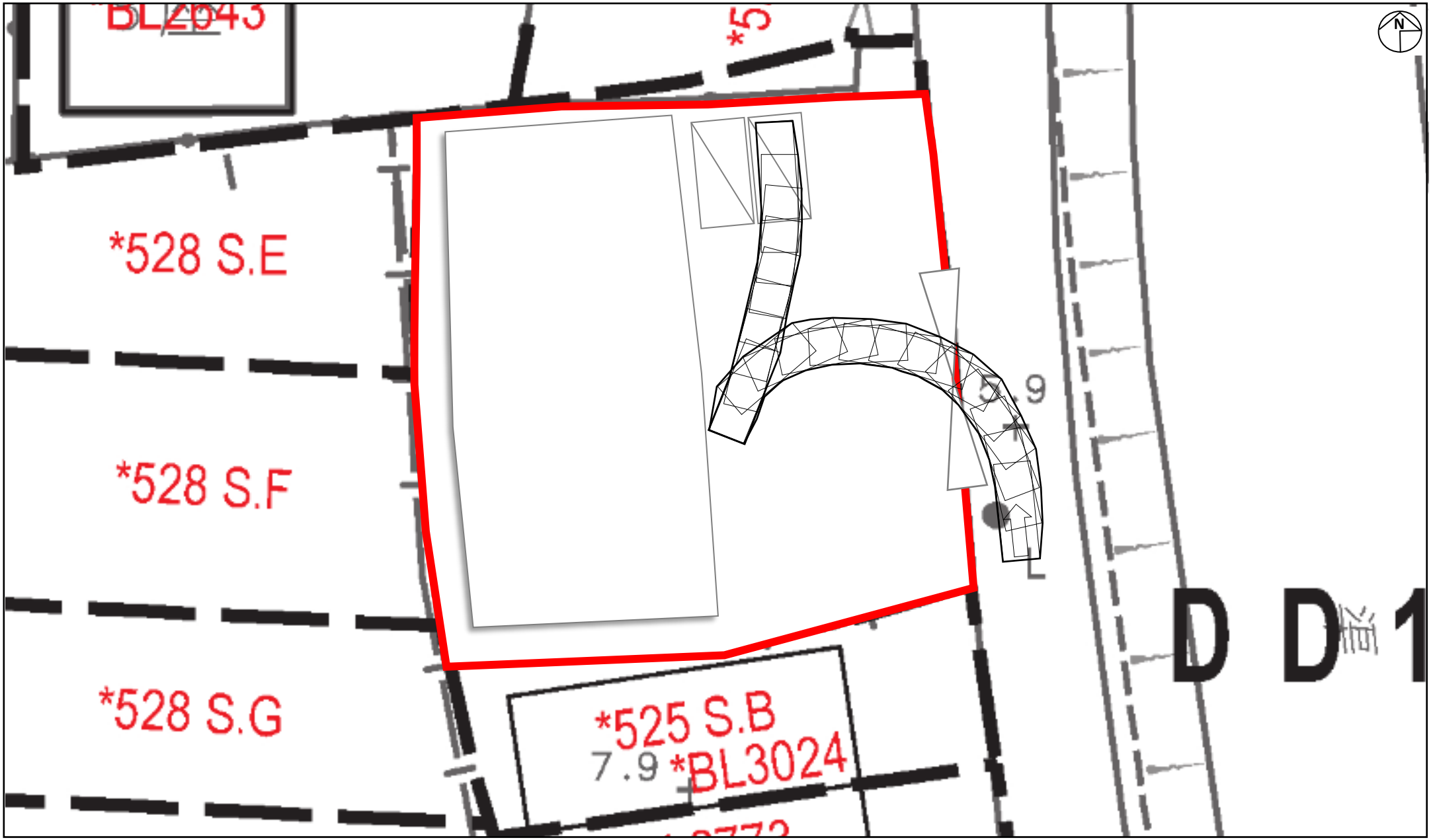
Given the above proposed operation and implemented measures in the Approval, the renewal of the temporary office use will not cause any adverse traffic, drainage, and fire hazard impact as in the current approval. As the renewal is still temporary in nature for 3 years, it will not jeopardize the planning intention of Village Type Development zone.



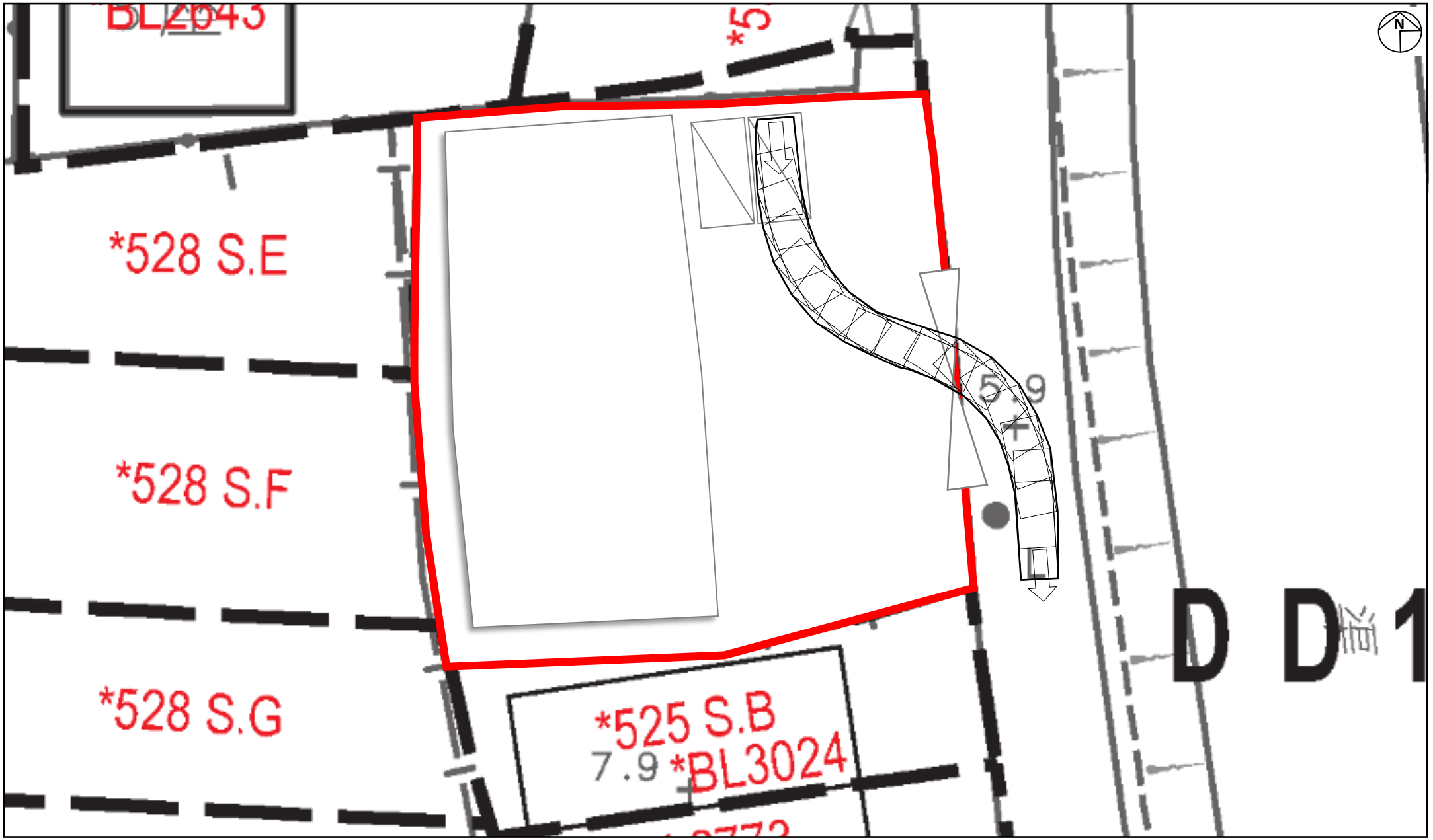

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|---|---|---|---|
| **Project:**<br>Section 16 Planning Application for Proposed Temporary Office for a Period of Three Years at Lot 526 RP (Part) in D.D. 130 in Lam Tei, Tuen Mun, New Territories<br>(Planning Application No. A/TM-LTYY/466) | **Title:**<br>Swept Path Analysis for Private Car (In)<br><br>*Ref.: ADCL/PLG-10279/L002/F005a* | **Figure:**<br>5a<br><br>**Scale:**<br>Not to Scale<br><br>**Date:**<br>Nov 2023 | GRANDMAX SURVEYORS LIMITED<br>俊滙測量師行有限公司 |




| | | | |
|---|---|---|---|
| **Project:**<br>Section 16 Planning Application for Proposed Temporary Office for a Period of Three Years at Lot 526 RP (Part) in D.D. 130 in Lam Tei, Tuen Mun, New Territories<br>(Planning Application No. A/TM-LTYY/466) | **Title:**<br>Swept Path Analysis for Private Car (Out)<br><br>*Ref.: ADCL/PLG-10279/L002/F005b* | **Figure:**<br>5b<br><br>**Scale:**<br>Not to Scale<br><br>**Date:**<br>Nov 2023 | GRANDMAX SURVEYORS LIMITED<br>俊滙測量師行有限公司 |




| | | | |
|---|---|---|---|
| **Project:**<br>Section 16 Planning Application for Proposed Temporary Office for a Period of Three Years at Lot 526 RP (Part) in D.D. 130 in Lam Tei, Tuen Mun, New Territories<br>(Planning Application No. A/TM-LTYY/466) | **Title:**<br>Swept Path Analysis for Private Car (In)<br><br>*Ref.: ADCL/PLG-10279/L002/F005c* | **Figure:**<br>5c<br><br>**Scale:**<br>Not to Scale<br><br>**Date:**<br>Nov 2023 | GRANDMAX SURVEYORS LIMITED<br>俊滙測量師行有限公司 |




| | | | |
|---|---|---|---|
| **Project:**<br>Section 16 Planning Application for Proposed Temporary Office for a Period of Three Years at Lot 526 RP (Part) in D.D. 130 in Lam Tei, Tuen Mun, New Territories<br>(Planning Application No. A/TM-LTYY/466) | **Title:**<br>Swept Path Analysis for Private Car (Out)<br><br>*Ref.: ADCL/PLG-10279/L002/F005d* | **Figure:**<br>5d<br><br>**Scale:**<br>Not to Scale<br><br>**Date:**<br>Nov 2023 | GRANDMAX SURVEYORS LIMITED<br>俊滙測量師行有限公司 |

# Surface water disposal calculation of stormwater drainage system

for

Temporary office for Period for 3 years

at Lot 526 RP (Part) in D.D.130, Lam Tei, Tuen Mun, N.T.

(Ref. no. A/TM-LTYY/466)

Drainage Proposal

August 2024

Surface water disposal calculation of stormwater drainage system for temporary office for Period for 3 years at Lot 526 RP (Part) in D.D.130, Lam Tei, Tuen Mun, N.T. (Ref. no. A/TM-LTYY/466)

**Surface water disposal calculation on proposed U-Channel**

Proposed U-Channel Size 150mm

Total Catchment Area 395m2

**Calculation of Peak runoff from the site**

Catchment Runoff(The site)

| | |
|---|---|
| Area | =395m2 |
| | =0.0004km2 |
| Calculation of rainfall intensity | |
| | $=0.14465L/H^{0.2}A^{0.1}$ |
| | $=0.14465*28/1.3^{0.2}*395^{0.1}$ |
| | =4.05/1.92 |
| | =2.11min |
| Value of a,b,c are from Table 3a of Stormwater Drainage Manual with 10yrs return period | $=a/(t+b)^{C}$ |
| | $=485/(2.11+3.11)^{0.397}$ |
| | =251mm/hr |

Table 3a – Storm Constants for Different Return Periods of HKO Headquarters

| Return Period T (years) | 2 | 5 | 10 | 20 | 50 | 100 | 200 | 500 | 1000 |
|---|---|---|---|---|---|---|---|---|---|
| a | 446.1 | 470.5 | 485.0 | 496.0 | 505.5 | 508.6 | 508.8 | 504.6 | 498.7 |
| b | 3.38 | 3.11 | 3.11 | 3.17 | 3.29 | 3.38 | 3.46 | 3.53 | 3.55 |
| c | 0.463 | 0.419 | 0.397 | 0.377 | 0.355 | 0.338 | 0.322 | 0.302 | 0.286 |

Surface water disposal calculation of stormwater drainage system for temporary office for Period for 3 years at Lot 526 RP (Part) in D.D.130, Lam Tei, Tuen Mun, N.T. (Ref. no. A/TM-LTYY/466)

**Calculation of runoff coefficient C & mean intensity of rainfall (i)**

By "Rational Method"

Qp=0.278CiA Where

Qp = Peak runoff in m3/s

C = runoff coefficient (dimensionless)

i = rainfall intensity in mm/hr

A = catchment area in Km2

| Type of surface | Impermeability factors | | |
|---|---|---|---|
| Concrete Paving | 0.95 | | |

Total Peak Runoff in m3/s

Qp=0.278CiA Where Qp = Peak Runoff in m3/s

**Catchment A = 395m2**

| Concrete Paving<br>=0.278*0.95*251*0.000395<br>=0.026m3/s<br>=1571 liter/min | | |
|---|---|---|

=**1571** liter/min

According to (Below Figure 7.1 – Chart for Rapid Design of Channel)

Peak Runoff of Catchment A = 1571 liter/min

For gradient 1:80, 150UC is adequate(OK)

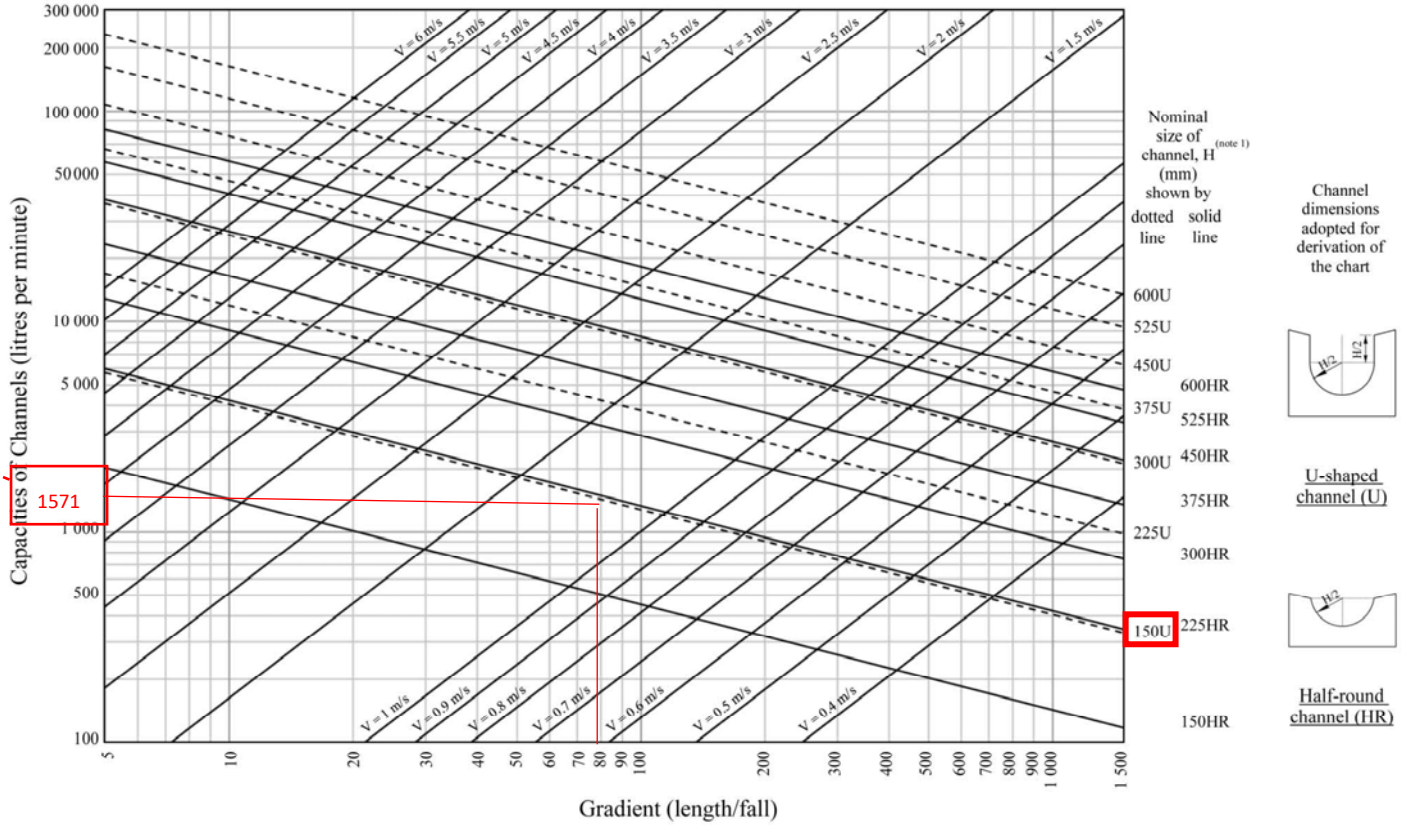




Photo 1 - Adjacent 300UC at the South

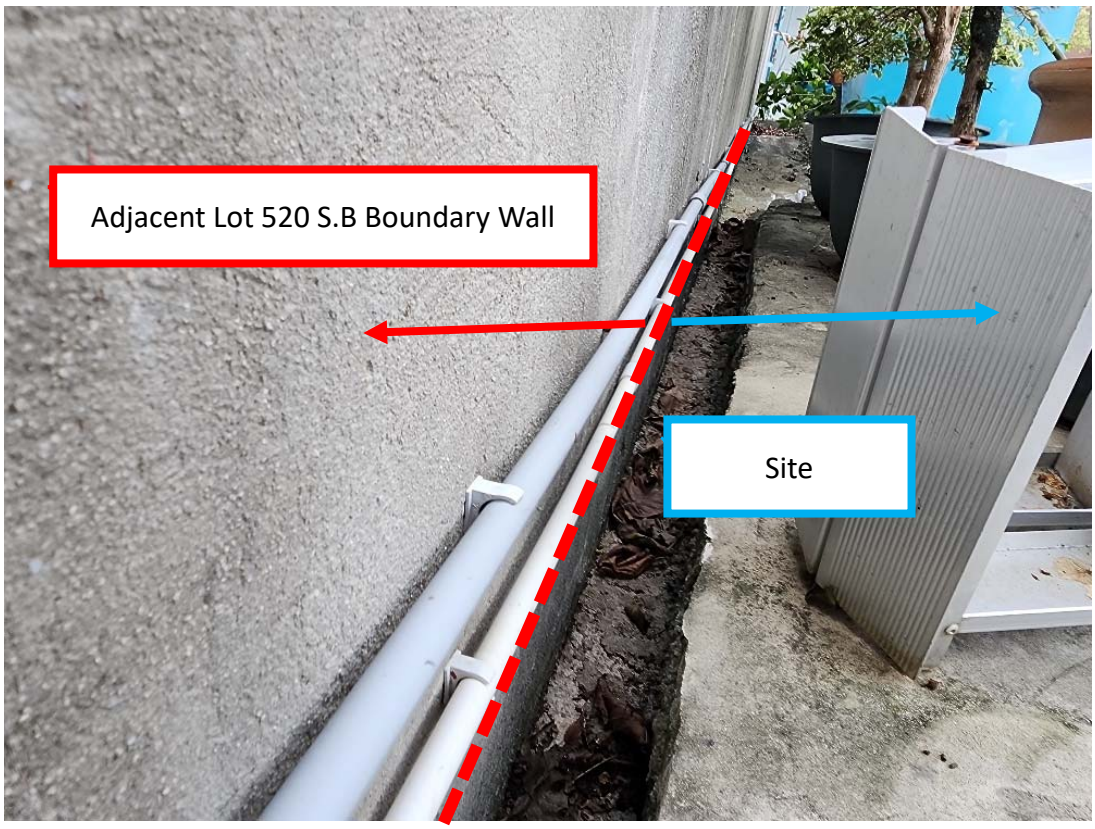
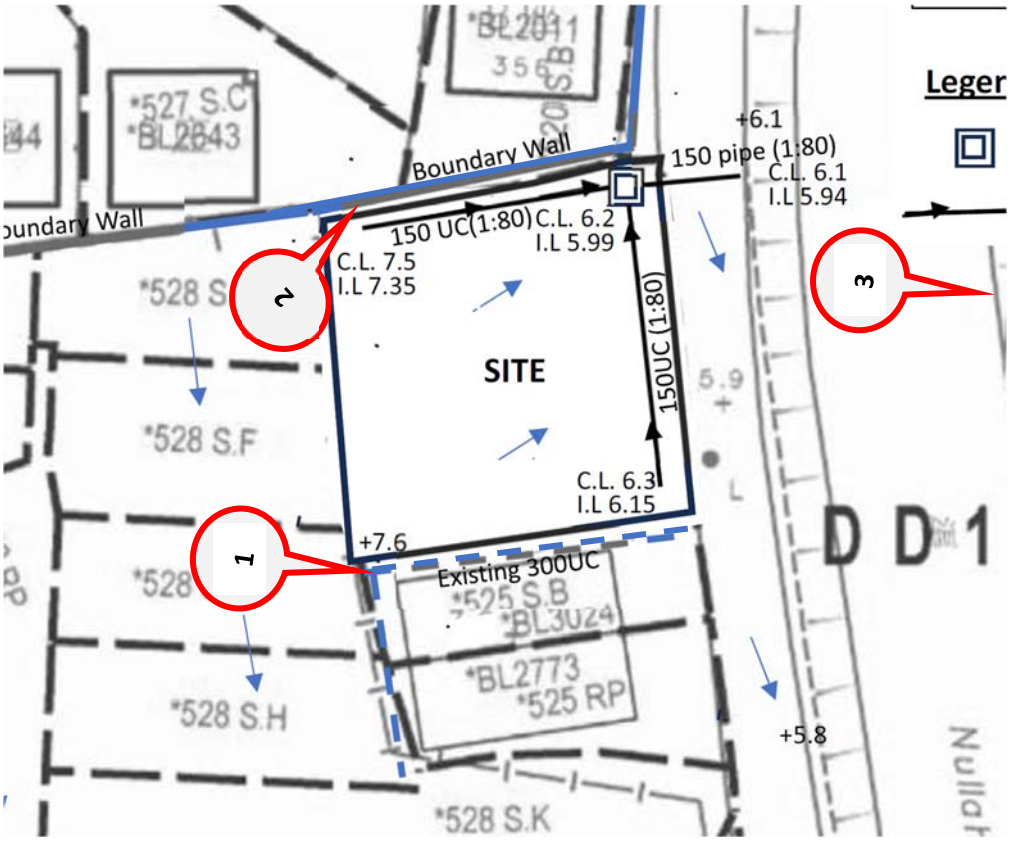


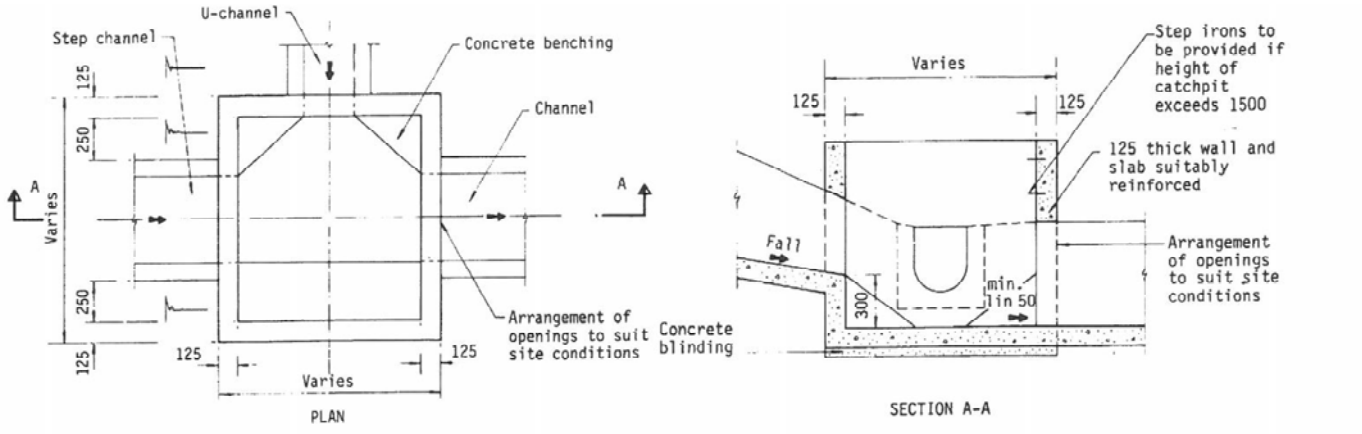

Photo 2 - Adjacent Lot 520 S.B Boundary Wall at the North



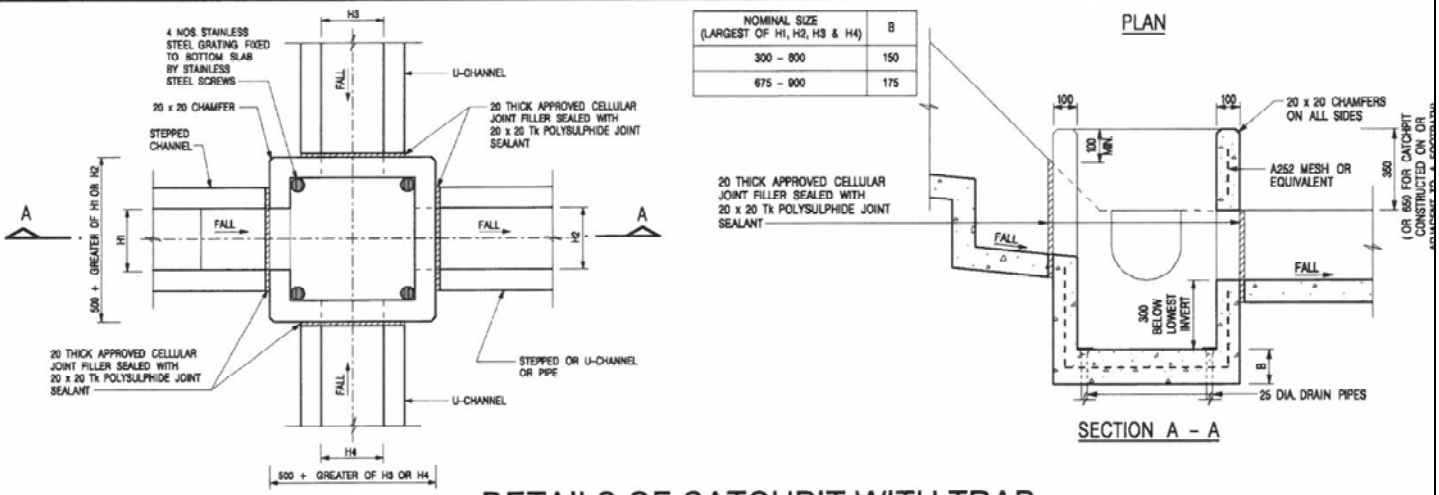
Photo 3 - Proposed arrangement of 150mm outlet to Nullah




Photograph Plan

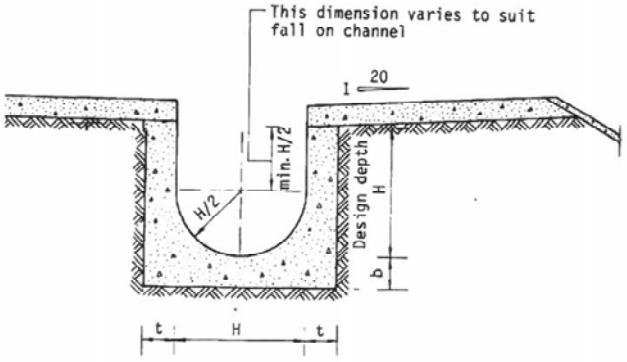



## TYPICAL DETAILS OF CATCHPIT

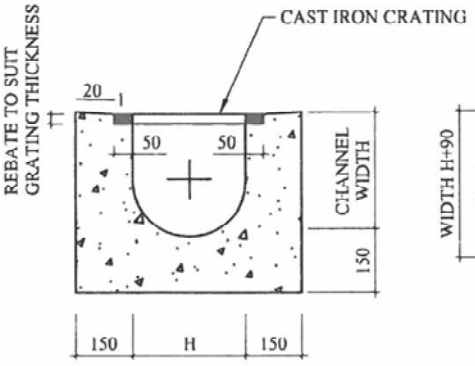



## DETAILS OF CATCHPIT WITH TRAP

(REFER TO CEDD'S STANDARD DWG. C2406/1)

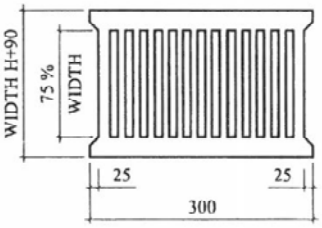



**TYPICAL DETAILS OF U CHANNEL**

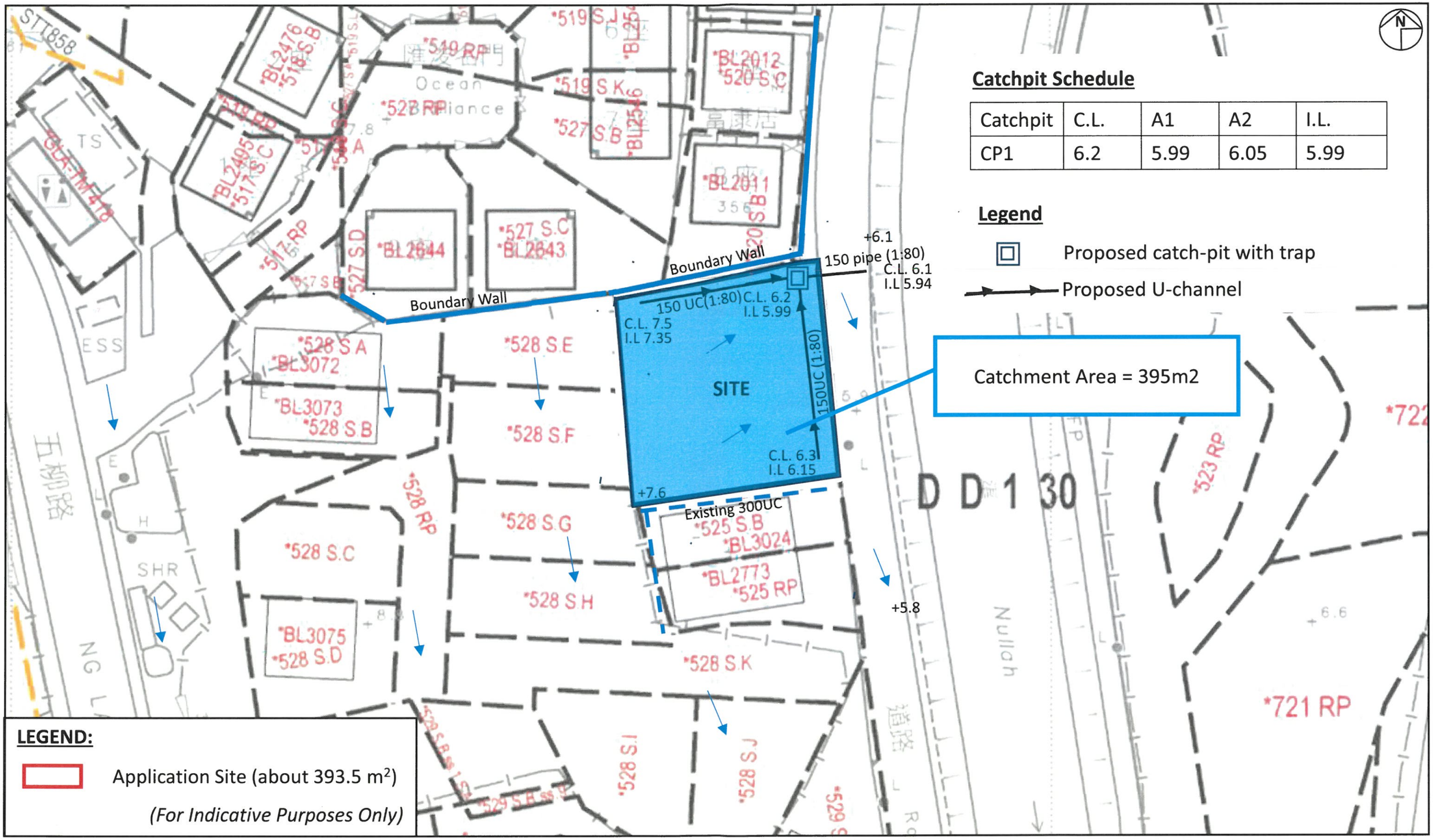



TYPICAL SECTION OF U-CHANNEL WITH COVER

(N.T.S.)




CAST IRON CRATING (HEAVY DUTY)




| | | | |
|---|---|---|---|
| **Project:**<br>Section 16 Planning Application for Proposed Temporary Office for a Period of Three Years at Lot 526 RP (Part) in D.D. 130 in Lam Tei, Tuen Mun, New Territories | **Title:**<br>Catchment Plan<br>*Ref.: ADCL/ PLG-10279/F002* | **Scale:**<br>Not to Scale<br>Date: Jun 2024 | GRANDMAX SURVEYORS LIMITED<br>俊滙測量師行有限公司 |

## Catchpit Schedule

| Catchpit | C.L. | A1 | A2 | I.L. |
|---|---|---|---|---|
| CP1 | 6.2 | 5.99 | 6.05 | 5.99 |

## Legend

Proposed catch-pit with trap

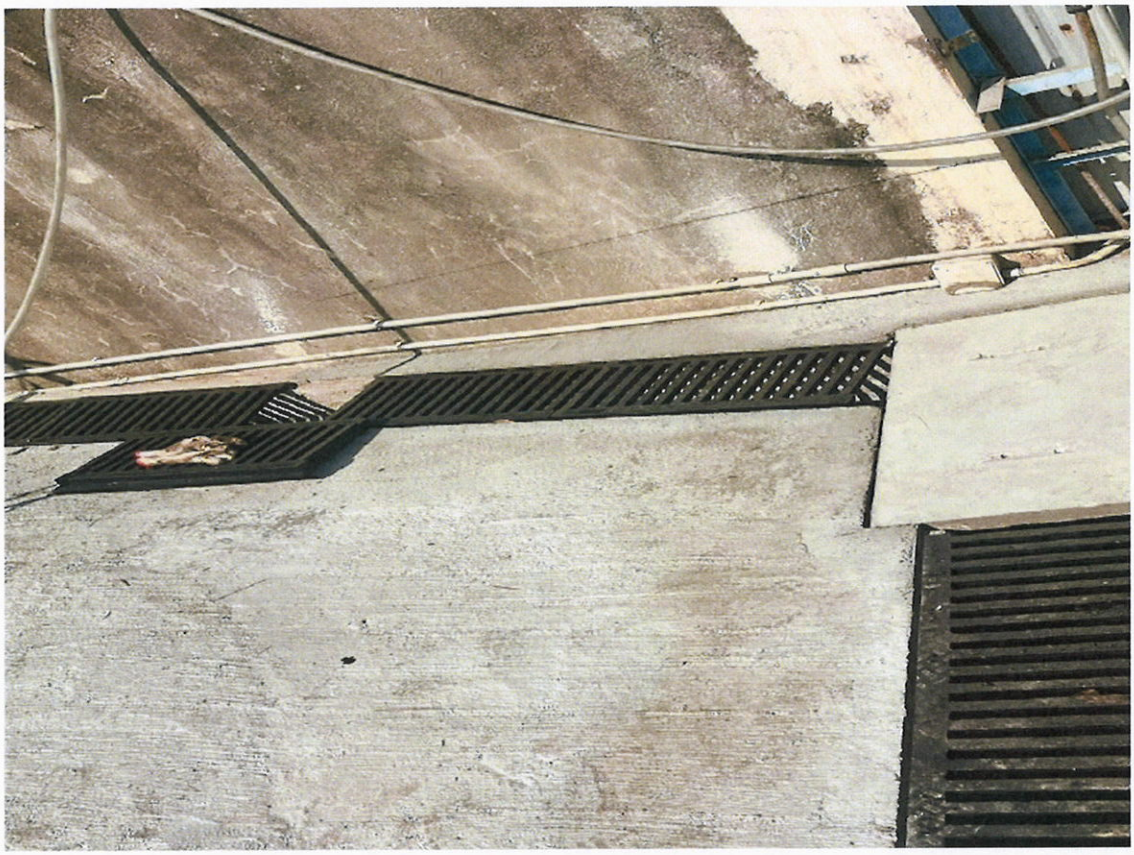
Proposed U-channel

**LEGEND:**

Application Site (about 393.5 m²)

*(For Indicative Purposes Only)*

| | | | |
|---|---|---|---|
| **Project:**<br>Section 16 Planning Application for Proposed Temporary Office for a Period of Three Years at Lot 526 RP (Part) in D.D. 130 in Lam Tei, Tuen Mun, New Territories | **Title:**<br>Drainage Proposal<br>*Ref.: ADCL/ PLG-10279/F002* | **Scale:**<br>Not to Scale<br>Date: Jun 2024 | GRANDMAX SURVEYORS LIMITED<br>俊滙測量師行有限公司 |



U-Channel along northern side of the Application Site



Catch-pit at northeastern side of the Application Site

**DRAINAGE FACILITIES PHOTOGRAPHS RECORDS**

GRANDMAX SURVEYORS LIMITED
俊滙測量師行有限公司



U-Channel along eastern side of the Application Site



Underground pipe at northeastern side of the Application Site (during construction)

**DRAINAGE FACILITIES PHOTOGRAPHS RECORDS**

GRANDMAX SURVEYORS LIMITED
俊滙測量師行有限公司



**Underground pipe directed out northeastern side of the Application Site**

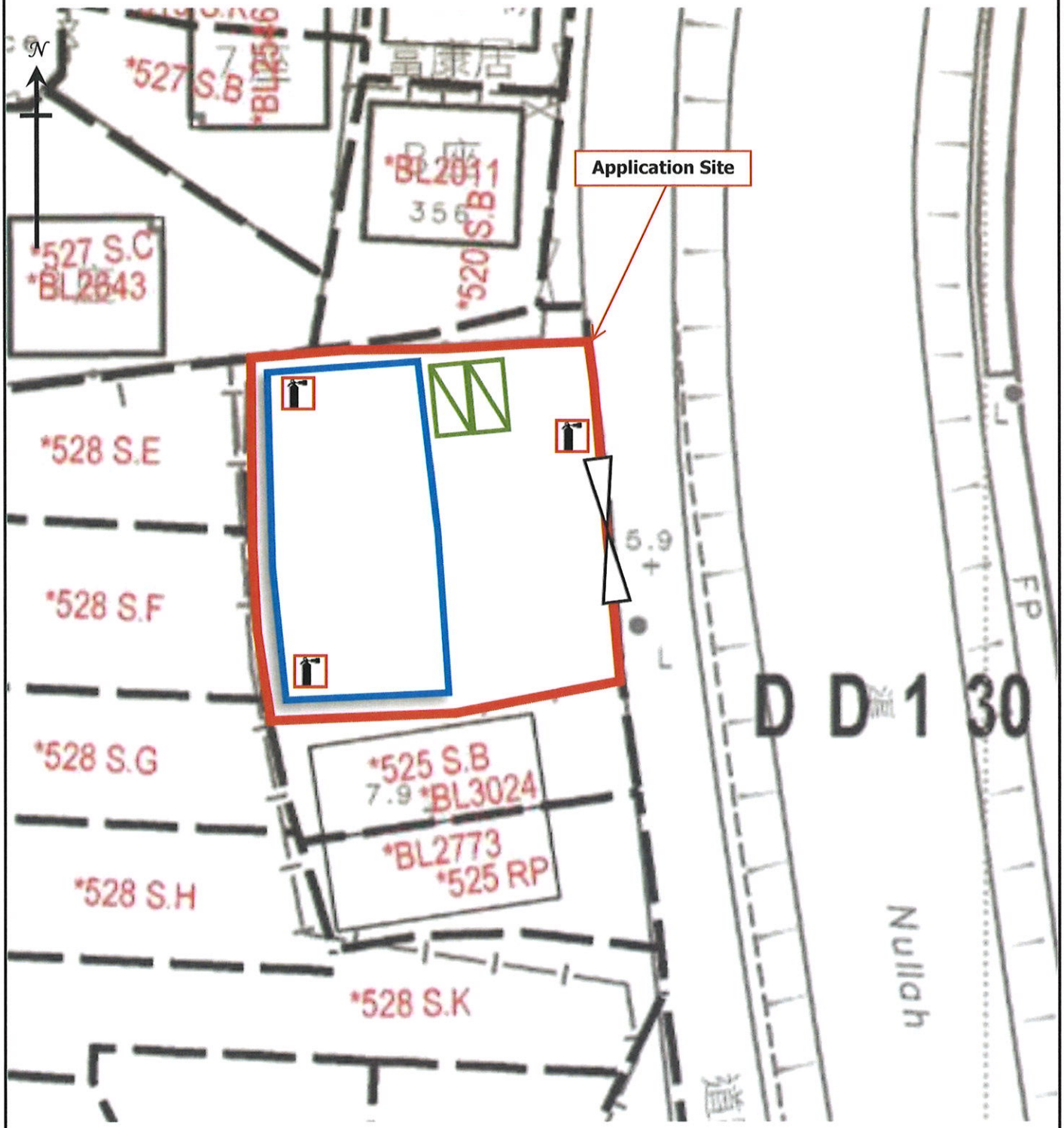


**Underground pipe directed out northeastern side of the Application Site joining nullah**

# DRAINAGE FACILITIES PHOTOGRAPHS RECORDS

GRANDMAX SURVEYORS LIMITED
俊滙測量師行有限公司

# Lot No.526 RP (Part) in D.D.130, Lam Tei, Tuen Mun, New Territories




**Legends**

- Application Site
- Office (about 190m²)
- Private Car Parking Space
- Proposed 5kg $CO_2$ Fire Extinguisher
- Ingress / Egress (about 9m)

| | | |
|---|---|---|
| **FIRE SERVICES INSTALLATIONS PROPOSAL** | **Figure 5** | GRANDMAX SURVEYORS LIMITED 俊滙測量師行有限公司 |
| | Not to Scale | |

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS
消防（裝置及設備）規例
(Regulation 9(1))
（第九條(1)款）

FSD Ref.: _____
消防處檔號

A 9563976

# CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT
# 消防裝置及設備證書

Name of Client : 顧客姓名: 金浩貿易發展限公司

Name of Building : 樓宇名稱: Lot No.526 RP(Part) in D.D.130

Street No./Town Lot : 門牌號數/市地段: | Street/Road/Estate Name : 街道/屋苑名稱: Lam Tei

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) |
|---|---|---|---|---|---|
| | | | NIL | | |

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) |
|---|---|---|---|---|---|
| 24 | Portable Fire Extinguisher | G/F | New install 5kg CO2 x3nos | Conforms with FSD requirements | 23-06-2025 |

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 | |

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。

Authorized Signature : 受權人簽署:
Name : 姓名: Chow Kwok Wah
FSD/RC No. : 消防處註冊號碼: RC3/540
Company Name : 公司名稱:
Telephone : 聯絡電話: [redacted]
Date : 日期: 23/06/2025

For FSD use only:
☐ Inspected
☐ Key-in
☐ Verified

**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.

F.S. 251 (Rev. 1/2016)