此文件在2022年6月17日收到。城市規劃委員會只會在收到所有必要的資料及文件後才正式確認收到申請的日期。

This document is received on 17 JUN 2022

The Town Planning Board will formally acknowledge the date of receipt of the application only upon receipt of all the required information and documents. Form No. S16-III 表格第 S16-III 號

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

根據《城市規劃條例》(第131章) 第16條遞交的許可申請

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

適用於祇涉及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/發展或該等臨時用途/發展的許可續期的建議*

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

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

Applicant who would like to publish the <u>notice of application</u> 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

申請人如欲在本地報章刊登<u>申請通知</u>,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

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

		1 9 9 11 1
For Official Use Only	Application No. 申請編號	A17m-LT47/430
請勿填寫此欄	Date Received 收到日期	1.7 UIN 2022

- 1. 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。
- 2. 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 樓及新界沙田上禾鲞路 1 號沙田政府合署 14 樓)索取。
- 3. 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)	
Chain Win Properties Limited 駿穎置業有限公司	

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱(如適用)

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

R-riches Property Consultants Limited

3.	Application Site 申請地點	
(a)	Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lot 1038 S.B (Part) in D.D. 130 and Adjoining Government Land, Fuk Hang Tsuen, Tuen Mun, New Territories
(b)	Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面 積	☑Site area 地盤面積 sq.m 平方米☑About 約 ☑Gross floor area 總樓面面積 804 sq.m 平方米☑About 約
(c)	Area of Government land included (if any) 所包括的政府土地面積(倘有)	302 sq.m 平方米 ☑About 約

(d)	Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Draft Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTYY/11				
(e)	Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group D)" Zone				
(f)	Shop and services with ancillary office Current use(s) 現時用途 (If there are any Government, institution or community facilities, please illustrate or 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 A	Application Site 申請地點的「現行土地擁有人」				
The	applicant 申請人 —	1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0				
	is the sole "current land owner"#& (p 是唯一的「現行土地擁有人」#& (i	lease proceed to Part 6 and attach documentary proof of ownership). 请繼續填寫第 6 部分,並夾附業權證明文件)。				
	is one of the "current land owners" ^{# &} (please attach documentary proof of ownership). 是其中一名「現行土地擁有人」 ^{# &} (請夾附業權證明文件)。					
4	is not a "current land owner" [#] . 並不是「現行土地擁有人」 [#] 。					
	The application site is entirely on Go 申請地點完全位於政府土地上(詞	overnment land (please proceed to Part 6). 青繼續填寫第 6 部分)。				
5.	Statement on Owner's Conse	ent/Notification				
	就土地擁有人的同意/通					
(a)	According to the record(s) of the Land Registry as at					
(b)	The applicant 申請人 —					
(b)	has obtained consent(s) of	"current land owner(s)"#.				
(b)		"current land owner(s)"#.				
(b)	□ has obtained consent(s) of □ E取得 名	"current land owner(s)"#.				
(b)	Details of consent of "current Land Owner(s)" 「現存・地擁有	"current land owner(s)" [#] . 「現行土地擁有人」 [#] 的同意。				
(b)	Details of consent of "current No. of 'Current Land Owner(s)' 「現行土地擁有	"current land owner(s)"#. 「現行土地擁有人」"的同意。 land owner(s)" obtained 取得「現行土地擁有人」"同意的詳情 r/address of premises as shown in the record of the Land here consent(s) has/have been obtained 非冊處記錄已獲得同意的地段號碼/處所地址 取得同意的日期				
(b)	Details of consent of "current No. of 'Current Land Owner(s)' 「現行土地擁有	"current land owner(s)"#. 「現行土地擁有人」"的同意。 land owner(s)" obtained 取得「現行土地擁有人」"同意的詳情 r/address of premises as shown in the record of the Land here consent(s) has/have been obtained 非冊處記錄已獲得同意的地段號碼/處所地址 取得同意的日期				
(b)	Details of consent of "current No. of 'Current Land Owner(s)' 「現行土地擁有	"current land owner(s)"#. 「現行土地擁有人」"的同意。 land owner(s)" obtained 取得「現行土地擁有人」"同意的詳情 r/address of premises as shown in the record of the Land here consent(s) has/have been obtained 非冊處記錄已獲得同意的地段號碼/處所地址 取得同意的日期				

		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 Date of notification						
	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 通知日期(E							
	(Plea	se use separate she	ets if the space of any box above	is insufficient. 如上列任何方格的	 			
✓) has : 已郑	taken reasonable 的合理步驟以耳	steps to obtain consent of or g 双得土地擁有人的同意或向詞	give notification to owner(s): 亥人發給通知。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 ^{&}							
			a prominent position on or no 22 (DD/MM/YYYY)&	ear application site/premises on				
		於	(日/月/年)在申請地	點/申請處所或附近的顯明位置	量貼出關於該申請的通知 ⁴			
	$ \mathcal{I} $	office(s) or rura	I committee on24/05/2 (日/月/年)把通知寄	/owners' committee(s)/mutual aid 1 <mark>022 (DD/MM/YYYY)</mark> & 在相關的業主立案法團/業主				
	Othe	ers 其他	<i>**</i>					
		others (please sp 其他(請指明)						
	-							

6. Type(s) of Application	n 申請類別						
位於鄉郊地區土地上及 (For Renewal of Permission	/或建築物內進行為期不	tilding Not Exceeding 3 Years in Rural Areas 超過三年的臨時用途/發展 evelopment in Rural Areas, please proceed to Part (B)) 請填寫(B)部分)					
(a) Proposed use(s)/development 擬議用途/發展	Temporary Shop and S	Services with Ancillary Office for a Period of 3 Years					
	(Please illustrate the details of	f the proposal on a layout plan) (請用平面圖說明擬議詳情)					
(b) Effective period of permission applied for 申請的許可有效期	☑ year(s) 年 □ month(s) 個月	3					
(c) Development Schedule 發展							
	The state of the s	170					
Proposed uncovered land area							
Proposed covered land area 接		sq.m ☑About ≋y					
Proposed number of buildings	s/structures 擬議建築物/構	算 物數目 2					
Proposed domestic floor area	擬議住用樓面面積	// sq.m □About 約					
Proposed non-domestic floor	area 擬議非住用樓面面積	804sq.m ☑About 約					
Proposed gross floor area 擬詞	義總樓面面積	804					
Proposed height and use(s) of dif	ferent floors of buildings/stru	actures (if applicable) 建築物/構築物的擬議高度及不同樓層					
		below is insufficient) (如以下空間不足,請另頁說明)					
STRUCTURE USE	COVERED AREA GFA	BUILDING HEIGHT					
B1 (G/F) SHOP AND SERVICES ANCILLARY OFFICE STORE ROOM, STORAGE OF GOODS	609m² (ABOUT) 609m² (ABOUT)	11m (ABOUT)(2-STOREY)					
(1/F) ANCILLARY OFFICE B2 RAIN SHELTER (CANOPY)	90m² (ABOUT) 105m² (ABOUT) 105m² (ABOUT)	8m (ABOUT)(1-STOREY)					
то	TAL 714m² (ABOUT) 804m² (ABOUT)						
Proposed number of car parking	 spaces by types 不同種類停						
•		一 正					
Private Car Parking Spaces 私家							
Motorcycle Parking Spaces 電單 Light Goods Vehicle Parking Spa							
Medium Goods Vehicle Parking							
Heavy Goods Vehicle Parking Sp	•						
Others (Please Specify) 其他 (記		***************************************					
, ,,,,,,,							
Proposed number of loading/unlo	pading spaces 上落客貨車位	的擬議數目					
Taxi Spaces 的士車位							
Coach Spaces 旅遊巴車位							
Light Goods Vehicle Spaces 輕勁	型貨車車位	2					
Medium Goods Vehicle Spaces							
Heavy Goods Vehicle Spaces 重型貨車車位							
Others (Please Specify) 其他 (訂	Others (Please Specify) 其他 (請列明)						

Proposed operating hours 擬議營運時間 Monday to Saturday from 09:00 - 18:00. No operation on Sunday and public holiday.						
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?		ess to ing?	es 是	 ✓ 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)) Accessible from Fuk Hang Tsuen Road via a local access □ 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) 		
		N	o否			
(e)	Impacts of Developm	ent Propo	sal 擬語	議發展計劃的影響		
(0)	(If necessary, please	use separat for not pr	e sheets oviding	s to indicate the proposed measures to minimise possible adverse impacts or give 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		
(i)	Does the	Yes 是	□ Pl	Please provide details 請提供詳情		
	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?	No否	✓			
(ii)	Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	div	Diversion of stream 河道改道 Filling of pond 填塘 Area of filling 填塘面積		
				Depth of excavation 挖土深度m 米 □About 約		
		No否	Ø	WITHIN TO A CT		
(iii)	Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影	Landscap Tree Fell Visual In	c 對交遊 supply age 對抗 s 對斜均 by slope be Impac ing 砍 npact 樟	通 Yes 會 □ No 不會 ☑ 對供水 Yes 會 □ No 不會 ☑ 排水 Yes 會 □ No 不會 ☑ 收 Yes 會 □ No 不會 ☑ ves 受斜坡影響 Yes 會 □ No 不會 ☑ ct 構成景觀影響 Yes 會 □ No 不會 ☑ 水(戊樹木 Yes 會 □ No 不會 ☑ 構成視覺影響 Yes 會 □ No 不會 ☑		
	響?	Others (Please Specify) 其他 (請列明) Yes 會 No 不會 🗸				

diamete 請註明 幹直徑	tate measure(s) to minimise the impact(s). For tree felling, please state the number, r at breast height and species of the affected trees (if possible) 整量減少影響的措施。如涉及砍伐樹木,請說明受影響樹木的數目、及胸高度的樹及品種(倘可)
(B) Renewal of Permission for 位於鄉郊地區臨時用途/勢	Temporary Use or Development in Rural Areas 展的許可續期
(a) Application number to which the permission relates 與許可有關的申請編號	A//
(b) Date of approval 獲批給許可的日期	(DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	(DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	□ The permission does not have any approval condition 許可並沒有任何附帶條件 □ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 □ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件: □ Reason(s) for non-compliance: 仍未履行的原因: □ (Please use separate sheets if the space above is insufficient) (如以上空間不足,請另頁說明)
(f) Renewal period sought 要求的續期期間	□ year(s) 年 □ month(s) 個月

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

8. Declaration 聲明						
I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief. 本人謹此聲明,本人就這宗申請提交的資料,據本人所知及所信,均屬真實無誤。						
I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站,供公眾免費瀏覽或下載。						
Signature 簽署	□ Applicant 申請人 / ☑ Authorised Agent 獲授權代理人					
Metthew NG	Planning and Development Manager					
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 / □ Fel □ HKIP 香港規劃師學 □ HKIS 香港測量師學 □ HKILA 香港園境師學 □ KPP 註冊專業規劃師 Others 其他	· 會 / □ HKIA 香港建築師學會 / 會 / □ HKIE 香港工程師學會 /					
on behalf of 代表 R-Riches Property Consultants Limited 【Company 公司 / Organisation Name a	ma Chaput pplicable)機構名稱及蓋章(如適用)					
Date 日期 13/6/2022						

Remark 備註

.....(DD/MM/YYYY 日/月/年)

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况下,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

安貝曾就廷示中請所收到的個人資料曾父給安貝曾秘書及政府部门,以依據《城市規劃條例》及相關的城市規 劃委員會規劃指引的規定作以下用途:

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and 處理這宗申請,包括公布這宗申請供公眾查閱,同時公布申請人的姓名供公眾查閱;以及
- (b) facilitating communication between the applicant and the Secretary of the Board/Government departments. 方便申請人與委員會秘書及政府部門之間進行聯絡。
- 2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above. 申請人就這宗申請提供的個人資料,或亦會向其他人士披露,以作上述第 1 段提及的用途。
- 3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong. 根據《個人資料(私隱)條例》(第 486 章)的規定,申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料,應向委員會秘書提出有關要求,其地址為香港北角渣華道 333 號北角政府合署 15 樓。

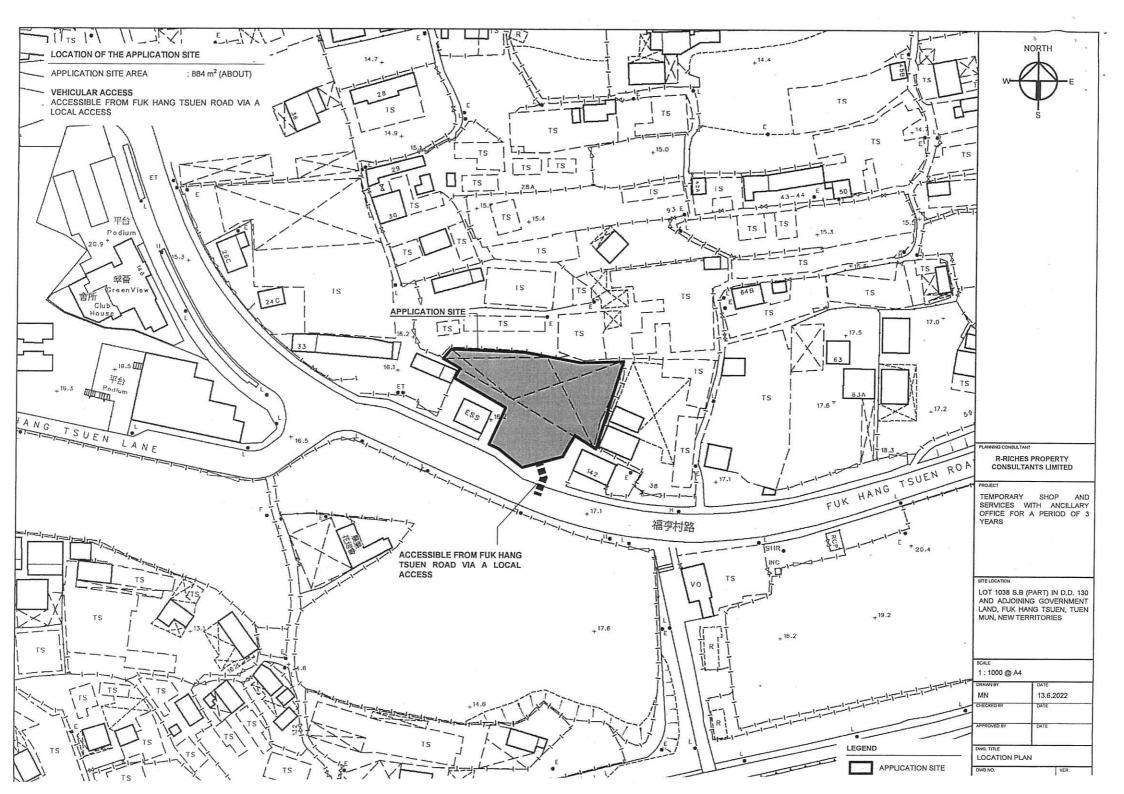
Gist of Applica	Gist of Application 申請摘要						
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)							
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)						
Location/address 位置/地址	Lot 1038 S.B (Part) in D.D. 130 and Adjoining Government Land, Fuk Hang Tsuen, Tuen Mun, New Territories						
Site area 地盤面積	884 sq. m 平方米 ☑ About 約						
	(includes Government land of包括政府土地 302 sq. m 平方米 ☑ About 約)						
Plan 圖則	Draft Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTYY/11						
Zoning 地帶	. "Residential (Group D)" Zone						
Type of Application 申請類別	✓ Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 ✓ Year(s) 年 □ Month(s) 月						
	□ Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期						
	□ Year(s) 年 □ Month(s) 月						
Applied use/ development 申請用途/發展 Temporary Shop and Services with Ancillary Office for a Period of 3 Years							

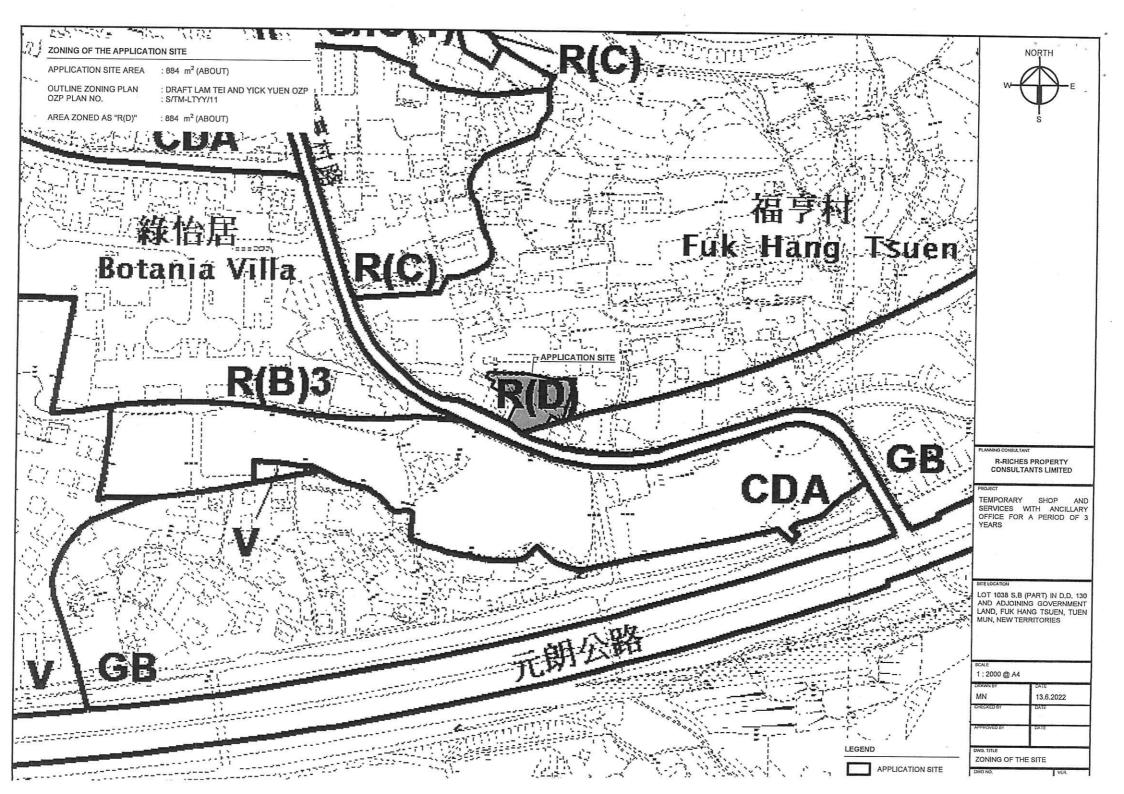
(1)	Gross floor area and/or plot ratio		sq.	m 半万米	Plot R	latio 地積比率
	總樓面面積及/或地積比率	Domestic 住用	/	□ About 約 □ Not more than 不多於	1	□About 約 □Not more than 不多於
		Non-domestic 非住用	804	☑ About 約 □ Not more than 不多於	0.9	☑About 約 □Not more than 不多於
(ii)	No. of block 幢數	Domestic 住用		I		
		Non-domestic 非住用		2		
(iii)	Building height/No. of storeys 建築物高度/層數	of storeys 住用		/ □ (Not		
				1	☐ (Not	Storeys(s) 層 more than 不多於)
		Non-domestic 非住用	8	- 11 (about)	☐ (Not	m 米 more than 不多於)
				1-2	□ (Not	Storeys(s) 層 more than 不多於)
(iv)	Site coverage 上蓋面積		81		%	☑ About 約
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨 車位數目		Medium Goods V	ng Spaces 私 ng Spaces 電 icle Parking S /ehicle Parking hicle Parking S	家車車位 單車車位 paces 輕型貨車泊車 g Spaces 中型貨車沿 Spaces 重型貨車泊車	白車位	N/A
		Total no. of vehicl 上落客貨車位/ Taxi Spaces 的当	停車處總數	ading bays/lay-bys		2
	Coach Spaces Light Goods V Medium Goods Heavy Goods V Others (Please		遊巴車位 icle Spaces 鹎 /ehicle Spaces hicle Spaces 圓	中型貨車位 2型貨車車位	,	2 (LGV)
1						

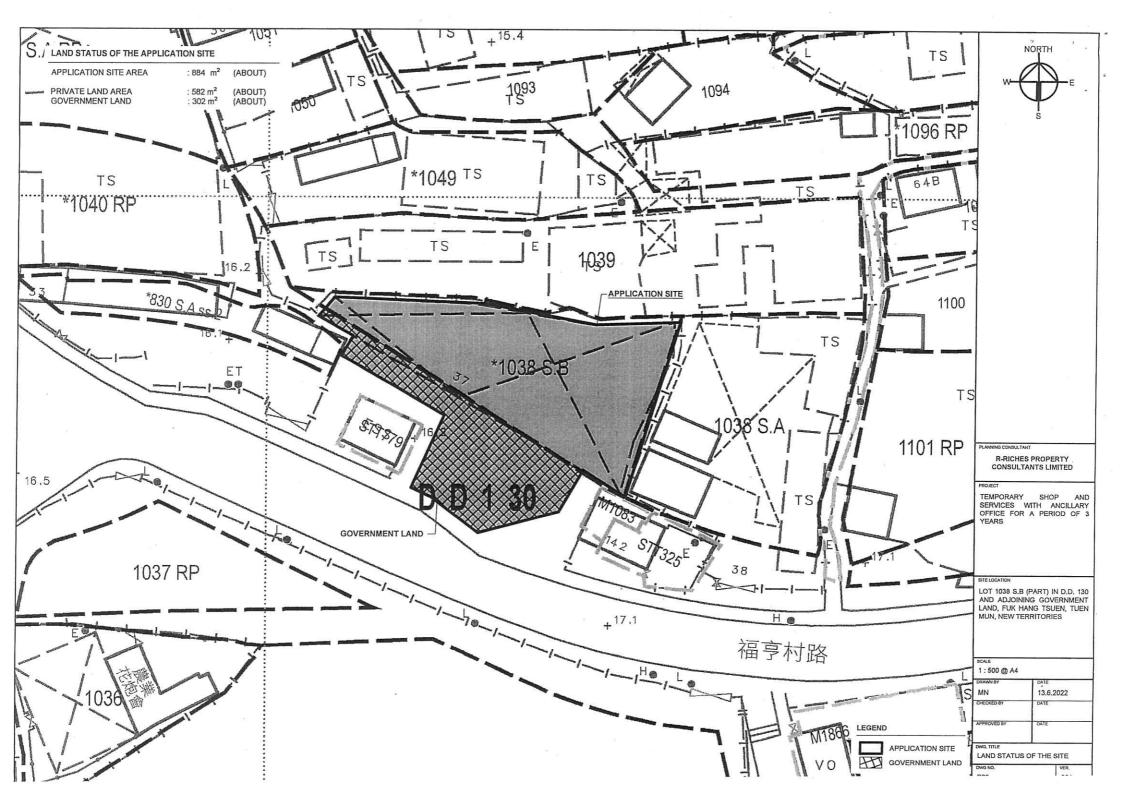
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖		$ \checkmark$
Block plan(s) 樓宇位置圖		
Floor plan(s) 樓宇平面圖		
Sectional plan(s) 截視圖		
Elevation(s) 立視圖		
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片		
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖		
Others (please specify) 其他(請註明)		abla
Location plan, Zoning plan, Plan showing the land status of the application site, Swept pa		
The run-in/out and drainage proposals of the previous application No. A/TM-LTYY/395, FS	Sis proposal	
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據		₹
Environmental assessment (noise, air and/or water pollutions)		
環境評估(噪音、空氣及/或水的污染)		
Traffic impact assessment (on vehicles) 就車輛的交通影響評估		
Traffic impact assessment (on pedestrians) 就行人的交通影響評估		
Visual impact assessment 視覺影響評估		
Landscape impact assessment 景觀影響評估		
Tree Survey 樹木調查		
Geotechnical impact assessment 土力影響評估		
Drainage impact assessment 排水影響評估		
Sewerage impact assessment 排污影響評估		
Risk Assessment 風險評估		
Others (please specify) 其他(請註明)		\checkmark
Trip generation and attraction		
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。

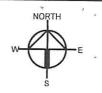


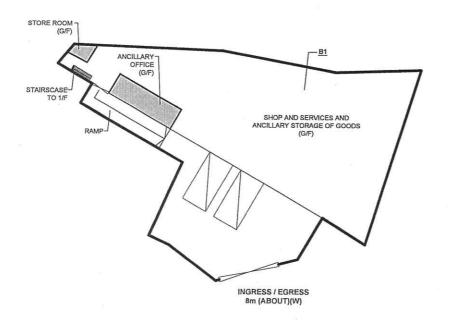




DEVELOPMENT PARAMETER	s	
APPLICATION SITE AREA	: 884 m²	(ABOUT)
COVERED AREA	: 714 m ²	(ABOUT)
UNCOVERED AREA	: 170 m ²	(ABOUT)
PLOT RATIO	: 0.9	(ABOUT)
SITE COVERAGE	:81 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: N/A	
NON-DOMESTIC GFA	: 804 m ²	(ABOUT)
TOTAL GFA	: 804 m ²	(ABOUT)
BUILDING HEIGHT	: 8 m - 11 r	m (ABOUT)
NO OF STOREY	11-2	(

STR	UCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	(G/F)	SHOP AND SERVICES ANCILLARY OFFICE STORE ROOM, STORAGE OF GOODS	609m² (ABOUT)	609m² (ABOUT)	11m (ABOUT)(2-STOREY)
	(1/F)	ANCILLARY OFFICE		90m² (ABOUT)	
B2		RAIN SHELTER (CANOPY)	105m ² (ABOUT)	105m ² (ABOUT)	8m (ABOUT)(1-STOREY)
		TOTAL	714m² (ABOUT)	804m² (ABOUT)	





APPLICATION SITE OFFICE (1/F) STAIRSCASE TO G/F RAINSHELTER (CANOPY) MANOEUVRING

GROUND FLOOR (G/F)

FIRST FLOOR (1/F)

TEMPORARY SHOP AND SERVICES WITH ANCILLARY OFFICE FOR A PERIOD OF 3

R-RICHES PROPERTY CONSULTANTS LIMITED

SITE LOCATION

LEGEND

APPLICATION SITE

STRUCTURE (ENCLOSED)

PARKING SPACE

STRUCTURE (CANOPY)

LOT 1038 S.B (PART) IN D.D. 130 AND ADJOINING GOVERNMENT LAND, FUK HANG TSUEN, TUEN MUN, NEW TERRITORIES

RAWN BY	DATE
MN	13.6.2022
HECKED BY	DATE
PPROVED BY	DATE

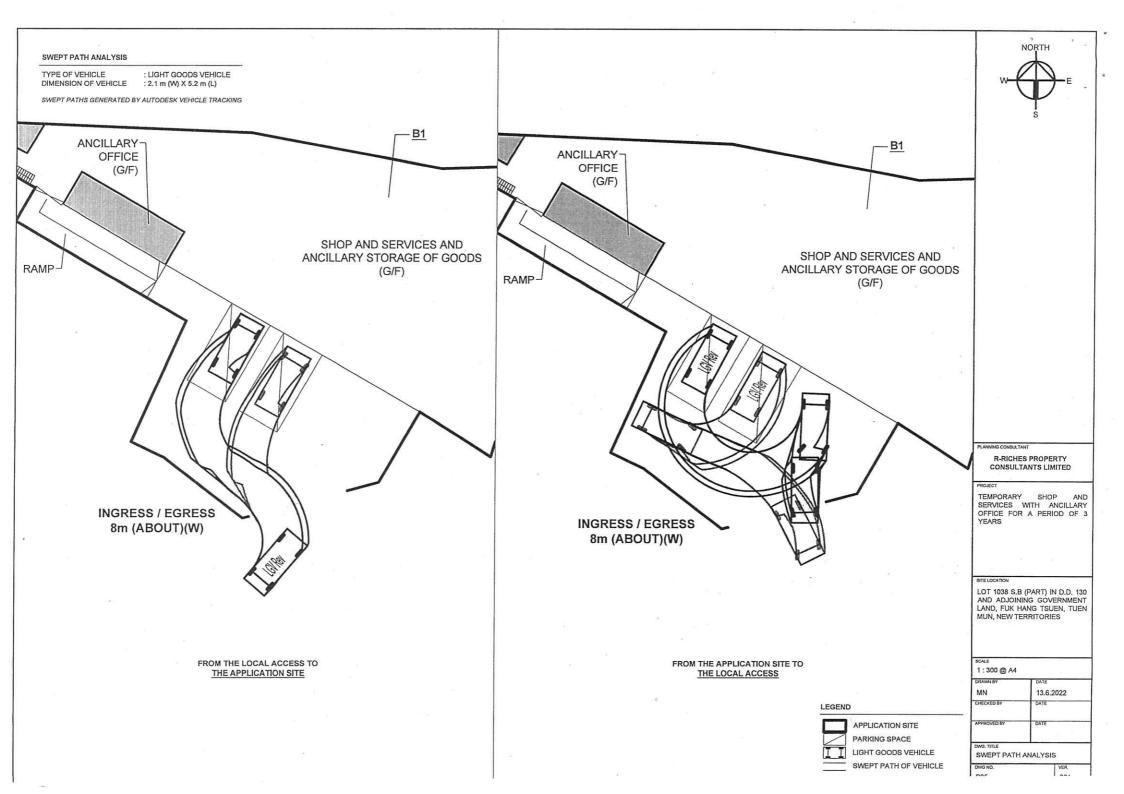
LOADING/UNLOADING PROVISION

NO. OF LOADING/UNLOADING SPACE FOR LGV DIMENSION OF PARKING SPACE

MINIMUM HEADROOM

: 5 m

: 7 m (L) X 3.5 m (W)



Supplementary Statement

Background

- 1.1 The applicant seeks to use Lot 1038 S.B (Part) in D.D. 130 and Adjoining Government Land, Fuk Hang Tsuen, Tuen Mun, New Territories (the Site) for 'Temporary Shop and Services with Ancillary Office for a Period of 3 Years' (Plan P01).
- 1.2 The applicant would like to continue to use the Site to operate a retail shop of metalware to serve the local demand and support the needs of the nearby locals.

Planning Context

- 2.1 The Site falls within an area zoned as "Residential (Group D)" ("R(D)") on the Draft Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTYY/11 (Plan PO2). According to the Notes of the OZP, 'Shop and Services' is a column 2 use within the "R(D)" zone, which requires permission from the Board. As there is no known programme for long-term development at the Site and the application is only on a temporary basis, it will not jeopardize the long term planning intention of the "R(D)" zone.
- 2.2 The Site is subject of a previous S.16 planning application No. A/TM-LTYY/395 for the same use and submitted by the same applicant, which was approved by the Board on a temporary basis of 3 years on 20/3/2020. However, the applicant failed to comply with approval conditions by the designated time period, which led to revocation of the application, i.e. 20/6/2022 (Appendix II).
- 2.3 The existing structures at the Site (approved under application No. A/TM-LTYY/395) will be remained for the current application. The applicant will make effort to comply with approval conditions after planning approval has been granted from the Board.

Development Proposal

- 3.1 The Site occupied an area of 884 sq.m (about), including 302 sq.m of Government Land (**Plan P03**). 2 structures are proposed at the site for shop and services, ancillary office, store room, storage of goods and rain shelter with total GFA of 804 sq.m (about) (**Plan P04**). The operation hours of the proposed development are Monday to Saturday from 09:00 18:00. No operation on Sunday and public holiday. The proposed development is estimated to attract 15 visitors per day. The estimated number of staff working at the Site are 8.
- 3.2 The Site is accessible from Fuk Hang Tsuen Road via a local access (**Plan P01**). 2 nos. of L/UL space for light goods vehicle are provided at the Site for transportation of goods by visitor and staff (**Plan P04**). Sufficient space is provided for vehicle to smoothly manoeuver within the Site to ensure no vehicle will queue/turn back onto Fuk Hang Tsuen Road (**Plan P05**). Staff is deployed at the ingress/egress of the Site to direct vehicle in to/out of the Site to enhance



- pedestrian safety. No medium or heavy goods vehicles, including container tractor/trailer will be allowed to enter/exit the Site at any time during the planning approval period. As traffic generated and attracted by the Site is insignificant, adverse traffic impact to the surrounding road network should not be anticipated (**Appendix II**).
- 3.3 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' and 'Professional Persons Environmental Consultative Committee Practice Notes' issued by Environmental Protection Department to minimize adverse environmental impacts and nuisance to the surrounding area.

Conclusion

- 4.1 The proposed development will not create significant adverse traffic, environmental, landscape and drainage impacts to the surrounding areas. Adequate mitigation measures are provided, i.e. submission of fire service installations proposal and the accepted run-in/out and drainage proposals of the previously approved S.16 planning application No. A/TM-LTYY/395 to mitigate any adverse impact arising from the proposed development (Appendices III to V).
- 4.2 In view of the above, the Board is hereby respectfully requested to approve the subject application for 'Temporary Shop and Services with Ancillary Office for a Period of 3 Years'.



Appendix I – Justifications for Revocation of Previously Approved Application No. A/TM-LTYY/395

(i) The Site involves of a previous S.16 planning application (No. A/TM-LTYY/395) submitted by the same applicant for the same use, which was approved with conditions by the Town Planning Board (the Board) on a temporary basis on 20/3/2020. However, the applicant failed to comply with approval conditions (e), (g), (i) and (j) by the designated time period, i.e. 20/6/2022, which led to revocation of the application.

(ii) Run-in/out of the Site

- (a) Regarding planning approval condition (d) of the previous application, i.e. submission of a run-in/out proposal, the applicant made several submissions in 2020¹ and the latest submission was accepted by Commissioner for Transport (C for T) and Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) on 26/2/2021, hence, complied with.
- (b) Regarding planning approval condition (e) of the previous application, i.e. implementation of the run-in/out, due to the outbreak of COVID-19 in recent years, there is insufficient manpower and construction materials (due to logistics difficulties) for the construction works for the implementation of the run-in/out. The applicant will implement the accepted run-in/out proposal after planning approval has been obtained from the Board.

(iii) Drainage facilities at the Site

- (a) Regarding planning approval condition (f) of the previous application, i.e. submission of drainage proposal, the applicant made submissions on 12/5/2020 and 24/9/2020, the latter submission was accepted by Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) on 7/6/2022, hence, complied with.
- (b) Regarding planning approval condition (g) of the previous application, i.e. implementation of the drainage proposal, as approval condition (f) was only accepted by CE/MN, DSD on 7/6/2022, the applicant did not have sufficient time to comply with this approval condition, hence, not complied with within the designated time period.

(c) Fire service installations at the Site

(a) Regarding planning approval condition (i) of the previous application, i.e. submission of a fire service installations (FSIs) proposal, the applicant made submissions on 10/6/2021, 3/9/2021 and 30/5/2022, and they were not accepted by Director of Fire Service (D of FS), hence, not complied with.

 $^{^1}$ The applicant made submissions for compliance with approval condition (d) on 6/7/2020, 31/8/2020, 10/11/2020, 24/11/2020 and 10/12/2020.



- (b) Regarding planning approval condition (j) of the previous application, i.e. the implementation of the FSIs, the applicant could not commence the implementation before approval condition (i) has been accepted by D of FS, hence, not complied with.
- (d) The applicant submitted a FSIs proposal, the accepted run-in/out and drainage proposals (under application No. A/TM-LTYY/395) to support the application (**Appendices III** to **V**).



Appendix II - Estimated Trip Generation and Attraction of the Proposed Development

(i) The Site is accessible from Fuk Hang Tsuen Road via a local access. A total of 2 spaces are provided at the Site, details are as follows:

Type of Space	No. of Space
L/UL Space for Light Goods Vehicle	2
- 3.5m (W) x 7m (L)	2

(ii) The operation hours of the proposed development are Monday to Saturday from 09:00 to 18:00. No operation on Sunday and public holiday. Please see below the trip generation and attraction of the proposed development:

	Trip Generation and Attraction			
Time Period	Light Goods Vehicle		2 Wo Tatal	
	l n	Out	2-Way Total	
Trips at <u>AM peak</u> per hour	2	2	4	
(09:00 – 10:00)	2	2	4	
Trips at <u>PM peak</u> per hour	2	2	4	
(17:00 – 18:00)	2	2	4	
Traffic trip per hour (average)	1	1	. 2	

(iii) In view of the above, the parking and L/UL provisions are <u>adequate</u> for the site operation and adverse traffic impact to the surrounding road network should not be anticipated.



FIRE SERVICES NOTES:

HOSE REEL SYSTEM

- 1.1 HOSE REEL SHALL BE PROVIDED AT POSITIONS AS INDICATED ON PLANS.
- 1.2 THERE SHALL BE SUFFICIENT HOSE REELS TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M OF HOSE REEL TUBING. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE TO BE LOCATED AT EACH HR POINT. THE ACTUATING POINT SHOULD INCLUDE FACILITIES FOR THE FIRE PUMP START DEVICE INITIATION.
- 1.3 A MODIFIED HOSE REEL SYSTEM OF 2.000 LITRES WATER TANK TO BE PROVIDED FOR THE ENTIRE BUILDING AS INDICATED ON PLAN.
- 1.4 NO FIRE SERVICES INLET TO BE PROVIDED FOR THE MODIFIED HOSE REEL SYSTEM.
- 1.5 WATER SUPPLY FOR THE MODIFIED HOSE REEL SYSTEM TO BE SINGLE END FEED FROM THE GOVERNMENT TOWN MAIN.
- 16 TWO FIXED FIRE PUMPS (DUTY/STANDBY) TO BE PROVIDED AT F.S. & SPR. PUMP ROOM.
- 1.7 THE HR SYSTEM INSTALLED SHOULD BE IN ACCORDANCE WITH PARA. 5.14 OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATION AND EQUIPMENT 2012
- 1.8 AN INSTRUCTION PLATE SHALL BE PROVIDED NEXT TO THE BREAK GLASS UNIT FOR OPERATION OF HOSE REEL.

2. AUTOMATIC SPRINKLER SYSTEM

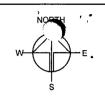
- 2.1 AUTOMATIC SPRINKLER SYSTEM SUPPLIED BY A 135,000L SPRINKLER WATER TANK AND HAZARD CLASS OH3 SHALL BE PROVIDED TO THE ENTIRE BUILDING/ STRUCTURE IN ACCORDANCE WITH LPC RULES INCORPORATING BS EN12845: 2003 AND FSD CIRCULAR LETTER 3/2006 & 3/2012. THE SPRINKLER TANK, SPRINKLER PLIMP ROOM. SPRINKLER INLET AND SPRINKLER CONTROL VALUE GROUP SHALL BE CLEARLY MARKED ON PLANS.
- 2.2 THE CLASSIFICATION OF THE AUTOMATIC SPRINKLER INSTALLATION TO BE ORDINARY HAZARD GROUP 3.
- 2.3 ONE NUMBER 135,000 LITRES SPRINKLER WATER TANK TO BE PROVIDED AS INDICATED ON PLANS.
- 2.4 SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET TO BE PROVIDED AS INDICATED ON PLANS.
- 2.5 TYPE OF STORAGE METHOD FOR THE BUILDING IS AS FOLLOWS:
 - (A) STORAGE CATEGORY: CATEGORY (I)
 - (B) STORAGE HEIGHT: NOT EXCEEDING 4M
 - (C) STORAGE: ST1

FIRE ALARM SYSTEM

- 3.1 FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5839-1: 2002 + A2: 2008 AND FSD CIRCULAR LETTER N0.1/2009 & 3/2010 & 2/2012. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE SHOULD BE LOCATED AT EACH HOSE REEL POINT. THE ACTUATION POINT SHOULD INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO / VISUAL WARNING DEVICE INITIATION.
- 3.2 AN ADDRESSABLE TYPE FIRE ALARM PANEL TO BE PROVIDED AND LOCATED INSIDE G/F F.S. & SPR. PUMP ROOM.

4. MISCELLANEOUS F.S. INSTALLATION

- 4.1 PORTABLE FIRE EXTINGUISHER WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATIONS AS INDICATED ON PLANS.
- 4.2 SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDINGS/STRUCTURES IN ACCORDANCE WITH BS 5266-1:20216, BS EN 1838:2013 AND FSD CL 4/2021.
- 4.3 SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
- 4.4 NO EMERGENCY GENERATOR TO BE PROVIDED FOR SERVING THE EMERGENCY POWER. DUPLICATED POWER SUPPLIES FOR ALL FIRE SERVICES INSTALLATIONS COMPRISING A CABLE CONNECTED FROM ELECTRICITY MAINS DIRECTLY BEFORE THE MAIN SWITCH.
- 4.5 WHEN A VENTILATION/ AIR CONDITIONING CONTROL SYSTEM TO A BUILDING IS PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT.
- 4.6 NO DYNAMIC SMOKE EXTRACTION SYSTEM SHALL BE PROVIDED SINCE FIRE COMPARTMENT NOT EXCEEDING 7000 CUBIC METRES AND THE AGGREGATE AREA OF OPENABLE WINDOWS OF THE RESPECTIVE COMPARTMENT EXCEEDS 6.25% OF THE FLOOR AREA OF THAT COMPARTMENT.



LANNING CONSULTANT

R-RICHES PROPERTY CONSULTANTS LIMITED

PROJEC

TEMPORARY SHOP AND SERVICES WITH ANCILLARY OFFICE FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 1038 S,B (PART) IN D.D. 130 AND ADJOINING GOVERNMENT LAND, FUK HANG TSUEN, TUEN MUN, NEW TERRITORIES

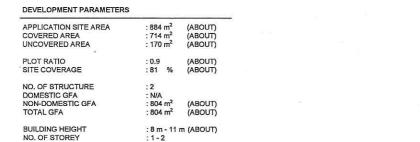
SCALE

DRAWN BY	DATE
OL	14.6.2022
CHECKED BY	DATE
APPROVED BY	DATE
DIN TITLE	

001

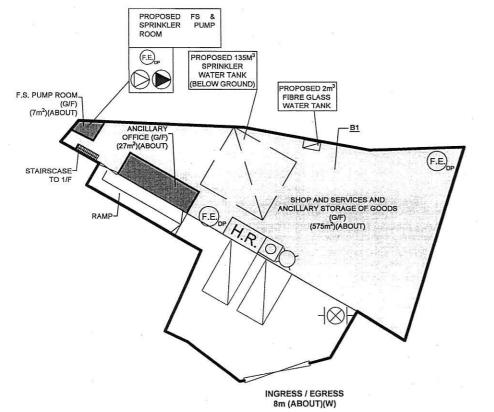
FSIs PROPOSAL (1/2)

APPENDIX III

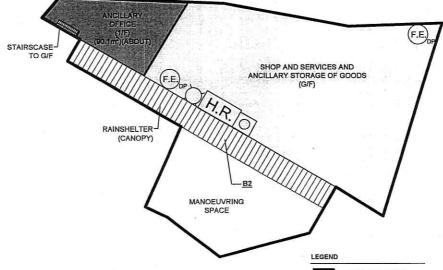


STR	UCTURE	USE	SQ.M	BUILDING HEIGHT	CU.M
B1	(G/F)	SHOP AND SERVICES ANCILLARY OFFICE STORE ROOM, STORAGE OF GOODS	609m² (ABOUT)	5.5m (ABOUT)	3349.5m³ (ABOUT)
	(1/F)	ANCILLARY OFFICE	90m² (ABOUT)	5.5m (ABOUT)	495m³ (ABOUT)
B2		RAIN SHELTER (CANOPY)	105m ² (ABOUT)	8m (ABOUT)(1-STOREY	840m³ (ABOUT)





GROUND FLOOR (G/F)



FIRST FLOOR (1/F)

PUMP SCHEDULE

DESIGNATION	FLOW RATE (Litre/min)	DISCHARGE HEAD (Kpa)	MOTOR ROTING (Kw)
SP1, SP2	2250/1350/1100	140/290/320	18.5
SP-JP	60	450	2.2
HR-1,HR-2	100	600	2.2
HR-JP	60	400	2.2

APPLICATION SITE STRUCTURE (ENCLOSED)

STRUCTURE (CANOPY)

PARKING SPACE INGRESS / EGRESS

 $\triangleright \triangleleft$ 4 KG DRY POWER TYPE FIRE EXTINGUISHER

0 BREAK GLASS UNIT D VISUAL ALARM DEVICE

H.R. HOSE REEL SET 18

SPRINKLER INLET AND SPRINKLER CONTROL VALVE

HOSE REEL PUMP SPRINKLER PUMP APPROVED BY

FSIs PROPOSAL (2/2) 001 APPENDIX III

14.6.2022

R-RICHES PROPERTY

CONSULTANTS LIMITED

TEMPORARY SHOP AND SERVICES WITH ANCILLARY OFFICE FOR A PERIOD OF 3

LOT 1038 S,B (PART) IN D.D. 130 AND ADJOINING GOVERNMENT

LAND, FUK HANG TSUEN, TUEN

MUN, NEW TERRITORIES

1:450 @ A4

CHECKED BY

PROJECT

屯門及元朗西規劃處 新界沙田上禾輋路 1號 沙田政府合署 14 樓



By Post and Fax (2323 3662) Planning Department

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

本函檔號 Your Reference

本署檔號 Our Reference

TPB/A/TM-LTYY/395

電話號碼 Tel. No.: 2158 6286

傳真機號碼 Fax No.:

2489 9711

7 June 2022

R-riches Property Consultants Ltd. Block D, The Richfield 236, Kat Hing Wai Kam Tin, Yuen Long, New Territories (Attn: Mr Matthew NG)

Dear Sir.

Planning Application No. A/TM-LTYY/395 Compliance with Approval Condition (f)

I refer to your submission dated 24 September 2020 for compliance with the captioned approval condition on the submission of drainage proposal.

Relevant department has been consulted. Your submission is considered:

 $\sqrt{}$ Acceptable. The captioned condition has been complied with. detailed departmental comments at Appendix.

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

Not acceptable. The captioned condition has not been complied with. Please find detailed departmental comments at Appendix.

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

Yours faithfully,

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

CE/MN, DSD

(Attn: Mr HUI Pui Hei, William)

[Fax: 2770 4761]

Internal

CTP/TPB(2)

A_TM-LTYY_395 - Condition (f) - 20220607 - Compliance.docx





Our Ref.: DD130Lot1038S.B(Pt) Your ref.: A/YL-LTYY/395

The Secretary
Town Planning Board
15/F, North Point Government office
333 Java Road
North Point, Hong Kong

顧問有限公司 **監卓物業**

By Email

24 September 2020

Dear Sir,

Compliance with Approval Condition (f)

Proposed Temporary Shop and Services with Ancillary Office for a Period of 3 Years
In "Residential (Group D)" Zone at Lot 1038 S.B (Part) in D.D. 130
and Adjoining Government Land, Fuk Hang Tsuen, Tuen Mun, New Territories

(Application No. A/YL-LTYY/395)

We are writing to submit a letter to response to Chief Engineer/Mainland North, Drainage Services Department (Appendix I) and a revised drainage proposal (Appendix II) for compliance with approval condition (f) of the subject application, i.e. the submission of drainage proposal. Your kind attention to the matter is much appreciated.

Should you require more information regarding the application, please contact our Mr. Bon TANG at or the undersigned at your convenience.

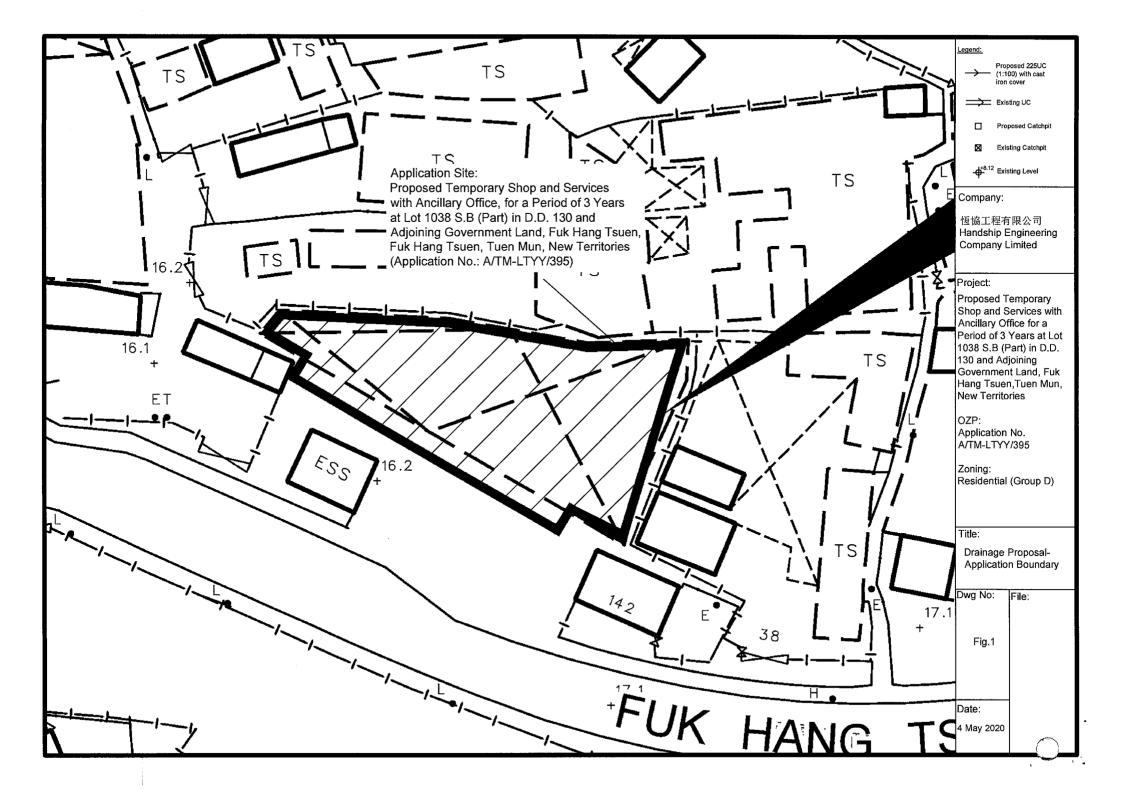
Yours faithfully,

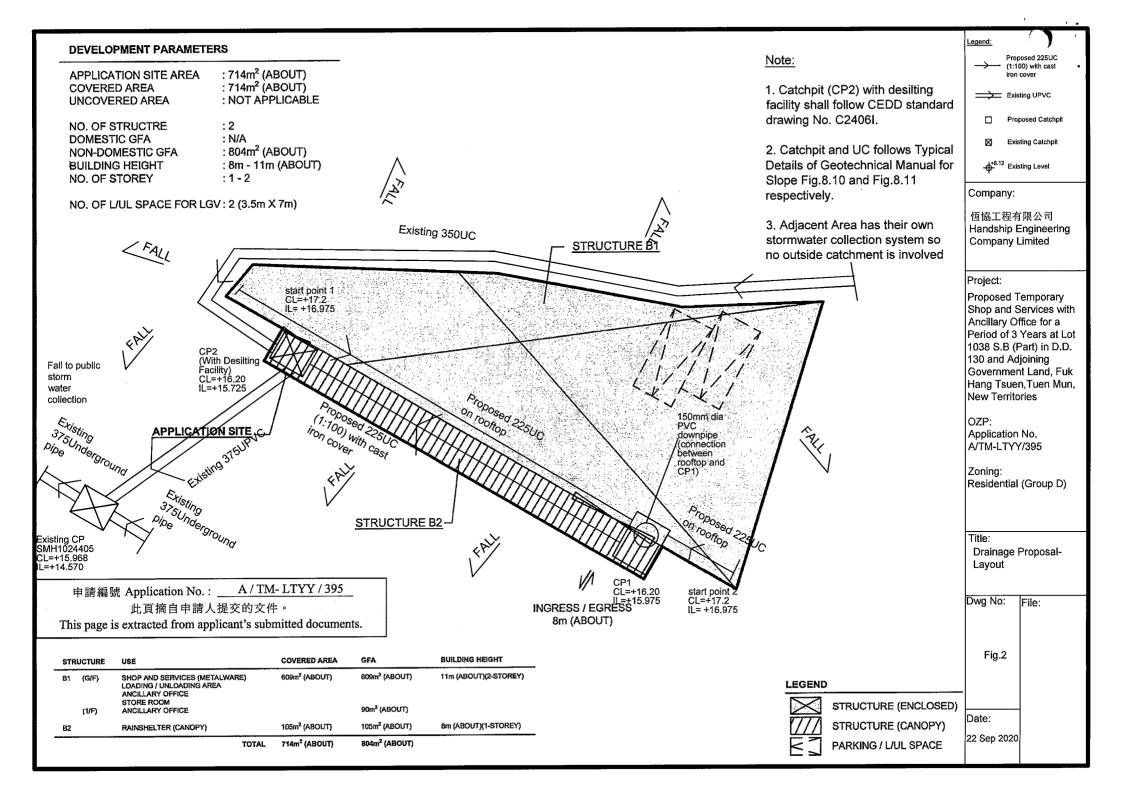
For and on behalf of R-riches Property Consultants Limited

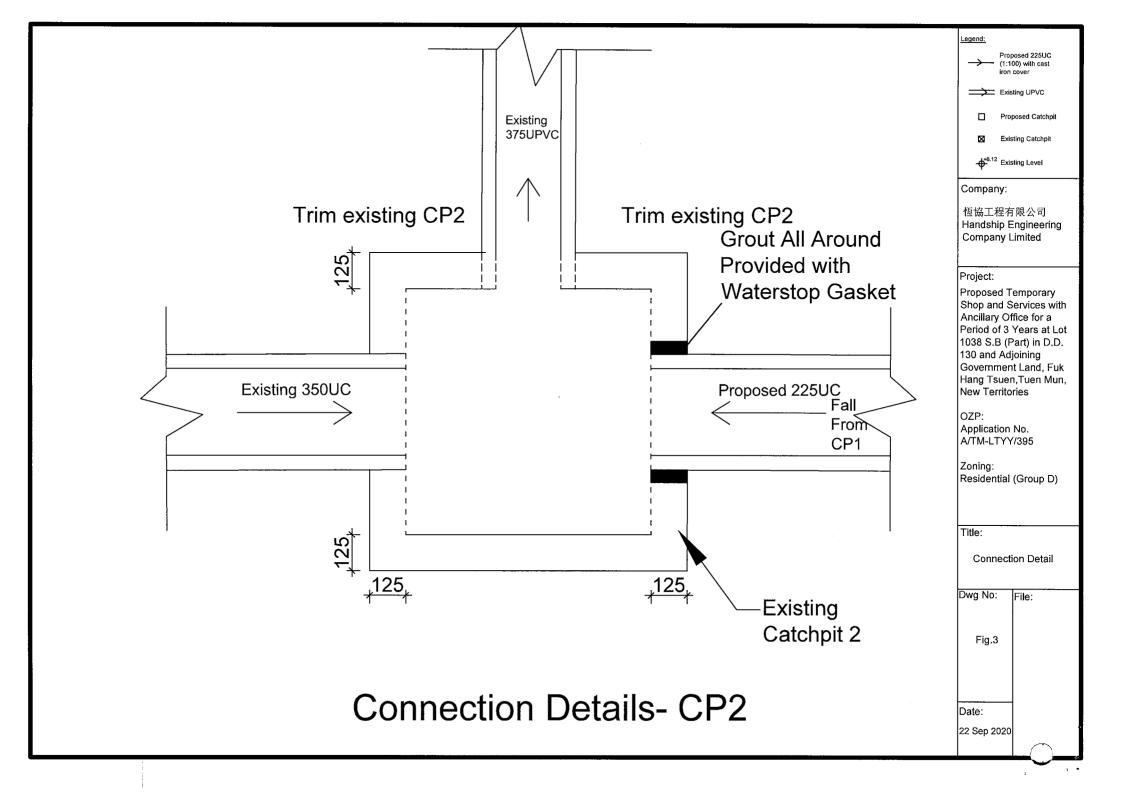
Grace WONG

c DPO/TMYLW (Attn.: Mr. Keith FUNG	email: kchfung@pland.gov.hk)
------------------------------------	------------------------------

Existing 375UC is revised to existing 375UPVC in order to clarify the routing of existing drainage to be connected in the vicinity of proposed site.







Company:

Handship Engineering Company Limited

4-五月-20

Project:

Lot 1038 S.B (Part) in D.D. 130 and Adjoining Government Land, Fuk Hang Tsuen, Fuk Hang Tsuen, Tuen Mun, New Territories

Date:

Calculation for Design of Channels:

All Catchment Area

Area = 714 m^2

0.00071 km^2

Peak runoff in m³/s = $0.278 \times 0.95 \times 250 \text{ mm/hr} \times 0.000714 \text{ km}^2$

= 0.04714 m^3/s = 2829 liter/min

According to (Figure 8.7 - Chart for the Rapid Design of Channels), For gradient 1:100, 225UC or above will be suitable.

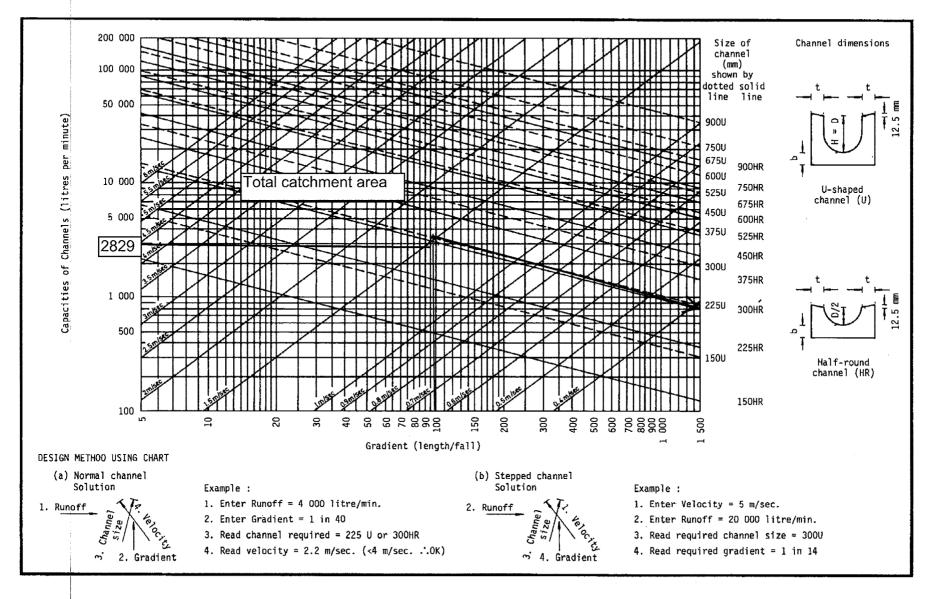
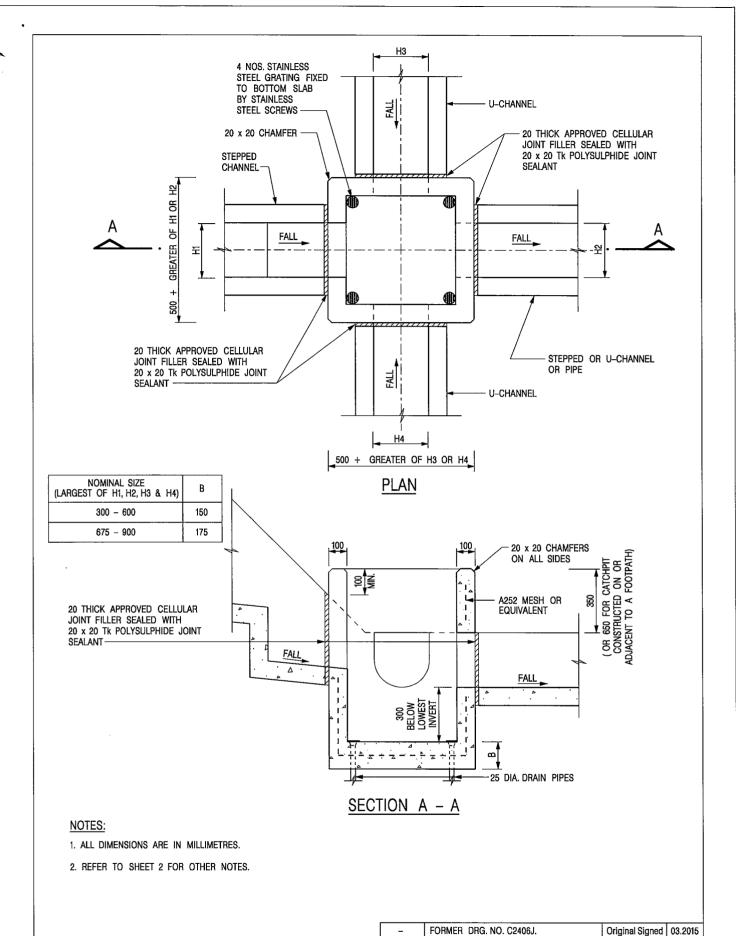
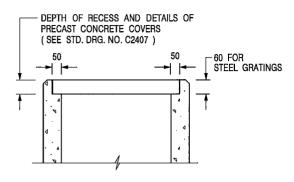


Figure 8.7 - Chart for the Rapid Design of Channels



Original Signed 03.2015 REF. REVISION SIGNATURE DATE CIVIL ENGINEERING AND CATCHPIT WITH TRAP **DEVELOPMENT DEPARTMENT SCALE** 1:20 DRAWING NO. (SHEET 1 OF 2) C2406 /1 **DATE** JAN 1991 卓越工程 建設香港 We Engineer Hong Kong's Development



ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

- 1. ALL DIMENSIONS ARE IN MILLIMETRES
- 2. ALL CONCRETE SHALL BE GRADE 20 /20.
- 3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
- 4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
- 5. CONCRETE TO BE COLOURED AS SPECIFIED.
- 6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
- 7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
- 8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
- 9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'G' ON STD. DRG. NO. C2405; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL
- 10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
- FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'F' ON STD. DRG. NO. C2405.
- SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

CATCHPIT WITH TRAP (SHEET 2 OF 2)

卓越工程 建設香港

FORMER DRG. NO. C2406J. Original Signed 03.2015 REF. REVISION SIGNATURE DATE CIVIL ENGINEERING AND



DEVELOPMENT DEPARTMENT

SCALE 1:20 DATE JAN 1991 DRAWING NO. C2406 /2

We Engineer Hong Kong's Development

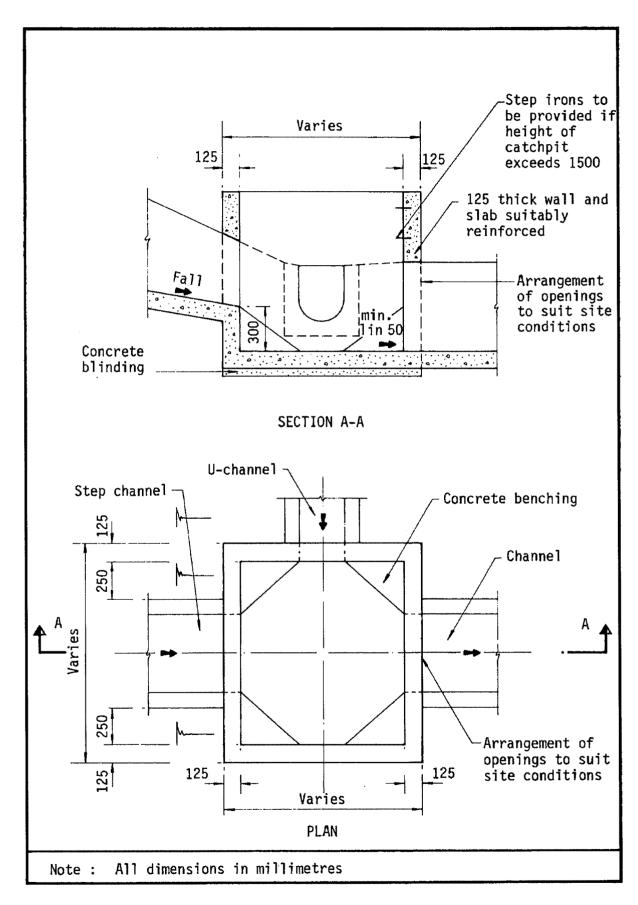


Figure 8.10 - Typical Details of Catchpits

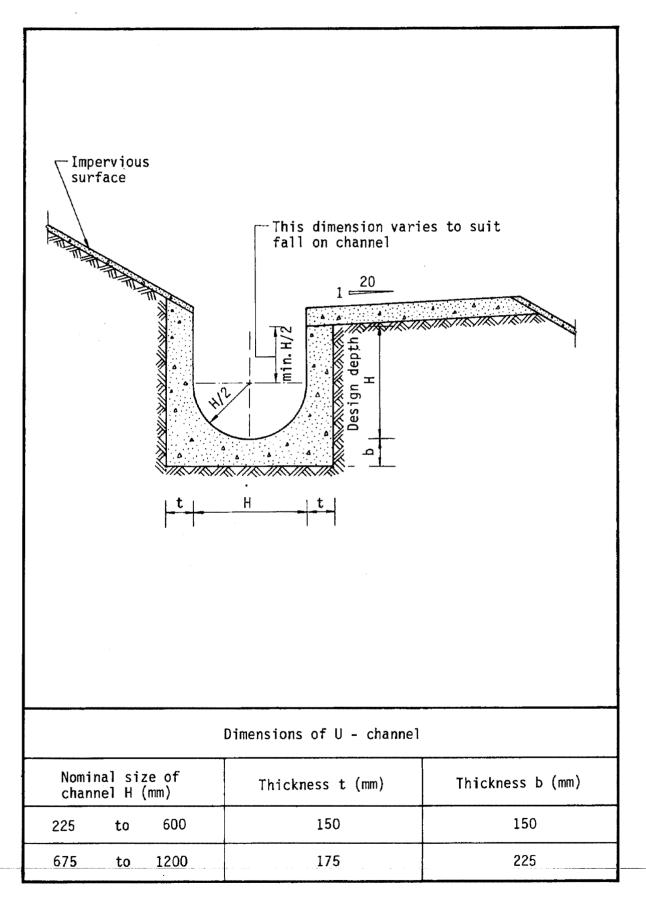


Figure 8.11 - Typical U-channel Details

屯門及元朗西規劃處 新界沙田上禾量路 1號 沙田政府合署 14 樓



By Post and Fax (2323 3662) Planning Department

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

Your Reference 本函檔號

本署檔號 Our Reference

TPB/A/TM-LTYY/395

電話號碼 Tel. No.: 2158 6286

傳真機號碼 Fax No.:

2489 9711

26 February 2021

R-riches Property Consultants Ltd. Block D, The Richfield 236, Kat Hing Wai Kam Tin, Yuen Long, New Territories (Attn: Mr Matthew NG / Miss Grace WONG)

Dear Sir/Madam.

Planning Application No. A/TM-LTYY/395 Compliance with Approval Condition (d)

I refer to your submission dated 10 December 2020 for compliance with the captioned approval condition on the submission of a run-in/out proposal.

Relevant departments have been consulted. Your submission is considered:

- $\overline{\mathbf{A}}$ Acceptable. The captioned condition has been complied with. Please note detailed departmental comments at Appendix.
- Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- Not acceptable. The captioned condition has <u>not</u> been complied with. Please find detailed departmental comments at Appendix.

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

Yours faithfully,

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

C for T CHE/NTW, HyD Internal

(Attn: Miss WAN Mei Yin) (Attn: Mr Duncan WU)

[Fax: 2381 3799] [Fax: 2714 5228]

CTP/TPB(2)

KF/kf

cc.



Our Ref.: DD130Lot1038SB(Part)
Your ref.: TPB/A/TM-LTYY/395

The Secretary
Town Planning Board
15/F, North Point Government office
333 Java Road
North Point, Hong Kong

顧問有限公司 **盈卓物業**

By Email

10 December 2020

Dear Sir,

Compliance with Approval Condition (d)

Proposed Temporary Shop and Services with Ancillary Office for a Period of 3 Years in "Residential (Group D)" Zone at Lot 1038 S.B (Part) in D.D. 130 and Adjoining Government Land, Fuk Hang Tsuen, Tuen Mun, New Territories

(Application No. A/TM-LTYY/395)

We are writing to submit a letter to response to Chief Highway Engineer/ New Territories West, Highways Department (**Appendix I**) for compliance with approval condition (d) of the subject application, i.e. the submission of a run-in/out proposal. Your kind attention to the matter is much appreciated.

Should yo	u require more information regarding the application, please contact our Mr. Bon
TANG at	or the undersigned at your convenience.
Yours faithfully,	
For and on behal	f of
R-riches Property	y Consultants Limited
Grace WONG	

cc DPO/TMYLW

(Attn.: Mr. Keith FUNG

email: kchfung@pland.gov.hk)

Responses-to-Comments Table

Proposed Temporary Shop and Services with Ancillary Office for a Period of 3 Years in "Residential (Group D)" Zone, Lot 1038 S.B (Part) in D.D. 130 and Adjoining Government Land, Fuk Hang Tsuen, Tuen Mun, New Territories

(S.16 Planning Application No. A/TM-LTYY/395)

	Departmental Comments	Applicant's Responses
10,841400	Comments of Chief Highway Engineer / New Territories West, Highways Depa Contact Person: Mr. Fan WU; Tel: 2762 4904)	artment (CHE/NTW, HyD)
(a)	The revised location of the run-in/out has to be commented and agrees by TD;	Noted.
(b)	It should be clarified that which party gave the consent to the applicant for use for the piece of land leading from the run-in/out to the application site.	This piece of Land is Government Land., DLO will be consulted.



Compliance with Approval Condition (e) Submission of a Run-in/out Proposal
Proposed Temporary Shop and Services with Ancillary
Office for a Period of 3 years at
Lot 1038 S.B (Part) in D.D. 130 and Adjoining
Government Land, Fuk Hang Tsuen,
Tuen Mun, New Territories
(Application No. A/TM-LTYY/395)

Date: 4th November 2020

1. Introduction

Planning Application (No. A/TM-LTYY/395) for Proposed Temporary Shop and Services with Ancillary Office for a Period of 3 years at Lot 1038 S.B (Part) in D.D. 130 and Adjoining Government Land, Fuk Hang Tsuen, Tuen Mun, New Territories was received by the Town Planning Board on 21.01.2020. The purpose of this submission of a run-in/out proposal is to comply with approval condition (e): "Submission of a modification work proposal if the existing public footpath and associated street furniture at the proposed entrance of the Site ".

- 1.1 The objective of this proposal are as follows:
 - > To review the existing run-in/out conditions
 - > To suggest the design of the run-in/out with reference to Highways Standard Drawings
 - To demonstrate the procedures of construction in accordance with requirements of relevant Government guidelines/practices

2. Location of the Application Site and Existing Conditions of the Run In/Out

- 2.1 The Application Site is situated on the north side of FUK HANG TSUEN ROAD. It is situated approximately 1m to the north of FUK HANG TSUEN ROAD and 1.2km to the north-eastern of MTR SIU HONG STATION (**Appendix 1** shows the location of the Application Site).
- 2.2 The existing situation of the location of the proposed run-in/out is located at the eastern side of the Application Site, about 8metres wide and is hard paved with concrete. It is approximately 900mm higher than the level of SHUI TSUI SAN TSUEN ROAD (Site Plan and Photos of the existing run-in/out in Appendices 2 and 3 respectively).

3. The Proposal

- 3.1 The run-in/out will be constructed with concrete (Building Department's Practice Note for Authorized Persons and Registered Structural Engineers No. APP-144 ("the Practice Notes"): "Design and Construction of Run-in and Run-out on Public Road" specified that "where the adjoining footpath is constructed of concrete, the run-in and run-out should also be constructed with concrete"). The design of the run-in/out proposal will be in accordance with the latest version of Highway Standard Drawing No. 1113B and 1114A (Appendices 4 and 5). Care will be taken to ensure that the design and construction are appropriate in terms of safety and convenience to vehicular and pedestrian traffic.
- 3.2 To avoid damage of the adjoining pavement, saw-cut method will be adopted for the construction of the run-in/out and any damage to pavement by the construction activities outside the construction area will be re-instated and made good. As regards to the procedures for construction of run-in/out, the guidelines of the Practice Notes will be adopted as appropriate.

4. Construction Procedures

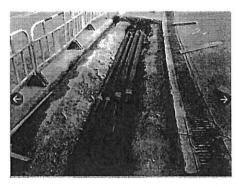
The following construction procedures will be adopted:



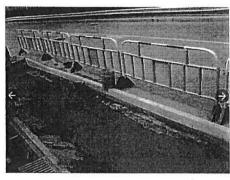
 Checking with relevant authorities for the utilities services underneath the proposed run-in/out.



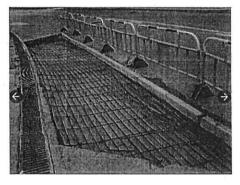
(2) Excavation of the run-in/out after making arrangements for any utilities division.



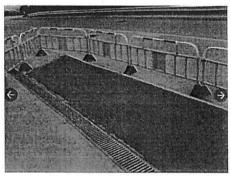
(3) Laying of Spare PVC Duck



(4) Concrete paving



(5) Concrete paving

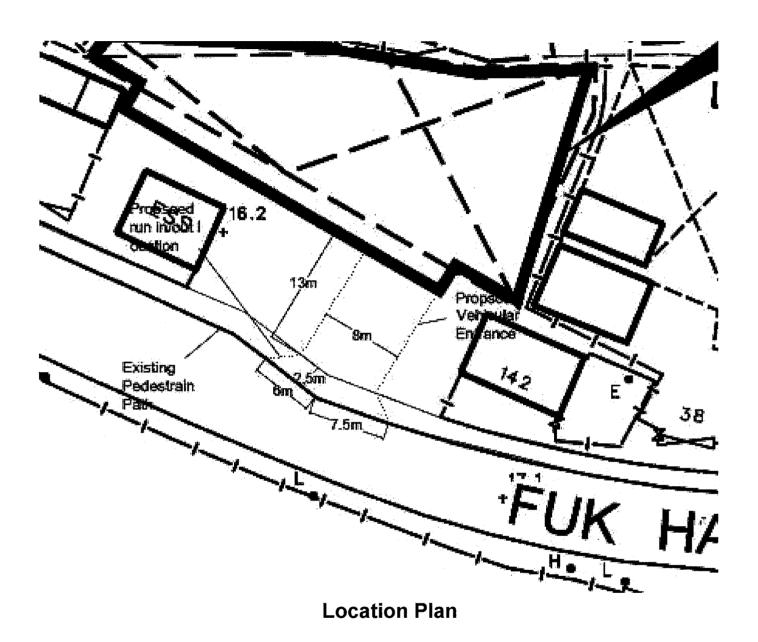


(6) Spare PVC ducts marked on the footway thus C↑D

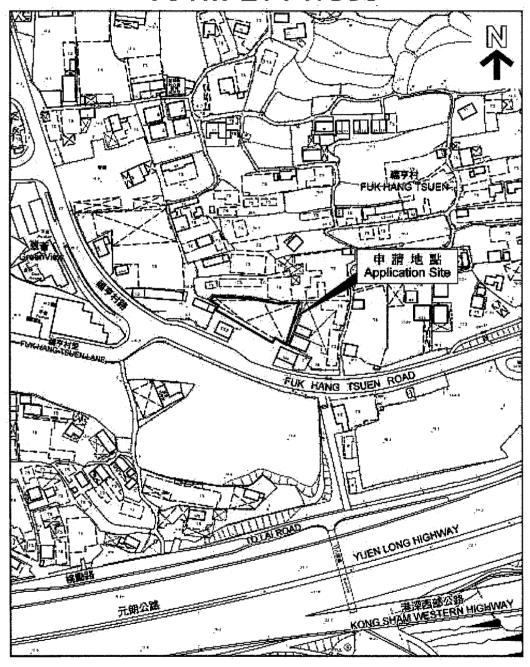
5. Conclusion

To comply with approval condition (f) of the Planning Application (No. A/TM-LTYY/395), the Applicant respectfully submits this run-in/out proposal and will commit to construct the run-in/out at the ingress/egress of the Application Site and ensure the design and construction process are appropriate in terms of safety. The Applicant will provide his best effort from hindering vehicular and pedestrian traffic adjoining the Application Site when carrying out maintenance work.

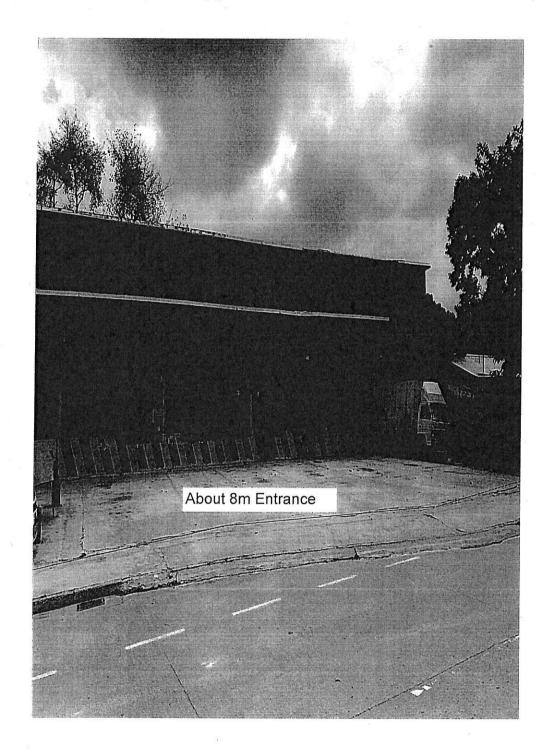
06.07.2020



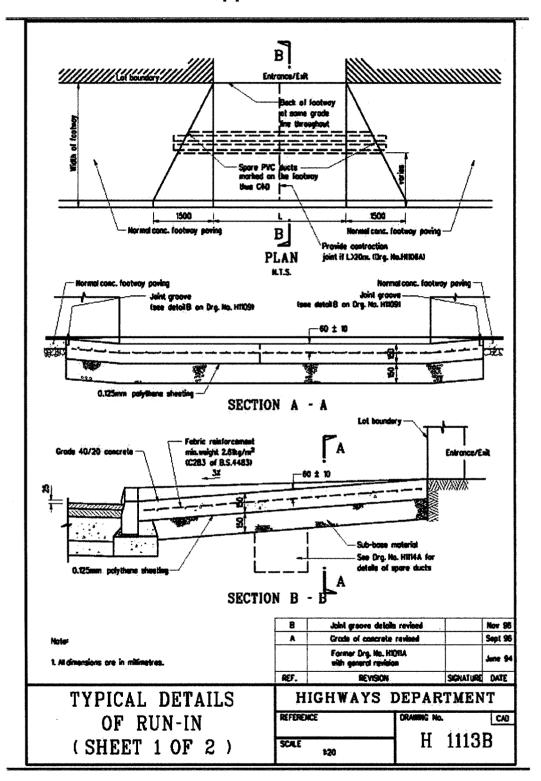
A/TM-LTYY/395

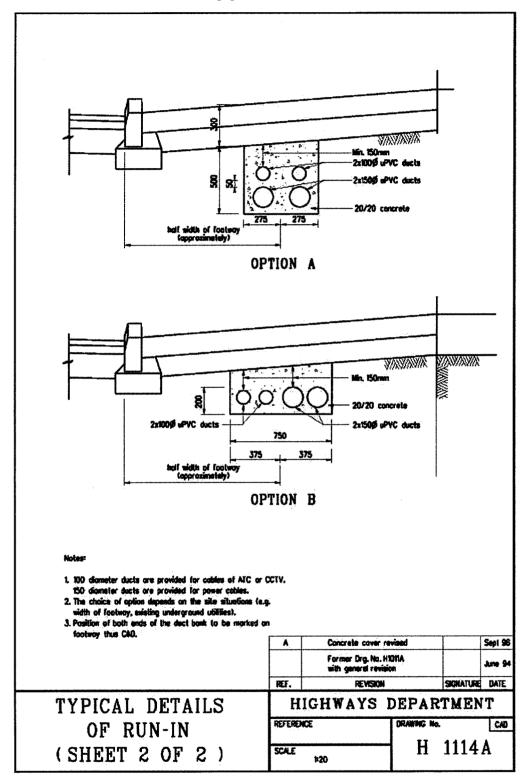


Site Plan



Photos of proposed location of Run-in/Out





DEVELOPMENT PARAMETERS

APPLICATION SITE AREA

: 714m² (ABOUT) : 714m² (ABOUT)

COVERED AREA UNCOVERED AREA

: NOT APPLICABLE

NO. OF STRUCTRE

: 2 : N/A

DOMESTIC GFA NON-DOMESTIC GFA

: 804m² (ABOUT) : 8m - 11m (ABOUT)

COVERED AREA

609m² (ABOUT)

105m2 (ABOUT)

714m² (ABOUT)

TOTAL

GFA

609m² (ABOUT)

90m² (ABOUT)

105m2 (ABOUT)

804m² (ABOUT)

BUILDING HEIGHT

11m (ABOUT)(2-STOREY)

8m (ABOUT)(1-STOREY)

BUILDING HEIGHT NO. OF STOREY

STRUCTURE B1 (G/F) :1-2

NO. OF L/UL SPACE FOR LGV: 2 (3.5m X 7m)

SHOP AND SERVICES (METALWARE)

LOADING / UNLOADING AREA

ANCILLARY OFFICE

RAINSHELTER (CANOPY)



Ver. 01

TEMPORARY

8.1.2020

SHOP AND SERVICES WITH ANCILLARY OFFICE FOR A

LOT 1038 S.B (PART) IN D.D. 130 AND ADJOINING GOVERNMENT LAND

PERIOD OF 3 YEARS

P02

LEGEND

STRUCTURE (ENCLOSED)

STRUCTURE (CANOPY)

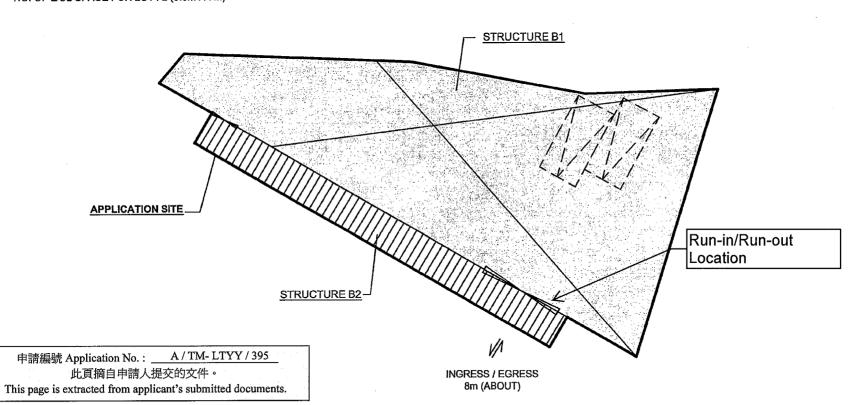
PARKING / L/UL SPACE

PROPOSED

LAYOUT PLAN

Scale of A4

1:300



Appendix Ia of RNTPC Paper No. A/TM-LTYY/430A

By Email

29 August 2022



Our Ref. : DD130 Lot 1038 S.B & GL Your Ref. : TPB/A/TM-LTYY/430

The Secretary
Town Planning Board
15/F, North Point Government office
333 Java Road
North Point, Hong Kong

Dear Sir,

1st Further Information

Proposed Temporary Shop and Services with Ancillary Office for a Period of 3 Years in "Residential (Group D)" Zone, Lot 1038 S.B (Part) in D.D. 130 and Adjoining Government Land, Fuk Hang Tsuen, Tuen Mun, New Territories

(S.16 Planning Application No. A/TM-LTYY/430)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**). Your kind attention to the matter is much appreciated.

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at contact our Mr. or the undersigned at your convenience.

Yours faithfully,

For and on behalf of

R-riches Property Consultants Limited

Matthew NG

Planning and Development Manager

cc DPO/TMYLW, PlanD

(Attn.: Mr. Keith FUNG

email: kchfung@pland.gov.hk)

Responses-to-Comments

Proposed Temporary Shop and Services with Ancillary Office for a Period of 3 Years in "Residential (Group D)" Zone, Lot 1038 S.B (Part) in D.D. 130 and Adjoining Government Land, Fuk Hang Tsuen, Tuen Mun, New Territories

(Application No. A/TM-LTYY/430)

(i) A RtoC Table:

	Departmental Comments	Applicant's Responses	
1. (Comments of Commissioner for Transport (C for	T)	
((Contact Person: Mr. CHAN Li San; Tel: 2399 2426)		
(a)	The application states that two loading and unloading bays for light goods vehicles (LGVs) will be provided outside the structure. Please clarify if those bays inside the structure and the run-in/out as indicated in Drawing No. P02 and Fig. 2 of Annex A are no longer required. Otherwise, please also state in the application and provide the necessary assessments.	Please note that the loading/unloading (L/UL) spaces for light goods vehicle (LGV) provided within the structure (approved under application No. A/TM-LTYY/395) are no longer required and replaced by the proposed L/UL spaces outside the structures under the current application.	
(b)	Please note that Fuk Hang Tsuen Road (section between Castle Peak Road – Lam Tei and Fuk Hang Tsuen Lane) is very busy during AM and PM peak periods. Vehicular trips due to the subject site during peak periods should be avoided, unless a detailed traffic analysis demonstrates that the proposed vehicular trips would not have adverse traffic impact on adjacent road network. Please review the trip generation and attraction as well as the time period in Appendix II.	Noted. In view of the heavy traffic during AM and PM peak periods, trip generation and attraction of the proposed development is revised for your consideration (Annex I).	
(c)	It is noted that no medium or heavy goods vehicles including container tractor / trailer will be allowed to enter / exit the site, except LGVs is allowed to enter / exit the site at any time during the proposed operation hours, that. Please confirm.	Please be confirmed that only LGV is allowed to enter/exit the Site at any time during the planning approval period.	
(d)	We are not in a position to offer comment regarding the local access road between Fuk Hang Tsuen Road and the proposed site, since	Noted.	



	it is not a public road or footpath managed by this office. Comments from relevant authorities should be sought.	
(e)	It is noted that a manoeuvring space is reserved within the proposed site. Please ensure that no queuing and/or waiting of motor vehicles from the subject site onto public roads would occur and no motor vehicles shall be permitted to reverse into and out of the subject site onto adjacent public roads or Government Land.	Noted. Staff will be deployed at the ingress/egress of the Site to direct vehicles to ensure no queuing and queue back of vehicles from the Site onto adjacent public roads or Government Land at any time during the planning approval period.
(f)	As part of the Government Land will be used by the applicant for the manoeuvring space within the site, please advise whether the width of existing footpath will be affected. Swept path analysis and visibility assessment of the proposed run-in/out should be provided.	Please be confirmed that the width of the existing footpath will not be affected. Swept path analysis and sightline assessment are provided for your consideration (Plans 1 to 3).
(g)	The proposed run-in/run-out of the site should be designed and constructed by the applicant in compliance with HyD's standard and to the satisfaction of HyD.	Noted. The proposed run-in/out will be designed and constructed in accordance with the latest version of Highway Standard Drawings Nos. 1113C and 1114B.



Annex I - Estimated Trip Generation and Attraction of the Proposed Development

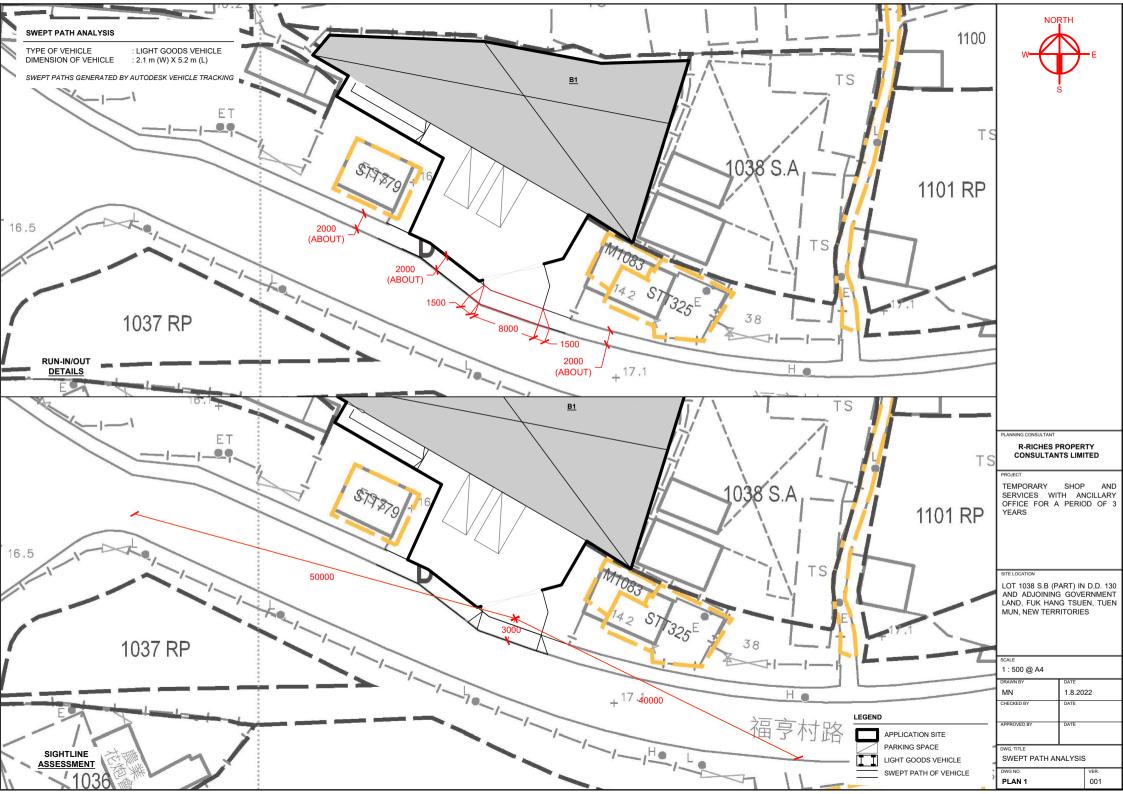
(i) The Site is accessible from Fuk Hang Tsuen Road via a local access. A total of 2 spaces are provided at the Site, details are as follows:

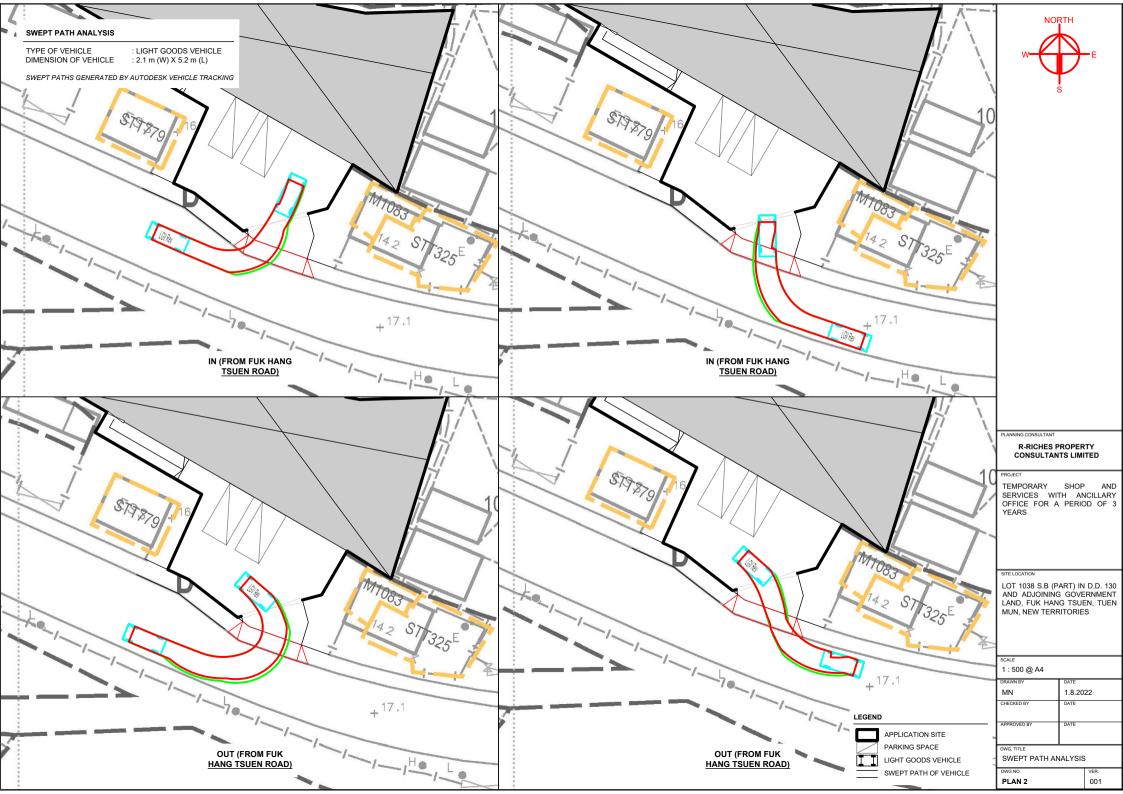
Type of Space	No. of Space
L/UL Space for Light Goods Vehicle	2
- 3.5m (W) x 7m (L)	2

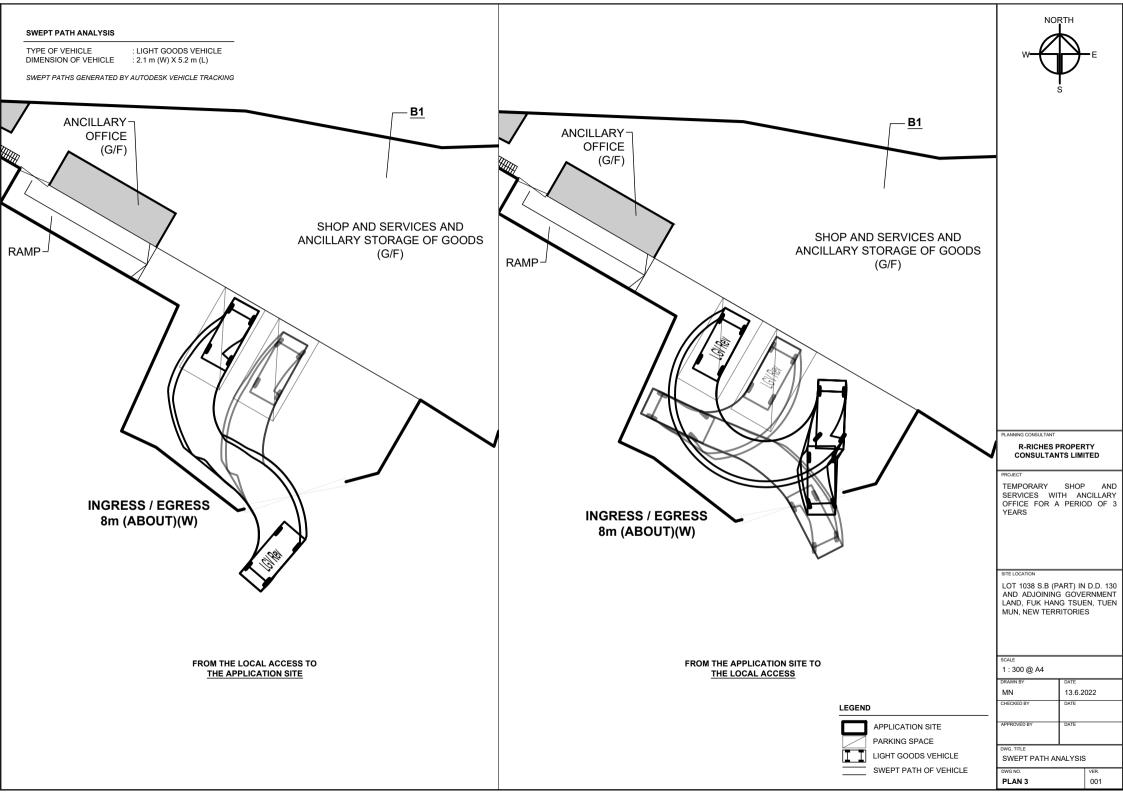
(ii) The operation hours of the proposed development are Monday to Saturday from 09:00 to 18:00. No operation on Sunday and public holiday. Please see below the trip generation and attraction of the proposed development:

	Trip G	eneration and At	traction
Time Period	Light Goods Vehicle		2 May Total
	In	Out	2-Way Total
Trips at AM peak per hour			
(09:00 – 10:00)	0	0	0
Trips at PM peak per hour			
(17:00 – 18:00)	0	0	0
Traffic trip per hour			
(11:00 – 16:00)	2	2	4

(iii) In view of the above, the parking and L/UL provisions are <u>adequate</u> for the site operation and adverse traffic impact to the surrounding road network should not be anticipated.









Our Ref. : DD130 Lot 1038 S.B & GL Your Ref. : TPB/A/TM-LTYY/430 顧問有限公司 **盈卓物業**

The Secretary
Town Planning Board
15/F, North Point Government office
333 Java Road
North Point, Hong Kong

By Email

5 September 2022

Dear Sir,

2nd Further Information

Proposed Temporary Shop and Services with Ancillary Office for a Period of 3 Years in "Residential (Group D)" Zone, Lot 1038 S.B (Part) in D.D. 130 and Adjoining Government Land, Fuk Hang Tsuen, Tuen Mun, New Territories

(S.16 Planning Application No. A/TM-LTYY/430)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**). Your kind attention to the matter is much appreciated.

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at contact our Mr. or the undersigned at your convenience.

Yours faithfully,

For and on behalf of

R-riches Property Consultants Limited

Matthew NG

Planning and Development Manager

cc DPO/TMYLW, PlanD

(Attn.: Mr. Keith FUNG

email: kchfung@pland.gov.hk)





Responses-to-Comments

Proposed Temporary Shop and Services with Ancillary Office for a Period of 3 Years in "Residential (Group D)" Zone, Lot 1038 S.B (Part) in D.D. 130 and Adjoining Government Land, Fuk Hang Tsuen, Tuen Mun, New Territories

(Application No. A/TM-LTYY/430)

(i) A RtoC Table:

	Departmental Comments	Applicant's Responses
1.	Comments of Commissioner for Transport (C for	T)
	(Contact Person: Mr. CHAN Li San; Tel: 2399 242	6)
(a)	Please also advise the trip generation and	Trip generation and attraction rate in the
	attraction rates in the hours of 10:00-11:00	hours of 10:00-11:00 and 16:00-17:00 are
	and 16:00-17:00 which are found missing.	provided for your consideration (Annex I).



Annex I - Estimated Trip Generation and Attraction of the Proposed Development

(i) The operation hours of the proposed development are Monday to Saturday from 09:00 to 18:00. No operation on Sunday and public holiday. Please see below the trip generation and attraction of the proposed development:

	Trip G	eneration and At	traction
Time Period	Light Goods Vehicle		2-Way Total
	In	Out	2-vvay lotal
Trips at AM peak per hour			
(09:00 – 10:00)	0	0	0
Trips at PM peak per hour			
(17:00 – 18:00)	0	0	0
Traffic trip per hour			
(10:00 – 17:00)	2	2	4

(ii) As trips generated and attracted by the proposed development is minimal, adverse traffic impact to the surrounding road network should not be anticipated.



Previous s.16 Application Covering the Application Site

Approved Application

Application No.	Proposed Use	Date of Consideration (RNTPC)
A/TM-LTYY/395	Proposed Temporary Shop and Services with Ancillary Office for a Period of Three Years	20.3.2020 [Revoked on 20.6.2022]

Similar s.16 Application within the Subject "R(D)" Zone on the OZP in the Past Five Years

Approved Application

Application No.	<u>Proposed Use</u>	Date of Consideration (RNTPC)
A/TM-LTYY/396	Temporary Shop and Services with Ancillary Storage Area and Office for a Period of Three Years	24.4.2020

Government Departments' General Comments

1. <u>Lands Administration</u>

Comments of the District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD):

• no adverse comment on the application.

2. Traffic

- (a) Comments of the Commissioner for Transport (C for T):
 - no adverse comment on the application.
- (b) Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW,HyD):
 - no adverse comment on the application.

3. <u>Environmental</u>

Comments of the Director of Environmental Protection (DEP):

- no objection to the application; and
- no complaint case related to the application site (the Site) in the past three years.

4. <u>Drainage</u>

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

• should the application be approved, a condition is recommended to be included to request the applicant to submit, implement and maintain a drainage proposal for the Site to ensure it will not cause adverse drainage impact to the adjacent area.

5. <u>Fire Safety</u>

Comments of the Director of Fire Services (D of FS):

• no objection in principle to the proposal subject to fire service installations (FSIs) being provided to his satisfaction.

6. <u>Landscape</u>

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

• no adverse comment on the application.

7. <u>District Officer's Comments</u>

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

• she understands that the concerned locals will provide their comments (if any) to the Town Planning Board direct. She has no specific comment.

8. Other Departments

The following departments have no comment on the application:

• Director of Agriculture, Fisheries and Conservation (DAFC);

- Project Manager(West), Civil Engineering and Development Department (PM(W),CEDD);
- Director of Electrical and Mechanical Services (DEMS);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Executive Secretary (Antiquate and Monuments), Antiquate and Monuments Office (ES(A&M), AMO); and
- Commissioner of Police (C of P).

Advisory Clauses

- (a) to resolve any land issues relating to the development with other owner(s) of the application site (the Site);
- (b) prior planning permission should have been obtained before commencing the applied use at the Site;
- (c) the permission is given to the development/uses and structures under application. It does not condone any other development/uses and structures which currently occur on the Site but not covered by the application. The applicant shall be requested to take immediate action to discontinue such development/uses and remove such structures not covered by the permission;
- (d) to note the comments of the District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD) that:
 - (i) the Site falls within Lot No. 1038 S.B. in D.D. 130 ("the Lot") and the adjoining government land (GL). The Lot is an Old Schedule Lot held under the Block Government Lease ("BGL") which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.
 - (ii) a structure used for storage and ancillary office purpose is found erected within the Site without permission. The layout of the structure tallies with the proposal submitted under the application;
 - (iii) the Site is accessible via a piece of GL adjoining Fuk Hang Tsuen Road. Her office does not carry out maintenance works for the said access nor guarantee that right-of-way or permission will be given to the Site;
 - (iv) the lot owner may apply to her office for Short Term Waiver to permit erection of the proposed structures on the Lot. However, there is no guarantee that the application will be approved. The application will be considered by LandsD acting in the capacity as the landlord at its sole discretion. In the event that the application is approved, it would be subject to such terms and conditions as the Government shall deem fit to do so, including charging of waiver fee, deposit and administration fee etc; and
 - (v) her office reserves the right to take enforcement actions as considered appropriate against any unauthorised erection/extensions/alternations of structures erected within the Lot at any time irrespective of whether planning permission will be given or not. Enforcement action will also be taken should any structures are found erected without any prior approval given by her office or in case of any unauthorised occupation of GL.
- (e) to note the comments of the Commissioner for Transport (C for T) that:
 - (i) the local access road between Fuk Hang Tsuen Road and the Site is not a public road or footpath managed by his office; and
 - (ii) the proposed run-in/run-out of the Site should be designed and constructed by the applicant in compliance with Highways Department's (HyD's) standard and to the satisfaction of HyD;

- (f) to note the comments of the Chief Highway Engineer/New Territories West, HyD (CHE/NTW, HyD) that:
 - (i) the local access connecting the Site is not and will not be maintained by HyD;
 - (ii) comments should be obtained from utility undertakers on existing utilities or service ducts laid under the footpath where the proposed run-in/out is located;
 - (iii) the applicant shall be responsible for the construction and maintenance of the proposed run-in/out and shall demolish the run-in/out within one week after the expiry date and reinstate the affected area to the original state;
 - (iv) existing gully/manhole/drawpit/valve pit at the proposed run-in/out should be relocated, if any;
 - (v) bollards should be considered to be provided at both sides of the proposed runin/out to avoid vehicular over run of the footway;
 - (vi) any damage caused shall be made good by and at the expense of the applicant to his satisfaction;
 - (vii) adequate drainage measures should be provided to prevent surface water flowing from the Site to nearby public roads and drains; and
 - (viii) Excavation Permit on GL and public roads/footpath should be obtained from DLO/TM, LandsD and his office respectively prior to commencement of excavation works;
- (g) to follow the relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by the Environmental Protection Department;
- (h) to note the comments of the Director of Environmental Protection (DEP) that if septic tank and soakaway system is used in case of unavailability of public sewer, its design and construction should follow the requirements of the Practice Note for Professional Persons (ProPECC PN) 5/93 "Drainage Plans subject to Comment by EPD" and are duly certified by an Authorised Person (AP);
- (i) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the drainage proposal approved under application No. A/TM-LTYY/395 should be reviewed in respect to the increased site area;
 - (ii) the applicant should refer to the guidelines as specified in "Technical Note to prepare a Drainage Submission" which is available at DSD's website (https://www.dsd.gov.hk/EN/Technical_Documents/DSD_Guidelines/index.ht ml);
 - (iii) presumably it is the intent of applicant to make drainage connection to public drainage to discharge runoff from the Site. According to his records, there is no DSD maintained facility in the vicinity of the Site. In this regard, the applicant should be reminded to identify such public drainage and consult, as appropriate, the relevant authorities/owners of the existing drainage for consent of the connection works;

- (iv) details of the proposed u-channel and catchpits (e.g. invert levels) and how it would be connected to the existing drainage system should be clarified and clearly shown in the drainage proposal;
- (v) peripheral drainage channels should be provided to intercept the surface runoff from the uphill catchment so as to avoid the Site from overland flow influence;
- (vi) the proposed drainage works, whether within or outside the lot boundary, should be constructed and maintained by the lot owner at his own expense. For any works to be carried out outside his lot boundary, the applicant should consult DLO/TM, LandsD and seek consent from relevant lot owners before commencement of the drainage works;
- (vii) the applicant is required to rectify the existing drainage system if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system; and
- (viii) the proposed works should neither obstruct overland flow nor adversely affect any existing natural streams, village drains, ditches and the adjacent areas.
- (j) to note the comments of the Director of Fire Services (D of FS) that as regards the submitted fire services installations proposal, emergency lighting shall be provided in accordance with BS 5266-1:2016 and BS EN 1838:2013 and Fire Services Department Circular Letter 4/2021. The applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
- (k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) if any existing structures are erected on leased land without approval of BD (not being a New Territories Exempted House), they are unauthorised under BO and should not be designated for any approved use under the application;
 - (ii) before any new building works are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorised building works (UBW). An AP should be appointed as the coordinator for the proposed building works in accordance with BO;
 - (iii) for UBW erected on the leased land, enforcement action may be taken by BA to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under BO;
 - (iv) if the proposed use under application is subject to the issue of a licence, please be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority; and
 - (v) detailed comments under BO to be provided during building plans submission.

Appendix V of RNTPC Paper No. A/TM-LTYY/430A

Urgent 🗌 Retu	urn Receipt Requested 🔲 Sign 🔲 Encrypt 🗀 Mark Subject Restricted 🗀 Expand personal&publi
	TM-LTYY/430 DD 130 Fuk Hang Tsuen 07/2022 02:17
From: To: tpbpd File Ref:	<tpbpd@pland.gov.hk></tpbpd@pland.gov.hk>
A/TM-LTYY/430	
Lot 1038 S.B (Par Tuen Mun	rt) in D.D. 130 and Adjoining Government Land, Fuk Hang Tsuen,
Site area : About	884m² Includes Government Land of about 302m²
Zoning : "Res (Gr	oup D)"
Applied Use: SH	OP / 2 Vehicle Parking
Dear TPB Membe	ers,
So back to the ori	ginal footprint.
Application 395 co	onditions were not fulfilled.
Members have a health and safety.	duty to inquire into which conditions and the impact on community
Mary Mulvihill	
•	
Date: Wednesd	od@pland.gov.hk> ay, 19 February 2020 3:26 AM CST LTYY/395 DD 130 Fuk Hang Tsuen
Mun	rt) in D.D. 130 and Adjoining Government Land, Fuk Hang Tsuen, Tuen 714m² Includes Government Land of about 128m²

Dear TPB Members,

Zoning : "Res (Group D)"
Applied Use : SHOP / 2 Vehicle Parking

Application 388 was deferred on 13 Dec. Now applicant is back with a new plan, smaller

site as the section close to road has been removed.

This is the same use dressed up in new clothes.

Previous objections upheld.

Mary Mulvihill

From:

To: "tpbpd" <tpbpd@pland.gov.hk>

Sent: Friday, November 15, 2019 3:13:30 AM

Subject: A/TM-LTYY/388 DD 130 Fuk Hang Tsuen

A/TM-LTYY/388

Lot 1038 S.B (Part) in D.D. 130 and Adjoining Government Land, Fuk Hang

Tsuen, Tuen Mun

Site area: About 897m² Includes Government Land of about 304m²

Zoning: "Res (Group D)"

Applied Use: Storage - Metalware / 2 Vehicle Parking

Dear TPB Members,

This is obviously an application to legitimize a long standing unapproved brownfield use.

Again with all the hoo haw about land for housing, when will operations like this be forced to amalgamate in purpose built industrial parks complete with modern facilities and the lots freed up to address their designated zoning?

Mary Mulvihill