

Our Ref. : DD118 Lot 1439
Your Ref. : TPB/A/YL-TT/808

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

By E-mail

28 September 2026

Dear Sir,

Further Information

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with
Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Lot 1439 (Part) in D.D. 118, Tai Tong, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-TT/808)

We write to provide further information in response to departmental comments on the captioned application.

Should you require more information, please contact the undersigned at [REDACTED]
Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited



Christian CHIM
Town Planner

cc DPO/TMYLW, PlanD

(Attn.: Ms. Sandi TANG
(Attn.: Mr. Kevin LAM

email: swstang@pland.gov.hk)
email: kthlam@pland.gov.hk)



Response-to-Comment (RtC)

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with
Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone,
Lot 1439 (Part) in D.D. 118, Tai Tong, Yuen Long, New Territories**

(S.16 Application No. A/YL-TT/808)

(i) In response to the comments from the District Planning Officer/Tuen Mun and Yuen Long West, Planning Department (DPO/TMYLW, PlanD), the applicant provides the following information in relation to the details on compliance with planning conditions under the previous application No. A/YL-TT/671:

- all submission-related planning conditions under the previous application have been satisfactorily complied with by the applicant;

Fire safety aspect

- the fire service installations (FSI) proposal was considered acceptable by the Director of Fire Services (D of FS) in November 2024. Upon approval of the Short Term Waiver (STW) by the Lands Department, the applicant has constructed the proposed structure (with gross floor area (GFA) of 228 m² (about)) and implement part of the FSI therewithin. The site photos and F.S. 251 certificates are enclosed at **Annexes 1 and 2**; and
- in view of the latest Fire Safety Requirements (FSRs) for ‘*Temporary Storage and Structures under Planning Applications, Short Term Tenancy and STW*’ published by the Fire Services Department, directional/exit sign and emergency lighting are no longer required for enclosed structures with GFA below 230 m². Instead, only portable fire extinguishers and stand-alone fire detectors are considered necessary. As such, the applicant has submitted a revised FSI proposal to reflect the latest FSRs. Should the revised proposal be accepted by D of FS, the applicant will install the required stand-alone fire detectors and submit F.S. 251 certificates for the consideration of D of FS; and

Drainage aspect

- the drainage proposal was considered acceptable by the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) in February 2026. The previous application was revoked in July 2026 before the applicant had been able to commence the implementation works; and
- notwithstanding that the drainage proposal was accepted by CE/MN, DSD, the applicant has submitted a revised drainage proposal under the current application with a view to reflecting the recent drainage works being taken in the vicinity of the application site. Upon obtaining relevant planning permission and acceptance of the revised proposal, the applicant will commence the drainage works therein and submit photographic records of the drainage facilities for the consideration of CE/MN, DSD.

(ii) An RtC table:

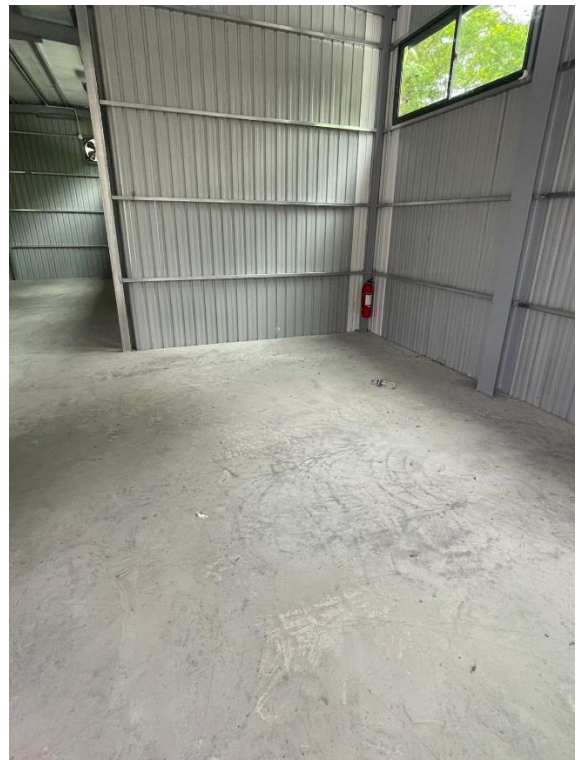
Departmental Comments		Applicant's Responses
1. Comments of the Director of Environmental Protection (DEP)		
(a)	to confirm whether the proposed toilet is a portable toilet, if affirmative, whether licensed collectors will be arranged to collect and dispose the sewage and waste from the proposed use. If not, please advise whether septic tank and soakaway system will be provided. If affirmative, whether the septic tank and soakaway system will be designed and constructed according to the requirements of EPD's <i>ProPECC PN 1/23</i> , including requirements for minimum clearance distance, percolation test and certification by Authorized Person.	The proposed washroom is a portable toilet. Licensed collectors will be arranged to collect and dispose the sewage and waste on a regular basis.

Annex 1

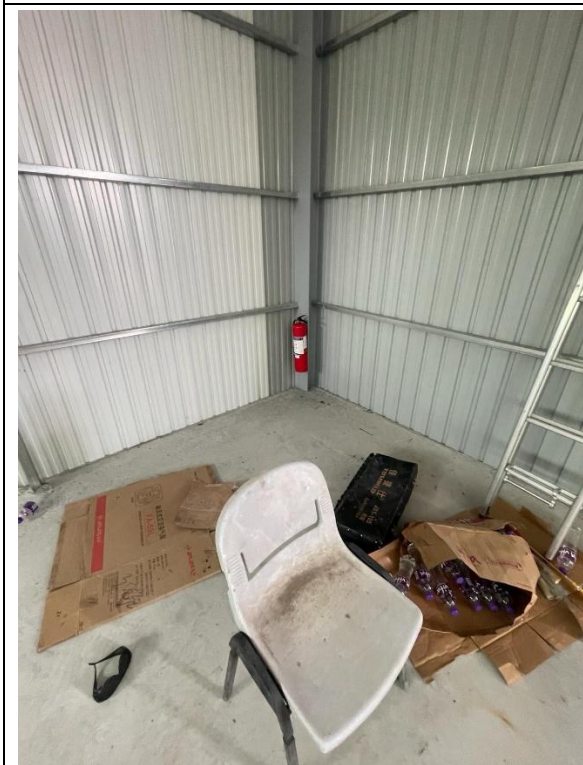
Site photos showing the implementation of FSI at the application site
according to the accepted FSI proposal under the previous application No. A/YL-TT/671



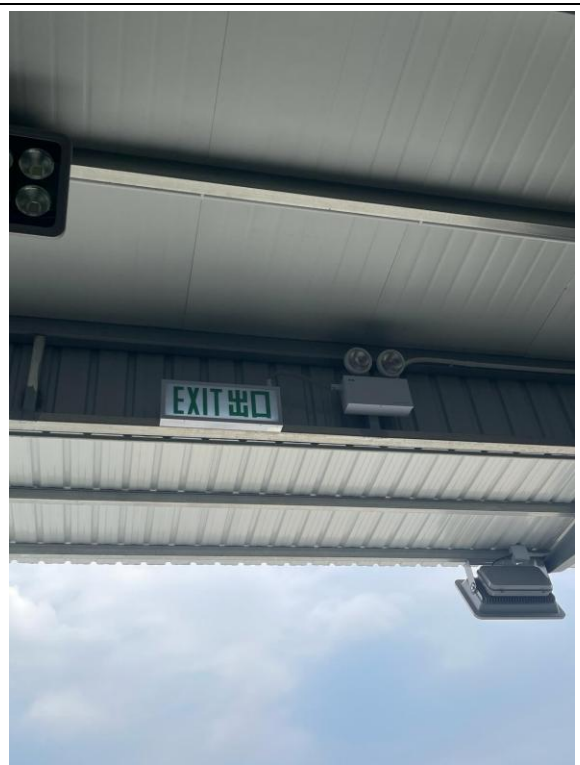
Viewpoint 1



Viewpoint 2

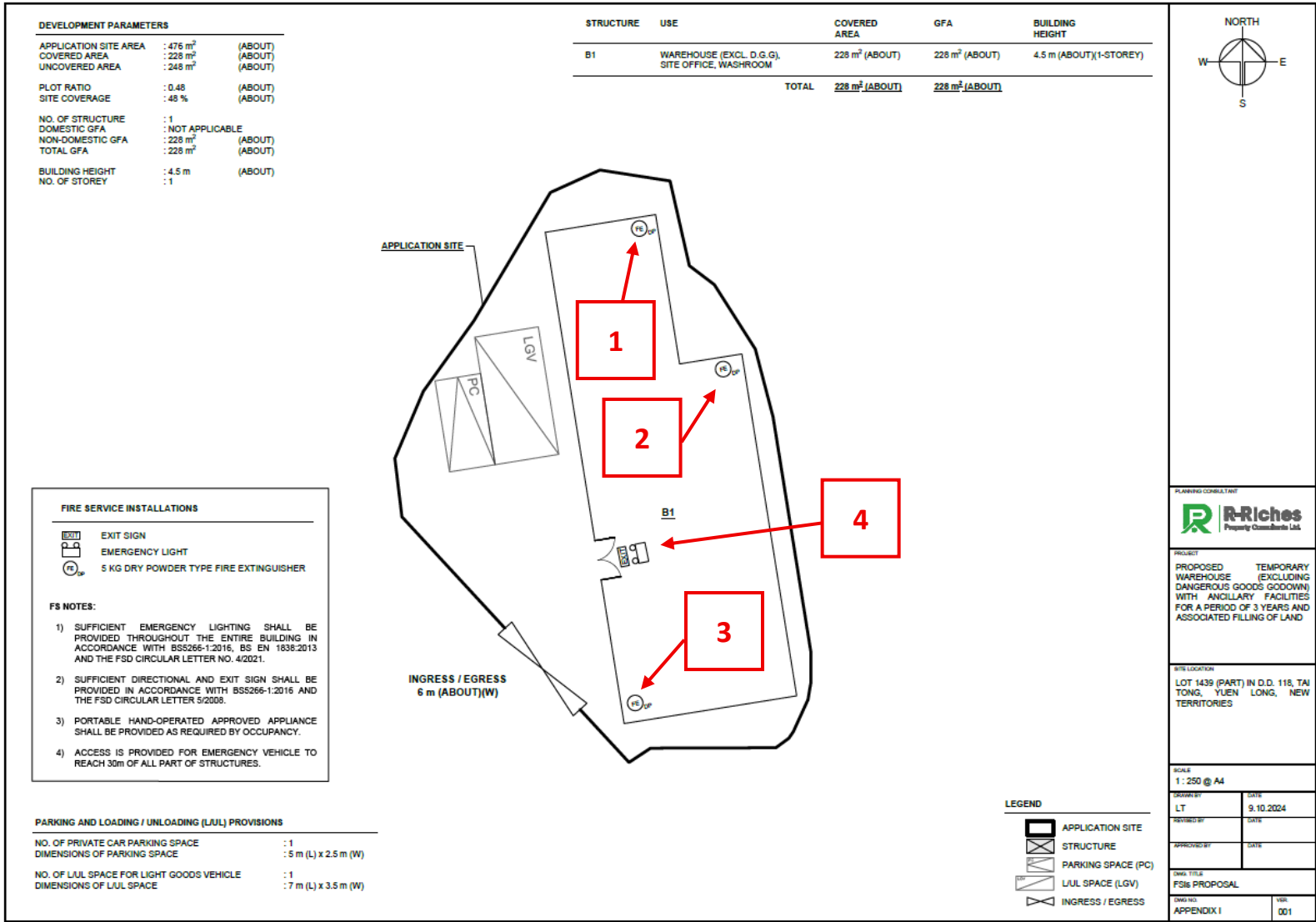


Viewpoint 3



Viewpoint 4

Accepted FSI proposal under previous application No. A/YL-TT/671



Annex 2

F.S. 251 certificates for the implementation of FSI at the application site
according to the accepted FSI proposal under the previous application No. A/YL-TT/671

消防處檔號: _____ 消防(裝置及設備)規例(第九條(1)款)消防裝置及設備證書 序號 Serial Number
FSD Ref. FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS (REGULATION 9(1)) 030904590000 260038
CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

顧客姓名 Name of Client _____

樓宇地址 Address of Building _____ 座 Block _____ 樓宇名稱 Name of Building _____ 屋邨/鄉村名稱 Name of Estate/Village Tai Tong
門牌號數及街道/地段 Number and Name of Street/Lot Lot 1439 (Part), In D.D. 118 地區 District Yuen Long ☐ 香港 HK ☐ 九龍 K ☒ 新界 NT

持牌/註冊處所類型 (如適用) Type of Licensed/Registered Premises (If applicable) ☐ 間樓房 Basic Housing Unit ☐ 危險品倉 Dangerous Goods Store ☐ 食物業處所 Food Premises ☐ 校舍 School Premises ☐ 幼兒中心 Child Care Centre ☐ 酒店 Hotel ☐ 會社 Club ☐ 木料倉 Timber Store ☐ 電器廢物處置 E-waste Disposal ☐ 改建校舍 Non-designed School ☐ 私營骨灰安置所 Private Columbaria ☐ 賓館 Guesthouse ☐ 床位寓所 Bedspace Apartment ☐ 危險品車輛 Dangerous Good Vehicle ☐ 公眾娛樂場所 Place of Public Entertainment ☐ 安老院舍 Residential Care Home for the Elderly ☐ 殘疾院舍 Residential Care Home for Persons with ☐ 卡拉 OK 場所 Karaoke Establishment

請在合適空格內填上「✓」號。 Please tick the appropriate "box".

第一部 只適用於年檢事項 Part 1 Annual Inspection ONLY					
編號 Code (1-35)	裝置類型 Type of FSI	位置 Location(s)	狀況評述 Comment on Condition	完成日期 Completion Date (DD/MM/YYYY)	到期日 Due Date (DD/MM/YYYY)

根據《消防(裝置及設備)規例》第八條(1)(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。
In accordance with Regulation 8(1)(b) of 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.

第二部 Part 2 裝置/保養/修理/檢查工作 Installation/Maintenance/Repair/Inspection work						
編號 Code (1-35)	裝置類型 Type of FSI	位置 Location(s)	完成之工作內容 Nature of Work Carried out	狀況評述 Comment on Condition	完成日期 Completion Date (DD/MM/YYYY)	消防裝置關閉/嚴重損壞/恢復通知書 FSD serial number of Notification of FSI Shutdown/Major Defect/Resumption
11	應急照明系統	G/F	New Install 1 x Emergency Light a&b Model:TS-EL 2053	Conforms with FSD requirements	29/05/2026	
12	出口指示牌	G/F	New Install 1 x Exit Sign a&b Model:LED B4	Conforms with FSD requirements	29/05/2026	

第三部 Part 3 欠妥事項 Defects					
編號 Code (1-35)	裝置類型 Type of FSI	位置 Location(s)	欠妥事項 Defects (請以「*」註明主要系統嚴重損壞 Please indicate major defects in major system with a "*" sign)	欠妥事項評述 Comment on Defects	消防裝置關閉/嚴重損壞/恢復通知書 FSD serial number of Notification of FSI Shutdown/Major Defect/Resumption
				NIL	

本人/我們特此聲明，上述之消防裝置/設備經測試及/或檢查，其運作狀況符合消防處處長訂明適用於該建築物/處所的《最低限度之消防裝置及設備守則》中的規格/要求，以及最新的《裝置及設備之檢查、測試及保養守則》中的要求，以證明其性能良好，除在第三部分中詳列的裝置/設備欠妥事項(如有)。
I/We hereby declare that the above installations/equipment has/have been tested and/or inspected, with its/their working conditions certified in conformance with the specifications/requirements in the Code of Practice for Minimum Fire Service Installations and Equipment applicable to the building/premises and the requirements in the latest Code of Practice for Inspection, Testing and Maintenance of Installations and Equipment prescribed by the Director of Fire Services to be in efficient working order except defect(s) of the installations/equipment, if any, detailed in Part 3.

請將此證書張貼於大廈或處所當眼處以供消防處人員查核
Please display this certificate at a conspicuous place in the building or premises for FSD's inspection.

獲授權簽署人簽署
Signature of Authorized Signatory _____

獲授權簽署人姓名
Name of Authorized Signatory Chan Hei Mei

註冊編號
Registration No. RC1/0309;RC2/0459

註冊消防裝置承辦商名稱
Name of Registered Fire Service Installation Contractor East Power Engineering Limited
東力工程有限公司

聯絡電話
Telephone _____

電郵地址
Email address _____

日期
Date 30/05/2026

備註
Remark _____

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

序號 Serial Number
A 9903111

消防處編號:
FSD Ref.

顧客姓名
Name of Client

樓宇地址
Address of Building

座 Block

樓宇名稱
Name of Building

門牌號數及街道/地段
Number and Name of Street/Lot

Lot 1439 (Part) In D.D. 118

屋邨/鄉村名稱
Name of Estate/Village

Tai Tong

地區
District

Yuen Long

☐ 香港 HK ☐ 九龍 K ☒ 新界 NT

持牌/註冊處所類型
(如適用)
Type of Licensed/
Registered Premises
(If applicable)

請在合適空格內填
上「✓」號
Please tick the
appropriate "box"

☐ 簡樸房 Basic Housing Unit
☐ 危險品倉 Dangerous Goods Store
☐ 食物業處所 Food Premises
☐ 校舍 School Premises
☐ 幼兒中心 Child Care Centre
☐ 酒店 Hotel
☐ 會社 Club
☐ 木料倉 Timber Store
☐ 電器廢物處置 E-waste Disposal
☐ 改建校舍 Non-designed School
☐ 私營骨灰安置所 Private Columbaria
☐ 賓館 Guesthouse
☐ 床位寓所 Bedspace Apartment
☐ 危險品車輛 Dangerous Good Vehicle
☐ 公眾娛樂場所 Place of Public Entertainment
☐ 安老院舍 Residential Care Home for the Elderly
☐ 殘疾院舍 Residential Care Home for Persons with Disabilities
☐ 卡拉 OK 場所 Karaoke Establishment

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編碼 Code (1-35)	裝置類型 Type of FSI	位置 Location(s)	狀況評述 Comment on Condition	完成日期 Completion Date (DD/MM/YYYY)	到期日 Due Date (DD/MM/YYYY)
			NIL		

第二部 Part 2 裝置/保養/修理/檢查工作 Installation/Maintenance/Repair/Inspection work

編碼 Code (1-35)	裝置類型 Type of FSI	位置 Location(s)	完成之工作內容 Nature of Work Carried out	狀況評述 Comment on Condition	完成日期 Completion Date (DD/MM/YYYY)	消防裝置關閉/嚴重損壞/恢復通知書 FSD serial number of Notification of FSI Shutdown/Major Defect/Resumption
24	3 x 5Kg Dry Powder F.E.	G/F	Supply & Install	Conforms with FSD requirements	29-05-2026	

第三部 Part 3 欠妥事項 Defects

編碼 Code (1-35)	裝置類型 Type of FSI	位置 Location(s)	欠妥事項 Defects (請以「*」註明主要系統嚴重損壞 Please indicate major defects in major system with a "*" sign)	欠妥事項評述 Comment on Defects	消防裝置關閉/嚴重損壞/恢復通知書 FSD serial number of Notification of FSI Shutdown/Major Defect/Resumption
				NIL	

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Please display this certificate at a conspicuous place in the building
or premises for FSD's inspection

獲授權簽署人簽署
Signature of Authorized Signatory

獲授權簽署人姓名
Name of Authorized Signatory

Hui Chi Hang

註冊編號
Registration No.

RC3/676

註冊消防裝置承辦商名稱
Name of Registered Fire
Service Installation Contractor

East Power Engineering Ltd.
東方工程有限公司

聯絡電話
Telephone

電郵地址
Email address

日期
Date

30-05-2026

備註
Remark