

## **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 and Adjoining Government Land (GL), 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, site area, development parameters and layout remain unchanged. The applicant has shown effort to comply with approval conditions of the previous application. Details are shown at **Table 1**:

**Table 1** – Details of Compliance with Approval Conditions of the Previous Application

Approval Conditions of Application No. A/TM-LTYT/430		Date of Compliance
(a)	Submission of a drainage proposal	Not yet complied with
(b)	Implementation of the drainage proposal	Not yet complied with
(c)	Submission of a fire service installations (FSIs) proposal	06/05/2024
(d)	Implementation of the FSIs proposal	Not yet complied with

2.6 Regarding approval conditions (a) and (b), the applicant made submission of a drainage proposal to comply with these conditions on 19/04/2024. The submission was considered not acceptable by the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) on 26/04/2024. Regarding approval condition (d), the FSIs proposal was accepted by the Director of Fire Services (D of FS) on 06/05/2024 whilst the planning approval was revoked on 28/04/2024. The applicant would implement the accepted FSIs proposal after planning permission has been granted from the Board.

2.7 In support of the application, the applicant has submitted the accepted FSIs proposal to support the current application (**Appendix I**). A drainage proposal will be provided, if required, at a later stage for the consideration of relevant government bureaux/departments and members of the Board.

### **3) Development Proposal**

3.1 The site area is 884 m<sup>2</sup> (about), including about 302 m<sup>2</sup> of GL (**Plan 3**). Two 1 to 2-storey structures are provided at the Site for shop and services, ancillary office, storeroom, storage of goods and rain shelter uses with total GFA of 804 m<sup>2</sup> (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 2** below:

**Table 2 – Major Development Parameters**

<b>Application Site Area</b>	884 m <sup>2</sup> (about), including GL of 302 m <sup>2</sup> (about)
<b>Covered Area</b>	714 m <sup>2</sup> (about)
<b>Uncovered Area</b>	170 m <sup>2</sup> (about)
<b>Plot Ratio</b>	
	0.9 (about)
<b>Site Coverage</b>	
	81% (about)
<b>Number of Structure</b>	
	2
<b>Total GFA</b>	
- Domestic GFA	804 m <sup>2</sup> (about)
- Non-Domestic GFA	Not applicable
	804 m <sup>2</sup> (about)
<b>Building Height</b>	
	8 to 11 m (about)
<b>No. of Storey</b>	
	1 to 2

3.4 The Site is accessible from Fuk Hang Tsuen Road via a local access (**Plan 1**). A total of 2 loading/unloading (L/UL) spaces for light goods vehicles (LGV) are provided, whilst no parking space is provided at the Site. Staff has been 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. The existing footpath outside the ingress/egress is not affected (**Plan 5**). Details of L/UL space provision are shown at **Table 3** below:

**Table 3 – Parking and L/UL Provisions**

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

3.5 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. The deliveries of metalware have been arranged during non-peak hours (i.e. outside 09:00 to 10:00 and 17:00 to 18:00). As traffic generated and attracted by the Site is insignificant, adverse traffic impact to the surrounding road network is not anticipated (as shown at **Table 4** below).

**Table 4 – 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 (average)	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 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 to mitigate any adverse impact arising from the development (**Appendix I**).
- 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**

**June 2024**

## **LIST OF PLANS**

<b>Plan 1</b>	Location Plan
<b>Plan 2</b>	Plan Showing the Zoning of the Application Site
<b>Plan 3</b>	Plan Showing the Land Status of the Application Site
<b>Plan 4</b>	Layout Plan
<b>Plan 5</b>	Swept Path Analysis

## **APPENDIX**

<b>Appendix I</b>	Fire Service Installations Proposal
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## 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-LTY Y/430  
電話號碼 Tel. No. : 2158 6084  
傳真機號碼 Fax No. : 2489 9711

6 May 2024

R-riches Property Consultants Ltd.  
Block D, The Richfield  
236 Kat Hing Wai  
Kam Tin, New Territories  
(Attn: Ron Leung / Louis Tse)

Dear Sir/Madam,

**Planning Application No. A/TM-LTY Y/430**  
**Compliance with Approval Condition (d)**

I refer to your submission of 18 April 2024 for compliance with the approval condition (d) on submission of a fire service installations proposal for the proposed development.

The Director of Fire Services has been consulted. Your submission is considered acceptable and captioned condition **has been complied** with.

You are advised that the installation/ maintenance/ modification/ repair work of FSIs shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). After completion of the installation/ maintenance/ modification/ repair work, the RFSIC shall issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to the Director of Fire Services.

Yours faithfully,

( Johnny TAM )

for District Planning Officer/  
Tuen Mun and Yuen Long West  
Planning Department

c.c.  
D of FS  
Internal  
CTP/TPB(2)

CTU/JT/BY/by

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

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

**By Email**

18 April 2024

Dear Sir,

**Compliance with Approval Condition (d)**

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

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

We are writing to submit a revised fire service installations (FSIs) proposal for compliance with approval condition (d) of the subject application, i.e. *the submission of a FSIs proposal (Appendix I)*.

Should you require more information regarding the application, please contact our Ms. Ron LEUNG 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.: Mr. Bosco YUNG

email: btkyung@pland.gov.hk)





**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 VALVE 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

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 NO.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

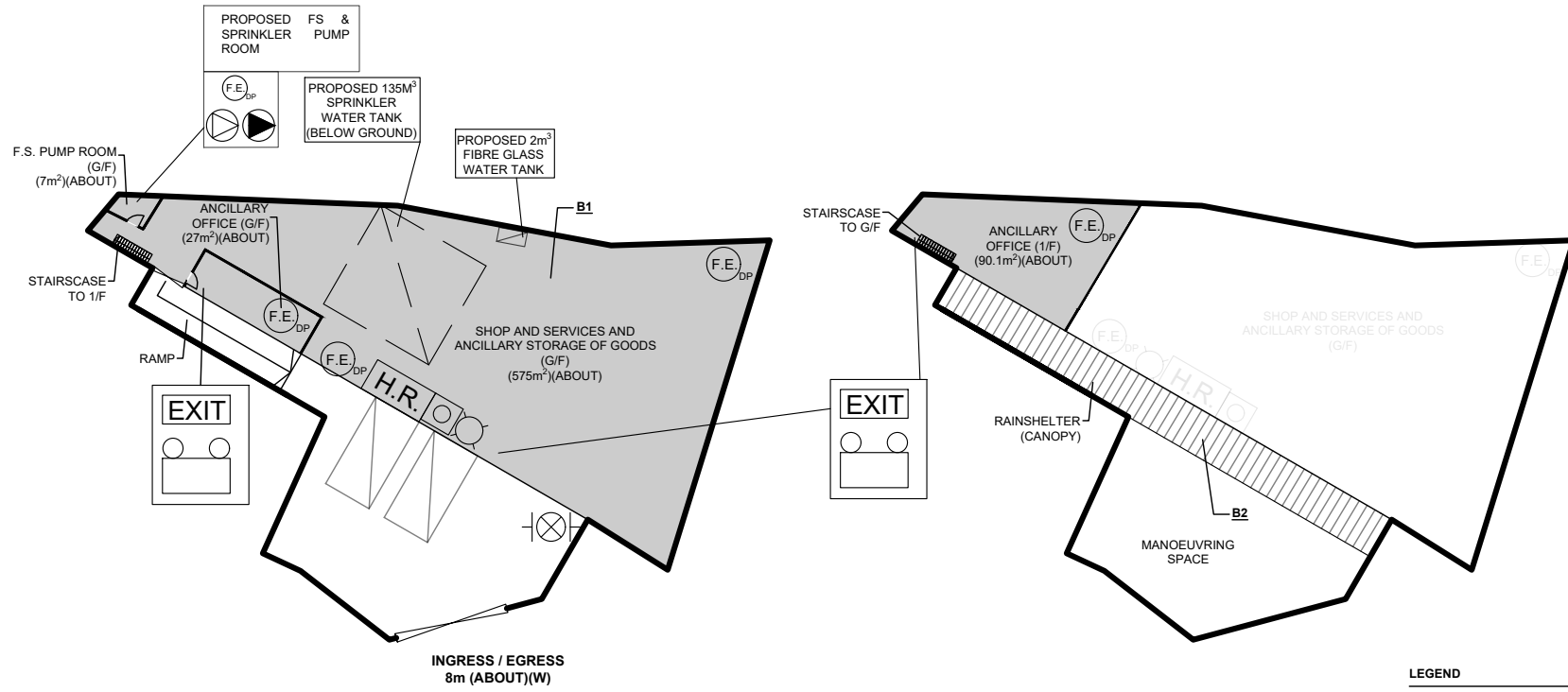
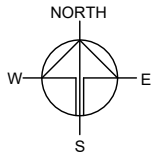
SITE LOCATION  
LOT 1038 S.B (PART) IN D.D. 130 AND ADJOINING GOVERNMENT LAND, FUK HANG TSUEN, TUEN MUN, NEW TERRITORIES

SCALE	
DRAWN BY MN	DATE 18.4.2024
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE FSIs PROPOSAL (1/2)	
DWG NO. APPENDIX I	VER. 003

**DEVELOPMENT PARAMETERS**

APPLICATION SITE AREA	: 884 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 714 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 170 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.9	(ABOUT)
SITE COVERAGE	: 81 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: N/A	
NON-DOMESTIC GFA	: 804 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 804 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 8 m - 11 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	SQ.M	BUILDING HEIGHT	CU.M
B1 (G/F)	SHOP AND SERVICES ANCILLARY OFFICE	609m <sup>2</sup> (ABOUT)	5.5m (ABOUT)	3349.5m <sup>3</sup> (ABOUT)
(1/F)	STORE ROOM, STORAGE OF GOODS ANCILLARY OFFICE	90m <sup>2</sup> (ABOUT)	5.5m (ABOUT)	495m <sup>3</sup> (ABOUT)
B2	RAIN SHELTER (CANOPY)	105m <sup>2</sup> (ABOUT)	8m (ABOUT)(1-STOREY)	840m <sup>3</sup> (ABOUT)



**GROUND FLOOR (G/F)**

**FIRST FLOOR (1/F)**

**PUMP SCHEDULE**

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

- LEGEND**
- APPLICATION SITE
  - STRUCTURE (ENCLOSED)
  - STRUCTURE (CANOPY)
  - 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 AND ADJOINING GOVERNMENT LAND, FUK HANG TSUEN, TUEN MUN, NEW TERRITORIES

SCALE  
 1 : 500 @ A4

DRAWN BY MN	DATE 18.4.2024
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE  
 FSIs PROPOSAL (2/2)

DWG NO.  
**APPENDIX I**

VER.  
 003