
From: king king <[REDACTED]>
Sent: 2026-06-27 星期六 16:39:10
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: Yan Yan LAM/PLAND <yylam@pland.gov.hk>
Subject: A/TM-LTYT/518
Attachment: LTYT518-ltr-01.pdf

Dear Sir,

Please see attached letter. Thank you.

Best Regards,

Patrick Tsui

Mobile: [REDACTED]

Total: 5 pages

Date: 27 June 2026

TPB Ref.: A/TM-LTYT/518

By Email

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

Dear Sir,

Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years at Lot 2995 RP in D.D. 124 and Adjoining Government Land, Chung Uk Tsuen, Tuen Mun, N.T.

We write to confirm that the layout, development parameters and the use of the proposed development at the captioned site is the same as the layout, development parameters and use of the last planning permission No. A/TM-LTYT/437. The page 5 and 10 of the S.16-III application form have been updated.

We are glad to submit the FSI plan herewith for the consideration of the Director of Fire Services (D of FS).

As shown in the attached photo, there is only a man gate at the frontage of the captioned site and no vehicle will access/park at the application site. The applied use will also be confined within the site fencing. The applicant has spent a considerable time to deal with the land owner to renew the tenancy of the application site so that he cannot renew the planning permission before the deadline.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] at your convenience.

Yours faithfully,

The block contains a handwritten signature in black ink, which appears to be 'Patrick Tsui'. To the right of the signature is a purple circular official stamp. The stamp contains the text 'URBAN PLANNING & DEVELOPMENT COMPANY LIMITED' around the perimeter and '都市規劃及發展顧問有限公司' in the center.

Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Ms. Yan LAM) –
By Email

Photo 1 Photo showing the frontage of the application site



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**

位於鄉郊地區土地上及/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, please proceed to Part (B))

(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

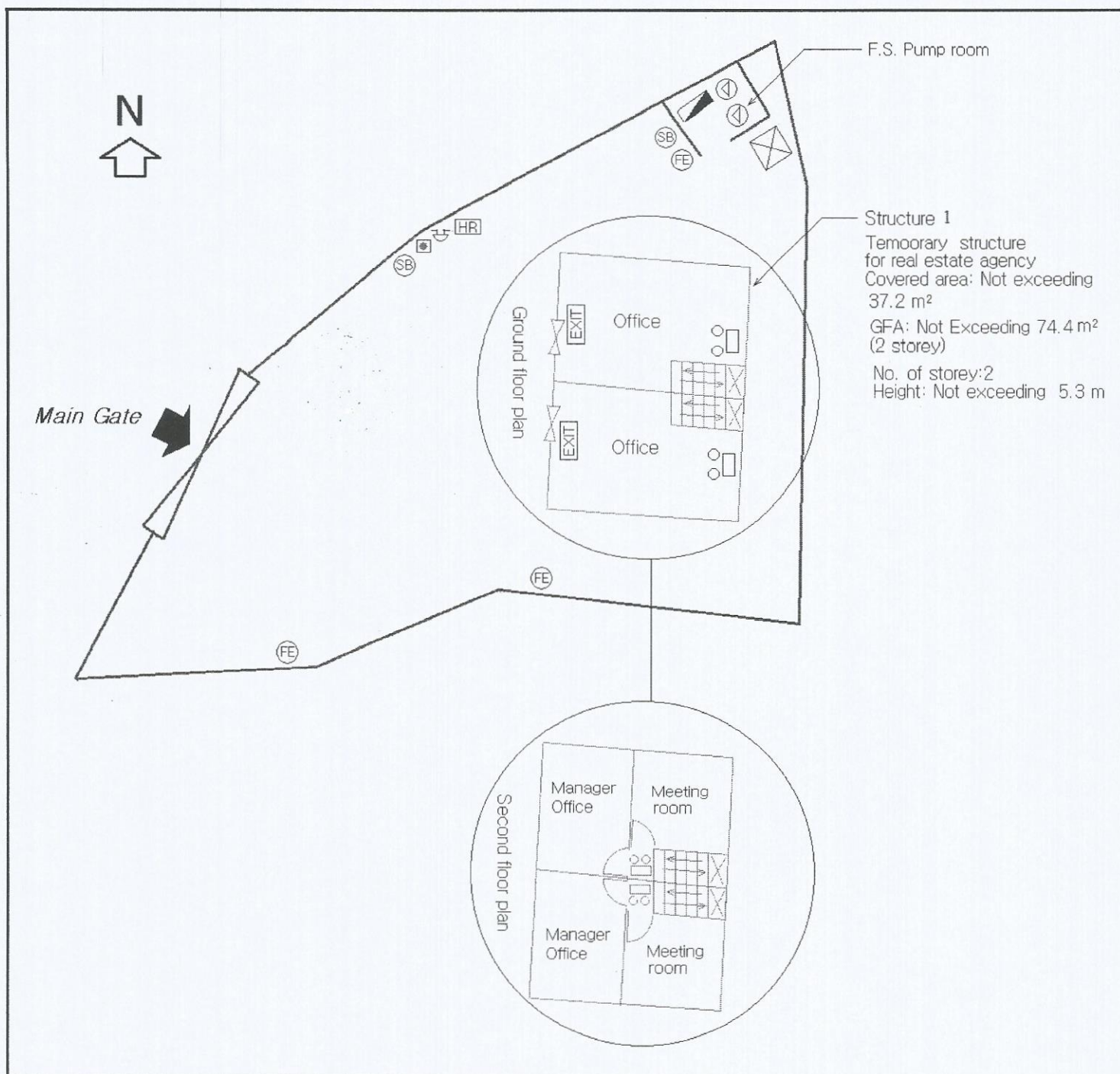
(a) Proposed use(s)/development 擬議用途/發展	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years		
	(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)		
(b) Effective period of permission applied for 申請的許可有效期	☒ year(s) 年	.....	3
	☐ month(s) 個月	.....	
(c) Development Schedule 發展細節表			
Proposed uncovered land area 擬議露天土地面積	.....	148.8	sq.m ☒ About 約
Proposed covered land area 擬議有上蓋土地面積	.....	37.2	sq.m ☒ 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	.....	NA	sq.m ☒ About 約
Proposed non-domestic floor area 擬議非住用樓面面積	.....	Not exceeding 74.4	sq.m ☐ About 約
Proposed gross floor area 擬議總樓面面積	.....	Not exceeding 74.4	sq.m ☐ 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 1: Real estate agency (Not exceeding 5.3m, 2 storeys)			
.....			
.....			
.....			
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	.....	Nil	
Motorcycle Parking Spaces 電單車車位	.....	Nil	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....	Nil	
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....	Nil	
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....	Nil	
Others (Please Specify) 其他 (請列明)	.....	NA	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目			
Taxi Spaces 的士車位	.....	Nil	
Coach Spaces 旅遊巴車位	.....	Nil	
Light Goods Vehicle Spaces 輕型貨車車位	.....	Nil	
Medium Goods Vehicle Spaces 中型貨車車位	.....	Nil	
Heavy Goods Vehicle Spaces 重型貨車車位	.....	Nil	
Others (Please Specify) 其他 (請列明)	.....	NA	

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 deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lot 2995 RP (Part) in D.D. 124 and Adjoining Government Land, Chung Uk Tsuen, Tuen Mun, New Territories
Site area 地盤面積	186 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 100 sq. m 平方米 ☒ About 約)
Plan 圖則	Approved Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTTY/14
Zoning 地帶	'Village Type Development' ('V')
Type of Application 申請類別	☒ Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 ☒ Year(s) 年 3 ☐ Month(s) 月 _____ ☐ Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years



FS Notes :

1. Sufficient emergency lighting shall be provided throughout the entire building in accordance with BS 5266 part 1 and BS EN 1838.
2. Sufficient directional and exit sign shall be provided in accordance with BS 5266 part 1 and FSD Circular Letter 5/2008.
3. Fire alarm system shall be provided to the entire building in accordance with BS 5839: Part 1:2002 + A2:2008 and FSD Circular Letter No. 1/2009. One actuating point and one audio warning device to be located at each hose reel point. This actuation point should include facilities for fire pump start and audio/visual warning device initiation.
4. A modified hose reels system supplied by 2m³FS water tank shall be provided. There shall be sufficient hose reels to ensure that every part of each building can be reached by a length of not more than 30m of hose reel tubing.
5. Portable hand-operated approved appliances shall be provided as required by occupancy.

Legend :

- | | |
|--|---|
| | 2m ³ FS water tank |
| | House reel pump |
| | Fire alarm hose reel pump control panel |
| | Hose reel |
| | Manual fire alarm call point |
| | Sand bucket |
| | 5.0kg Co gas type fire extinguisher |
| | Fire alarm bell |
| | Exit sign |
| | Emergency light |

Application Address:

Lot 2995 RP in D.D. 124 Chung Uk Tsuen, Tuen mun, N.T.

Drawing Title: Fire Service Installation Layout Plan

Scale: 1:150

Drawing No: YT/605m/15a

Drawing By: K.E.Lee

Date: 12 Oct 2015