

This document is received on 25 SEP 2024
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 Regulated Areas,
or Renewal of Permission for such Temporary Use or Development***

**適用於祇涉及位於鄉郊地區或受規管地區土地上及/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.tpb.gov.hk/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.tpb.gov.hk/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-LTYY/481
	Date Received 收到日期	25 SEP 2024

- 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.tpb.gov.hk/>. 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.tpb.gov.hk/>), 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)

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 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 1038 S.B (Part) in D.D. 130, 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	<input checked="" type="checkbox"/> Site area 地盤面積 581 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 660 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) N/A 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-LTY Y/12
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group D)" Zone
(f) Current use(s) 現時用途	Shop and services (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 _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

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 or Regulated Areas

位於鄉郊地區或受規管地區土地上及/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 or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/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	Temporary Shop and Services with Ancillary Office 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	<input checked="" type="checkbox"/> year(s) 年	3
	<input type="checkbox"/> month(s) 個月	

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	0	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	581	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	1		
Proposed domestic floor area 擬議住用樓面面積	N/A	sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	660	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	660	sq.m	<input checked="" type="checkbox"/> 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	GROSS FLOOR AREA	BUILDING HEIGHT
B1 (G/F)	SHOP AND SERVICES ANCILLARY OFFICE STORE ROOM, STORAGE OF GOODS	581 m ² (ABOUT)	581 m ² (ABOUT)	11m (ABOUT)(2-STOREY)
(1/F)	ANCILLARY OFFICE		79m ² (ABOUT)	
TOTAL		581 m ² (ABOUT)	660 m 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	N/A
Motorcycle Parking Spaces 電單車車位	N/A
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	N/A
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	N/A
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	N/A
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	N/A
Coach Spaces 旅遊巴車位	N/A
Light Goods Vehicle Spaces 輕型貨車車位	2
Medium Goods Vehicle Spaces 中型貨車車位	N/A
Heavy Goods Vehicle Spaces 重型貨車車位	N/A
Others (Please Specify) 其他 (請列明)	

Proposed operating hours 擬議營運時間

Monday to Saturday from 09:00 to 18:00. No operation on Sunday and public holidays

<p>(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><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))</p> <p>Accessible from Fuk Hang Tsuen Road via a local access</p> <p><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)</p> <p><input type="checkbox"/></p>																														
<p>(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。)</p>																																
<p>(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？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>																														
<p>(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/></p>																														
<p>(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p>		On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														

	<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 or Regulated Areas	
位於鄉郊地區或受規管地區臨時用途/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>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</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）。

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

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 盈卓物業顧問有限公司



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

Date 日期

13/09/2024 (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 as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lot 1038 S.B (Part) in D.D. 130, Fuk Hang Tsuen, Tuen Mun, New Territories
Site area 地盤面積	581 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A 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-LTY/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 or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/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	Temporary Shop and Services with Ancillary Office 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	660 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	1.1 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	1	
(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	
		2 <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	100 % <input checked="" 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		N/A
	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) _____ _____		N/A N/A N/A N/A N/A
	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 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		N/A N/A 2 N/A N/A

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"/>
<u>Location plan; Zoning plan; Plan showing land status of the Site; Swept path analysis;</u> <u>FSIs proposal; and Accepted drainage proposal</u>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 1038 S.B (Part) in D.D. 130, Fuk Hang Tsuen, Tuen Mun, New Territories* (the Site) for ‘**Temporary Shop and Services with Ancillary Office for a Period of 3 Years**’ (the development) (**Plans 1 to 3**).
- 1.2 The applicant would like to continue to use the Site to operate a retail shop of metalware to support the needs of nearby locals.

2) Planning Context

- 2.1 The Site currently falls within an area zoned “Residential (Group D)” (“R(D)”) on the Approved Lam Tei and Yick Yuen Outline Zoning Plan (OZP) No.: S/TM-LTYT/12. According to the Notes of the OZP, ‘Shop and Services’ is a column 2 use within the “R(D)” zone, which requires planning permission from the Board (**Plan 2**).
- 2.2 Although the Site falls within the “R(D)” zone, there is no known programme for long-term residential development at the Site. Therefore, approval of the current application on a temporary basis would not frustrate the long-term planning intention of the “R(D)” zone and would better utilize deserted land in the New Territories.
- 2.3 Similar applications for ‘Shop and Services’ use (Nos. A/TM-LTYT/396, 416, 424, 454 & 461) have been approved by the Board within the “R(D)” zone. As such, approval of the current application would not set an undesirable precedent within the “R(D)” zone.
- 2.4 The Site is subject of 2 previous applications (Nos. A/TM-LTYT/395 & 430) for the same applied use submitted by the same applicant, which were approved by the Board for a period of 3 years between 2020 and 2022, hence, approval of the current application is in line with the Board’s previous decision. Compared with the previous application, the applied use remains unchanged, whilst the site area and gross floor area (GFA) are slightly reduced (-34% and -18% respectively). The no. of structure is reduced from 2 to 1.

- 2.7 In support of the application, the applicant has submitted a FSIs proposal and the accepted drainage proposal under previous application No. A/TM-LTYY/395 to support the current application for the consideration of relevant government bureaux/departments and members of the Board (**Appendices I and II**).

3) Development Proposal

- 3.1 The site area is 581 m² (about) (**Plan 3**). A 2-storey structure is provided at the Site for shop and services, ancillary office, storeroom, storage of goods and loading/unloading (L/UL) area uses with total GFA of 660 m² (about) (**Plan 4**). The operation hours of the Site are Monday to Saturday from 09:00 to 18:00, no operation on Sunday and public holidays. The office is intended to provide indoor workspace for administrative staff to support the daily operation of the Site. The number of staff working at the Site is 8. It is anticipated that the Site would be able to attract about 15 visitors per day. Details of development parameters are shown at **Table 1** below:

Table 1 – Major Development Parameters

Application Site Area	581 m ² (about)
Covered Area	581 m ² (about)
Uncovered Area	N/A
Plot Ratio	1.1 (about)
Site Coverage	100% (about)
Number of Structure	1
Total GFA	660 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	660 m ² (about)
Building Height	11 m (about)
No. of Storey	2

- 3.4 The Site is accessible from Fuk Hang Tsuen Road via a local access (**Plan 1**). A total of 2 L/UL spaces for light goods vehicles (LGV) are proposed, whilst no parking space is provided at the Site. Staff will be deployed by the applicant to direct vehicles entering/exiting the Site to ensure pedestrian safety to/from the Site. Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 5**). Details of L/UL space provision are shown at **Table 2** below:

Table 2 – Parking and L/UL Provisions

Type of Space	No. of Space
L/UL space for LGV - 3.5 m (W) x 7 m (L)	2

- 3.5 Staff are expected to access the Site by public transport services, which are available in the vicinity of the Site. The nearest Light Rail stop (i.e. Lam Tei Stop) and bus stop (i.e. Light Rail Lam Tei Stop) are reachable within 10 to 15 minutes on foot. As such, no parking space is proposed at the Site. The above arrangement has been adopted since the approval of previous application No. A/TM-LTTY/395 in 2020, and it has been proven to be workable. As such, the adverse traffic impact arising from the development is not anticipated.
- 3.6 Only LGVs are allowed to enter/exit the Site at any time during the planning approval period. No medium or heavy goods vehicles, including container tractor/trailer is allowed. Delivery activities are arranged during non-peak hours (i.e. outside 09:00 to 10:00 and 17:00 to 18:00). Hence, no L/UL activity is expected during peak hours. The trip generation/ attraction rates were accepted by the Commissioner for Transport in previous approval Nos. A/TM-LTTY/395 & 430 in 2020 and 2022 respectively (as shown at **Table 3** below).

Table 3 – Estimated Trip Generation and Attraction of the Development

Time Period	LGV		2-Way Total
	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	0	0	0
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	0	0	0
Traffic trip per hour (10:00 – 17:00)	2	2	4

- 3.6 Relevant environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. will be strictly complied with at all times during the planning approval period. The applicant will also follow 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 to minimize adverse environmental impacts and nuisance to the surrounding area.

4) Conclusion

- 4.1 The development has not been creating significant nuisance to the surrounding areas. Adequate mitigation measures are provided by the applicant, i.e. the submission of a FSIs proposal and an approved drainage proposal to mitigate any adverse impact arising from the development (**Appendices I and II**).
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for ‘**Temporary Shop and Services with Ancillary Office for a Period of 3 Years**’.

R-riches Property Consultants Limited

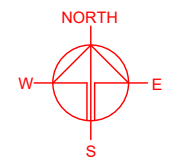
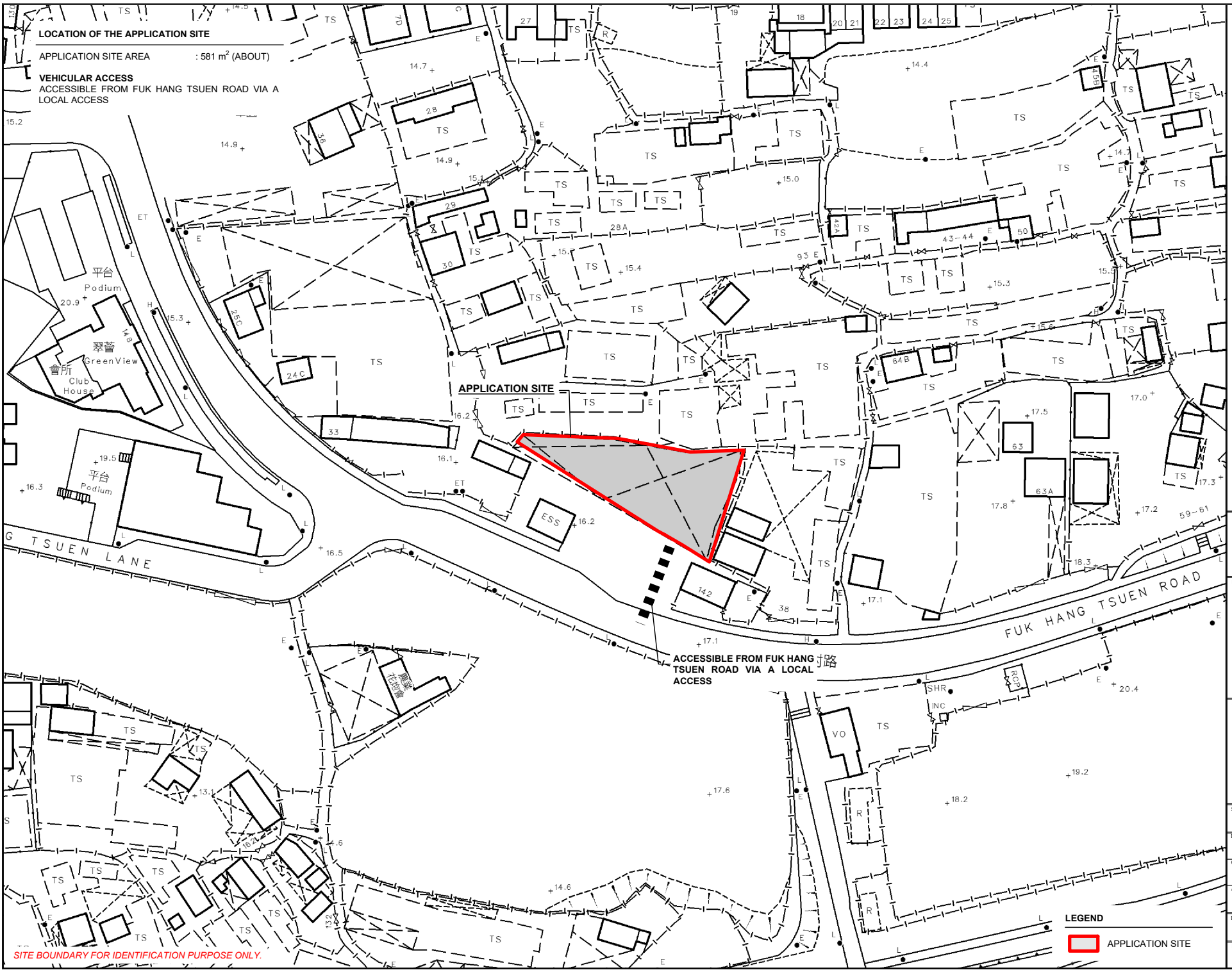
September 2024

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Plan Showing the Zoning of the Site
Plan 3	Plan Showing the Land Status of the Site
Plan 4	Layout Plan
Plan 5	Swept Path Analysis

APPENDICES

Appendix I	Fire Service Installations Proposal
Appendix II	Accepted Drainage Proposal under Application No. A/TM-LTYT/395



LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 581 m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM FUK HANG TSUEN ROAD VIA A
LOCAL ACCESS

PLANNING CONSULTANT

R-Riches
Property Consultants Ltd.

PROJECT

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

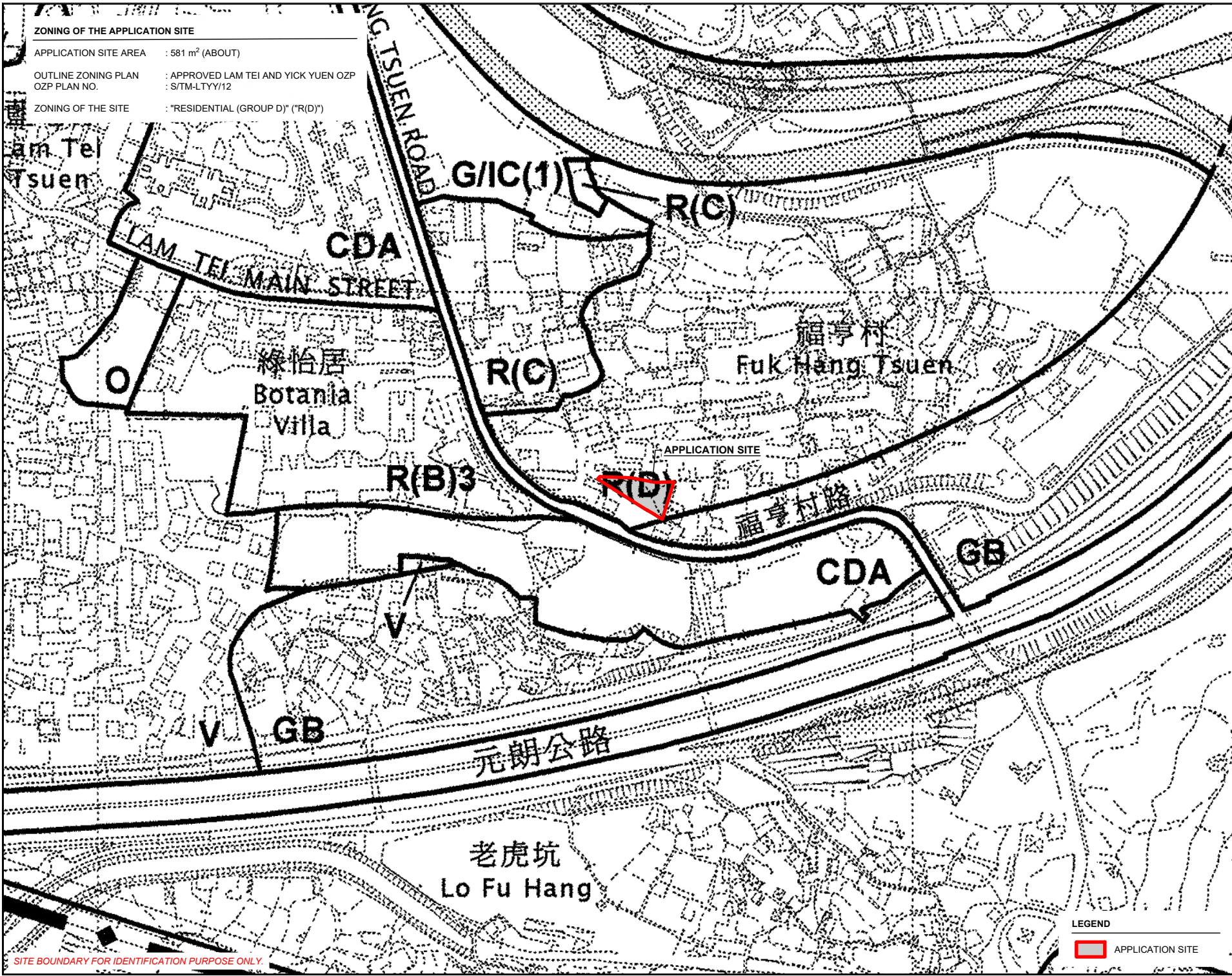
SITE LOCATION

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

SCALE 1: 1000 @ A4	
DRAWN BY MN	DATE 12.9.2024
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE LOCATION PLAN	
DWG NO. PLAN 1	VER. 001

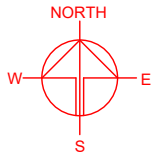
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APPLICATION SITE



ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 581 m² (ABOUT)
OUTLINE ZONING PLAN : APPROVED LAM TEI AND YICK YUEN OZP
OZP PLAN NO. : S/TM-LTTY/12
ZONING OF THE SITE : "RESIDENTIAL (GROUP D)" ("R(D)")



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

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

SCALE

1 : 3000 @ A4

DRAWN BY

MN

DATE

12.9.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

ZONING OF THE SITE

DWG NO.

PLAN 2

VER.

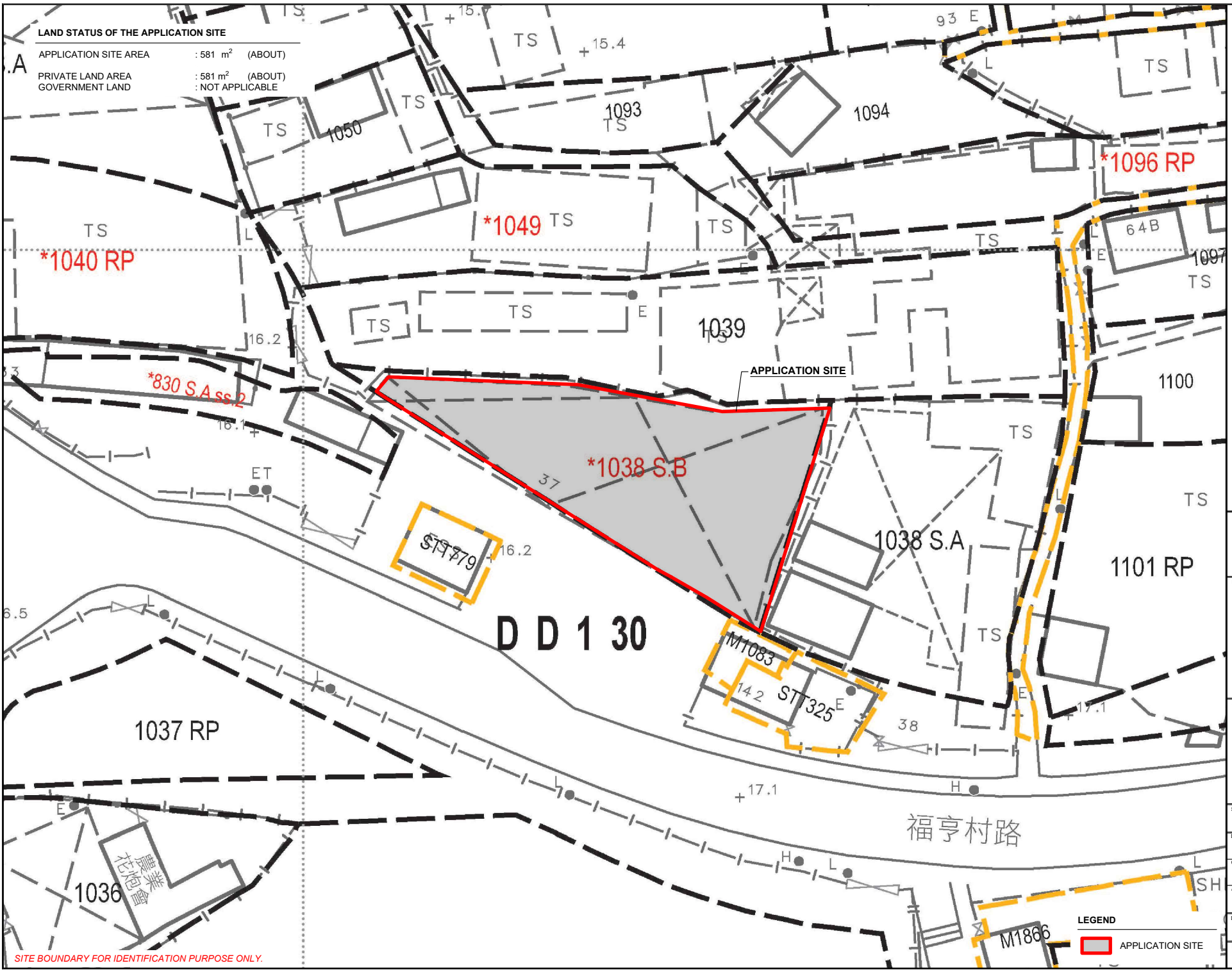
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LEGEND



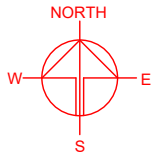
APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 581 m² (ABOUT)
PRIVATE LAND AREA : 581 m² (ABOUT)
GOVERNMENT LAND : NOT APPLICABLE



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

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

SCALE

1 : 500 @ A4

DRAWN BY

MN

DATE

12.9.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAND STATUS OF THE SITE

DWG NO.

PLAN 3

VER.

001

LEGEND

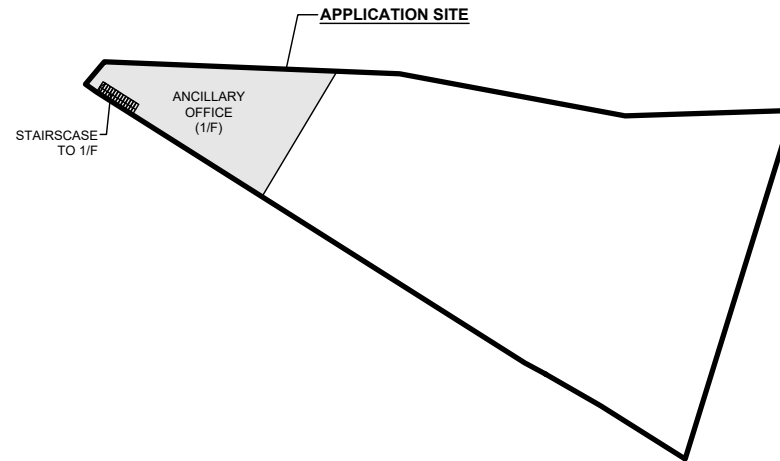
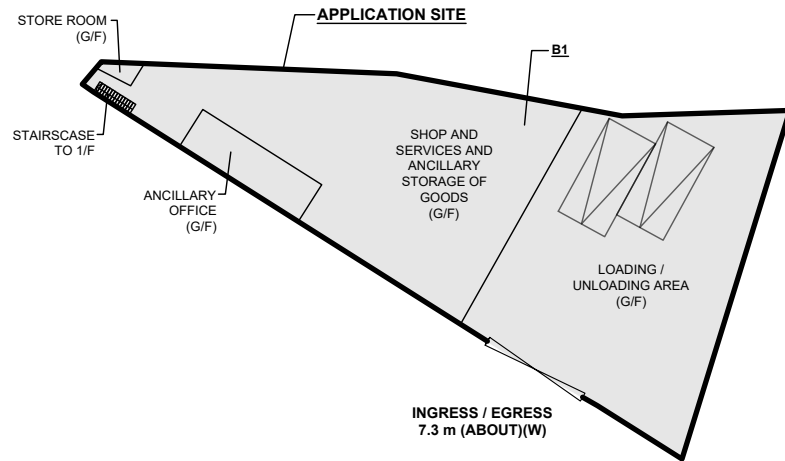
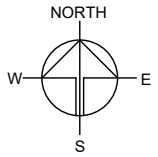
APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 581 m ²	(ABOUT)
COVERED AREA	: 581 m ²	(ABOUT)
UNCOVERED AREA	: NOT APPLICABLE	
PLOT RATIO	: 1.1	(ABOUT)
SITE COVERAGE	: 100 %	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: N/A	
NON-DOMESTIC GFA	: 660 m ²	(ABOUT)
TOTAL GFA	: 660 m ²	(ABOUT)
BUILDING HEIGHT	: 11 m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	(G/F)	581 m ² (ABOUT)	581 m ² (ABOUT)	11m (ABOUT)(2-STOREY)
	(1/F)		79m ² (ABOUT)	
TOTAL		581 m ² (ABOUT)	660 m ² (ABOUT)	



LOADING/UNLOADING PROVISION

NO. OF LOADING/UNLOADING SPACE FOR LGV	: 2
DIMENSION OF PARKING SPACE	: 7 m (L) X 3.5 m (W)
MINIMUM HEADROOM	: 5 m

LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	L/UL SPACE
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

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

SCALE

1 : 500 @ A4

DRAWN BY
MN
12.9.2024

CHECKED BY
DATE

APPROVED BY
DATE

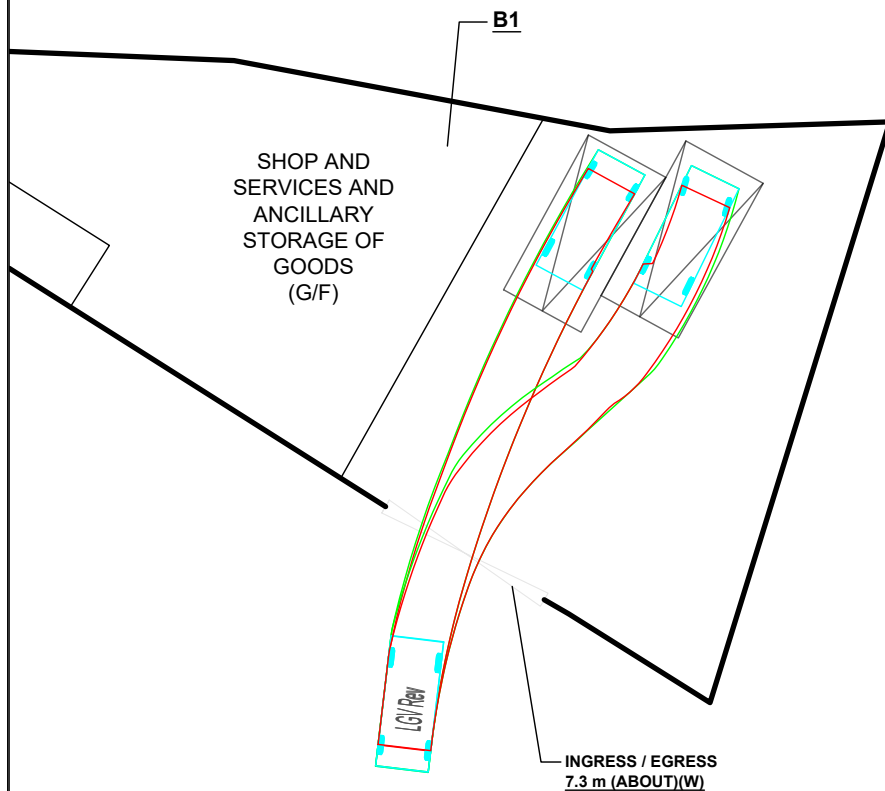
DWG. TITLE
LAYOUT PLAN

DWG NO.
PLAN 4
VER.
001

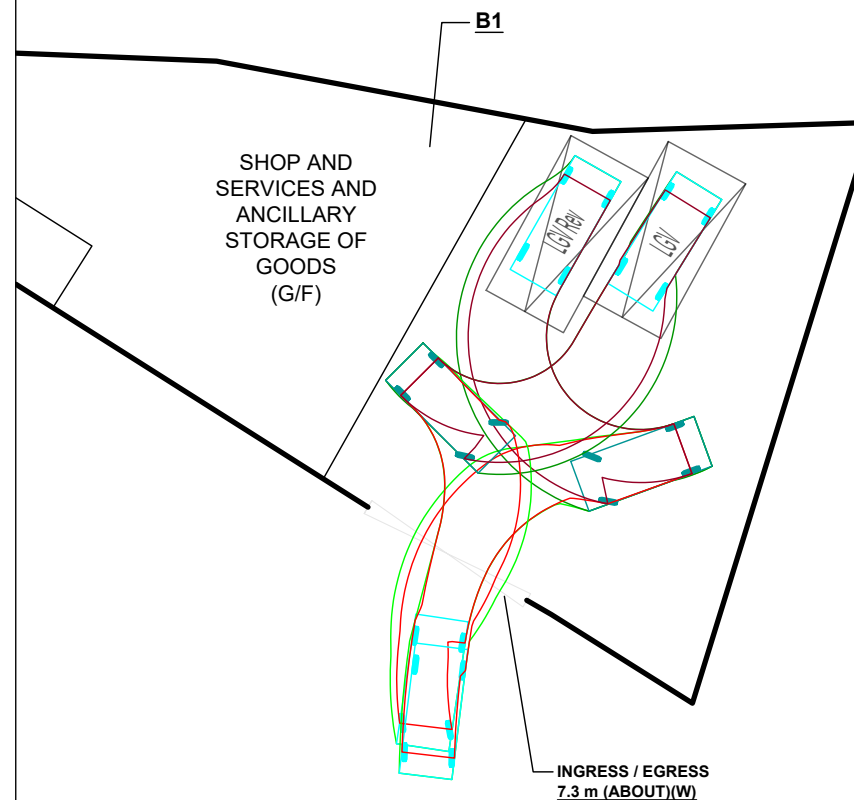
SWEPT PATH ANALYSIS

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

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



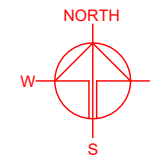
FROM THE LOCAL ACCESS TO
 THE APPLICATION SITE



FROM THE APPLICATION SITE TO
 THE LOCAL ACCESS

LEGEND

- APPLICATION SITE
- PARKING SPACE
- LIGHT GOODS VEHICLE
- SWEPT PATH OF VEHICLE



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

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

SCALE

1 : 300 @ A4

DRAWN BY : MN DATE : 12.9.2024

CHECKED BY : DATE :

APPROVED BY : DATE :

DWG. TITLE :
 SWEPT PATH ANALYSIS

DWG NO. : PLAN 5 VER. : 001

FIRE SERVICES NOTES:

1. 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.
- 1.6 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 2022.
- 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: 2015 AND FSD CIRCULAR LETTER 5/2020. THE SPRINKLER TANK, SPRINKLER PUMP 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
- 2.6 STORAGE BLOCK SHOULD BE SEPARATED BY AISLES NO LESS THAN 2.4m WIDE.
- 2.7 THE MAXIMUM STORAGE AREA SHALL BE 50m² FOR ANY SINGLE BLOCK.

3. FIRE ALARM SYSTEM

- 3.1 FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5839-1:2017 AND FSD CIRCULAR LETTER N0.6/2021. 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 5266-1:2016, BS EN 1838:2013 AND FSD CL 4/2021.
- 4.3 SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266-1:2016 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.

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

SITE LOCATION
LOT 1038 S.B (PART) IN D.D. 130,
FUK HANG TSUEN, TUEN MUN,
NEW TERRITORIES

SCALE	
DRAWN BY MN	DATE 12.9.2024
CHECKED BY	DATE
APPROVED BY	DATE

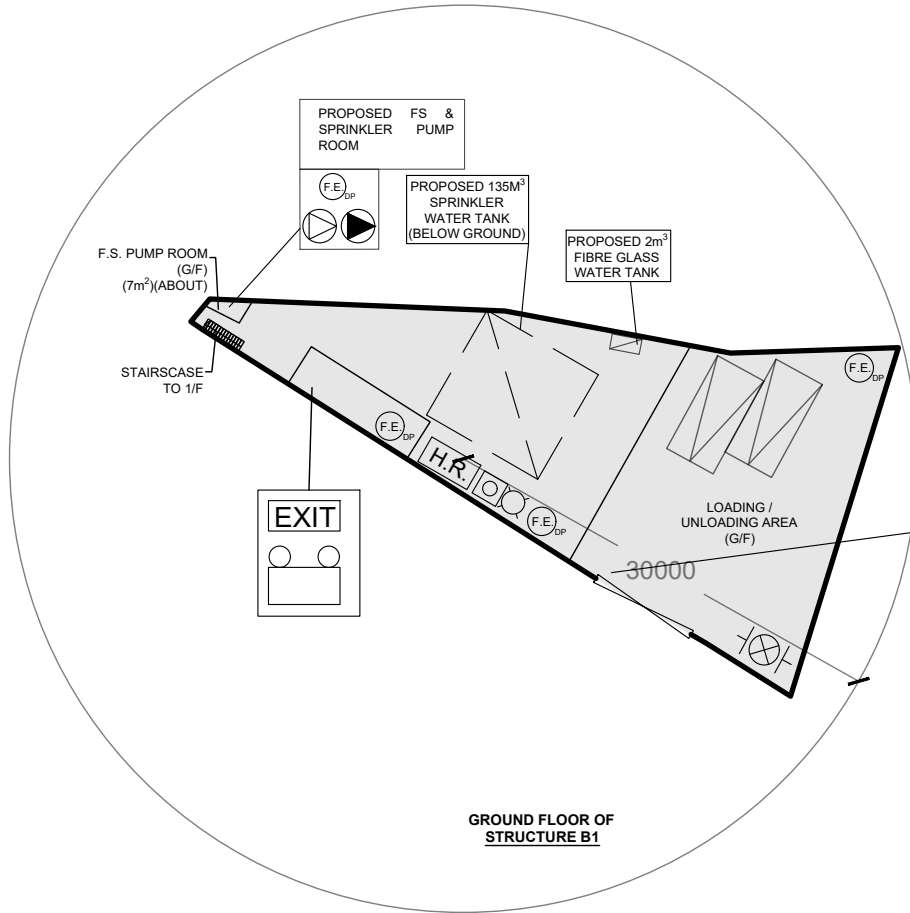
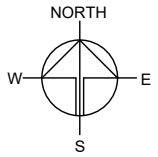
DWG. TITLE
FSIs PROPOSAL (1/2)

DWG NO. APPENDIX I	VER. 001
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DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 581 m ²	(ABOUT)
COVERED AREA	: 581 m ²	(ABOUT)
UNCOVERED AREA	: NOT APPLICABLE	
PLOT RATIO	: 1.1	(ABOUT)
SITE COVERAGE	: 100 %	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: N/A	
NON-DOMESTIC GFA	: 660 m ²	(ABOUT)
TOTAL GFA	: 660 m ²	(ABOUT)
BUILDING HEIGHT	: 11 m	(ABOUT)
NO. OF STOREY	: 2	

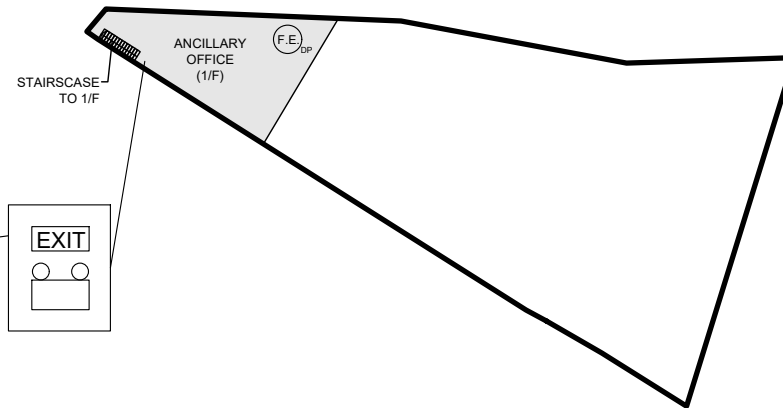
STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1 (G/F)	SHOP AND SERVICES ANCILLARY OFFICE STORE ROOM, STORAGE OF GOODS	581 m ² (ABOUT)	581 m ² (ABOUT)	11m (ABOUT)(2-STOREY)
(1/F)	ANCILLARY OFFICE		79m ² (ABOUT)	
TOTAL		581 m ² (ABOUT)	660 m ² (ABOUT)	



GROUND FLOOR OF
STRUCTURE B1

PUMP SCHEDULE

DESIGNATION	FLOW RATE (Litre/min)	DISCHARGE HEAD (Kpa)	MOTOR RATING (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



FIRST FLOOR OF
STRUCTURE B1

LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	PARKING SPACE
	INGRESS / EGRESS
	4 KG DRY POWER TYPE FIRE EXTINGUISHER
	BREAK GLASS UNIT
	VISUAL ALARM DEVICE
	HOSE REEL SET
	SPRINKLER INLET AND SPRINKLER CONTROL VALVE
	HOSE REEL PUMP
	SPRINKLER PUMP

	EXIT SIGN
	EMERGENCY LIGHTING

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

SITE LOCATION
LOT 1038 S.B (PART) IN D.D. 130, FUK HANG TSUEN, TUEN MUN, NEW TERRITORIES

SCALE
1 : 500 @ A4

DRAWN BY
MN

DATE
12.9.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE
FSIs PROPOSAL (2/2)

DWG NO.
APPENDIX I

VER.
001

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**
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-LTYT/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-LTYT/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:

- ☒ 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
Internal
CTP/TPB(2)

(Attn: Mr HUI Pui Hei, William)

[Fax: 2770 4761]

KF/cf
A_TM-LTYT_395 - Condition (f) - 20220607 - Compliance.docx

Appendix

**The Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD)
(Contact person: Mr HUI Pui Hei, William, Tel: 23000 1629) 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.

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

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

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-LTYT/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 [REDACTED] or the undersigned at your convenience.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Grace WONG

cc DPO/TMYLW

(Attn.: Mr. Keith FUNG

email: kchfung@pland.gov.hk)



[REDACTED]



[REDACTED]

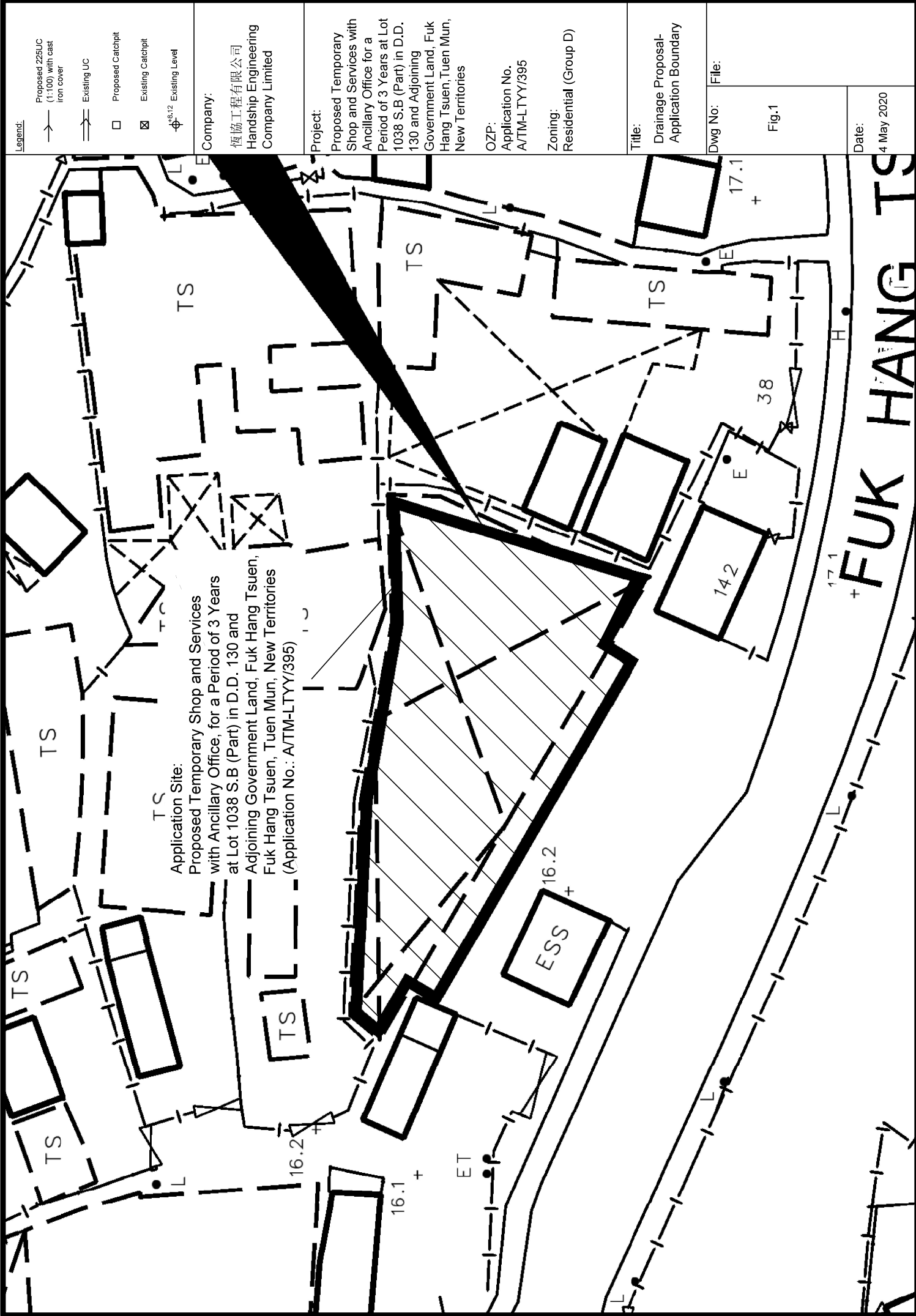


[REDACTED]



[REDACTED]

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.











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

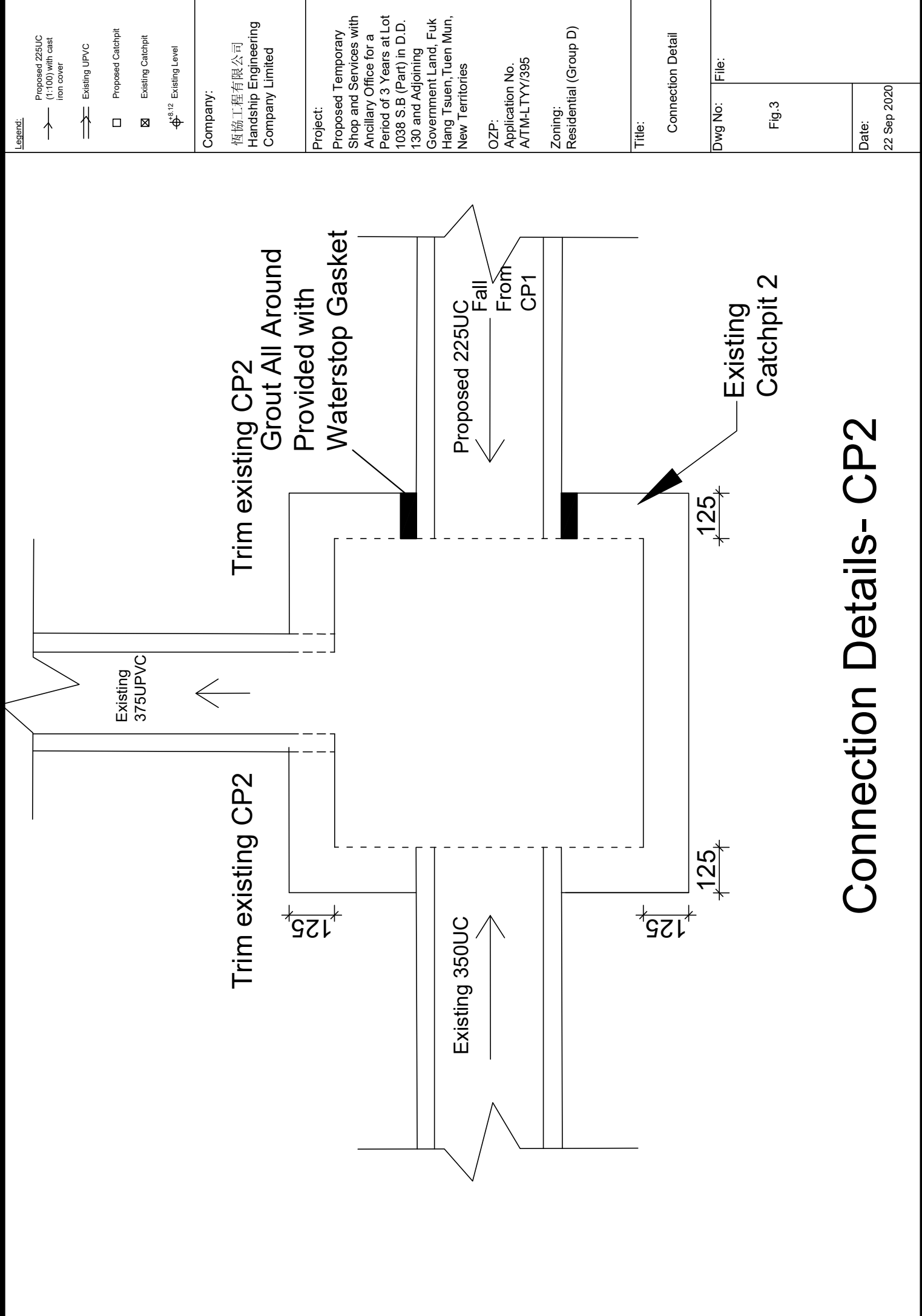
3. Adjacent Area has their own stormwater collection system so no outside catchment is involved



LEGEND

	STRUCTURE (ENCLOSED)
	STRUCTURE (CANOPY)
	PARKING / L/U/L SPACE

<p>Legend:</p> <div style="display: flex; justify-content: space-around; align-items: flex-start;"> <div style="text-align: center;">  <p>Proposed 225UC (1:100) with cast iron cover</p> </div> <div style="text-align: center;">  <p>Existing UPVC</p> </div> <div style="text-align: center;">  <p>Proposed Catchpit</p> </div> <div style="text-align: center;">  <p>Existing Catchpit</p> </div> <div style="text-align: center;">  <p>4+8.12 Existing Level</p> </div> </div>	
<p>Company:</p> <p>恒協工程有限公司 Handship Engineering Company Limited</p>	
<p>Project:</p> <p>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</p> <p>OZP:</p> <p>Application No. A/TM-L TTY/395</p> <p>Zoning:</p> <p>Residential (Group D)</p>	
<p>Title:</p> <p>Drainage Proposal- Layout</p>	
<p>Dwg No:</p>	<p>File:</p>
<p>Fig.2</p>	
<p>Date:</p>	<p>22 Sep 2020</p>



Company:

Project:

Date:

Handship Engineering Company Limited

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

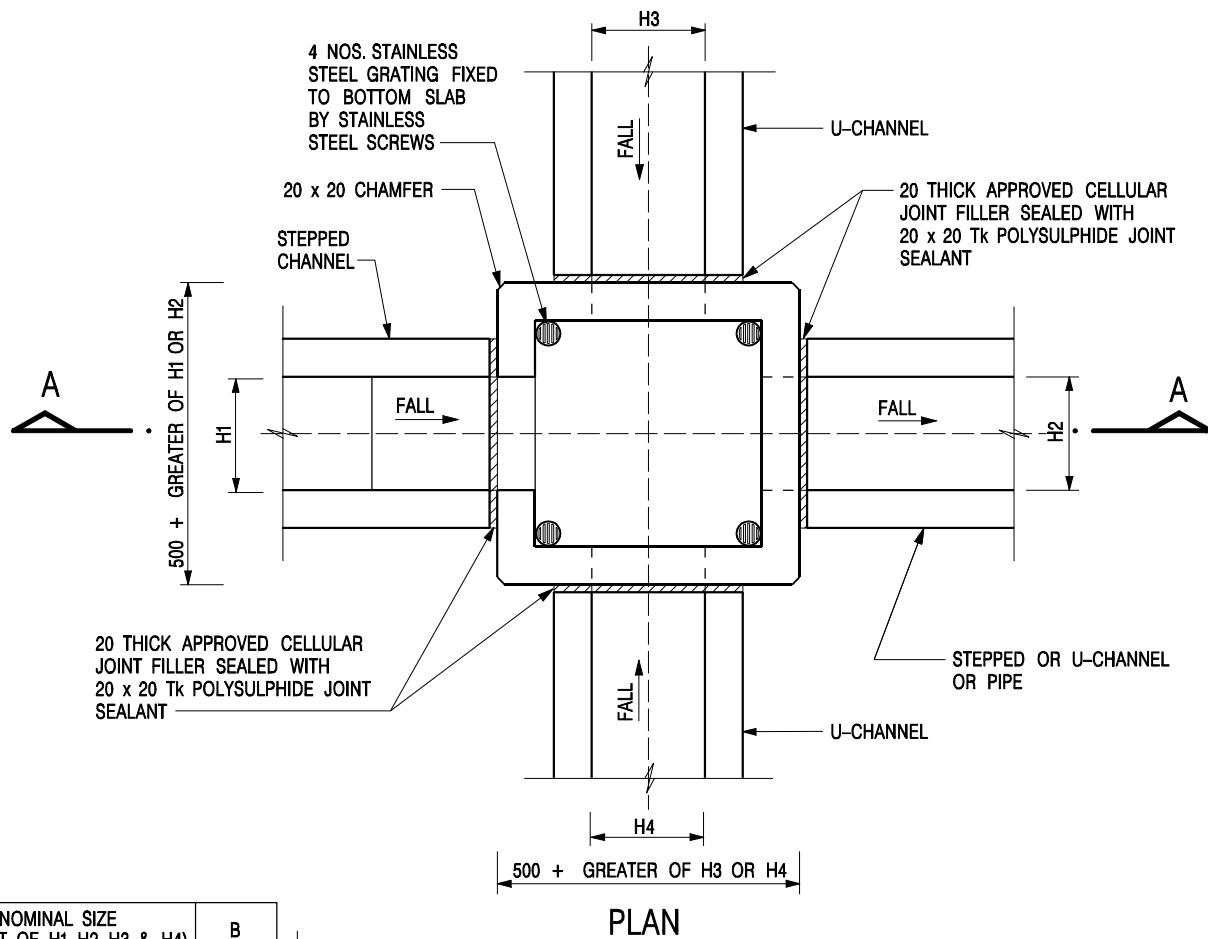
4-五月-20

Calculation for Design of Channels:

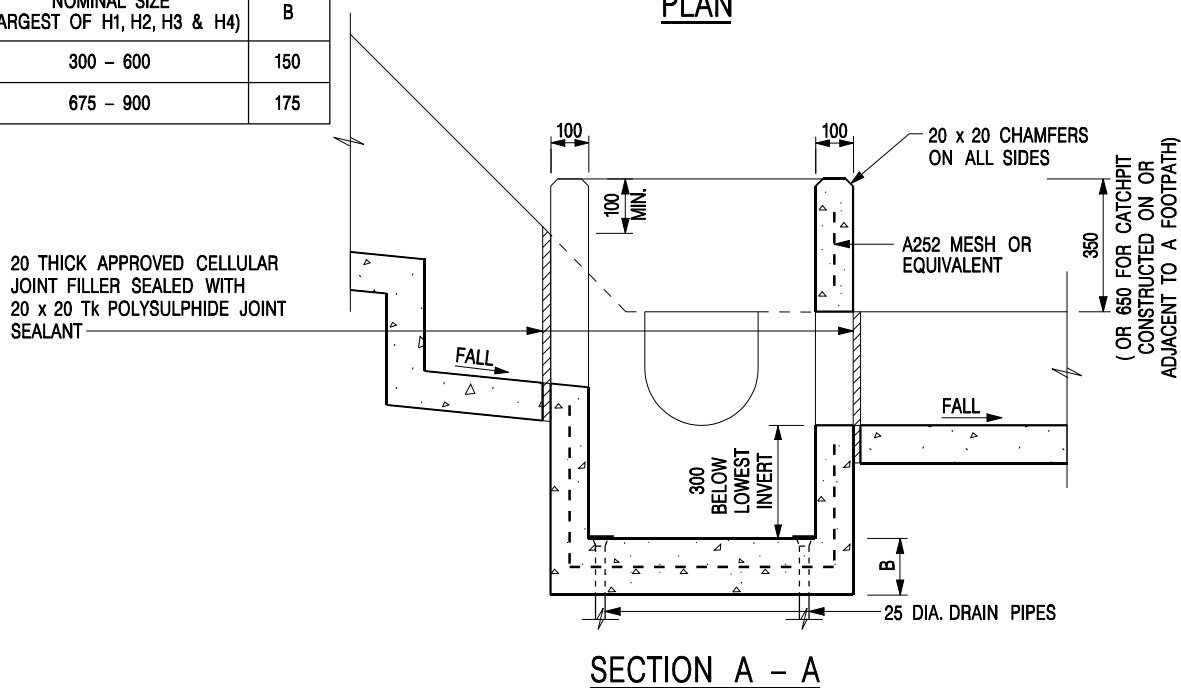
All Catchment Area									
Area	=		714	m^2					
	=		0.00071	km^2					
Peak runoff in m^3/s	=		0.278	x	0.95	x	250	mm/hr	x 0.000714 km^2
	=		0.04714	m^3/s					
	=		2829	liter/min					

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




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

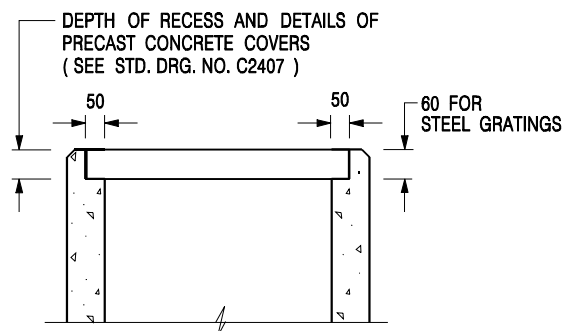


NOTES:

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

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

-	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 /1	



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 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

DATE JAN 1991

DRAWING NO.

C2406 /2

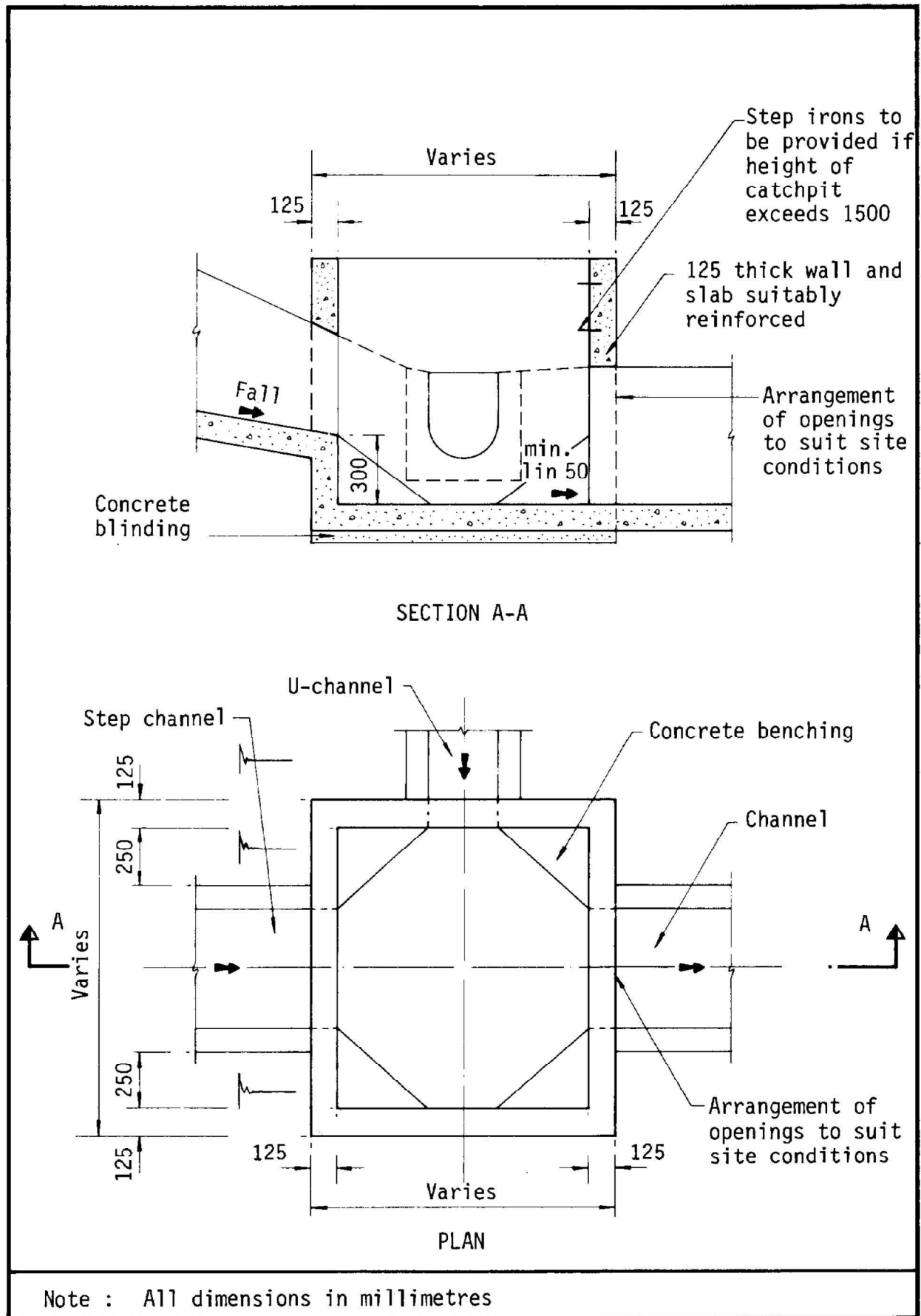
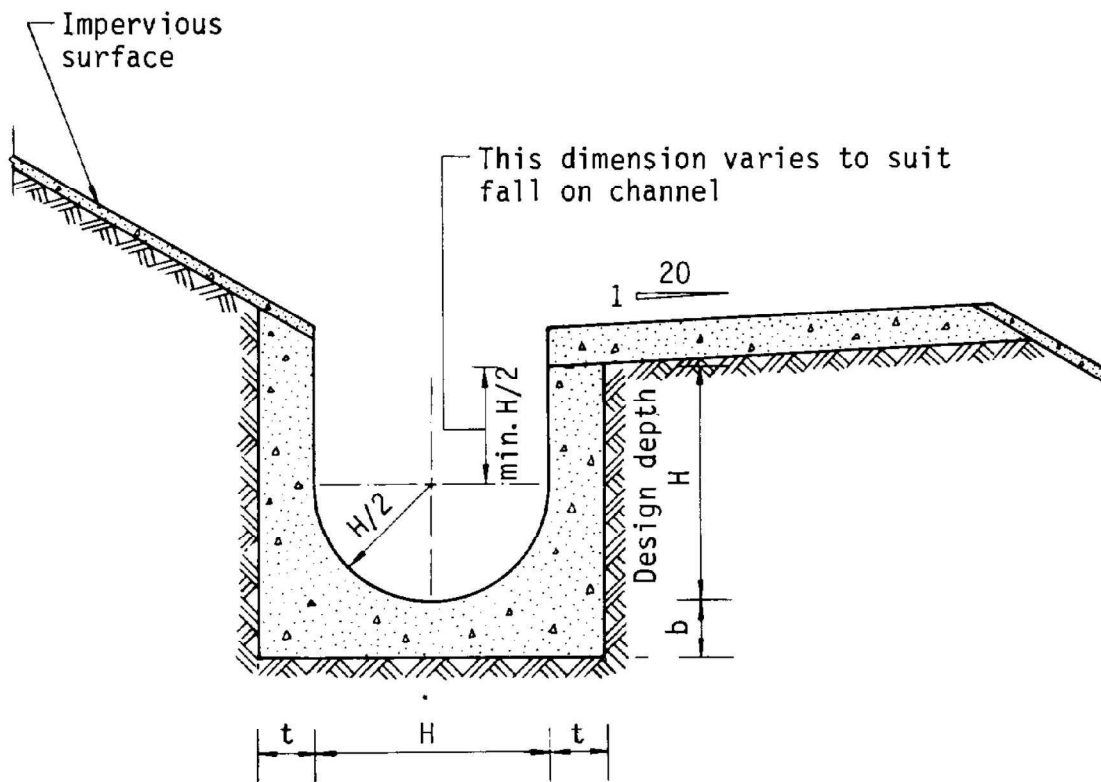


Figure 8.10 - Typical Details of Catchpits



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



盈卓物業
顧問有限公司

Our Ref.: DD130 Lot 1038 S.B
Your Ref.: TPB/A/TM-LTYT/481

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

By Email

06 November 2024

Dear Sir,

1st Further Information (FI)

**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, Fuk Hang Tsuen, Tuen Mun, New Territories
(S.16 Planning Application No. A/TM-LTYT/481)**

We write to submit FI in response to department comments of the subject application.

Should you require more information regarding the application, please contact our Mr. Danny NG 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

Christian CHIM
Town Planner

cc DPO/TMYLW, PlanD

(Attn.: Mr. Steven MA

email: sksma@pland.gov.hk)



Responses-to-Comments

**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, Fuk Hang Tsuen, Tuen Mun, New Territories**

(Application No. A/TM-LTYT/481)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the Director of Electrical and Mechanical Services (DEMS)		
(a)	<p>Please note that there is a high pressure underground town gas transmission pipeline in the vicinity of the proposed temporary shop and service with ancillary office. In this connection, grateful if you could provide an estimation of aggregated population induced from the captioned proposal for our consideration. Your attention is drawn that Quantitative Risk Assessment would be required from the project proponent/consultant to assess the risks posed by the gas installation and hence to identify any mitigation measures to lower the risk levels, if the proposal will result in a significant increase in population.</p>	<p>It is noted that there is a high pressure underground town gas transmission pipeline in the vicinity of the application site (the Site).</p> <p>The Site is the subject of several previous S.16 planning applications (nos. A/TM-LTYT/395 and 430) for the same use, of which the latest application was approved by the Town Planning Board (the Board) on temporary basis for a period of 3 years on 12.08.2022. The applicant currently seeks planning permission to operate the same use (i.e. a small-scaled metalware shop with ancillary facilities) to accommodate about 8 nos. of staff at the Site. It is estimated that the development would attract not more than 15 visitors per day. Given that the current application is of similar scale and nature comparing with the previously approved applications, substantial increase in aggregated population arising from the development shall not be envisaged.</p> <p>In view of the above, the applicant will minimise the number of personnel in the development as far as reasonably practicable.</p>

(b)	The applicant/consultant/works contractor shall liaise with the Hong Kong and China Gas Company Limited in respect of the exact locations of existing and planned gas pipes/gas installations in the vicinity of the application site and any required minimum set back distance away from them during the design and construction stages of temporary shop and services with ancillary office.	Noted. The applicant will liaise with relevant Government departments and Hong Kong and China Gas Company Limited regarding the issue after obtaining planning permission from the Board.
(c)	The applicant is required to observe the following requirements of the Electrical and Mechanical Services Department's Publications for reference.	Noted.

Departmental Comments		Applicant's Responses
2. Comments of the Chief Highways Engineer/New Territories West, Highways Department (CHE/NTW, HyD)		
(a)	The ingress/egress and loading/unloading arrangement should be commented by TD.	Noted.
(b)	Adequate drainage measures shall be provided to prevent surface water running from the application site to the nearby public roads and drains.	Noted. Relevant drainage facilities have been provided by the applicant to mitigate the potential drainage impact to the surrounding areas. Please refer to Appendix II of the original submission.
(c)	Please note that HyD shall not be responsible for the maintenance of any access connecting between the application site and Fuk Hang Tsuen Road. Presumably, the relevant department will provide their comments to you, if any.	Noted.

Departmental Comments		Applicant's Responses
3. Comments of the Commissioner for Transport (C for T)		
(a)	As the local access road between Fuk Hang Tsuen Road and the subject site is not a public road or footpath managed by this Office, comments from relevant authorities and local stakeholders should be sought.	Noted.
(b)	It is noted that a manoeuvring space is reserved within the subject site. Please ensure that no queuing and/or waiting of motor vehicles from the subject site onto adjacent public roads or Government Land 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.	Sufficient space is provided for vehicles to manoeuvre smoothly within the Site. No queuing and/or waiting of motor vehicles are permitted to reverse into/out of the Site onto adjacent public roads or Government Land (GL). Staff are deployed at the ingress/egress to direct vehicles during the loading/unloading operations.
(c)	It is noted that vehicular access arrangement will be the same as the previously approved planning applications A/TM-LTY/395 and A/TM-LTY/430. However, the approval condition (d) and (e) (i.e. submission of turn-in/out proposal and its implementation) in A/TM-LTY/395 have not been met, and this Office has not received any notification from the applicant that our advisory clause on the construction and implementation of run-in/out as per HyD standard has been fulfilled with.	<p>Approval condition (d) under planning application no. A/TM-LTY/395 in relation to the submission of a run-in/out proposal was considered complied with by C for T and the Director of Highways on 26.02.2021. The accepted proposal and compliance letter are enclosed at Annex 1.</p> <p>Due to land administrative issue, the implementation of the run-in/out proposal could not be carried out by the applicant during the approval periods of planning application nos. A/TM-LTY/395 and 430.</p> <p>Should the application be approved by the Board, the applicant will continue to liaise with the Lands Department (LandsD) concerning the GL adjoining the Site for implementation of the accepted run-in/out proposal under planning application no. A/TM-LTY/395.</p>

Departmental Comments		Applicant's Responses
4. Comments of the District Lands Officer/Tuen Mun (DLO/TM), LandsD		
(a)	<p><u>Unauthorised structure(s) within the Lot covered by the planning application</u></p> <p>There is an authorised structure on the Lot. The Lot owner(s) should immediately rectify/regularise the lease breaches and this office reserves the rights to take necessary lease enforcement action against the breaches without further notice.</p>	<p>The applicant will cease occupation of GL by removing any structure falling within GL. Besides, the applicant will also remove any portion of the existing 2-storey structure which may have fallen onto the adjoining Lot No. 1038 S.A in D.D. 130. After modification works, the existing 2-storey structure will be confined within the site boundary of the current application.</p> <p>Upon obtaining planning permission from the Board, the applicant will rectify the existing 2-storey structure within the Site by submitting an application for Short Term Waiver to DLO/TM, LandsD.</p>
(b)	<p><u>Occupation of Government land adjoining the Lot with unauthorised structures not covered by the planning application</u></p> <p>The Government land adjoining the Lot has been occupied with unauthorised structures including a part of 2-storey building, an electrical box and a ramp without permission. Any occupation of Government land without Government's prior approval is an offence under Cap. 28. This office reserves the rights to take necessary land control action against the illegal occupation of Government land without further notice.</p>	
(c)	<p>The existing structure may have also encroached onto the adjoining Lot No. 1038 S.A in D.D. 130.</p>	
(d)	<p>The Site is accessible via Fuk Hang Tsuen Road passing through a piece of Government land. This office does not carry out maintenance works for the said Government land nor guarantee that any right-of-way over the Government land to the Site will be given.</p>	Noted.

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

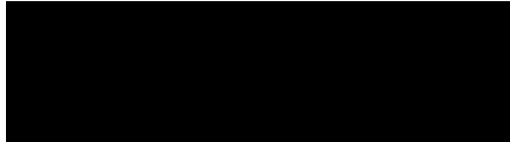


By Post and Fax Planning Department

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-LTY Y/395
電話號碼 Tel. No.: 2158 6286
傳真機號碼 Fax No.: 2489 9711

26 February 2021



(Attn: Mr Matthew NG / Miss Grace WONG)

Dear Sir/Madam,

Planning Application No. A/TM-LTY Y/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:

- ☒ 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 **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

cc.
C for T
CHE/NTW, HyD
Internal
CTP/TPB(2)

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

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

KF/kf

**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-LTTY/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:



- (1) 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

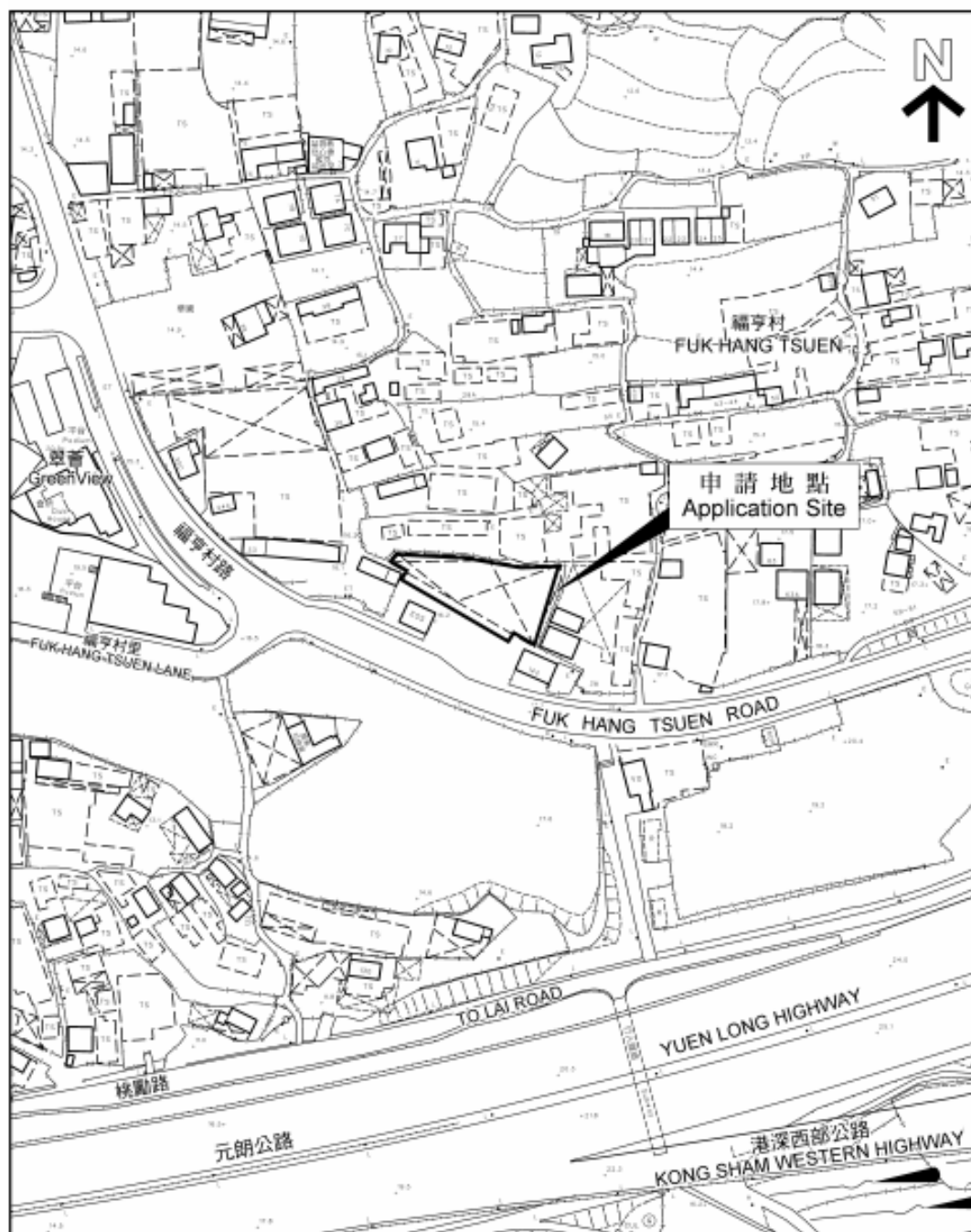
Appendix 1



Location Plan

Appendix 2

A/TM-LTYT/395



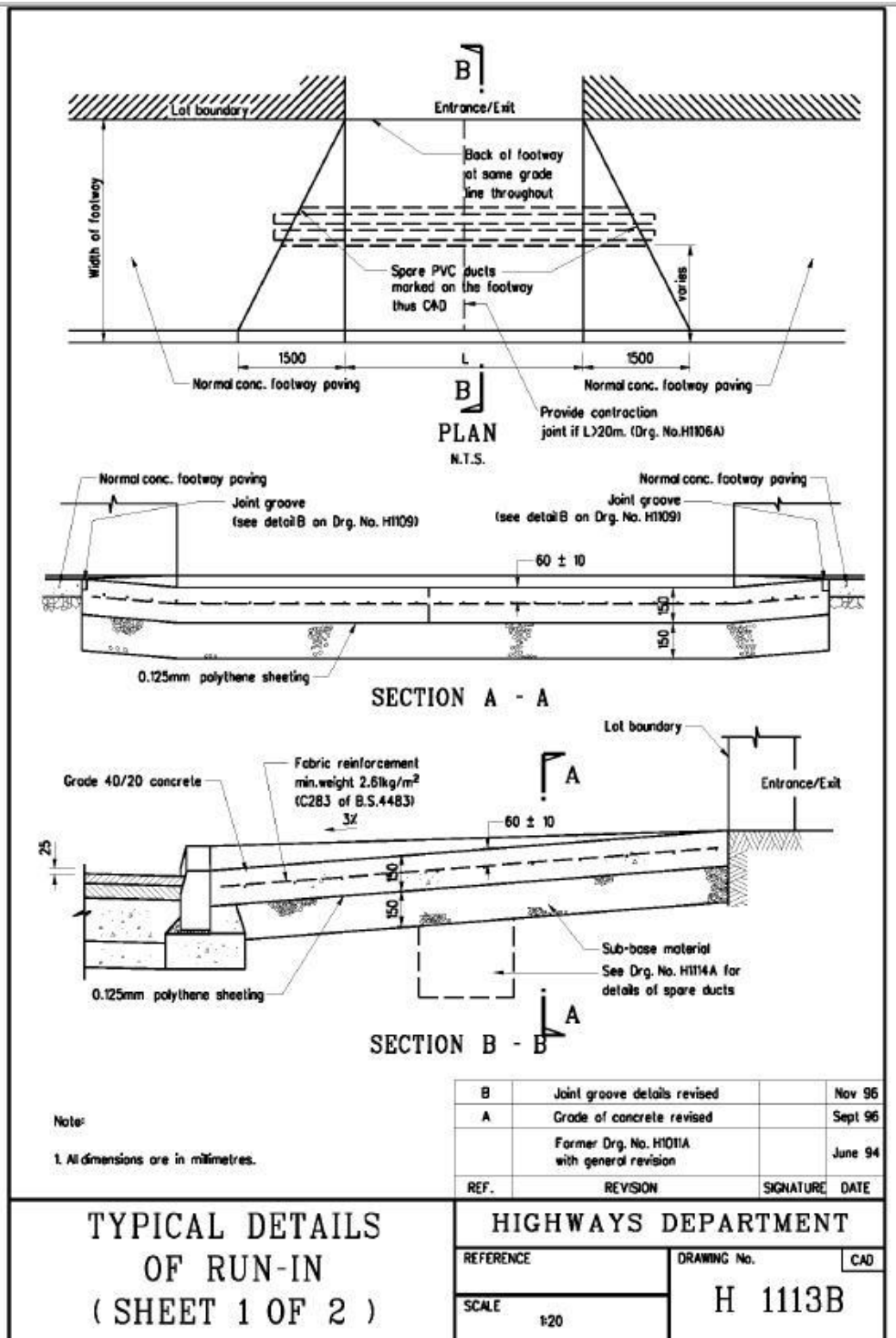
Site Plan

Appendix 3

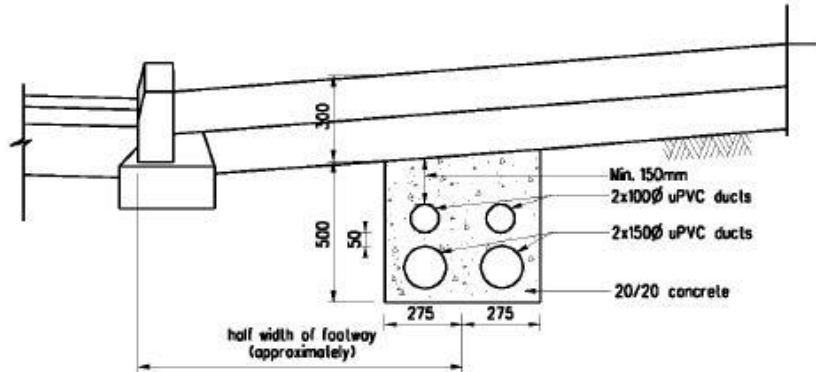


Photos of proposed location of Run-in/Out

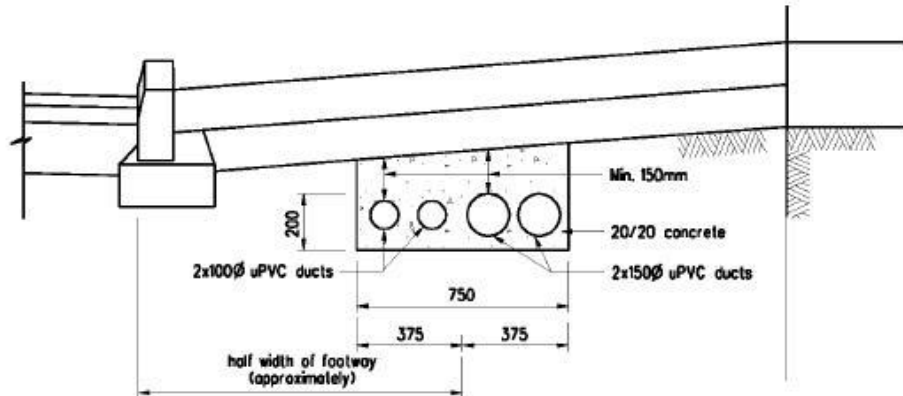
Appendix 4



Appendix 5



OPTION A



OPTION B

Notes:

1. 100 diameter ducts are provided for cables of ATC or CCTV.
150 diameter ducts are provided for power cables.
2. The choice of option depends on the site situations (e.g. width of footway, existing underground utilities).
3. Position of both ends of the duct bank to be marked on footway thus CAD.

A	Concrete cover revised		Sept 96
	Former Drg. No. H1011A with general revision		June 94
REF.	REVISION	SIGNATURE	DATE

TYPICAL DETAILS
OF RUN-IN
(SHEET 2 OF 2)

HIGHWAYS DEPARTMENT

REFERENCE

DRAWING No.

CAD

SCALE

1:20

H 1114A

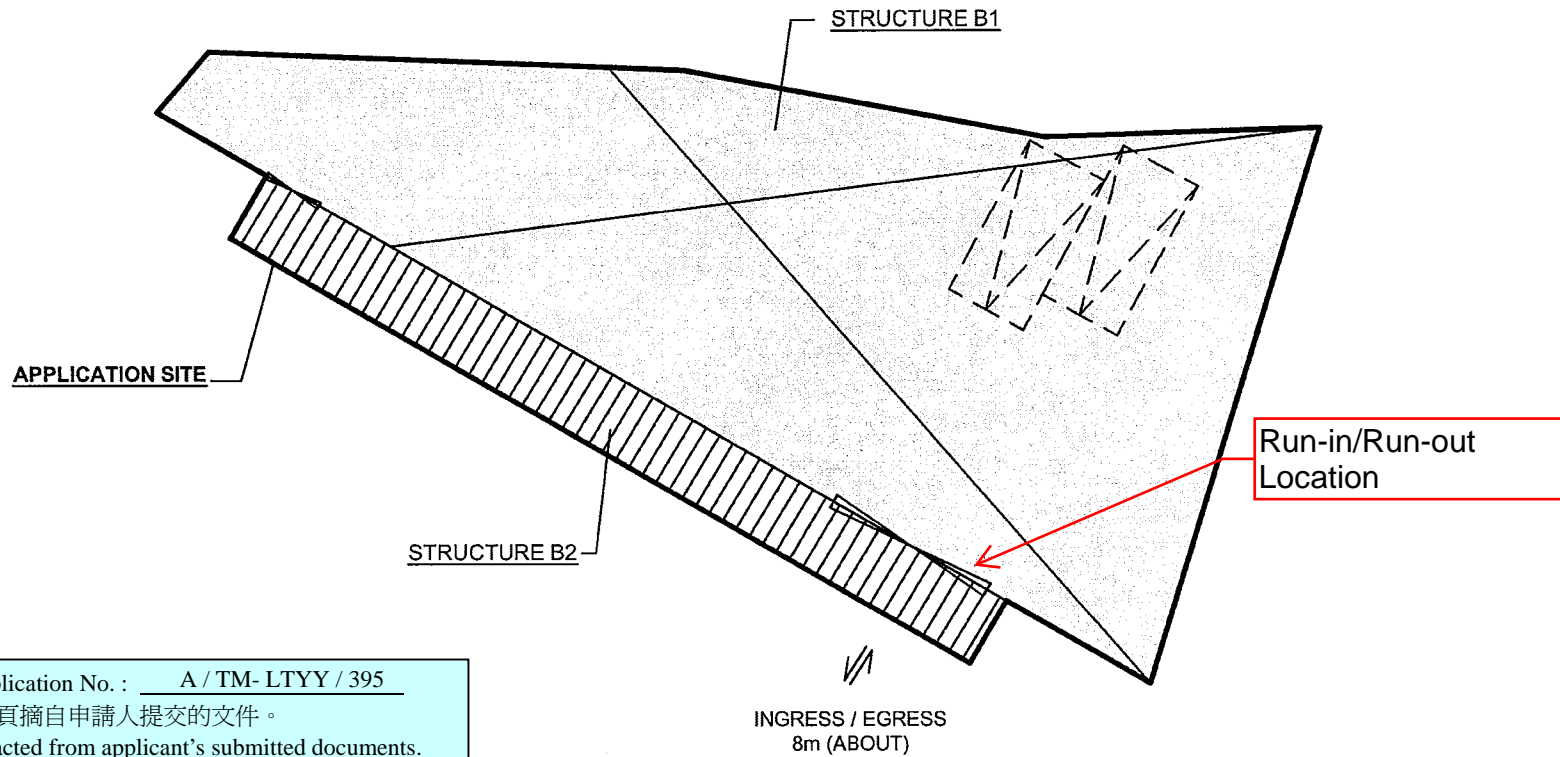
Appendix 6

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA : 714m² (ABOUT)
COVERED AREA : 714m² (ABOUT)
UNCOVERED AREA : NOT APPLICABLE

NO. OF STRUCTRE : 2
DOMESTIC GFA : N/A
NON-DOMESTIC GFA : 804m² (ABOUT)
BUILDING HEIGHT : 8m - 11m (ABOUT)
NO. OF STOREY : 1 - 2

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



申請編號 Application No. : A / TM- LTYT / 395

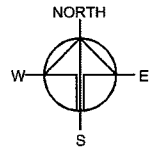
此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT	
B1	(G/F)	SHOP AND SERVICES (METALWARE)	609m ² (ABOUT)	609m ² (ABOUT)	11m (ABOUT)(2-STOREY)
		LOADING / UNLOADING AREA			
		ANCILLARY OFFICE			
		STORE ROOM			
	(1/F)	ANCILLARY OFFICE	90m ² (ABOUT)		
B2		RAINSHELTER (CANOPY)	105m ² (ABOUT)	105m ² (ABOUT)	8m (ABOUT)(1-STOREY)
TOTAL		714m ² (ABOUT)	804m ² (ABOUT)		

LEGEND

	STRUCTURE (ENCLOSED)
	STRUCTURE (CANOPY)
	PARKING / L/UL SPACE



Drawing No. P02 Ver. 01

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

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

Drawing Title
LAYOUT PLAN

Scale of A4
1:300

Drawn	Date 8.1.2020
Revised	Date



盈卓物業
顧問有限公司

Our Ref.: DD130 Lot 1038 S.B
Your Ref.: TPB/A/TM-LTY/481

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

By Email

11 November 2024

Dear Sir,

2nd Further Information

**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, Fuk Hang Tsuen, Tuen Mun, New Territories
(S.16 Planning Application No. A/TM-LTY/481)**

We write to submit further information in response to the department comment of the subject application.

Should you require more information regarding the application, please contact our Mr. Danny NG 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

Christian CHIM
Town Planner

cc DPO/TMYLW, PlanD

(Attn.: Mr. Steven MA

email: sksma@pland.gov.hk)



Responses-to-Comments

**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, Fuk Hang Tsuen, Tuen Mun, New Territories**

(Application No. A/TM-LTYT/481)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the District Planning Officer/Tuen Mun and Yuen Long West, Planning Department (DPO/TMYLW, PlanD)		
(a)	To provide justification on the non-compliance of the approval conditions in the previously applications No. A/TM-LTYT/395 and 430.	<p><u>Drainage perspective</u></p> <p>The applicant submitted a drainage proposal on 24.09.2020 for compliance with condition (f) in relation to the submission of a drainage proposal under planning application no. A/TM-LTYT/395, which was accepted by the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) on 07.06.2022. Despite receiving acceptance from CE/MN, DSD 21 months after the submission, the planning permission was revoked on 20.06.2022.</p> <p>Later on, the applicant submitted a drainage proposal on 19.04.2024 for compliance with condition (a) in relation to the submission of a drainage proposal under planning application no. A/TM-LTYT/430. However, the proposal was considered not acceptable by CE/MN, DSD on 26.04.2024. The applicant did not have sufficient time to revise the drainage proposal as the planning permission was revoked on 28.04.2024.</p> <p><u>Traffic perspective</u></p> <p>The run-in/out proposal submitted by the applicant was accepted by the Commissioner for Transport and the Director of Highways on 26.02.2021 under planning application no. A/TM-LTYT/395. However, it could not be implemented as the applicant needed to liaise with the District Lands Officer/Tuen</p>

		<p>Mun, Lands Department (DLO/TM, LandsD) concerning the Short Term Tenancy for the occupation of Government Land (GL) at the application site (the Site).</p> <p><u>Fire safety perspective</u></p> <p>The applicant made multiple attempts to submit fire service installations (FSI) proposal on 10.06.2021, 03.09.2021 and 24.05.2022 for compliance with condition (i) in relation to the submission of a FSI proposal under planning application no. A/TM-LTYT/395. All submissions were considered not acceptable by the Director of Fire Services (D of FS).</p> <p>Later on, the applicant submitted various FSI proposal on 23.02.2024, 02.04.2024 and 18.04.2024 for compliance with condition (d) in relation to the submission of a FSI proposal under planning application no. A/TM-LTYT/430. Although the proposal was finally considered acceptable by D of FS on 06.05.2024, the planning permission had been revoked on 28.04.2024.</p>
(b)	To confirm/demonstrate how to comply with the approval conditions should this application be approved by the Town Planning Board.	<p><u>Drainage perspective</u></p> <p>The applicant will submit a drainage proposal within 3 months upon obtaining planning permission from the Town Planning Board (the Board). Should the proposal be accepted by CE/MN, DSD, the applicant will proceed to implement the drainage facilities at the Site and submit photographic records for compliance with relevant conditions.</p> <p><u>Traffic perspective</u></p> <p>Should the application be approved by the Board, the applicant will continue to liaise with DLO/TM, LandsD concerning the GL adjoining the Site for implementation of the accepted run-in/out proposal under planning application no. A/TM-LTYT/395.</p>

		<p><u>Fire safety perspective</u></p> <p>A FSI proposal was submitted in the original submission for the consideration of D of FS. Given that prior approval of Short Term Waiver (STW) is required for the structure, within which the proposed FSI will be installed, the applicant will submit a STW application to DLO/TM, LandsD to regularise the structure after obtaining the planning permission from the Board. Upon receiving the STW approval, the applicant will submit valid fire certificates to D of FS for compliance within 1 month upon the completion of modification works of the structure.</p>
--	--	---

Previous s.16 Applications covering the Application Site

Approved Applications

<u>No.</u>	<u>Application No.</u>	<u>Development(s)/Use(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Approval Conditions</u>
1.	A/TM-LTY Y/395	Proposed Temporary Shop and Services with Ancillary Office for a Period of Three Years	20.3.2020 [Revoked on 20.6.2022]	(1) to (7)
2.	A/TM-LTY Y/430	Proposed Temporary Shop and Services with Ancillary Office for a Period of Three Years	28.10.2022 [Revoked on 28.4.2024]	(5) to (7)

Approval conditions

- (1) No night-time operation.
- (2) Only light goods vehicles are allowed to enter/exit the site.
- (3) No vehicle is allowed to queue back to or reverse onto/from public road.
- (4) Submission and implementation of run-in/run-out proposal.
- (5) Submission and implementation of drainage proposal and maintain the implemented drainage facilities.
- (6) Submission and implementation of fire service installations proposal.
- (7) Revocation clauses.

Similar s.16 Applications within the Subject “R(D)” zone on the OZP in the past five years

Approved Applications

<u>No.</u>	<u>Application No.</u>	<u>Development(s)/Use(s)</u>	<u>Date of Consideration (RNTPC)</u>
1.	A/TM-LTY Y/396	Temporary Shop and Services with Ancillary Storage Area and Office for a Period of 3 Years	24.4.2020
2.	A/TM-LTY Y/454	Proposed Temporary Shop and Services with Ancillary Storage Area and Office for a Period of 3 Years	9.6.2023
3.	A/TM-LTY Y/461	Proposed Temporary Shop and Services with Ancillary Office for a Period of 3 Years	13.10.2023

Government Departments' General Comments

1. Traffic

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

- As the local access road between Fuk Hang Tsuen Road and the application site (the Site) is not a public road or footpath managed by the Transport Department (TD), comments from relevant authorities and local stakeholders should be sought.
- Provided that the applicant will construct the proposed run-in/out on the public footpath managed and maintained by TD/Highways Department (HyD) as per his run-in/out proposal and in full compliance with relevant HyD standard, C for T has no further comment on the subject application.
- Whereas, it is noted the local access road falls within the unleased and unallocated government land between the Site and the public footpath adjacent to Fuk Hang Tsuen Road. As the local access road is not managed by TD, any right-of-way of the Site is not guaranteed. Comments from relevant government departments should be sought.
- Advisory comments as detailed in **Appendix IV**.

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

- No comments from highway maintenance viewpoint.
- Advisory comments as detailed in **Appendix IV**.

2. Environment

Comments of the Director of Environmental Protection (DEP):

- No objection to the application.
- Advisory comments as detailed in **Appendix IV**.

3. Drainage

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

- No adverse comment on the subject application from drainage point of view.
- Advisory comments as detailed in **Appendix IV**.

4. Fire Safety

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

- No in-principle objection to the application subject to the fire service installations being provided to the satisfaction of D of FS.
- Advisory comments as detailed in **Appendix IV**.

5. Building Matters

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

- No objection to the application.
- There is no record of approval by the Building Authority for any structures at the Site, BD is not in a position to offer comments on their suitability for the use proposed in the application.
- Advisory comments as detailed in **Appendix IV**.

6. Landscape

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

With reference to the aerial photos in 2023, the Site falls into a non-sensitive zoning of “Residential (Group D)” zone, where is already paved and occupied by temporary structures for operation. As no existing trees/ significant landscape resources are observed within the Site, significant landscape impact arising from the application is not anticipated.

7. Other Departments

The following departments have no objection to/no adverse comment/no comment on the application:

- Director of Electrical and Mechanical Services (DEMS);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);
- Commissioner of Police (C of P); and
- District Officer (Tuen Mun), Home Affairs Department (DO(TM), HAD).

Recommended Advisory Clauses

- (a) the permission is given to the development and structures under application. It does not condone any other development and structures which currently occur on the application site (the Site) but not covered by the application. Immediate action should be taken to discontinue such development and remove such structures not covered by the permission;
- (b) should you 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;
- (c) to note the comments of the District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD) that:
 - (i) he reserves the right to take lease enforcement actions as considered appropriate against any unauthorised erection/extensions/alterations of the structures erected or to be erected within Lot 1038 S.B (Portion) in D.D. 130 (the Lot) or any unauthorised occupation of Government land (GL) at any time irrespective of whether planning permission will be given or not. Enforcement action will be taken should any structure or structures be found erected without prior approval given by DLO/TM or be in breach of the approval given; and
 - (ii) the Lot owner(s) shall apply to DLO/TM for a Short Term Waiver (STW) to permit the structures erected within the Lot. The application for STW will be considered by the government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. In addition, LandsD reserves the right to take enforcement action against the Lot owner(s)/applicant for any breach of the lease conditions, including the breaches already in existence or to be detected at any point of time in future and land control action for any unlawful occupation of GL. Besides, given the proposed use is temporary in nature, only application for erection of temporary structure(s) will be considered;
- (d) 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;
- (e) to note the comments of the Commissioner for Transport (C for T) that:

it is noted that a manoeuvring space is reserved within the Site. Please ensure that no queuing and/or waiting of motor vehicles from the Site onto adjacent public roads or GL would occur and no motor vehicles shall be permitted to reverse into and out of the Site onto adjacent public roads or GL;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) the ingress/egress and loading/unloading arrangement should be commented by the Transport Department;

- (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - (iii) please note that HyD shall not be responsible for the maintenance of any access connecting between the Site and Fuk Hang Tsuen Road;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) noted that the applicant would make drainage connection to public drainage to discharge runoff from 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;
 - (ii) the proposed drainage works, whether within or outside the lot boundary, should be constructed and maintained by the lot owner at their own expense. For any works to be carried out outside his lot boundary, the applicant should consult DLO/TM and seek consent from relevant lot owners before commencement of the drainage works;
 - (iii) the applicant is required to rectify the 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
 - (iv) the proposed works should neither obstruct overland flow nor adversely affect any existing natural streams, village drains, ditches and the adjacent areas;
- (h) to note the comments of the Director of Fire Services (D of FS):
 - (i) with regard to the submitted fire service installations proposal, sufficient hose reel(s) shall be provided to ensure that every part of the building (including the ancillary office on 1/F) can be reached by a length of not more than 30m of hose reel tubing; and
 - (ii) the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) in this application, a new structure is noted. 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 Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with BO;
 - (ii) in connection with (i) above, 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;
 - (iii) if the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of

B(P)R at the building plan submission stage;

- (iv) 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;
 - (v) for UBW erected on the leased land, including the existing structures under the application, enforcement action may be taken by the BA to effect their removal in accordance with the 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;
 - (vi) if the proposed use under application is subject to issue of a license, the applicant should 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
 - (vii) detailed comments under BO will be provided during building plans submission; and
- (j) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that:
- (i) there is a high pressure town gas underground gas pipe was located in the vicinity of the proposed temporary shop and services with ancillary office;
 - (ii) having considered the working population information provided, he has no adverse comment on this application as far as the Site will not result in a significant increase in the number of working personnel; and
 - (iii) despite the above, in an interest of gas safety, the number of working personnel at the Site should be minimised as far as reasonably practicable.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From:
Sent: 2024-10-25 星期五 02:18:31
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Re: A/TM-LTYT/481 DD 130 Fuk Hang Tsuen

A/TM-LTYT/481

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

Site area : About 581sq.m²

Zoning : "Res (Group D)"

Applied Use : SHOP / 2 Vehicle Parking

Dear TPB Members,

479 withdraw, back with decreased footprint and no Government Land.

This does not change the issues. Previous objections relevant and upheld.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 13 August 2024 2:31 AM HKT
Subject: A/TM-LTYT/479 DD 130 Fuk Hang Tsuen

Dear TPB Members,

So again conditions were not fulfilled, drainage and fire.

It is absolutely shocking that members continue to roll over approval for operations that fail to fulfill conditions. This despite the numerous reports on fire and flooding.

Compare the manner in which the Fire Dept treats establishments in NT with the approach to residential units in urban districts:

12th August 2024 – (Hong Kong) The incident occurred at a 59-year-old composite building located on Junction Road in Kowloon City. The BD had issued a fire safety direction to the owner of a domestic flat, requiring the installation of a fire-rated door at the unit entrance leading to the escape staircase.

However, the owner failed to comply with the statutory direction, leading to the BD initiating prosecution proceedings. On 23rd July, the owner was convicted at the Kwun Tong Magistrates' Courts and fined \$14,175.

One Country, Two Systems indeed, and this is compounded by the manner in which PlanD recommends and TPB rubber stamps roll over of applications like this.

Disgraceful.

Mary Mulvihill

From:

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

Date: Thursday, 14 July 2022 2:17 AM HKT

Subject: A/TM-LTTY/430 DD 130 Fuk Hang Tsuen

A/TM-LTTY/430

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

Site area : About 884m² Includes Government Land of about 302m²

Zoning : "Res (Group D)"

Applied Use : SHOP / 2 Vehicle Parking

Dear TPB Members,

So back to the original footprint.

Application 395 conditions were not fulfilled.

Members have a duty to inquire into which conditions and the impact on community health and safety.

Mary Mulvihill

From:

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

Date: Wednesday, 19 February 2020 3:26 AM CST

Subject: A/TM-LTTY/395 DD 130 Fuk Hang Tsuen

A/TM-LTTY/395

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

Site area : About 714m² Includes Government Land of about 128m²

Zoning : "Res (Group D)"

Applied Use : SHOP / 2 Vehicle Parking

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Dear TPB Members,

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