APPENDIX 2

Copy of Town Planning Board's Approval Letter for Previous Planning Application No. A/YL-ST/664 dated 16.2.2024

城市規劃委員會
香港北角渣華道三百三十三號
北角政府合署十五樓

RECEIVED 19 FEB 2024

TOWN PLANNING BOARD
15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳　真 Fax: 2877 0245 / 2522 8426
電　話 Tel: 2231 4810
來函檔號 Your Reference:

覆函請註明本會檔號
In reply please quote this ref.: TPB/A/YL-ST/664

By Post & Fax [redacted]

16 February 2024

Lanbase Surveyors Ltd.
[redacted]

Dear Sir/Madam,

Temporary Vehicle Park (including Container Vehicles), Container Storage Area, Storage of New Unlicensed Container Tractors, Storage of Construction Materials, Tyre Repair, Shop and Services (Sale of Container Vehicles and the Related Parts/Accessories), Vehicle Repair and Services, Eating Place and Ancillary Offices for a Period of 3 Years in "Other Specified Uses" annotated "Service Stations" Zone, Lots 372 S.D RP (Part), 743 RP (Part) and 744 RP (Part) in D.D. 99 and Adjoining Government Land, San Tin, Yuen Long

I refer to my letter to you dated 22.1.2024.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance (the Ordinance) on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a period of 3 years until 26.1.2027 and is subject to the following conditions :

(a) no operation between 11:00 p.m. and 8:00 a.m. from Monday to Saturday for temporary vehicle park (including container vehicles), container storage area, storage of new unlicensed container tractors, storage of construction materials, tyre repair, shop and services (sale of container vehicles and the related parts/accessories), vehicle repair and services and ancillary offices use, as proposed by you, is allowed on the site during the planning approval period;

(b) no operation between 5:00 p.m. and 10:00 a.m. on Sunday and public holidays for temporary vehicle park (including container vehicles), container storage area, storage of new unlicensed container tractors, storage of construction materials, tyre repair, shop and services (sale of container vehicles and the related parts/accessories), vehicle repair and services and ancillary offices use, as proposed by you, is allowed on the site during the planning approval period;

(c) no operation between 10:00 p.m. and 7:00 a.m. for the temporary eating place, as proposed by you, is allowed on the site during the planning approval period;

(d) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;

(e) the submission of records of the existing drainage facilities on the site within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 26.4.2024;

(f) the maintenance of the existing drainage facilities on the site at all times during the planning approval period;

(g) the submission of a fire service installations proposal within 6 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the TPB by 26.7.2024;

(h) in relation to (g) above, the implementation of the fire service installations proposal within 9 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the TPB by 26.10.2024;

(i) if any of the above planning condition (a), (b), (c), (d) or (f) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and

(j) if any of the above planning condition (e), (g) or (h) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

The TPB also agreed to advise you to note the advisory clauses as set out at Appendix V of the TPB Paper.

You are reminded to **strictly** adhere to the time limit for complying with the above planning conditions. If any of the above planning conditions are not complied with by the specified time limit, the permission given shall be revoked without further notice and the development will be subject to enforcement action. If you wish to apply for extension of time for compliance with planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, including the total time period for compliance that might be granted, please refer to the TPB Guidelines No. 34D and 36C. The Guidelines, application form (Form No. S16A) and the Guidance Notes for applications are available at the TPB's website (https://www.tpb.gov.hk/en/resources/index.html), the Planning Enquiry Counters of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

This temporary permission will lapse on 27.1.2027. You may submit an application to the TPB for renewal of the temporary permission no less than two months and normally no more than four months before its expiry by completing an application form (Form No. S16-III). Application submitted more than four months before expiry of the temporary approval may only be considered based on the individual merits and exceptional circumstances of each case. For details, please refer to TPB Guidelines No. 34D. However, the TPB is under no obligation to renew the temporary permission.

For amendments to the approved development that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36C for details.

The TPB Paper in respect of the application is available at this link (https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/735_rnt_agenda.html) and the relevant extract of minutes of the TPB meeting held on 26.1.2024 is enclosed herewith for your reference.

Under section 17(1) and 17(1A) of the Ordinance, an applicant aggrieved by a decision of the TPB may in writing apply to the TPB for a review of the decision and set out the grounds for the review. If you wish to seek a review, you should inform me and provide the grounds for the review within 21 days from the date of this letter (on or before 8.3.2024). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Mr. Kimson Chiu of the Fanling, Sheung Shui & Yuen Long East District Planning Office at 3168 4033. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officers is attached herewith for your reference.

Yours faithfully,

(Leticia LEUNG)
for Secretary, Town Planning Board

LL/CN/cl

List of Government Department Contacts

(Application No. A/YL-ST/664)

部門 Department	辦事處 Office	聯絡人姓名 Name of Contact Person	電話號碼 Telephone No.	傳真號碼 Facsimile No.
渠務署 Drainage Services Department	新界北渠務部 Mainland North Division	梁長政先生 Mr. LEONG Cheung Ching	2300 1432	2770 4761
消防處 Fire Services Department	策劃組 Planning Group	張永熹先生 Mr. CHEUNG Wing Hei	2733 7737	2739 8775

Extracted from Confirmed Minutes of 735th Meeting of RNTPC held on 26.1.2024

Agenda Item 51

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-ST/664 Temporary Vehicle Park (including Container Vehicles), Container Storage Area, Storage of New Unlicensed Container Tractors, Storage of Construction Materials, Tyre Repair, Shop and Services (Sale of Container Vehicles and the Related Parts/Accessories), Vehicle Repair and Services, Eating Place and Ancillary Offices for a Period of 3 Years in "Other Specified Uses" annotated "Service Stations" Zone, Lots 372 S.D RP (Part), 743 RP (Part) and 744 RP (Part) in D.D. 99 and Adjoining Government Land, San Tin, Yuen Long
(RNTPC Paper No. A/YL-ST/664)

Presentation and Question Sessions

71. With the aid of some plans, Mr Kimson P.H. Chiu, STP/FSYLE, briefed Members on the background of the application, the applied uses, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department considered that the temporary use could be tolerated for a period of three years.

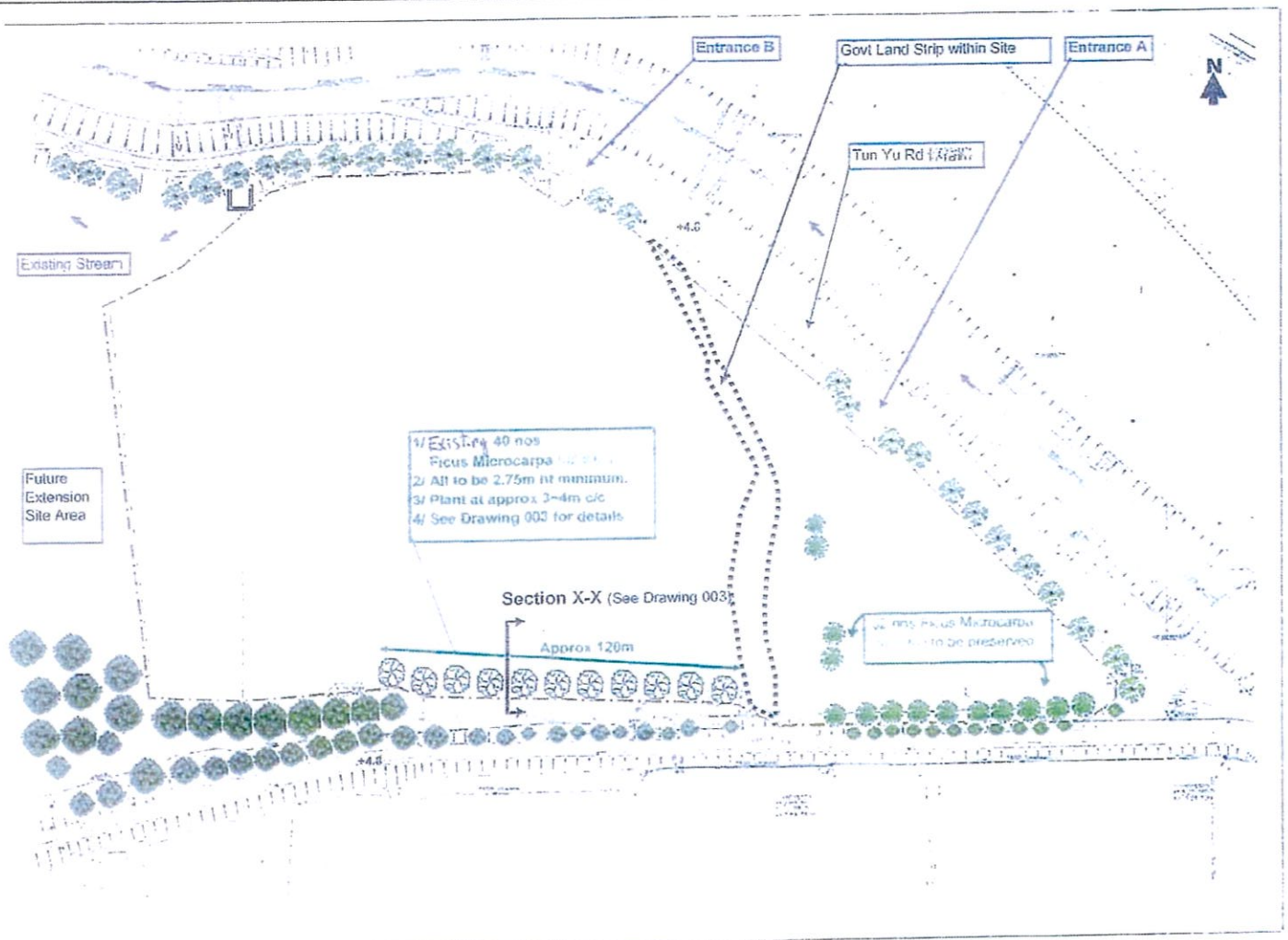
72. Members had no question on the application.

Deliberation Session

73. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 26.1.2027, on the terms of the application as submitted to the Town Planning Board and subject to the approval conditions stated in the Paper. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

APPENDIX 7

The Approved Landscape and Tree Preservation Proposal and the Relevant Compliance Letters under Previous Planning Application No. A/YL-ST/447



Landscape Proposal on the Application Site --- Trees Planting & Trees Preservation

Notes:

1/ All dimensions are in mm unless stated otherwise.

2/ This drawing is to facilitate the Landscape proposal for the developing site area under TPB application A/YL-ST/447.

3/ Scale
0 m — 50 m

4/ Legend :

	= Application Site area and Hoarding line.
	= Govt Land within the application site
	= Existing trees outside the south boundary of the application site along 祈田村路
	= Existing trees outside north-east boundary of the application along 祈福路

5/ Landscape Proposal

	= 32 nos Ficus Microcarpa 細葉榕 Trees within application site area to be preserved (planted by previous owner 2~3 years ago ago, approx 3m ht now).
	= Existing 40 nos Ficus Microcarpa 細葉榕. All 2.75m ht minimum at 3~4m c/c within south side boundary hoarding line at location as indicated.

Rev	Amendments Description	by	App.	Date
D	Amendment to Rev C dated Jul 2014		A	Nov 2014

Proj No & Title:
TPB - A/YL-ST/447 - San Tin Vehicle Centre
DD99, Lot 372SDRP(part), 743RP(part) & 744RP(part)

Drawing Title:
Landscape Proposal for the Application Area
(Sheet 02 of 6)

Sheet No : SK/pmec/Landscape/TPB447-002 Rev: D

Scale: See Note

Dgn by :	PM Engineers Consultant	Chkd :	pmec /hkc
Date :	Nov 2014	Date :	Nov 2014

規劃署

香港北角渣華道三百三十三號
北角政府合署

By Fax [redacted] and Post
Planning Department

North Point Government Offices
333 Java Road, North Point,
Hong Kong

RECEIVED 2 8 JAN 2015

本函檔號 Your Reference

本署檔號 Our Reference ( ) in TPB/A/YL-ST/447

電話號碼 Tel. No.: 2158 6289

傳真機號碼 Fax No.: 3105 0057

27 January 2015

Lanbase Surveyors Limited

[redacted]

Dear Sir/Madam,

Planning Application No. A/YL-ST/447
Compliance with Approval Condition (j)

I refer to your submission dated 9.12.2014 regarding the submission of landscape and tree proposals. The relevant department has been consulted on your submission. 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.

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

Yours faithfully,

(Simon CHEUNG)
for District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department

c.c.
CTP/UD&L (Attn.: Mr. Perry TO)
CTP/TPB(2)

RECEIVED 16 JAN 2016

Fax [redacted] & Post

規劃署

粉嶺、上水及元朗東規劃處
新界沙田上禾輋路1號
沙田政府合署12樓

Planning Department

Fanling, Sheung Shui &
Yuen Long East
District Planning Office
12/F., Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.

來函檔號	Your Reference	
本署檔號	Our Reference	( ) in TPB/A/YL-ST/447
電話號碼	Tel. No.:	2158 6289
傳真機號碼	Fax No.:	3105 0057

14 January 2016

Lanbase Surveyors Ltd.

[redacted]

Dear Sir/Madam,

Planning Application No. A/YL-ST/447
Compliance with Approval Condition (k)

I refer to your submission dated 15.12.2015 regarding the implementation of landscape and tree preservation proposals. The relevant department has been consulted on your submission. 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.

Should you have any queries on the comments, please contact Ms. Vina WONG (Tel: 2231 4848) direct.

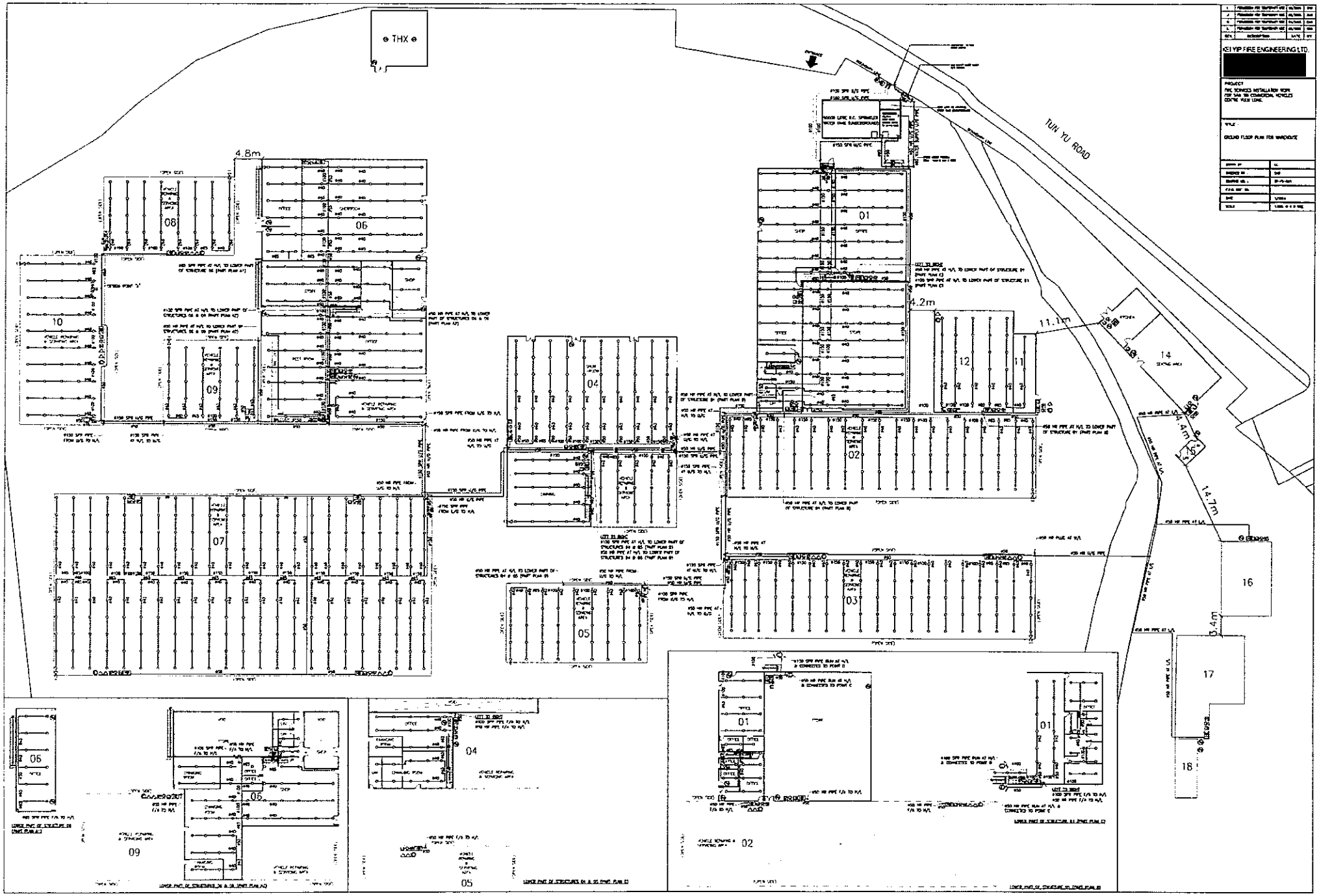
Yours faithfully,

(Simon CHEUNG)
for District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department

c.c.
CTP/UD&L (Attn.: Ms. Vina WONG)
CTP/TPB

APPENDIX 8

The Approved Fire Service Installations Proposal, Certificates of Fire Service Installations and Equipment (FS251) and the Relevant Compliance Letters under Previous Planning Applications No. A/YL-ST/655 and 664


THX
TUN YU ROAD
4.8m
4.2m
11.1m
14.7m
8.4m
01
02
03
04
05
06
07
08
09
10
11
12
14
16
17
18
KS1 YIP FIRE ENGINEERING LTD.

F.S. NOTES

1. AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED AND DESIGNED TO ORDINARY HAZARD GROUP III IN ACCORDANCE WITH LPC BS EN 12845:2015 AND THE FSD CIRCULAR LETTER NO. 5/2020 FOR ALL BUILDINGS WITH TOTAL FLOOR AREAS EXCEEDING 230 SQUARE METER AND TO COVER ALL PARTS OF THE BUILDINGS INCLUDING STAIRCASES, COMMON CORRIDORS & TOILETS ETC.
2. THE SPRINKLER CONTROL VALVES, INLETS AND F.S. CONTROL PANEL SHALL BE PROVIDED AT G/F ENTRANCE.
3. A 90,000 LITRES SPRINKLER WATER TANK SHALL BE PROVIDED AT THE FLOW RATE AND RUNNING PRESSURE AT CONTROL VALVE AS DETAIL FOLLOW:

SPRINKLER SYSTEM	FLOW RATE (l/min)	RUNNING PRESSURE HEAD(bar)
Q4 #1	1100	3.2
	1350	2.9

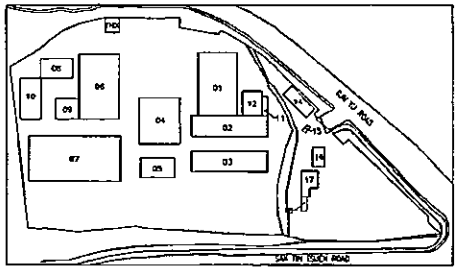
4. THE AUTOMATIC SPRINKLER SYSTEM ONLY FOR G/F.
5. ALL SPRINKLER PIPES SHALL BE 32mm DIA. UNLESS OTHERWISE STATED.
6. WOOFED HOSE REEL SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT 2022.
7. HOSE REEL INSTRUCTION PLAQUES SHALL BE PROVIDED FOR ALL HOSE REELS.
8. HOSE REEL SYSTEM IN ACCORDANCE WITH PARAGRAPH 5.14(a) OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT SHALL BE PROVIDED FOR THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30m OF HOSE REEL.
9. DUTY AND STANDBY FIXED FIRE PUMPS SHOULD BE PROVIDED FOR THE HOSE REEL.
10. FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH BS 5839-1:2017 AND THE FSD CIRCULAR LETTER NO 5/2021.
11. A MANUAL FIRE ALARM CONTROL PANEL SHOULD BE PROVIDED AT THE MAIN ENTRY ON G/F.
12. THE HOSE REEL BRANCH NOZZLE SHALL HAVE A 4.5mm ORIFICE AND BE FITTED WITH A SIMPLE TWO WAY VALVE TO OPEN OR SHUT OFF JET. THE VALVE MUST NOT BE SPRING LOADED.
13. ALL FIRE SERVICE INSTALLATIONS SHOULD FULLY COMPLY WITH THE CURRENT REQUIREMENTS OF THE FIRE SERVICES DEPARTMENT AND THE WATER SUPPLIES DEPARTMENT.
14. ELECTRICAL CABLES FOR FIRE ALARM BELLS AND FIRE SERVICES PUMPS SHALL BE FIRE RESISTING TYPE COMPLYING WITH BS5387 CAT AWI/SWA.
15. A R.C. F.S. WATER TANK OF EFFECTIVE STORAGE CAPACITY NOT LESS THAN 2000 LITRES SHALL BE PROVIDED FOR HOSE REEL SYSTEM
16. FIXED FIRE PUMPS AND FIRE ALARM BELLS SHALL BE ACTUATED BY ANY BREAKGLASS UNIT IN THE BUILDING.
17. FIRE DETECTION SYSTEM SHALL BE PROVIDED TO THE AREAS WHERE IS NOT SUITABLE TO PROVIDE SPRINKLER SUCH AS CLP TRANSFORMER ROOM, SPRINKLER PUMP ROOM & F.S. CONTROL PANEL CHAMBER IN ACCORDANCE WITH BS 5839-1:2017 AND THE FSD CIRCULAR LETTER NO. 6/2021.
18. THE CAPACITY OF BATTERY IS SUFFICIENT TO MAINTAIN THE SYSTEM IN NORMAL CONDITION FOR 24 HOURS (AFA SYSTEM) AND IT SHALL BE ABLE TO OPERATED THE SYSTEM AT ALARM CONDITION FOR 30 MINUTES.
19. ALL FIRE ALARM SIGNALS SHALL BE CONNECTED TO THE F.S. COMMUNICATION CENTRE VIA F.S. DIRECT TELEPHONE LINE.
20. EMERGENCY LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266-1:2016, BS EN 1838:2013 AND THE FSD CIRCULAR LETTER NO. 6/2021.
21. DIRECTIONAL AND EXIT SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266-1:2016, AND THE CIRCULAR LETTER NO. 5/2005.
22. FIRE EXTINGUISHERS SHALL BE PROVIDED TO THE FOLLOWING STRUCTURES.

STRUCTURE	USAGE	NOS. OF FIRE EXTINGUISHER		
		$5kg\ CO_2$	9L H_2O	9L CHEMICAL FOAM
01	SHOP, OFFICE & STORE ROOM (CAR PARTS)	3	6	
02	VEHICLE REPAIRING & SERVICING AREA (OPEN SIDED)			2 w/ 4 x SAND BUCKET
03	VEHICLE REPAIRING & SERVICING AREA (OPEN SIDED)			2 w/ 4 x SAND BUCKET
04	SHOP & OFFICE	3	5	
05	VEHICLE REPAIRING & SERVICING AREA (OPEN SIDED)			2 w/ 4 x SAND BUCKET
06	SHOP, OFFICE & STORE ROOM (CAR PARTS)	4	4	
07	VEHICLE REPAIRING & SERVICING AREA (OPEN SIDED)			2 w/ 4 x SAND BUCKET
08	VEHICLE REPAIRING & SERVICING AREA (OPEN SIDED)			1 w/ 2 x SAND BUCKET
09	VEHICLE REPAIRING & SERVICING AREA (OPEN SIDED)			1 w/ 2 x SAND BUCKET
10	VEHICLE REPAIRING & SERVICING AREA (OPEN SIDED)			1 w/ 2 x SAND BUCKET
11	TYPE REPAIRING AREA			1 w/ 1 x SAND BUCKET
12	TYPE REPAIRING AREA			1 w/ 1 x SAND BUCKET
14	RESTAURANT & KITCHEN	1 w/ 1 x FIRE BLANKET	2	
15	TOILET	1		
16	CONTAINER STORAGE AREA (OPEN SIDED)	1		
17	OFFICE		1	
18	CONTAINER STORAGE AREA (OPEN SIDED)	1		

23. MAXIMUM STORAGE AREAS SHALL BE 50m² FOR ANY SINGLE BLOCK OF STORES IN STRUCTURES 01, 06, 16 & 18.
24. MINIMUM CLEARANCE AROUND EACH SINGLE STORAGE BLOCK IS 3.487m (BETWEEN STRUCTURES 16 & 17).
25. MAXIMUM COMPARTMENT VOLUME OF THIS SITE IS 4,463m³ (STRUCTURE 04 - SHOWROOM).
26. ALL WATER PIPEWORK EXPOSED TO THE SURFACE SHALL COMPLY TO BS 1387 MEDIUM GRADE.
27. ALL UNDERGROUND WATER PIPE SHALL COMPLY TO BS 1387 HEAVY GRADE.

LEGEND

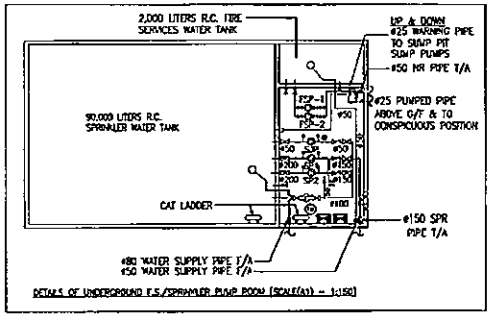
- SPRINKLER HEAD
- SPRINKLER HEAD (FOR SCHEMATIC)
- SPRINKLER AND F.S. CONTROL PANEL
- CHECK METER POSITION
- PRESSURE SWITCH
- FLUSH VALVE WITH G.I. CAP
- F.S. PUMP CONTROL PANEL FOR F.S. PUMPS
- PRESSURE SWITCH FOR DROP 0.5 bar SIGNAL
- PRESSURE SWITCH FOR DROP 0.8 bar SIGNAL
- SPR WATER TANK FOR REMAIN 90% WATER LEVEL SIGNAL
- BALL VALVE
- LEVEL SWICHS (HIGH LEVEL CUT-OUT & LOW LEVEL CUT-IN)
- FULL-WAY GATE VALVE
- NON-RETURN VALVE
- ANTI-POLLUTION VALVE C/W MONITORING SIGNAL
- CONTROL PANEL
- SPRINKLER INLET
- AAV AUTOMATIC AIR VENT
- FLOW SWITCH
- HEAT DETECTOR
- 5kg CO2 TYPE PORTABLE FIRE EXTINGUISHER
- 9L CHEMICAL FOAM TYPE PORTABLE FIRE EXTINGUISHER
- 9L WATER/CO_2 TYPE PORTABLE FIRE EXTINGUISHER
- SAND BUCKET
- FIRE BLANKET
- SPRINKLER CONTROL VALVE
- MFA CALL POINT
- HOSE REEL SET (30M LENGTH)
- FIRE ALARM BELL
- VISUAL FIRE ALARM
- DIAPED PRESSURE GAUGE
- SPRINKLER WATER ALARM GONG
- FIRE SERVICES PUMP (DUTY/STANDBY)
- FULL WAY GATE VALVE
- PRESSURE RELIEF VALVE
- VORTEX INHIBITOR



KEY PLAN (SCALE : NOT TO SCALE)

FIXED FIRE PUMP SCHEDULE						
PUMP		PRESSURE (BAR)	FLOW (L/min)	TYPE	MOTOR	
					SPEED (RPM)	RATING (kW)
FIXED FIRE PUMP SET	FSP-1 FSP-2	5.0	60	HORIZONTAL END-SUCTION	2900	3
REMARKS: PUMP CASING WORKING PRESSURE SHALL BE 150% OF THE HIGHEST POSSIBLE DISCHARGE SYSTEM PRESSURE AND OF MINIMUM 16 BARS.						

SPRINKLER PUMP SCHEDULE (OHH HAZARD)						
PUMP	PRESSURE (BAR)	FLOW (lit/min)	TYPE	MOTOR		
				SPEED (RPM)	RATING (kW)	
SPRINKLER PUMP NOS. SP-1 & SP-2	3.2/2.9/1.4	1100/1350/2250	HORIZONTAL END-SUCTION	2900	11	
SPRINKLER PUMP NOS. SJP	4	60	VERTICAL MULTI STAGE	2900	15	



DETAILS OF UNDERGROUND F.S./SPRINKLER PUMP ROOM (SCALE(A1) = 1:150)

INFORMATION OF ON-SITE STRUCTURES								
CODE (KEY PLAN)	USAGE	STORAGE CATEGORY	STORAGE CONFIGURATION	STORAGE HEIGHT	NO. OF STOREY	DIMENSION (m)	VOLUME (m^3)	COVERED AREA (m^2)	GFA (m) AREA (m^2)
TYPE	CLP TRANSFORMER ROOM								
08	VEHICLE REPAIRING & SERVICING AREA (OPEN SIDED)	I, II	FREE STANDING	3m	1	10(W) X 10(L) X 5(H)	500	100	100
03	VEHICLE REPAIRING & SERVICING AREA (OPEN SIDED)	I, II	FREE STANDING	3m	1	14(W) X 22(L) X 5(H)	OPEN	322	322
03	VEHICLE REPAIRING & SERVICING AREA (OPEN SIDED)	I, II	FREE STANDING	3m	1	15(W) X 30(L) X 5(H)	OPEN	450	450
09	VEHICLE REPAIRING & SERVICING AREA (OPEN SIDED)	I, II	FREE STANDING	3m	1	15(W) X 17(L) X 5(H)	OPEN	255	255
06	SHOP, OFFICE & STORE ROOM				2	28(W) X 45(L) X 7(H)		1260	2520
	– SHOWROOM [18(W)x22(L)x7(H)]	I, II, III	FREE STANDING	2.1m			2772		
	– SHOP [40(W)x10(L)-7(W)+12.1(W)x17(L)x3.5(H) +5.8(W)x8(L)x3.5(H)]						1247		
	– OFFICE [7(W)x18(L)x3.5(H)]						441		
	– OFFICE [7(W)x18(L)x3.5(H)]						441		
	– OFFICE [12.1(W)x17(L)-3.5(W)x3.5(H)+5.8(W)x8(L)x3.5(H)]						877		
	– CHANGING ROOM [12(W)x21(L)x3.5(H)]						882		
	– REST ROOM [12(W)x21(L)x3.5(H)]						882		
	– STORE [8.1(W)x17.5(L)x7(H)]						993		
	– VEHICLE REPAIRING & SERVICING AREA (OPEN SIDED)						OPEN		
07	VEHICLE REPAIRING & SERVICING AREA (OPEN SIDED)	I, II	FREE STANDING	3m	1	32(W) X 64(L) X 6(H)	OPEN	2048	2048
04	SHOP & OFFICE	I, II	FREE STANDING	3m	1	28(W) X 33(L) X 7.5(H)		924	924
	– SHOWROOM [19.9(W)x29.9(L)x7.5(H)]						4483		
	– OFFICE, CHANGING & DINING [13.5(W)x14.9(L)x7.5(H)]						1509		
	– VEHICLE REPAIRING & SERVICING AREA (OPEN SIDED)						OPEN		
05	VEHICLE REPAIRING & SERVICING AREA (OPEN SIDED)	I, II	FREE STANDING	3m	1	14(W) X 25(L) X 6(H)	OPEN	350	350
01	SHOP, OFFICE & STORE ROOM	II, II, III	FREE STANDING	2.1m	2	27(W) X 43(L) X 8(H)		1151	2322
	– SHOP [13.7(W)x20(L)x8(H)+6.6(W)x20(L)x4(H)]						2220		
	– OFFICE [8.1(W)x23.1(L)x4(H)]						748		
	– OFFICE [6.7(W)x20(L)x4(H)]						536		
	– OFFICE [8.1(W)x23.1(L)x4(H)]						749		
	– OFFICE [13.3(W)x20(L)x4(H)]						1064		
	– STORE [18.9(W)x23.1(L)x8(H)]						3493		
12	TYPE REPAIRING AREA	I, II	FREE STANDING	3m	1	11(W) X 18(L) X 6(H)	1512	252	252
11	TYPE REPAIRING AREA	I, II	FREE STANDING	3m	1	42(W) X 14(L) X 8(H)	336	56	56
02	VEHICLE REPAIRING & SERVICING AREA (OPEN SIDED)	I, II	FREE STANDING	3m	1	15(W) X 55(L) X 6(H)	OPEN	825	825
03	VEHICLE REPAIRING & SERVICING AREA (OPEN SIDED)	I, II	FREE STANDING	3m	1	15(W) X 55(L) X 6(H)	OPEN	825	825
14	RESTAURANT – KITCHEN [9.1(W)x6.7(L)x7(H)] – SEATING AREA [9.1(W)x17.7(L)x7(H)]	I, II	FREE STANDING	3m		9.1(W) X 24.4(L) X 7(H)	427 1127	198	198
15	TOILET	I, II	FREE STANDING	3m	1	2.7(W) X 6.1(L) X 2.8(H)	43	14.24	14.24
16	CONTAINER STORAGE AREA (OPEN SIDED)	I, II, III	FREE STANDING	2.1m	1	9.1(W) X 13.7(L) X 5.2(H)	648	124.7	124.7
17	OFFICE	I, II	FREE STANDING	3m	1	12.2(W) X 12.2(L) X 5.2(H) 6.1(W) X 6.1(L) X 5.2(H)	774	186.1	186.1
18	CONTAINER STORAGE AREA (OPEN SIDED)	I, II, III	FREE STANDING	2.1m	1	4.3(W) X 10.7(L) X 7(H)	322	46	46



NO.	DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			

KEIYIP FIRE ENGINEERING LTD.

[redacted]

PROJECT :
FIRE SERVICES INSTALLATION WORK FOR SAM TIN COMMERCIAL VEHICLES CENTRE YUEN LONG.

TITLE :
DETAILS FOR F.S. / SPR PUMP ROOM AND WATER TANK, F.S. NOTES & LEGEND, COLOUR CODE FOR PIPE SIZES, BLOCK PLAN

DRAWN BY :	KC
CHECKED BY :	CHD
DRAWING NO. :	SCP-FS-002
F.F.P.R. REF. NO. :	
DATE :	1/2014
SCALE :	N.T.S.(A1) & 1:150

規劃署
粉嶺、上水及元朗東規劃處
新界荃灣青山公路388號
中染大廈22樓2202室

Planning Department
Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號	Your Reference:	YL/TPN/1004I/L26
本署檔號	Our Reference:	( ) in TPB/A/YL-ST/664
電話號碼	Tel. No. :	3168 4041 / 3168 4072
傳真機號碼	Fax No. :	3168 4074 / 3168 4045

RECEIVED 10 JUL 2025

By Post and Fax [redacted]
8 July 2025

Lanbase Surveyors Limited
[redacted]

Dear Sir,

Submission for Compliance with Approval Condition (g) -
Submission of a fire service installations proposal

Temporary Vehicle Park (including Container Vehicles), Container Storage Area, Storage of New Unlicensed Container Tractors, Storage of Construction Materials, Tyre Repair, Shop and Services (Sale of Container Vehicles and the Related Parts/Accessories), Vehicle Repair and Services, Eating Place and Ancillary Offices for a Period of 3 Years, Lots 372 S.D RP (Part), 743 RP (Part) and 744 RP (Part) in D.D. 99 and Adjoining Government Land, San Tin, Yuen Long
(Planning Application No. A/YL-ST/664)

I refer to your submission dated 27.6.2025 for compliance with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

☑ Acceptable. The captioned condition **has been complied with**. Please find detailed departmental comments in *Appendix*.

☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**.

☐ Not acceptable. The captioned condition **has not been complied with**.

Should you have any queries, please contact Mr. CHEUNG Wing Hei (Tel.: 2733 7737) of the Fire Services Department directly.

Yours faithfully,

(Josephine LO)
District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department

c.c.
D of FS (Attn: Mr. CHEUNG Wing Hei)
CTP/TPB(3)

JL/CKL/tc

Appendix

Detailed Comments of the Director of Fire Services:

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

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS
消防（裝置及設備）規例
(Regulation 9(1))
（第九條(1)款）

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT
消防裝置及設備證書

FSD Ref.: _____
消防處檔號

A9669479

Name of Client : 顧客姓名 康宏有限公司

Name of Building : 樓宇名稱

Street No./Town Lot : 門牌號數/市地段 D.D. 99 and Adjoining Government Land

Street/Road/Estate Name : 街道/屋苑名稱 Lots 372 S.D RP (Part), 743 RP (Part) and 744 RP (Part)

Block : 座

District : 分區 San Tin, Yuen Long

Area : 地區 ☐HK 香港 ☐K 九龍 ☑NT 新界

Type of Building 樓宇類型：☐Industrial工業 ☐Commercial商業 ☐Domestic住宅 ☐Composite綜合 ☐Licensed premises持牌處所 ☐Institutional社團

Part 1 Annual Inspection ONLY 第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防（裝置及設備）規例第八條(b)款，擁有裝置在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
	NIL		NIL		

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
35	Others	G/F	Changeover of emergency power supply fixed.	Conforms with FSD requirements	13/10/2025
28	Sprinkler System	G/F	Label of sprinkler water tank installed.	Conforms with FSD requirements	13/10/2025

Part 3 第三部 Defects 損壞事項

Code編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
	NIL		NIL	

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗，證明性能良好，符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格，損壞事項列於第三部。

如證書涉及年檢事項，應張貼於大廈或處所當眼處以供消防處人員查核
This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized Signature : 受權人簽署 [redacted]

Name : 姓名 Li Cheuk Yuen

FSD/RC No. : 消防處註冊號碼 RC1/484 , RC2/453

Company Name : 公司名稱 Kei Yip Fire Engineering Ltd.

Telephone : 聯絡電話 [redacted]

Date : 日期 13/10/2025

For FSD use only:
☐ Inspected
☐ Key-in
☐ Verified

F.S. 251 (Rev. 1/2016)

規劃署
粉嶺、上水及元朗東規劃處
新界荃灣青山公路388號
中染大廈22樓2202室

Planning Department
Fanling, Sheung Shui & Yuen Long East District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號	Your Reference:	YL/TPN/10041/L32
本署檔號	Our Reference:	( ) in TPB/A/YL-ST/664
電話號碼	Tel. No.:	3168 4041 / 3168 4072
傳真機號碼	Fax No.:	3168 4074 / 3168 4045

RECEIVED 31 OCT 2025

By Post and Fax [redacted]
23 October 2025

Lanbase Surveyors Limited
[redacted]

Dear Sir,

Submission for Compliance with Approval Condition (h) - Implementation of the fire service installations proposal

Temporary Vehicle Park (including Container Vehicles), Container Storage Area, Storage of New Unlicensed Container Tractors, Storage of Construction Materials, Tyre Repair, Shop and Services (Sale of Container Vehicles and the Related Parts/Accessories), Vehicle Repair and Services, Eating Place and Ancillary Offices for a Period of 3 Years, Lots 372 S.D RP (Part), 743 RP (Part) and 744 RP (Part) in D.D. 99 and Adjoining Government Land, San Tin, Yuen Long
(Planning Application No. A/YL-ST/664)

I refer to your submission dated 14.10.2025 for compliance with the captioned approval condition. The relevant department has been consulted on your submission. 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**.

☐ Not acceptable. The captioned condition **has not been complied with**.

Should you have any queries, please contact Mr. CHEUNG Wing Hei (Tel.: 2733 7737) of the Fire Services Department directly.

Yours faithfully,

(Josephine LO)
District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department

c.c.
D of FS (Attn: Mr. CHEUNG Wing Hei)
CTP/TPB(3)

JL/KAC/lc

APPENDIX 9

The Compliance Letter for Provision of Boundary Fencing on the Site under Previous Planning Application No. A/YL-ST/506

規劃署

粉嶺、上水及元朗東規劃處
新界沙田上禾輋路1號
沙田政府合署12樓

By Fax [redacted] and Post
Planning Department

Fanling, Sheung Shui & Yuen Long East
District Planning Office
12/F., Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.

本函檔號 Your Reference

本署檔號 Our Reference ( ) in TPB/A/YL-ST/506

電話號碼 Tel. No.: 2158 6271

傳真機號碼 Fax No.: 3105 0057

RECEIVED 0 2 NOV 2018

31 October 2018

Lanbase Surveyors Limited
[redacted]

Dear Sir,

Planning Application No. A/YL-ST/506
Compliance with Approval Condition (m)

I refer to your submission dated 10.9.2018 regarding the provision of boundary fencing on the site. The relevant department has been consulted on your submission. 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.

Should you have any queries, please contact Mr. Billy W.M. AU-YEUNG (Tel: 2158 6259) direct.

Yours sincerely,

C.K.Yip

(C. K. YIP)
District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department

c.c.
CTP/TPB(2)