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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)

A/TM-LTYT/448

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 notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers: https://www.info.gov.hk/tpb/en/plan_application/apply.html

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

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

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A / TM - LTY / 448
	Date Received 收到日期	- 5 JAN 2023

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

1. Name of Applicant 申請人姓名/名稱

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

New Trend Management Limited

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

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

R-riches Property Consultants Limited 盈卓物業顧問有限公司

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 2339 (Part) in D.D. 130, Lam Tei, 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	<input checked="" type="checkbox"/> Site area 地盤面積 819 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 819 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) / sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTTY/12
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group D)"
(f) Current use(s) 現時用途	Wholesale Trade (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

- ☐ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 -

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

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on
9/12/2022 (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 14/12/2022 (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas

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

(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))

(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development
擬議用途/發展

Proposed Temporary Wholesale Trade with Ancillary Storage for a Period of 3 Years

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of permission applied for
申請的許可有效期☒ year(s) 年 3☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 N/Asq.m ☒About 約

Proposed covered land area 擬議有上蓋土地面積 819sq.m ☒About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 2

Proposed domestic floor area 擬議住用樓面面積 N/Asq.m ☐About 約

Proposed non-domestic floor area 擬議非住用樓面面積 819sq.m ☒About 約

Proposed gross floor area 擬議總樓面面積 819sq.m ☒About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

STRUCTURE	USE	COVERED AREA	NON-DOM. GFA	BUILDING HEIGHT
B1	WHOLESALE TRADE ANCILLARY STORAGE OF GOODS	665m ² (ABOUT)	665m ² (ABOUT)	11m (ABOUT)(1-STOREY)
B2	CANOPY	154m ² (ABOUT)	154m ² (ABOUT)	11m (ABOUT)(1-STOREY)
TOTAL		819m ² (ABOUT)	819m ² (ABOUT)	

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位 /

Motorcycle Parking Spaces 電單車車位 /

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 /

Medium Goods Vehicle Parking Spaces 中型貨車泊車位 /

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 /

Others (Please Specify) 其他 (請列明) /

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位 /

Coach Spaces 旅遊巴車位 /

Light Goods Vehicle Spaces 輕型貨車車位 2

Medium Goods Vehicle Spaces 中型貨車車位 /

Heavy Goods Vehicle Spaces 重型貨車車位 /

Others (Please Specify) 其他 (請列明) /

Proposed operating hours 擬議營運時間 Monday to Saturday 09:00 to 18:00. No operation on 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?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Accessible from Shun Tat Street via a local access <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)	
	No 否	<input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(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	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>		

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas

位於鄉郊地區臨時用途/發展的許可續期

(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	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

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。

Background

The applicant seeks to use Lot 2339 (Part) in D.D. 130, Lam Tei, Tuen Mun, New Territories (the Site) for 'Proposed Temporary Wholesale Trade with Ancillary Storage for a Period of 3 Years' (Plan 1). The applicant would like to continue to operate its wholesale trade (drinks and household goods) business to provide large quantity of goods for local retailers.

Planning Context

The Site falls within an area zoned as "Residential (Group D)" ("R(D)") on the Approved Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTYY/12 (Plan 2). According to the Notes of the OZP, 'wholesale trade' is not a column 1 nor column 2 use within the "R(D)" zone, which requires permission from the Board. Since the application is only on a temporary basis, it will not jeopardize the long term planning intention of the "R(D)" zone.

The Site is subject of one previously approved S.16 planning application (No. A/TM-LTYY/404) for the same use submitted by the same applicant and the planning permission is valid until 23/10/2023. When compared with the previous application, all development parameters, i.e. site area, GFA, covered area, building height etc. are the same. As previous application for the same use was approved by the Board, approval of the current application would not set undesirable precedent within the "R(D)" zone.

The applicant could not complete the implementation of the accepted proposals during the planning approval period (of A/TM-LTYY/404), due to the loss of manpower during the outbreak of COVID-19 in the past years. Therefore, the applicant has submitted the accepted drainage, run-in/out and fire services installations (FSIs) proposals to support the current application. (Appendices I to III).

Development Proposal

The Site occupied an area of 819 sq.m (about)(Plan 3). 2 single storey (11m high) structures are proposed at the Site for wholesale trade, ancillary storage of goods and canopy with total GFA of 819 m² (about). The existing structure will be remained for the subject site (Plan 4). The operation hours of the proposed development are Monday to Saturday 09:00 - 18:00. No operation on Sunday and public holiday. The estimated maximum number of visitor per day are 15. The estimated number of staff working at the Site is 5.

The Site is accessible from Shun Tat Street via a local access (Plan 1). A total of 2 loading/unloading spaces for light goods vehicles (LGV) are provided at the Site for the staff and visitor. Advanced booking is required for visitor to access the Site and the use L/UL space, this could help to regulate the number of visitor and vehicle at the Site and prevent affecting the public. Sufficient maneuvering space is provided within the Site to ensure no queuing, turning back outside the Site and onto public road (Plan 5). No medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractor/trailer, as defined in the Road Traffic Ordinance will be allowed to enter/exit the site at any time during the planning approval period. As traffic generation and attraction of the proposed development is minimal, adverse traffic impact to the surrounding road network should not be anticipated. (Appendix IV).

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

The proposed development will not create significant adverse traffic, environmental, landscape and drainage impacts to the surrounding areas. Adequate mitigation measures will be provided after planning approval has been granted from the Board, i.e. implementation of the accepted drainage, run-in/out and fire service installations proposals to mitigate any adverse impact arising from the proposed development.

In view of the above, the Board is hereby respectfully requested to approve the subject application for 'Proposed Temporary Wholesale Trade with Ancillary Storage for a Period of 3 Years'.

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

Michael WONG

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

R-riches Property Consultants Limited



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

Date 日期

20/12/2022

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

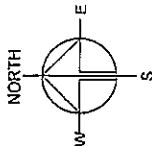
Gist of Application 申請摘要	
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of 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 2339 (Part) in D.D.130, Lam Tei, Tuen Mun, New Territories
Site area 地盤面積	819 sq.m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 / sq.m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTYT/12
Zoning 地帶	"Residential (Group D)" Zone
Type of Application 申請類別	<input checked="" type="checkbox"/> 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 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> 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 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Wholesale Trade with Ancillary Storage for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	819 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	1 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A <input type="checkbox"/> (Not more than 不多於) m 米	
		N/A <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	11 (about) <input type="checkbox"/> (Not more than 不多於) m 米	
		1 <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	100 % <input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		/
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)		/
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		2
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)		/

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	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location plan, Plan showing the zoning of the Site, Plan showing the land status of the Site,		
Swept Path Analysis (LGV), Drainage proposal, Fire service installations proposal, Run-in out proposal		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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。



PLANNING CONSULTANT
R-Riches
Property Consultants Ltd.

PROJECT
PROPOSED
WHOLESALE
TRADE
ANCILLARY STORAGE FOR A
PERIOD OF 3 YEARS

SITE LOCATION
LOT 2339 (PART) IN D.D. 130, LAM
TEI, TUN MUN, NEW
TERRITORIES

SCALE
1:4000 @ A4

DRAWN BY
MN

CHECKED BY
DATE

APPROVED BY
DATE

DWA TITLE
LOCATION PLAN

DWG NO.

PLAN 1

VER.
001





APPLICATION SITE AREA	: 819 m ² (ABOUT)
OUTLINE ZONING PLAN OZP PLAN NO.	: APPROVED LAM TEI AND YICK YUEN OZP : STM-LTY712
	: AREA ZONED AS "IO3" (RUR) - RESIDENTIAL (GROUP D)

OUTLINE ZONING PLAN
OZP PLAN NO. : STM-LTY/12
: APPROVED LAM TEI AND YICK YUEN OZP

AREA ZONED AS "R(D)" : 819m² (ABOUT)
"R(D)" - "RESIDENTIAL (GROUP D)"

Mountain View

APPLICATION SITE

SHUN-TAT STREET



RID

LEGEND

APPLICATION SITE



R-Riches
Property Consultants Ltd.

PROJECT PROPOSED TEMPORARY
WHOLESALE TRADE WITH
ANCILLARY STORAGE FOR A
PERIOD OF 3 YEARS

LOT 2339 (PART) IN D.D. 130, LAM
TEI, TUEN MUN, NEW
TERRITORIES

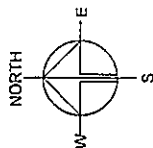
SEASON BY	DATE
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21'21	AB USED FOR
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DATE	10/20/2017
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ZONING OF THE SITE

PLAN 2 001

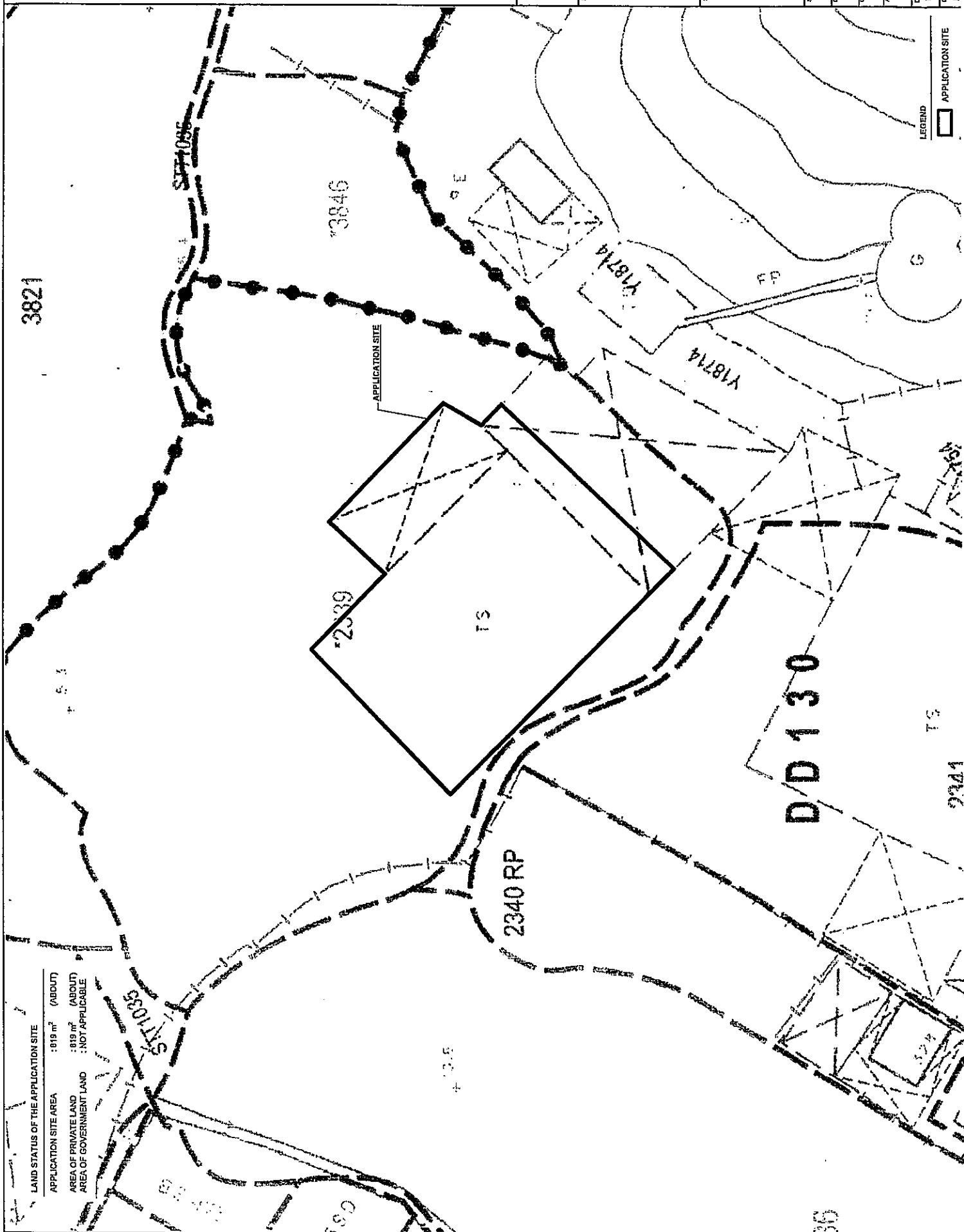


PLANNING CONSULTANT
R-Riches
 Property Consultants Ltd.

PROJECT
 PROPOSED
 WHOLESALE TRADE WITH
 ANCILLARY STORAGE FOR A
 PERIOD OF 3 YEARS

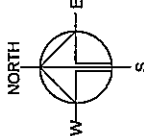
SITE LOCATION
 LOT 2339 (PART) IN D.D. 130, LAM
 TEI, TUEN MUN, NEW
 TERRITORIES

SCALE 1:500 @ A4	DRAWN BY MN	CHECKED BY DATE 12/12/2022	APPROVED BY DATE	DATE 12/12/2022
LAND STATUS OF THE SITE				PLAN 3
VOL.				001



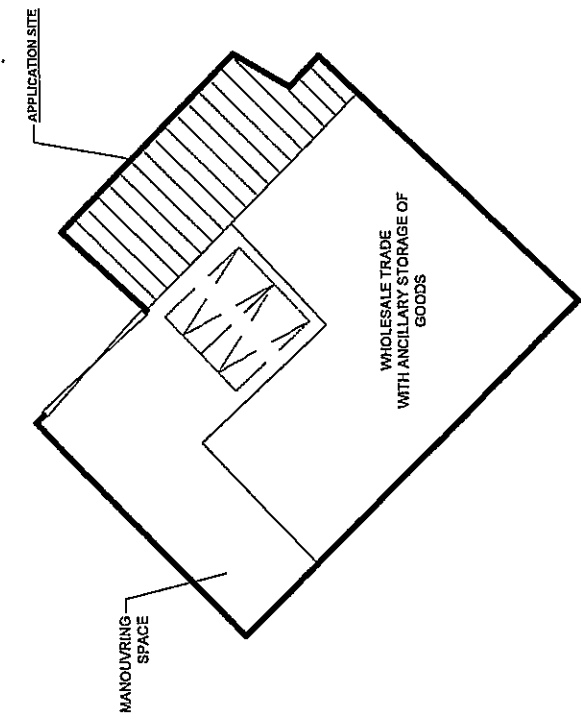
LEGEND
☐ APPLICATION SITE

LAND STATUS OF THE APPLICATION SITE	
APPLICATION SITE AREA	: 819 m ² (ABOUT)
AREA OF PRIVATE LAND	: 819 m ² (ABOUT)
AREA OF GOVERNMENT LAND	: NOT APPLICABLE

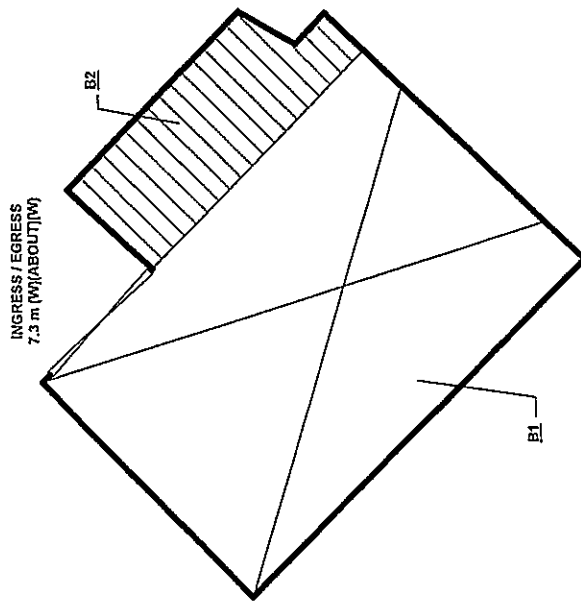


STRUCTURE	USE	COVERED AREA	NON-DOM. GFA	BUILDING HEIGHT
B1	WHOLESALE TRADE ANCILLARY STORAGE OF GOODS	665m ² (ABOUT)	665m ² (ABOUT)	11m (ABOUT) (1-STORY)
B2	CANOPY	154m ² (ABOUT)	154m ² (ABOUT)	11m (ABOUT) (1-STORY)
TOTAL		819m ² (ABOUT)	819m ² (ABOUT)	

DEVELOPMENT PARAMETERS	
APPLICATION SITE AREA	: 819m ² (ABOUT)
COVERED AREA	: 819m ² (ABOUT)
UNCOVERED AREA	: NOT APPLICABLE
PLOT RATIO	: 1
SITE COVERAGE	: 100%
NO. OF STRUCTURE	: 2
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 819m ² (ABOUT)
BUILDING HEIGHT	: 11m (ABOUT)
NO. OF STOREY	: 1



INTERNAL LAYOUT



STRUCTURE LAYOUT

LEGEND	
	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (CANOPY)
	LOADING / UNLOADING SPACE
	INGRESS / EGRESS

PARKING AND LOADING/UNLOADING PROVISIONS
NO. OF LUL SPACE FOR LIGHT GOODS VEHICLE : 2
DIMENSION OF LUL SPACE : 3.5m (W) X 7m (L)

PLANNING CONSULTANT
R-Riches
Property Consultants Ltd.

PROJECT
PROPOSED
WHOLESALE
ANCILLARY STORAGE FOR A
PERIOD OF 3 YEARS
TEMPORARY
TRADE
WITH

SITE LOCATION
LOT 2309 (PART) IN D.O. 130, LAM
TUEN, NEW
TERRITORIES

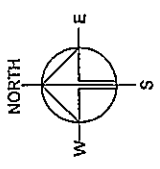
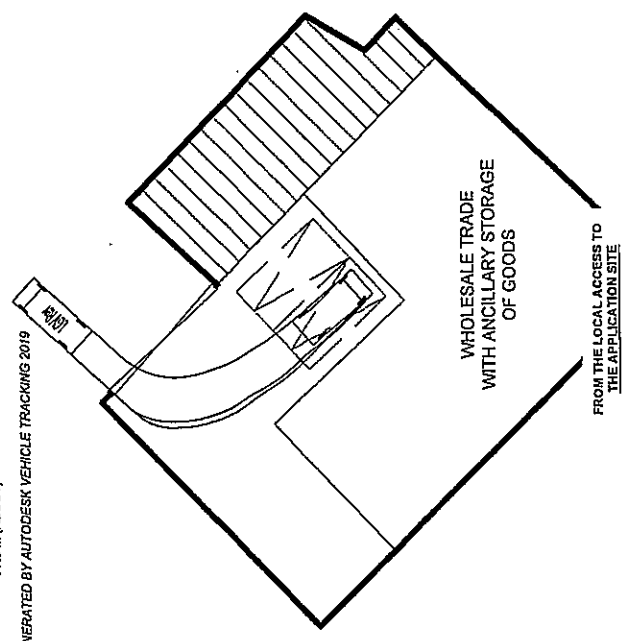
SCALE	1 : 500 @ A4
DRAWN BY	
DATE	12.12.2022
CHECKED BY	
DATE	
APPROVED BY	
DATE	

OWG TITLE	LAYOUT PLAN
OWG NO.	PLAN 4
REV.	001

SWEPT PATH ANALYSIS

TYPE OF VEHICLE : LIGHT GOODS VEHICLE
 DIMENSION OF VEHICLE : 2.1m (W) X 6.2m (L)
 WIDTH OF XYZ : 7.5 m (ABOUT)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING 2019



PLANNING CONSULTANT
R-Riches
 Property Consultants Ltd.

PROJECT
 PROPOSED
 TEMPORARY
 WHOLESALE
 TRADE WITH
 ANCILLARY
 STORAGE FOR A
 PERIOD OF 3 YEARS

SITE LOCATION
 LOT 2319 (PART) IN D.D. 130, LAM
 TEI, TUN MUN, NEW
 TERRITORIES

SCALE
 1:700 @ A4

DRAWN BY
 MN

DATE
 12.12.2022

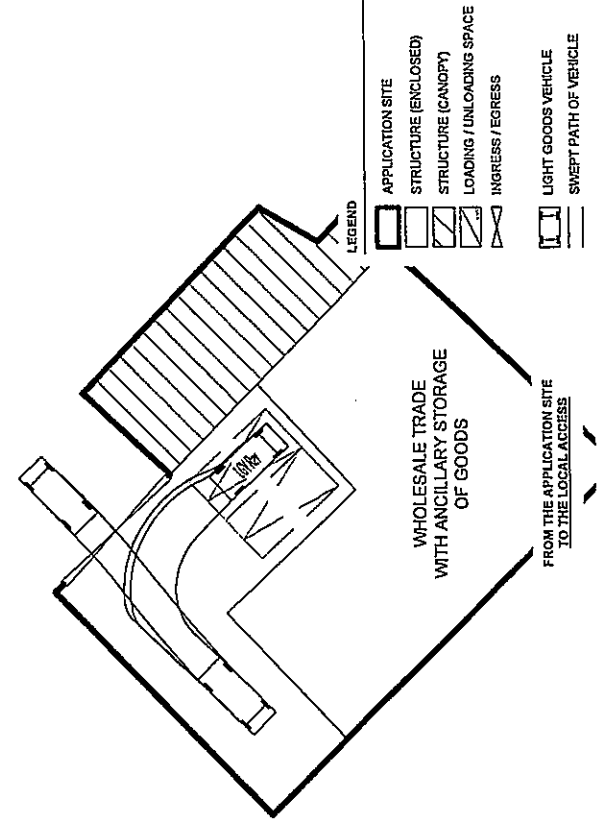
CHECKED BY
 DATE

APPROVED BY
 DATE

DWG. TITLE
 SWEPT PATH ANALYSIS (LOW)

OVERNO.
 PLAN 5

VER.
 001



- LEGEND**
- APPLICATION SITE
 - STRUCTURE (ENCLOSED)
 - STRUCTURE (CANOPY)
 - LOADING / UNLOADING SPACE
 - INGRESS / EGRESS
 - LIGHT GOODS VEHICLE
 - SWEPT PATH OF VEHICLE

規 劃 署

屯門及元朗西規劃處
新界沙田上禾輦路 1 號
沙田政府合署 14 樓



By Post and Fax (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 TPE/A/TM-LTTY/404
電話號碼 Tel. No.: 2158 6362
傳真機號碼 Fax No.: 2489 9711

14 September 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-LTTY/404
Compliance with Approval Conditions (f)

I refer to your submission dated 10 August 2022 for compliance with the captioned approval condition on the submission of a drainage proposal.

Relevant department has been consulted. Your submission is considered:

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

CE/MN, DSD

(Attn: Mr HUI Pui Hei, William)

[Fax: 2770 4761]

Internal

CTP/TPB(2)

KF/kf

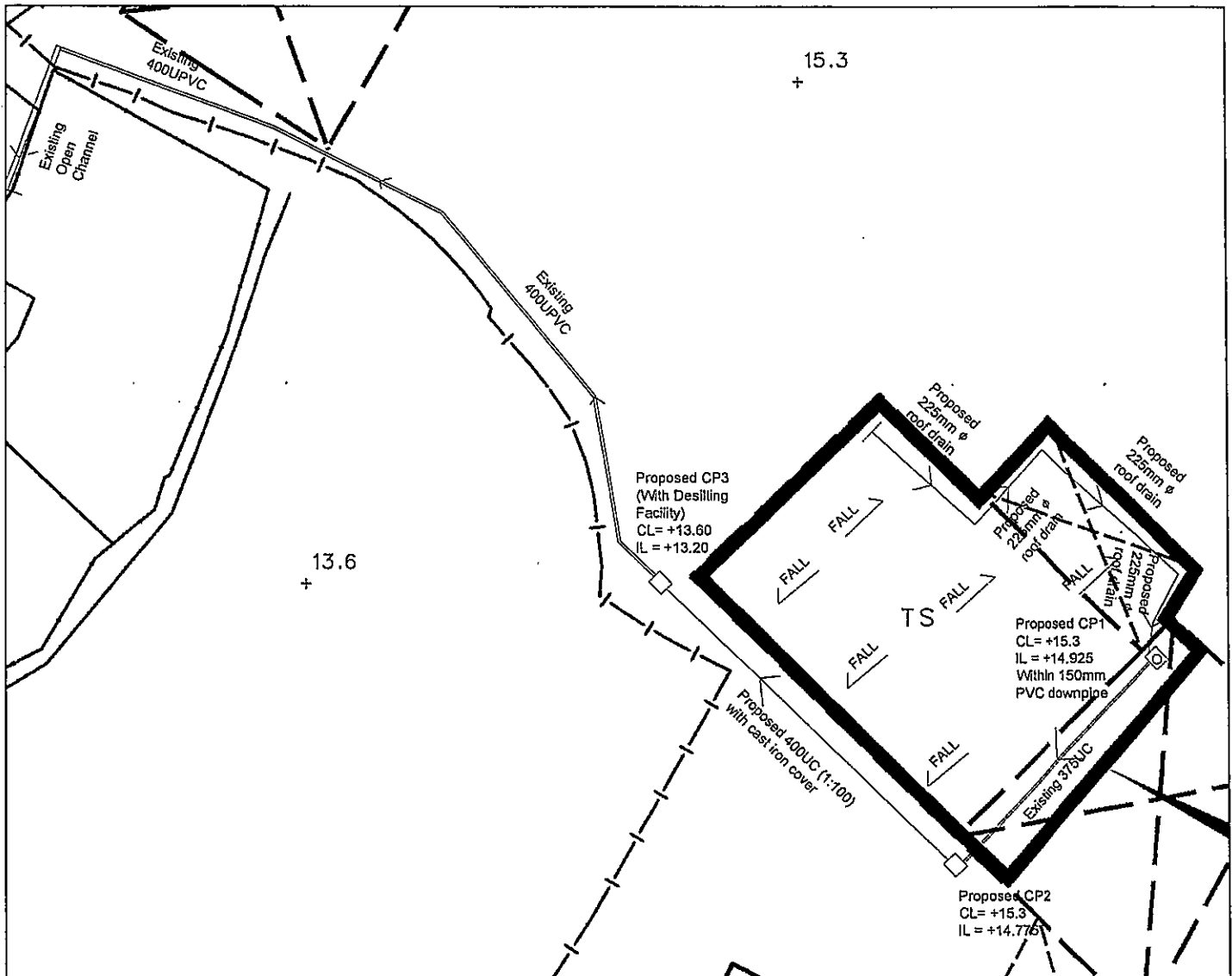
A_TM-LTTY_404 - Condition (f) - 20220914 - Compliance Letter.docx






Appendix

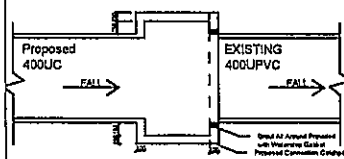
The Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD)
(Contact person: Mr HUI Pui Hei, William [REDACTED] has the following comments
on the submission:

The applicant is reminded to consult, as appropriate, the relevant authorities/owners of the existing drainage for consent of any connection works.

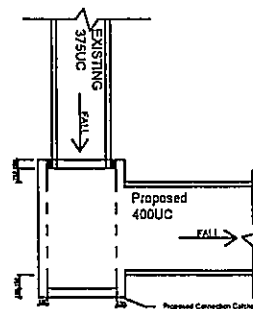


LEGEND

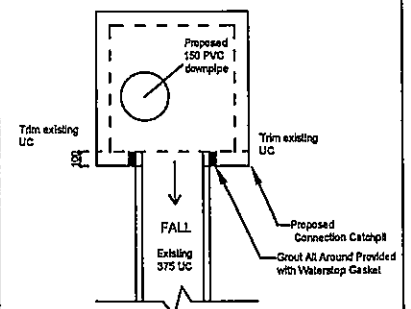
-  CP Proposed CatchPit
 -  Existing UC/UPVC
 -  Proposed UC
- Note:
1. No solid fence wall to be erected.
 2. Catchpits (CP3) with desilting facility shall follow CEDD standard drawing No. C2406I.
 3. Proposed catchpit shall be covered by cast iron.
 - 4 Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig 8.10 and Fig 8.11, respectively.



CP3-Connection Details



CP2-Connection Details



CP1-Connection Details

恆協工程有限公司
HANDSHIP ENGINEERING CO. LTD

Title:

Drainage Proposal:
Layout

DD130(2339)-D01

Drawn by:

DM

Date:

9 May 2022

Check by:

DM

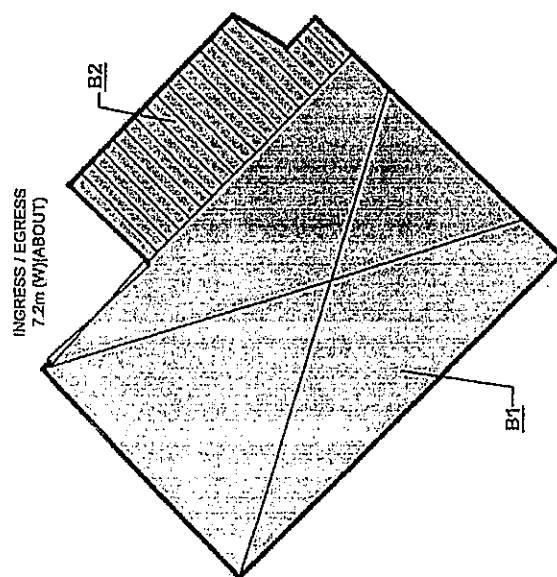
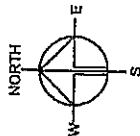
Scale:

Project
Proposed Drainage system at Lot 2339
(Part) in D.D.130 (Application No.:
A/TM-LTTY/404)

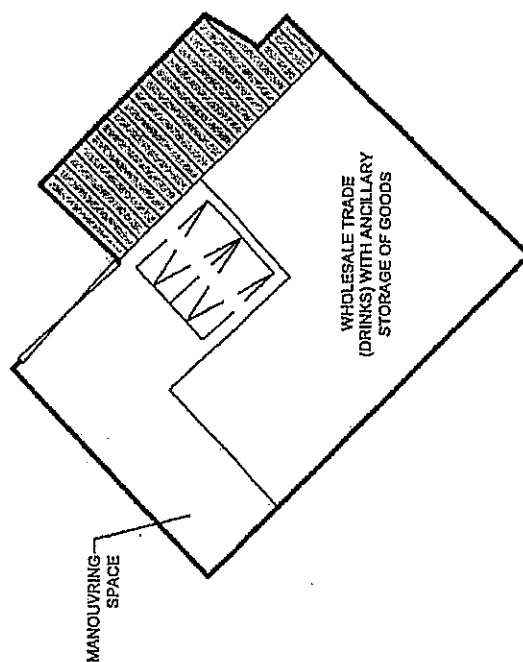
DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 819m ² (ABOUT)
COVERED AREA	: 819m ² (ABOUT)
UNCOVERED AREA	: NOT APPLICABLE
PLOT RATIO	: 1
SITE COVERAGE	: 100%
NO. OF STRUCTURE	: 2
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 819m ² (ABOUT)
BUILDING HEIGHT	: 11m (ABOUT)
NO. OF STOREY	: 1

STRUCTURE	USE	COVERED AREA	NON-DOM. GFA	BUILDING HEIGHT
B1	WHOLESALE TRADE (DRINKS) ANCILLARY STORAGE OF GOODS	665m ² (ABOUT)	665m ² (ABOUT)	11m (ABOUT) (1 STOREY)
B2	CANOPY	154m ² (ABOUT)	154m ² (ABOUT)	11m (ABOUT) (1 STOREY)
TOTAL		819m ² (ABOUT)	819m ² (ABOUT)	



STRUCTURE LAYOUT



INTERNAL LAYOUT

PARKING PROVISIONS

NO. OF LIGHT SPACE FOR LIGHT GOODS VEHICLE	: 2
DIMENSION OF LIGHT SPACE	: 3.5m (W) X 7m (L)

申請編號 Application No. : A / TM - LTTY / 404

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

LEGEND

	STRUCTURE (ENCLOSED)
	STRUCTURE (CANOPY)
	LOADING / UNLOADING SPACE
	INGRESS / EGRESS

Drawing Title
LAYOUT PLAN

Scale of Plan
1 : 500

Date
14.7.2020

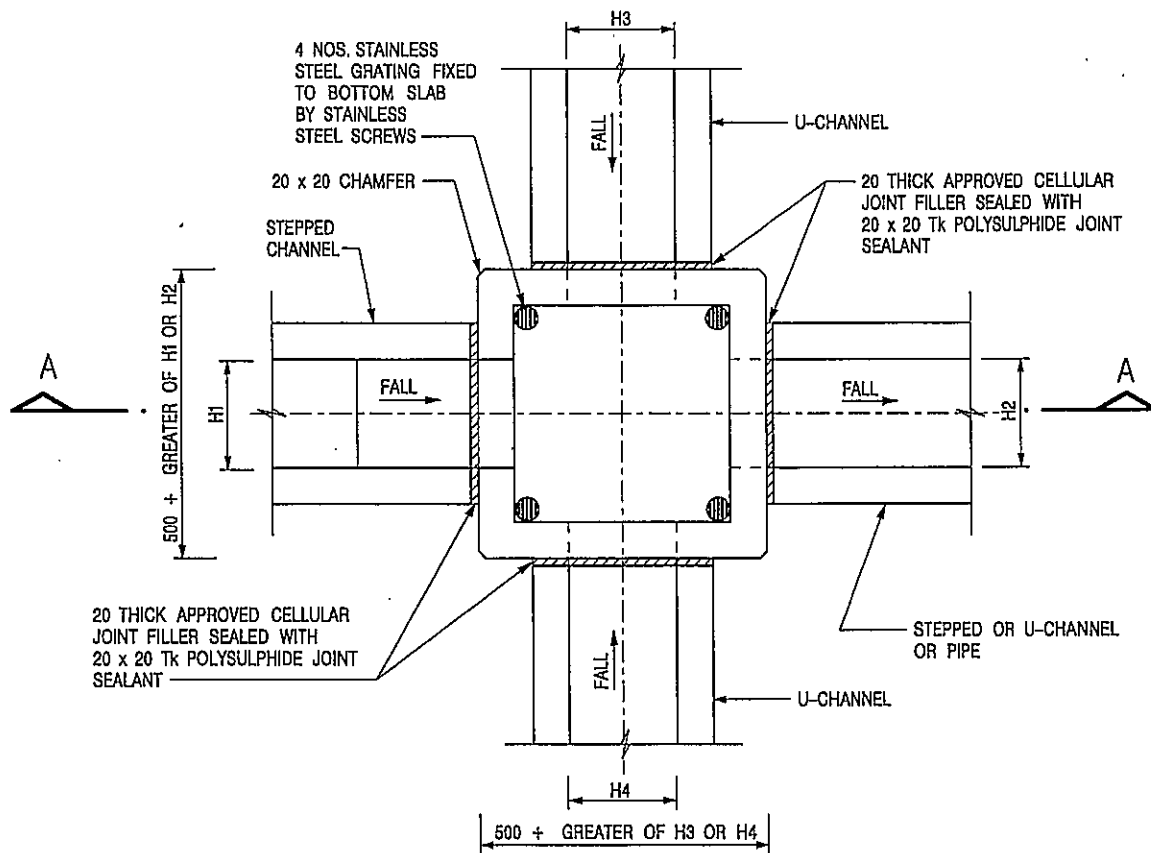
Drawn By
Date

Drawing No.
PU4

Ver.
01

Project
PROPOSED TEMPORARY
WHOLESALE TRADE WITH
ANCILLARY STORAGE FOR
A PERIOD OF 3 YEARS

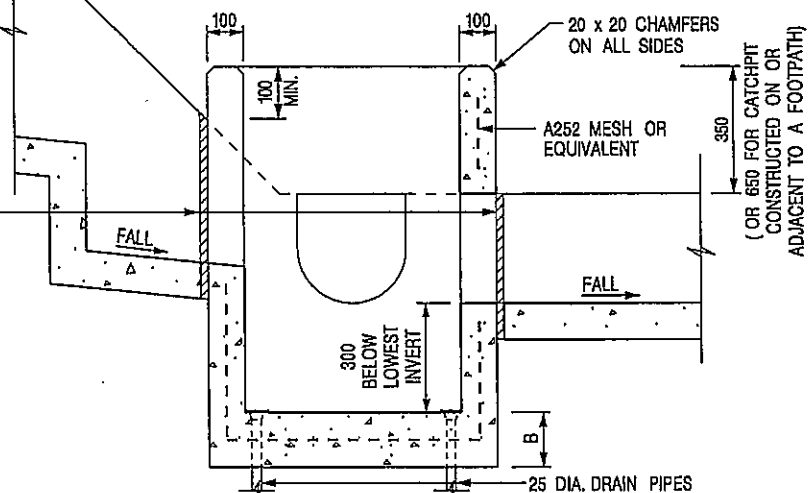
LOT 2339 (PART) IN D.D.
130, LAN TEI, TUN MUN,
NEW TERRITORIES



PLAN

NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 Tk POLYSULPHIDE JOINT SEALANT




SECTION A - A

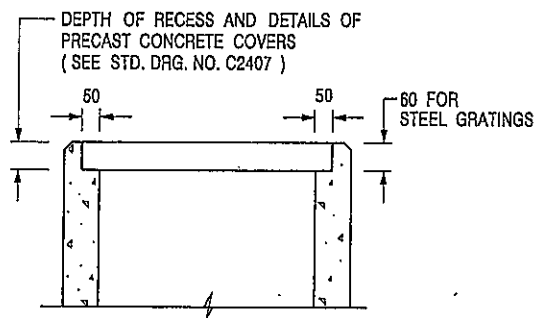
NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.

CATCHPIT WITH TRAP
(SHEET 1 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		DRAWING NO.	
DATE JAN 1991		C2406 /1	
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.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'F' ON STD. DRG. NO. C2405.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

CATCHPIT WITH TRAP
(SHEET 2 OF 2)



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DRAWING NO.

DATE JAN 1991

C2406 /2

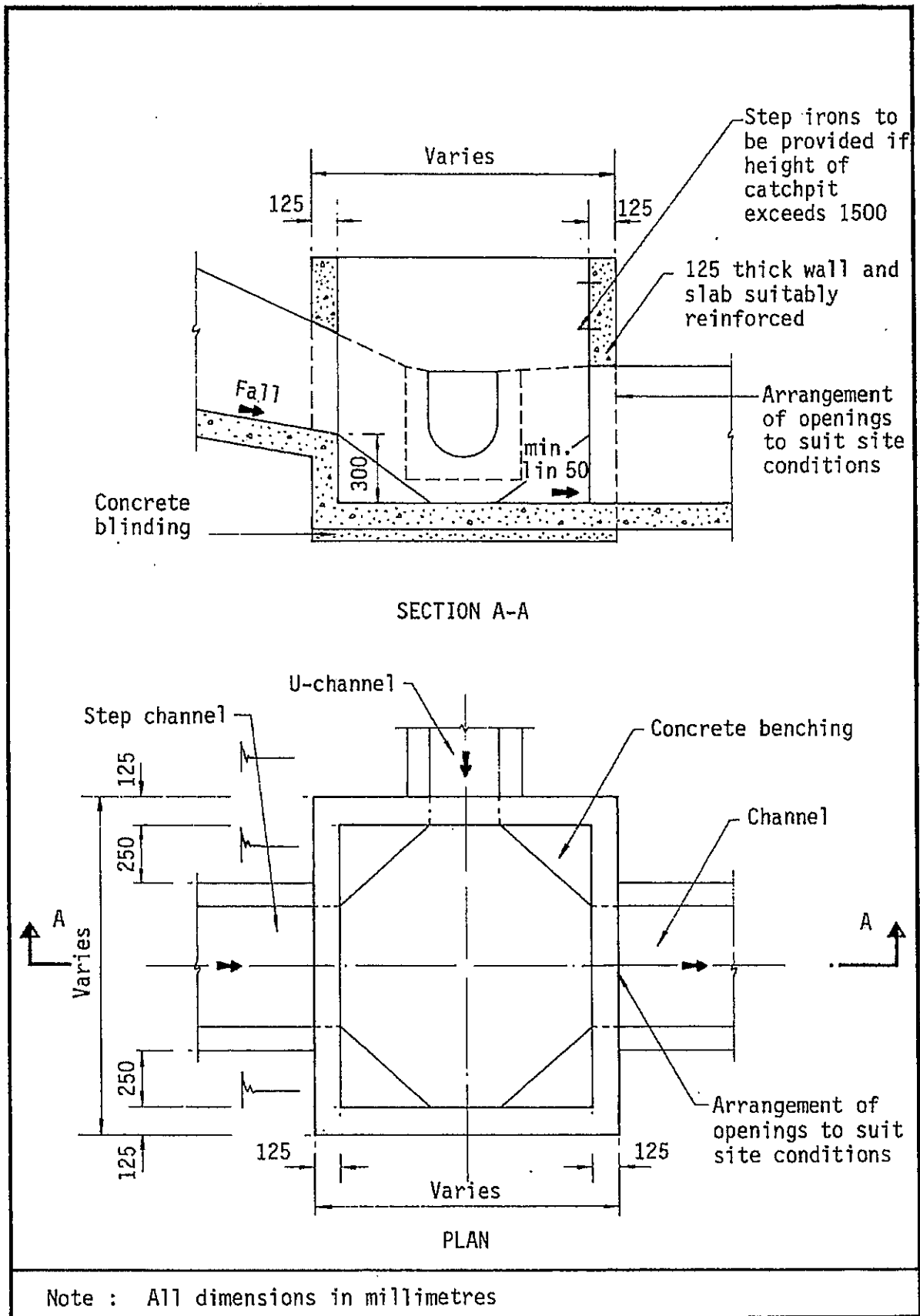
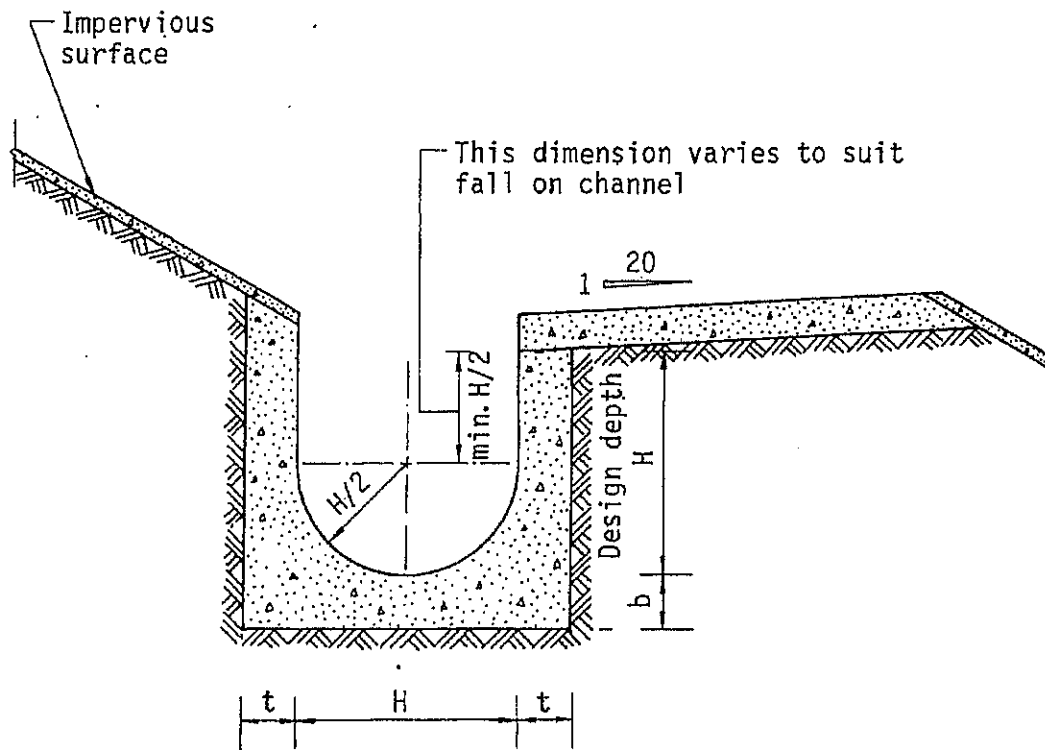


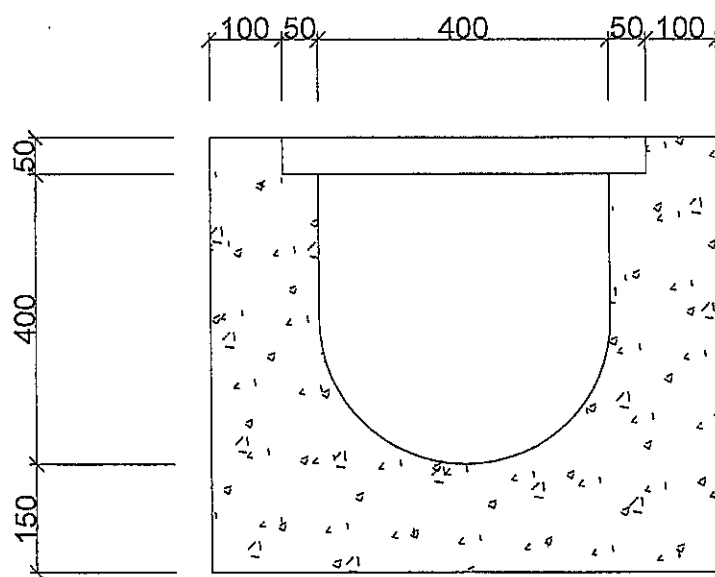
Figure 8.10 - Typical Details of Catchpits



Dimensions of U - channel

Nominal size of channel H (mm)	Thickness t (mm)	Thickness b (mm)
225 to 600	150	150
675 to 1200	175	225

Figure 8.11 - Typical U-channel Details



TYPICAL DETAILS OF 400UC

恆協工程有限公司
HANDSHIP ENGINEERING CO. LTD

Title:

Drainage Proposal:
Eye Location Plan

DD130(2339)-D02

Drawn by:

DM

Date:

10 Aug 2022

Project

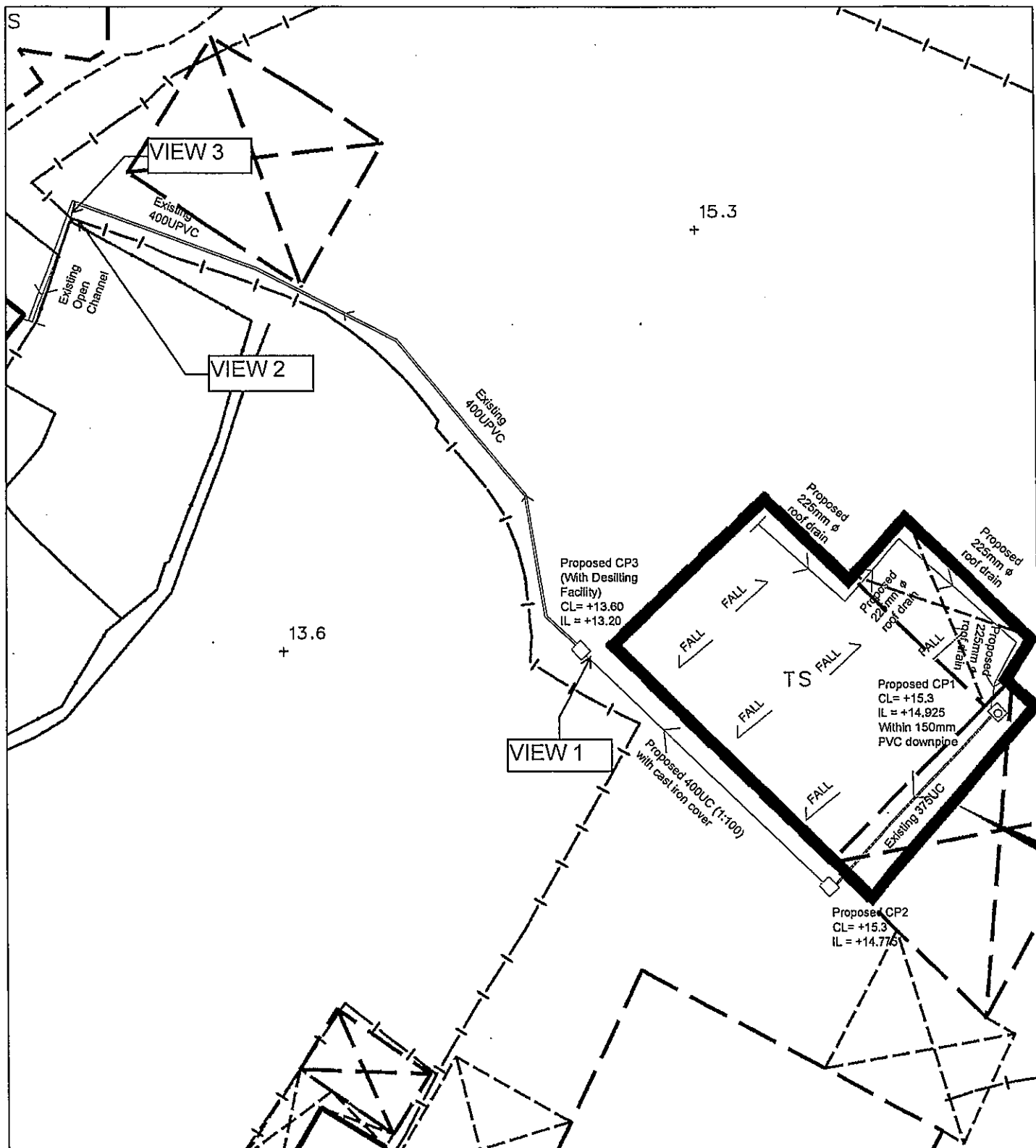
Proposed Dainage system at Lot 2339
(Part) in D.D.130 (Application No.:
A/TM-LTYY/404)

Check by:

DM

Scale:

APPENDIX: SITE PHOTO



恆協工程有限公司
HANDSHIP ENGINEERING CO. LTD

Project
Proposed Drainage system at Lot 2339
(Part) in D.D.130 (Application No.:
A/TM-LTYY/404)

Title:

Drainage Proposal:
Eye Location Plan

DD130(2339)-D02

Drawn by:

DM

Date:

9 May 2022

Check by:

DM

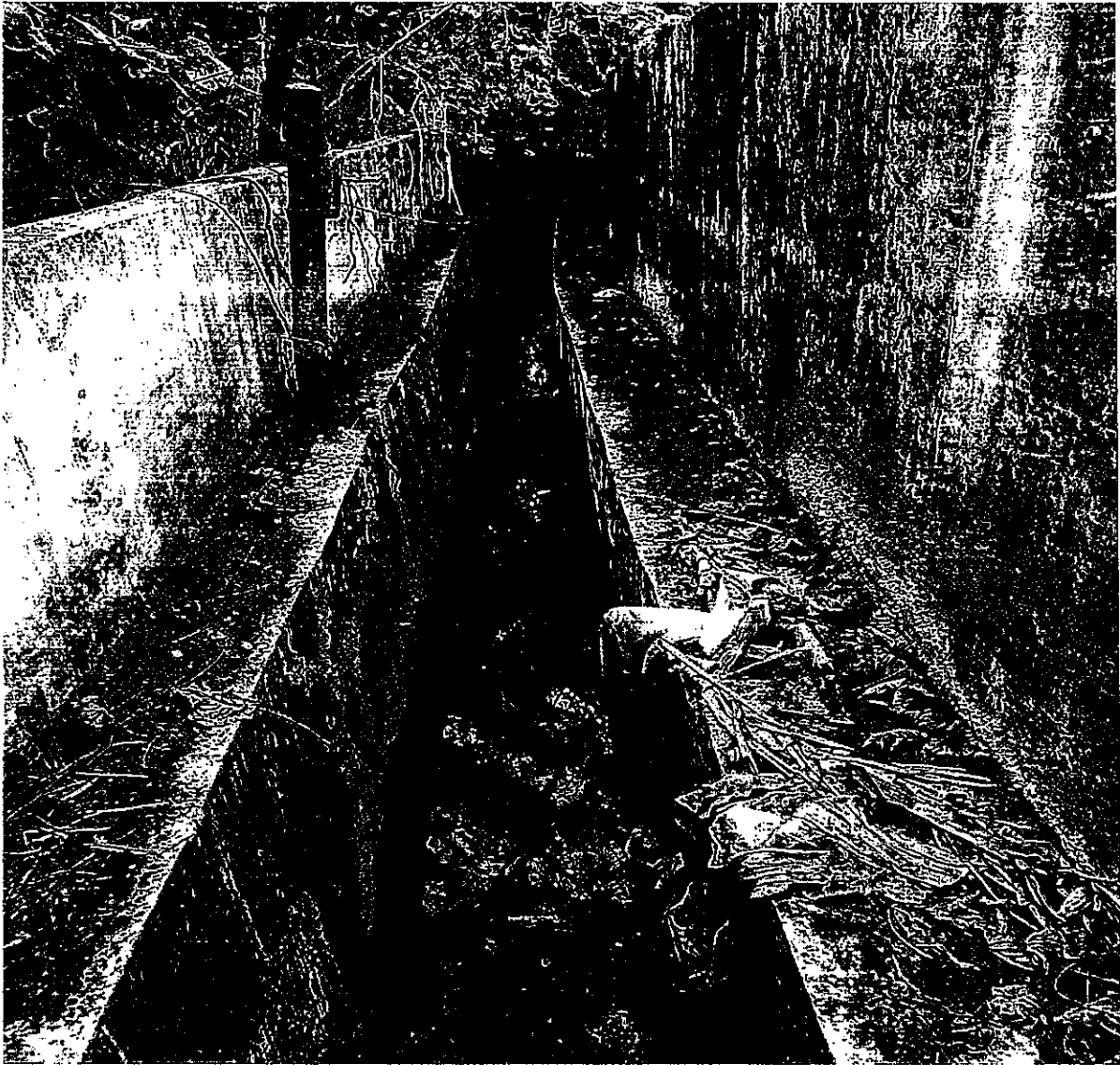
Scale:



VIEW 1: EXISTING 400UPVC



VIEW 2: FINAL DISCHARGE FROM EXISTING 400UPVC



VIEW 3: EXISTING OPEN CHANNEL

規 劃 署

屯門及元朗西規劃處
新界沙田上禾輦路 1 號
沙田政府合署 14 樓



By Post and Fax (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/404
電話號碼 Tel. No.: 2158 6286
傳真機號碼 Fax No.: 2489 9711

17 November 2022

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

Dear Sir/Madam,

Planning Application No. A/TM-LTYY/404
Compliance with Approval Conditions (d)

I refer to your submission of 18 October 2021 for compliance with the captioned approval condition on the submission of run in/out proposal.

Relevant departments have been consulted. Your submission is considered:

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

C for T
CHE/NTW, HyD

(Attn: Mr CHAN Li San)
(Attn: Mr CHOW Wan Yin)

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

Internal
CTP/TPB(2)

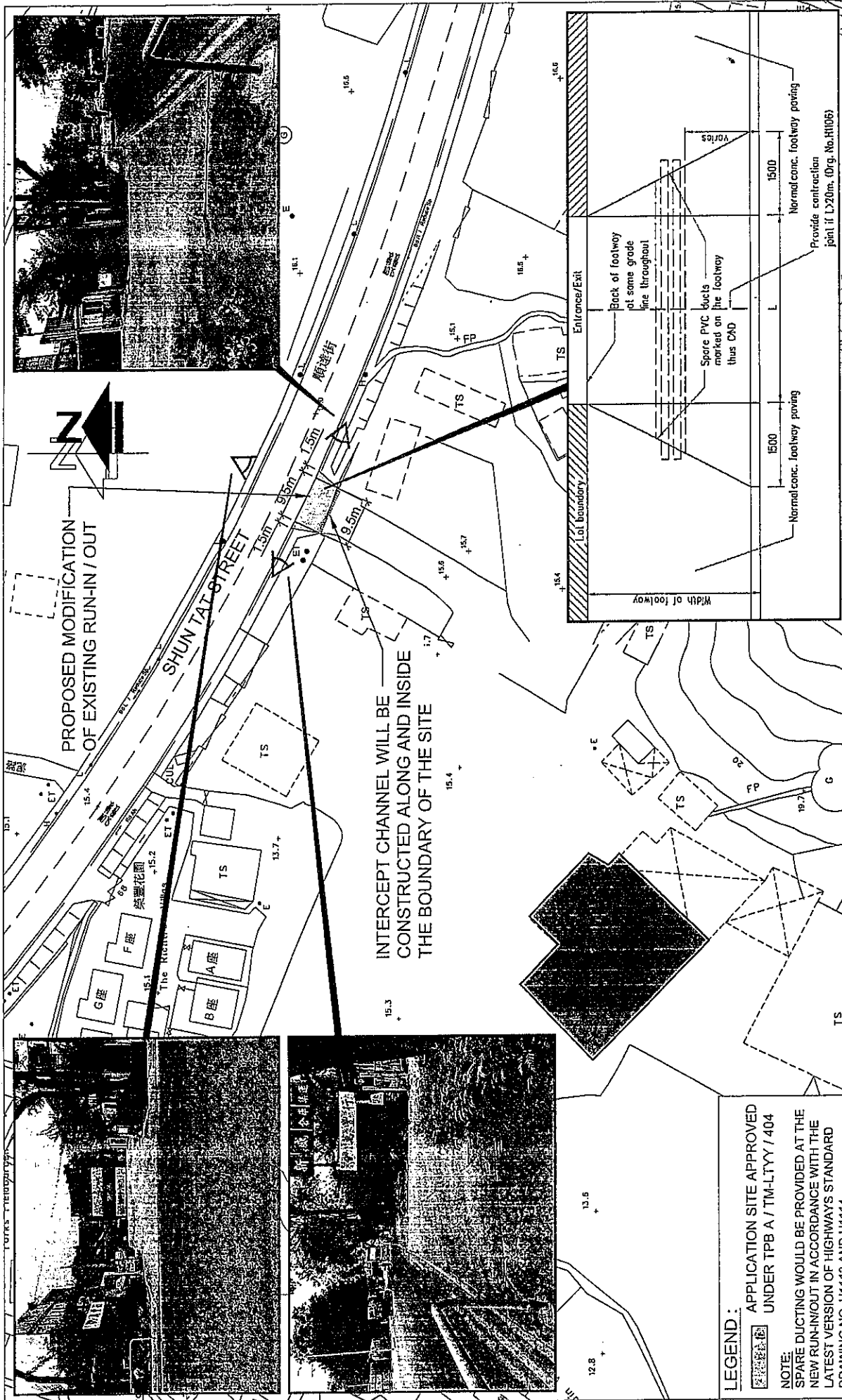


FIGURE NO.: 1(REV B)		PROJECT TITLE: Proposed Temporary Wholesale Trade with Ancillary Storage for a Period of 3 Years in "Residential (Group D)" Zone, Lot 2339 (Part) in D.D. 130, Lam Tei, Tuen Mun, New Territories (Approved S16 Planning Application A / TM-LTY / 404)	
PROJECT NO.: 20124HK		DRAWING TITLE:	
SCALE: 1 : 1000 @A4	DATE: 04 AUG 2021	CTA Consultants Limited 志達顧問有限公司	

**PROPOSED MODIFICATION OF EXISTING RUN-IN / OUT
AT SHUN TAT STREET WITH SITE PHOTOS**

規 劃 署

屯門及元朗西規劃處
新界沙田大水坑路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.

本簡檔號 Your Reference
本署檔號 Our Reference TPB/A/TM-LTYT/404
電話號碼 Tel. No.: 2158 6362
傳真機號碼 Fax No.: 2489 9711

6 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-LTYT/404
Compliance with Approval Conditions (i)

I refer to your submission dated 16 May 2022 for compliance with the captioned approval condition on the submission of a fire service installations proposal.

Relevant department has been consulted. Your submission is considered:

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

D of FS

(Attn: Mr WONG Ho Yin)

Internal

CTP/TPB(2)

KFH

A_TM-LTYT_404 - Condition (i) - 20220606 - Compliance Letter.docx



Appendix

The Director of Fire Services (D of FS) (Contact person: Mr LI Leong-kiu, Tel: [REDACTED]) has the following comments on the submission:

The applicant is advised that the installation /maintenance/ modification/ repair work of fire service installation (FSI) shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to the D of FS.

Appendix IV - Estimated Trip Generation and Attraction of the Site

- (i) The application site (the Site) is accessible from Shun Tat Street via a local access. A total of 2 spaces are provided at the Site, details are as follows:

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

- (ii) The operation hours of the proposed development from 09:00 – 18:00 Mondays to Saturdays. No operation on Sunday and public holiday. Please see below for the trip generation and attraction of the proposed development:

Time Period	Trip Generation and Attraction		
	Light Goods Vehicle		2-Way Total
	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	2	0	2
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	0	2	2
Traffic trip per hour (average)	0.5	0.5	1

- (iii) In view of trip generation and attraction of the Site, adverse traffic impact to the surrounding road network should not be anticipated.

Our Ref. : DD130 Lot 2339
Your Ref. : TPB/A/TM-LTYT/448

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

By Email

15 March 2023

Dear Sir,

1st Further Information

**Proposed Temporary Wholesale Trade with Ancillary Storage for a Period of 3 Years in
“Residential (Group D)” Zone, Lot 2339 (Part) in D.D.130, Lam Tei, Tuen Mun, New Territories**

(S.16 Planning Application No. A/TM-LTYT/448)

We are writing to submit Further Information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Louis TSE at [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Matthew NG
Planning and Development Manager

cc DPO/TMYLW, PlanD

(Attn.: Ms. Eva TAM
(Attn.: Mr. Danny NG

email: ekytam@pland.gov.hk)
email: dhhng@pland.gov.hk)



Responses-to-Comments

**Proposed Temporary Wholesale Trade with Ancillary Storage for a Period of 3 Years in
“Residential (Group D)” Zone, Lot 2339 (Part) in D.D.130, Lam Tei, Tuen Mun, New Territories**

(Application No. A/TM-LTTY/448)

(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)	Please advise the number of vehicular and pedestrian trip generation and attraction by the subject site during the hours of 10:00 – 17:00.	The estimated number of vehicular and pedestrian trip generation and attraction by the application site (the Site) during the hours of 10:00 – 17:00 are provided for your consideration (Annex I).
(b)	It is noted that a manoeuvring space is reserved in the open area of the proposed site. The applicant is reminded again that no queuing and/or waiting of motor vehicles from the site onto Shun Tat Street would occur and no motor vehicles shall be permitted to reverse into and out of the site onto Shun Tat Street.	Noted. The applicant will ensure no queuing and/or waiting of motor vehicles from the Site onto Shun Tat Street will occur and no motor vehicles will be permitted to reverse into and out of the Site onto Shun Tat Street.
(c)	Please also provide the swept path of vehicles between the proposed site entrance and the vehicular access at Shun Tat Street via the local access road.	Swept paths of vehicles between the Site entrance and the vehicular access at Shun Tat Street via the local access are provided for your consideration (Plan 1).
(d)	It is noted in the previous application A/TM-LTTY/404 that a 9.5m wide vehicular access at Shun Tat Street footpath had been constructed and HyD had no further comment. Please advise if the same vehicular access will be used for access of the proposed site and any further modification of the vehicular access is required to suit the use of the proposed site.	Please be confirmed that the same vehicular access will be used for access of the Site and no further modification of the vehicular access is required to meet the operation of the proposed development.

Annex I – Estimated Vehicular and Pedestrian Trip Generation and Attraction

- (i) The Site is accessible from Shun Tat Street via a local access. The operation hours of the proposed development are Monday to Saturday 09:00 - 18:00. No operation on Sunday and public holiday. Details of vehicular trip generation and attraction are as follows:

Time Period	Trip Generation and Attraction		
	Light Goods Vehicle		2-Way Total
	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	2	0	2
10:00 – 11:00	0	2	2
11:00 – 12:00	1	0	1
12:00 – 13:00	0	1	1
13:00 – 14:00	0	0	0
14:00 – 15:00	1	0	1
15:00 – 16:00	0	1	1
16:00 – 17:00	2	0	2
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	0	2	2

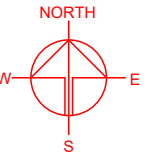
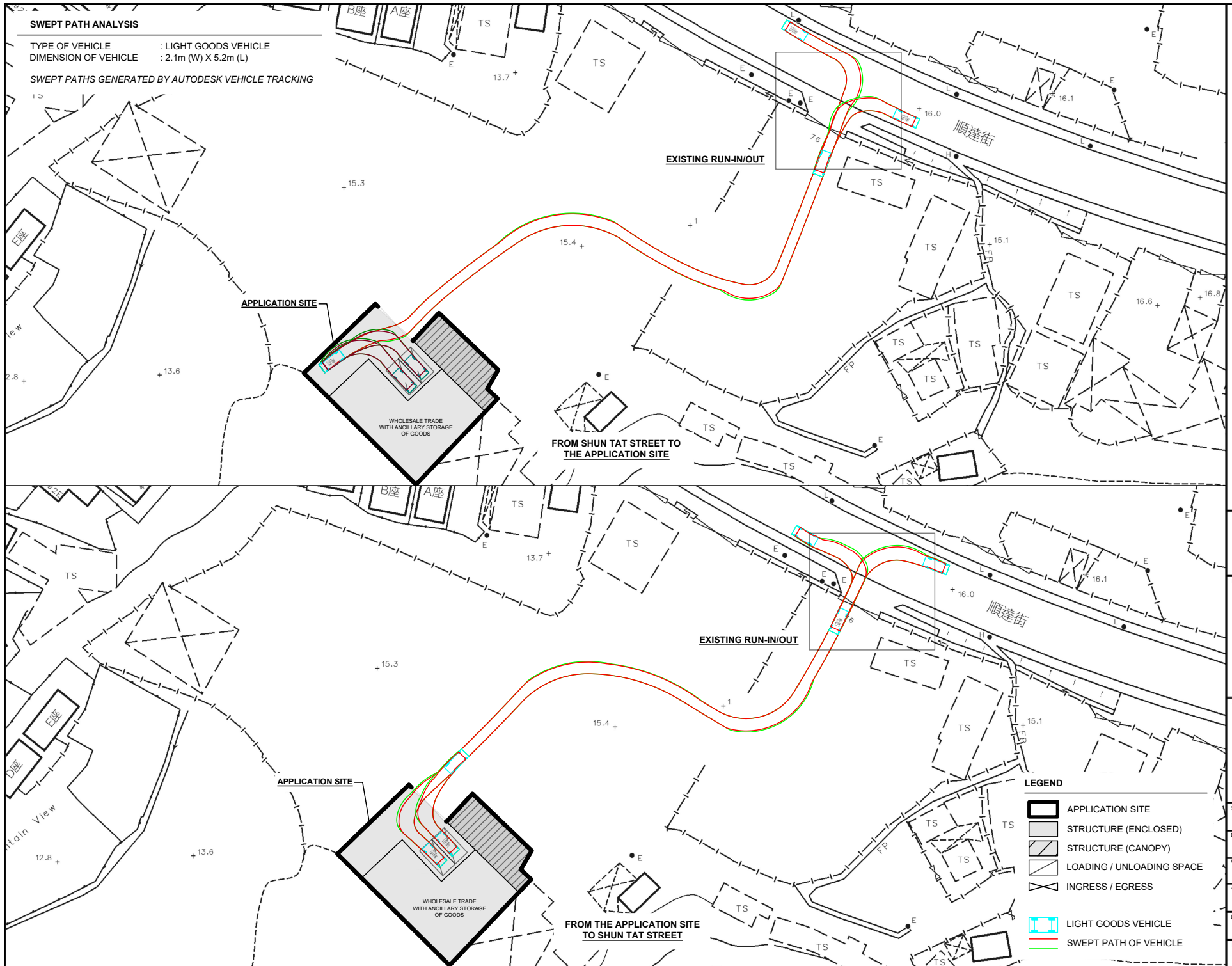
- (ii) The estimated maximum number of visitors per day are 15. The estimated number of staff working at the Site is 5. Details of vehicular trip generation and attraction are as follows:

Time Period	Pedestrian Trip Generation and Attraction		
	Staff (a)	Visitor (b)	Total (a+b)
09:00 – 10:00	5	1	6
10:00 – 11:00	0	2	2
11:00 – 12:00	0	2	2
12:00 – 13:00	0	2	2
13:00 – 14:00	5	0	5
14:00 – 15:00	0	2	2
15:00 – 16:00	0	2	2
16:00 – 17:00	0	2	2
17:00 – 18:00	5	2	7

SWEPT PATH ANALYSIS

TYPE OF VEHICLE : LIGHT GOODS VEHICLE
DIMENSION OF VEHICLE : 2.1m (W) X 5.2m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



PLANNING CONSULTANT



PROJECT
PROPOSED WHOLESALE TRADE WITH ANCILLARY STORAGE FOR A PERIOD OF 3 YEARS

SITE LOCATION
LOT 2339 (PART) IN D.D. 130, LAM TEI, TUEN MUN, NEW TERRITORIES

SCALE
1 : 1000 @ A4

DRAWN BY
MN

DATE
12.12.2022

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE
SWEPT PATH ANALYSIS (LGV)

DWG NO.
PLAN 1

VER.
001

Our Ref. : DD130 Lot 2339 (Part)
Your Ref. : TPB/A/TM-LTY/448

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

By Email

25 April 2023

Dear Sir,

2nd Further Information

Proposed Temporary Wholesale Trade with Ancillary Storage for a Period of 3 Years in
“Residential (Group D)” Zone, Lot 2339 (Part) in D.D.130, Lam Tei, Tuen Mun, New Territories

(S.16 Planning Application No. A/TM-LTY/448)

We are writing to submit Further Information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Louis TSE
Town Planner

cc DPO/TMYLW, PlanD

(Attn.: Mr. Alexander MAK
(Attn.: Ms. Eva TAM

email: awymak@pland.gov.hk)
email: ekytam@pland.gov.hk)



Responses-to-Comments

**Proposed Temporary Wholesale Trade with Ancillary Storage for a Period of 3 Years in
“Residential (Group D)” Zone, Lot 2339 (Part) in D.D.130, Lam Tei, Tuen Mun, New Territories**

(Application No. A/TM-LTYT/448)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of District Planning Officer of Tuen Mun and Yuen Long West District Planning Office (DPO/TMYLW) (Contact Person: Ms. Eva TAM; Tel: 2158 6286)		
(a)	Grateful please provide the following information: Clarification/ Proof of the loss of manpower	The implementation of the accepted drainage, fire service installations (FSIs), and run-in/out proposals were delayed due to pandemic-related restrictions such as health and safety concerns, and social distancing guidelines during the outbreak of COVID-19 in the past years. As a result, the applicant could not complete the implementation of the accepted proposals during the planning approval period of A/TM-LTYT/404.
(b)	Efforts/ supporting documents on the implementation of drainage, run-in/out and FSI proposals, e.g. quotations;	The quotations of the implementation of drainage, FSIs and run-in/out proposal are provided at Annexes I to III .
(c)	The operation mode of the applied use is different from the current use. Please clarify	According to the applicant, the wholesale trade products (i.e. drinks and household goods) are directly purchased from the manufacturers and producers in large quantities, which are typically packaged in bulk or specialized packaging. These products will be stored in the ancillary storage area. Once an order is placed, the applicant will arrange for delivery of the products by using light goods vehicles or allow customers to directly take away the products.

銘泰管理有限公司

G/F, Blk A., Ming Wai Court., 8 Hung Shun Road.,
Hung Shui Kiu., Yuen Long, N.T

報價單

日期: 01/11/2022

致新威管理有限公司：

工程地段：新界 DD130 LOT 2339

工程及用料如下：

- | | | |
|-----|------------------------------------|----------|
| (一) | 新造檔水壘長約 30 米，每平方米 \$1,000 | \$30,000 |
| (二) | 新造 1.5 x 1.5 米沙井，每個\$4,500 / 造 2 個 | \$9,000 |
| (三) | 新造暗渠通 1 米 (約 50 米長) 每平方米 \$1,500 | \$75,000 |

以上工程合共

HK\$114,000-

龍記運輸工程有限公司

LUNG KEE TRANSPORTATION ENGINEERING LTD.

Postal address: No. 365A Tan Kwai Tsuen, Hung Shui Kiu, Yuen Long, N. T.



Our Ref: LK-RMO-20210903

3 September 2021

Hong Kong Police Force

G/F, Tai Hing Operation Base,
No.80 Tsun Wen Road,
Tuen Mun,
N.T.
Road Management Office

Dear Sir,

Temporary Traffic Arrangements for Improvement Works of Run in/out at Shun Tat Street,
Hung Shui Kiu


XP Plan Reference : SNDL-STS-02

Drawing No. : TTM-STS-01 & TTM-STS-02

XP Plan ID 1299677

We are the main contractor responsible for Senior Nice Development Limited to improve the run in/out at Shun Tat Street, Hung Shui Kiu.

We have applied the Excavation Permit for the captioned works through the Highways Department XPMS. We now submit the drawings of temporary traffic arrangements, Dwg. No. TTM-STS-01 & TTM-STS-02, for your favorable comment and it would be grateful if you could upload it to XPMS system for our further action.

Mr. Louis CHUI is responsible for application of XP for this project. He can be contacted at  when necessary.

Thank you for your assistance.

Yours faithfully,

For and on behalf of

LUNG KEE TRANSPORTATION ENGINEERING LIMITED

龍記運輸工程有限公司

Authority Signature & Co. Chop



ELEGANCY (HONG KONG) LIMITED
悉達(香港)有限公司

To : Ming Wai Management Ltd.

QUOT No. : MW-062021

Address :

Attn. : Mr.Moti Lam

Date : 20 June 2021

Contract : Application for Excavation Permit for Shun Tat Street Run In-Out
from Highways Department thru XPMS

QUOTATION

Item	Description	Quantity	Unit	Unit Price	Amount (\$)
1	Apply Excavation Permit from Highways (at Shun Tat Street) (Rates to include application of excavation permit and monitoring the plans through XPMS, preparation of TTA drawings, seeking TD and RMO approval of TTA drawings, and seeking RA from RMO.)	1	Sum	48,000.00	48,000.00
2	Case Coordination with other utilities companies			included	
3	Prepare Temporary Traffic Management Scheme			included	
4	Seek TTM comments from gov. departments			included	
5	Seek Road Works Commencement Notice from RMO			included	
6	Report non-compliance (NC) rectification records to Highways Department			included	
7	Report completion of works to Highways Department			included	
	Note: XP fee to Highways Department is not included. Road Markings is not included.				
TOTAL HK\$					48,000.00

Total Hong Kong Dollars : Forty-eight Thousand Only

For and on behalf of

ELEGANCY (HONG KONG) LIMITED



Authorized Signature(s) & Co.

世紀消防工程有限公司
九龍大角咀洋松街 87 號永嘉工業大廈 5 樓 08 室

報價單

致：新威管理有限公司

Date: 26-05-2021

Ref: BCY-0877-21

工程地址：順達街

項目：順達街貨倉（約 7000 呎）

	QTY	Unit Rate	Amount	
(A) 消防花灑系統				
(1) 新做 100mm 花灑總掣連所需配件及接駁喉管 1 套 (包括所有花灑總掣接駁喉管連配件, 100mm 水閘掣連微動掣, 150psi 磅錶, 100mm 防污掣連微動掣及止回掣)	1 項	\$57,000	\$57,000	✓
(2) 新做 0-150psi 壓力掣, 流水掣 (包括所需 20mm 燈喉連 1.5mm 電線及接駁配件)	1 項	\$7,200	\$7,200	✓
(3) 新做 100mm 花灑入水掣, 減壓掣, 止回掣連花灑入水掣箱 (包括所需接駁配件)	1 項	\$48,500	\$48,500	✓
(4) 新做 150 mm 及 100mm 花灑來水喉及花灑入水掣喉連花灑主喉 (包括所需配件)	1 項	\$145,000	\$145,000	✓
(5) 新做 68 度花灑頭 (包括所有接駁喉管連配件及 68 度花灑頭連花灑蓋)	約 100 套	\$700	\$70,000	✓
(6) 新做花灑水力警鐘掣連 20/25mm 接駁喉管 (包括所有接駁配件)	1 項	\$18,000	\$18,000	✓



簽署批核

頁 1

世紀消防工程有限公司

世紀消防工程有限公司
九龍大角咀洋松街 87 號永嘉工業大廈 5 樓 08 室

報價單

致：新威管理有限公司

Date: 26-05-2021
Ref: BCY-0877-21

工程地址：順達街

項目：順達街貨倉（約 7000 呎）

	QTY	Unit Rate	Amount
(7) 供應及安裝消防花灑泵連工字鐵底座	1 套	\$28,500	\$28,500 ✓
(8) 供應及安裝消防花灑副泵連工字鐵底座	1 套	\$28,500	\$28,500 ✓
(9) 供應及安裝消防泵連工字鐵底座	1 套	\$17,500	\$17,500 ✓
(10) 供應及安裝消防副泵連工字鐵底座	1 套	\$17,500	\$17,500 ✓
(11) 供應及安裝水缸浮波掣	1 套	\$4,550	\$4,550 ✓
(12) 供應安裝消防花灑泵出入水掣及止回閥	2 套	\$4,500	\$9,000 ✓
(13) 新做花灑來電系統 (包括新做鐵燈喉及穿防火線)	1 項	\$95,000	\$95,000 ✓
(14) 供應及安裝花灑系統電源總制	1 套	\$5,000	\$5,000 ✓
(15) 供應及安裝花灑正副泵電源開關制	1 套	\$5,000	\$5,000 ✓
(16) 供應及安裝花灑正副泵壓力制, 磅錶制	1 項	\$7,000	\$7,000 ✓



簽署批核

頁 2

世紀消防工程有限公司

世紀消防工程有限公司

九龍大角咀洋松街 87 號永嘉工業大廈 5 樓 08 室

報價單

致：新威管理有限公司

Date: 26-05-2021

Ref: BCY-0877-21

工程地址：順達街

項目：順達街貨倉（約 7000 呎）

(17) 供應安裝消防泵出入水掣及止回閥	2 套	\$6,000	\$12,000 /
(18) 供應及安裝喉轆系統電源總制	1 套	\$5,000	\$5,000 /
(19) 供應及安裝喉轆正副泵電源開關制	1 套	\$5,000	\$5,000 /
(20) 供應及安裝喉轆正副泵壓力制，磅錶制	12 套	\$1,850	\$22,200 /
(21) 供應及安裝消防花灑泵控制箱	1 套	\$32,000	\$32,000 /
(22) 供應及安裝數碼式消防控制顯示箱連後備電池	1 套	\$57,000	\$57,000 /
(23) 供應及安裝消防泵控制箱	1 套	\$27,500	\$27,500 /
(24) 供應及安裝消防喉轆 (連喉轆盆，喉轆芯，高壓膠喉，射咀及射咀箱)	2 套	\$5,400	\$10,800 /
(25) 供應及安裝消防拎手掣	3 套	\$3,600	\$10,800 /
(26) 供應及安裝消防警鐘掣	2 套	\$3,600	\$7,200 /
(26) 供應及安裝消防閃燈掣	2 套	\$3,600	\$7,200 /



簽署批核

頁 3

世紀消防工程有限公司

世紀消防工程有限公司
九龍大角咀洋松街 87 號永嘉工業大廈 5 樓 08 室

報價單

致：新威管理有限公司

Date: 26-05-2021

Ref: BCY-0877-21

工程地址：順達街

(28) 租用高空升降台車連運輸	1 項	\$20,000	\$20,000 /
(29) 供應安裝消防水缸 2000 L 連浮波掣, 豬膽掣 2 套	1 項	\$37,000	\$37,000 /
(30) 繪製消防圖則及計算流量表	1 項	\$10,000	\$10,000 /
(31) 供應及安裝消防滅火筒	8 套	\$400	\$3,200 /
(32) 新做消防後備照明燈連來電供應	8 套	\$1,500	\$12,000 /
(33) 新做消防出路燈箱及方向燈箱連來電供應	4 套	\$1,550	\$6,200 /
(34) 出消防證書 F.S 251	1 項	已包括	已包括

開此數

項目 (1) 至 (34) 合共港幣 \$ 848350 元正 $\times 10\% = \$84,835$

備註：

- 1 訂金 10%, 施工前付 20%, 完成倉內花灑部份付 30%, 完成泵房內系統付 30%, 完成所有項目及客戶收取證書付清尾數
- 2 本公司包 1 年保養 (人為因素除外)
- 3 所有政府部門收費由客戶負責, 本公司代為申請

和 274

簽署批核 1/6/2021

頁 4

世紀消防工程有限公司



世紀消防工程有限公司
九龍大角咀洋松街 87 號永嘉工業大廈 5 樓 08 室

收據

致：新威管理有限公司

Date: 03-06-2021

Ref: BCY-0877-21-1

工程地址：順達街

合約編號：BCY-0877-21

工程總費：\$ 848350 元正

本公司已收取客戶第一期工程訂金 (10%) 即港幣 \$ 84835 元正

Boc 10 1274
2/6/2021



世紀消防工程有限公司



中國銀行(香港)有限公司

BANK OF CHINA (HONG KONG) LIMITED

新界分行 新界分行 新界分行 102-108號

102-108 Castle Peak Road, Yuen Long, New Territories

2 JUN 2021

B DAY 月 MONTH 年 YEAR

新付
PAY

世紀消防工程有限公司

或持票人
OR BEARER

港幣
H.K. DOLLARS

THE SUM HK \$

84,835 AND 00 HK \$

84835

NEW TREND MANAGEMENT LIMITED

For and on behalf of

新趨勢管理有限公司
NEW TREND MANAGEMENT LTD

[Signature]

28/3 412

6/6/22 40 K116

世紀消防工程有限公司
九龍大角咀洋松街 87 號永嘉工業大廈 5 樓 08 室

Invoice

致：新威管理有限公司

Date: 28-03-2022

Ref: BCY-0877-21

工程地址：順達街

合約編號：BCY-0877-21

工程總費：\$ 848350 元正

✓
客戶需支付上述工程第二期費 (20%) 即 \$ 169670 元正

請予 ONEST
4/4/22

20/4 BCL 10.1646

470% - \$593,845



世紀消防工程有限公司

470% - \$593,845

世紀消防工程有限公司
九龍大角咀洋松街 87 號永嘉工業大廈 5 樓 08 室

收據

致：新威管理有限公司

Date: 21-04-2022

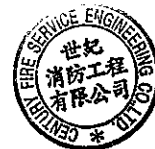
Ref: BCY-0877-21

工程地址：順達街

合約編號：BCY-0877-21

工程總費：\$ 848350 元正

本公司已收取客戶上述工程第二期費 (20%) 即 \$ 169670 元正



世紀消防工程有限公司

世紀消防工程有限公司
九龍大角咀洋松街 87 號永嘉工業大廈 5 樓 08 室

Invoice

致：新威管理有限公司

Date: 03-08-2022

Ref: BCY-0877-21-3

工程地址：順達街

合約編號：BCY-0877-21

工程總費：\$ 848350 元正

101784

客戶需支付上述工程第三期費 (30%) 即 \$ 254505 元正



世紀消防工程有限公司

世紀消防工程有限公司
九龍大角咀洋松街 87 號永嘉工業大廈 5 樓 08 室

Invoice

致：新威管理有限公司

Date: 03-08-2022

Ref: BCY-0877-21-3

工程地址：順達街

合約編號：BCY-0877-21

工程總費：\$ 848350 元正

101784

客戶需支付上述工程第三期費 (30%) 即 \$ 254505 元正



中國銀行(香港)有限公司

BANK OF CHINA (HONG KONG) LIMITED

元朗分行 新豐街102-108號

Yuen Long Branch

102-108 Castle Peak Road, Yuen Long, New Territories

4 AUG 2022

DAY MONTH YEAR

新付 世紀消防工程有限公司
PAY

或持票人
OR BEARER

港幣
H.K. DOLLARS

THE SUM HK \$ 254,505 AND 00/100 HK \$ 254,505⁰⁰/_{xx}

NEW TREND MANAGEMENT LIMITED

For and on behalf of
世紀消防工程有限公司

Handwritten signature: *Shirley Au Hor Ping*



世紀消防工程有限公司

世紀消防工程有限公司
九龍大角咀洋松街 87 號永嘉工業大廈 5 樓 08 室

收據

致：新威管理有限公司

Date: 05-08-2022

Ref: BCY-0877-21-3

工程地址：順達街

合約編號：BCY-0877-21

工程總費：\$ 848350 元正

本公司已收取客戶上述工程第三期費用 (30%) 即 \$ 254505 元正

Box " 101784 "



世紀消防工程有限公司

世紀消防工程有限公司
九龍大角咀洋松街 87 號永嘉工業大廈 5 樓 08 室

Invoice

致：新威管理有限公司

Date: 12-12-2022

工程地址：順達街

Ref: BCY-0877-21-4

合約編號：BCY-0877-21

工程總費：\$ 848350 元正

\$101825

客戶需支付上述工程第四期費 (20%) 即 \$ 169670 元正

↑
(請於消防後付)
請出票，余 20% 未付

OK
17/12/22



世紀消防工程有限公司

世紀消防工程有限公司
九龍大角咀洋松街 87 號永嘉工業大廈 5 樓 08 室

Invoice

致：新威管理有限公司

Date: 12-12-2022

Ref: BCY-0877-21-4

工程地址: 順達街

合約編號: BCY-0877-21

工程總費: \$ 848350 元正

\$101825

客戶需支付上述工程第四期費 (20%) 即 \$ 169670 元正

(憑單請交收)
請出票, 余 20% 未付

ENK
17/12/22



中國銀行(香港)有限公司
BANK OF CHINA (HONG KONG) LIMITED
A/C PAYEE
元朗分行 新界元朗青山公路102-108號
Yuen Long Branch
102-108 Castle Peak Road, Yuen Long, New Territories

19 DEC 2022

日 DAY 月 MONTH 年 YEAR

祈付
PAY 世紀消防工程有限公司

或持票人
OR BEARER

港幣
H.K. DOLLARS 169,670.00 HK \$ 169,670.00

NEW TREND MANAGEMENT LIMITED

For and on behalf of
新威管理有限公司
NEW TREND MANAGEMENT LIMITED

Authorized Signature(s)

世紀消防工程有限公司

九龍大角咀洋松街 87 號永嘉工業大廈 5 樓 08 室

收據

致：新威管理有限公司

Date: 19-12-2022

工程地址：順達街

Ref: BCY-0877-21-4

合約編號：BCY-0877-21

工程總費：\$ 848350 元正

本公司已收取客戶上述工程第四期費用 (20%) 即 \$ 169670 元正



世紀消防工程有限公司

Our Ref. : DD130 Lot 2339 (Part)
Your Ref. : TPB/A/TM-LTYT/448

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

By Email

27 April 2023

Dear Sir,

3rd Further Information

**Proposed Temporary Wholesale Trade with Ancillary Storage for a Period of 3 Years in
“Residential (Group D)” Zone, Lot 2339 (Part) in D.D.130, Lam Tei, Tuen Mun, New Territories**

(S.16 Planning Application No. A/TM-LTYT/448)

We are writing to submit Further Information to provide clarifications for the subject application, details are as follow:

- (a) Please be informed that the proposed development involves two existing 1-storey (11m high) structures for wholesale trade, ancillary storage of goods and canopy uses. The development parameters and operation mode of the proposed development are the same as the previously approved S.16 planning application No. A/TM-LTYT/404.

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Louis TSE
Town Planner

cc DPO/TMYLW, PlanD

(Attn.: Mr. Alexander MAK
(Attn.: Ms. Eva TAM

email: awymak@pland.gov.hk)
email: ekytam@pland.gov.hk)



Previous Applications covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration</u> <u>(RNTPC)</u>
1	A/TM-LTYT/404	Proposed Temporary Wholesale Trade with Ancillary Storage for a Period of 3 Years	23.10.2020 [Revoked on 23.3.2023)

Government Departments' General Comments

1. Land Administration

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

No adverse comment

2. Traffic

(a) Comments of the Commissioner for Transport (C for T):

- no adverse comment on the application; and
- the access route between the application site and Shun Tat Street is not a public footpath or carriageway managed by TD.

(b) Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

No adverse comment on the application.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application; and
- there was no environmental complaint pertaining to the Site received in the past three years.

4. Drainage

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

- no objection in principle to the application from public drainage point of view; and
- should the application be approved, a condition should be included to request the applicant to implement and maintain the drainage facilities as per the drainage proposal for the Site to ensure that it will not cause adverse drainage impact to the adjacent area.

5. Fire Safety

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

No objection in principle to the proposal subject to the fire service installations being provided to the Site.

6. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- no objection to the application;
- as there is no record of approval granted by the Building Authority for the existing structure at the Site, he is not in a position to offer comments on their suitability for the use proposed in the application.

7. Long-term Development

Comments of the Project Team Leader, Housing Projects Unit, Civil Engineering and Development Department (PTL/Housing, CEDD):

No adverse comment.

8. Other Departments

The following departments have no comment on the application:

- Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD);
- Director of Electrical and Mechanical Services (DEMS);
- Director of Agriculture, Fisheries and Conservation (DAFC);
- District Officer (Tuen Mun), Home Affairs Department (DO(TM), HAD); and
- Commissioner for Police (C of P).

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned 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) should the applicant fail to comply with any of the approval conditions again resulting in the revocation of planning permission, sympathetic consideration may not be given to any further applications;
- (d) to note the comments of the District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD) that:
 - (i) the Site comprises falls within a portion of Lot No. 2339 in D.D. 130 (“the Lot”). The Lot is an Old Schedule Agricultural 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) the Site is accessible via a local access on various private lots leading from the Shun Tat Road. Her office does not carry out maintenance works for the said access nor guarantee that right-of-way will be given to the Site;
 - (iii) a Short Term Waiver (“STW”) No. 582 was granted for the erection of structures on the Lot with built-over area not exceeding 125 m² and height not exceeding 3.95 metres for the purpose of storage and repair of container boxes;
 - (iv) the B.O.A. and the usage of the proposed or existing structures do not tally with that of STW. A portion of the existing structure fall within the Lot but outside the Site. The applicant has submitted a STW application to permit the proposed structures for temporary wholesale trade with ancillary storage on the Lot. However, the applicant has not provided any clarification on how they tackle the breach of the STW conditions and the portion of the existing structures outside the Site. The STW application for the proposed structures would not be further processed unless and until the clarification has been given irrespective of whether planning permission is given;
 - (v) in the event that the application is further processed, there is no guarantee that the application will be approved. The application will be considered by his office acting in the capacity as the landlord as its sole discretion. In the event that the application is approved, it would be subject to such terms and conditions as the Government shall fit to do so, including charging of waiver fee from such date such as date of erection of structures or other date as may be appropriate, deposit and administration fees etc; and
 - (vi) her office reserves the right to take enforcement actions as considered appropriate against any unauthorised erection/extension/alternations of structures within the Lots 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 his office or any unauthorised occupation of Government land.

- (e) to note the comments of the Commissioner for Transport (C for T) that the road connected to the vehicular access of the proposed site is not a public road managed by his office;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) the access from Shun Tat Street to the Site is not and will not be maintained by HyD; and
 - (ii) the applicant should take note that adequate drainage measures should be provided to prevent surface water running from the Site to nearby public roads and drains;
- (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 the Environmental Protection Department” and are duly certified by an Authorised Person (AP);
- (i) to note the comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. In addition, the applicant is advised on the following points:
 - (i) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
 - (ii) the location of where the proposed FSI to be installed should be clearly marked on the layout plans, and
 - (iii) however, 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 or referral from relevant licensing authority respectively;
- (j) 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 the Buildings Department (BD) (not being a New territories Exempted House), they are unauthorised buildings works (UBW) under BO and should not be designated for any approved use under the captioned application;
 - (ii) for UBWs erected on the leased land, enforcement action may be taken by BD to effect their removal in accordance with BD’s enforcement policy against UBWs as and when necessary. The granting of any planning approval should

not be construed as an acceptance of any existing building works or UBWs on the Site under BO;

- (iii) before any new building works are to be carried out on the Site, prior approval and consent of BA should be appointed as the co-ordinator for the proposed building works in accordance with BO;
 - (iv) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (v) if the Site is subject to the issue of a licence, the Applicant is reminded that any existing structures on the application 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;
 - (vi) if the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of (B(P)R) at building plan submission stage; and
 - (vii) formal submission under BO is required for any proposed new works including any temporary structures; and
- (k) to note the comments of Project Team Leader, Housing Projects Unit, Civil Engineering and Development Department (PTL/Housing, CEDD) that the Site might be subject to land resumption for the implementation of the proposed public housing development at Lam Tei North which might take place at any time before the expiry of the temporary planning permission. The applicant shall be advised not to carry out any substantial works in view of the proposed public housing development.

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



A/TM-LTTY/448 DD 130 Tuen Mun
02/02/2023 02:54

From:
To: tpbpd <tpbpd@pland.gov.hk>
File Ref:

Dear TPB Members,

You approved 404 on 23 Oct 2020.

For some inexplicable reason extensions of time approved as recently as Nov 2022.

So running out of excuses applicant has taken the usual get out of jail card and
..... filed a fresh application. PlanD will ignore failure to fulfill conditions and
recommend a roll over. Members will ask no questions so good to go for another 3
years.

A depressingly common outcome.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 28 September 2020 2:07 AM CST
Subject: A/TM-LTTY/404 DD 130 Tuen Mun

Dear TPB Members,

392 was also withdrawn. The current application again has no merit.

Previous objections upheld.

Mary Mulvihill

From:
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Wednesday, February 5, 2020 2:49:32 AM
Subject: A/TM-LTTY/392 DD 130 Tuen Mun

Dear TPB Members,

Applications 374 and 385 were withdrawn. The current application has no merit.
Previous objections upheld.
Mary Mulvihill

From:

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

Sent: Thursday, October 10, 2019 2:37:00 AM

Subject: A/TM-LTTY/385 DD 130 Tuen Mun

A/TM-LTTY/385

Lot 2339 (Part) in D.D. 130, Tuen Mun

Site area : About 819m²

Zoning : "Res (Group D)"

Applied Use : Warehouse / 3 Vehicle Parking

Dear TPB Members,

This is obviously an application to legitimize unapproved brownfield operation.

The site is close to residential compounds and has GB to one side that is still relatively intact.

This is obviously a good location for further residential.

Members should reject the application to encourage operators to take part in the development of custom built industrial parks complete with modern technology and facilities and at the same time encourage the implementation of the planning intention of Res D as dwellings or community amenities.

Mary Mulvihill

A/TM-LTTY/374

Lot 2339 (Part) in D.D. 130, Tuen Mun

Site area : About 987m²

Zoning : "Res (Group D)" and "Green Belt"

Applied Use : Warehouse (Metalware Goods) / 2 Vehicle Parking

Dear TPB Members,

It is obvious that this application is to legitimize an existing unapproved container lot.

The site is close to a wooded area and was obviously green at some point. Res D is intended for the provision of community facilities. Together with the GB it should not be approved for extension of brownfield use.

TPB should reject application to encourage the development of dedicated industrial/commercial parks where storage is provided at custom built facilities, parking, washrooms, wide elevators, etc.

Mary Mulvihill