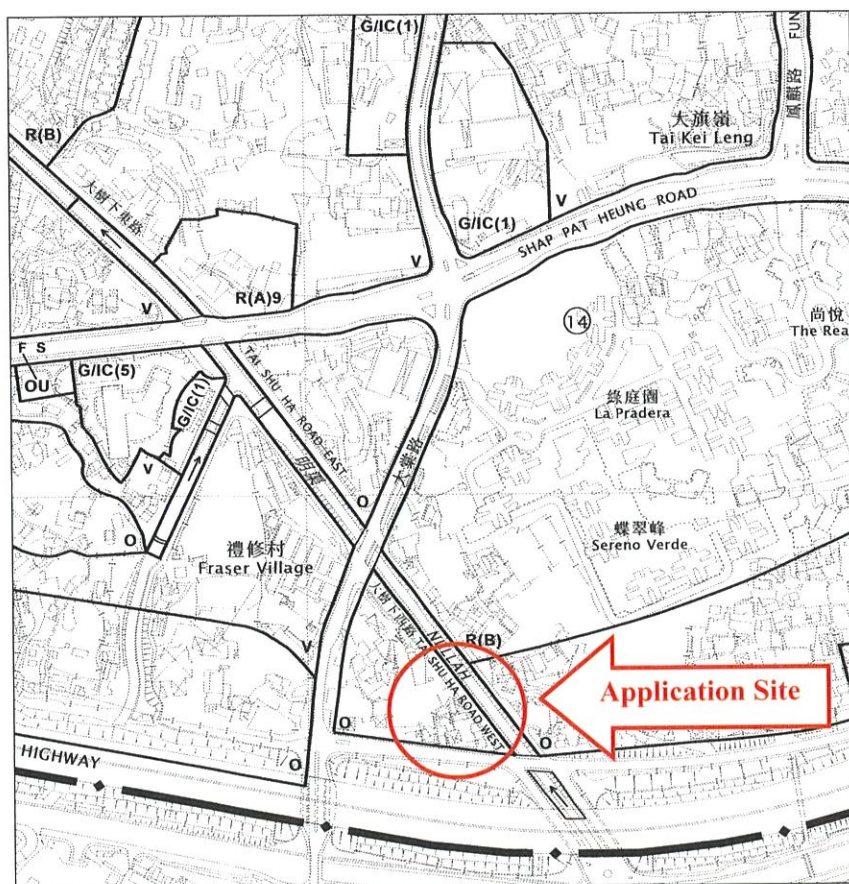


Planning Application
Under Section 16
of the Town Planning Ordinance
(Cap. 131)

**Planning Application for
Renewal of Planning Permission for Temporary Shop and Services
for a Period of 6 Years
Lot 4747 S.A RP (Part) in D.D. 116,
Tai Kei Leng, Yuen Long, New Territories**



Prepared by

LANBASE Surveyors Limited

September 2026

EXECUTIVE SUMMARY

The Application Site (the Site) comprises Lot 4747 S.A RP (Part) in D.D. 116, Tai Kei Leng, Yuen Long, New Territories. It directly abuts Tai Shu Ha Road West at its northeast. The Site has an area of about 125m². According to the Approved Yuen Long Outline Zoning Plan No. S/YL/29 (the OZP), the Site falls within an area zoned “Open Space” (“O”) on the OZP.

The Applicant seeks planning permission under Section 16 of the Town Planning Ordinance for renewal of planning approval for temporary shop and services for a period of 6 years, which is the current use of the Site with a valid planning permission under planning application No. A/YL/267 until 20.11.2026. The current application is submitted by the same applicant for the same use at the same site, without changes in layout and development parameters. All the approval conditions of the previous application No. A/YL/267 have been complied with.

Since the Site is small in scale and the applied use is to primarily serve the local community, with the same layout and development parameters, no adverse traffic and drainage impacts are anticipated. Existing drainage facilities and fire service installations will be properly maintained.

The subject application for planning permission is justified on the following grounds: 1) Would not jeopardise the long-term planning intention of the “O” zone; 2) Previous planning permission for the same use; 3) Recent planning permissions for similar uses near the Site; 4) Genuine efforts in compliance with approval conditions; 5) Compatible with the surrounding land uses; 6) Meeting the local demand; and 7) No additional traffic and drainage impacts.

行政摘要

申請地點為新界元朗大旗嶺丈量約份116約地段第4747號A分段餘段(部份)。申請場地於東北面前臨大樹下西路。申請地點佔地約125平方米。申請地點坐落在《元朗分區計劃大綱核准圖編號S/YL/29》上劃為「休憩用地」地帶的地方。

申請人根據《城市規劃條例》第16條申請規劃許可，擬把申請地點用作臨時商店及服務行業(為期6年)。該地點目前正用作此用途，並持有按規劃申請編號 A/YL/267 批准的有效規劃許可，有效期至2026年11月20日。是次申請由同一申請人就同一場地及同一用途提出，佈局及發展參數方面與先前申請一致。先前申請編號 A/YL/267 的所有附帶規劃條款均已妥善履行。

基於是項申請場地規模細小及申請用途主要服務所屬社區，相信該發展並不會衍生負面的交通及渠務問題。現有的排水設施及消防裝置繼續妥善維護。

是次申請的規劃理據如下：1) 無違反「休憩用地」地帶的長遠規劃意向；2) 跟以前獲批准的用途相同；3) 申請地點附近最近有類似用途的規劃申請獲批准；4) 真心實意地履行規劃條款；5) 與周邊的土地用途兼容；6) 迎合本地需求；及7) 不會造成額外的交通及渠務影響。

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Appendix 2	Location Plan
Appendix 3	Site Plan (Lot Index Plan)
Appendix 4	Copy of Town Planning Board's Approval Letter of Previous Planning Application No. A/YL/267 dated 4.12.2020
Appendix 5	Approved Layout Plan
Appendix 6	Egress/Ingress Arrangement
Appendix 7	Sightline Analysis
Appendix 8	Swept Path Analysis
Appendix 9	Approved Drainage Proposal, Condition Record of Existing Drainage Facilities and the Relevant Compliance Letters of Previous Planning Application No. A/YL/267
Appendix 10	Approved Fire Service Installations Proposal, Fire Certificate FS251 and the Relevant Compliance Letters of Previous Planning Application No. A/YL/267
Appendix 11	Site Photo

1. INTRODUCTION

- 1.1 The Application Site (the Site) comprises Lot 4747 S.A RP (Part) in D.D. 116, Tai Kei Leng, Yuen Long, New Territories. It directly abuts Tai Shu Tai Road West at its northeast. According to the Approved Yuen Long Outline Zoning Plan No. S/YL/29 (the OZP), the Site falls within an area zoned “Open Space” (“O”). Please refer to an extract of the OZP and its relevant Notes at **Appendix 1**, the Location Plan at **Appendix 2** and the Site Plan (Lot Index Plan) at **Appendix 3**.
- 1.2 The current application seeks planning permission from the Town Planning Board (the Board) to continue to use the Site for “Temporary Shop and Services”.
- 1.3 Mr. LAM Wai Dan (the Applicant) has commissioned Lanbase Surveyors Limited on its behalf to submit a planning application for the use of “Temporary Shop and Services for a Period of 6 Years”, or a period as considered appropriate by the Board, under Section 16 of the Town Planning Ordinance (Cap. 131).
- 1.4 The Planning Statement serves to describe the existing condition of the Site and its surrounding land uses, to give details of the proposed development, and to provide justifications for the Board’s consideration.

2. SITE CONTEXT

2.1 Application Site

2.1.1 The Application Site (the Site) is located at Lot 4747 S.A RP (Part) in D.D. 116, Tai Kei Leng, Yuen Long, New Territories. The Site has an area of about 125m². Please refer to the Location Plan at **Appendix 2** and the Site Plan at **Appendix 3**.

2.1.2 The Site is currently used for shop and services use with a two-storey structure. Please refer to the site photo at **Appendix 11**.

2.2 Lease Particulars

The subject lot is held under Block Government Lease and demised as agricultural land.

2.3 Surrounding Land Uses

2.3.1 It directly abuts Tai Shu Ha Road West to the northeast.

2.3.2 It is located adjacent to a cluster of car repair workshops.

2.3.3 It is situated within a residential area with some residential developments and ground-floor shops.

2.4 Accessibility

2.4.1 The Site is accessible from Tai Shu Ha Road West.

2.4.2 Public transportation options, such as minibuses and taxis, serve the area.

3. TOWN PLANNING

- 3.1 The Site falls within an area zoned “Open Space” (“O”) on the Approved Yuen Long Outline Zoning Plan No. S/YL/29 (the OZP). An extract of the OZP and its relevant Notes are available at **Appendix 1**.
- 3.2 According to the Notes of the OZP for “O” zone, ‘Shop and Services’ is a Column 2 use which requires planning permission from the Board. For temporary uses of any land or building expected to be over 5 years, the uses must conform to the zoned use.
- 3.3 The Site is the subject of a previous planning application No. A/YL/267 which was approved on 20.11.2020 for “Temporary Shop and Services for a Period of 6 Years”. Please refer to the approval letter from the Board dated 4.12.2020 at **Appendix 4**.

4. PROPOSED DEVELOPMENT

4.1 Applied Use

4.1.1 The Applicant proposes to continue using the Site as temporary shop and services for a period of 6 years, to provide some shop and services such as retail shop, fast food shop and commercial service to serve the local community.

4.1.2 There is no change in the applied use compared to the previous application No. A/YL/267 submitted by the same applicant.

4.2 Site Layout

4.2.1 A two-storey temporary structure for shop and services use has been erected on the Site. Please refer to the Approved Layout Plan at **Appendix 5**.

4.2.2 The development schedule is as follows:

Major Development Parameters	Proposed Scheme (Identical to previous application No. A/YL/267)
Site area	About 125m ²
Site coverage	About 70.4%
Gross floor area	About 176m ²
Plot ratio	About 1.408
No. of non-domestic blocks	1
Building height	Not more than 8m
No. of storeys	Not more than 2 storeys
No. of loading/unloading (L/UL) spaces	1 for Light Goods Vehicle (LGVs)

There is no change in layout and development parameters compared to the previous application No. A/YL/267.

4.3 Operation Hours

Identical to previous application No. A/YL/267, the applied use will be operated from 8am to 11pm daily (from Mondays to Sundays including public holidays).

4.4 Traffic

4.4.1 Due to the small scale of the Site, the applied use is targeted to mainly serve residents in the neighbourhood, so most customers are expected to reach the Site by walking. With a L/UL space for LGVs provided, no heavy traffic flow is expected to be generated by the applied use.

4.4.2 The egress/ingress point is 7m wide, which the traffic impact induced by the applied use to the pedestrians will be minimal. Please refer to the egress/ingress arrangement at **Appendix 6**. The nearest junction is J/O Tai Kei Leng Road / Tai Shu Ha Road West (priority-controlled) and is about 27m away from the edge of the egress/ingress point. Sufficient sightline is provided for the egress/ingress point, as demonstrated by sightline analysis at **Appendix 7**.

4.4.3 Swept path analysis was conducted for a 5m-long vehicle. The result shows that the 5m-long vehicle will not step on the splay of the run-in/out. Please refer to the swept path analysis at **Appendix 8**.

4.4.4 The traffic arrangement implemented is detailed below:

- (a) a pedestrian access has been provided at the eastern side of the Site. A 1.6m min. footpath has been provided to improve the pedestrian movements along the site frontage;
- (b) a L/UL space for light goods vehicles (LGVs) has been provided;
- (c) there would be only 1 to 2 times of goods delivery by LGVs per day;
- (d) the LGVs would be driven out from the Site after delivering goods;
- (e) adequate manoeuvring space of vehicles would be provided within the Site to avoid any reverse driving out from the Site;
- (f) No parking, queuing and reverse movement of vehicles will be occurred on public road; and
- (g) the access would also serve as a pedestrian access due to limited vehicular trips.

Therefore, adverse traffic impact is not anticipated.

4.5 Drainage

The existing drainage facilities were implemented in accordance to the previous application No. A/YL/267, as shown in the approved Drainage Proposal, condition record of existing drainage facilities, and the relevant compliance letters at **Appendix 9**. The Applicant will continue to provide proper maintenance on the

drainage facilities to the satisfaction of the relevant government departments.

4.6 Fire Precaution Measures

The existing fire service installations were implemented in accordance to the previous application No. A/YL/267, as shown in the approved Fire Service Installations Proposal, the Certificates of Fire Service Installations and Equipment (FS251), and the relevant compliance letters at **Appendix 10**. The fire precaution measures will continue to be provided on the Site to the satisfaction of the relevant government departments.

5. JUSTIFICATIONS

5.1 Would Not Jeopardise the Long-Term Planning Intention of the “O” Zone

The subject “O” zone is primarily intended for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public. Although the applied use is not an outdoor open-air public space for recreational uses, it could provide retail services to meet the demand of local residents in the area. Provided that the government has no plan to develop the Site into public open space at present, approval of the current application on a temporary basis would not jeopardise the long-term planning of the “O” zone.

5.2 Previous Planning Permission for the Same Use

Temporary approval for the same ‘Shop and Services’ use was granted to the Site under a previous application, as mentioned in Paragraph 3.3 above. The site conditions are more or less the same as those in the previous application No. A/YL/267. Without material change in planning circumstances, it is considered that approval of the current application is generally in line with the Rural and New Town Planning Committee’s previous decision.

5.3 Recent Permissions for Similar Uses Near the Site

5.3.1 There are 2 similar applications approved for various shop and services uses within the adjacent “O” zone on the OZP in the past 5 years. These include:

	Application No.	Applied Use	Decision Date
1	A/YL/288	Proposed Temporary Shop and Services for a Period of 6 Years	4.3.2022
2	A/YL/299	Proposed Temporary Shop and Services for a Period of 6 Years	13.1.2023

5.3.2 Given that they both fall within the adjacent “O” zone in the same locality of Tai Kei Leng, the permissions granted by the Board for similar uses revealed that the “Temporary Shop and Services” should be suitable on the Site.

5.4 Genuine Efforts in Compliance with Approval Conditions

5.4.1 All the approval conditions imposed on the previous planning application No. A/YL/267 have been satisfactorily complied with, as follows:

Item	Approval Condition	Compliance Date
(c)	the submission of a drainage proposal.	21.5.2021 (Please refer to the relevant Compliance Letter at Appendix 9)
(d)	the implementation of the drainage proposal.	17.8.2022 (Please refer to the relevant Compliance Letter at Appendix 9)
(f)	the submission of a fire service installations proposal.	6.5.2022 (Please refer to the relevant Compliance Letter at Appendix 10)
(g)	the implementation of the fire service installations proposal.	5.10.2022 (Please refer to the relevant Compliance Letter at Appendix 10)

5.4.2 With reference to the above information, it was demonstrated that the Applicant had provided genuine efforts to comply with the approval conditions in the previous planning application, favourable consideration should be given to the application.

5.5 Compatible with the Surrounding Land Uses

Besides some residential development in the vicinity, there are commercial activities including some local shops and commercial activities in the surrounding area. Therefore, the proposed “Temporary Shop and Services” use is compatible with the surrounding land uses.

5.6 Meeting the Local Demand

The Site is accessible from Tai Shu Ha Road West connecting to Tai Tong Road. In addition, public transports such as minibuses and taxis are available in the area. Although there are many people living in the area, there is inadequate local shop and services serving the local community. Under this situation, the proposed “Temporary Shop and Services” would provide local residents one more choice for supporting their daily necessities, and no activities associated with general merchandise operators would be allowed.

5.7 No Additional Traffic and Drainage Impacts

5.7.1 As the applied use primarily aims to serve residents in the neighbourhood, most customers are expected to reach the Site by walking. As a small-scaled operation, the applied use would not generate heavy amount of vehicles to the Site.

5.7.2 The Applicant would continue to maintain the existing drainage facilities and fire service installations provided within the Site. Therefore, concerns over drainage

and fire safety are not anticipated.

- 5.7.3 The approval conditions under previous application No. A/YL/267 have been fully complied with to the satisfaction of the government departments, concerns on fire safety and adverse traffic, drainage, environmental impacts were not anticipated.
- 5.7.4 As the applied use and development parameters remain unchanged as the previous application, additional drainage and traffic impacts are not anticipated. Without material change in planning circumstances and site conditions, the Site should be allowed for the applied use to continue to serve the neighbourhood.

6. CONCLUSION

6.1 The Applicant seeks planning permission to continue operating the temporary shop and services under Section 16 of the Town Planning Ordinance, to serve the neighbourhood.

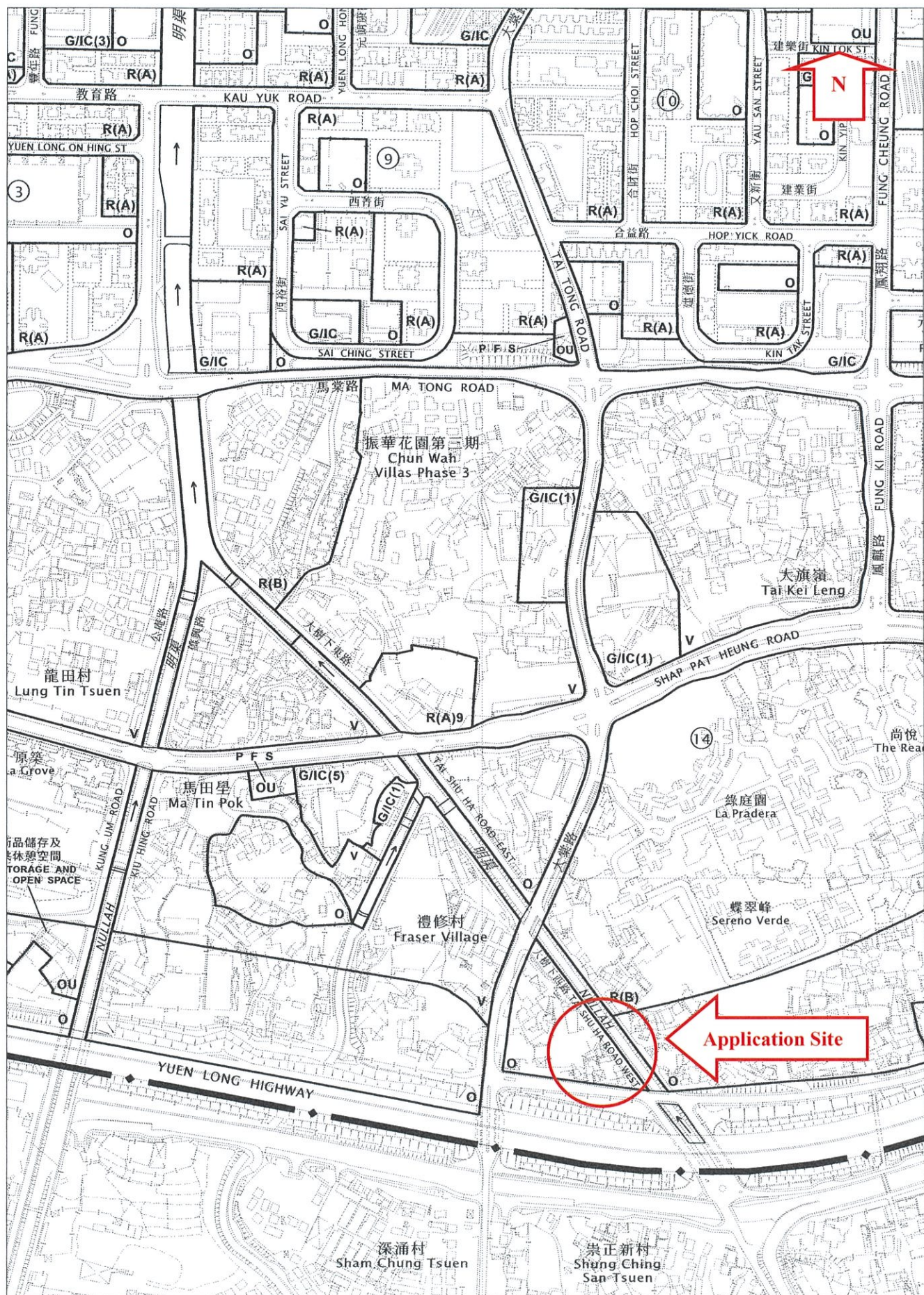
6.2 With regard to the following:

- would not jeopardise the long-term planning intention of the “O” zone;
- previous planning permission for the same use;
- recent planning permissions for similar uses near the Site;
- genuine efforts in compliance with approval conditions;
- compatible with the surrounding land uses;
- meeting the local demand; and
- no additional traffic and drainage impacts.

the Board is requested to approve the current application for “Renewal of Planning Approval for Temporary Shop and Services for a Period of 6 Years”, or a period considered appropriate by the Board, at Lot 4747 S.A RP (Part) in D.D. 116, Tai Kei Leng, Yuen Long, New Territories.

APPENDIX 1

**Extract of Approved Yuen Long Outline Zoning Plan
No. S/YL/29 gazetted on 24.3.2026 and its Relevant Notes**



For Identification Only

OPEN SPACE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Aviary Barbecue Spot Field Study/Education/Visitor Centre Park and Garden Pavilion Pedestrian Area Picnic Area Playground/Playing Field Public Convenience Sitting Out Area Zoo	Cable Car Route and Terminal Building Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Service Reservoir Shop and Services Tent Camping Ground Utility Installation for Private Project

Planning Intention

This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

APPENDIX 2

Location Plan



For Identification Only

APPENDIX 3

Site Plan (Lot Index Plan)

地段索引圖 LOT INDEX PLAN

摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。

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Explanatory notes: This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.

Disclaimer: The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.



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Survey and Mapping Office
Lands Department

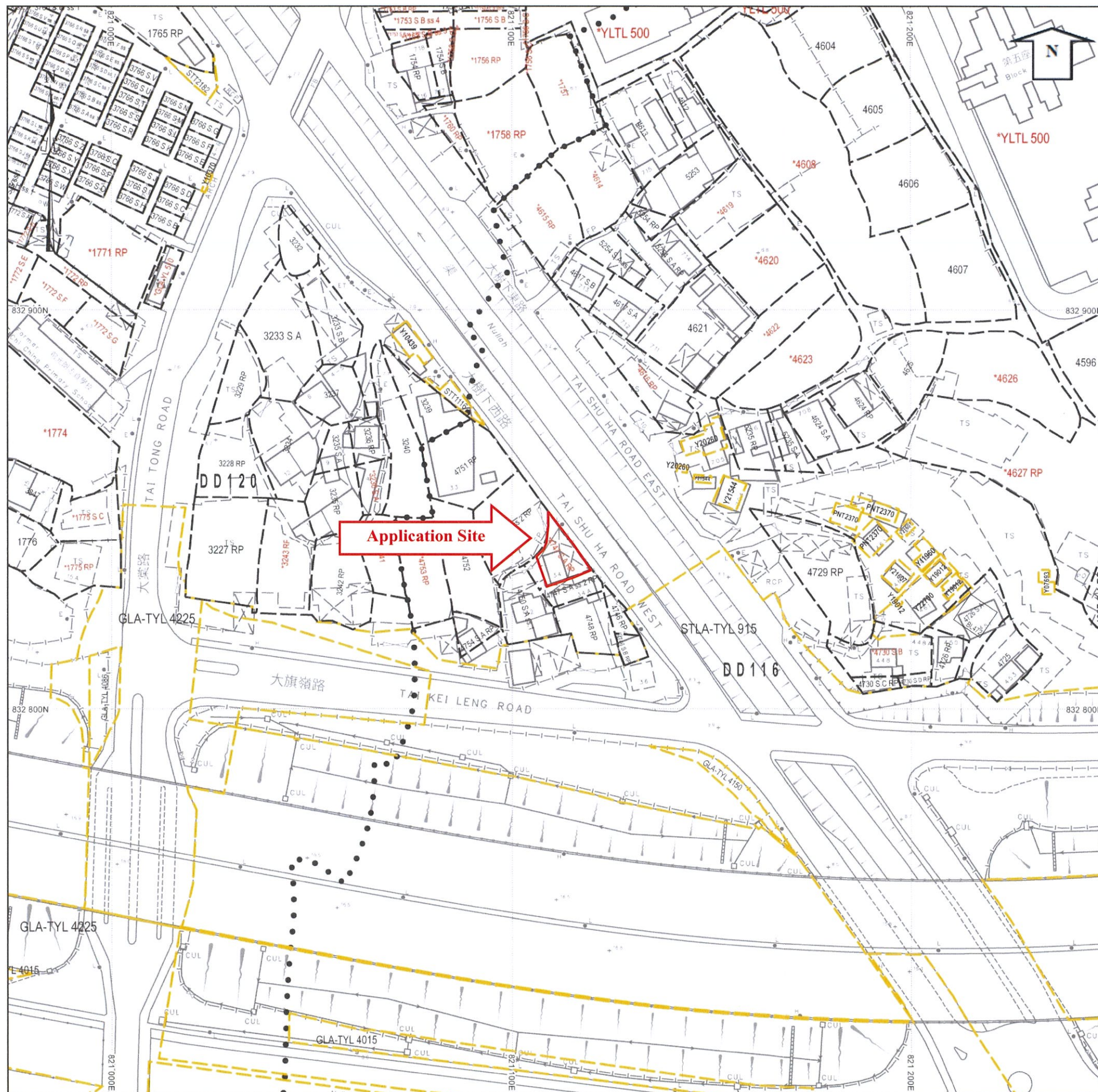
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Site Plan

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

Locality :
Lot Index Plan No. : ags_S00000163810_0001
District Survey Office : Land Information Centre
Date : 07-Sep-2026
Reference No. : 6-NW-14D, 6-NW-15C

For Identification Only



APPENDIX 4

**Copy of Town Planning Board's Approval Letter of
Previous Planning Application No. A/YL/267
dated 4.12.2020**

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

RECEIVED 07 DEC 2020

TOWN PLANNING BOARD

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/267

By Post & 

4 December 2020

Lanbase Surveyors Ltd.


Dear Sir/Madam,

**Temporary Shop and Services for a Period of 6 Years
in "Open Space" Zone, Lot 4747 S.A RP (Part) in D.D. 116, Yuen Long**

I refer to my letter to you dated 10.11.2020.

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 6 years until 20.11.2026 and is subject to the following conditions :

- (a) no operation between 11:00 p.m. and 8:00 a.m., as proposed by you, is allowed on the site during the planning approval period;
- (b) no vehicle is allowed to queue back to and reverse onto/from public road at any time during the planning approval period;
- (c) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 20.5.2021;
- (d) in relation to (c) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 20.8.2021;
- (e) in relation to (d) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (f) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 20.5.2021;
- (g) in relation to (f) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 20.8.2021;

- (h) if any of the above planning conditions (e) 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 any of the above planning conditions (f) or (g) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without notice.

The TPB also agreed to advise you to note the clauses as set out at Appendix III of the TPB Paper.

This temporary permission will lapse on 6. You may submit an application to the TPB for renewal of the temporary permission less than two months before its expiry by completing an application form (Form No. S1). Details, please refer to TPB Guidelines No. 34C. However, the TPB is under no obligation to renew the temporary permission.

For amendments to the approved scheme that are permitted with or without application under section 16A, please refer to TPB Guide 6B for details.

A copy of the TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) and the minutes of the TPB meeting held on 20.11.2020 are 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. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 28.12.2020). I will then contact you to arrange a hearing of 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 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 permission, please contact Ms. Carol Kan of Tuen Mun & Yuen Long West District Office at 2158 6291. In case you wish to consult the relevant Government departments relating to the above approval conditions, a list of the concerned Government departments is attached herewith for your reference.

faithfully,



Carol Kan)
for Town Planning Board

List of Government Department Contacts

(Application No. A/YL/267)

部門 Department	辦事處 Office	聯絡人姓名 Name of Contact Person	電話號碼 Telephone No.	傳真號碼 Facsimile No.
渠務署 Drainage Services Department	新界北渠務部 Mainland North Division	嚴國豪先生 Mr. YIM Kwok Ho, Ivan	2300 1257	2770 4761
消防處 Fire Services Department	策劃組 Planning Group (PG)	甄仲明先生 Mr. YEN Chung Ming	2733 7737	2739 8775

APPENDIX 5

Approved Layout Plan

地段索引圖
LOT INDEX PLAN

摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。

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Survey and Mapping Office
Lands Department

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Layout Plan

比例尺 SCALE 1:1 000



Locality :

Lot Index Plan No. : ags_S00000163810_0001

District Survey Office : Land Information Centre

Date :07-Sep-2026

Reference No. : 6-NW-14D,6-NW-15C

For Identification Only



APPENDIX 6

Egress/Ingress Arrangement

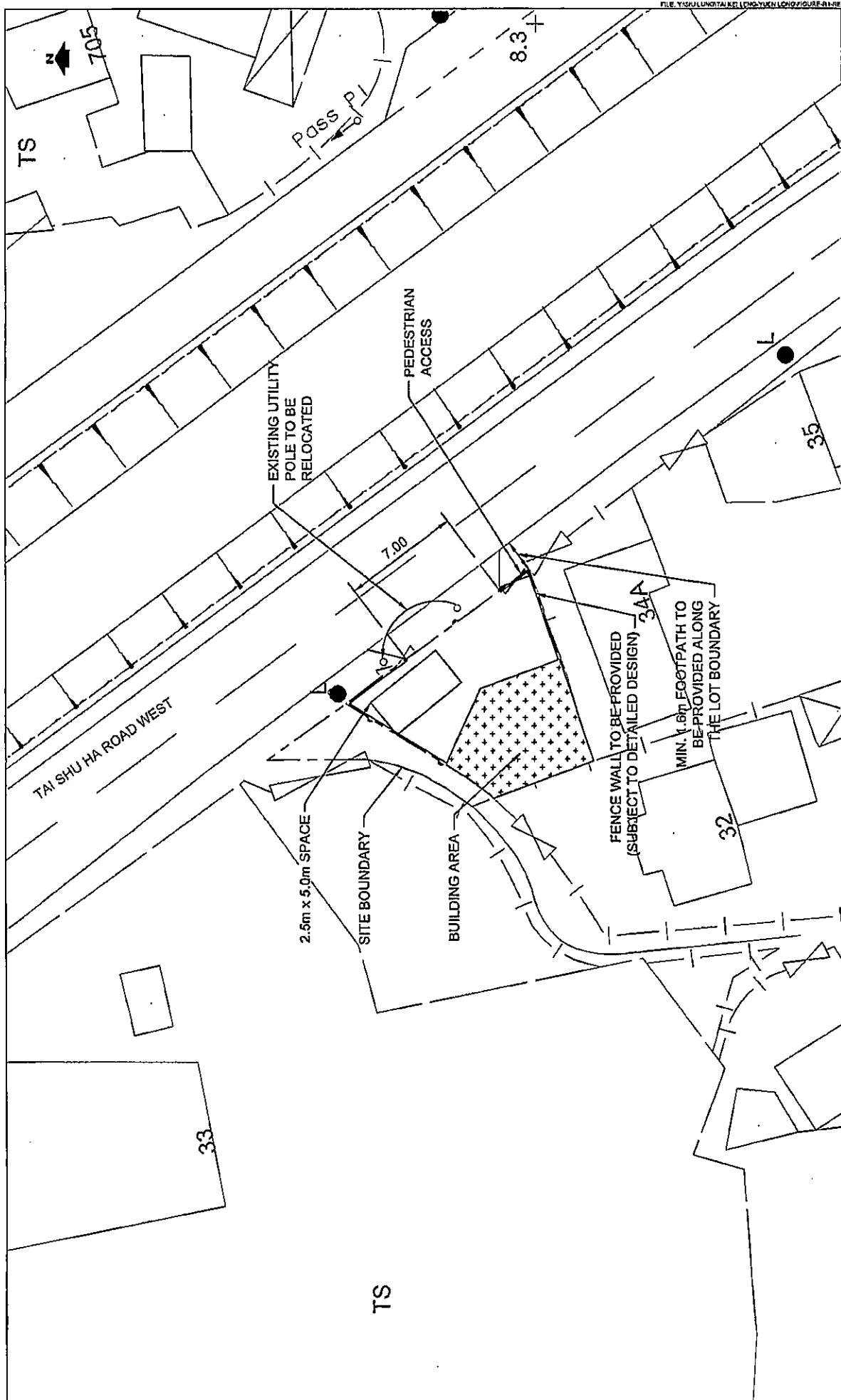


FIGURE R1 - PROPOSED EGRESS / INGRESS ARRANGEMENT

(SCALE 1:300)

APPENDIX 7

Sightline Analysis

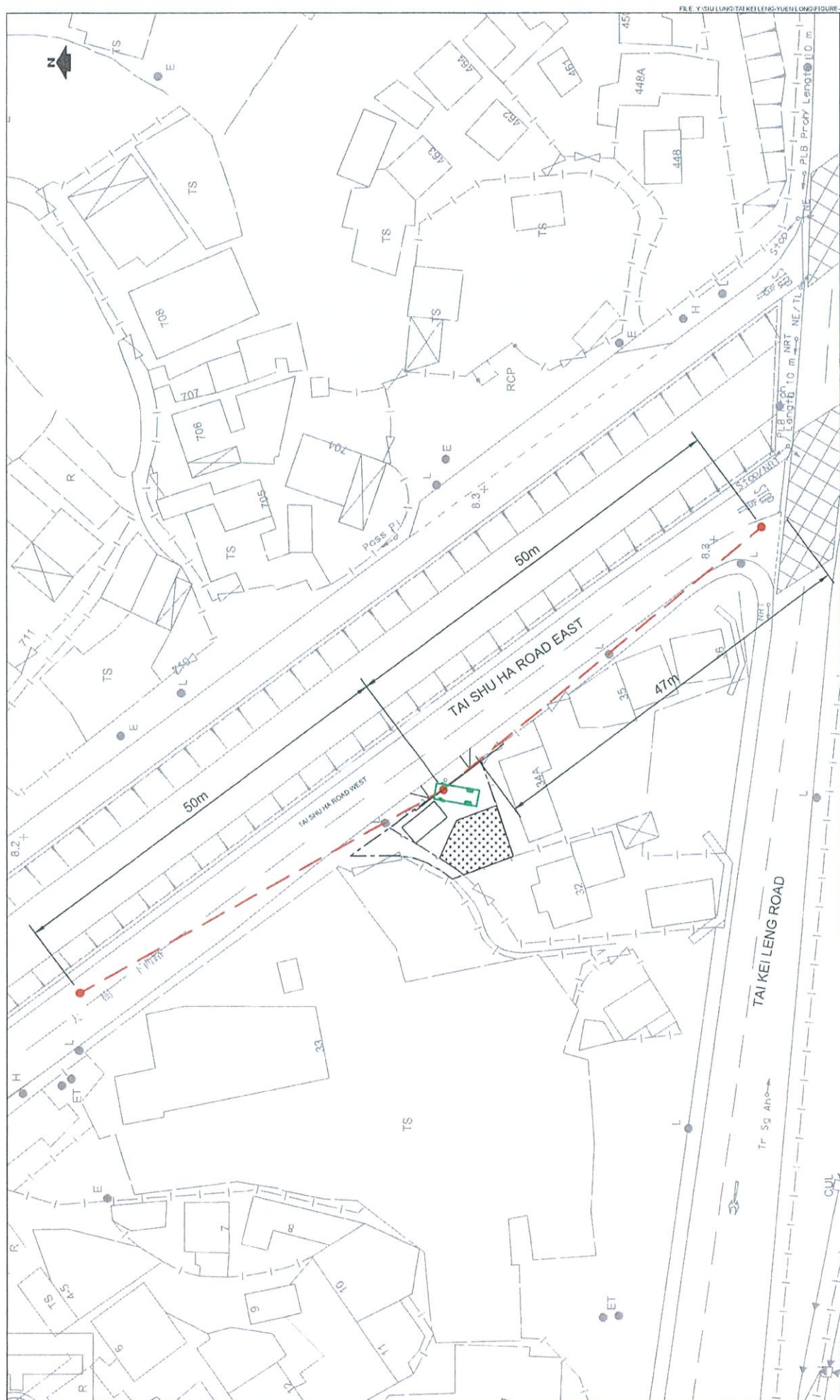


FIGURE R3 - VISIBILITY OF THE PROPOSED EGRESS / INGRESS POINT
(SCALE 1:600)

APPENDIX 8

Swept Path Analysis

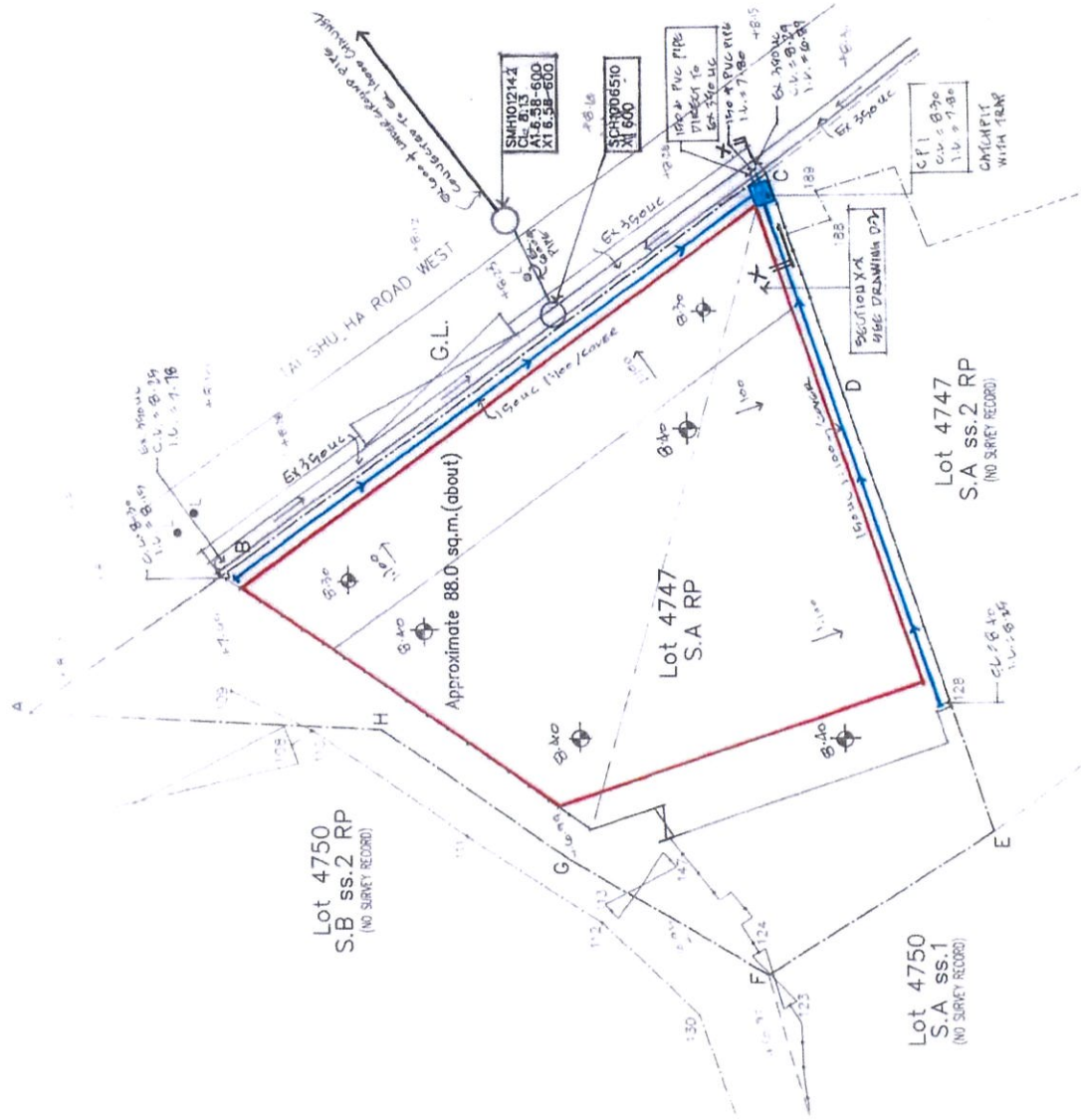


FIGURE R2 - SWEPT PATH ANALYSIS - 5m VEHICLE

(SCALE 1:300)

APPENDIX 9

**Approved Drainage Proposal, Condition Record of Existing
Drainage Facilities and the Relevant Compliance Letters of
Previous Planning Application No. A/YL/267**



Block Plan 1:1000

28 APR 2021

John Kwan Chi Ming

Registered Professional Engineer

PROPOSED DRAINAGE WORK

at LOT 4747 S.A RP IN D.D.116

TAI KEI LENG, YUEN LONG

Date: 28/4/2021

Drawing: D-1/4

DRAINAGE PLAN 1:100

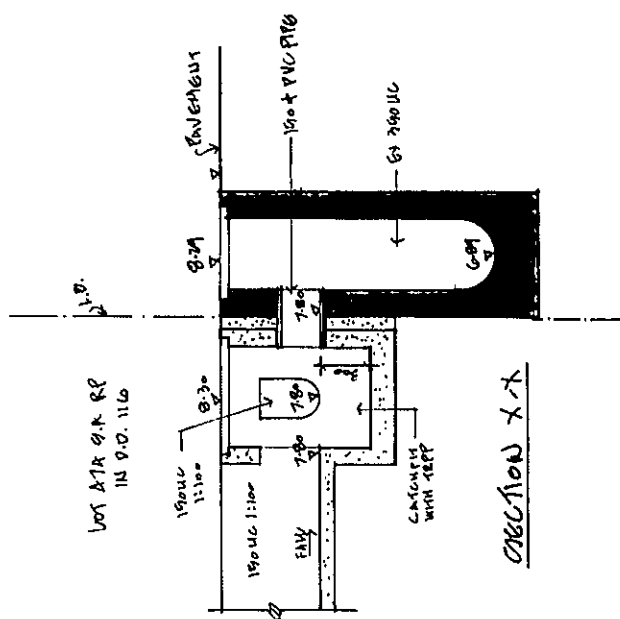
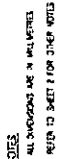
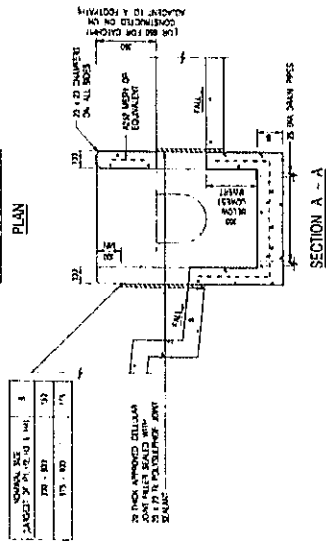
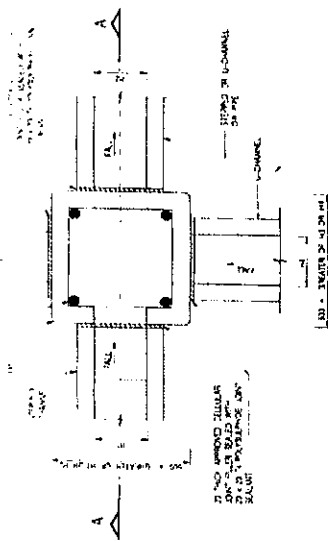
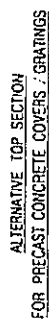
NEW LEVEL EXISTING LEVEL

150 mm C.I. COVER U-CHANNEL (FALL 1:100)

C.I. = COVER LEVEL I.V. = INVERT LEVEL

CPI CATCHPIT NO. CPI

Catchpit with trap



creation of

REF.	FORM 202 OF 2004	2004 Stamp (2/2004)	2004 Stamp (2/2004)
CATCHPIT WITH TRAP (SHEET 1 OF 2) CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT SCALE 1 : 20 DRAWING NO. C2406 /1 DATE JAN 1991 We Engineer Hong Kong's Development CATCHPIT WITH TRAP (SHEET 2 OF 2) CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT SCALE 1 : 20 DRAWING NO. C2406 /2A DATE JAN 1991 We Engineer Hong Kong's Development			
5	INCH LAMINATE	2004 Stamp (2/2004)	2004 Stamp (2/2004)
6	INCH LAMINATE	2004 Stamp (2/2004)	2004 Stamp (2/2004)

28 APR 2021

John Kwan Chi Ming

Registered Professional Engineer

PROPOSED DRAINAGE WORK

LOT 4747 S.A RP IN D.D.116

TAI KEI LENG, YUEN LONG

lic: 24/4/2024

RECEIVED 27 MAY 2021

By Post and Fax

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路1號
沙田政府合署14樓



Planning Department

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.
Hong Kong

來函檔號 Your Reference

本署檔號 Our Reference () in TPB/A/YL/267

電話號碼 Tel. No. : 2158 6306

傳真機號碼 Fax No. : 2489 9711

21 May 2021

Lanbase Surveyors Ltd.



Dear Sir,

Planning Application No. A/YL/267
Compliance with Approval Condition (c)

I refer to your submission dated 5.5.2021 for compliance with the captioned approval condition on 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.
- ☐ 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 departmental comments, please contact Mr. Ivan YIM (Tel: 2300 1545) of Drainage Services Department or the undersigned.

Yours faithfully,

(Ms Jannie LEUNG)

for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

C.C.

CE/MN, DSD (Attn.: Mr. Ivan YIM)

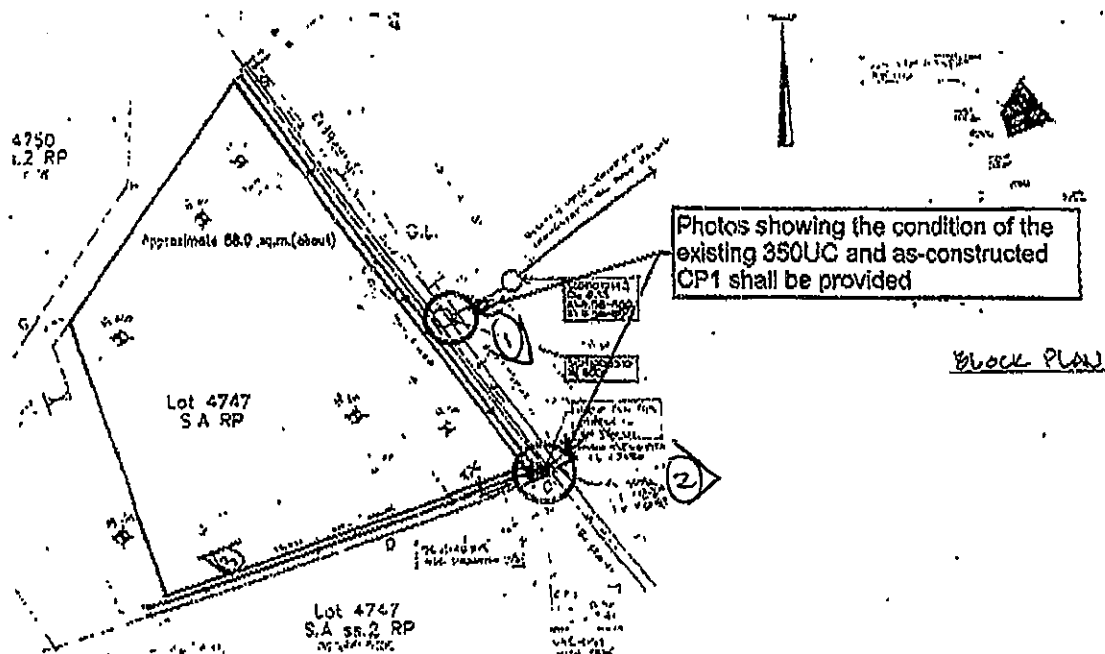
Internal

CTP/TPB

Appendix I

Comments from the
Chief Engineer/Mainland North Drainage Services Department (CE/MN, DSD)

Please request the applicant to submit the photos showing the condition of the existing 350UC and as-constructed CP1 as shown on the attached mark-up drawing.



我們的理想 - 「透過規劃工作,使香港成為世界知名的國際都市。」
 Our Vision - "We plan to make Hong Kong an international city of world prominence."



Photo 1



Photo 2



規 劃 署

屯門及元朗西規劃處
香港新界沙田禾輋路1號
沙田政府合署14樓



By Post and Fax

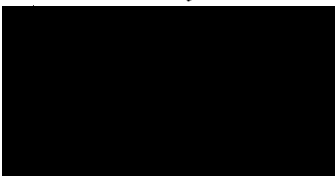
Planning Department

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.
Hong Kong

來函編號 Your Reference
本署檔號 Our Reference () in TPB/A/YL/267
電話號碼 Tel. No.: 2158 6306
傳真機號碼 Fax No.: 2489 9711

17 August 2022

Lanbase Surveyors Ltd.



Dear Sir,

Planning Application No. A/YL/267
Compliance with Approval Condition (d)

I refer to your submission dated 11.8.2022 for compliance with the captioned approval condition on 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. Please find detailed departmental comments at Appendix I.

Should you have any queries on the departmental comments, please contact Mr. Ivan YIM (Tel: 2300 1545) of Drainage Services Department or the undersigned.

Yours faithfully,

(Aijum CHAN)

for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

C.C.

CE/MN, DSD (Attn.: Mr. Ivan YIM)

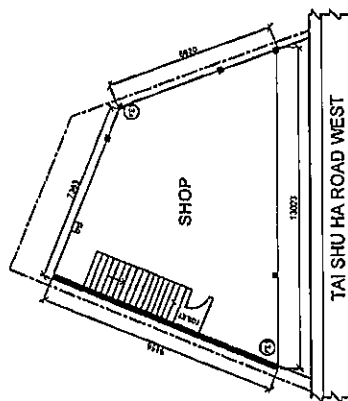
Internal

CTP/TPB

APPENDIX 10

**Approved Fire Service Installations Proposal, Fire
Certificate FS251 and the Relevant Compliance Letters of
Previous Planning Application No. A/YL/267**

LD REF.: TPB/AYL/267

[illegible]

FIRST FLOOR

FS NOTES

1. EMERGENCY LIGHTING AND EXIT SIGN

- i) EMERGENCY LIGHTING SHALL BE PROVIDED IN COMPLIANCE WITH THE COP FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT 2012 EDITION, BS5266-1:2001 AND BSEN1838:2013. THE EXIT SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH FSD CIRCULAR LETTERS 5/2008.
- ii) EMERGENCY LIGHTING AND EXIT SIGNS SHALL BE BACKED UP BY BATTERY ONLY.
- iii) EMERGENCY LIGHTING AND EXIT SIGNS SHALL BE PROVIDED AS SHOWN ON PLAN.

2. PORTABLE FIRE EXTINGUISHER APPLIANCES SHALL BE PROVIDE AT POSITION AS INDICATED ON LAYOUT PLAN IN ACCORDING TO CODES OF PRACTICES FOR MINIMUM FIRE SERVICES INSTALLATION AND EQUIPMENT

LEGEND

-  5KG CO2 TYPE FIRE EXTINGUISHER
-  SAND BUCKET
-  EXIT SIGN C/W 2 HOURS DURATION BATTERY
-  EMERGENCY LIGHTING C/W 2 HOURS DURATION BATTERY

LD REF. : TBA/YU/267

A	APR-22	LW	YT	2nd SUBMISSION	
A	MAR-22	LW	YT	1st SUBMISSION	
REV	DATE	BY	APP	DESCRIPTION	

CLIENT
POWER HONG KONG LIMITED

FS CONTRACTOR
 KAM WA FIRE ENGINEERING COMPANY LTD.

PROJECT
TEMPORARY SHOP AND SERVICES IN OPEN SPACE ZONE (LOT 4747 SA BP (PART) IN D.D. 1/6, TUN LUNG

STATUS

DRAWING TITLE
FS NOTES AND LEGENDS

DESIGN	APPROVED	DATE
LW	WT	YT
REV	DATE	BY
01	MAR-22	WT
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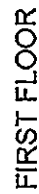
[illegible]

$$= (11.34 + 48.43 + 18.05) \text{m}^2$$

$$= 77.82 \text{m}^2$$

$$\begin{aligned}\text{AREA (2)} &= [(8.034 + 11.875) \times 4.865] \times 1/2 \\ &= (19.91 \times 4.865) \times 1/2 \\ &= 96.86 \times 1/2 \\ &= 48.43\text{m}^2\end{aligned}$$

$$\begin{aligned}\text{AREA (3)} &= [(11.875 + 13.023) \times 1.45] \times 1/2 \\ &= (24.9 \times 1.45) \times 1/2 \\ &= 36.11 \times 1/2 \\ &= 18.65\text{m}^2\end{aligned}$$



$$\begin{aligned}\text{TOTAL AREA} &= \text{AREA (4)} + \text{AREA (5)} \\ \text{FOR 1/F} &= (11.34 + 66.49)\text{m}^2 \\ &= 77.83\text{m}^2\end{aligned}$$

$$\begin{aligned}\text{AREA (5)} &= [(8.034 + 13.023) \times 6.315] \times 1/2 \\ &= (21.06 \times 6.315) \times 1/2 \\ &= 132.99 \times 1/2 \\ &= 66.49\text{m}^2\end{aligned}$$

規 劃 署
屯門及元朗西規劃處
香港新界沙田上禾輦路1號
沙田政府合署14樓

RECEIVED 10 MAY 2022



By Post and Fax
Planning Department

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.
Hong Kong

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/YL/267
電話號碼 Tel. No. : 2158 6306
傳真機號碼 Fax No. : 2489 9711

6 May 2022

Lanbase Surveyors Ltd.

Dear Sir,

Planning Application No. A/YL/267
Compliance with Approval Condition (f)

I refer to your submission dated 25.4.2022 for compliance with the captioned approval condition on the submission of a 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. Advice from the Director of Fire Services (D of FS) is copied below for your reference:

“the installation/maintenance/modification/repair work of fire service installation (FSI) shall be undertaken by a 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 D of FS.”

- ☐ 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 departmental comments, please contact Mr. LI Leong-kiu (Tel: 2733 7781) of Fire Services Department or the undersigned.

Yours faithfully,

(Ms Jannie LEUNG)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

C.C.

D of FS

(Attn.: Mr. LI Leong-kiu)

Internal

CTP/TPB

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.: _____
消防處編號

A 8120129

Name of Client :

顧客姓名

喜喜藝花舍

Name of Building :

樓宇名稱

Temporary Shop and Services in "Open Space zone", Lot 4747 S.A.R.P. (Part) in D.D. 116, Yuen Long

Street No./Town Lot :

門牌號數/市地段

LOT 4747

Street/Road/Estate Name :

街道/屋苑名稱

Tai Shu Ha Road West

Block :

座

District :

分區

Tai Kei Leng, Yuen Long

Area :

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

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 Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(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. 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/編號 (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/YY)	Next Due Date 下次到期日(DD/MM/YY)
	N/A				

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

Code/編號 (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/YY)
24	Portable Fire Extinguisher	G/F	Supply and install 5kg CO2 type fire extinguisher x 2 nos.	Conforms with FSD requirements	12-Jul-22
25	Portable Hand-operated Approved Appliance	G/F	Supply and install sand bucket x 2 nos	Conforms with FSD requirements	12-Jul-22
24	Portable Fire Extinguisher	1/F	Supply and install 5kg CO2 type fire extinguisher x 2 nos.	Conforms with FSD requirements	12-Jul-22

Part 3 第三部 Defects 損壞事項

Code/編號 (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			

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之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FSD/RC No. :
消防處註冊號碼

RC 3/496

Company Name :
公司名稱

Kam Tin Fire Engineering Co., Ltd

Telephone :
聯絡電話Date :
日期

20-Jul-22

For FSD use only:

Inspected

Key-in

Verified

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

A 8340756

Name of Client :
顧客姓名

喜喜藝花舍

Name of Building :
樓宇名稱

Temporary Shop and Services in "Open Space zone", Lot 4747 S.A.R.P. (Part) in D.D. 116, Yuen Long

Street No./Town Lot :
門牌號數/市地段

LOT 4747

Street/Road/Estate Name :
街道/屋苑名稱

Tai Shu Ha Road West

Block :
座

District :
分區

Tai Kei Leng, Yuen Long

Area :
地區

☐ HK
香港

☐ K
九龍

☒ NT
新界

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 Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(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. 根據消防(裝置及設備)規例第八條(b)款，擁有裝設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 編號 (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/YY)	Next Due Date 下次到期日(DD/MM/YY)
	N/A				

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

Code 編號 (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/YY)
12	Exit Sign	G/F	Supply and install exit sign x 1 no.	Conforms with FSD requirements	12-Jul-22
11	Emergency Lighting	G/F	Supply and install emergency lighting x 1 no.	Conforms with FSD requirements	12-Jul-22
11	Emergency Lighting	1/F	Supply and install emergency lighting x 1 no.	Conforms with FSD requirements	12-Jul-22

Part 3 第三部 Defects 損壞事項

Code 編號 (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			

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

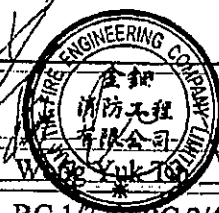
Name :
姓名

FSD/RC No. :
消防處註冊號碼

Company Name :
公司名稱

Telephone :
聯絡電話

Date :
日期



RC 1/332, RC 2/484

Kam Tin Fire
Engineering Co., Ltd

20-Jul-22

For FSD
use only:

Inspected

Key-in

Verified

RECEIVED 05 OCT 2022

By Post and Fax

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路 1 號
沙田政府合署 14 樓



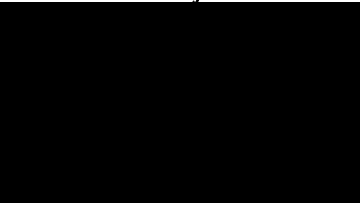
Planning Department

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.
Hong Kong

來函檔號 Your Reference YL/TPN/2402A/L20
本署檔號 Our Reference () in TPB/A/YL/267
電話號碼 Tel. No.: 2158 6306
傳真機號碼 Fax No.: 2489 9711

5 October 2022

Lanbase Surveyors Ltd.



Dear Sir,

Planning Application No. A/YL/267
Compliance with Approval Condition (g)

I refer to your submission dated 29.7.2022 for compliance with the captioned approval condition on the implementation of the 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. Please find detailed departmental comments at **Appendix I**.

Should you have any queries on the departmental comments, please contact Mr. WONG Ho-yin (Tel: 2733 7737) of Fire Services Department or the undersigned.

Yours faithfully,

(Ajyum CHAN)

for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

C.C.

D of FS

(Attn.: Mr. WONG Ho-yin)

Internal

CTP/TPB

APPENDIX 11

Site Photo

Site Photo

Application Site

