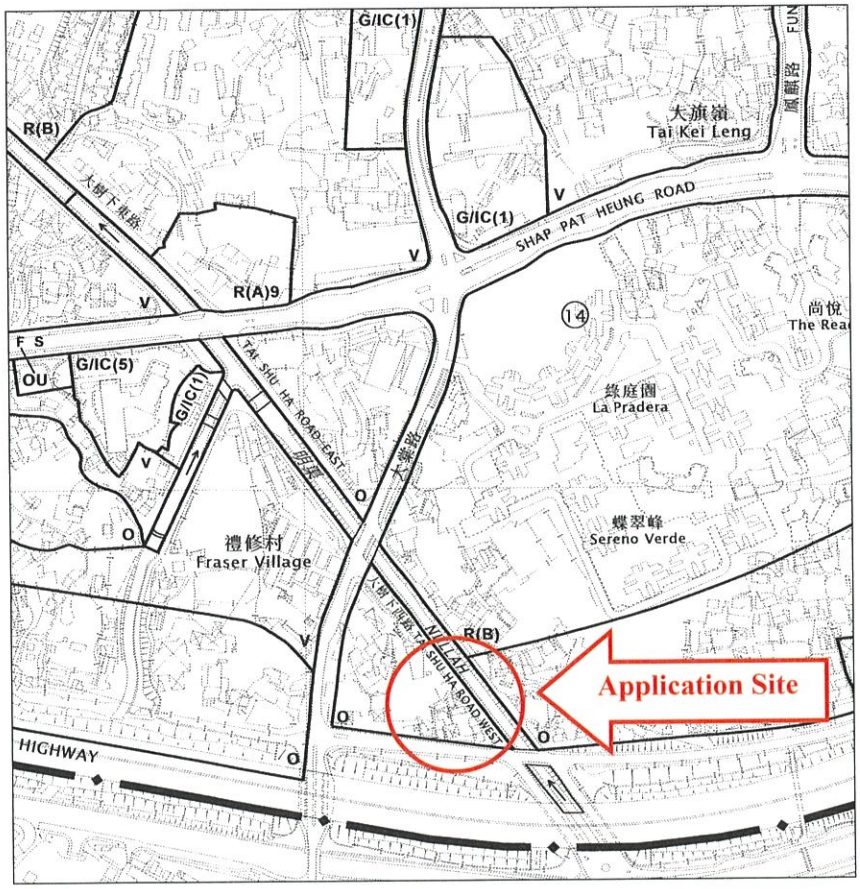
Planning Application
Under Section 16
of the Town Planning Ordinance
(Cap. 131)

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 125m^2. 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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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 125m^2. 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.

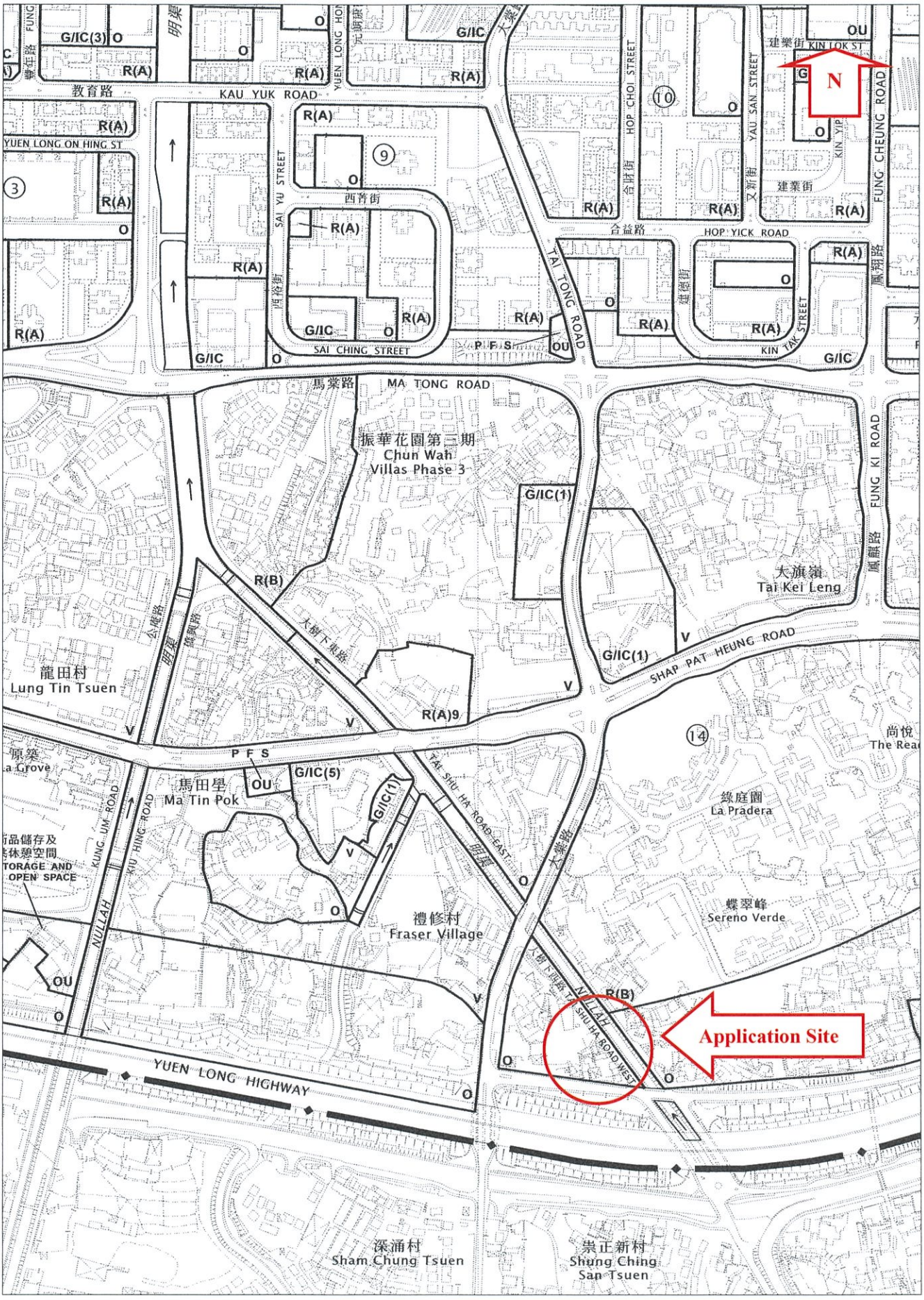
6.2 With regard to the following:

- 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

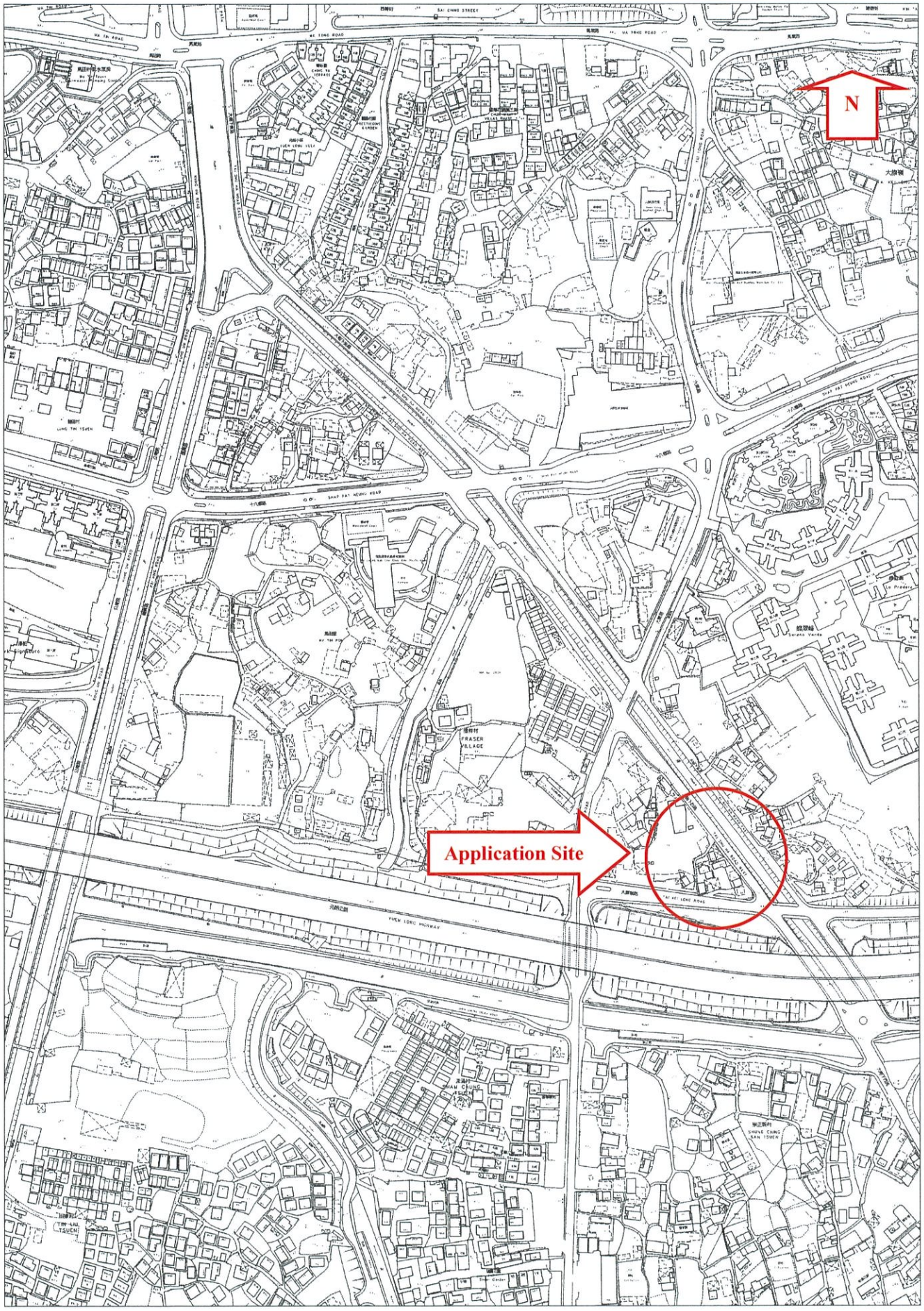
Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Aviary Barbecue Spot Field Study/Education/Visitor Centre Park and Garden Pavilion Pedestrian Area Picnic Area Playground/Playing Field Public Convenience Sitting Out 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)

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

TOWN PLANNING BOARD
15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

RECEIVED 07 DEC 2020

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 & Fax (2739 1913)

4 December 2020

Lanbase Surveyors Ltd.
9/F, Hecny Tower
9 Chatham Road South
Tsim Sha Tsui, Kowloon
(Attn.: Rock K.M. Tsang)

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;

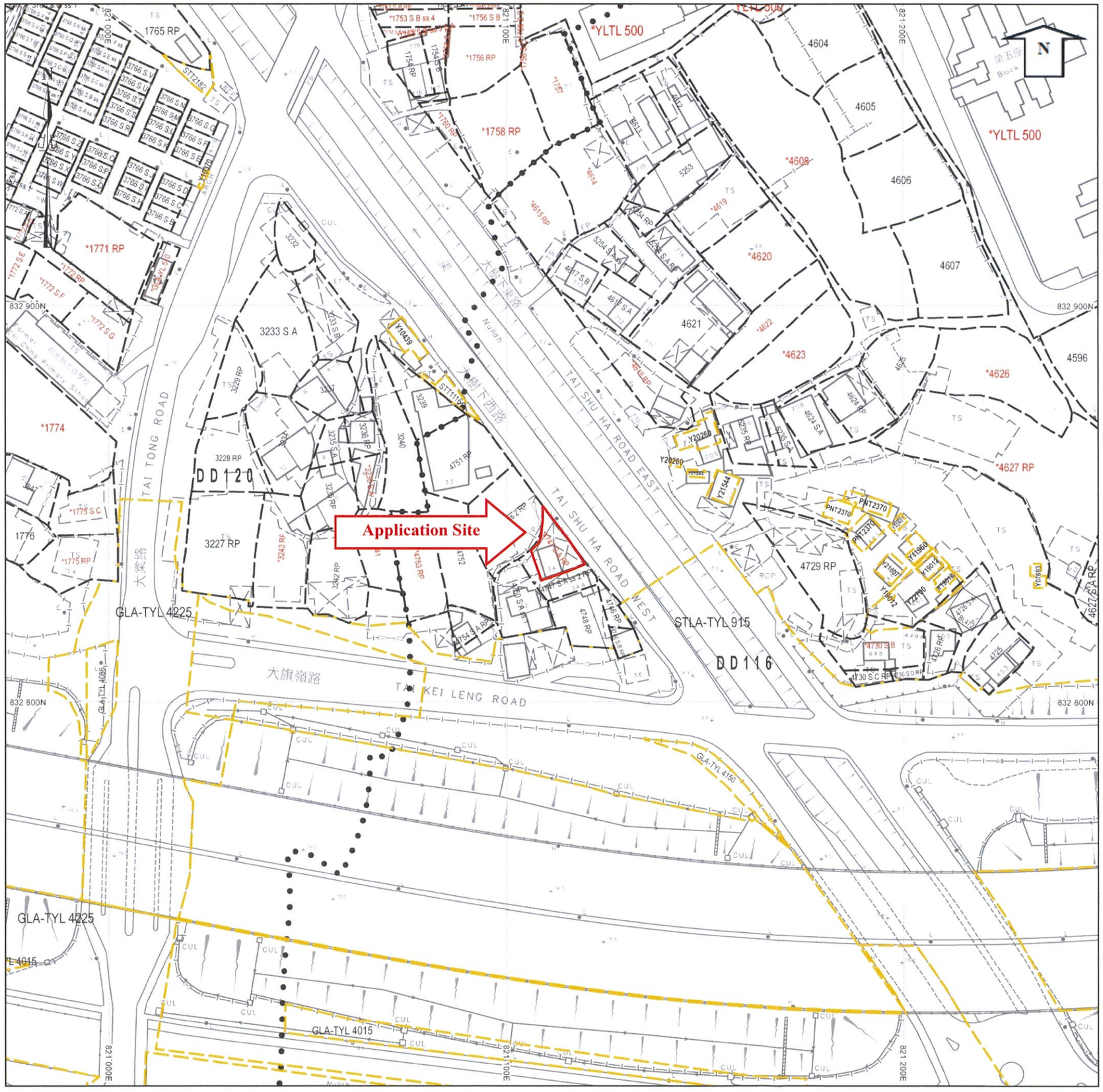
(c) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 20.5.2021;

(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;


Application Site
*YLTL 500
1765 RP
*1771 RP
*1772 SE
*1772 RP
*1772 SF
*1772 SG
832 900N
3233 S A
*1774
TAI TONG ROAD
大美督路
3228 RP
DD 120
1776
*1775 SC
*1775 RP
3227 RP
GLA-TYL 4225
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(h) if any of the above planning condition (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 further notice.

The TPB also agreed to advise you to note the advisory 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 not less than two months before its expiry by completing an application form (Form No. S for 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 may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36B 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 relevant extract of 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 of the decision. 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 before 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 three weeks 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 consent 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 on matters relating to the above approval conditions, a list of the concerned Government departments is attached herewith for your reference.

Yours faithfully,

(Raymond KAN)
for Secretary, Town Planning Board

RK/CC/cl

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。

免責說明：如因使用本地段索引圖，或因所依據的本索引圖資料出錯、遺漏、過時或有誤差而引致任何損失或損害，政府概不承擔任何法律責任。

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.

地政總署測繪處
Survey and Mapping Office
Lands Department

香港特別行政區政府 — 版權所有
© Copyright reserved — Hong Kong SAR Government

Layout Plan

比例尺 SCALE 1 : 1 000

米 metres 10 0 10 20 30 40 50 metres 米

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

Two-Storey Metal Structure (GFA: 176m² of 8m in height)

Vehicular Access (About 18m in width)

Application Site

L/UL Area (7m x 3.5m)

Legend

2-Storey Metal Structure (Upper Floor and Lower Floor)

No. of Structure	:	1
Covered Land Area	:	88m²
No. of Storey	:	2
G/F GFA	:	88m²
1/F GFA	:	88m²
Total GFA	:	176m²
Uses of G/F & 1/F	:	Shop and Services
	:	Swept Path(s)
	:	LGV (5.5m x 2m)

APPENDIX 6

Egress/Ingress Arrangement

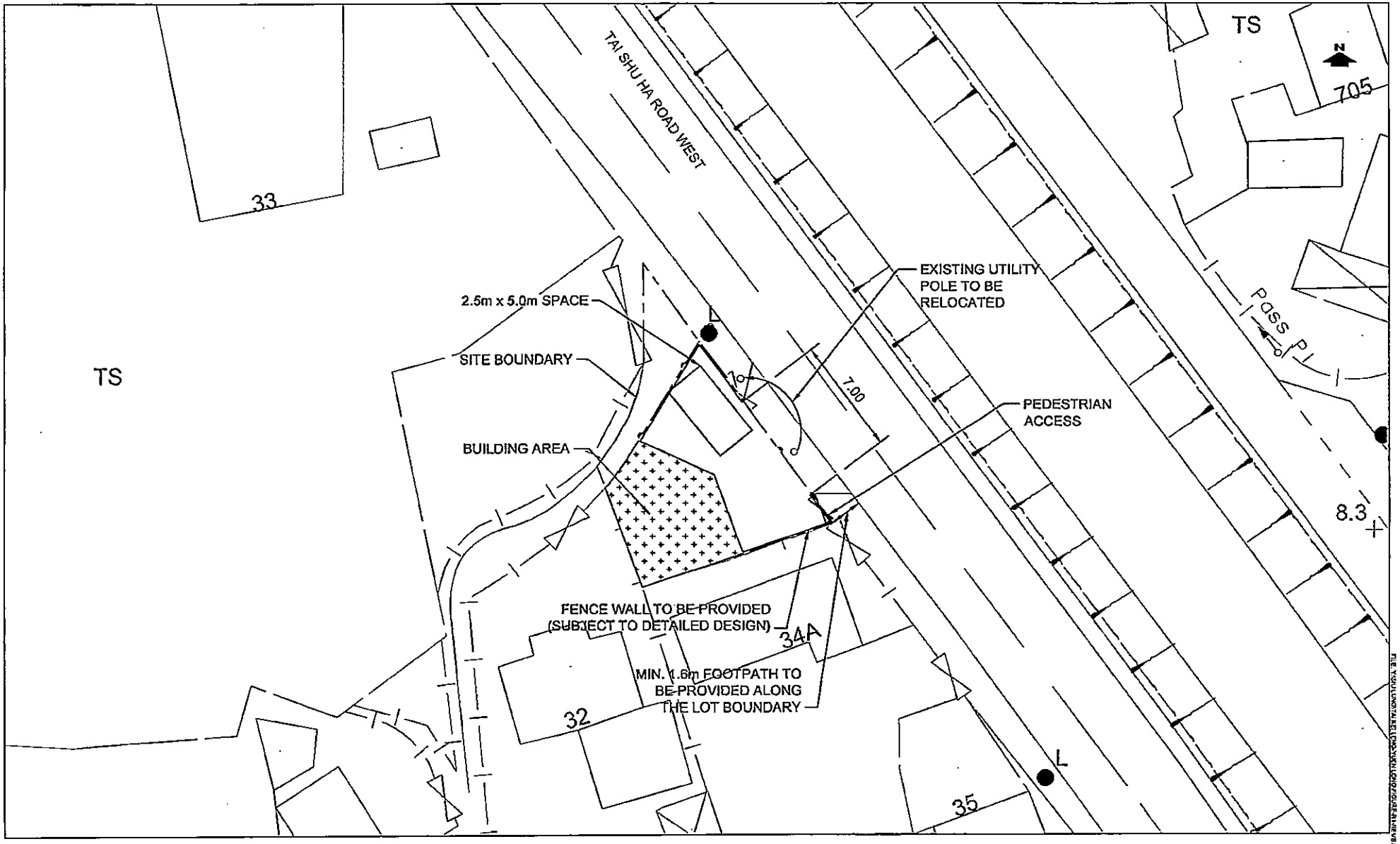


FIGURE R1 - PROPOSED EGRESS / INGRESS ARRANGEMENT

(SCALE 1:300)

FILE: Y:\SUI LUNG TAI KEI LENG-YUEN LONG\FIGURE-R1-REVB.DWG PLOT SCALE : 1 = 1

APPENDIX 7

Sightline Analysis



FIGURE R3 - VISIBILITY OF THE PROPOSED EGRESS / INGRESS POINT

(SCALE 1:600)

FILE: Y:\SIU LUNG\TAI KEI LENG-YUEN LONG\FIGURE-R3.DWG PLOT SCALE 1 = 1

APPENDIX 8

Swept Path Analysis



FIGURE R2 - SWEPT PATH ANALYSIS - 5m VEHICLE

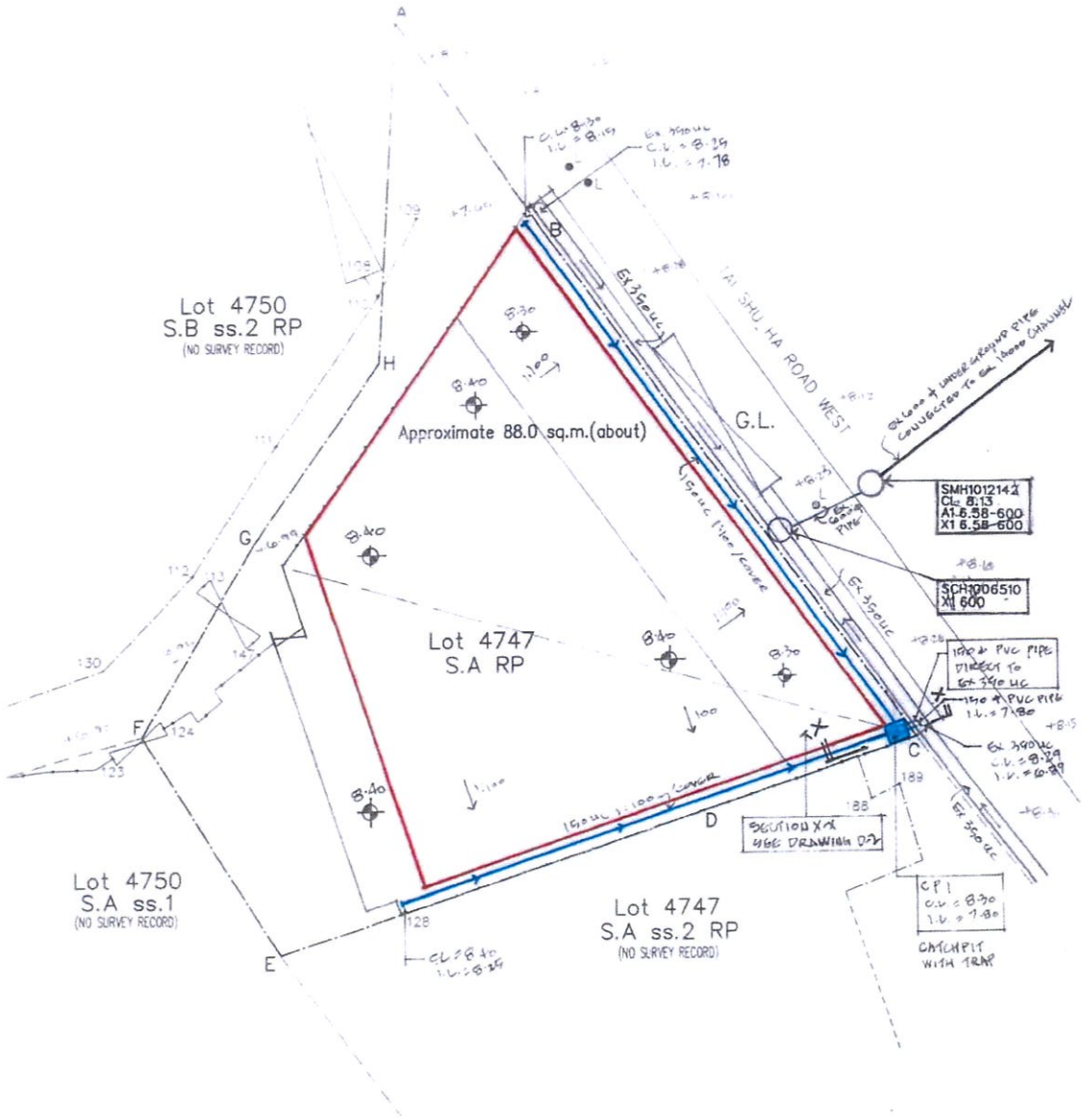
(SCALE 1:300)

FILE: Y:\DU LUNG\TAI KEI LENG-YUEN LONG\FIGURE-R2-REVB.DWG PLOT SCALE : 1 = 1

FILE: Y:\DU LUNG\TAI KEI LENG-YUEN LONG\FIGURE-R2-REVB.DWG PLOT SCALE : 1 = 1

APPENDIX 9

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

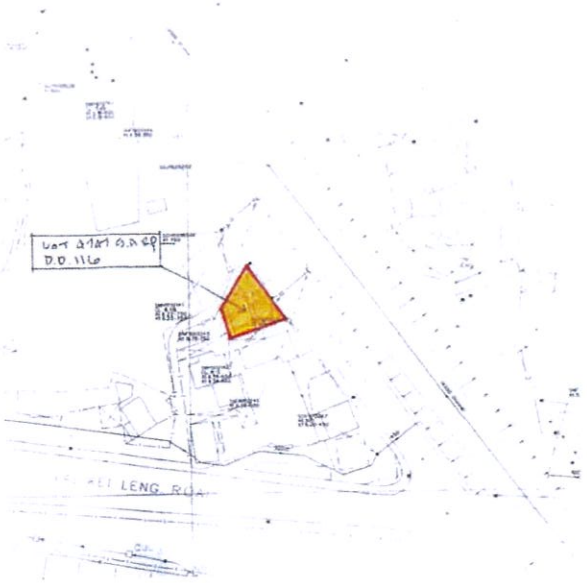


DRAINAGE PLAN 1:100 NEW LEVEL EXISTING LEVEL

150 mm C.I. COVER U-CHANNEL (FALL 1:100) CP1 CATCHPIT NO CP1

C.L. = COVER LEVEL I.L. = INVERT LEVEL

N



BLOCK PLAN 1:1000

28 APR 2021

John Kwan Chi Ming

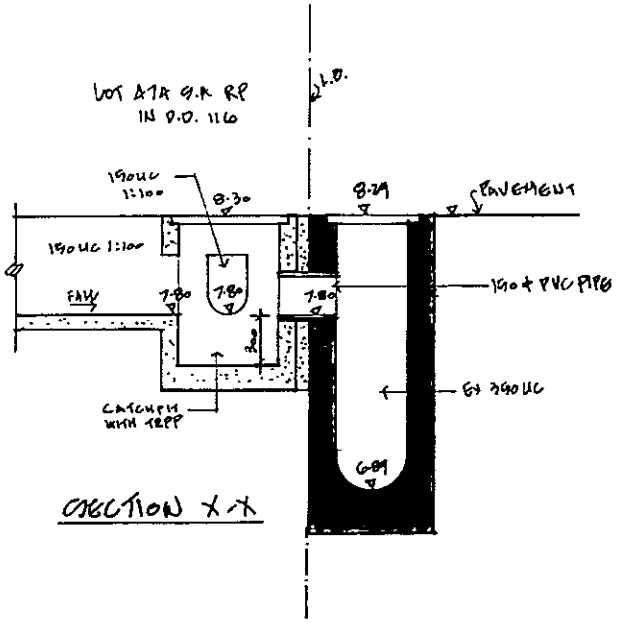
Registered Professional Engineer

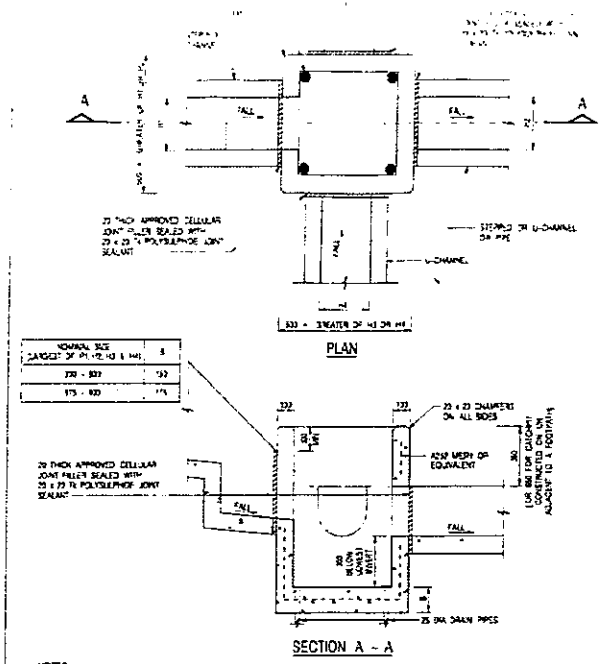
PROPOSED DRAINAGE WORK

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

TAI KEI LENG, YUEN LONG

Date: 24/4/2021 Drawing: D-1/4





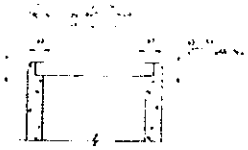
CATCHPIT WITH TRAP
(SHEET 1 OF 2)

REF.	REVISION	SIGNATURE	DATE
	FORMER DRG NO C2406J	Original Signed	23.2.95

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 20	DRAWING NO. C2406 /1
DATE JAN 1991	

卓越工程 建設香港 We Engineer Hong Kong's Development



ALTERNATIVE TOP SECTION
FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES

1 ALL DIMENSIONS ARE IN MILLIMETRES

2 ALL CONCRETE SHALL BE GRADE 25/20

3 CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE

4 FOR DETAILS OF JOINT REFER TO STD DRG NO C2410

5 CONCRETE TO BE COLOURED AS SPECIFIED

6 UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.

7 UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER

8 FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 1 ON STD DRG NO. C2406/2) OR CONCRETE COVERS (SEE STD DRG NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER

9 IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 2 ON STD DRG NO C2406/3) EXCEPT ON THE UPSLOPE SIDE (IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 200 mm MIN MEASURED FROM THE ADJACENT GROUND LEVEL.

10 MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 300 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 200 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL AND STEP IRONS (SEE DRG STD DRG NO D3040) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm

11 FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 12 ON STD DRG NO C2406/4

12 SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS

REF.	REVISION	SIGNATURE	DATE
A	MINOR AMENDMENT	Original Signed	24.7.19
	FORMER DRG NO C2406J	Original Signed	23.2.95

CATCHPIT WITH TRAP
(SHEET 2 OF 2)

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 20	DRAWING NO. C2406 /2A
DATE JAN 1991	

卓越工程 建設香港 We Engineer Hong Kong's Development

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: 24/4/2021 | Drawing: D-2

| | | |

RECEIVED 27 MAY 2021

By Post and Fax (2739 1913)

規劃署
屯門及元朗西規劃處
香港新界沙田上禾輋路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.
9/F, Hecny Tower
9 Chatham Road South,
Tsim Sha Tsui, Kowloon
(Attn: Rock K.M. Tsang)

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.

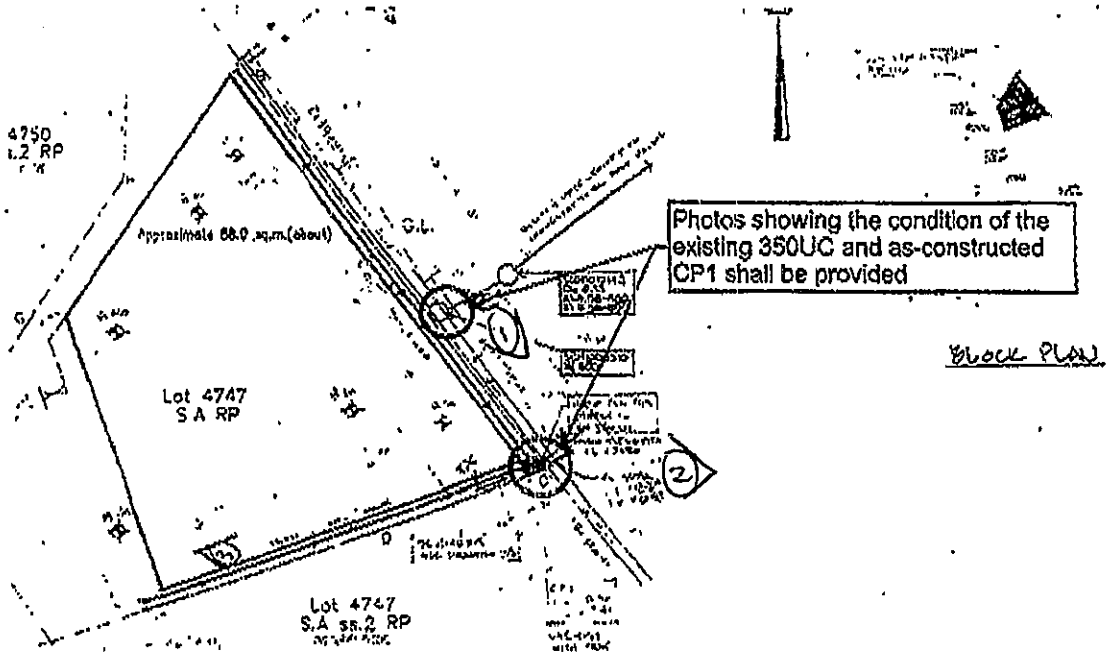


Photo 1



Photo 2



By Post and Fax (2739 1913)

規劃署
屯門及元朗西規劃處
香港新界沙田上禾輋路 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

17 August 2022

Lanbase Surveyors Ltd.
9/F, Heeny Tower,
9 Chatham Road South,
Tsim Sha Tsui, Kowloon,
Hong Kong
(Attn: Rock K.M. Tsang)

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,

(Ajyum CHAN)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

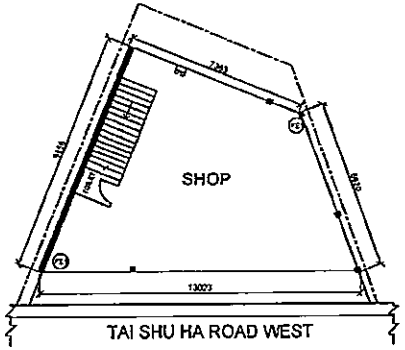
c.c.
CE/MN, DSD (Attn.: Mr. Ivan YIM)

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/A/YL/267



FIRST FLOOR

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

CLIENT
POWER HONG KONG LIMITED

FS CONTRACTOR
金鼎消防工程有限公司
KAM TIN FIRE ENGINEERING COMPANY LTD.

PROJECT
TEMPORARY SHOP AND SERVICES IN "OPEN SPACE" ZONE, LOT 4747 S.A RP (PART) IN D.D. 116, YUEN LONG, N.T.

STATUS

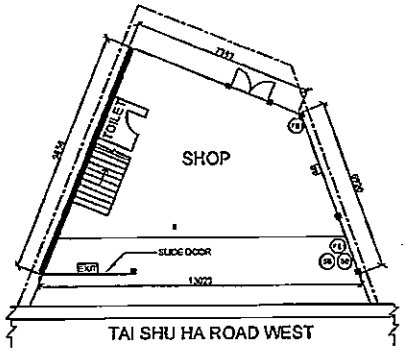
DRAWING TITLE
FIRE SERVICES LAYOUT AT FIRST FLOOR

DRAWN	CHECKED	APPROVED
LW	WT	YT

SCALE	DATE
A1 (1:100)	MAR-22

JOB NO	DWG NO	REV
	TSHRW-FS-W-003	A

LD REF. : TPB/A/YL/267



GROUND FLOOR

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

CLIENT
POWER HONG KONG LIMITED

FS CONTRACTOR
金順消防工程有限公司
KAM TIN FIRE ENGINEERING COMPANY LTD.

PROJECT
TEMPORARY SHOP AND SERVICES IN "OPEN SPACE" ZONE, LOT 4747 S.A RP (PART) IN D.D. 115, YUEN LONG, N.T.

STATUS

DRAWING TITLE
FIRE SERVICES LAYOUT AT GROUND FLOOR

DRAWN	CHECKED	APPROVED
LW	WT	YT
SCALE: A1 (1:100)		DATE: MAR-22
JOB NO	DWG NO: TSHRW-FS-W-002	REV: A

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

(FE) 5KG CO2 TYPE FIRE EXTINGUISHER

(SB) SAND BUCKET

EXIT EXIT SIGN C/W 2 HOURS DURATION BATTERY

EMERGENCY LIGHTING C/W 2 HOURS DURATION BATTERY

LD REF. : TBA/A/YL/267

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

CLIENT
POWER HONG KONG LIMITED

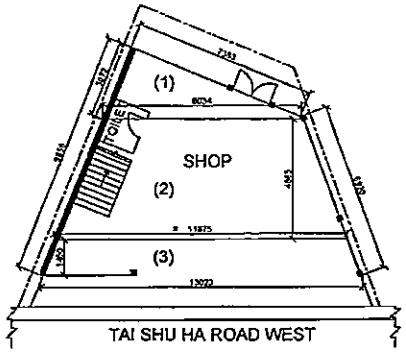
FS CONTRACTOR
金展消防工程有限公司
KAM TIN FIRE ENGINEERING COMPANY LTD.

PROJECT
TEMPORARY SHOP AND SERVICES IN "OPEN SPACE" ZONE, LOT 4747 S.A RP (PART) IN D.D. 116, YUEN LONG

STATUS

DRAWING TITLE
FS NOTES AND LEGENDS

DRAWN	CHECKED	APPROVED
LW	WT	YT
SCALE: N.T.S		DATE: MAR-22
JOB NO.	DWG NO.	REV
	TSHRW-FS-W-001	A



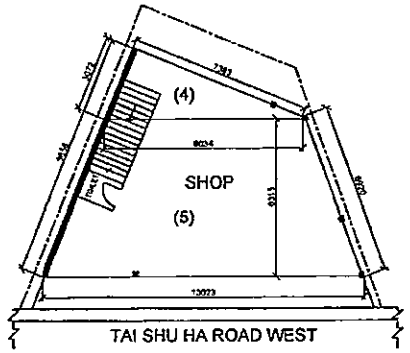
AREA (1) = (7.383 X 3.072) X 1/2
= 22.681 X 1/2
= 11.34m^2

AREA (2) = [(8.034 + 11.875) x 4.865] x 1/2
= (19.91 x 4.865) x 1/2
= 96.86 x 1/2
= 48.43m^2

AREA (3) = [(11.875+ 13.023) x 1.45] x 1/2
= (24.9 x 1.45) x 1/2
= 36.11 x 1/2
= 18.65m^2

TOTAL AREA = AREA (1) + AREA (2) + AREA (3)
FOR G/F
= (11.34 + 48.43 + 18.05)m^2
= 77.82m^2

GROUND FLOOR



AREA (4) = (7.383 X 3.072) X 1/2
= 22.681 X 1/2
= 11.34m^2

AREA (5) = [(8.034 + 13.023) x 6.315] x 1/2
= (21.06 x 6.315) x 1/2
= 132.99 x 1/2
= 66.49m^2

TOTAL AREA = AREA (4) + AREA (5)
FOR 1/F
= (11.34 + 66.49)m^2
= 77.83m^2

FIRST FLOOR

LD REF. : TPB/A/YL/267

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

CLIENT :
POWER HONG KONG LIMITED

FS CONTRACTOR
金田消防工程有限公司
KAM TIN FIRE ENGINEERING COMPANY LTD.

PROJECT
TEMPORARY SHOP AND SERVICES IN "OPEN SPACE" ZONE, LOT 4747 S.A RP (PART) IN D.D. 116, YUEN LONG, N.T.

STATUS

DRAWING TITLE
AREA FOR GROUND FLOOR AND FIRST FLOOR

DRAWN	CHECKED	APPROVED
LW	WT	YT

SCALE: A1 (1:100)
DATE: APR-22
JOB NO.
DWG NO.: TSHRW-FS-W-004
REV: A

規劃署
屯門及元朗西規劃處
香港新界沙田上禾輋路1號
沙田政府合署14樓

RECEIVED 10 MAY 2022

By Post and Fax (2739 1913)
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.
9/F, Hecny Tower
9 Chatham Road South,
Tsim Sha Tsui, Kowloon
(Attn: Rock K.M. Tsang)

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

FSD Ref.: _____
消防處檢號

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 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 RP (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/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/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			

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/吾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 Cheng Kam Fu

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 [redacted]

Date : 日期 20-Jul-22

For FSD use only:

☐ Inspected

☐ Key-in

☐ Verified

F.S. 251 (Rev. 1/2016)

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS
消防（裝置及設備）規例
(Regulation 9(1))
（第九條(1)款）

FSD Ref.: _____
消防處檢號

A 8340756

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT
消防裝置及設備證書

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 RP (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/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/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			

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/吾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 Wong Yuk Tong

FSD/RC No. : 消防處註冊號碼 RC 1/332, RC 2/484

Company Name : 公司名稱 Kam Tin Fire Engineering Co,. Ltd

Telephone : 聯絡電話 [redacted]

Date : 日期 20-Jul-22

For FSD use only:

☐ Inspected

☐ Key-in

☐ Verified

F.S. 251 (Rev. 1/2016)

RECEIVED 05 OCT 2022

By Post and Fax (2739 1913)

規劃署
屯門及元朗西規劃處
香港新界沙田上禾輋路 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.
9/F, Hecny Tower,
9 Chatham Road South,
Tsim Sha Tsui, Kowloon,
Hong Kong
(Attn: Rock K.M. Tsang)

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

