

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: S3114/YPR\_LPH/23/010Lg  
本署檔號 Our Reference: TPB/A/YL-MP/341  
電話號碼 Tel. No. : 3168 4037 / 3168 4072  
傳真機號碼 Fax No. : 3168 4074 / 3168 4075

27 March 2025

[REDACTED]

Dear Madam,

**Compliance with Approval Condition (b) -  
Implementation of the Fire Service Installations Proposal**

**Proposed Temporary Light Public Housing Development for a Period of 3 Years and  
Associated Filling and Excavation of Land in "Recreation" and "Residential (Group C)"  
Zones, Various Lots in D.D. 104 and Adjoining Government Land,  
Yau Pok Road, Mai Po, Yuen Long**  
**(Planning Application No. A/YL-MP/341)**

I refer to your submission dated 20.3.2025 for compliance with the approval condition (b) of the captioned. 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 on the departmental comments, please contact Mr. CHEUNG Wing Hei at 2733 7737 of the Fire Services Department directly. If you have any queries regarding this planning permission, please contact Mr. Louis CHEUNG of this Office at 3168 4037.

Yours faithfully,

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



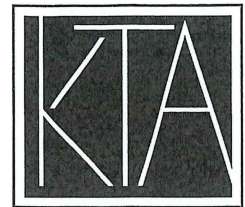
By Email

Our Ref: S3114/YPR\_LPH/23/010Lg

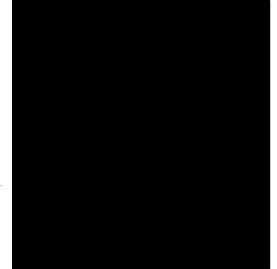
20 March 2025

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

Attn: Mr Kimson Chiu



PLANNING LIMITED  
規劃顧問有限公司



Dear Kimson,

**S16A(2) Application for Amendment to Permission  
Approved Temporary Light Public Housing Development For a Period of 3 Years  
at Various Lots in DD 104 and the Adjoining Government Land,  
Yau Pok Road, Yuen Long  
TPB Ref.: A/YL-MP/341  
- Discharge of Approval Condition (b) -**

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Reference is made to the S16 Planning Application approved by the Town Planning Board on 9 June 2023. We hereby submit information to facilitate compliance with the following Planning Approval Condition:

(b) – “the implementation of the fire service installations proposal to the satisfaction of the Director of Fire Services or of the TPB before the occupation of the proposed development”

Meanwhile, should you have any queries in relation to the attached, please do not hesitate to contact Mr Kenneth To or the undersigned at [REDACTED].

Thank you for your kind attention.

Yours faithfully  
For and on behalf of  
KTA PLANNING LIMITED

  
Gladys Ng

Encl.

cc. the Applicant & Team

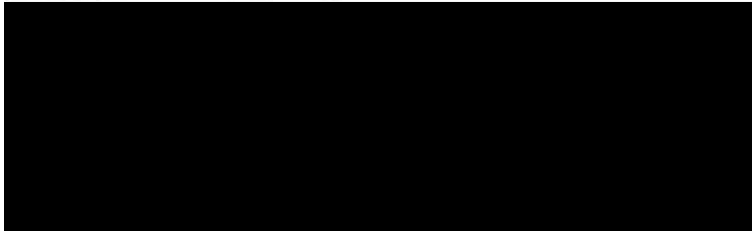
KT/GN/vy





本處檔號 OUR REF.: FP 20/10165  
來函檔號 YOUR REF.:  
圖文傳真 FAX NO.: 2367 3206  
電話 TEL. NO.: 3961 5202

23 December 2024



Job No.	
Rec'd	
Team	
Urgent scan	3 JAN 2025

Dear ZHOU Raymond Chun Sum,

**Fire Service Installations and Equipment at :**  
Yau Pok Road Light Public Housing (North)  
Yau Pok Road Light Public Housing (South)  
18 Yau Pok Road and 22 Yau Pok Road, Yuen Long, New Territories  
A Light Public Housing development comprising ten 3-storey domestic buildings with institutional facilities, three single-storey commercial buildings used as shops and offices, and seven single-storey buildings used as plant rooms and refuse collection point

I refer to your form FSI/501 (Rev.2020) submitted on 11.11.2024.

The fire service installations and equipment as shown on the building plans stamped by this Department on 21.10.2024 were found installed at the above address to the standard as stipulated in the Code of Practice for Minimum Fire Service Installations and Equipment.

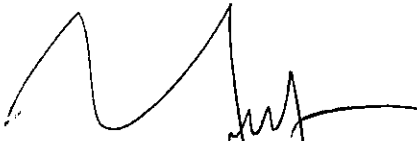
Acceptance test and inspection on these installations and equipment were made by Officer of this Department on 19, 20 & 21.11.2024. They were found in efficient working order and satisfactory condition at the time of inspection. All required documents were received on 18.12.2024.

As the direct telephone line facilities required to link up the Sprinkler System, Manual Fire Alarm System and Automatic Fire Detection System with a Computerized Fire Alarm Transmission System (CFATS) of an authorized service provider <sup>Note 1</sup> cannot be provided by a Fixed Telecommunications Network Services Operator Licensed by the Office of the Telecommunications Authority, a 24-hour 'attendant' service with normal telephone link is accepted as a temporary substitute pending completion of direct telephone line facilities. The direct line must be connected to the CFATS within the period of three months from the date of the inspection. Should you/the owner have any difficulty in complying within the three months period, please contact the undersigned.

.../P.2

Please note that the above installations should be maintained in efficient working order at all times and inspected by a registered contractor at least once in every twelve months in accordance with Regulation 8 of the Fire Service (Installations and Equipment) Regulations.

Yours faithfully,



(YUE Tsz-kit)  
for Director of Fire Services

c.c. Perfect Fire Protection Co. (RC1/0014, RC2/0009)  
Flat A, 9/F, Fuk Cheung Factory Building,  
1 Walnut Street,  
Tai Kok Tsui, Kowloon.  
Fax: 2385 6368

WONG Ka-fai (RC3/0851)  
Flat A, 9/F, Fuk Cheung Factory Building,  
1 Walnut Street,  
Tai Kok Tsui, Kowloon.  
Fax: 2385 6368

LAM Wai-yee, Fiona  
Senior Project Manager (Light Public Housing)3  
c/o Housing Bureau  
Secretary for Housing's Office  
Dedicated Team on Light Public Housing  
Fax: 3619 4503

Note 1 : Service provider entered into the Contract with the Government of the HKSAR for the provision of service, maintenance and operation of the CFATS.