

## **PLANNING STATEMENT**

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In respect of

Temporary Open Storage of  
Construction Materials and Machinery with Ancillary Office  
For a Period of Three years in  
Lot Nos. 371RP, 373(Part) and 385  
in Demarcation District No. 110,  
Pat Heung, Yuen Long,  
New Territories,  
Hong Kong

**Date** : 17 November 2025

**Our Reference** : G2979/T21606/OS25101P/7336(R1)

## EXECUTIVE SUMMARY

- This section 16 application is submitted on behalf of Tang Yau Kee Construction Engineering Limited (the "Applicant"), in respect of Lot Nos. 371RP, 373(Part) and 385 in DD 110, Pat Heung, Yuen Long, New Territories, Hong Kong (the "Application Site") in seeking for renewal of the planning permission for temporary open storage of construction materials and machinery with ancillary office on the Application Site which is subject to an Approved Application No. A/YL-PH/936.
- The ultimate objective of this planning statement is to seek planning permission for a continual use of the above temporary open storage of construction materials and machinery with ancillary office for an additional period of three years.
- This planning statement is submitted to the Town Planning Board (the "Board") in providing background information and planning justifications in support of the above application for the planning permission for temporary open storage of construction materials and machinery with ancillary office on the Application Site which are essential for considerations by the Board.

## 報告摘要

- 此第 16 條規劃申請是就申請人鄧佑記建築工程有限公司("申請人")擬於香港新界元朗八鄉第 110 約地段第 371 號餘段, 373 號(部份)和 385 號("本申請地盤") 作臨時露天貯存建築材料及機械另設附屬辦公室用途之有關規劃申請續期, 為期三年。而本申請地盤是根據獲批申請編號 A/YL-PH/936。
- 本綱領的最終目的是欲在本申請地盤延續上述臨時露天貯存建築材料及機械另設附屬辦公室用途作為期三年的規劃許可之續期。
- 此規劃申請內附詳盡規劃陳述報告書, 並提供有關申請地點的背景資料、論點及理據予城市規劃委員會("城規會")審閱, 以支持擬於本申請地盤作臨時露天貯存建築材料及機械另設附屬辦公室用途之規劃許可申請, 陳述報告書之闡述內容並被視為給予城規會考慮有關申請的重要資料和理據。

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**1. INTRODUCTION****1.1 Aim**

This section 16 application is submitted on behalf of Tang Yau Kee Construction Engineering Limited (the "Applicant"), in seeking for renewal of planning permission for temporary open storage of construction materials and machinery with ancillary office in Lot Nos. 371RP, 373(Part) and 385 in DD 110, Pat Heung, Yuen Long, New Territories, Hong Kong (the "Application Site").

**1.2 Purpose**

This planning statement is submitted to the Board in providing background information and planning justifications in support of an application for planning permission for a temporary storage of construction materials and machinery with ancillary office in the Application Site which are essential for considerations by the Board.

**1.3 Background**

The Application Site was the subject of a previously approved planning application (Application No. A/YL-PH/936). It was approved on **13 January 2023** by the Board under Section 16 of the Town Planning Ordinance for a period of 3 years subject to the following conditions:-

- (a) no operation between 6:00 p.m. and 8:00 a.m., as proposed by the Applicant, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and Public Holidays, as proposed by the Applicant, is allowed on the Application Site during the planning approval period;
- (c) no heavy goods vehicles exceeding 24 tonnes, including container tractors/trailer, as defined in the Road Traffic Ordinance, are allowed to be stored/parked at or enter/exit the Application Site at any time during the planning approval period;



- (d) no dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities are allowed on the Application Site at any time during the planning approval period;
- (e) the existing fire service installations implemented on the site should be maintained in efficient working order at all times during the planning approval period
- (f) the existing drainage facilities on the Application Site should be maintained at all times during the planning approval period;
- (g) the submission of condition records of the existing drainage facilities on the site within 3 months form the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 29 April 2023;
- (h) if any of the above planning conditions (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
- (i) if the above planning conditions (g) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice.

#### 1.4 Key Objectives

The Application Site has been operated as temporary open storage use for construction materials and machinery by the Applicant since obtaining the approval in 2011 and then by its tenant since April 2013, together with the surrounding open storage business such as trading, repairing and storage of vehicle / machinery / scrap metals / products, the mode and pattern of business has been well-established in the locality. Planning permission for the current use on the Application Site has been obtained on 13 January 2023. Therefore, the ultimate objective of this planning statement is to seek planning permission for a continual operating and use of the temporary open storage in the Application Site for a period of further period of three years.

The current use has not caused and will not bring any environmental nuisance as the Applicant's tenant has already been running its business for over 10 years without any complaints from the neighbourhood. It is anticipated that all criterions laid down by the Government, the Explanatory Statement in the OZP and the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (commonly known as the "TPB PG-No. 13G") will continually be complied with.

#### 1.5 Organization of the Statement Report

The statement report is divided into 6 sections. The first section is the introduction outlining the above aims and objectives of this planning statement and the planning application. Section 2 will then illustrate the site context and land status followed by Section 3 which describes the planning context in detail. Section 4 describes the proposed development followed up by a detailed account of justification of the proposed development on Section 5. The report finally concludes with a brief summary on Section 6.

## **2. SITE CONTEXT AND LAND STATUS**

### **2.1 Location**

The Application Site covers a total area of approximately 4,763 square metres and is situated on a private road to the northern side of Kam Tai Road branching off Kam Tin Road or Kong Tai Road within the area of Pat Heung, Yuen Long, New Territories, Hong Kong. To its southwestern side along Yau Fook Road are temporary structures occupied for storage of vehicle parts and construction materials.

*(Please refer to the Location Plan in Appendix A.)*

### **2.2 Existing Site Condition**

Large portion of the Application Site (ie. Lot Nos. 373 & 385) has been transformed from agricultural land to paved open storage of construction materials. That portion of the Application Site has been fenced off by corrugated metal sheets; whereas, the remaining Lot No. 371RP is partly paved and partly rural in nature with wild vegetation. Erected on the site are two single-storey structures with pantry/toilet with a total floor area of approximately 306.25 sq.m. and not more than 7.62 metres in height. There are basically no change to the overall area and height of the structures on site.

### **2.3 Surrounding Land Uses**

The surrounding area is predominantly low-lying flat land and is characterized by open storage of various different kinds ranging from storage of construction materials to used vehicle parts. Car reselling activities as well as warehouses and sheds are heavily concentrated along both Kam Tin Road and Kam Sheung Road. In addition, various construction sites for the Express Rail Link project are scattered around the locality.



## 2.4 Access

The Application Site has a good accessibility to strategic road network, which provides convenient access to Kowloon, other parts of New Territories and the cross boundary border. Vehicular access to the Application Site is via Kam Tai Road. It is a single-carriageway which connects with Pat Heung, Shek Kong and Kam Tin areas.

*(Please refer to the Site Plan in Appendix B.)*

## 2.5 Land Status and Ownership

As shown in para. 1.1 above and depicted in Appendix B, the Application Site covers three private lots. The Application Site has a total area of approximately 4,763 square metres.

According to the land search records of the Land Registry, the Application Site falls on Old Schedule Agricultural Lot governed by the Block Government Leases demised as agricultural use with lease terms of 75 years commencing on 1 July 1898 less three days and renewable for a further term of 24 years which have been extended to 30 June 2047 pursuant to Section 6 of the New Territories Leases (Extension) Ordinance (Cap.150). There are no user restrictions in the lease except the usual non-offensive trade clause. The current use does not contravene with the permissible land use under the lease.

# 3. PLANNING CONTEXT

## 3.1 Outline Zoning Plan

Most of the Application Site is located in the "Agriculture" zone whereas a small portion of southern part falls within the "Open Storage" zone on the Approved Pat Heung Outline Zoning Plan (OZP) No. S/YL-PH/11 exhibited on 27 October 2006. The Planning Intention of the "Agriculture" zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

As shown in the Schedule of Use under the "Agriculture" zone of the relevant OZP, "Open Storage Use" does not appear in either Column 1 (Uses always permitted) or Column 2 (Uses that may be permitted with or without conditions on application to the TPB) of the "Agriculture" zone.

*(Please refer to the Extract Copy of the Schedule of Use in Appendix C.)*

### 3.2 Precedent Cases

As mentioned in para. 1.3 above, the Application Site has been approved previously by the Board at its meeting on 13 January 2023 (Application No. A/YL-PH/936).

The Applicant has made genuine efforts in fulfilling all the planning conditions and all of which have been complied with. It is therefore anticipated that the approval granted by the Board for this application will not contravene with the legislation and guidelines as outlined in the TPB PG-No. 13G.

In addition, similar precedent cases were found within the area and are summarized as follows:-

Application No.	Applied Use	Approved on
A/YL-KTN/1153	Temporary Open Storage of Construction Materials and Machineries and Associated Filling of Land	19-September-2025
A/YL-PH/1057	Temporary Open Storage of Second-Hand Vehicles for Export, Vehicle Parts and Construction Materials (excluding Dangerous Goods) with Ancillary Facilities and Associated Filling of Land	2-May-2025
A/YL-PH/1035	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Open Storage of Construction Materials, Machineries and Vehicles for Sale with Ancillary Facilities	20-December-2024

### 3.3 Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses - TPB PG-No. 13G

The above guideline is relevant to this application and has been revised in April 2023. Under this guideline, the Board endorsed the strategy for considering applications for temporary open storage and port back-up uses in the rural New Territories through the identification of category 1-4 areas.

*(Please refer to Copy of Identification of Categories Plan in Appendix D.)*

As identified in Appendix D, the Application Site currently falls within an area annotated Category 3 and adjoining Category 2. In that connection, sympathetic consideration may be given if the applicants have demonstrated that the proposed use would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas, and willingness in compliance with approval conditions of the planning applications.

## 4. PROPOSED DEVELOPMENT

### 4.1 Proposed Use

There is no material change to the original layout scheme approved under Planning Application No. A/YL-PH/936.

*(Please refer to the Photographs of the Application Site in Appendix E.)*

### 4.2 Vehicular Access Arrangement

Vehicular access will be provided via a private paved road branching off from Kam Tai Road and the ingress/egress of 8 metres width has been situated at the eastern portion of the Application Site. In addition, the existing open track will be retained within the northern portion of the Application Site.



#### 4.3 Operation of the Site

There will be no operation at night time between 6:00 p.m. and 8:00 a.m and no operation will be carried out on Sundays & Public Holidays. Goods delivered to the Application Site will be stored directly in the open storage area and will only be transported away on demand. On standard event, the goods are mostly stored at the Application Site and will remain stagnant. There will be No workshop/industrial/parts breaking/painting activities carried out in the Application Site.

### 5. JUSTIFICATIONS

#### 5.1 No Departure from Local Planning Intention

The planning intention of the area is described in Section 3. Although the current use does not fall within either column 1 or 2, as stated in the Notes of the OZP, its temporary use in nature can still be considered by the Board by its submitted material consideration. Therefore, the planning application does not constitute to be in conflict with the local planning intention.

Moreover, as explained in the above paragraph, if the permission for this application is granted by the Board, the Government can still have full control of the Application Site after the permission expires. By then Agriculture zone can still be implemented should it be desired by any interested parties.

#### 5.2 To Maximize the Use of Land Pending Development

Instead of merely retaining fallow arable land for rehabilitation, the Board should also consider the realistic situation of Shek Kong and Pat Heung. Due to the economic restructuring and sharp decline in agricultural activities, lots of farming areas within Shek Kong and Kam Tin have been abandoned or converted into semi-industrial use and open storage. A proliferation of building and construction materials yards and open storage of different kinds have infiltrated the area near the Application Site.

The Board should also realize that only a minimal of the local residents are committed to agriculture or livestock farming. A high proportion of residents live on contributions paid by their workable members of their family who live away from Kam Tin. Agricultural industry is considered to be a low profit and dirty "hands-on" industry which is also economically unviable. The cost of agriculture is high in respect of considerable amount of investments which have to be put on the services and maintenance on drainage systems, cost for fertilizers, seeds and clean water.

Overall, there is a general presumption that interest in engaging agricultural activities is minimal. As the market speaks for itself, it can be seen that no agricultural activities are found in the vicinity. Due to the rapid growth on tertiary industry, people nowadays do not consider farming as a sustainable and viable option.

The current open storage use is for a temporary basis only. It will take full advantage of the location and the physical state of the Application Site itself should planning permission be granted. It provides a short term solution for the much need open storage space for its particular business which cannot be done in the urban areas. The temporary nature of the proposed use allows flexibility without preempting the long term development potential and permanent land use of the Application Site.

### 5.3 Compatible with Surrounding Land Use

The current use is compatible with the surrounding land use. Various kinds of storages (in particular, construction materials and vehicle parts) are found in the vicinity of the Application Site.

#### 5.4 In Line with the TPB Guideline

The current use is in-line with the TPB PG-No. 13G. As clearly shown in the guideline, the Application Site falls within an area annotated Category 3 and adjoining Category 2 area. Subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions, planning permission could be granted on a temporary basis up to a maximum period of 3 years.

We understand that there have been no local objections and adverse comments from Government departments for the Application Site. Meanwhile, the Applicant has fully complied with all of the approval conditions as stated in the Approval Letter for the previous case (i.e. A/YL-PH/936). In this connection, the re-granting of planning approval will not contravene the TPB Guideline.

#### 5.5 Insignificant Landscape and Environmental Impacts

Landscaping provisions, site paving and fencing will be and, in fact, have been implemented to the satisfaction of the relevant departments.

#### 5.6 Insignificant Adverse Transportation Impact

No heavy vehicles exceeding 24 tonnes will transport materials to the Application Site to minimize the noise and air pollution to the surroundings.

#### 5.7 Insignificant Adverse Drainage Impact

Drainage proposal from the previous application has been approved and implemented to the satisfaction of the Board and the Drainage Services Department. Should planning permission for the current temporary use be re-granted by the Board, existing drainage facilities within the Application Site will be properly maintained.



**5.8 No Adverse Comments and Local Objections**

There have been no complaints from locals or other concerned government departments since the operation of business by the Applicant in 2011 and its tenant since 2013. It has demonstrated that there would be no problems with its use and occupation of the Application Site. Should the planning permission be re-granted, the Applicant will again make every effort in complying with the approval conditions as imposed by the Board.

**5.9 No Creation of a Precedent Case**

As the Board is entitled to consider planning applications according to the individual merits of each case, there should be little concern about setting an undesirable precedent by approving this application. Moreover, the use of the current development would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas and will not in any sense be a creation of an undesirable precedent.

**5.10 Complied with All Approval Conditions**

As the Applicant has shown its genuine efforts in complying with all approval conditions in the previously approved application, the Board should take this into account and hence give favourable consideration to the application.

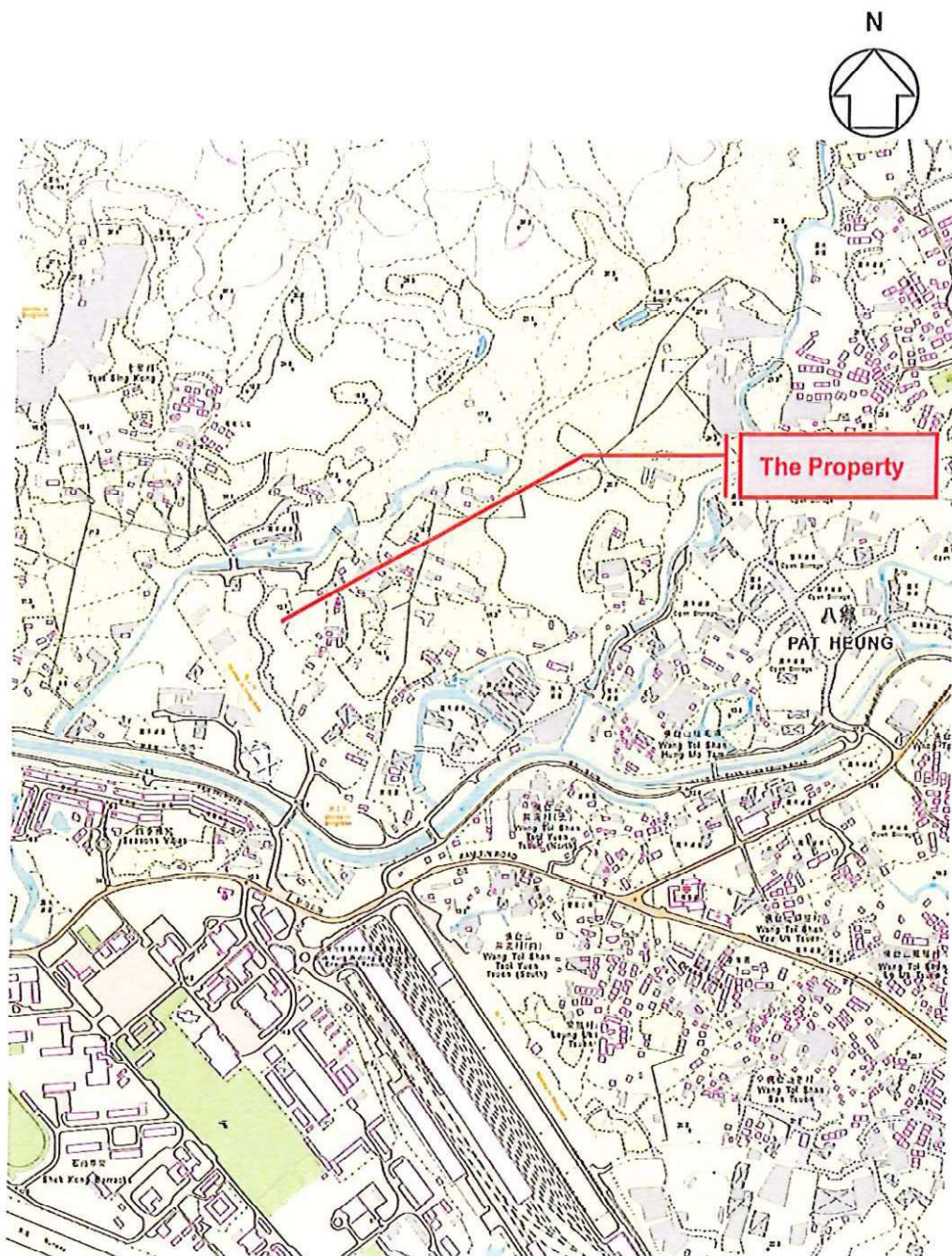
**6. CONCLUSION**

- 6.1 This planning application is to seek planning permission for the continuance of a temporary open storage of construction materials and machinery with ancillary office in the Application Site for an additional period of three years.
- 6.2 The proposed development offers a temporary solution to meet the much needed demand of storage of this particular type or trade where much land use activity is not economically feasible and sustainable to be carried out in the urban areas due to the high rental levels and deficiency of such sizable factory storage units in urban areas.

- 6.3 Due to the well established trading in this area of Pat Heung and the globalization of trading between Hong Kong and Mainland China in recent years, more and more people are engaged or will be engaged in trading with Mainland China. It is envisaged that demand for storage space will increase dramatically in the northwestern part of the New Territories and areas close to the border of Mainland China for reason of good accessibility. In response to such demand for storage space and suitable strategic location, the Board, should give support to local business operators and favourable consideration be made to this application.
- 6.4 The subject temporary use has been previously approved under Application No. A/YL-PH/936. And, temporary uses of open storage have recently been approved in the proximity under Application Nos. A/YL-KTN/1153, A/YL-PH/1057 and A/YL-PH/1035.
- 6.5 As detailed in section 5 above, the current use will not contravene with the TPB PG-No. 13G.
- 6.6 Species of Chinese Banyan has been planted along the site boundary. The Application Site has also been partially fenced off with corrugated metal sheets and painted in green in order to alleviate the landscaping impact.
- 6.7 As mentioned in this planning statement, the Applicant has all along made its best endeavours to strictly comply with the required approval conditions in relation to the drainage, environmental and landscape aspects together with the fire service installation to the satisfaction of the relevant Government departments and hence the Application Site is maintained in an extraordinary good condition and a proper manner.
- 6.8 In view of the strong justifications and all other material considerations encompassed in this planning statement, we sincerely recommend that members of the Board and relevant departments would give favourable consideration again to approve the renewal of the subject planning application.

\*\*\*END OF STATEMENT\*\*\*





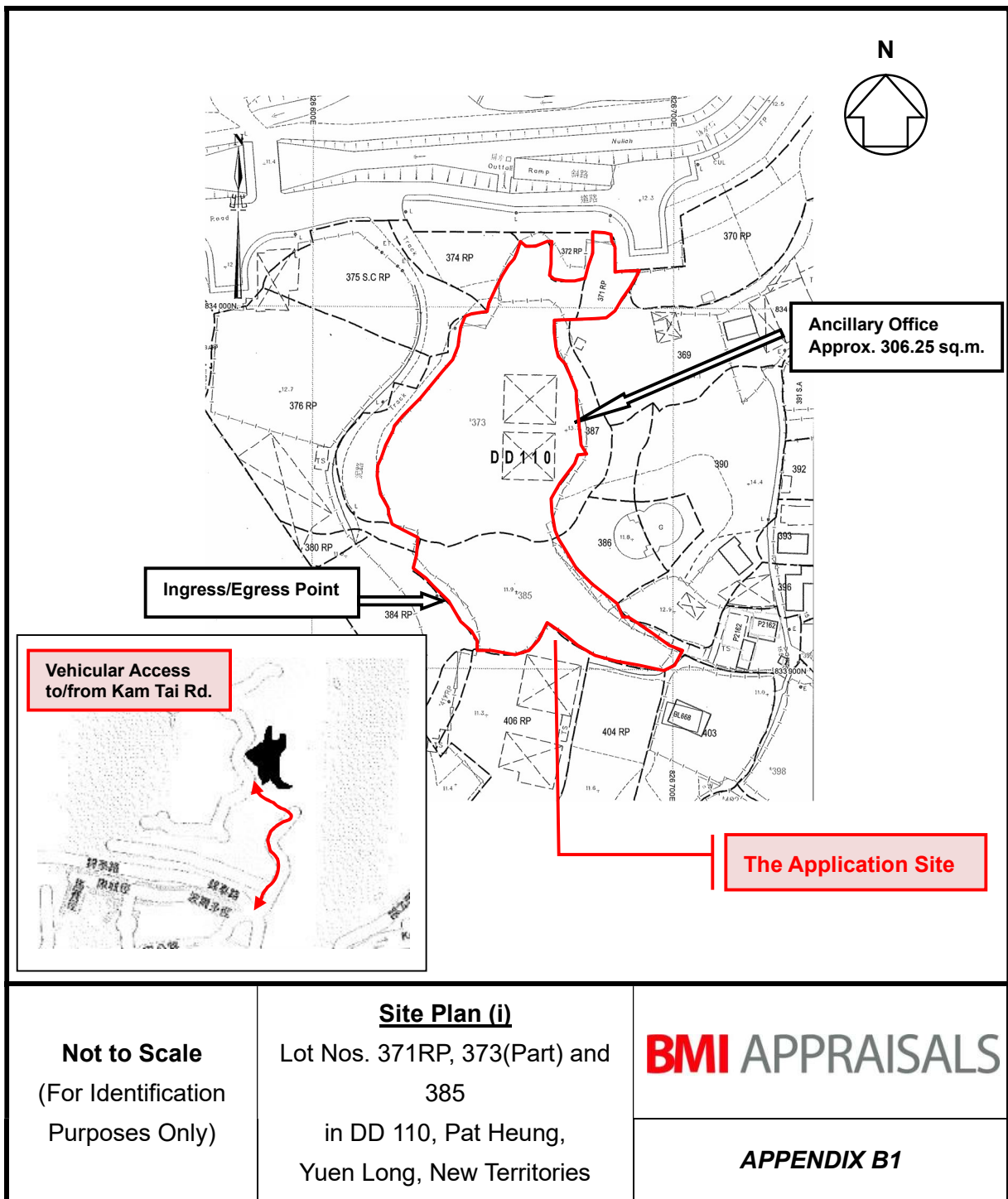
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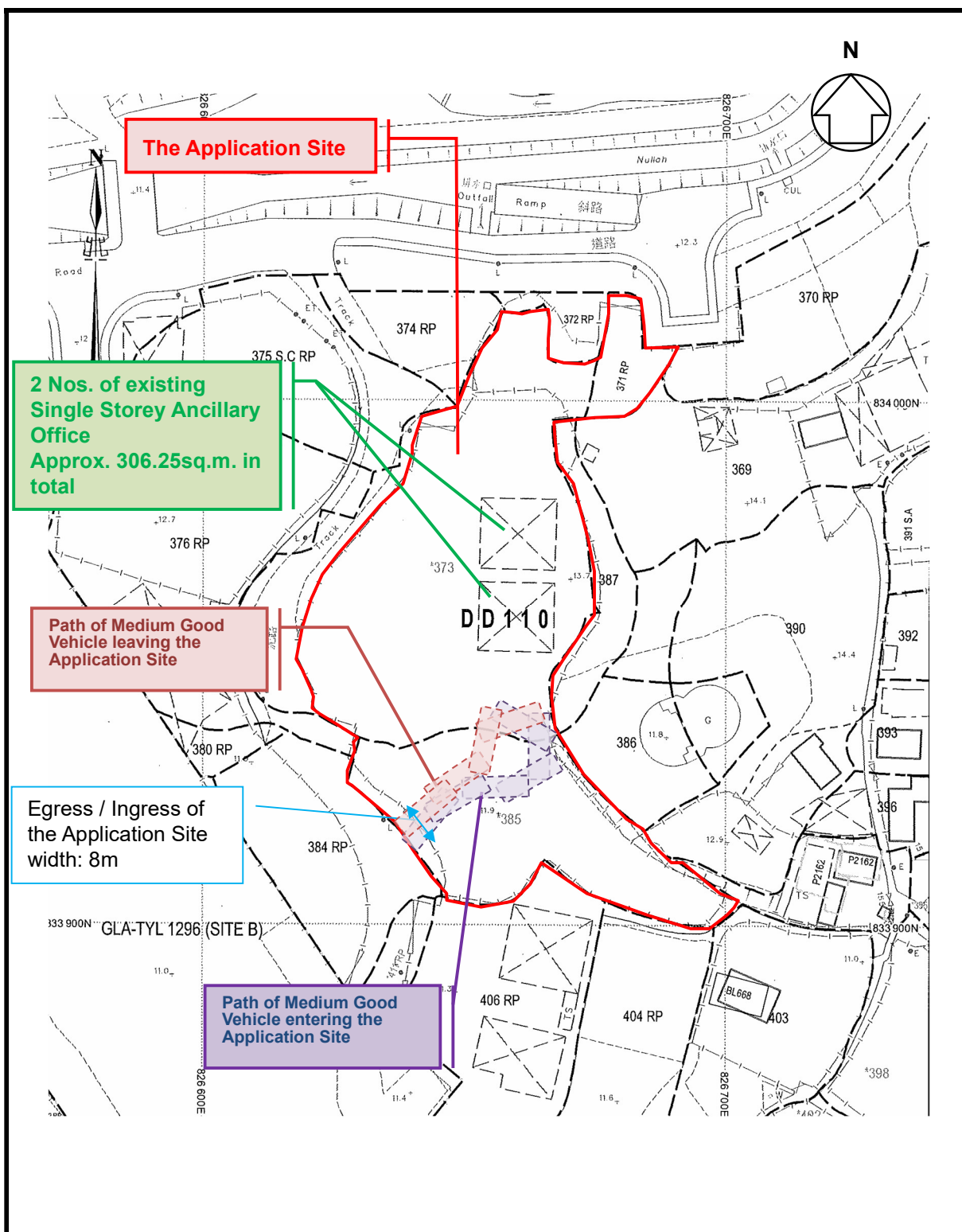
Location Plan  
Lot Nos. 371RP, 373(Part) and  
385  
in DD 110, Pat Heung,  
Yuen Long, New Territories

**BMI APPRAISALS**

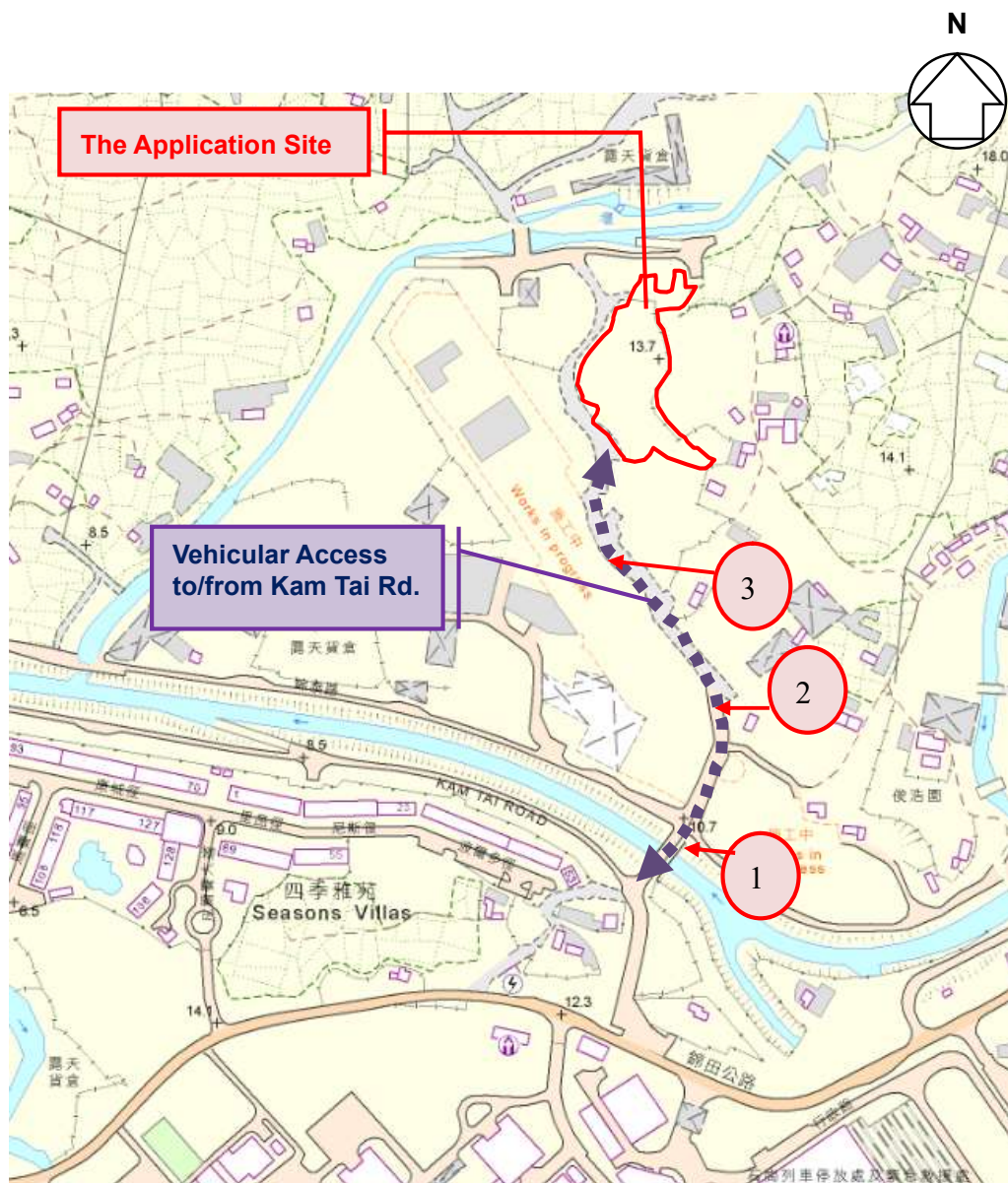
APPENDIX A







<p><b>Not to Scale</b> (For Identification Purposes Only)</p>	<p align="center"><b>Site Plan (ii)</b> Lot Nos. 371RP, 373(Part) and 385 in DD 110, Pat Heung, Yuen Long, New Territories</p>	<p align="center"><b>BMI APPRAISALS</b></p> <p align="center"><b>APPENDIX B2</b></p>
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<p><b>Not to Scale</b> (For Identification Purposes Only)</p>	<p align="center"><b>Site Plan (iii)</b> Lot Nos. 371RP, 373(Part) and 385 in DD 110, Pat Heung, Yuen Long, New Territories</p>	<p align="center"><b>BMI APPRAISALS</b></p>
		<p align="center"><b>APPENDIX B3</b></p>



## ***APPENDIX C***

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### ***Extract Copy of the Schedule of Use***

AGRICULTURE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Government Use (Police Reporting Centre only) On-Farm Domestic Structure Public Convenience Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Animal Boarding Establishment Barbecue Spot Burial Ground Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) House (New Territories Exempted House only, other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Picnic Area Place of Recreation, Sports or Culture (Horse Riding School, Hobby Farm, Fishing Ground only) Public Utility Installation Religious Institution (not elsewhere specified) School Utility Installation for Private Project

Planning Intention

This zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

Remarks

- (a) Any filling of pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

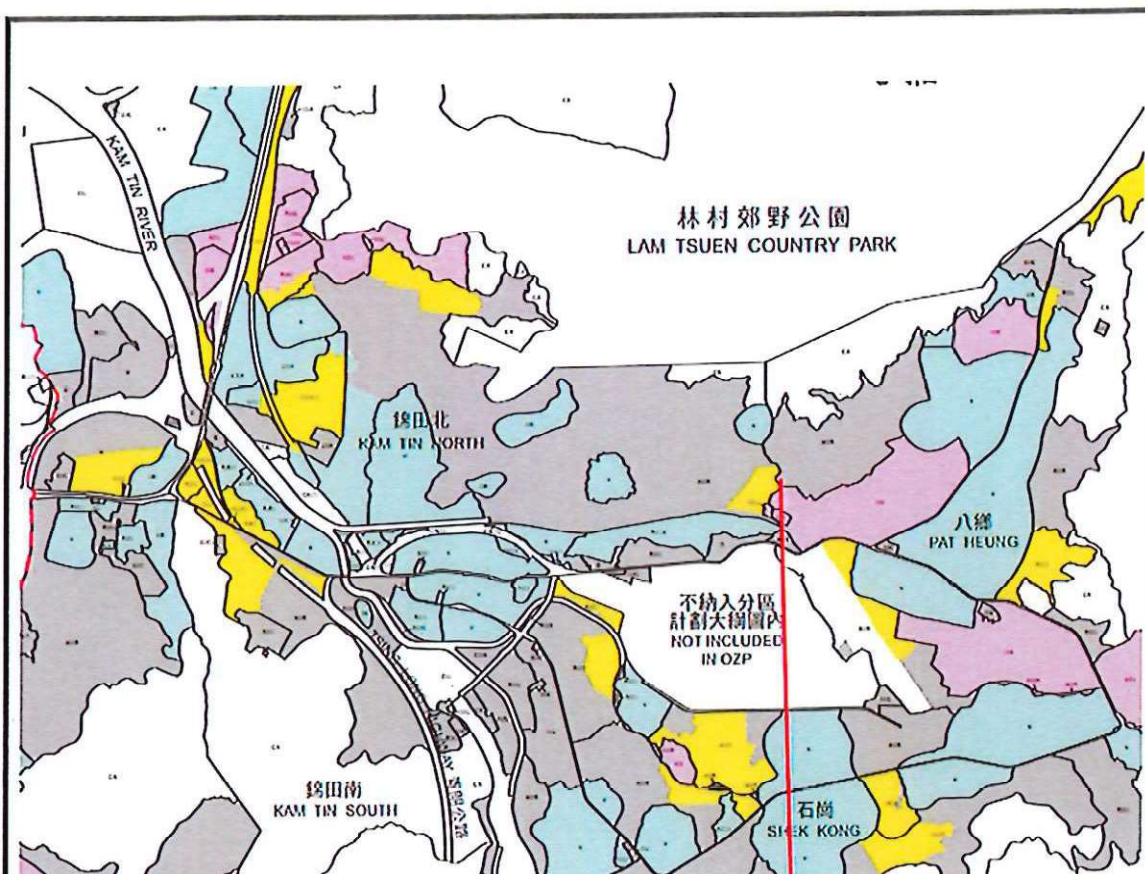
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AGRICULTURE (cont'd)

Remarks (cont'd)

- (b) Any filling of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Pat Heung Outline Zoning Plan No. S/YL-PH/9 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance. This restriction does not apply to filling of land specifically required under prior written instructions of Government department(s) or for the purposes specified below:
- (i) laying of soil not exceeding 1.2m in thickness for cultivation; or
  - (ii) construction of any agricultural structure with prior written approval issued by the Lands Department.





**圖例 LEGEND**

- 第 1 類地區  
CATEGORY 1 AREAS
- 第 2 類地區  
CATEGORY 2 AREAS
- 第 3 類地區  
CATEGORY 3 AREAS
- 第 4 類地區  
CATEGORY 4 AREAS
- 新發展區  
NEW DEVELOPMENT AREA
- 之前不檢發展審批地區圖涵蓋的  
分區計劃大綱圖範圍  
AREA UNDER STATUTORY PLAN  
FORMERLY NOT COVERED BY DPA PLANS
- 區議會界線  
DISTRICT COUNCIL BOUNDARY

於 2024 年 3 月 8 日更新  
UPDATED ON 8 MARCH 2024

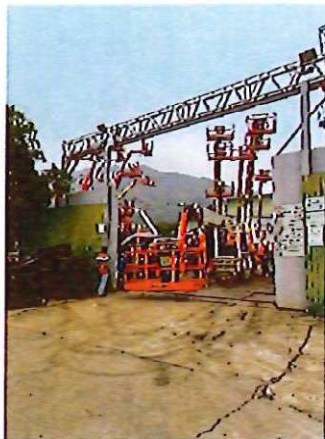
**The Application Site**

Not to Scale  
(For Identification  
Purposes Only)

Copy of Identification  
of Categories Plan

**BMI APPRAISALS**

APPENDIX D



Not to Scale  
(For Identification  
Purposes Only)

Site Photographs  
Lot Nos. 371RP, 373(Part) and  
385  
in D.D. 110, Pat Heung,  
Yuen Long, New Territories

**BMI APPRAISALS**

**APPENDIX E**

Re: Application No. A/YL-PH/1096

Trip Generation and Traffic Impact to Kam Tai Road

As advised by the Applicant, there is no material change for the operation of the site from the last application of renewal. The path (including the turning area) for medium goods vehicle will always keep clear, and only short period of time is required for loading / unloading of materials, therefore no designated spot is reserved for such vehicle.

The daily trips generated are as follows: -

Medium Goods Vehicles:

- 1 trip during 9am to 12pm
- 1 trip during 1pm to 5pm

As a result, the traffic impact of the Application Site to the local road, Kam Tai Road is minimal.





Approximate Width of Road: 7.2 m

Photo No. 1

<p><b>Not to Scale</b> (For Identification Purposes Only)</p>	<p><b><u>Site Plan (iii)</u></b> Lot Nos. 371RP, 373(Part) and 385 in DD 110, Pat Heung, Yuen Long, New Territories</p>	<p><b>BMI APPRAISALS</b></p>
		<p><b>APPENDIX B3</b></p>





Approximate Width of Road: 8.1 m

Photo No. 2

<p><b>Not to Scale</b> (For Identification Purposes Only)</p>	<p><b><u>Site Plan (iii)</u></b> Lot Nos. 371RP, 373(Part) and 385 in DD 110, Pat Heung, Yuen Long, New Territories</p>	<p><b>BMI APPRAISALS</b></p>
		<p><b>APPENDIX B3</b></p>





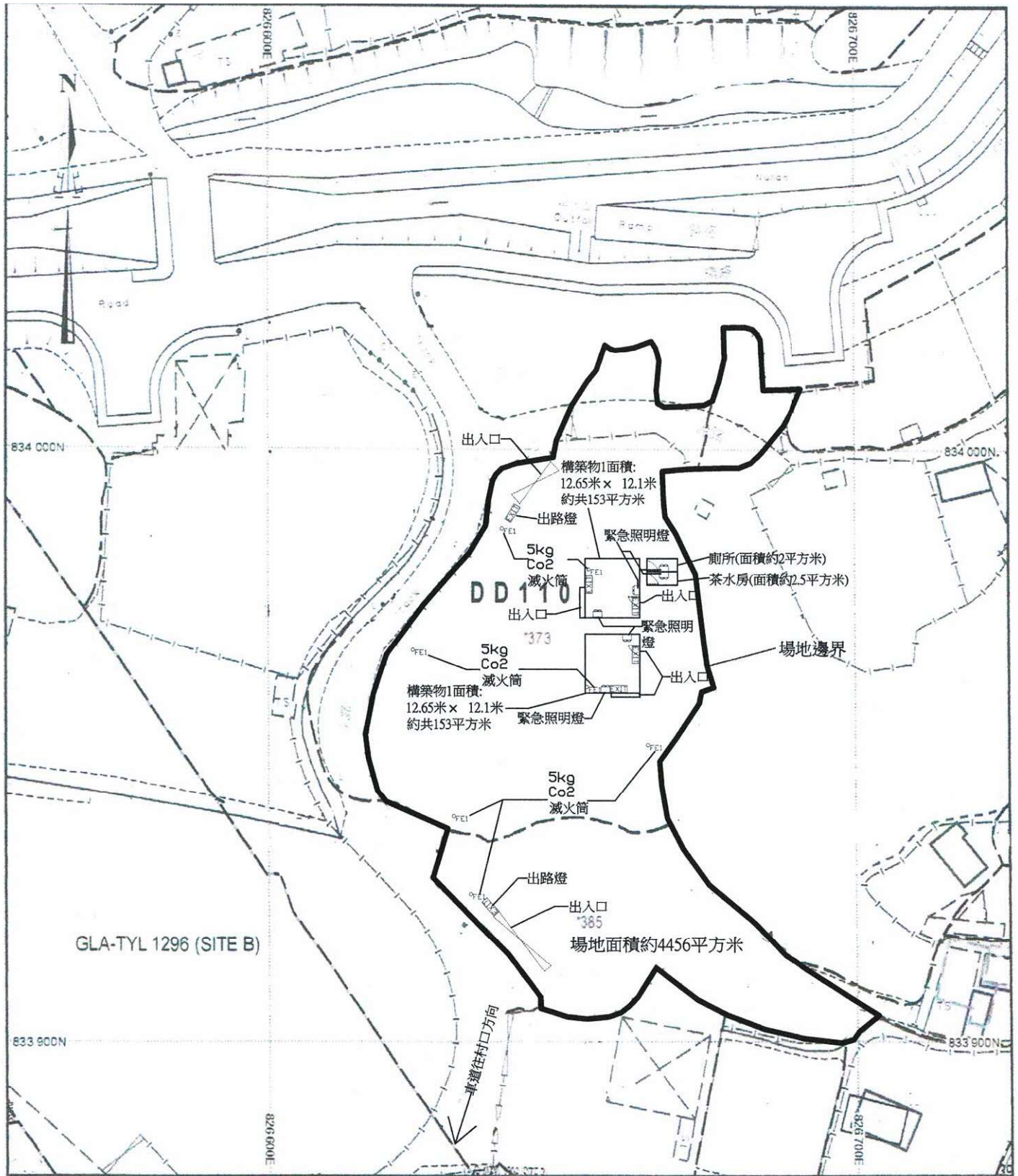
Approximate Width of Road: 6.4 m

Photo No. 3

<p><b>Not to Scale</b> (For Identification Purposes Only)</p>	<p><b><u>Site Plan (iii)</u></b> Lot Nos. 371RP, 373(Part) and 385 in DD 110, Pat Heung, Yuen Long, New Territories</p>	<p><b>BMI APPRAISALS</b></p>
		<p><b>APPENDIX B3</b></p>



# 消防裝置設備位置圖



圖例	
EXIT	出路燈
	緊急照明燈
°FE1	5kg Co2 滅火筒
	出入口
	構築物

SCALE 1:1000  
metres 10 0 10 20 30 40 50 metres

5kg Co2 滅火筒 合共7支

出路燈 合共6支

緊急照明燈 合共6支



## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防（裝置及設備）規例

(Regulation 9(1))

(第九條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:

消防處檔號

Serial Number

Name of Client 顧客姓名

華佑發展有限公司

Address 地址

元朗八鄉 丈量約份第110約地段 第371號餘段 第373號（部份）及385號



Type of Building 樓宇類型:

☐ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☒ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團

## Part 1 Annual Maintenance ONLY

## 第一部 只適用於年檢事項

In accordance with Regulation 8(b) of the Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款，擁有裝置在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
11	應急照明燈 X6	貨倉，寫字樓及廁所	符合消防處規定	15/05/2025	14/05/2026
12	出口指示牌X6	貨倉及寫字樓	符合消防處規定	15/05/2025	14/05/2026

## Part 2 第二部 Installation / Modification / Repair / Inspection works 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)
	NIL				
	NIL				

## Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
	NIL			
	NIL			

Remark 備註



I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗，證明性能良好，符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格，損壞事項列於第三部。

如證書涉及年檢事項，應張貼於大廈或處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized

Signature:

受權人簽署

Name:

姓名

咪上夕

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

港消集團有限公司

Telephone:

聯絡電話

Date:

日期

15/05/2025

For FSD  
use only

Inspected

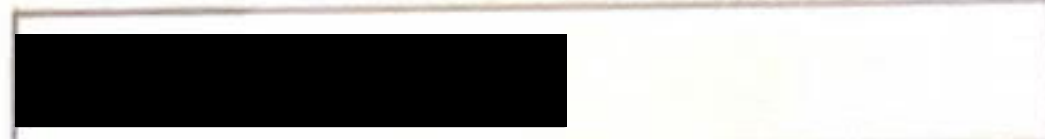
Key-in

Verified



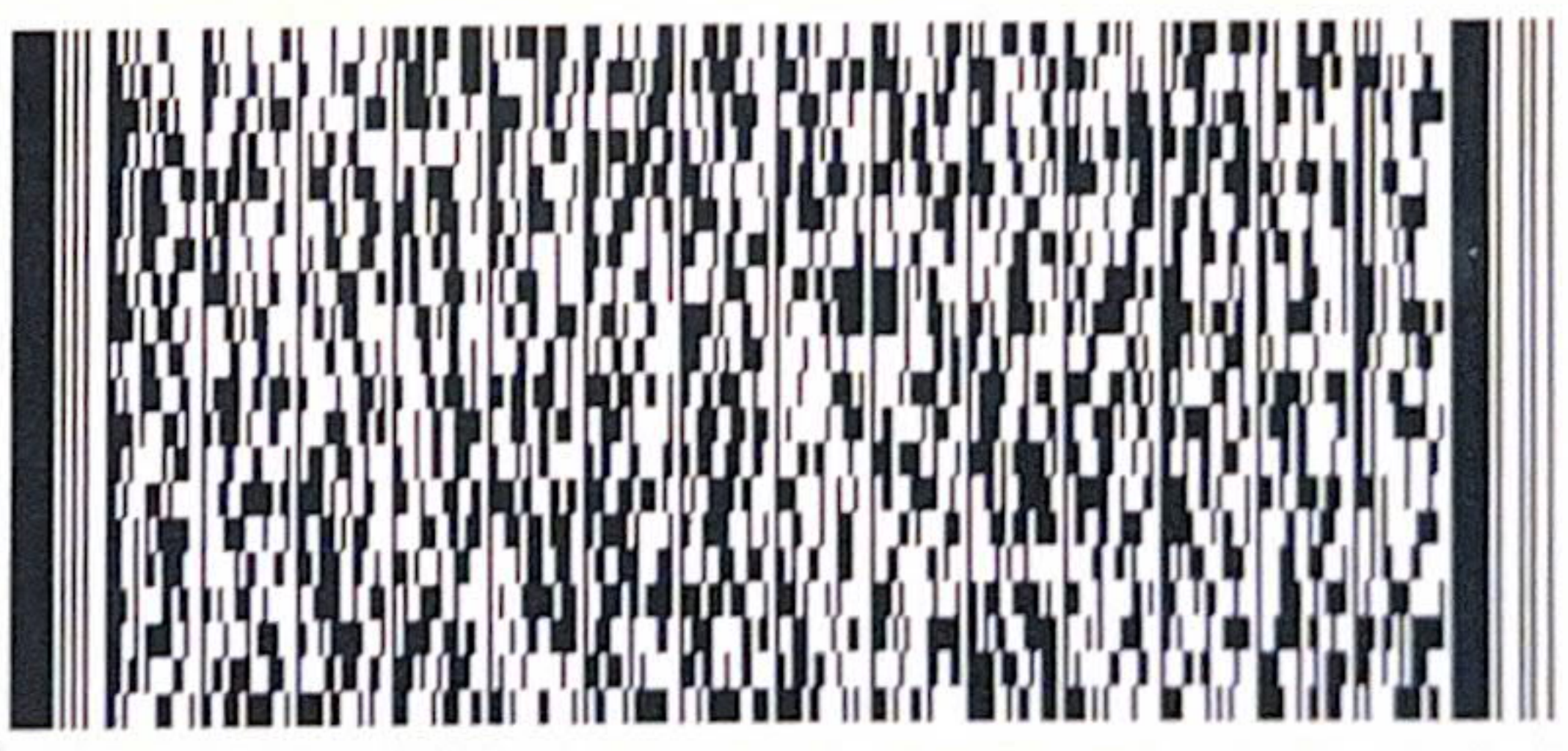
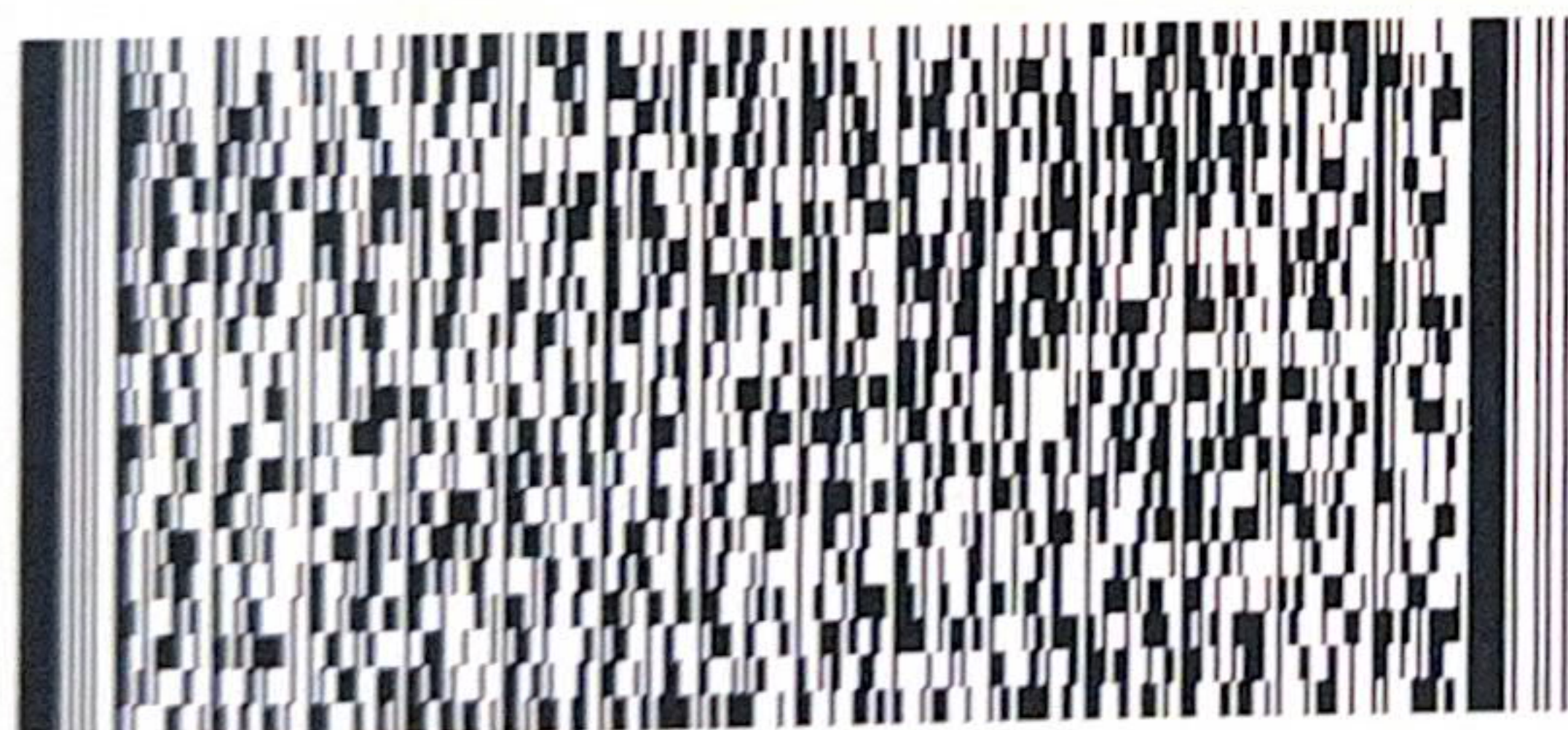
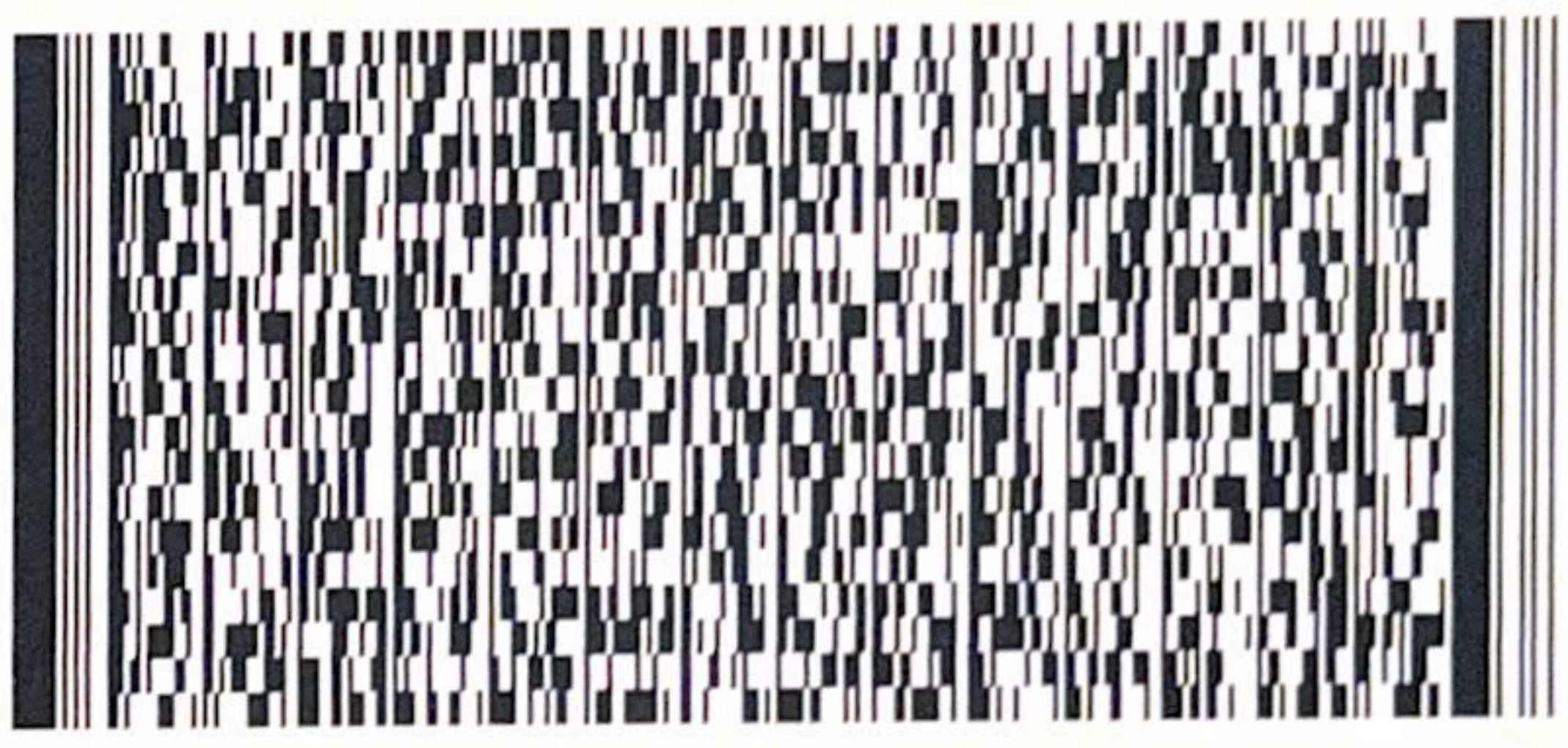
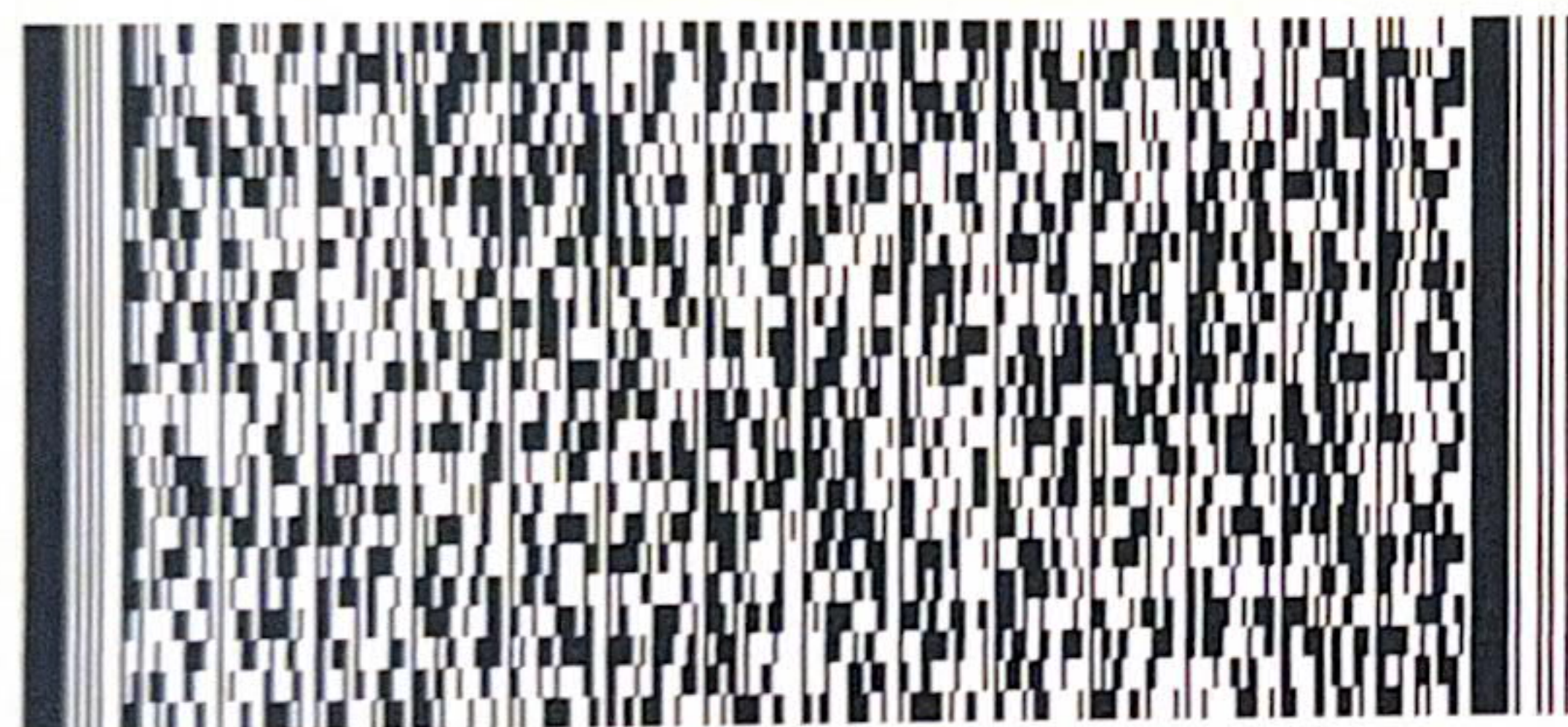
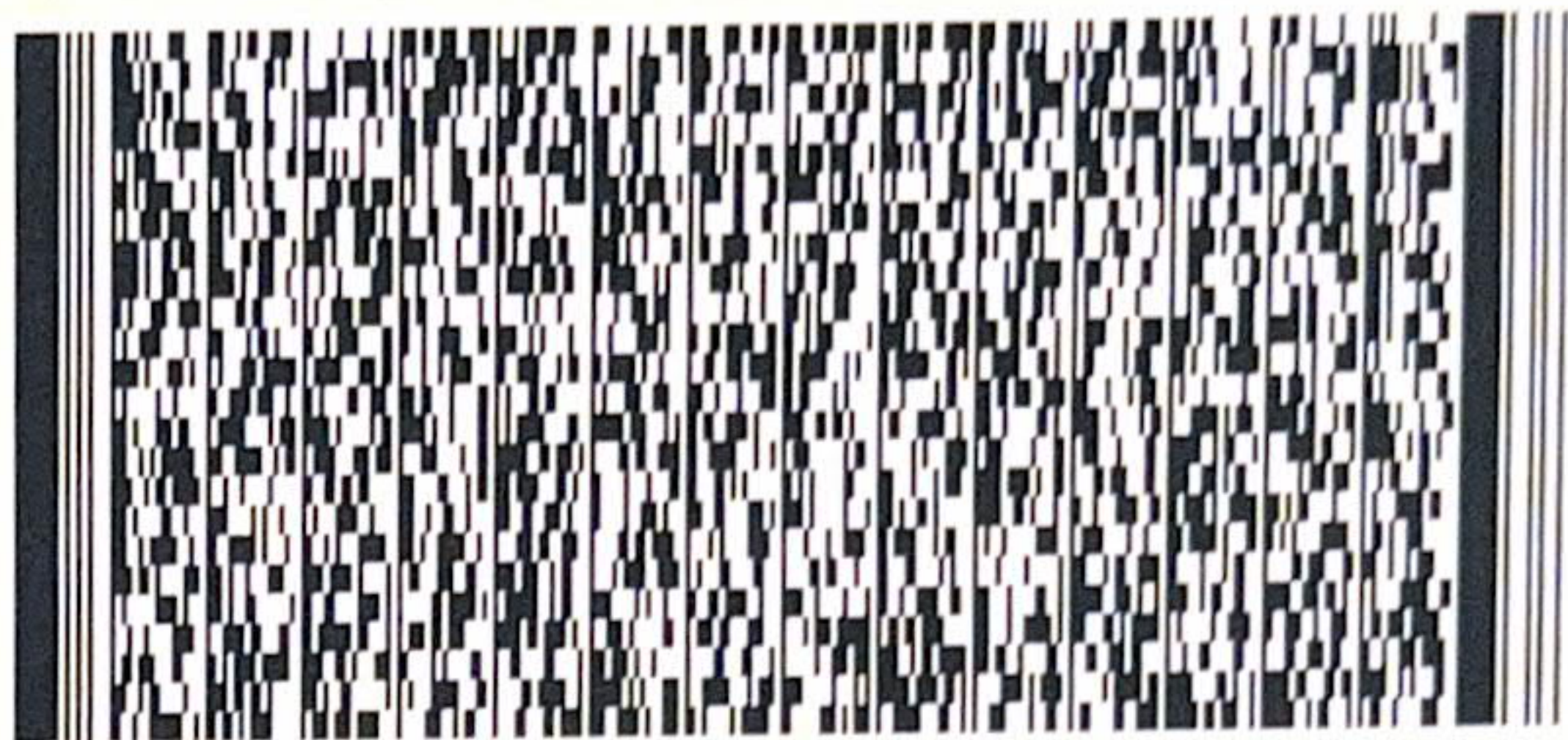
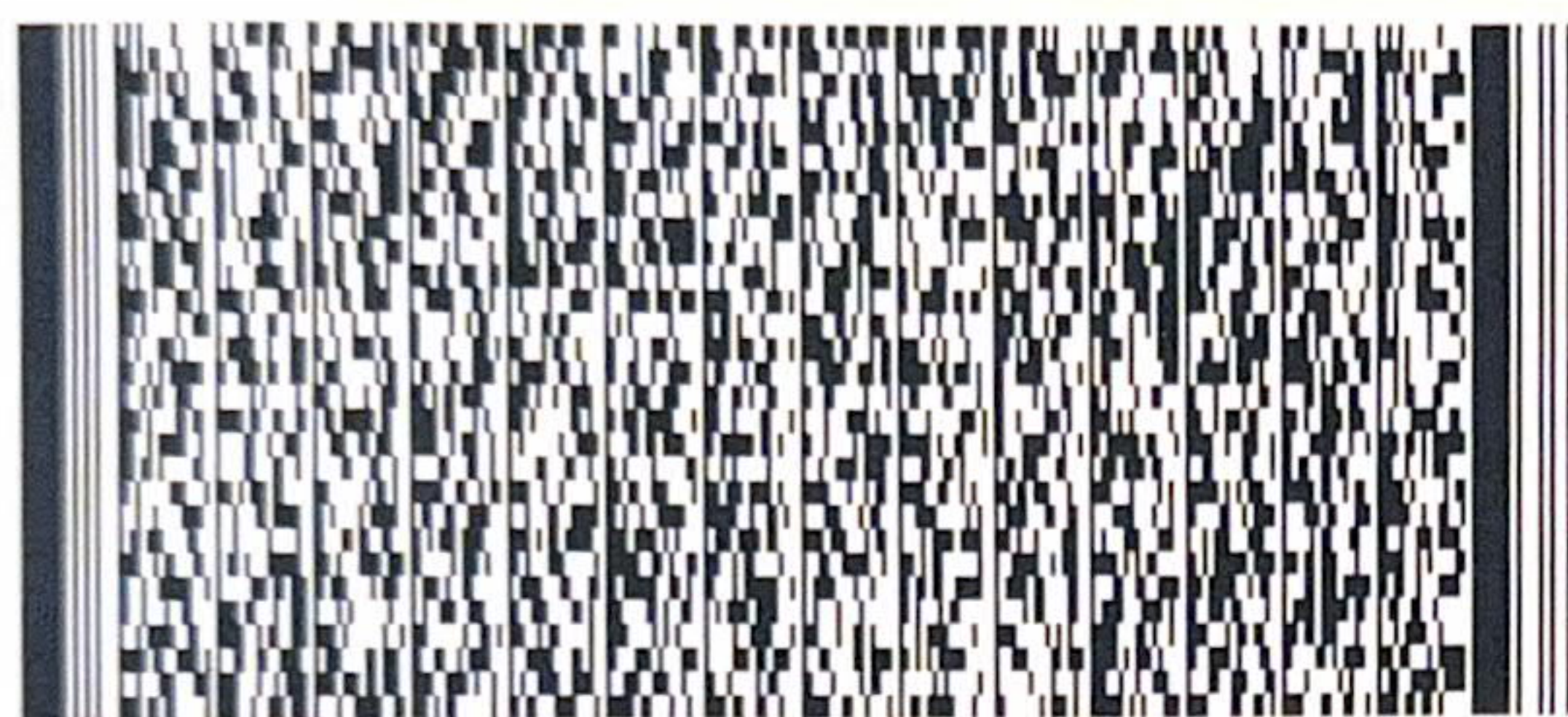
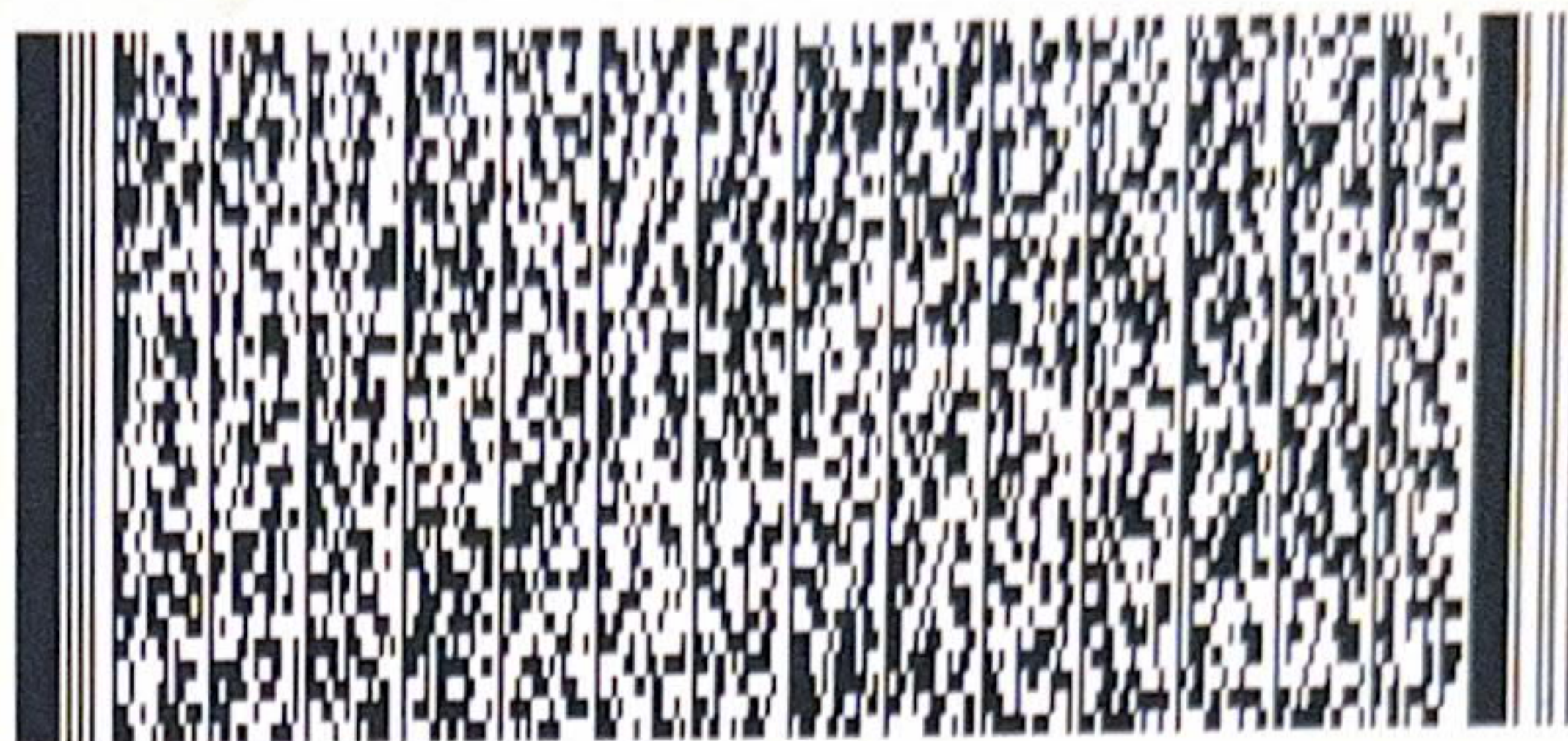
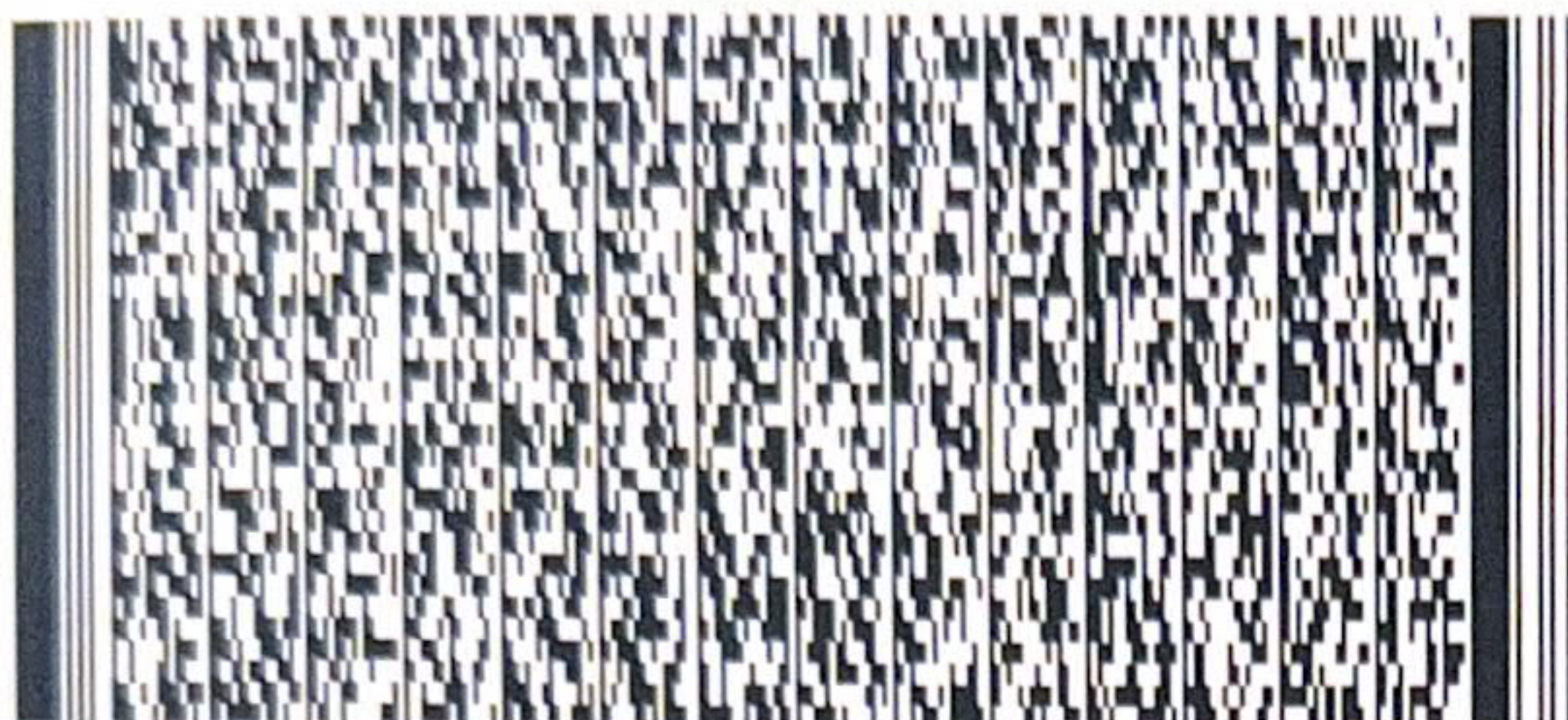


Serial Number



Name of Client 顧客姓名

華佑發展有限公司





HK FULLY  
FSD Ref.:  
消防處檔號

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS  
消防(裝置及設備)規例  
(Regulation 9(1))  
(第九條(1)款)  
CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT  
消防裝置及設備證書

Serial Number  
[Redacted]

Name of Client 顧客姓名  
華佑發展有限公司

Address 地址  
新界元朗八鄉 丈量約份第110約地段 第371號餘段 第373號(部份)及385號



Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☒ Licensed premises 持牌處所 ☐ Institutional 社團

**Part 1 Annual Maintenance ONLY**  
第一部 只適用於年檢事項  
In accordance with Regulation 8(b) of the Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
24	5kgco2手提滅火筒X3	貨倉內	符合消防處規定	15/05/2025	14/05/2026
	NIL				

Part 2 第二部 Installation / Modification / Repair / Inspection works 裝置/改裝/修理/檢查工作					
Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)
	NIL				
	NIL				

Part 3 第三部 Defects 損壞事項				
Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
	NIL			
	NIL			

Remark 備註

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.  
本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized Signature: [Signature]  
受權人簽署  
Name: 陳志成  
FSD/RC No.: [Redacted]  
消防處註冊號碼  
Company Name: CHAN Chi-shing  
公司名稱  
Telephone: [Redacted]  
聯絡電話  
Date: 15/05/2025  
日期

For FSD use only  
Inspected  
Key-in  
Verified

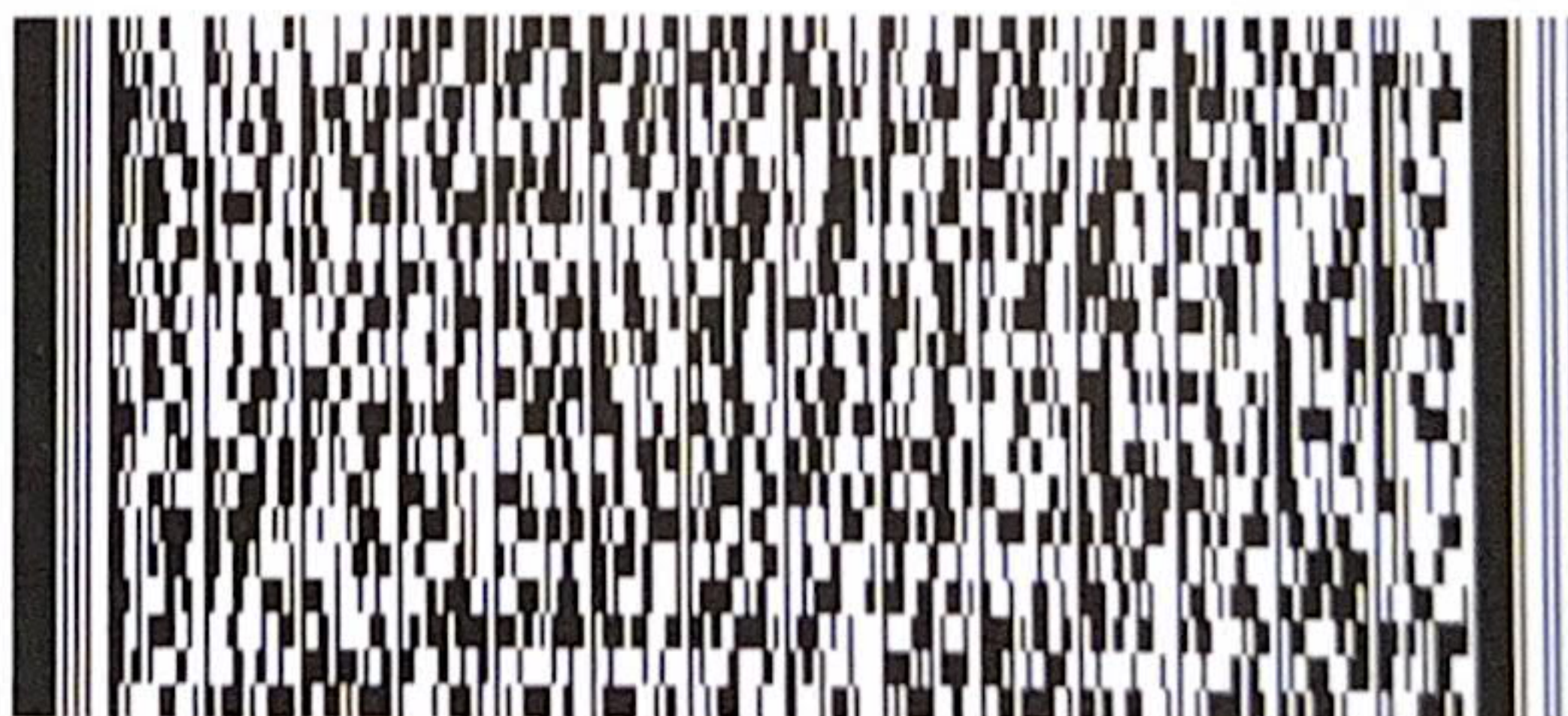
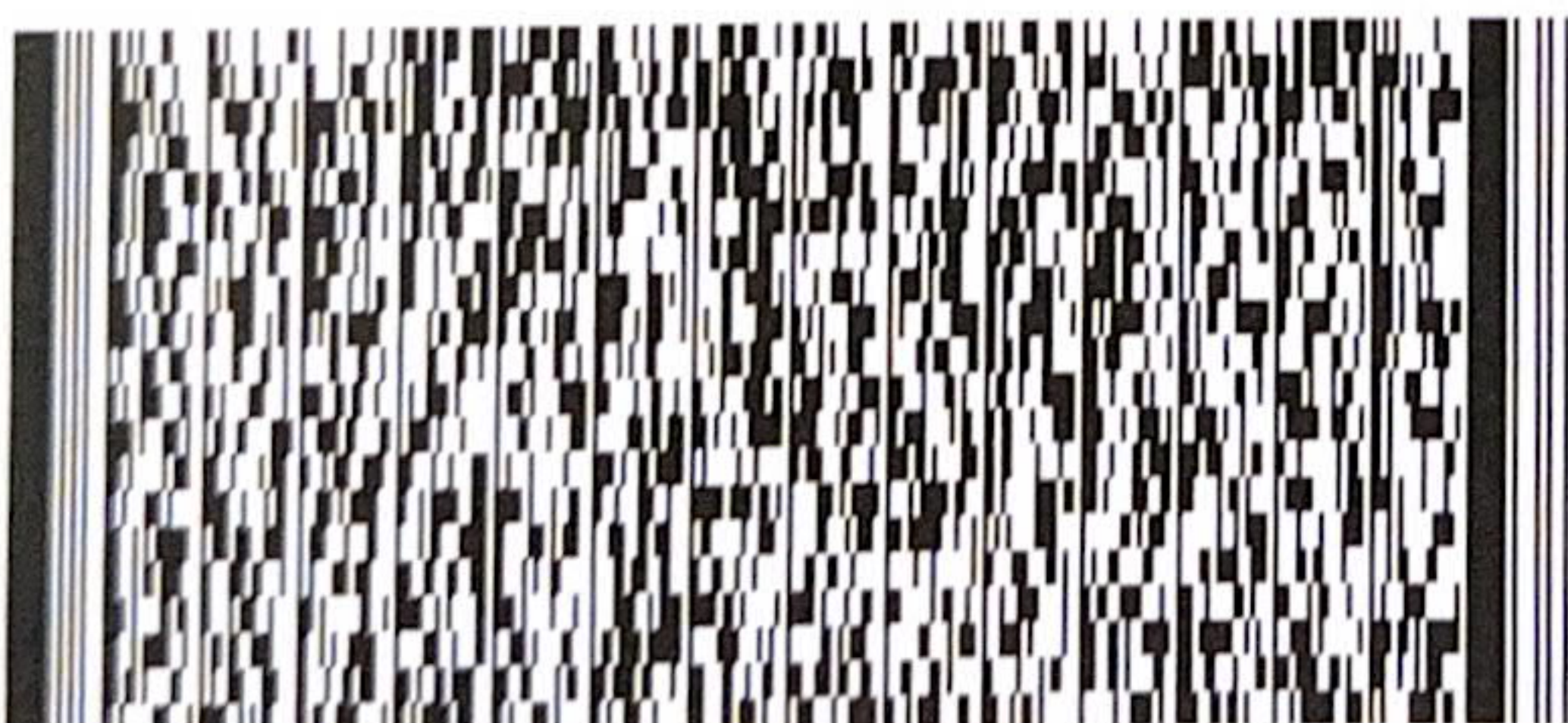
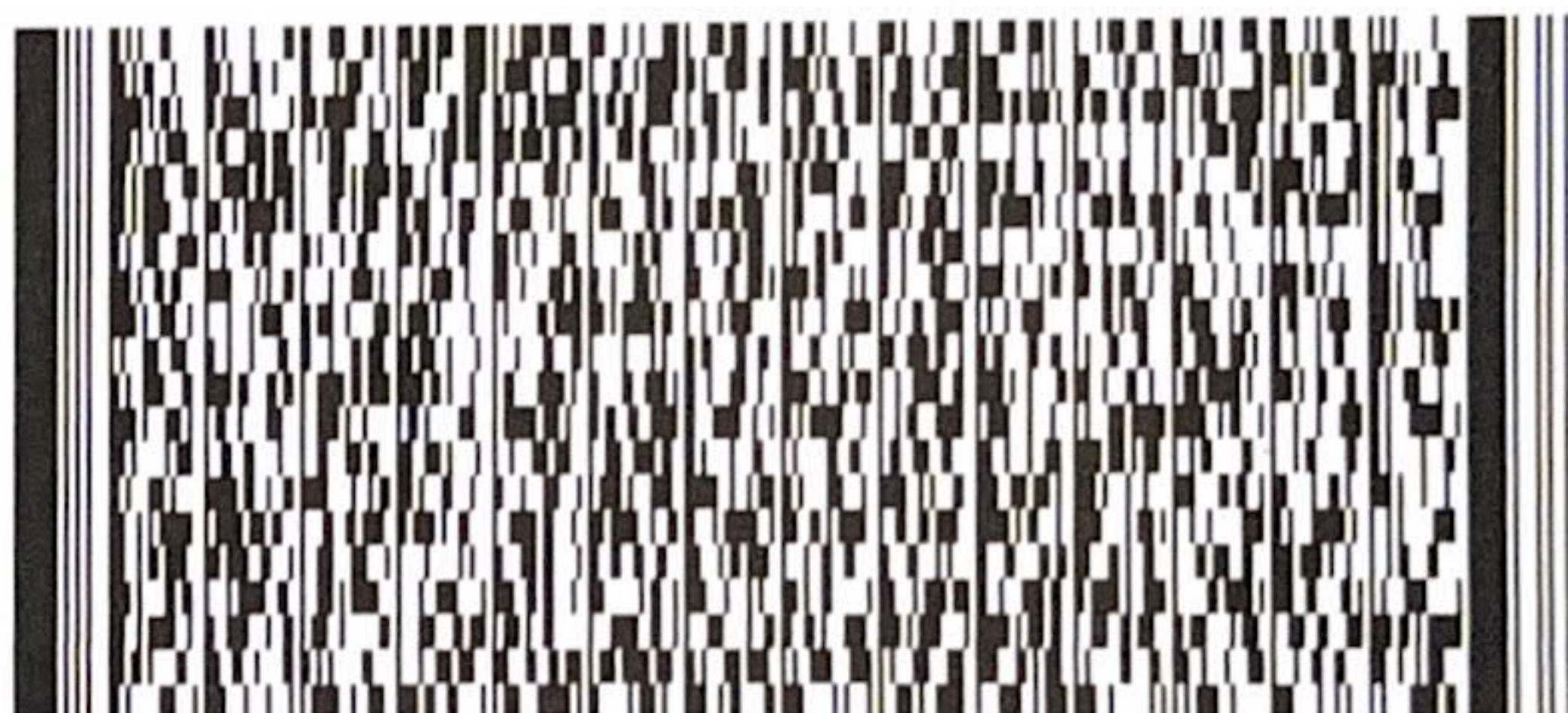
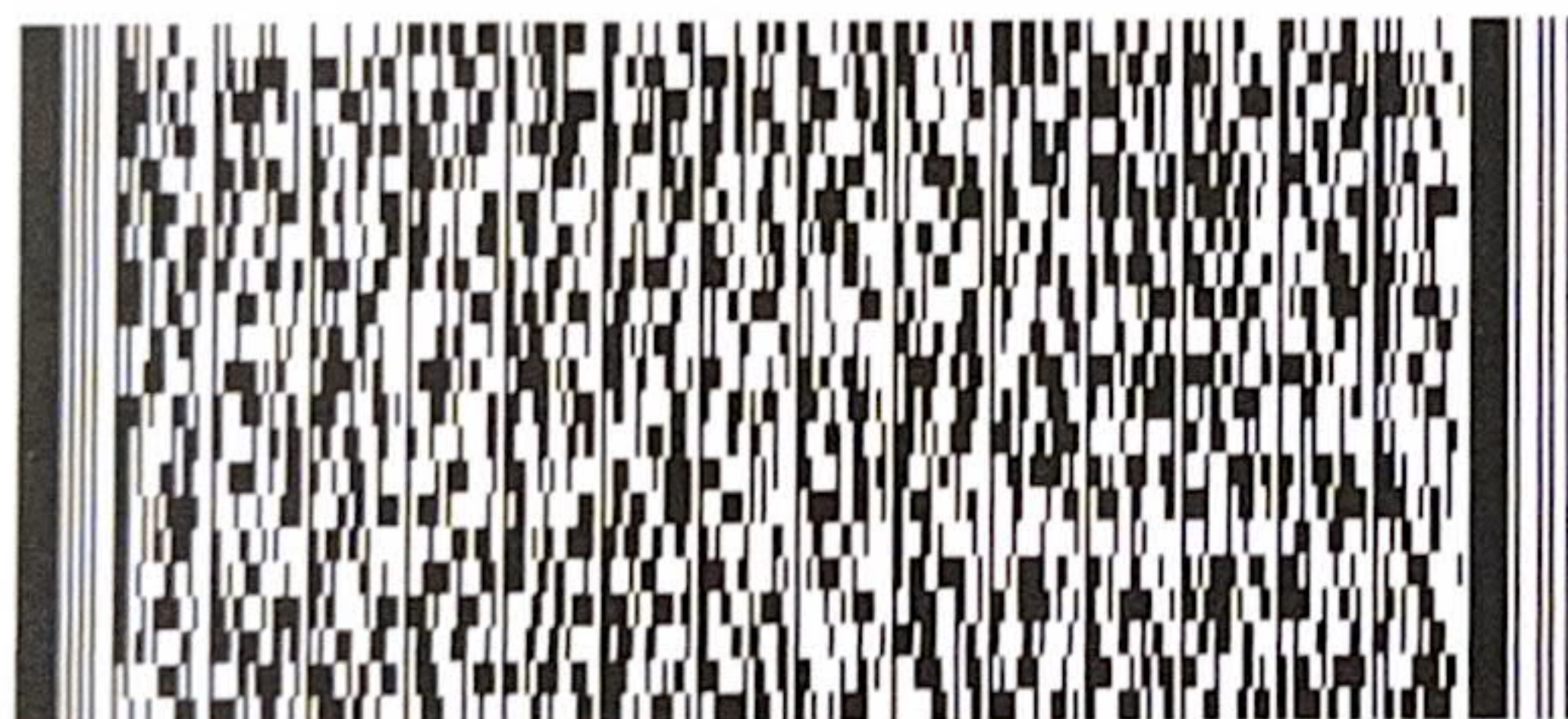
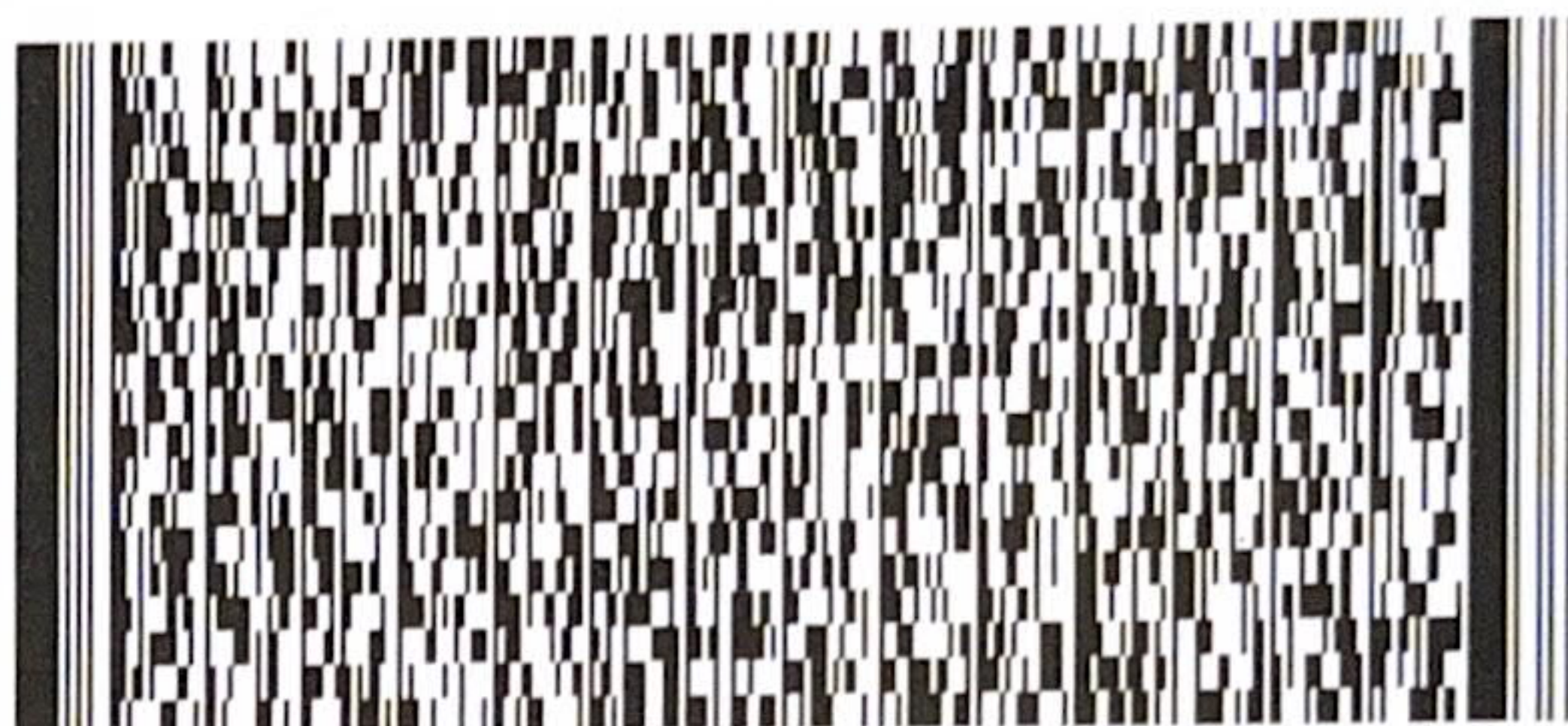
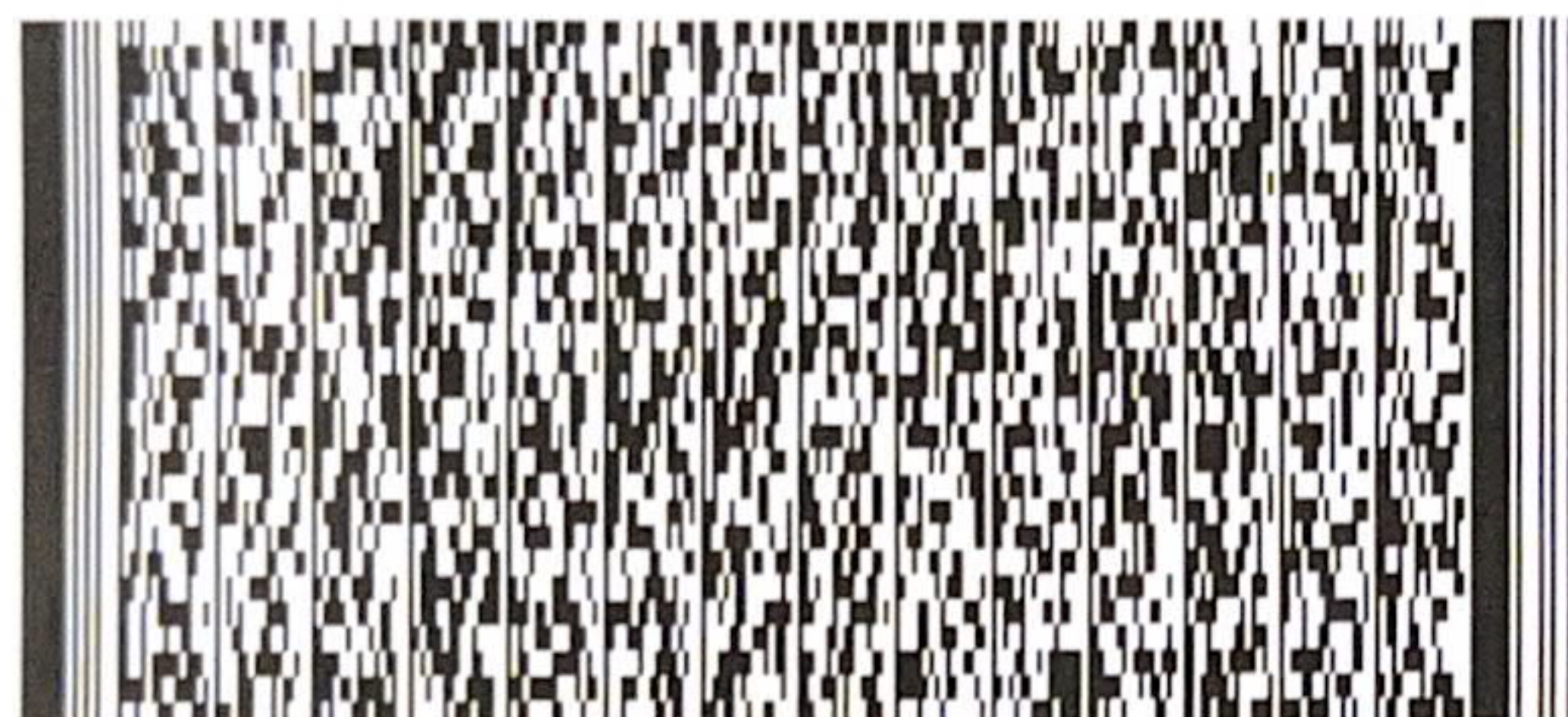
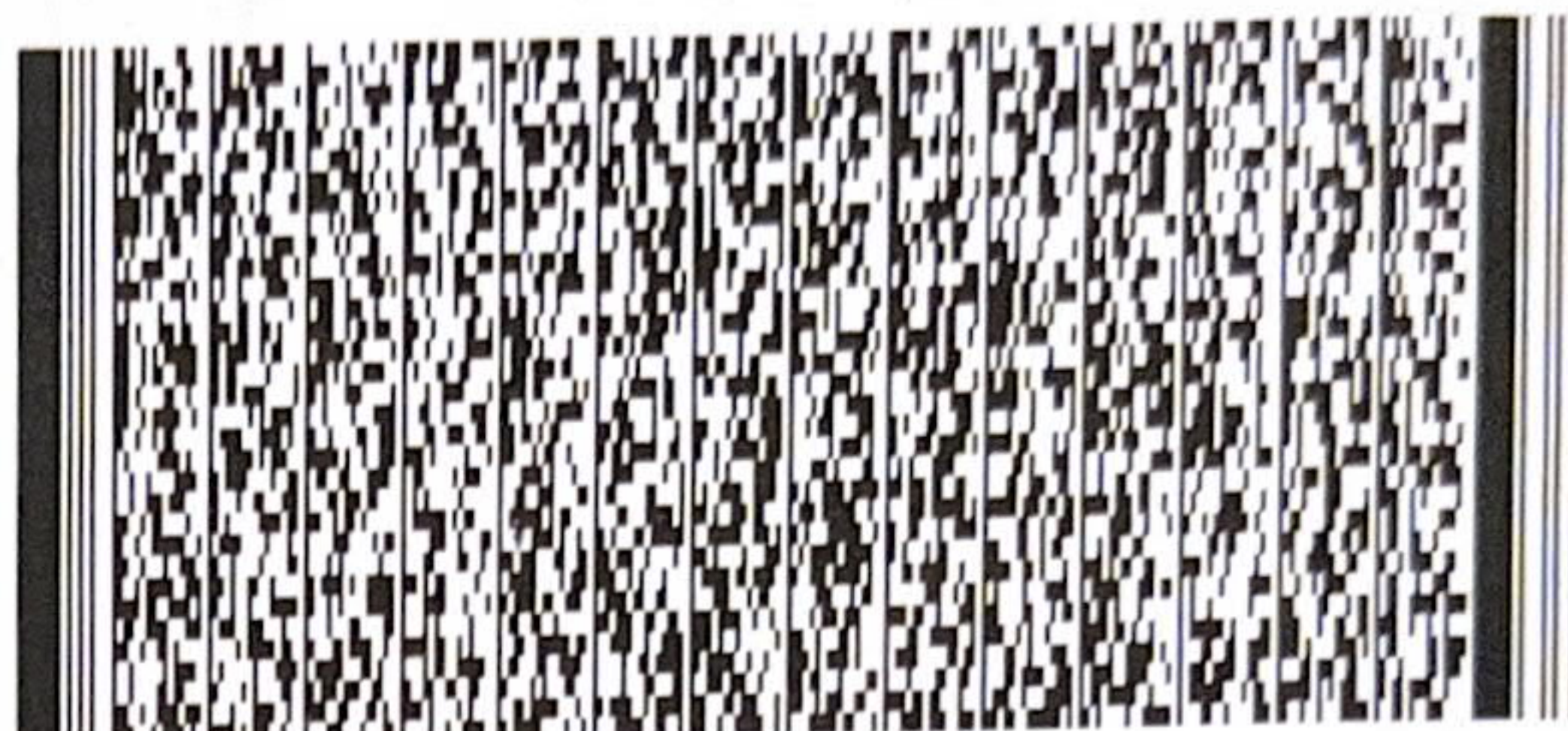
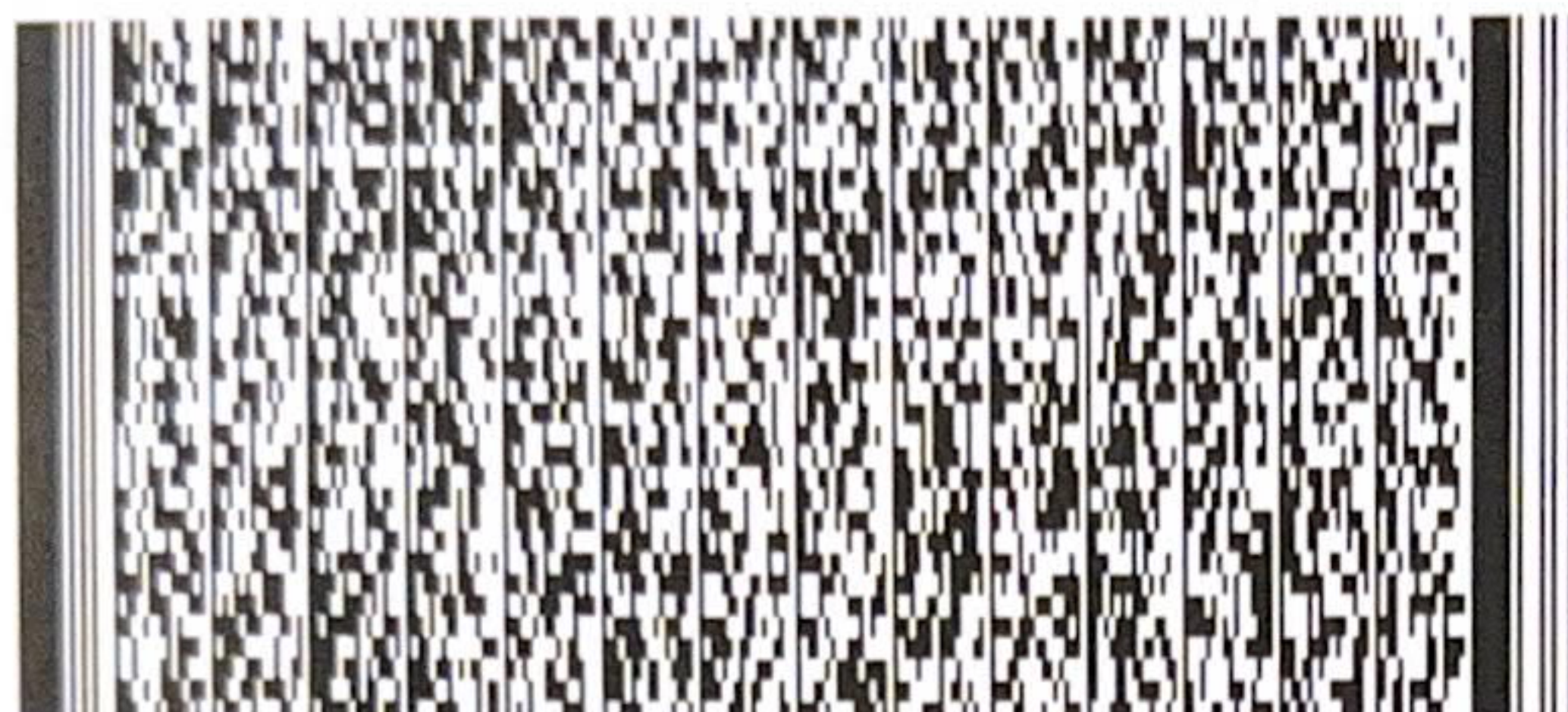




Serial Number

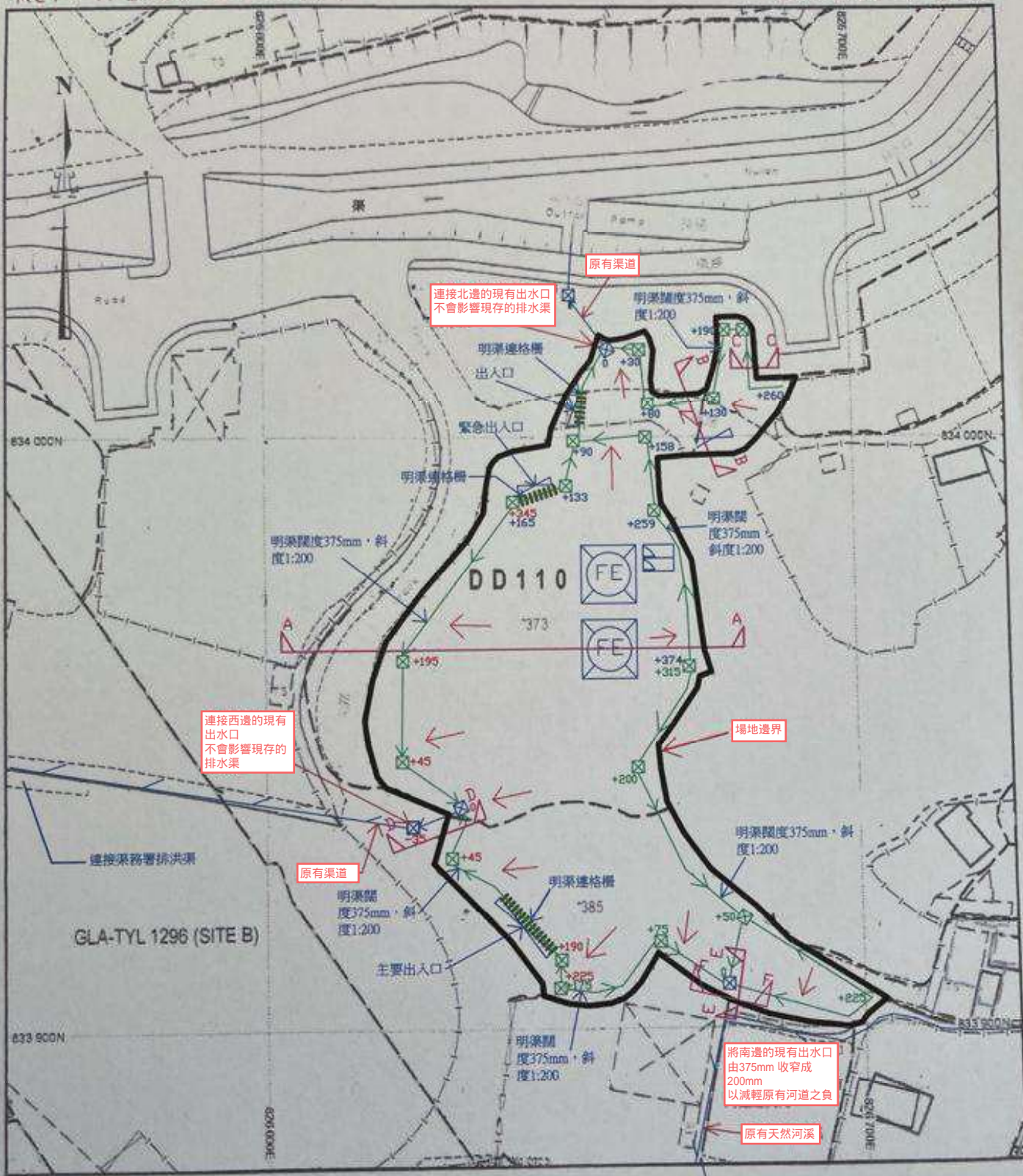
Name of Client 顧客姓名

華佑發展有限公司





### 發展地盤排水渠平面圖



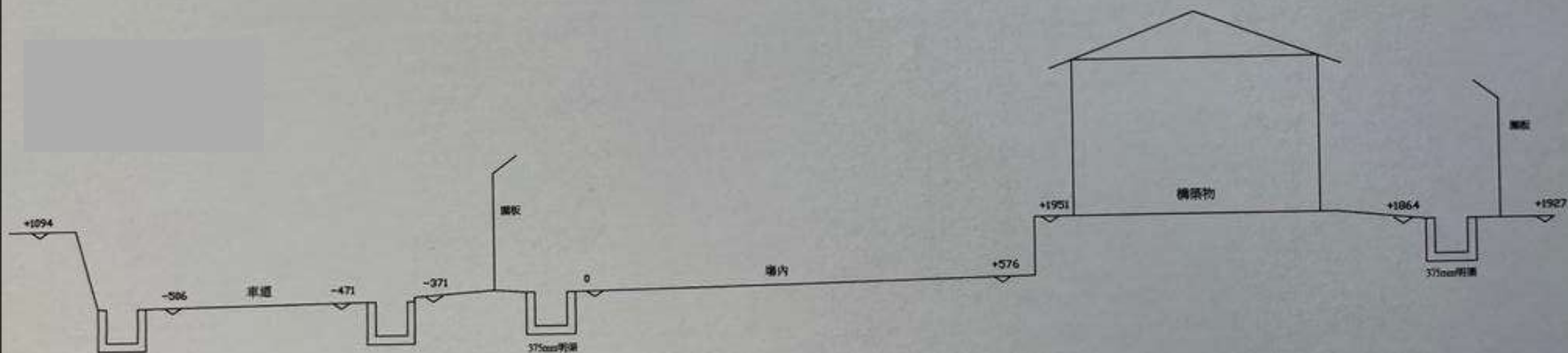
圖例	
	沙井
	明渠及流水方向
	地面流水方向
	出入口
	構築物
	明渠連格柵

SCALE 1:1000

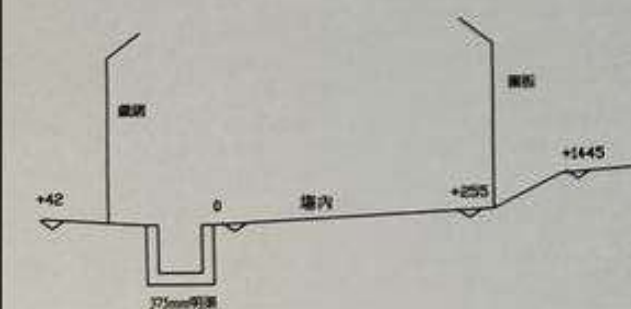
metres 10      0      10      20      30      40      50 metres

附注：

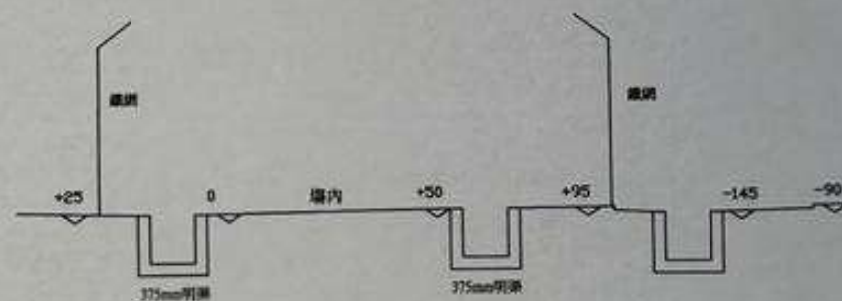
南邊出水口收窄成200mm闊，以減輕河道下游的負擔。



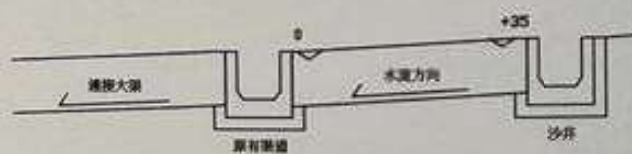
A-A切面圖



B-B切面圖



C-C切面圖



D-D切面圖



E-E切面圖



F-F切面圖



☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

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**From:** George Lee [REDACTED]  
**Sent:** 2025-12-02 星期二 16:45:53  
**To:** [REDACTED]  
**Subject:** F.I. to Application for Renewal of Planning Permission (Ref. No. A/YL-PH/1096)  
**Attachment:** FS Proposal\_AYL-PH1096.pdf; FS251 (Tang Yau Kee)\_AYL-PH1096\_1.pdf; FS251 (Tang Yau Kee)\_AYL-PH1096\_2.pdf; Appendices (Statement)\_Revised on 20251202 (Appendix B1-B3).pdf; Current Drainage Proposal AYL-PH1096.pdf; F.I. to TPB\_AYL-PH1096\_20251202.pdf

Dear Miss Leung,

Please find attached the documents as requested. Thank you for your attention.

Best regards,

George Lee

**BMI Appraisals Limited**

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]



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