

From: Hilltop Agency <[REDACTED]>
Sent: Monday, December 29, 2025 2:48 PM
To: Thomas Ho Lun LAU/PLAND <thllau@pland.gov.hk>
Subject: 部門公眾意見 - Hilltop Agency Limited

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

23 December 2025

你好：

Proposed Temporary Shop and Services for a Period of 5 Years in “Village Type Development” Zone, Lot 1890 S.A ss.3 (Part) in D.D. 106, Pat Heung, Yuen Long, New Territories

以下是對於部門 / 公眾就規劃申請編號: A/YL-KTS/1105 提出的意見的回覆：

申請人向貴署保證這個規劃申請位置上不會有音響、擴音器或任何製造噪音的設備。

而在這個申請位置上是用作地產中介寫字樓，二樓只是儲存有關地產行業的文件，並沒有上落貨物活動的。

另外關於有個公眾查詢問題，因上一個申請未能完成通過消防建議，是因為地政署在 2024 年足有 3 年半時間才批出開工紙，之後正式開始工程而申請水電設施需要一段長時間。在沒有任何建築物的情況下，所以未能完成消防裝備，在沒有任何商業活動情況下地政署由 2024 年已經開始徵收牌照費到現在。

並附上消防設備分佈圖。

謝謝。

TING CHI SHING

HILLTOP AGENCY LIMITED

DEVELOPMENT PARAMETERS OF THE APPLICATION SITE	
APPLICATION SITE AREA	33m ² (ABOUT)
COVERED AREA	33m ² (ABOUT)
UNCOVERED AREA	NOT APPLICABLE
PLOT RATIO	2 (ABOUT)
SITE COVERAGE	100% (ABOUT)
NO. OF STRUCTURE	1
DOMESTIC GFA	NOT APPLICABLE
NONDOMESTIC GFA	65m ² (ABOUT)
BUILDING HEIGHT	6.5m (ABOUT)
NO. OF STOREY	2

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1(GF) (1/F)	SHOP AND SERVICES & TOILET ACCIULAR/STORAGE OF GOODS/ DOCUMENTS AND OFFICE	33m ² (ABOUT)	66m ² (ABOUT)	6.5m (ABOUT) 2-STORY
		TOTAL	33m ² (ABOUT)	66m ² (ABOUT)

FIRE SERVICE INSTALLATIONS

FSI NOTES:

1. SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266: PART1 AND BS EN1838
2. SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266: PART1 AND FSD CIRCULAR LETTER 5/2008.
3. PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
4. ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

PARKING PROVISION

NO PARKING AND LOADING/UNLOADING SPACE IS PROVIDED AT THE APPLICATION SITE

Drawing No.	Ver.
APPENDIX 1	01
Project:	
PROPOSED TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 5 YEARS	
LOT 1880 S.A SS 3 (PART) IN DD. 106, PAT HEUNG YUEN LONG, NEW TERRITORIES	

LEGEND

	APPLICATION SITE
	STRUCTURE

Drawing Title	
FSI PROPOSAL	
Scale of A4	1:150
Date	24.9.2021
Prepared	Date