

Our Ref. : DD104 Lot 343
Your Ref. : TPB/A/YL-NTM/485

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

By Email

30 September 2025

Dear Sir,

1st Further Information

**Temporary Shop and Services with Ancillary Facilities
for a Period of 5 Years in "Recreation" Zone,
Lot 343 in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-NTM/485)

We are writing to submit further information responding to departmental comments upon the subject application (**Appendices I and II**).

Should you require more information regarding the application, please contact the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited



Danny NG
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Jane LAU

(Attn.: Mr. Timothy CHAN

[Redacted]

[Redacted]

[Redacted]

1st Further Information

**Temporary Shop and Services with Ancillary Facilities
for a Period of 5 Years in “Recreation” Zone,
Lot 343 in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories**

(Application No. A/YL-NTM/485)

- (i) The applicant would like to submit a response-to-comments table for the consideration of government bureaux/departments:

Comments of the Director of Fire Services (D of FS) (Contact Person: Mr. CHEUNG Wing Hei; Tel: 2733 7737)		
(1)	<p>Please note the following comments on the Fire Service Installations (FSIs) proposal submitted:</p> <p>(i) For enclosed structure with gross floor area not exceeding 230 m², only fire extinguisher and Stand-alone Fire Detector shall be provided;</p> <p>(ii) In relation to i. above, where two or more Stand-alone Fire Detectors are installed in an enclosed structure, all stand-alone detectors shall be interconnected (either wired or wirelessly) such that when one of the stand-alone fire detector is triggered, all connected Stand-alone Fire Detectors shall sound an alarm simultaneously;</p> <p>(iii) The Stand-alone Fire Detector shall be provided in accordance with the “Standalone Fire Detector General Guidelines on Purchase, Installation & Maintenance [Sep 2021]”; and</p> <p>(iv) Emergency lighting, directional and exit signs are considered as self-upgrade and not a mandatory requirement by this Department.</p>	<p>Noted. The revised FSIs proposal is enclosed at Appendix II for your consideration please.</p>

(2)	The applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.	Noted.
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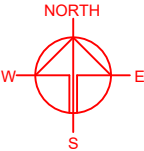
DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 256 m ²	(ABOUT)
COVERED AREA	: 126 m ²	(ABOUT)
UNCOVERED AREA	: 130 m ²	(ABOUT)
PLOT RATIO	: 0.49	(ABOUT)
SITE COVERAGE	: 49 %	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 126 m ²	(ABOUT)
TOTAL GFA	: 126 m ²	(ABOUT)
BUILDING HEIGHT	: 4 m	(ABOUT)
NO. OF STOREY	: 1	

LOADING / UNLOADING (L/UL) PROVISIONS

NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF PARKING SPACE	: 3.5 m (W) X 7 m (L)

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SHOP AND SERVICES ANCILLARY OFFICE	126 m ² (ABOUT)	126 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
TOTAL		126 m ² (ABOUT)	126 m ² (ABOUT)	

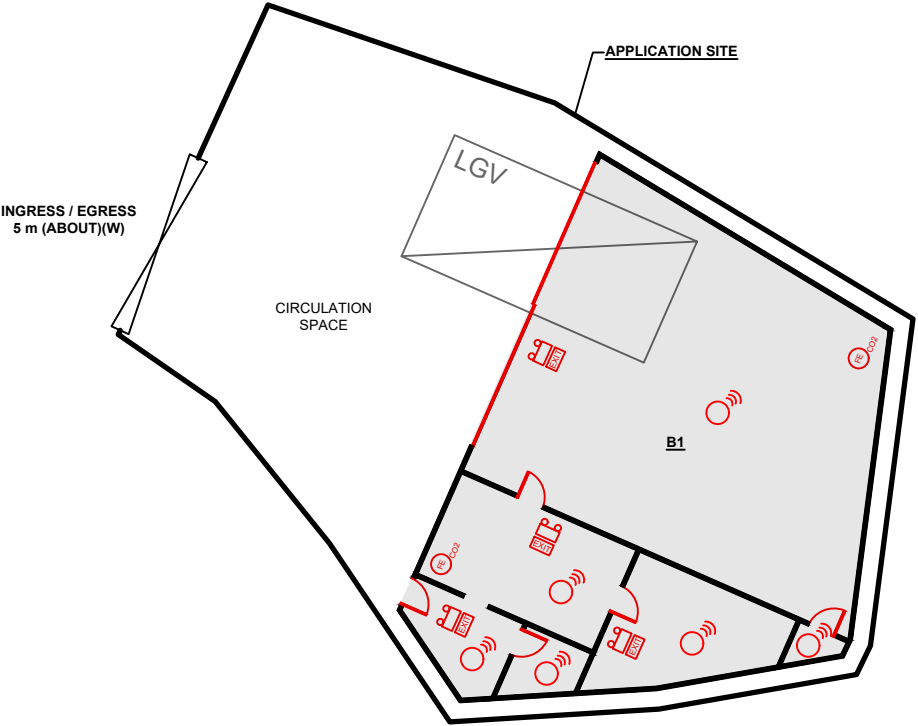


FIRE SERVICE INSTALLATIONS

- EXIT SIGN
- EMERGENCY LIGHT
- 4 KG DRY POWDER TYPE FIRE EXTINGUISHER
- STAND-ALONE FIRE DETECTOR

FS NOTES:

- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266-1:2016 AND BS EN1838:2013 AND FSD CIRCULAR LETTER 4/2021.
- SUFFICIENT STAND-ALONE FIRE DETECTOR SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH "STAND-ALONE FIRE DETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION & MAINTENANCE [SEP 2021]".
- IN RELATION TO (2) ABOVE, WHERE TWO OR MORE STAND-ALONE FIRE DETECTORS ARE INSTALLED IN AN ENCLOSED STRUCTURE, ALL STAND-ALONE DETECTORS SHALL BE INTERCONNECTED (EITHER WIRED OR WIRELESSLY) SUCH THAT WHEN ONE OF THE STAND-ALONE FIRE DETECTOR IS TRIGGERED, ALL CONNECTED STAND-ALONE FIRE DETECTORS SHALL SOUND AN ALARM SIMULTANEOUSLY.
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266-1:2016 AND FSD CIRCULAR LETTER 5/2008.
- PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.



LEGEND	
	APPLICATION SITE
	STRUCTURE
	L/UL SPACE (LGV)
	INGRESS / EGRESS

PLANNING CONSULTANT	
PROJECT	
TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS	
SITE LOCATION	
LOT 343 IN D.D. 104, NGAU TAM MEI, YUEN LONG, NEW TERRITORIES	
SCALE	
1 : 200 @ A4	
DRAWN BY	DATE
DN	30.9.2025
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
FSIs PROPOSAL	
DWG NO.	VER.
APPENDIX II	001

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY