

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

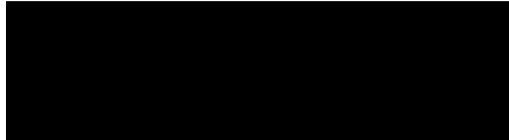


By Post and Fax Planning Department

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-LTYT/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



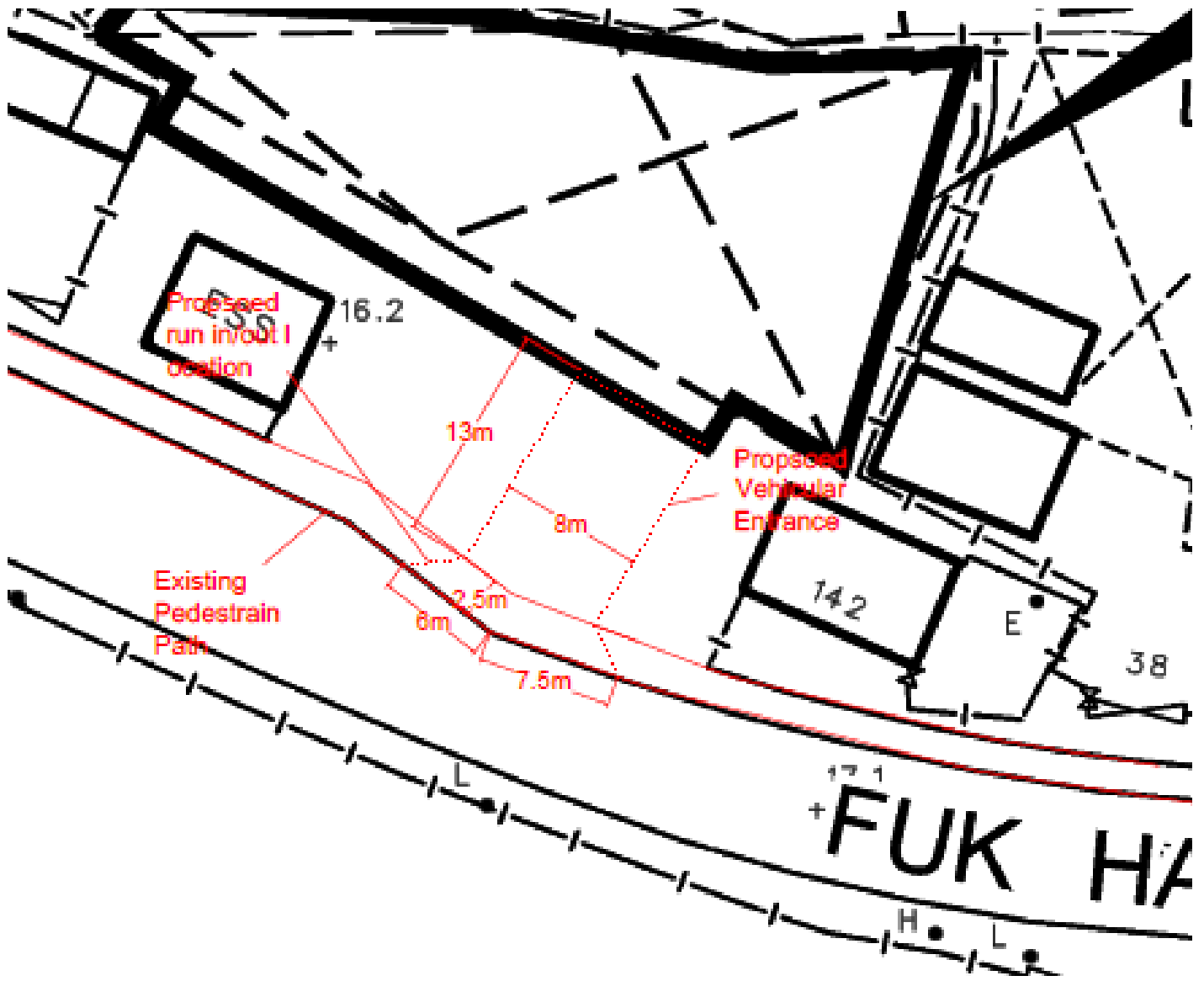
(6) Spare PVC ducts marked on the footway thus C↑D

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

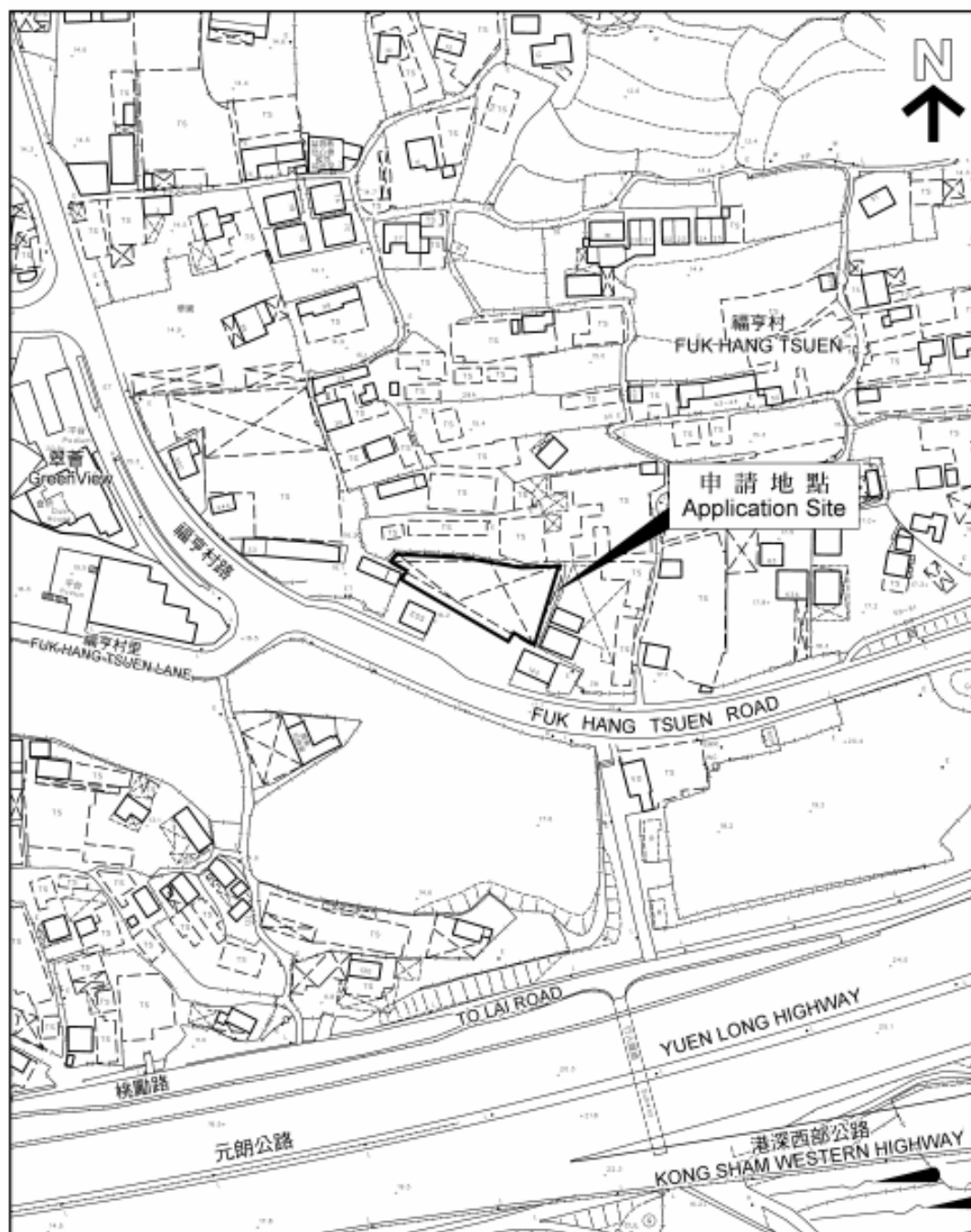
Appendix 1



Location Plan

Appendix 2

A/TM-LTYT/395



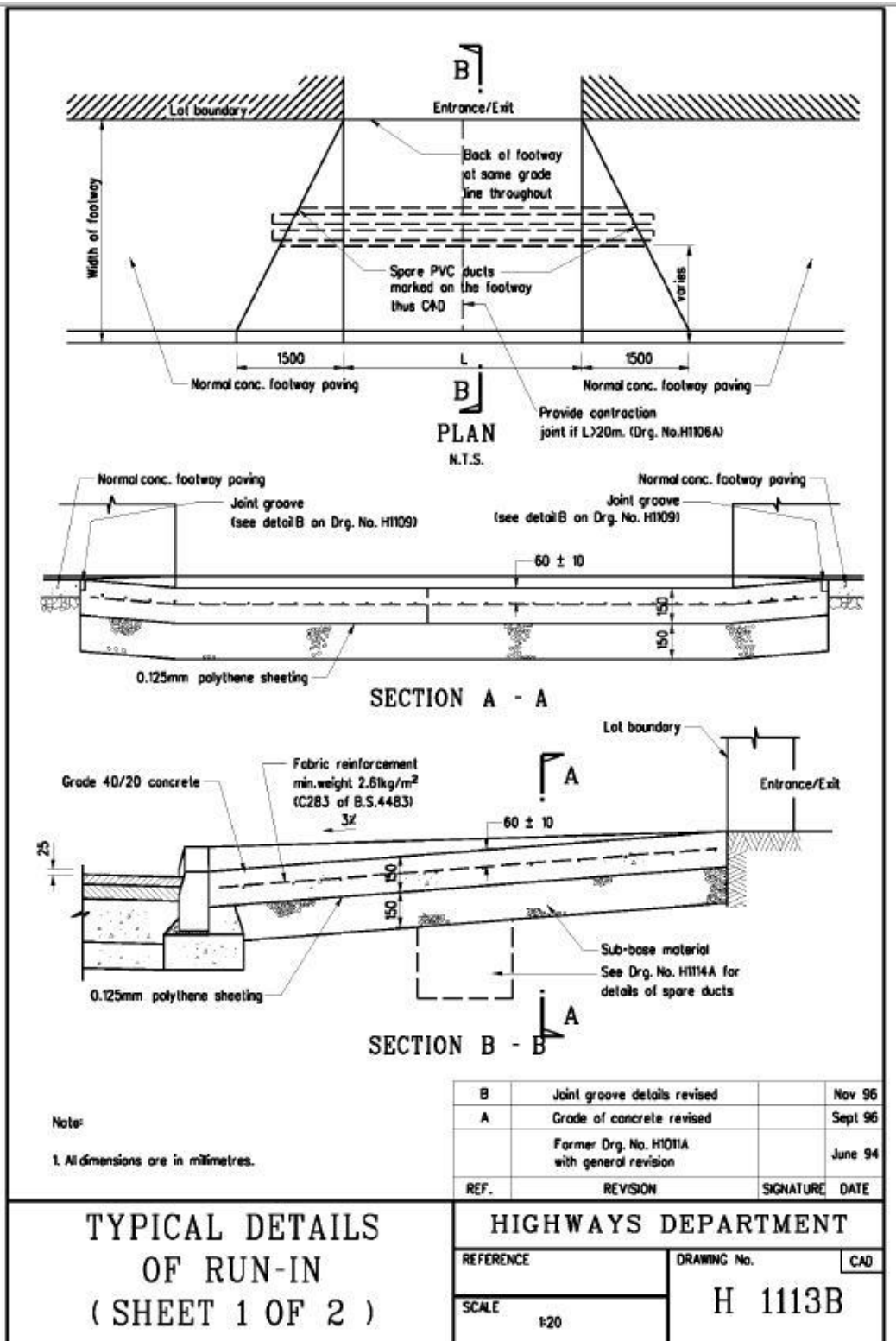
Site Plan

Appendix 3

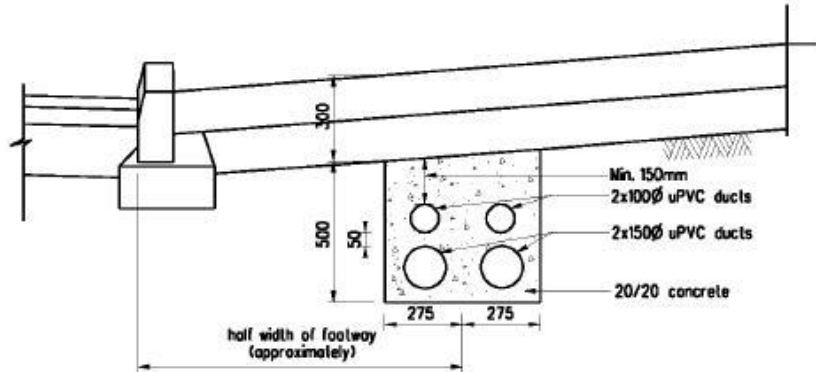


Photos of proposed location of Run-in/Out

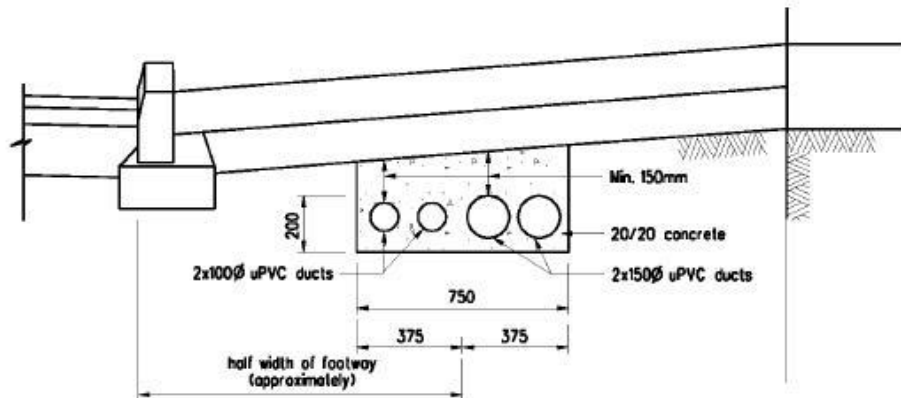
Appendix 4



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

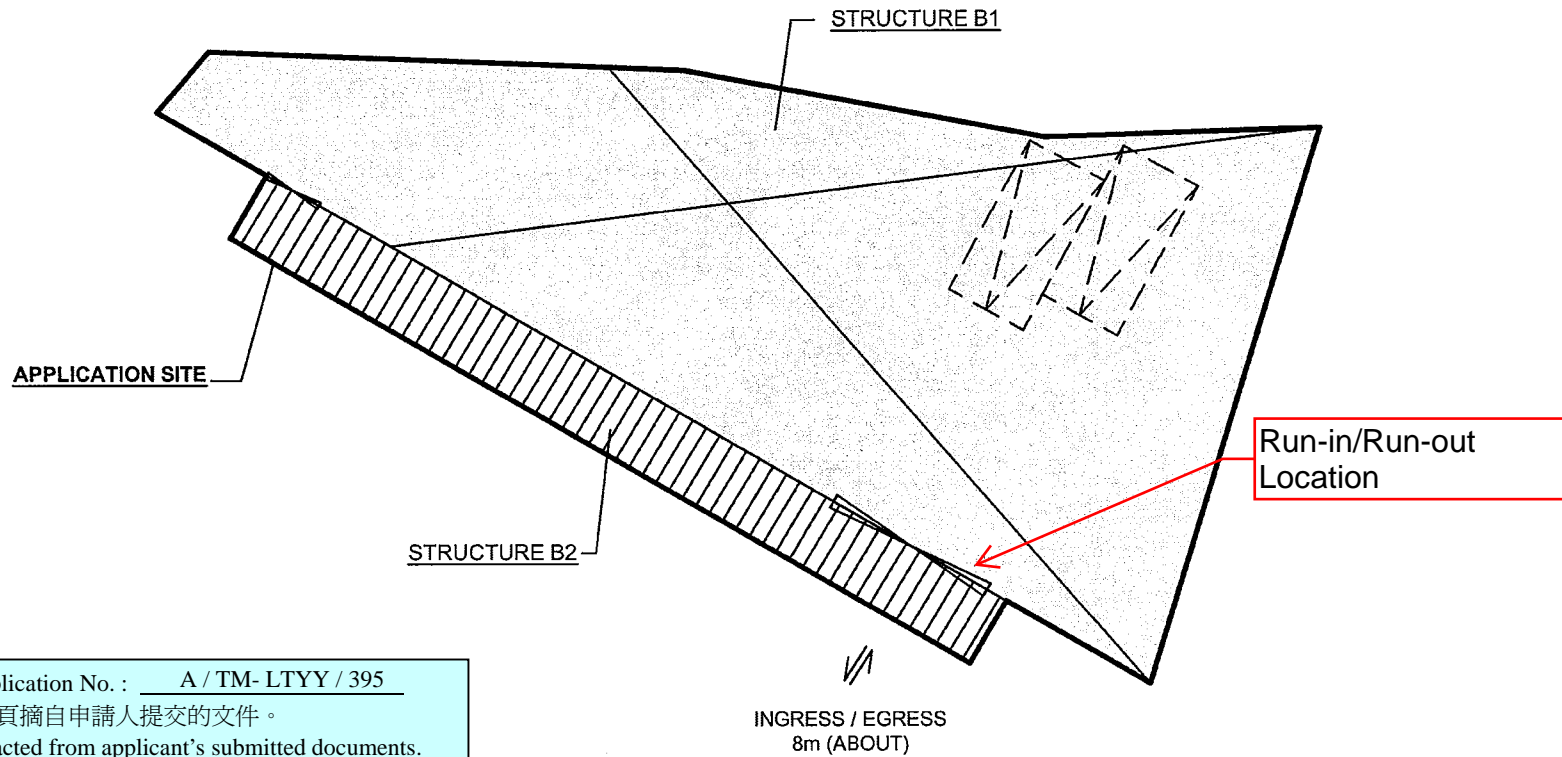
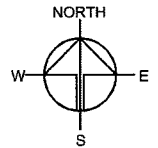
Appendix 6

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) LOADING / UNLOADING AREA ANCILLARY OFFICE	609m ² (ABOUT)	609m ² (ABOUT)	11m (ABOUT)(2-STOREY)
	(1/F) STORE ROOM ANCILLARY OFFICE		90m ² (ABOUT)	
B2	RAINSHELTER (CANOPY)	105m ² (ABOUT)	105m ² (ABOUT)	8m (ABOUT)(1-STOREY)
TOTAL		714m² (ABOUT)	804m² (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