

**規 劃 署**

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

**By Post and Fax (2323 3662)****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.

來函編號 Your Reference: DD104 Lot 3250 S.B ss.45  
本署檔號 Our Reference: ( ) in TPB/A/YL-MP/358  
電話號碼 Tel No.: 3168 4072  
傳真機號碼 Fax No.: 3168 4074 / 3168 4045

8 July 2024

R-riches Property Consultants Ltd.

(Attn.: Matthew NG / Kevin LAM)

Dear Sir,

**Compliance with Approval Condition (f)**  
**The submission of a fire service installations proposal**

**Proposed Temporary Shop and Services for a Period of 3 Years**  
**in "Commercial/Residential" and "Other Specified Uses" annotated**  
**"Comprehensive Development to include Wetland Restoration Area" Zones,**  
**Lot 3250 S.B ss.45 in D.D. 104, Mai Po, Yuen Long**  
**(Planning Application No. A/YL-MP/358)**

I refer to your letter dated 5.6.2024 regarding the submission of a fire service installations (FSIs) proposal in an attempt to comply with the approval condition (f). 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.

- 2 -

Please refer to the advisory comments from the Director of Fire Services (D of FS) at **Appendix**. Should you have any queries, please contact Mr. CHEUNG Wing-hei (Tel: 2733 7737) and Mr. YUEN Tsz-fung (Tel.: 2733 7781) of the Fire Services Department directly.

Yours faithfully,



( K W N G )

District Planning Officer/  
Fanling, Sheung Shui and Yuen Long East  
Planning Department

C.C.

D of FS  
CTP/TPB(3)

(Attn: Mr. CHEUNG Wing-hei)

KWN/GL/RC/rc

**Appendix****Detailed comments of the D of FS:**

Please be advised that the applicant that the installation/maintenance/modification/repair work of FSIs 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 D of FS.

Our Ref.: DD104 Lot 3250 S.B ss.45  
Your Ref.: TPB/A/YL-MP/358

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

**By Email**

5 June 2024

Dear Sir,

**Compliance with Approval Condition (f)**

**Proposed Temporary Shop and Services with Ancillary Facilities for a Period of 3 Years in  
"Commercial/Residential" and "Other Specified Uses" annotated "Comprehensive Development  
to include Wetland Restoration Area" Zones, Lot 3250 S.B ss.45 in D.D. 104, Mai Po, Yuen Long**

**(S.16 Planning Application No. A/YL-MP/358)**

We are writing to submit a fire service installations (FSIs) proposal for compliance with approval condition (f) of the subject application, i.e. *the submission of a FSIs proposal (Appendix I)*.

Should you require more information regarding the application, please contact our Mr. Kevin LAM at ( ) or the undersigned at your convenience.  
Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**



**Matthew NG**  
Planning and Development Manager




#### DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 743 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 396 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 347 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.7	(ABOUT)
SITE COVERAGE	: 53 %	(ABOUT)
NO. OF STRUCTURE	: 3	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 524 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 524 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 7 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

#### PARKING AND LOADING/UNLOADING PROVISION

NO. OF PRIVATE CAR PARKING SPACE	: 5
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)

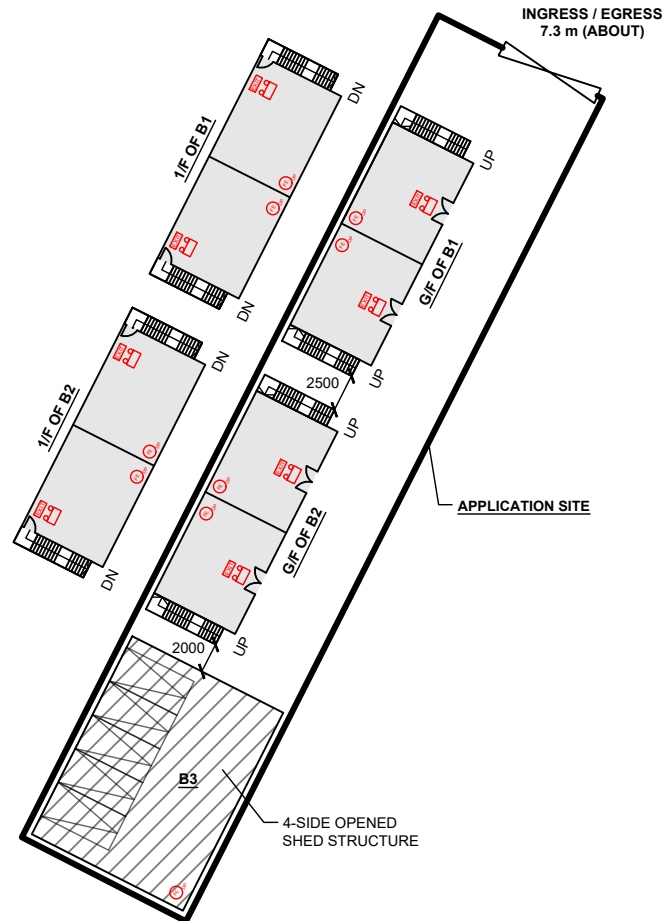
#### FIRE SERVICE INSTALLATIONS

	EXIT SIGN
	EMERGENCY LIGHT
	5 KG DRY POWDER TYPE FIRE EXTINGUISHER







#### FS NOTES:

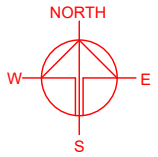
- 1) SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266-1:2016, BS EN 1838:2013 AND THE FSD CIRCULAR LETTER NO. 4/2021.
- 2) SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266-1:2016 AND THE FSD CIRCULAR LETTER 5/2008.
- 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.

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES WITH OFFICE STAIRCASE 1 STAIRCASE 2	90 m <sup>2</sup> (ABOUT) 13 m <sup>2</sup> (ABOUT) 13 m <sup>2</sup> (ABOUT)	180 m <sup>2</sup> (ABOUT) N/A N/A	7m (ABOUT)(2-STOREY)
B2	SHOP AND SERVICES WITH OFFICE STAIRCASE 3 STAIRCASE 4	90 m <sup>2</sup> (ABOUT) 13 m <sup>2</sup> (ABOUT) 13 m <sup>2</sup> (ABOUT)	180 m <sup>2</sup> (ABOUT) N/A N/A	7m (ABOUT)(2-STOREY)
B3	RAIN SHELTER FOR PARKING SPACES	164 m <sup>2</sup> (ABOUT)	164 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(1-STOREY)
TOTAL		396 m <sup>2</sup> (ABOUT)	524 m <sup>2</sup> (ABOUT)	



#### LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (CANOPY)
	STAIRCASE TO 1/F
	PARKING SPACE
	INGRESS / EGRESS



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 3250 S.B ss.45 IN D.D. 104, MAI PO, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY MN	DATE 5.6.2024
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE  
FSIs PROPOSAL

DWG NO. APPENDIX I	VER. 001
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