

Sheldon Ming Sum NG/PLAND

寄件者: tpbpd/PLAND
寄件日期: 2026年4月14日星期二 16:47
收件者: Sheldon Ming Sum NG/PLAND
主旨: Fw: Response the comment for Planning Application No. A/I-TCV/30-Temporary Shop and Services (Vegetable and Grocery Store) with Ancillary Office and Storage Uses for a Period of 3 Years at Tung Chung
附件: Response TCV30 Departmental Comment.pdf; DD1TC 1386 FS PLAN_2026-01-13.pdf

From: leo@moderneng.com.hk <[REDACTED]>
Sent: Monday, April 13, 2026 3:10 PM
To: tpbpd/PLAND <[REDACTED]>
Subject: Response the comment for Planning Application No. A/I-TCV/30-Temporary Shop and Services (Vegetable and Grocery Store) with Ancillary Office and Storage Uses for a Period of 3 Years at Tung Chung

Dear Town Planning Board

Attached the response the departmental comments for your record.

Regards

Leo Wong
Planning Consultant

Comments from Food and Environmental Hygiene Department:

(Contact Person: Ms. Stella KWOK, Tel: 3141 1229)

1. The proposed temporary use shall not cause any environmental nuisance, pest infestation and obstruction or any adverse impact to the surrounding;

The proposed temporary use will not cause any environmental nuisance, pest infestation, obstruction, or any adverse impact to the surrounding area. Proper mitigation measures will be implemented as necessary.

2. The applicant should be advised that trade waste delivered to the refuse collection point(s) under the FEHD's management shall not exceed 100 litres in capacity. For disposal of dangerous waste or trade waste exceeding 100 litres in capacity, the applicant shall arrange direct disposal to the refuse transfer station under the management of the Environmental Protection Department at their own expenses; and

The applicant acknowledges that trade waste delivered to the refuse collection point(s) under FEHD's management shall not exceed 100 litres in capacity. For disposal of dangerous waste or trade waste exceeding 100 litres in capacity, the applicant shall arrange, at its own expense, direct disposal to the refuse transfer station under the management of the Environmental Protection Department.

3. Under no contradiction to approved land usage, proper licence/ permit issued by this Department is required if there is any food business/ catering service/ activities regulated by the Director of Food and Environmental Hygiene (DFEH) under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. A place of public entertainment licence must be obtained if a public entertainment event would take place within the lot.

The applicant will comply with the above requirements as necessary.

Comments from Geotechnical Engineering Office, Civil Engineering and Development Department:

(Contact Person: Mr. T.K. Tse, Tel: 2762 5384)

Please ask the applicant to review whether there are man-made slopes within or near to the application site, and whether the proposed development may affect or be affected by the man-made slopes, if any.

Thank you for your comments. The applicant has reviewed the application site and confirms that there are no man-made slopes within or near the site. For your reference, site photos are attached to demonstrate the existing ground conditions. The proposed development will not affect or be affected by any man-made slopes.



Comments from Fire Services Department:

(Contact Person: Mr. Ho LAM, Tel: 2733 7758)

Based on the submitted FSI proposal, our comments are as follows:

- i. For enclosed structure with gross floor area not exceeding 230 m², portable fire extinguisher and stand-alone fire detector shall be provided;
- ii. In relation to item (i) above, if two or more stand-alone fire detectors are installed in an enclosed structure, all detectors shall be interconnected (either wired or wirelessly) such that when one of the detectors is triggered, all connected detectors shall sound an alarm simultaneously;
- iii. Stand-alone fire detectors shall be provided in accordance with the “Stand-alone Fire Detector General Guidelines on Purchase, Installation & Maintenance [Sep 2021]”;
- iv. Separation distance between each structure shall be clearly indicated on the plan;
- v. In relation to item (iv) above, structures on the same site are regarded as adjoining structures if they are less than 1.8 m apart. In this regard, sprinkler system, wheeled type dry chemical fire extinguisher, stand-alone fire detector, emergency lighting and directional & exit signs shall be provided if the total floor area exceeds 230 m²;
- vi. Provision of FSIs shall be clearly indicated on the plan; and
- vii. Provision of FSIs shall be demonstrated in form of FS Notes with all relevant standards and specifications.

However, the applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (Cap. 123), detailed fire safety requirements will be formulated upon receipt of the formal submission of general building plans.

The applicant understands the fire safety comments (i) to (vii), that there are no enclosed structures with an area more than 230 square meters on the site, and submits a revised Fire Service Layout Plan for approval.

Comments from District Lands Officer/Islands, Lands Department:

(Contact Person: Mr. L.H. LI, Tel: 2852 4243)

- (a) The application site comprises Old Schedule Agricultural Lots Nos. 1386 RP, 1395 RP and 1387 in D.D. 1 TC (“the Lots”) 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.

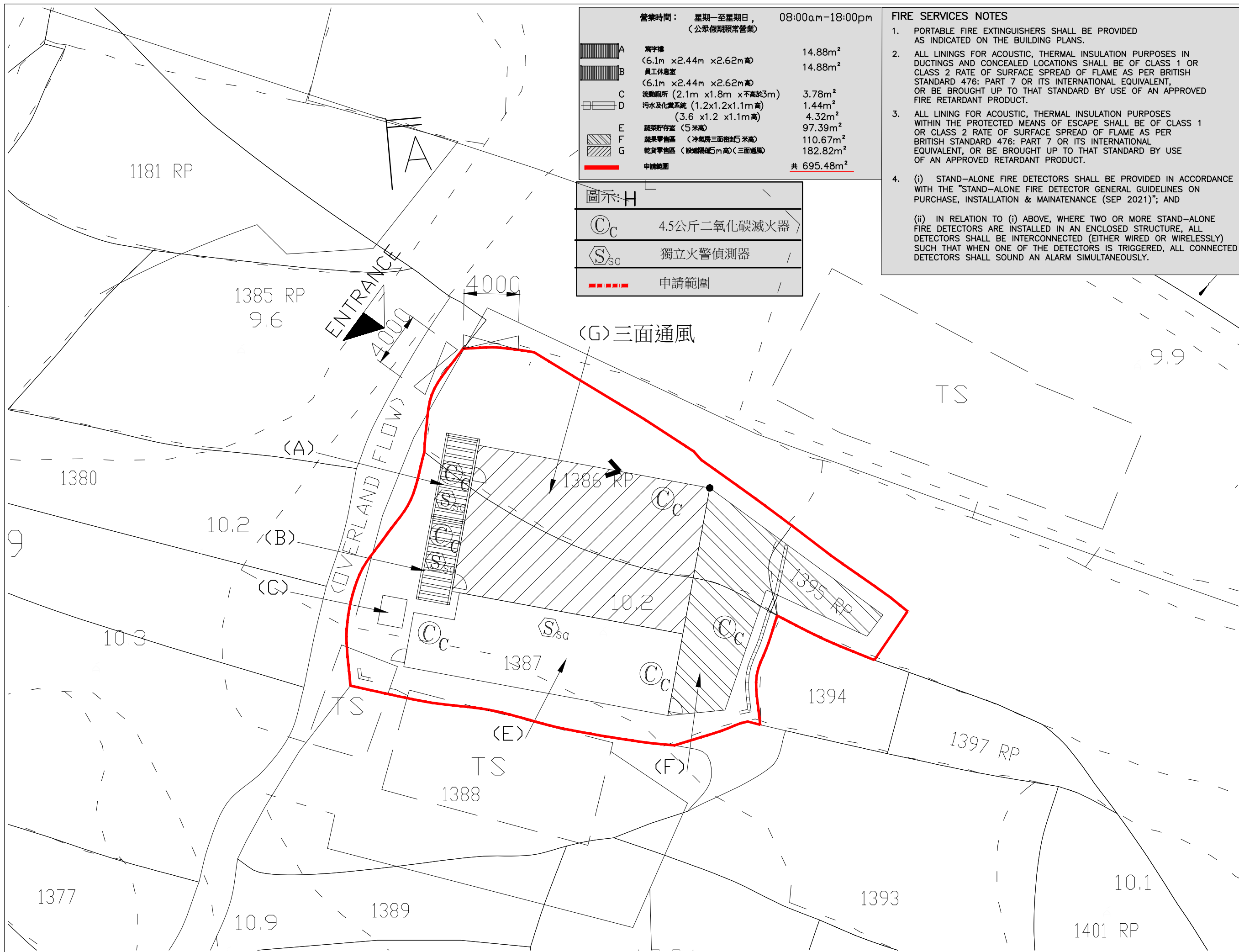
The applicant understands

- (b) The Lots are covered by STW No. CX3144 for the purpose of temporary shop and services (vegetables and grocery store) with ancillary office and storage uses subject to a term of 6 months certain commencing on 3.1.2024 and thereafter quarterly. According to the conditions of STW No. 3144, the total built-over-area should not exceed 424.4 sq.m. on the Lots (not exceeding 293.5 sq.m. for temporary shop and services, 97.4 sq.m. for storage and 33.5 sq.m. for ancillary office and toilet); and the maximum height should not exceed 5 m above the existing ground level.

The applicant undertakes to develop the Lots strictly in accordance with the approved conditions of STW No. CX3144, including:

- **Use:** Temporary shop and services (vegetables and grocery store) with ancillary office and storage uses;
- **Total built-over-area:** Not exceeding 424.4 sq.m., comprising:
 - Temporary shop and services: not exceeding 293.5 sq.m.;
 - Storage: not exceeding 97.4 sq.m.; and
 - Ancillary office and toilet: not exceeding 33.5 sq.m.; and
- **Maximum height:** Not exceeding 5 m above the existing ground level.

The applicant confirms compliance with the above requirements.



營業時間： 星期一至星期日， 08:00am-18:00pm
(公眾假期照常營業)

A	寫字樓 (6.1m x 2.44m x 2.62m高)	14.88m ²
B	員工休息室 (6.1m x 2.44m x 2.62m高)	14.88m ²
C	洗手間 (2.1m x 1.8m x 不低於3m)	3.78m ²
D	污水及化糞系統 (1.2x1.2x1.1m高)	1.44m ²
	(3.6 x 1.2 x 1.1m高)	4.32m ²
E	蔬菜貯存室 (5米高)	97.39m ²
F	蔬果零售區 (冷氣房三面密封5米高)	110.67m ²
G	乾貨零售區 (設施隔5m高)(三面通風)	182.82m ²
申請範圍		共 695.48m ²

圖示: H

C _c	4.5公斤二氧化碳滅火器
S _{sa}	獨立火警偵測器
-----	申請範圍

FIRE SERVICES NOTES

- PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED AS INDICATED ON THE BUILDING PLANS.
- ALL LININGS FOR ACOUSTIC, THERMAL INSULATION PURPOSES IN DUCTINGS AND CONCEALED LOCATIONS SHALL BE OF CLASS 1 OR CLASS 2 RATE OF SURFACE SPREAD OF FLAME AS PER BRITISH STANDARD 476: PART 7 OR ITS INTERNATIONAL EQUIVALENT, OR BE BROUGHT UP TO THAT STANDARD BY USE OF AN APPROVED FIRE RETARDANT PRODUCT.
- ALL LINING FOR ACOUSTIC, THERMAL INSULATION PURPOSES WITHIN THE PROTECTED MEANS OF ESCAPE SHALL BE OF CLASS 1 OR CLASS 2 RATE OF SURFACE SPREAD OF FLAME AS PER BRITISH STANDARD 476: PART 7 OR ITS INTERNATIONAL EQUIVALENT, OR BE BROUGHT UP TO THAT STANDARD BY USE OF AN APPROVED RETARDANT PRODUCT.
- (i) STAND-ALONE FIRE DETECTORS SHALL BE PROVIDED IN ACCORDANCE WITH THE "STAND-ALONE FIRE DETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION & MAINTENANCE (SEP 2021)"; AND
(ii) IN RELATION TO (i) ABOVE, WHERE TWO OR MORE STAND-ALONE FIRE DETECTORS ARE INSTALLED IN AN ENCLOSED STRUCTURE, ALL DETECTORS SHALL BE INTERCONNECTED (EITHER WIRED OR WIRELESSLY) SUCH THAT WHEN ONE OF THE DETECTORS IS TRIGGERED, ALL CONNECTED DETECTORS SHALL SOUND AN ALARM SIMULTANEOUSLY.

B.D. Reference	
M.W. Reference	
L.D. Reference	
F.S.D. Reference	

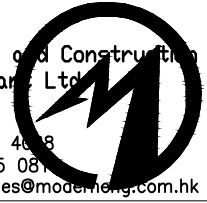
Notes

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REV	DESCRIPTION	DATE

M&D
Planning and Construction
Consultants Ltd.

Tel: 2191 4008
Fax: 3105 0800
Email: sales@moderndesign.com.hk



Project

D.D.1TC, LOT 1386RP,
1387, 1395RP

Application

臨時商業及服務行業
(蔬菜及雜貨店)
連附寫字樓及貯物用途

Drawing Title

Scale	1:250 (A3)	Revisions	-
Designed by	LW	Drawn by	Arthur
Checked by	LW	Date	13-APR-2026
Job No.	-	Drawing No.	FS-01