

# 規 劃 署

粉嶺、上水及元朗東規劃處  
新界荃灣青山公路 388 號  
中染大廈 22 樓 2202 室



# Planning Department

Fanling, Sheung Shui & Yuen Long East  
District Planning Office  
Unit 2202, 22/F, CDW Building,  
388 Castle Peak Road, Tsuen Wan, N.T.

## Appendix I

來函檔號 Your Reference :  
本署檔號 Our Reference : TPB/A/YL-SK/308  
電話號碼 Tel. No. : 3168 4072  
傳真機號碼 Fax No. : 3168 4074/ 3168 4075

By Post & Fax ( [REDACTED] )

R-riches Property Consultants Ltd.  
Block D, The Richfield,  
236 Kat Hing Wai,  
Kam Tin, Yuen Long, New Territories  
(Attn.: Grace WONG)

18 August 2021

Dear Sir/ Madam,

### **Submission for Compliance with Approval Condition (g) - the Submission of a Fire Service Installations Proposal**

#### **Proposed Temporary Shop and Services (Car Audio Shop) and Ancillary Office for a Period of 3 Years in "Village Type Development" and "Agriculture" Zone, Lot 1289 RP (Part) in D.D. 114, Shek Kong, Yuen Long (Application No. A/YL-SK/308)**

I refer to your submission dated 12.8.2021 for compliance with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- Acceptable. The captioned condition **has been complied with**. Please find detailed departmental comments in *Appendix*.
- 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 in *Appendix*.

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

Yours faithfully,

Anthony LUK

District Planning Officer/  
Fanling, Sheung Shui & Yuen Long East  
Planning Department

Our Ref.: DD114 Lot 1289 RP (P)  
Your Ref.: TPB/A/YL-SK/308

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

**By Email**

12 August 2021

Dear Sir,

**Compliance with Approval Condition (g)**

**Proposed Temporary Shop and Services (Car Audio Shop) and  
Ancillary Office for a period of 3 years of in " Village Type Development" and  
"Agriculture" Zones, Lot 1289 RP (Part) in D.D. 114, Shek Kong, Yuen Long**

**(S.16 Planning Application No. A/YL-SK/308)**

We are writing to submit a fire service installations (FSIs) proposal (**Appendix I**) for compliance with approval condition (g) of the subject application, i.e. the submission of FSIs proposal. Your kind attention to the matter is much appreciated.

Should you require more information regarding the application, please contact our Mr. Bon TANG at (852) [REDACTED] or the undersigned at your convenience.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**

Grace WONG  
**Planning and Development Consultant**

cc DPO/FSYLE, PlanD

(Attn.: Mr. Boris LAI

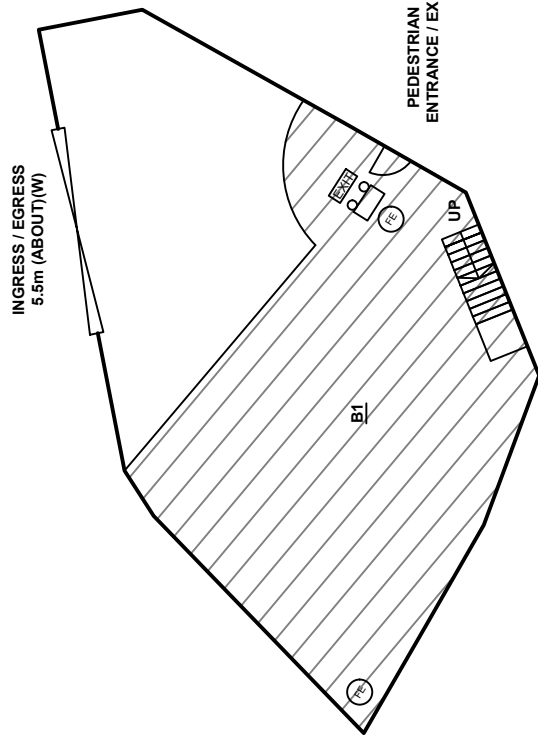
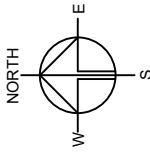
email: [REDACTED])



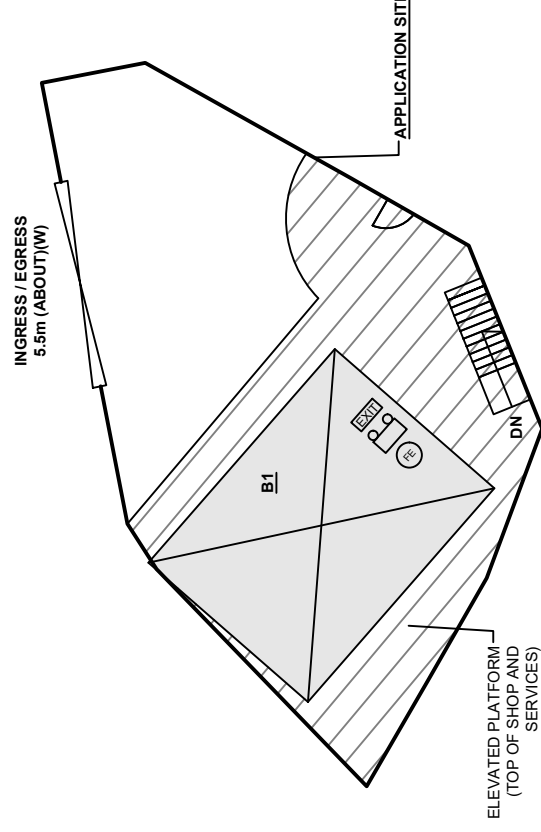
**DEVELOPMENT PARAMETERS OF THE APPLICATION SITE**

APPLICATION SITE AREA : 148m<sup>2</sup> (ABOUT)  
 COVERED AREA : 96m<sup>2</sup> (ABOUT)  
 UNCOVERED AREA : 52m<sup>2</sup> (ABOUT)  
 PLOT RATIO : 0.9 (ABOUT)  
 SITE COVERAGE : 70% (ABOUT)  
 NO. OF STRUCTURE : 1  
 DOMESTIC GFA : NOT APPLICABLE  
 NON-DOMESTIC GFA : 138m<sup>2</sup> (ABOUT)  
 BUILDING HEIGHT : 6m (ABOUT)  
 NO. OF STOREY : 2

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1 (GF) (1F)	SHOP AND SERVICES ANCILLARY OFFICE	96m <sup>2</sup> (ABOUT) ON TOP OF B1	96m <sup>2</sup> (ABOUT) 42m <sup>2</sup> (ABOUT)	6m (ABOUT)(2-STOREY)
<b>TOTAL</b>		<b>96m<sup>2</sup> (ABOUT)</b>	<b>138m<sup>2</sup> (ABOUT)</b>	



**GROUND FLOOR**



**FIRST FLOOR**

**FIRE SERVICE INSTALLATIONS**

- 2 x EXIT SIGN
- 2 x EMERGENCY LIGHT
- 3 x 4.5 KG GAS-TYPE FIRE EXTINGUISHER

**FS NOTES:**

1. SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266: PART1 AND BS EN1838
2. SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
3. PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.

**LEGEND**

- STRUCTURE
- CANOPY
- INGRESS / EGRESS

Drawing No.	<b>ANNEX</b>	Ver.	01
Project:			
PROPOSED TEMPORARY SHOP AND SERVICES (CAR AUDIO SHOP) WITH ANCILLARY OFFICE FOR A PERIOD OF 3 YEARS			
LOT 1289 RP (PART) IN D.D. 114, KAM SHEUNG ROAD, SHEK KONG, YUEN LONG			
Drawing Title	FSIS PROPOSAL		
Scale of A4	1 : 200		
Drawn	Date	7.6.2021	
Revised	Date		



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粉嶺、上水及元朗東規劃處  
新界荃灣青山公路 388 號  
中染大廈 22 樓 2202 室



# Planning Department

Fanling, Sheung Shui & Yuen Long East  
District Planning Office  
Unit 2202, 22/F, CDW Building,  
388 Castle Peak Road, Tsuen Wan, N.T.

## Appendix II

來函檔號 Your Reference :  
本署檔號 Our Reference : TPB/A/YL-SK/308  
電話號碼 Tel. No. : 3168 4072  
傳真機號碼 Fax No. : 3168 4074/ 3168 4075

By Post & Fax ( )

R-riches Property Consultants Ltd.  
Block D, The Richfield,  
236 Kat Hing Wai,  
Kam Tin, Yuen Long, New Territories  
(Attn.: Grace WONG)

10 October 2022

Dear Sir/ Madam,

**Submission for Compliance with Approval Condition (h) -  
the Implementation of the Fire Service Installations Proposal**  
**Proposed Temporary Shop and Services (Car Audio Shop) and  
Ancillary Office for a Period of 3 Years in "Village Type Development" and  
"Agriculture" Zones, Lot 1289 RP (Part) in D.D. 114, Shek Kong, Yuen Long**  
**(Application No. A/YL-SK/308)**

I refer to your submission dated 9.9.2022 for compliance with the captioned approval condition. 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 in *Appendix*.

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

Yours faithfully,

Anthony LUK  
District Planning Officer/  
Fanling, Sheung Shui & Yuen Long East  
Planning Department

Our Ref.: DD114 Lot 1289 RP (P)  
Your Ref.: TPB/A/YL-SK/308

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

**By Email**

9 September 2022

Dear Sir,

**Compliance with Approval Condition (h)**

**Proposed Temporary Shop and Services (Car Audio Shop) and  
Ancillary Office for a period of 3 years of in " Village Type Development" and  
"Agriculture" Zones, Lot 1289 RP (Part) in D.D. 114, Shek Kong, Yuen Long**

**(S.16 Planning Application No. A/YL-SK/308)**

We are writing to submit a certificate of fire service installations (FS251)(**Appendix I**) for compliance with approval condition (h) of the subject application, i.e. the implementation of FSIs proposal. Your kind attention to the matter is much appreciated.

Should you require more information regarding the application, please contact our Ms. Grace WONG at (852) [REDACTED] or the undersigned at your convenience.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**


Orpheus LEE  
**Planning and Development Consultant**

cc DPO/FSYLE, PlanD

(Attn.: Ms. Canny CHAN

email: [REDACTED]



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 9037385

FSD Ref.:

消防處檔號

Name of Client :

顧客姓名

Name of Building :

樓宇名稱

Street No./Town Lot :

門牌號數/市地段

Lot 1289RP (Part), in D.D.114

Street/Road/Estate Name :

街道/屋苑名稱

Kam Sheung Road

Block :

座

District :

分區

Shek Kong, 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)
			NIL		

**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)
11	Emergency Light	G/F	Supply & Install 2 nos Emergency Light Hi Lux Model:6V3L	Conforms with FSD requirements	07-09-2022
12	Exit Sign	G/F	Supply & Install 2 nos Exit Sign Hi Lux Model:LED10ws	Conforms with FSD requirements	07-09-2022

**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

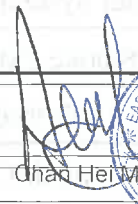
Name :  
姓名

FSD/RC No.  
消防處註冊號碼

Company Name :  
公司名稱

Telephone :  
聯絡電話

Date :  
日期

  
Chan Hei Mei

RC1/309 RC2/459

East Power Engineering Ltd  
東力工程有限公司

2789 3690

08-09-2022

For FSD use only:

Inspected

Key-in

Verified



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 8757390

FSD Ref.:  
消防處檔號

Name of Client :  
顧客姓名

Name of Building :  
樓宇名稱

Street No./Town Lot :  
門牌號數/市地段

Lot T289RP (Part) in D.D.114

Street/Road/Estate Name :  
街道/屋苑名稱

Kam Sheung Road

Block :  
座

District :  
分區

Shek Kong, 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)
			NIL		

**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	3 x 5Kg CO2 F.E.	G/F	Supply & Install	Conforms with FSD requirements	07-09-2022

**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	

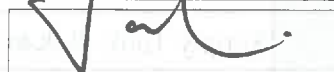
I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time 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 :  
授權人簽署

  
Ng Wai Yin

Name :  
姓名

RC3/690

FSD/RC No. :  
消防處註冊號碼

Company Name :  
公司名稱

East Power Engineering Ltd  
東力工程有限公司

Telephone :  
聯絡電話

2789 3690

Date :  
日期

08-09-2022

For FSD use only:

Inspected

Key-in

Verified

# 規 劃 署

粉嶺、上水及元朗東規劃處  
新界荃灣青山公路 388 號  
中染大廈 22 樓 2202 室



# Planning Department

Fanling, Sheung Shui & Yuen Long East  
District Planning Office  
Unit 2202, 22/F, CDW Building,  
388 Castle Peak Road, Tsuen Wan, N.T.

## Appendix III

來函檔號 Your Reference :  
本署檔號 Our Reference : TPB/A/YL-SK/308  
電話號碼 Tel. No. : 3168 4072  
傳真機號碼 Fax No. : 3168 4074/ 3168 4075

By Post & Fax ( [REDACTED] )

R-riches Property Consultants Ltd.  
Block D, The Richfield,  
236 Kat Hing Wai,  
Kam Tin, Yuen Long, New Territories  
(Attn.: Grace WONG)

17 September 2021

Dear Sir/ Madam,

### **Submission for Compliance with Approval Condition (d) - the Submission of a Drainage Proposal**

#### **Proposed Temporary Shop and Services (Car Audio Shop) and Ancillary Office for a Period of 3 Years in "Village Type Development" and "Agriculture" Zones, Lot 1289 RP (Part) in D.D. 114, Shek Kong, Yuen Long (Application No. A/YL-SK/308)**

I refer to your submission dated 12.8.2021 for compliance with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- Acceptable. The captioned condition **has been complied with**. Please find detailed departmental comments in *Appendix*.
- 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 in *Appendix*.

Should you have any queries on the departmental comments, please contact Mr. Bill CHAN (Tel: 2781 4107) of the Drainage Services Department directly.

Yours faithfully,

Anthony LUK

District Planning Officer/  
Fanling, Sheung Shui & Yuen Long East  
Planning Department



Our Ref.: DD114 Lot 1289 RP (P)  
Your Ref.: TPB/A/YL-SK/308

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

**By Email**

12 August 2021

Dear Sir,

**Compliance with Approval Condition (d)**

**Proposed Temporary Shop and Services (Car Audio Shop) and  
Ancillary Office for a period of 3 years of in " Village Type Development" and  
"Agriculture" Zones, Lot 1289 RP (Part) in D.D. 114, Shek Kong, Yuen Long**

**(S.16 Planning Application No. A/YL-SK/308)**

We are writing to submit a drainage proposal (**Appendix I**) for compliance with approval condition (d) of the subject application, i.e. the submission of drainage proposal. Your kind attention to the matter is much appreciated.

Should you require more information regarding the application, please contact our Mr. Bon TANG at (852) [REDACTED] or the undersigned at your convenience.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**

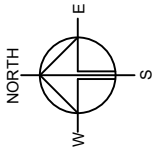
Grace WONG  
**Planning and Development Consultant**

cc DPO/FSYLE, PlanD

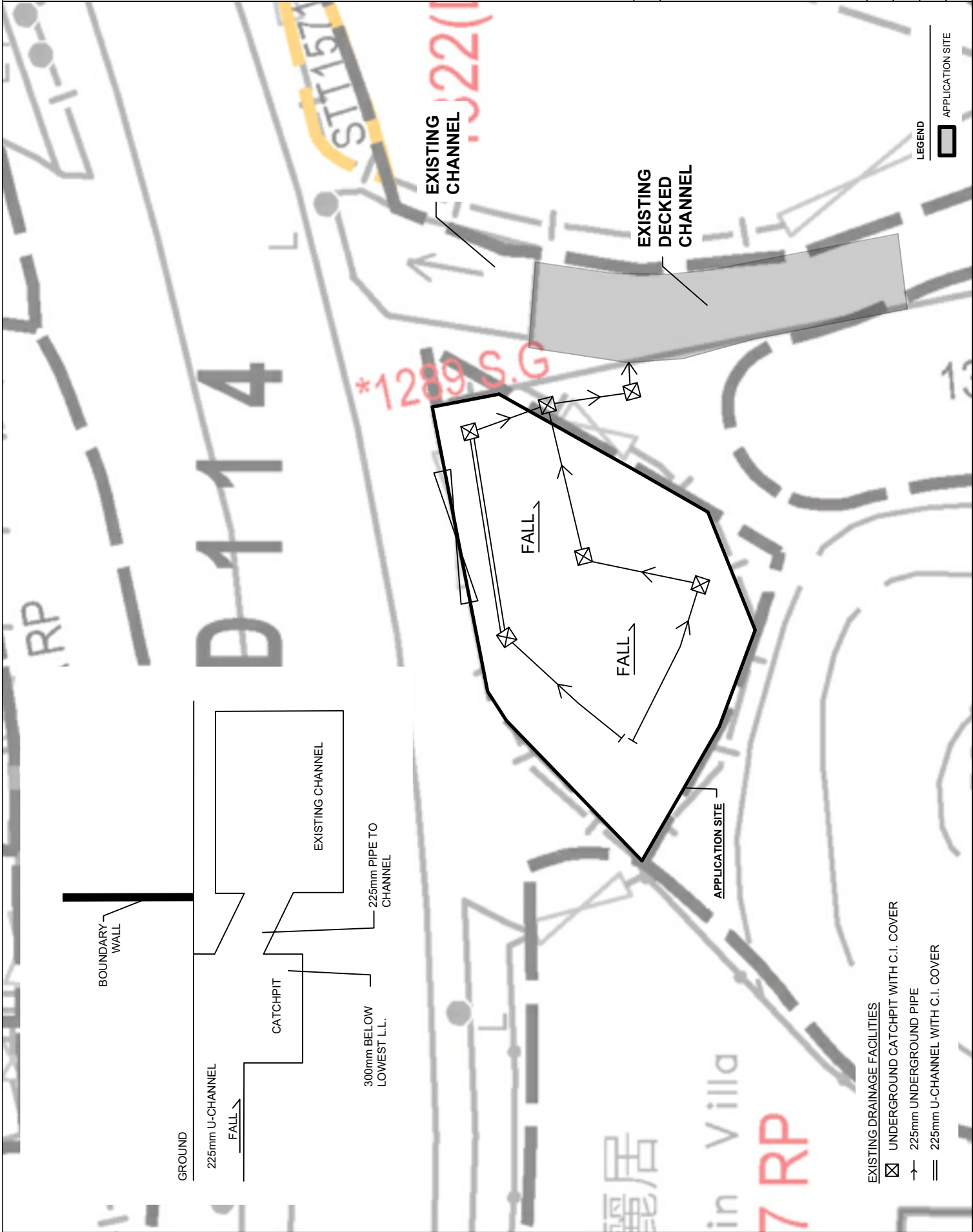
(Attn.: Mr. Boris LAI

email: [REDACTED])





Drawing No.	ANNEX	Ver.	01
Project:			
PROPOSED TEMPORARY SHOP AND SERVICES (CAR AUDIO SHOP) WITH ANCILLARY OFFICE FOR A PERIOD OF 3 YEARS			
LOT 1288 RP (PART) IN D.D. 114, KAM SHEUNG ROAD, SHEK KONG, YUEN LONG			
Drawing Title	DRAINAGE PROPOSAL		
Scale of A4	1 : 200		
Drawn			
Date	7.6.2021		
Revised			
Date			



**EXISTING DRAINAGE FACILITIES**

- ☒ UNDERGROUND CATCHPIT WITH C.I. COVER
- 225mm UNDERGROUND PIPE
- ══ 225mm U-CHANNEL WITH C.I. COVER

**LEGEND**

- ☐ APPLICATION SITE

# 規 劃 署

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# Planning Department

Fanling, Sheung Shui & Yuen Long East  
District Planning Office  
Unit 2202, 22/F, CDW Building,  
388 Castle Peak Road, Tsuen Wan, N.T.

## Appendix IV

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傳真機號碼 Fax No. : 3168 4074/ 3168 4075

By Post & Fax ( )

R-riches Property Consultants Ltd.  
Block D, The Richfield,  
236 Kat Hing Wai,  
Kam Tin, Yuen Long, New Territories  
(Attn.: Ms. Grace WONG)

13 October 2022

Dear Sir/ Madam,

**Submission for Compliance with Approval Condition (e) -  
the Implementation of the Drainage Proposal**

**Proposed Temporary Shop and Services (Car Audio Shop) and  
Ancillary Office for a Period of 3 Years in "Village Type Development" and  
"Agriculture" Zones, Lot 1289 RP (Part) in D.D. 114, Shek Kong, Yuen Long  
(Application No. A/YL-SK/308)**

I refer to your submission dated 27.9.2022 for compliance with the captioned approval condition. The relevant departments have been consulted on your submission. Your submission is considered:

- Acceptable. The captioned condition **has been complied with**. Please find detailed departmental comments in *Appendix*.
- 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 in *Appendix*.

Should you have any queries on the departmental comments, please contact Mr. Jeff TSE (Tel: 2300 1627) of the Drainage Services Department directly.

Yours faithfully,

( Anthony LUK )

District Planning Officer/  
Fanling Sheung Shui & Yuen Long East  
Planning Department



Our Ref.: DD114 Lot 1289 RP (P)  
Your Ref.: TPB/A/YL-SK/308

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

**By Email**

27 September 2022

Dear Sir,

**Compliance with Approval Condition (e)**

**Proposed Temporary Shop and Services (Car Audio Shop) and  
Ancillary Office for a period of 3 years of in " Village Type Development" and  
"Agriculture" Zones, Lot 1289 RP (Part) in D.D. 114, Shek Kong, Yuen Long**

**(S.16 Planning Application No. A/YL-SK/308)**

We are writing to submit photographic records of implemented drainage facilities (**Appendix I**) for compliance with approval condition (e) of the subject application, i.e. the implementation of a drainage proposal. Your kind attention to the matter is much appreciated.

Should you require more information regarding the application, please contact our Ms. Grace WONG at (852) [REDACTED] or the undersigned at your convenience.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**


Orpheus LEE  
**Planning and Development Consultant**

cc DPO/FSYLE, PlanD

(Attn.: Ms. Canny CHAN

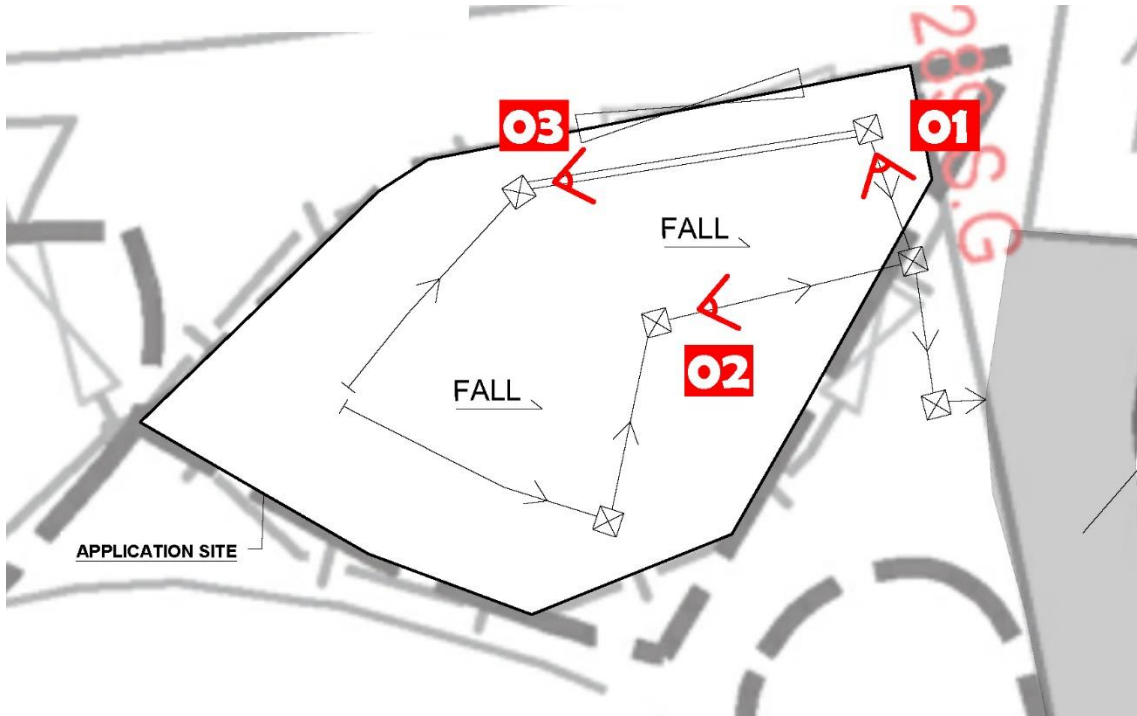
email: [REDACTED]



Photographic records of implemented drainage facilities

Proposed Temporary Shop and Services (Car Audio Shop) and Ancillary Office for a period of 3 years of in " Village Type Development" and "Agriculture" Zones, Lot 1289 RP (Part) in D.D. 114, Shek Kong, Yuen Long

(S.16 Planning Application No. A/YL-SK/308)



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