

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/404
電話號碼 Tel. No.: 2158 6362
傳真機號碼 Fax No.: 2489 9711

14 September 2022

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

Dear Sir,

Planning Application No. A/TM-LTYT/404
Compliance with Approval Conditions (f)

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

Relevant department has been consulted. Your submission is considered:

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

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

Yours faithfully,

(Keith FUNG)

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

c.c.

CE/MN, DSD

(Attn: Mr HUI Pui Hei, William)

[Fax: 2770 4761]

Internal

CTP/TPB(2)

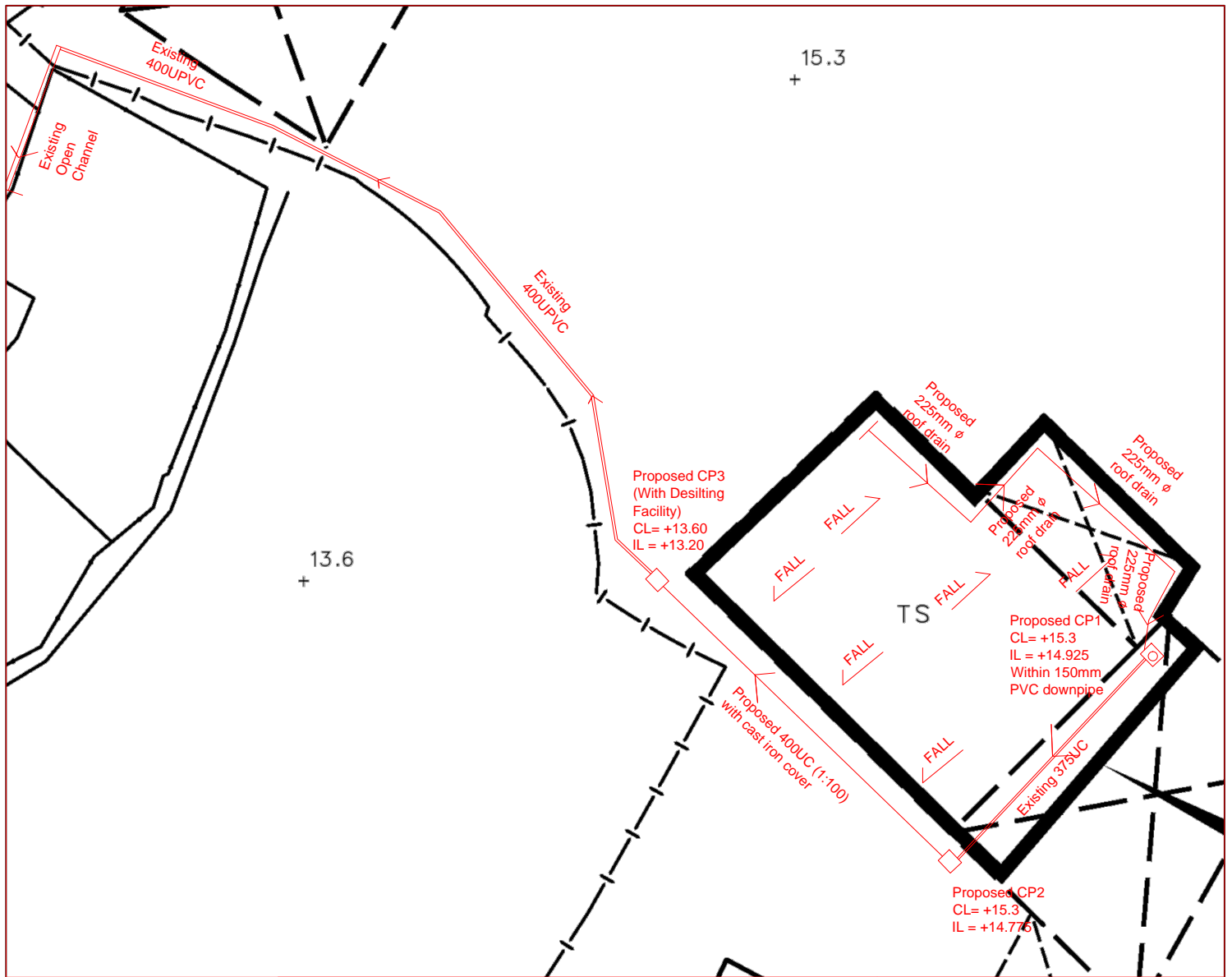
KF/kf

A_TM-LTYT_404 - Condition (f) - 20220914 - Compliance Letter.docx

Appendix

**The Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD)
(Contact person: Mr HUI Pui Hei, William, Tel: 2300 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.

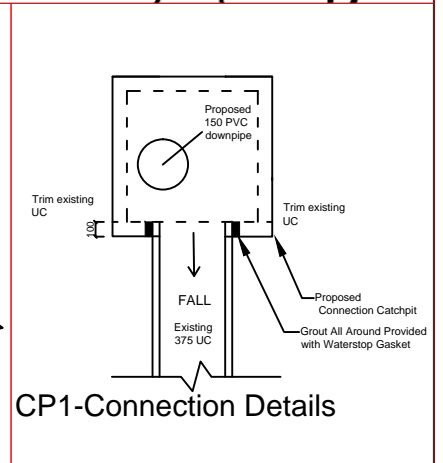
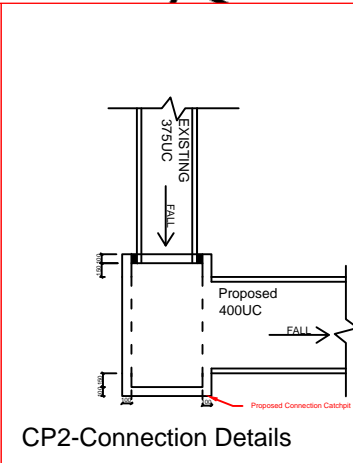
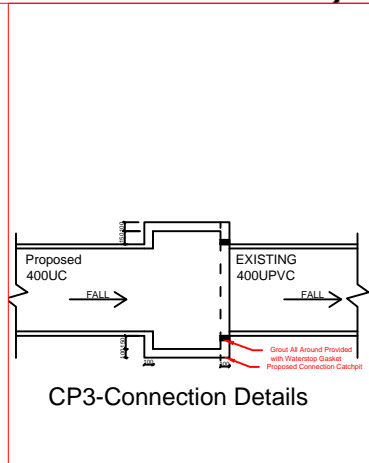


LEGEND

- CP Proposed CatchPit
- Existing UC/UPVC
- Proposed UC

Note:

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



恆協工程有限公司
 HANDSHIP ENGINEERING CO. LTD

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

Title:
 Drainage Proposal:
 Layout

DD130(2339)-D01

Drawn by:
 DM

Date:
 9 May 2022

Check by:
 DM

Scale:

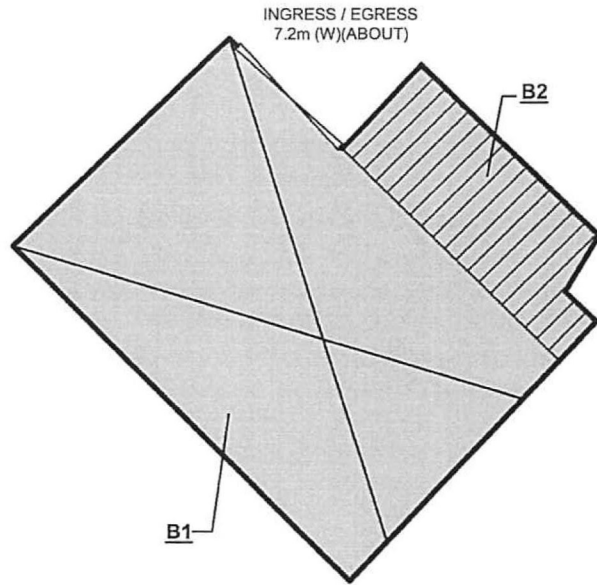
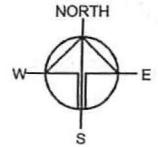
DEVELOPMENT PARAMETERS

APPLICATION SITE AREA : 819m² (ABOUT)
 COVERED AREA : 819m² (ABOUT)
 UNCOVERED AREA : NOT APPLICABLE

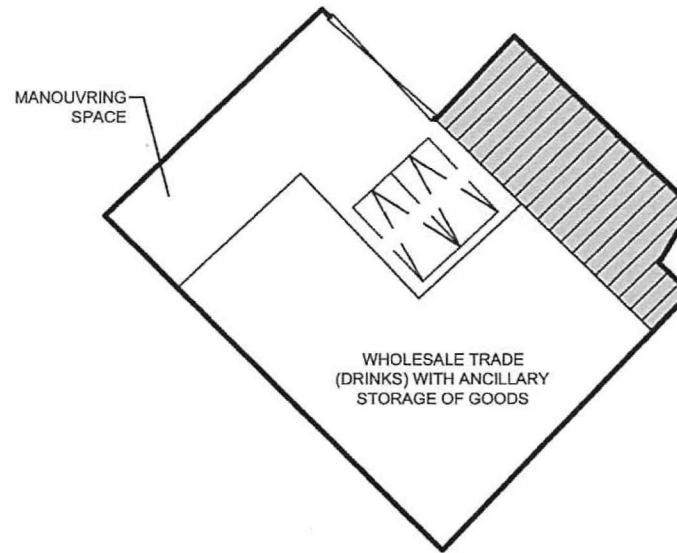
PLOT RATIO : 1
 SITE COVERAGE : 100%

NO. OF STRUCTURE : 2
 DOMESTIC GFA : NOT APPLICABLE
 NON-DOMESTIC GFA : 819m² (ABOUT)
 BUILDING HEIGHT : 11m (ABOUT)
 NO. OF STOREY : 1

STRUCTURE	USE	COVERED AREA	NON-DOM. GFA	BUILDING HEIGHT
B1	WHOLESALE TRADE (DRINKS) ANCILLARY STORAGE OF GOODS	665m ² (ABOUT)	665m ² (ABOUT)	11m (ABOUT)(1-STOREY)
B2	CANOPY	154m ² (ABOUT)	154m ² (ABOUT)	11m (ABOUT)(1-STOREY)
TOTAL		819m² (ABOUT)	819m² (ABOUT)	



STRUCTURE LAYOUT



INTERNAL LAYOUT

PARKING PROVISIONS

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

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

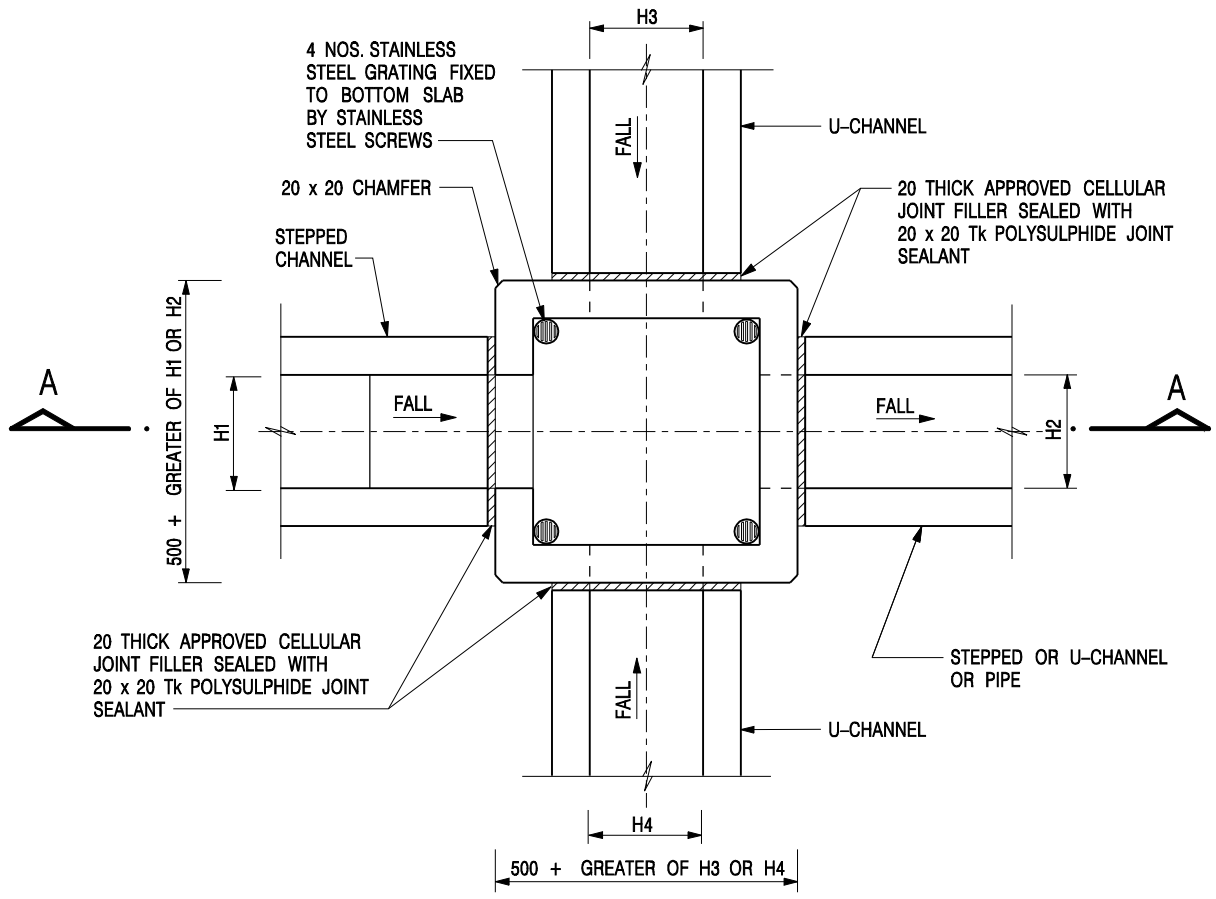
此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

LEGEND

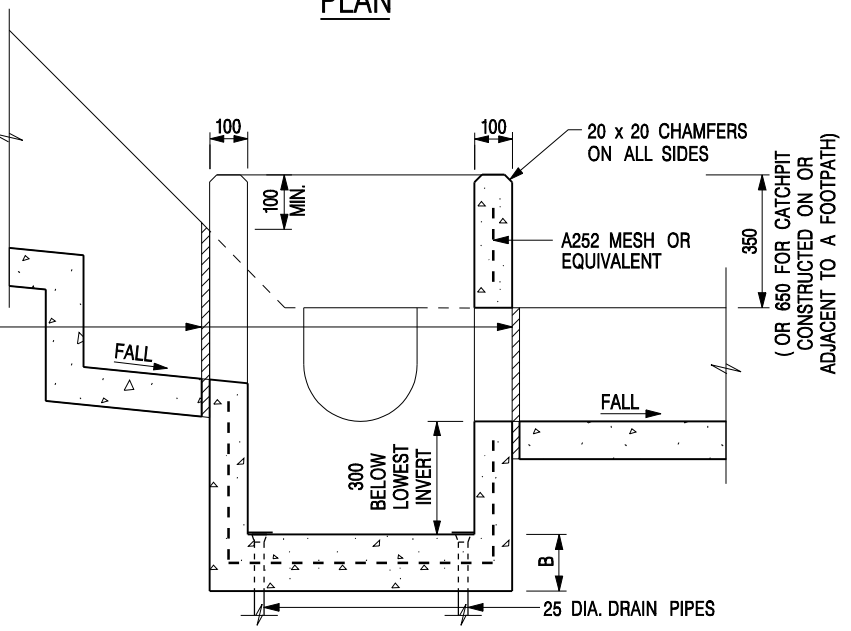
- STRUCTURE (ENCLOSED)
- STRUCTURE (CANOPY)
- LOADING / UNLOADING SPACE
- INGRESS / EGRESS

Drawing No. P04	Ver. 01
Project PROPOSED TEMPORARY WHOLESALE TRADE WITH ANCILLARY STORAGE FOR A PERIOD OF 3 YEARS	
LOT 2339 (PART) IN D.D. 130, LAM TEI, TUEN MUN, NEW TERRITORIES	
Drawing Title LAYOUT PLAN	
Scale of A4 1 : 500	
Drawn	Date 14.7.2020
Revised	Date



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

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




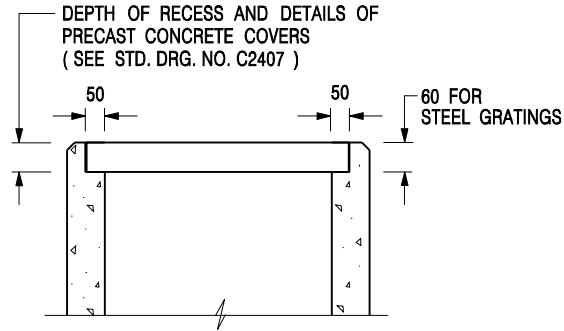
SECTION A - A

NOTES:

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

**CATCHPIT WITH TRAP
(SHEET 1 OF 2)**

-	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 DSD STD. DRG. NO. DS1043) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'F' ON STD. DRG. NO. C2405.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

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

**CATCHPIT WITH TRAP
(SHEET 2 OF 2)**

 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT	
SCALE 1 : 20	DRAWING NO.
DATE JAN 1991	C2406 /2

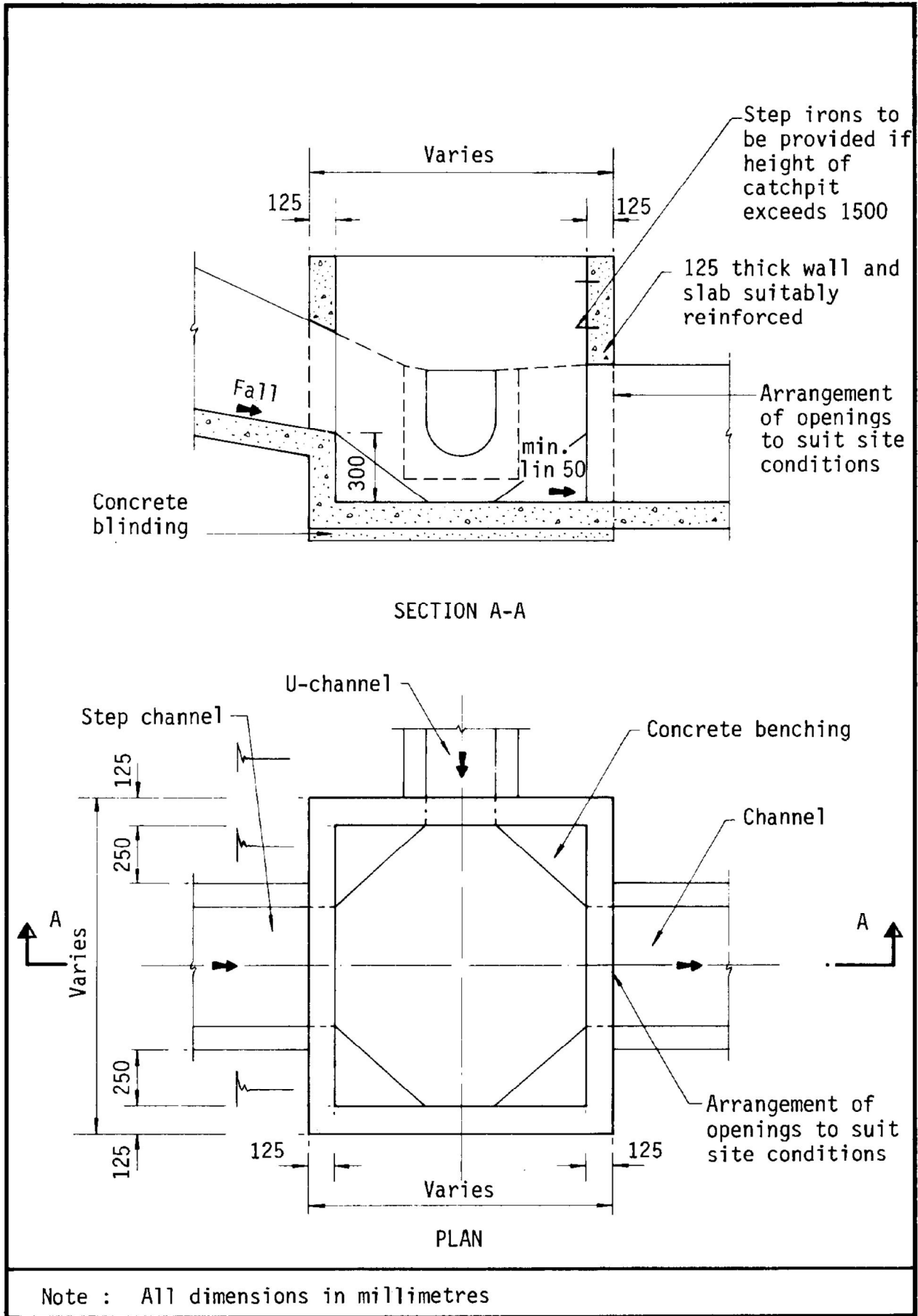


Figure 8.10 - Typical Details of Catchpits

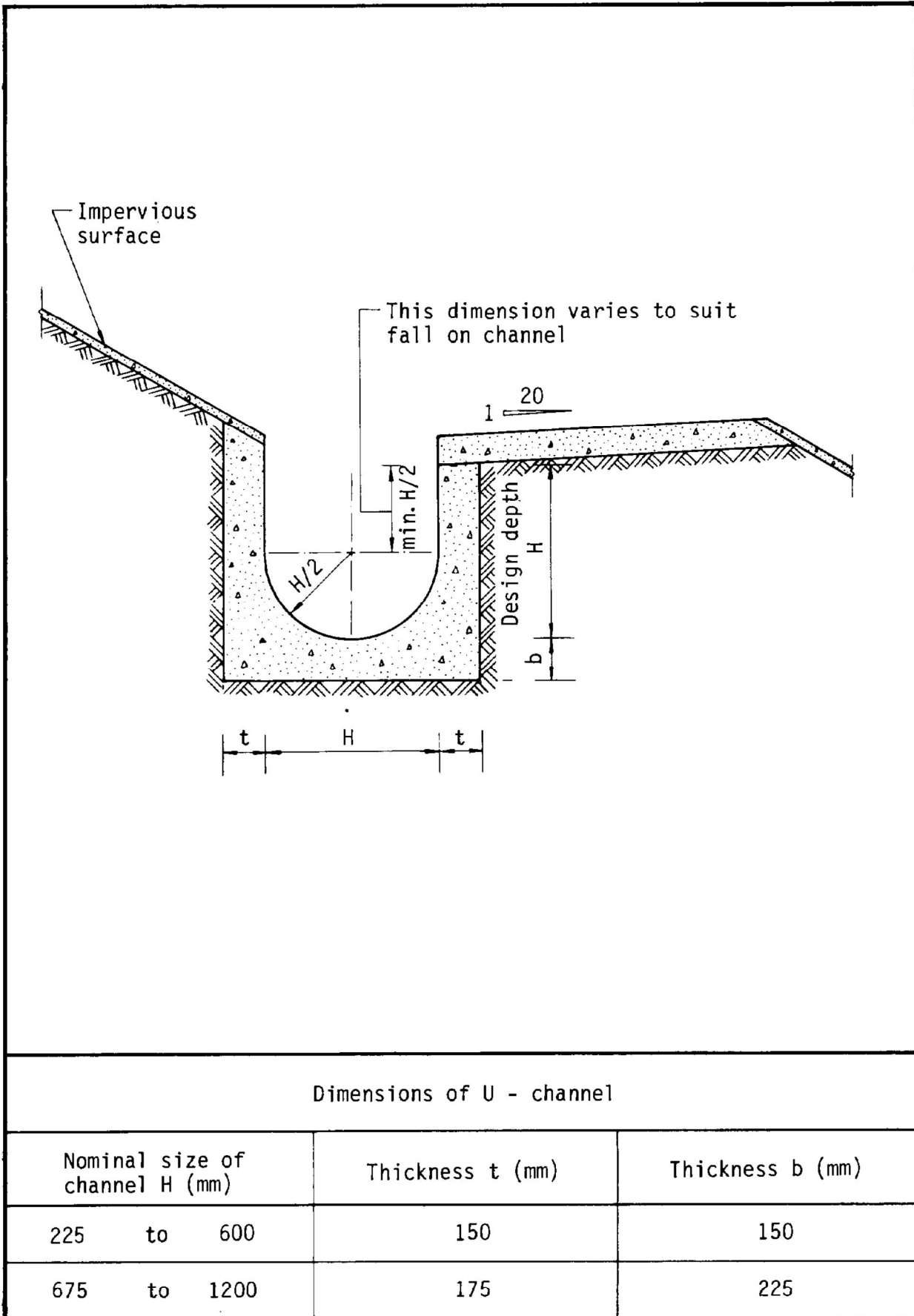
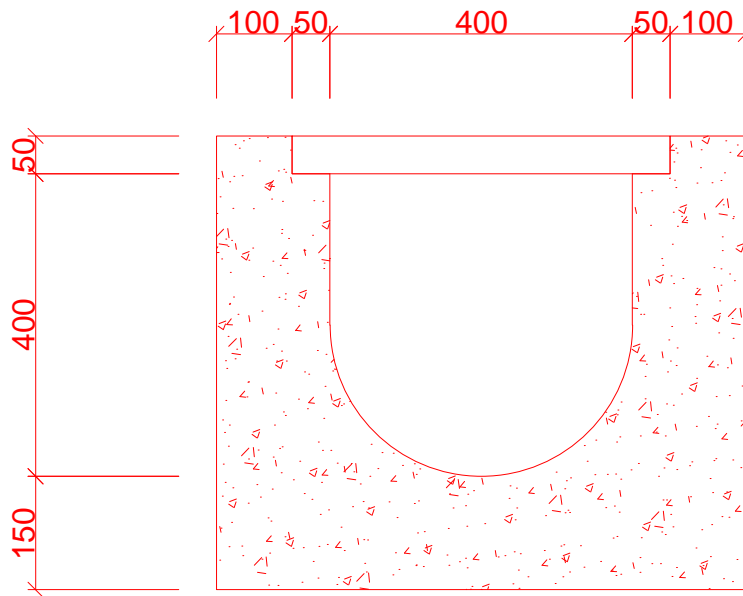


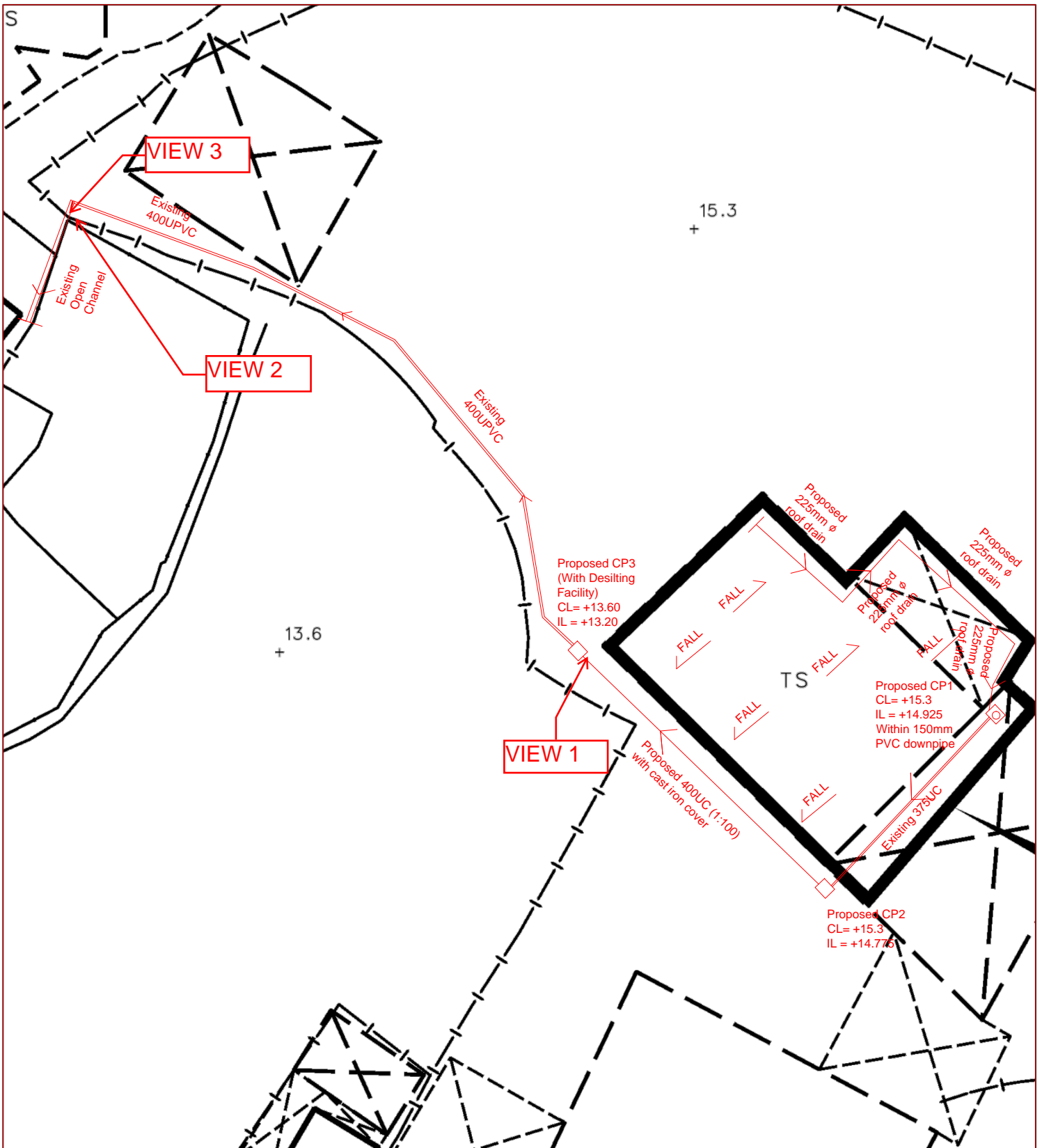
Figure 8.11 - Typical U-channel Details



TYPICAL DETAILS OF 400UC

<p>恆協工程有限公司 HANDSHIP ENGINEERING CO. LTD</p>	<p>Title: Drainage Proposal: Eye Location Plan</p>		DD130(2339)-D02
	<p>Drawn by: DM</p>	<p>Date: 10 Aug 2022</p>	
<p>Project: Proposed Dainage system at Lot 2339 (Part) in D.D.130 (Application No.: A/TM-LTYYY/404)</p>	<p>Check by: DM</p>	<p>Scale: -----</p>	

APPENDIX: SITE PHOTO



恆協工程有限公司 HANDSHIP ENGINEERING CO. LTD	Title: Drainage Proposal: Eye Location Plan		DD130(2339)-D02
	Drawn by: DM	Date: 9 May 2022	
Project: Proposed Drainage system at Lot 2339 (Part) in D.D.130 (Application No.: A/TM-LTYY/404)	Check by: DM	Scale: ---	



VIEW 1: EXISTING 400UPVC



VIEW 2: FINAL DISCHARGE FROM EXISTING 400UPVC



VIEW 3: EXISTING OPEN CHANNEL

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屯門及元朗西規劃處
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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 DD 130 Lot 2339 (Part)
本署檔號 Our Reference TPB/A/TM-LTYT/448
電話號碼 Tel. No.: 2158 6084
傳真機號碼 Fax No.: 2489 9711

23 April 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-LTYT/448
Compliance with Approval Condition (a)


I refer to your submission of 15 April 2024 for compliance with the approval condition (a) on the implementation of the drainage proposal for the proposed development.

The Drainage Services Department has been consulted. Your submission is considered acceptable and captioned condition **has been complied** with.

Please ensure that the implemented drainage facilities shall be maintained at all times during the planning approval period.

You are also advised to expedite the action for compliance with other approval conditions. Should you have any queries on the above, please contact the undersigned.

Yours faithfully,


(Johnny TAM)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c.
CE/MN of DSD
Internal
CTP/TPB(2)

CTL/JT/BY/by

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

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

By Email

15 April 2024

Dear sir,

Compliance with Approval Condition (a)

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

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

We are writing to submit a revised photographic record of existing drainage facilities for compliance with approval condition (a) of the subject application, i.e., the implementation of the drainage 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 kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Louis TSE
Town Planner

cc DPO/TMYLW, PlanD

(Attn.: Mr. Bosco YUNG

email: btkyung@pland.gov.hk)

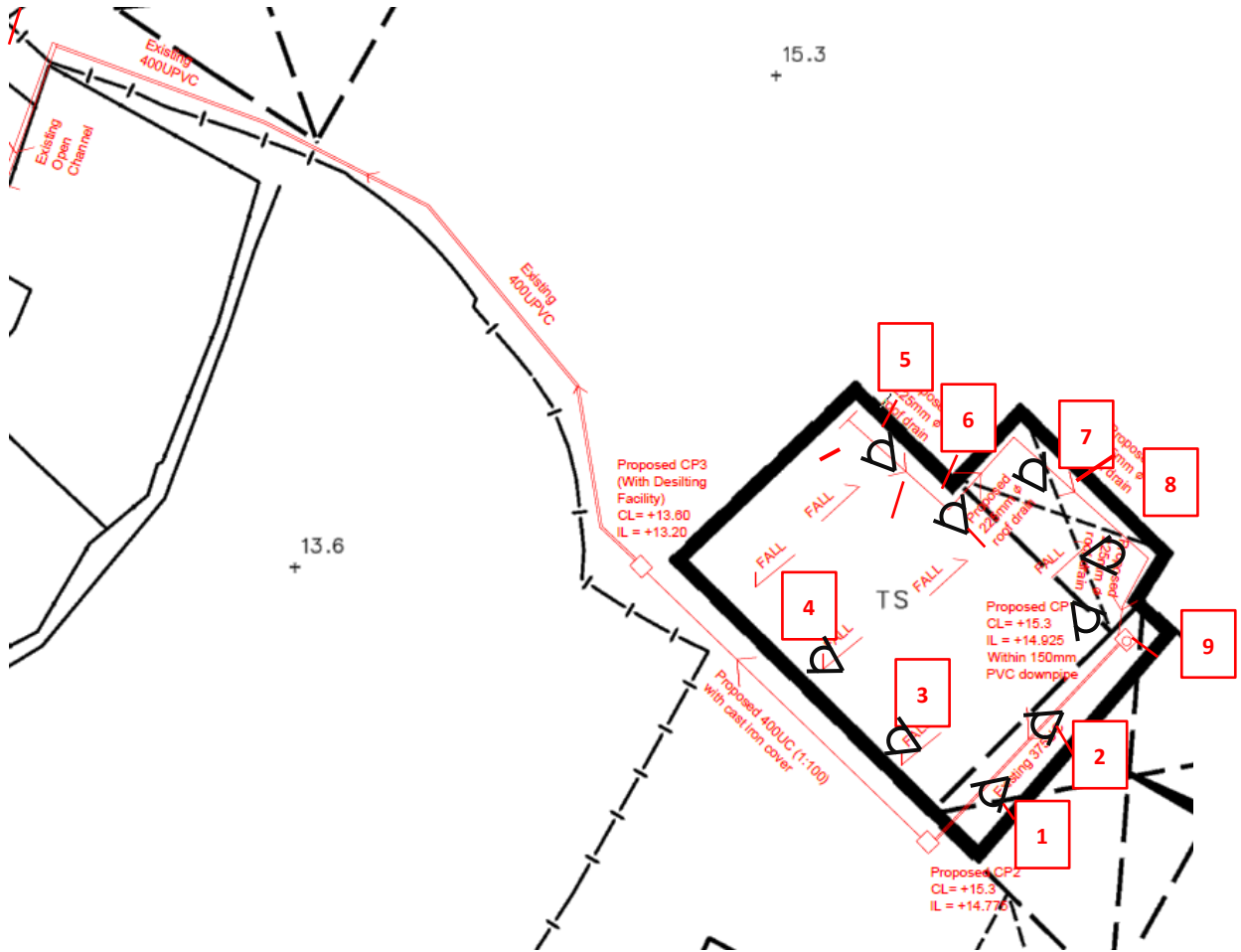


Photographic Record of Drainage Facilities

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

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

a) Accepted drainage proposal layout



b) Site Photo

01



02



03



04



05



06



07



08





APPENDIX I

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY STORAGE OF GOODS FOR A PERIOD OF 3 YEARS
LOT 2339 (PART) IN D.D. 130, LAM TEI, TUEN MUN, NEW TERRITORIES

F. S. NOTES:

1. GENERAL

- 1.1 FIRE SERVICE INSTALLATIONS SHALL BE PROVIDED IN ACCORDANCE WITH THE CODES OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT AND INSPECTION, TESTING AND MAINTENANCE OF INSTALLATIONS AND EQUIPMENT 2022 (COP 2022), FSD CIRCULAR LETTERS AND THE HONG KONG WATERWORKS STANDARD REQUIREMENTS.
- 1.2 THE AGGREGATE AREA OF OPENABLE WINDOWS NOT LESS THAN 6.25% OF THE FLOOR AREA OF THE STRUCTURE

2. HOSE REEL SYSTEM

- 2.1 NEW FIRE HOSE REEL SHALL BE PROVIDED AS INDICATED ON PLAN TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30m HOSE REEL TUBING.
- 2.2 THE WATER SUPPLY FOR HOSE REEL SYSTEM WILL BE FED FROM A NEW 2m³F.S. FIBREGLASS WATER TANK VIA TWO HOSE REEL PUMPS (DUTY/STANDBY) LOCATED INSIDE FS PUMP ROOM AT EXTERNAL AREA.
- 2.3 HOSE REEL PUMPS SHALL BE STARTED BY ACTUATION OF ANY BREAKGLASS UNIT FITTED ASIDE EACH HOSE REEL SETS
- 2.4 ALL FIRE HOSE REEL OUTLETS SHOULD BE HOUSED IN GLASS FRONTED CABINET SECURED UNDER LOCK & KEY.
- 2.5 ALL FIRE HOSE REEL SHOULD BE PROVIDED WITH FSD APPROVED TYPE INSTRUCTION PLATE & WSD WARNING PLATE
- 2.6 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE FH/HR PUMPS.

3. AUTOMATIC SPRINKLER SYSTEM

- 3.1 NEW AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH LPC RULES FOR AUTOMATIC SPRINKLER INSTALLATIONS INCORPORATING BS EN 12845: 2015 (INCLUDING TECHNICAL BULLETINS, NOTES, COMMENTAR AND RECOMMENDATIONS) AND FSD CIRCULAR LETTER NOTES, COMMENTAR AND RECOMMENDATIONS) AND FSD CIRCULAR LETTER NO. 5/2020 ; AND. THE CLASSIFICATION OF THE OCCUPANCIES WILL BE ORDINARY HAZARD GROUP III.
- 3.2 ONE NEW 135m³ SPRINKLER WATER TANK WILL BE PROVIDED AS INDICATED ON PLAN. THE TOWN MAIN WATER SUPPLY WILL BE FED FROM SINGLE END.
- 3.3 TWO NEW SPRINKLER PUMPS (DUTY/STANDBY) AND ONE JOCKEY PUMP SHALL BE PROVIDED IN FS PUMP ROOM LOCATED AT EXTERNAL AREA.
- 3.4 NEW SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET SHALL BE PROVIDED AS INDICATED ON PLAN.
- 3.5 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE SPRINKLER PUMPS.
- 3.6 THE SPRINKLER SYSTEM DESIGN IS BASED ON THE FOLLOWINGS:
HAZARD CLASS : ORDINARY HAZARD GROUP III
TYPE OF STORAGE : POST-PALLET (ST2)
STORAGE CATEGORY : CATEGORY I
MAXIMUM STORAGE HEIGHT : 3.5m
SPRINKLER PROTECTION : CEILING PROTECTION ONLY
THE MINIMUM CLEARANCE AROUND EACH SINGLE STORAGE CLOCK : 2.4m
MAXIMUM STORAGE AREA : 50m²

4. FIRE ALARM SYSTEM

- 4.1 NEW FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH BS 5839-1:2017 AND FSD CIRCULAR LETTERS NO. 6/2021.
- 4.2 NEW BREAKGLASS UNITS AND FIRE ALARM BELLS SHALL BE PROVIDED AT ALL NEW FIRE HOSE REEL POINTS. THE FIRE ALARM INTALLATION WILL BE INTEGRATED WITH THE HOSE REEL SYSTEM.

5. EMERGENCY LIGHTING

- 5.1 EMERGENCY LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH 'BS 5266: PART 1:2016 AND BS EN 1838 :2013', COVERING ALL AREA. EMERGENCY LIGHTINGS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE

6. EXIT SIGN

- 6.1 ALL EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH 'BS 5266:-1:2016 AND FSD CIRCULAR LETTER NO. 5/2008, FOR THE BUILDING. EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE.

7. PORTABLE APPLIANCES

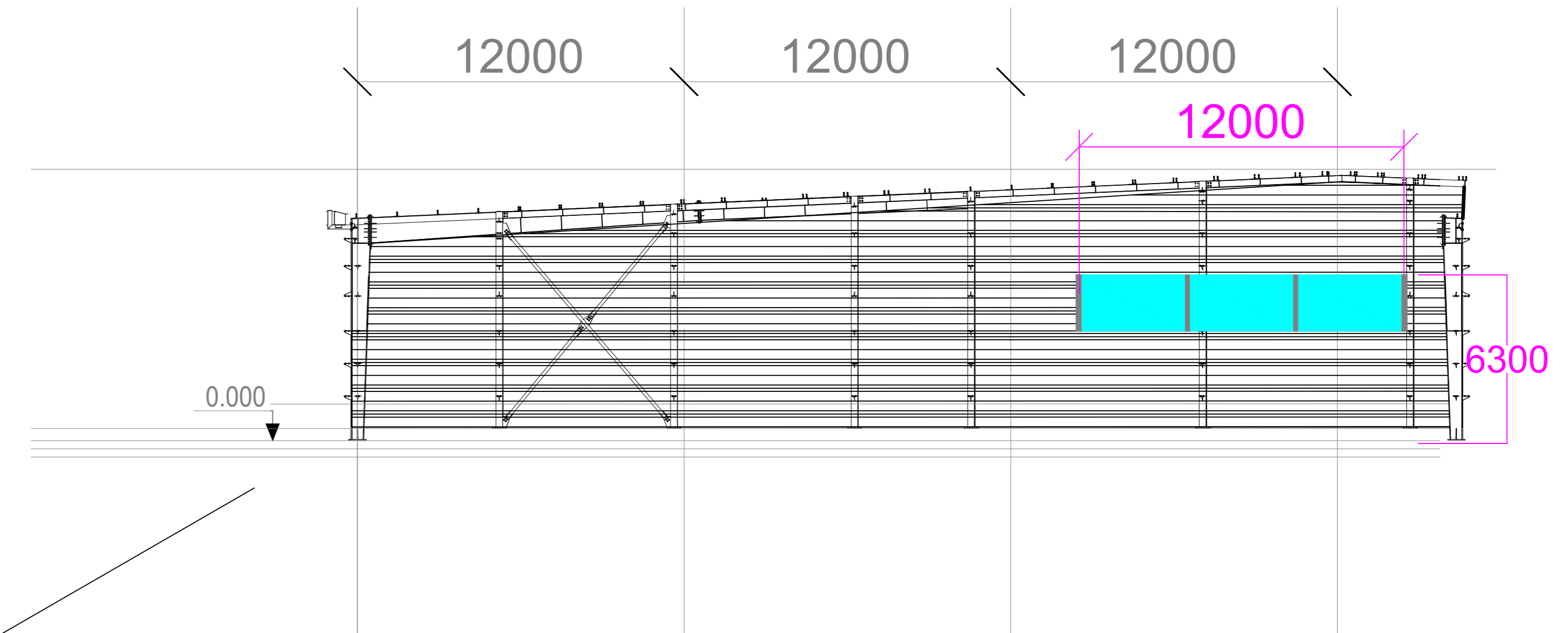
- 7.1 PORTABLE HAND OPERATED APPLIANCES SHALL BE PROVIDED AS INDICATED ON PLAN.

Structure B Openable Windows Calculation

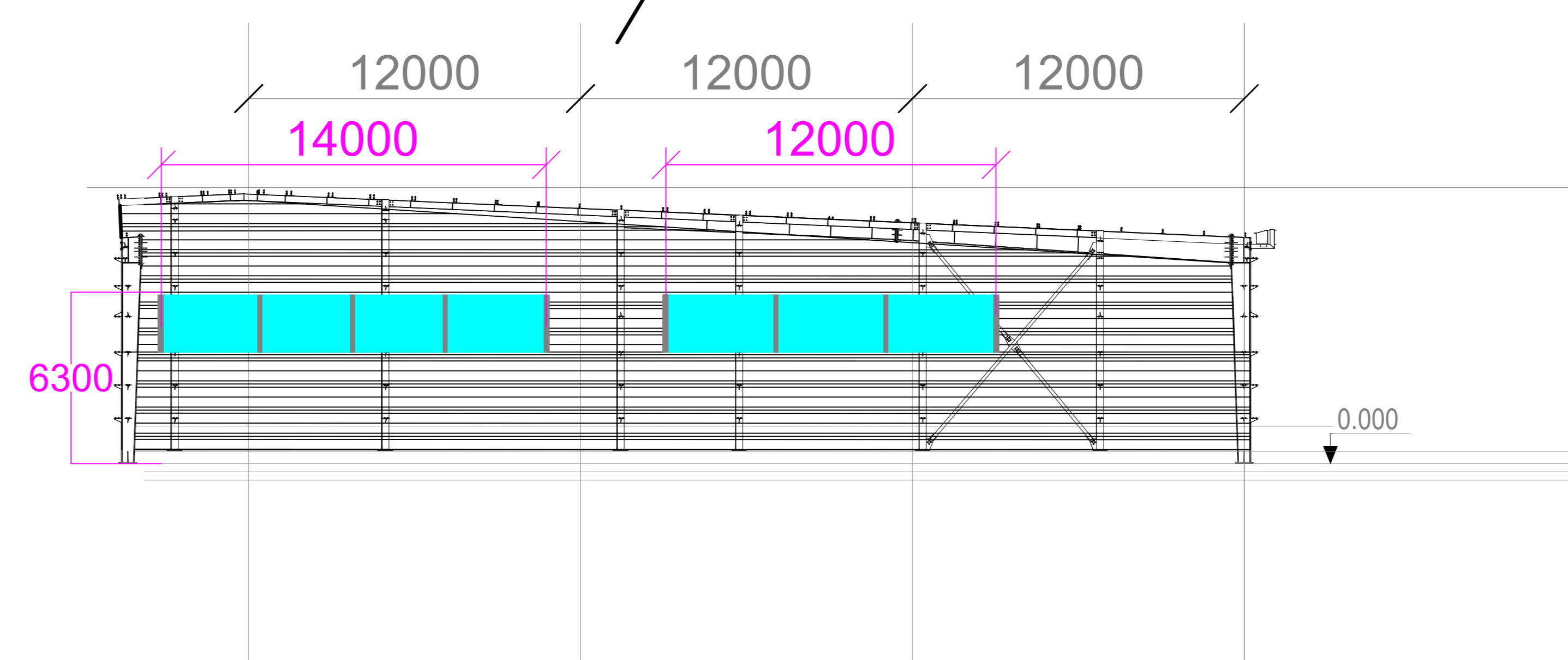
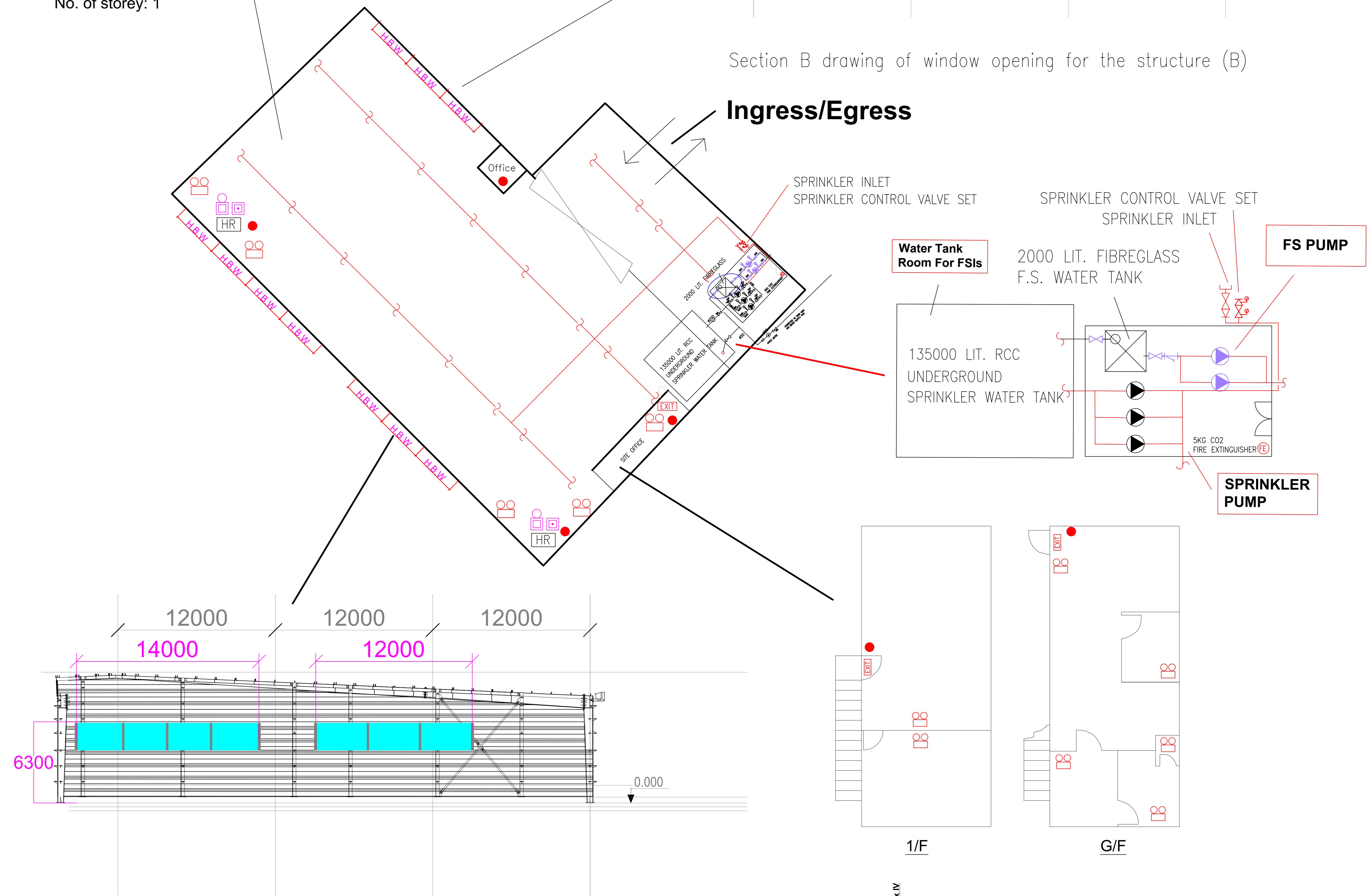
Area of Structure B = 819 sq.m.
Area of High Bay Window (H.B.W.) = 2.0m(H) x 38m(total length) = 76 sq.m.
Total openable window area = 76 sq.m.
= 9.27% of floor area

Structure B

WHOLESALE TRADE (DRINKS) ANCILLARY STORAGE OF GOODS CANOPY
GFA: Not exceeding 819m²
Height: Not exceeding 11m
No. of storey: 1



Section B drawing of window opening for the structure (B)



Section B drawing of window opening for the structure (B)

LEGEND

- [HR] HOSE REEL
- [EMERGENCY LIGHT]
- [FE] 5KG CO2 FIRE EXTINGUISHER
- [SPRINKLER CONTROL VALVE SET]
- [PUMP SET]
- [PRESSURE GAUGE]
- [BREAK GLASS UNIT]
- [EXIT] EXIT SIGN
- [SB] SAND BUCKET
- [GATE VALVE]
- [Y-TYPE STRAINER]
- [SPRINKLER HEAD (ON PLAN)]
- [FIRE ALARM BELL]
- [NON-RETURN VALVE]
- [SUBSIDIARY VALVE / FLOW SWITCH]
- [GATE TYPE (With MONITORING)]
- [SPRINKLER INLET]
- [5KG DRY POWDER FIRE EXTINGUISHER]

PROJECT : PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY STORAGE OF GOODS FOR A PERIOD OF 3 YEARS LOT 2339 (PART) IN D.D. 130, LAM TEI, TUEN MUN, NEW TERRITORIES	DRAWING TITLE : F.S. Notes, Legend, Fire Service Installation Layout Plan	ARCHITECT :	CONSULTANT :	FIRE SERVICE CONTRACTOR : Century Fire Service Engineering Co., Ltd.	NAME C.K. NG	DATE 27 Jul 2024	DRAWING NO : FS-01	REV. 0
					SCALE : 1 : 150 (A0)		SOURCE : B.O.O. Ref. BD F.S.D. Ref. FP	
REV. DESCRIPTION DATE								

規 劃 署

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電話號碼 Tel. No.: 2158 6286
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17 November 2022

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

Dear Sir/Madam,

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

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

Relevant departments have been consulted. Your submission is considered:

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

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

Yours faithfully,

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

c.c.

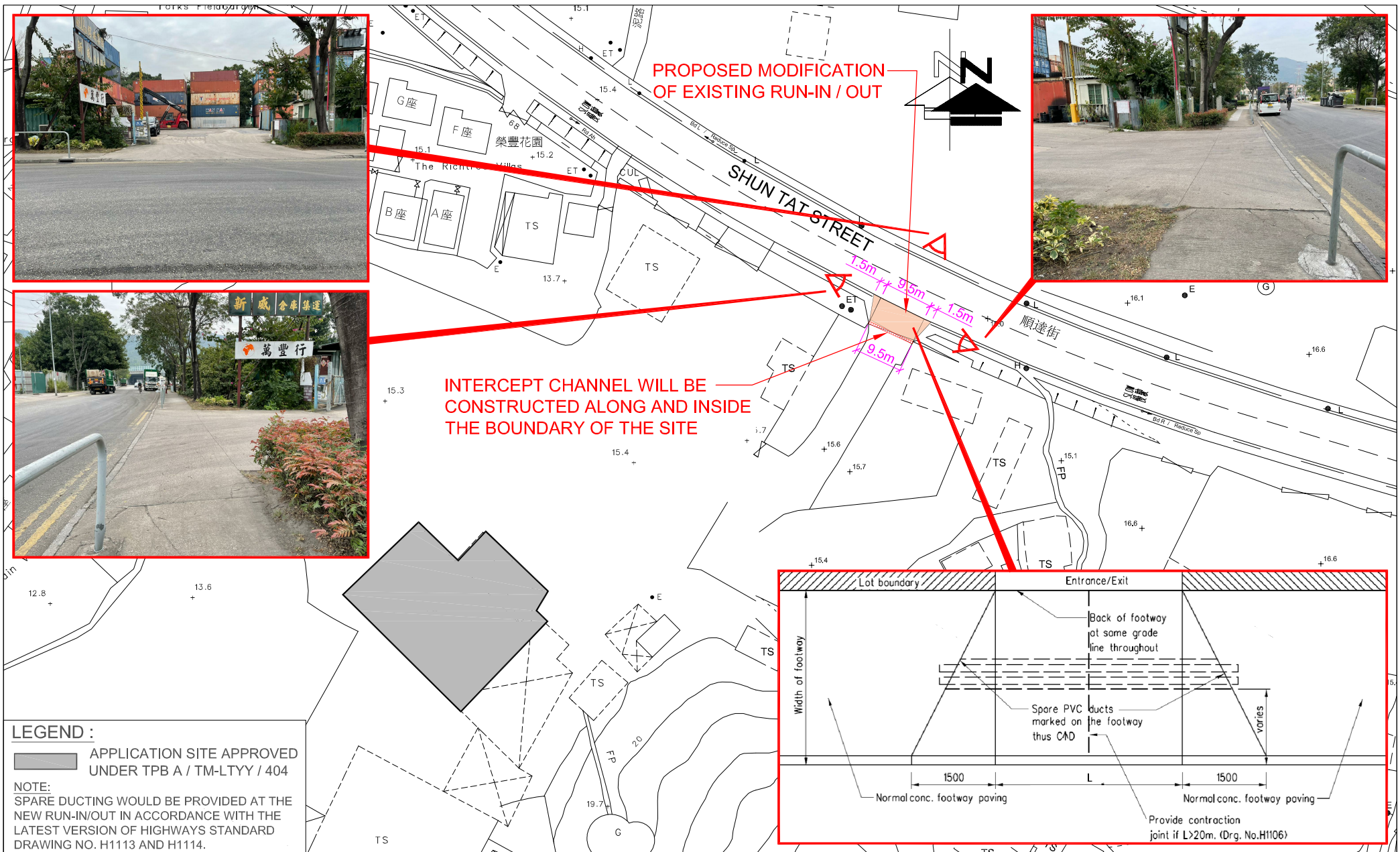
C for T
CHE/NTW, HyD

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

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

Internal

CTP/TPB(2)



LEGEND :

APPLICATION SITE APPROVED UNDER TPB A / TM-LTYT / 404

NOTE:
SPARE DUCTING WOULD BE PROVIDED AT THE NEW RUN-IN/OUT IN ACCORDANCE WITH THE LATEST VERSION OF HIGHWAYS STANDARD DRAWING NO. H1113 AND H1114.

FIGURE NO.:		PROJECT TITLE:	
1(REV B)		Proposed Temporary Wholesale Trade with Ancillary Storage for a Period of 3 Years in "Residential (Group D)" Zone, Lot 2339 (Part) in D.D. 130, Lam Tei, Tuen Mun, New Territories (Approved S16 Planning Application A / TM-LTYT / 404)	
PROJECT NO.:		DRAWING TITLE:	
20124HK		PROPOSED MODIFICATION OF EXISTING RUN-IN / OUT AT SHUN TAT STREET WITH SITE PHOTOS	
SCALE:	DATE:		
1 : 1000 @A4	04 AUG 2021		

