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Date: 13 January 2025

TPB Ref.: A/YL-SK/396

By Email

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

Dear Sir,

**Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries) for a Period of 3 Years at Lot 878 (Part) in D.D.114 & Adjoining Government Land, Pat Heung, Yuen Long, N.T.**

This letter intends to supersede our letter dated 7.1.2025. The updated FSI plan is attached for the consideration of the Director of Fire Services (D of FS).

Concerning the comments of the DLO/YL, the applicant undertakes that he will apply for the short term waiver to DLO/YL immediately after the approval of the captioned planning application. He is also willing to apply for the short term tenancy to DLO/YL immediately after the approval of the captioned planning application and to pay the outstanding rent since the first occupation of the adjoining Government land. The applicant will also demolish the temporary structure(s) outside the application boundary of A/YL-SK/396 & A/YL-SK/397 which falls within Lot 878 in D.D.114.

The applicant also confirms that the location, size and height of the existing structure at the application site is the same as shown on the proposed layout plan submitted for the captioned planning application.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] at your convenience.

Yours faithfully,

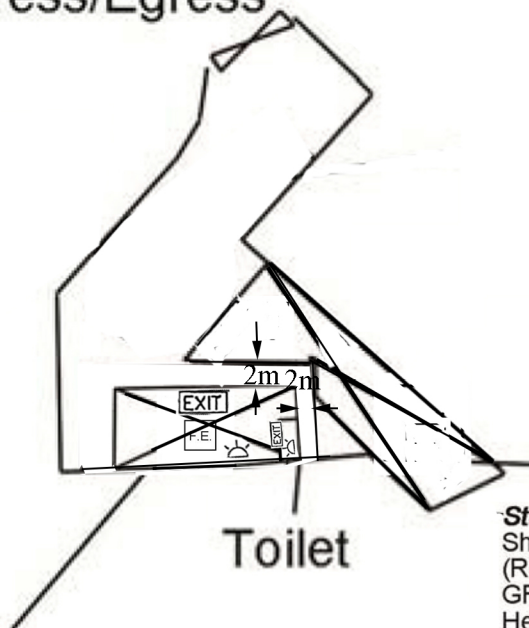


Patrick Tsui

c.c. Fanling, Sheung Shui and Yuen Long East District Planning Office (Attn: Ms. Karen CHAN) – By Email

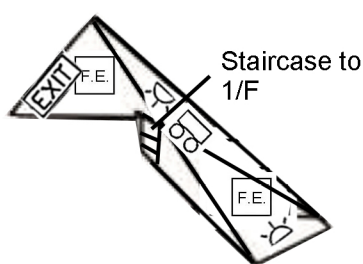


7.5m wide  
Ingress/Egress

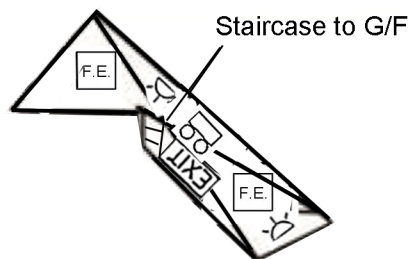


**Structure 1**  
Site office, cashier & toilet  
GFA: Not exceeding 96m<sup>2</sup>  
Height: Not exceeding 4m  
No. of storey: 1

**Structure 2**  
Shop and services  
(Retail Shop for Hardware Groceries)  
GFA: Not exceeding 220m<sup>2</sup>  
Height: Not exceeding 6m  
No. of storey: 2



Structure 2  
G/F



Structure 2  
1/F

#### 4. FIRE ALARM SYSTEM

4.1 NEW FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH BS 5839 PART 1: 2017 AND FSD CIRCULAR LETTERS 6/2021

#### 5. EMERGENCY LIGHTING

5.1 EMERGENCY LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH 'BS 5266-PART 1 :2016 AND BS EN 1838 :2013', FSD CIRCULAR LETTER 4/2021, COVERING ALL AREA. EMERGENCY LIGHTINGS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE

#### 6. EXIT SIGN

6.1 ALL EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH 'BS 5266-PART 1 :2016 AND FSD CIRCULAR LETTER NO. 5/2008, FOR THE BUILDING. EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE.

#### 7. PORTABLE APPLIANCES

7.1 PORTABLE HAND OPERATED APPLIANCES SHALL BE PROVIDED AS INDICATED ON PLAN.

Project 項目名稱:

Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries) for a Period of 3 Years at Lot 878 (Part) in D.D.114 & Adjoining Government Land, Pat Heung, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Fire Service Installations Plan

Drawing No. 圖號:

Figure 5

Remarks 備註:

5kg carbon dioxide fire extinguisher

出口 Exit Sign

緊急照明燈 Emergency Light

Fire alarm system

Scale 比例:

1:1000