

APPENDIX 4

**Copy of Town Planning Board's Approval Letter for
Previous Application No. A/YL-MP/353 dated 13.10.2023**

RECEIVED 16 OCT 2023

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:

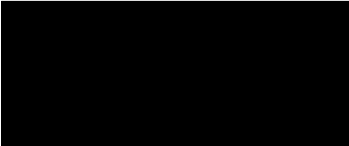
覆函請註明本會檔號

In reply please quote this ref.: TPB/A/YL-MP/353

By Post & Fax

13 October 2023

Lanbase Surveyors Ltd.



Dear Sir/Madam,

**Renewal of Planning Approval for Temporary Eating Place
(Restaurant) for a Period of 3 Years in "Open Space" Zone,
Lots 5, 6, 7 S.A, 7 RP, 8 RP, 9 RP and 10 in D.D. 101, Mai Po, Yuen Long**

I refer to my letter to you dated 19.9.2023.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning 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 and be renewed from 8.11.2023 to 7.11.2026 and is subject to the following conditions :

- (a) no operation between 12:00 a.m. and 7:00 a.m., as proposed by you, is allowed on the Site during the planning approval period;
- (b) no vehicle without valid licence issued under the Road Traffic Ordinance is allowed to be parked/stored on the Site at any time during the planning approval period;
- (c) no medium or heavy goods vehicle (i.e. exceeding 5.5 tonnes) including container trailer/tractor as defined in the Road Traffic Ordinance is allowed to be parked /stored on the Site at anytime 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 existing drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (f) the existing fire service installations implemented on the Site shall be maintained in efficient working order at all times during the planning approval period;

- (g) if any of the above planning condition (a), (b), (c), (d), (e) 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
- (h) upon the expiry of the planning permission, the reinstatement of the Site to an amenity area to the satisfaction of the Director of Planning or of the TPB.

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 36B. 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 8.11.2026. 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. 36B for details.

The TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) is available at this link (https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/727_rnt_agenda.html) and the relevant extract of minutes of the TPB meeting held on 22.9.2023 is enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 3.11.2023). 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 Town Planning 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 Fanling, Sheung Shui & Yuen Long East District Planning Office at 3168 4033.

Yours faithfully,



(Leticia LEUNG)
for Secretary, Town Planning Board

LL/CN/cl

Renewal Cases

Section 16 Applications

[Open Meeting (Presentation and Question Sessions only)]

Presentation and Question Sessions

5. The Secretary reported that there were eight cases for renewal of temporary planning approval and the Planning Department had no objection to the applications or considered that the temporary uses could be tolerated for the further periods as applied for. Details of those planning applications, Members' declaration of interests for individual cases and the Committee' views on the declared interests were in **Annex 2**.

Deliberation Session

6. After deliberation, the Committee decided to approve the applications on a temporary basis for the applied renewal periods on the terms of the applications as submitted to the Town Planning Board subject to the approval conditions stated in the Papers. The Committee also agreed to advise the applicants to note the advisory clauses as set out in the appendix of the Papers.

**Minutes of 727th Rural and New Town Planning Committee
(held on 22.9.2023)**

Renewal Cases

Applications for renewal of temporary approval for 3 years

Item No.	Application No.	Renewal Application	Renewal Period
19	A/NE-TKL/739	Temporary Social Welfare Facility (Residential Care Home for Persons with Disabilities) in "Agriculture" and "Government, Institution or Community" Zones, Lot 1267 in D.D. 84 and Adjoining Government Land, Tai Po Tin, Ta Kwu Ling	23.9.2023 – 22.9.2026
38	A/YL-KTN/950	Temporary Shop and Services (Wheelchair Accessible Vehicles Showroom) in "Village Type Development" Zone, Lots 232 S.B ss.9 and 232 S.B RP (Part) in D.D. 103, Ko Po Tsuen, Kam Tin, Yuen Long	23.9.2023 – 22.9.2026
41	A/YL-PH/965	Temporary Open Storage of Building Materials and Vehicles for Sale in "Residential (Group D)" Zone, Lots 100 RP, 101 S.A & B RP and 101 S.C RP in D.D. 111, A Kung Tin, Pat Heung, Yuen Long	15.11.2023 – 14.11.2026
45	A/YL-MP/353	Temporary Eating Place (Restaurant) in "Open Space" Zone, Lots 5, 6, 7 S.A, 7 RP, 8 RP, 9 RP and 10 in D.D. 101, Mai Po, Yuen Long	8.11.2023 – 7.11.2026
48	A/YL-NSW/321	Temporary Transitional Housing and Ancillary Uses in "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" Zone, Lots 1212 S.B RP (Part) and 1212 S.C ss.3 RP in D.D.115 and Adjoining Government Land in Tung Tau, Yuen Long	24.10.2023 – 23.10.2026
61	A/HSK/482	Temporary Shop and Services (Vehicle Decoration and Maintenance Materials) in "Open Space" Zone and area shown as 'Road', Lot 1169 RP in D.D. 124, Ha Tsuen, Yuen Long	21.11.2023 – 20.11.2026
62	A/HSK/483	Temporary Warehouse and Open Storage of New Vehicles (Private Cars, Taxis, Light Goods Vehicles and Light Buses) in "Other Specified Uses" annotated "Enterprise and Technology Park" Zone, Various Lots in D.D. 124 and Adjoining Government Land, Hung Shui Kiu, Yuen Long	10.10.2023 – 9.10.2026

APPENDIX 6

**Updated Car Park Layout Plan and Planning Department's
Letter dated 2.1.2024**

RECEIVED 03 JAN 2024

By fax [REDACTED] and Post

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

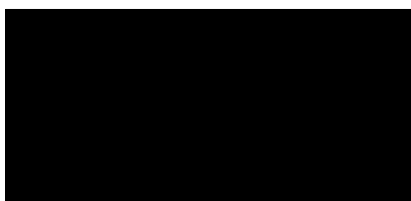


Planning Department

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

來函編號	Your Reference :	YL/TPN/1025/L07
本署檔號	Our Reference :	() in TPB/A/YL-MP/353
電話號碼	Tel. No. :	3168 4043
傳真機號碼	Fax No. :	3168 4074

2 January 2024



Dear Sir/Madam,

**Renewal of Planning Approval for
Temporary Eating Place (Restaurant) for a Period of 3 Years in "Open Space" Zone,
Lots 5, 6, 7 S.A, 7 RP, 8 RP, 9 RP and 10 in D.D. 101, Mai Po, Yuen Long
(Planning Application No. A/YL-MP/353)**

I refer to your letter and attached drawings dated 6.12.2023 on the proposed amendments to the layout plan for the subject planning application no. A/YL-MP/353 approved by the Town Planning Board (the Board) on 22.9.2023.

As shown in the attached Drawing No, 102I, the proposed amendments on relocation of one private car parking space and deletion of a ramp involves changes in the internal layout of car park. Subject to the agreement of the relevant government department, the proposed amendments fall within Class A amendments under the Town Planning Board Guidelines for Class A and Class B Amendments to Approved Development Proposals (TPB PG-No. 36C), which do not require further application to the Board. As such, please seek agreement from relevant department (i.e. Transport Department) on the proposed amendments.

Should you have any queries, please contact the undersigned.

Yours faithfully,

(Gary LAM)

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

Internal
Site Record
KC/GL/ek

APPENDIX 7

**Approved Landscape and Tree Preservation Proposal
and the Relevant Compliance Letters for Submission and
Implementation of Landscape and Tree Preservation
Proposal under Planning Application No. A/YL-MP/194**

4

P. D. REF. NO. 2/2001/05 (70)
P.S.D. REF. NO. 8/20089

NOTES:
1. ALL DIMENSIONS ARE IN METERS.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

REVISIONS

NO.	DATE	REMARKS
B	DEC. 03	20% PROVISIONAL
C	FEB. 03	20% PROVISIONAL
D	MAY. 03	20% PROVISIONAL
E	MAY. 03	20% PROVISIONAL
F	DEC. 03	20% PROVISIONAL
G	JUL. 04	20% PROVISIONAL
H	JUL. 04	20% PROVISIONAL

ARCHITECT
朱德輝建築師事務所
T.S. CHU ARCHITECTS LTD.

PROJECT:
PROPOSED RESTAURANT at
LOT Nos. 5, 6, 7, 8 RP,
9 RP and 10 in DD 101,
AA1 PO, YUEN LONG,
NEW TERRITORIES

TITLE:
PROPOSED EMERGENCY
VEHICULAR ACCESS
PLAN AND DETAILS

SCALE: AS SHOWN

DATE: Dec. 2003

DRAWN BY: L.Y. WONG

CHECKED BY: L.Y. WONG

DATE: 587-07

104H



植物位置	樹名	學名
01	細葉欖仁	<i>Terminalia mantaly</i>
02	細葉欖仁	<i>Terminalia mantaly</i>
03	細葉欖仁	<i>Terminalia mantaly</i>
04	細葉欖仁	<i>Terminalia mantaly</i>
05	細葉欖仁	<i>Terminalia mantaly</i>
06	細葉欖仁	<i>Terminalia mantaly</i>
07	細葉欖仁	<i>Terminalia mantaly</i>
08	細葉欖仁	<i>Terminalia mantaly</i>
09	狐尾椰子	<i>Wodyetia bifurcata</i>
10	狐尾椰子	<i>Wodyetia bifurcata</i>
11	紅雞蛋花	<i>Plimeria rubre linn</i>
12	細葉欖仁	<i>Terminalia mantaly</i>
13	細葉欖仁	<i>Terminalia mantaly</i>
14	細葉欖仁	<i>Terminalia mantaly</i>
15	細葉欖仁	<i>Terminalia mantaly</i>
16	細葉欖仁	<i>Terminalia mantaly</i>
17	細葉欖仁	<i>Terminalia mantaly</i>
18	細葉欖仁	<i>Terminalia mantaly</i>
19	細葉欖仁	<i>Terminalia mantaly</i>

植物位置	樹名	學名
20	細葉欖仁	<i>Terminalia mantaly</i>
21	細葉欖仁	<i>Terminalia mantaly</i>
22	細葉欖仁	<i>Terminalia mantaly</i>
23	紅雞蛋花	<i>Plimeria rubre linn</i>
24	細葉欖仁	<i>Terminalia mantaly</i>
25	紅雞蛋花	<i>Plimeria rubre linn</i>
26	狐尾椰子	<i>Wodyetia bifurcata</i>
27	狐尾椰子	<i>Wodyetia bifurcata</i>


 灌木(橙紅龍船花 *Ixora coccinea*,
 鴨腳木 *Schefflera heptaphylla*)


 黃金串錢柳 *Melaleuca bracteata*


 竹 *Bamboo*

規 劃 署

屯門及元朗規劃處
新界沙田上禾輋路一號
沙田政府合署 14 樓



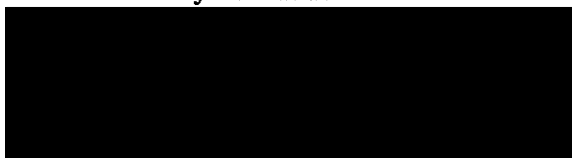
By Fax [redacted] and Post

Planning Department
Tuen Mun and Yuen Long
District Planning Office
14/F., Sha Tin Government Offices.
No. 1, Sheung Wo Che Road,
Sha Tin, N.T.

來函編號 Your Reference: YL/TPN/1025D/L11
來署編號 Our Reference: () in TPB/A/YL-MP/194
電話號碼 Tel. No.: 2158 6289
傳真機號碼 Fax No.: 2489 9711

13 August 2012

Lanbase Surveyors Limited



RECEIVED 14 AUG 2012

Dear Mr. Tsang,

**Compliance with Approval Conditions (f) and (g)
Renewal of Planning Approval for Temporary Restaurant for a Period of 3 Years
in "Open Space" ("O") zone,
Lots 5, 6, 7, 8 RP, 9 RP and 10 in D.D. 101
Mai Po, Yuen Long, New Territories
(Application No. A/YL-MP/194)**

I refer to your letter dated 1.6.2012 under reference, which was received by this Office on 5.6.2012, in relation to compliance with approval conditions (f) on the submission of landscape and tree preservation proposal and (g) on the implementation of landscape and tree preservation proposal.

The Chief Town Planner/Urban Design & Landscape, Planning Department (CTP/UD&L, PlanD) has the following comments on your submission through memo ref. (-) in UD A/YL-MP/194 of 6.8.2012 based on a site visit of 3.8.2012:

Planning Condition (f)

The submitted landscape plan and tree schedule do not match the existing conditions. You should amend the following:

- (i) *Acacia tentiana* in the schedule should be *Melaleuca bracteata* instead.
- (ii) *Ficus microcarpa* are only found outside the site boundary and should not be shown.
- (iii) Tree locations on the landscape plan do not match the existing conditions. Further, the planter along the site boundary should also be shown.

The CTP/UD&L, PlanD has not stated that approval condition (f) is complied with.

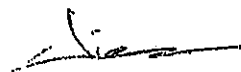
Planning Condition (g)

The landscape proposal is considered satisfactorily implemented on site.

The CTP/UD&L, PlanD has considered that approval condition (g) is complied with.

Should you have any queries on the above, please contact CTP/UD&L, PlanD (contact person: Mr. Perry TO on 2231 4854) or the undersigned on 2158 6289.

Yours faithfully,



(Ms Vienna TONG)
for District Planning Officer/
Tuen Mun and Yuen Long
Planning Department

Internal
CTP/UD&L
CTP/TPB(2)

(Attn: Mr. Perry TO)

規 劃 署

屯門及元朗規劃處
新界沙田上禾輦路1號
沙田政府合署14樓



Planning Department

Tuen Mun and Yuen Long
District Planning Office
14/F, Sha Tin Government Offices,
No.1 Sheung Wo Che Road,
Sha Tin, N.T.

本函編號 Your Reference YL/TPN/1025D/L20
本署檔號 Our Reference () in TPE/A/YL-MP/194
電話號碼 Tel. No.: 2158 6291
傳真機號碼 Fax No.: 2489 9711

By Fax

14 March 2013

Lanbase Surveyors Limited

Dear Sir,

**Renewal of Planning Approval for Temporary Restaurant under Application
No. A/YL-MP/171 for a Period of 3 Years in "Open Space" Zone,
at Lots 5, 6, 7, 8 RP, 9 RP and 10 in D.D. 101,
Mai Po, Yuen Long, New Territories**
(Application No. A/YL-MP/194)

Compliance with Approval Condition (f)

I refer to your letter dated 25.2.2013 under reference, which was received by this Office on 26.2.2013, in relation to compliance with approval condition (f) on the submission of landscape and tree preservation proposal

The Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) comments through memo ref. (-) in UD A/YL-MP/194 of 13.3.2013 that:

Based on the applicant's submission of 25.2.2013 for compliance with planning condition (f), the revised landscape and tree preservation proposal is considered acceptable from the landscape planning perspective.

Provided that all the landscape works are within the application site as indicated in your submission of 25.2.2013, the above condition is deemed to be complied with.

Should you have any queries on the above, please contact the CTP/UD&L, PlanD (contact person: Mr. Narelle HAMEY 2231 4854) or the undersigned on 2158 6291.

Yours faithfully,



(K.C. KAN)
for District Planning Officer/
Tuen Mun and Yuen Long
Planning Department

c.c. Internal

CTP/UD&L, PlanD
CTP/TPB(2)

Attn.

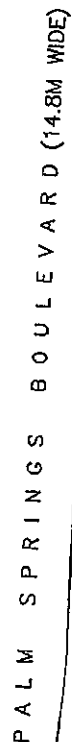
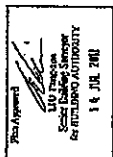
Mr. Narelle HAMEY

Fax No.

2116 0752

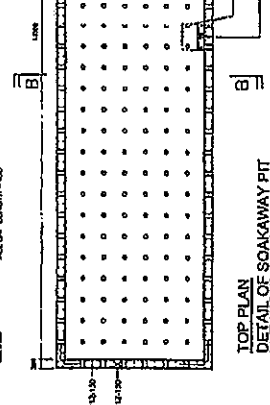
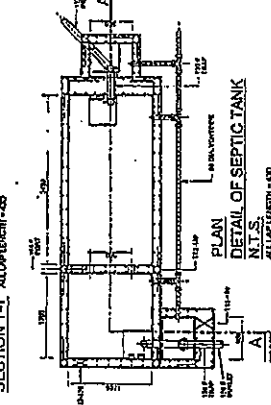
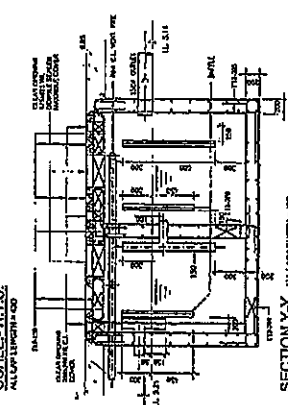
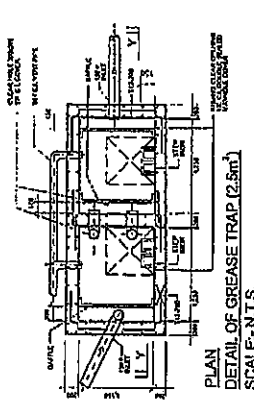
APPENDIX 8

**Approved Drainage Proposal and the Relevant Compliance
Letters for Submission and Implementation of Drainage
Proposal under Planning Application No. A/YL-MP/265**



NOTE FOR RC CONSTRUCTION:

- [illegible]



TOP PLAN DETAIL OF SOAKAWAY PIT
N.T.S. ALL DIMENSIONS IN mm

CALCULATION OF SEPTIC TANKS

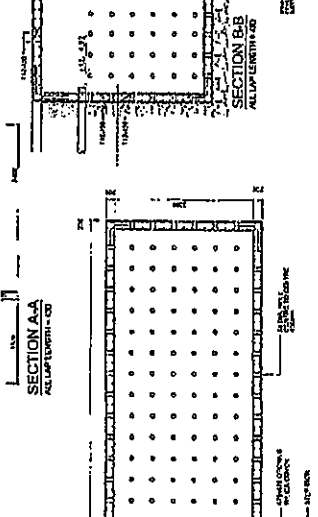
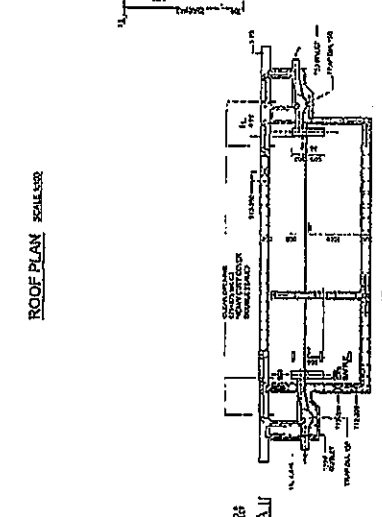
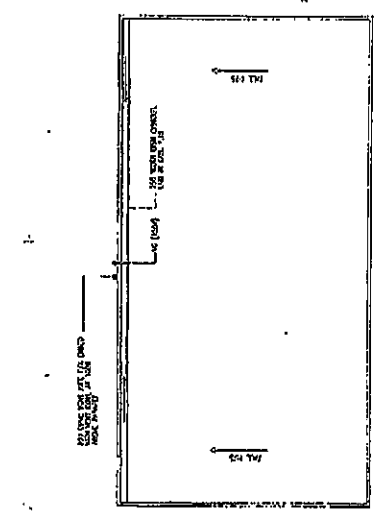
1. ACCORDING TO BE GIVEN, THE CAPACITY OF THE SEPTIC TANK IS -
 $C = 1000 \times 2000 = 2000 \text{ LITERS}$
 WHERE C = CAPACITY OF THE SEPTIC TANK, P = GROSS POPULATION

2. CAPACITY OF THE SEPTIC TANK = $1000(1/1000000) \times 2000$
 $= 2000 \text{ LITERS}$

3. SINCE THE SOAKAWAY AREA IS 1000 SQ. M, THE CAPACITY OF THE SOAKAWAY TANK WILL BE 1000 LITERS (10 M² X 100 LITERS/M²)

4. VOLUME OF SEPTIC TANK PROVIDED -
 $1.2m \times 2.1m \times 1.5m = 3.96 \text{ M}^3 = 3960 \text{ LITERS}$

5. THE SEPTIC TANK SHALL BE INCORPORATED IN THE SOAKAWAY.



CALCULATION OF SOAKAWAY PIT

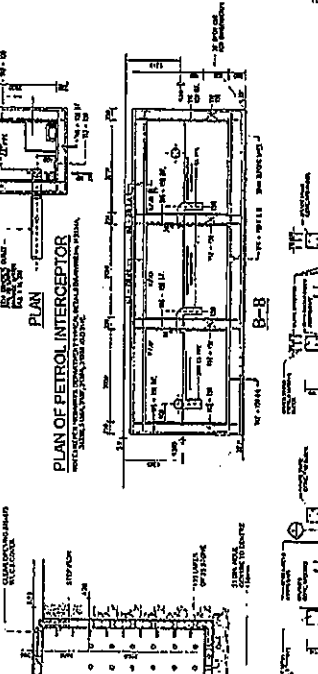
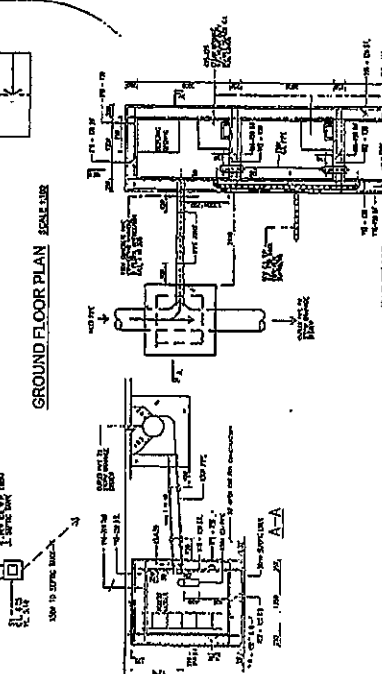
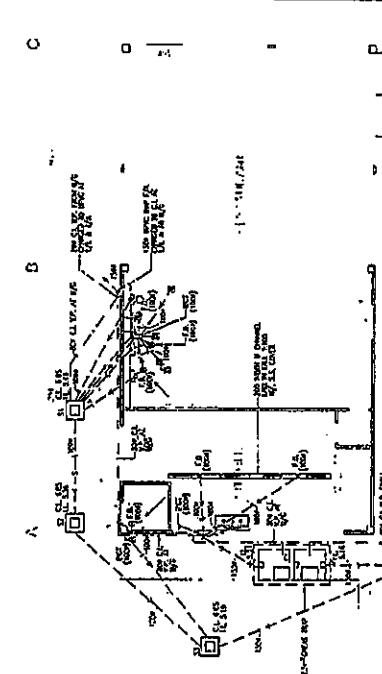
1. SINCE THE SIZE IS GIVEN, THE SOAKAWAY PIT SHALL BE PROVIDED AT THE ASSUMED. THE ASSUMED SHALL BE 1000 SQ. M, THE ASSUMED SHALL BE 1000 SQ. M.

2. THE SOAKAWAY PIT SHALL BE PROVIDED AT THE ASSUMED. THE ASSUMED SHALL BE 1000 SQ. M, THE ASSUMED SHALL BE 1000 SQ. M.

3. THE SOAKAWAY PIT SHALL BE PROVIDED AT THE ASSUMED. THE ASSUMED SHALL BE 1000 SQ. M, THE ASSUMED SHALL BE 1000 SQ. M.

4. THE SOAKAWAY PIT SHALL BE PROVIDED AT THE ASSUMED. THE ASSUMED SHALL BE 1000 SQ. M, THE ASSUMED SHALL BE 1000 SQ. M.

5. THE SOAKAWAY PIT SHALL BE PROVIDED AT THE ASSUMED. THE ASSUMED SHALL BE 1000 SQ. M, THE ASSUMED SHALL BE 1000 SQ. M.



TYPICAL DETAILS OF SEWAGE COLLECTION SYSTEM

1. TYPICAL DETAILS OF SEWAGE COLLECTION SYSTEM

2. TYPICAL DETAILS OF SEWAGE COLLECTION SYSTEM

3. TYPICAL DETAILS OF SEWAGE COLLECTION SYSTEM

4. TYPICAL DETAILS OF SEWAGE COLLECTION SYSTEM

5. TYPICAL DETAILS OF SEWAGE COLLECTION SYSTEM

A. T. REF. NO. 4594/165 E.S. REF. NO. 02888	
THE ARCHITECT - ARCHITECTS LTD. 10, T. REF. NO. 4594/165 E.S. REF. NO. 02888	
PROJECT PROPOSED RESTAURANT IN LOT NO. 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 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By Fax [redacted] and Post
Planning Department

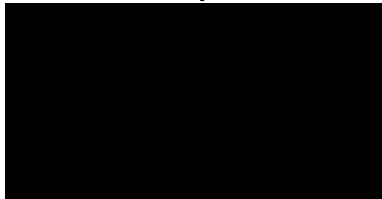
Fanling, Sheung Shui &
Yuen Long East
District Planning Office
12/F., Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.

本函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/YL-MP/265
電話號碼 Tel. No. : 2158 6271
傳真機號碼 Fax No. : 3105 0057

RECEIVED 26 APR 2018

24 April 2018

Lanbase Surveyors Limited



Dear Sir,

Planning Application No. A/YL-MP/265
Compliance with Approval Condition (f)

I refer to your submission dated 27.3.2018 regarding the submission of a drainage proposal. The relevant department has been consulted on your submission. Your submission is considered:

☒ Acceptable. The captioned condition has been complied with. Please find the detailed comments of Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) at Appendix.

☐ 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 Mr. Lai Kun MA (Tel: 2300 1545) direct.

Yours sincerely,

(Ms. Maggie CHIN)

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

c.c.
CE/MN, DSD
CTP/TPB(2)

(Attn: Mr. Lai Kun MA)

Detailed Comments of CE/MN, DSD:

Please note that other comments given previously on 25.9.2017 are still valid.

Comments dated 25.9.2017:

- (i) I note that the applicant implemented the drainage facilities on site under previous planning application no. A/YL-MP/237. The relevant drainage proposal & implementation works were considered satisfactory at that time. For the current application, the applicant is required to review and resubmit the drainage proposal to comply with the latest drainage requirements. The proposal should include supporting design calculations to demonstrate that rain water falling onto or flowing to his site can be collected, conveyed and discharged properly. A drainage plan showing details of the existing drains and the proposed drains (e.g. cover & invert levels of pipes/catchpits and ground levels justifying waterflow etc.) should also be included. Should additional drainage works be required, the applicant is reminded that approval of the drainage proposal must be sought prior to the implementation of drainage works on site.

- (ii) After completion of the required drainage works, the applicant shall provide DSD for reference a set of record photographs showing the completed drainage works with corresponding photograph locations marked clearly on the approved drainage plan. DSD will inspect the completed drainage works jointly with the applicant with reference to the set of photographs.
- (iii) The applicant shall ascertain that all existing flow paths would be properly intercepted and maintained without increasing the flooding risk of the adjacent areas.
- (iv) No public sewerage maintained by CE/MN, DSD is currently available for connection. For sewage disposal and treatment, agreement from DEP shall be obtained.
- (v) The applicant is reminded that the proposed drainage works as well as the site boundary should not cause encroachment upon areas outside his jurisdiction.
- (vi) The applicant should consult DLO/YL regarding all the proposed drainage works outside the site boundary in order to ensure the unobstructed discharge from the application site in future.
- (vii) All the proposed drainage facilities should be constructed and maintained by the applicant at his own cost. The applicant should ensure and keep all drainage facilities on site under proper maintenance during occupancy of the site.

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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-MP/265
電話號碼 Tel. No.: 2158 6271
傳真機號碼 Fax No.: 3105 0057

RECEIVED 10 JUL 2018

6 July 2018

Lanbase Surveyors Limited

Dear Sir,

Planning Application No. A/YL-MP/265
Compliance with Approval Condition (g)

I refer to your submission dated 13.6.2018 regarding the implementation of drainage proposal. 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 Mr. Lai Kun MA (Tel: 2300 1545) direct.

Yours sincerely,


(Ms. Maggie CHIN)

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

C.C.
CE/MN, DSD
CTP/TPB(2)

(Attn: Mr. Lai Kun MA)

APPENDIX 9

**Approved Fire Service Installations Proposal
and the Relevant Compliance Letters for Submission and
Implementation of Water Supply for Fire Fighting and Fire
Service Installations Proposal under Planning Application
No. A/YL-MP/265**

NATURE OF OCCUPANCY:

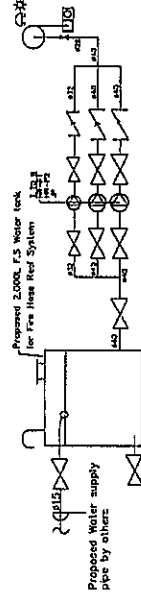
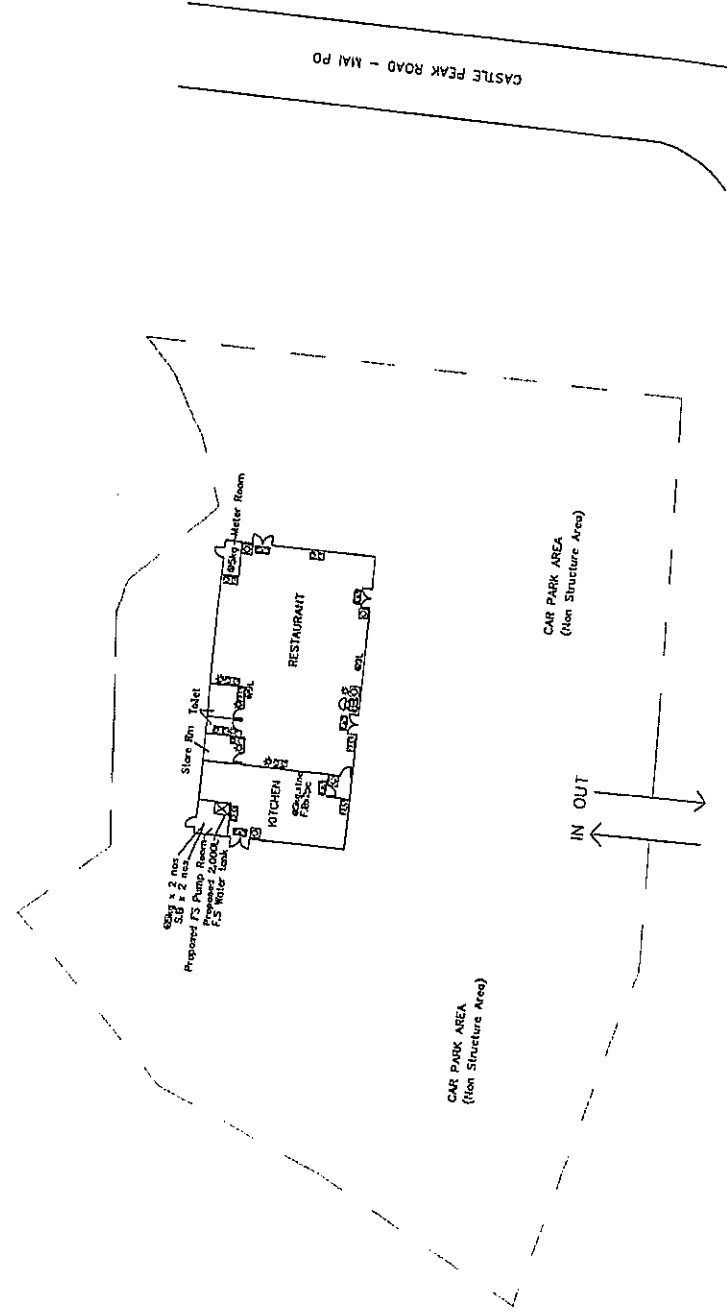
Single storey structure(21m x10.85m) for Restaurant
(Total Floor Area approx:228 sq.m)

Legend:

- 9L 9 litre water co2 type fire extinguisher
- 5kg 5kg co2 type fire extinguisher
- F.B Fire Blanket
- S.B Sand Bucket
- HR Hose Reel Set
- 150mm Fire Alarm Bell
- Break Glass Call Point
- Visual Alarm Signal
- emergency Lighting
- Exit Signs
- Pump
- Gate Valve
- Non-Return Valve
- Lot Boundary
- New Installations

Fire Notes:

- 1.Sufficient emergency lighting shall be provided throughout the entire building in accordance with BS5266:Part 1 and BS EN 1838, as marked on plans.
- 2.Sufficient directional and exit sign shall be provided in accordance with BS 5266: Part 1 and FSD Circular letter 5/2008, as marked on plans.
- 3.Sufficient portable hand-operated approved appliance shall be provided as required by occupancy and as marked on plans.
- 4.An hose reel system should be supplied by a 2.0m³ F.S. Water tank. There shall be sufficient hose reel to ensure that every part of each building can be reached by a length of not more than 30m of hose reel tubing. The F.S. water tank, F.S. pump room and hose reel shall be clearly marked on plans.
- 5.Fire alarm system shall be provided throughout the entire building in accordance with BS 5839-1; 2002 +A2 : 2008 and FSD Circular Letter No.1/2009. One actuation point and one audio warning device to be located at each hose reel point. The actuation point should include facilities for fire pump start and audio/visual warning device initiation.
- 6.Hose Reel pump(HR-P1,HR-P2&P) shall be provided at F.S. Pump Room.



Schematic Piping Diagram of Modified Hose Reel System
(n.t.s)

Pumps Schedule:

Designation	Flow Rate (Litres/min)	Discharge Head (Kpa)	Motor Rating (kw)
HR-P1,HR-P2	100	600	2.2
JP	75	500	1.5

INTERCEPT FIRE & SECURITY
TECHNICIANS LIMITED

Project:
Temporary Restaurant for a Period
of 3 years in "Open Space" Zone .
Lots 5,6,7,8 RP& 10 in D.D.101,Mai Po,
Yuen Long .

Title:

Proposed Fire Service Installation
Layout Plan

Drawn by: W.C. WONG

Date: 2018-02-21

Scale: 1: 250 @ A2

Ref No: TPB/A/YL-MP/265

Drawing No: 2018/FS/003

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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.

35

來函檔號 Your Reference
本署檔號 Our Reference TPB/A/YL-MP/265
電話號碼 Tel. No.: 2158 6271
傳真機號碼 Fax No.: 3105 0057

郵寄及傳真

李小姐/林小姐:

履行規劃許可附帶條件(h)項
(規劃申請編號: A/YL-MP/265)

本處於 2018 年 2 月 26 日收到你提交的資料以履行上述規劃許可附帶條件。

就你提交的資料，本處已諮詢有關部門，有關意見如下：

- ☒ 接受。因此，你已經履行上述附帶條件。
- ☐ 接受。由於上述附帶條件要求提交及落實建議，因此，你未有完全履行有關附帶條件。請你加快落實已批准的建議以完全履行有關附帶條件。
- ☐ 不接受。因此，上述附帶條件仍被視作尚未履行

有關消防處處長的詳細意見請見附件。很抱歉因為人手短缺，我們未能為你提供部門詳細意見的中文譯本。如你對部門意見有疑問，請直接聯絡消防處周諺禧先生(電話: 2733 7758)。

規劃署粉嶺、上水及元朗東規劃專員

(錢敏儀女士



)

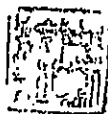
2018 年 3 月 27 日



副本送呈
消防處處長

(經辦人：周諺禧先生)
(經辦人：陳銘沖先生)

總城市規劃師/城市規劃委員會(2)



附件

消防處處長的詳細意見

Please advise the applicant that the installation /maintenance/ modification/ repair work of fire service installation (FSI) shall be undertaken by an 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 (FS 251) and forward a copy of the certificate to the Director of Fire Services.

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沙田政府合署12樓



By Fax [redacted] and Post
Planning Department

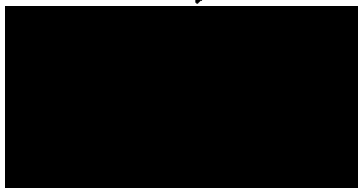
Fanling, Sheung Shui &
Yuen Long East
District Planning Office
12/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.

本函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/YL-MP/265
電話號碼 Tel. No. : 2158 6271
傳真機號碼 Fax No. : 3105 0057

RECEIVED 13 JUN 2018

11 June 2018

Lanbase Surveyors Limited



Dear Sir,

Planning Application No. A/YL-MP/265
Compliance with Approval Condition (i)

I refer to your submission dated 7.5.2018 regarding the implementation of water supply for fire fighting and fire service installations proposal. 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 Mr. CHOW Yin-hei (Tel: 2733 7758) or Mr. CHAN Ming-chung (Tel: 2733 7737) direct.

Yours sincerely,

(Ms. Maggie CHIN)

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

c.c.

D of FS

(Attn: Mr. CHOW Yin-hei)

(Attn: Mr. CHAN Ming-chung)

CTP/TPB(2)