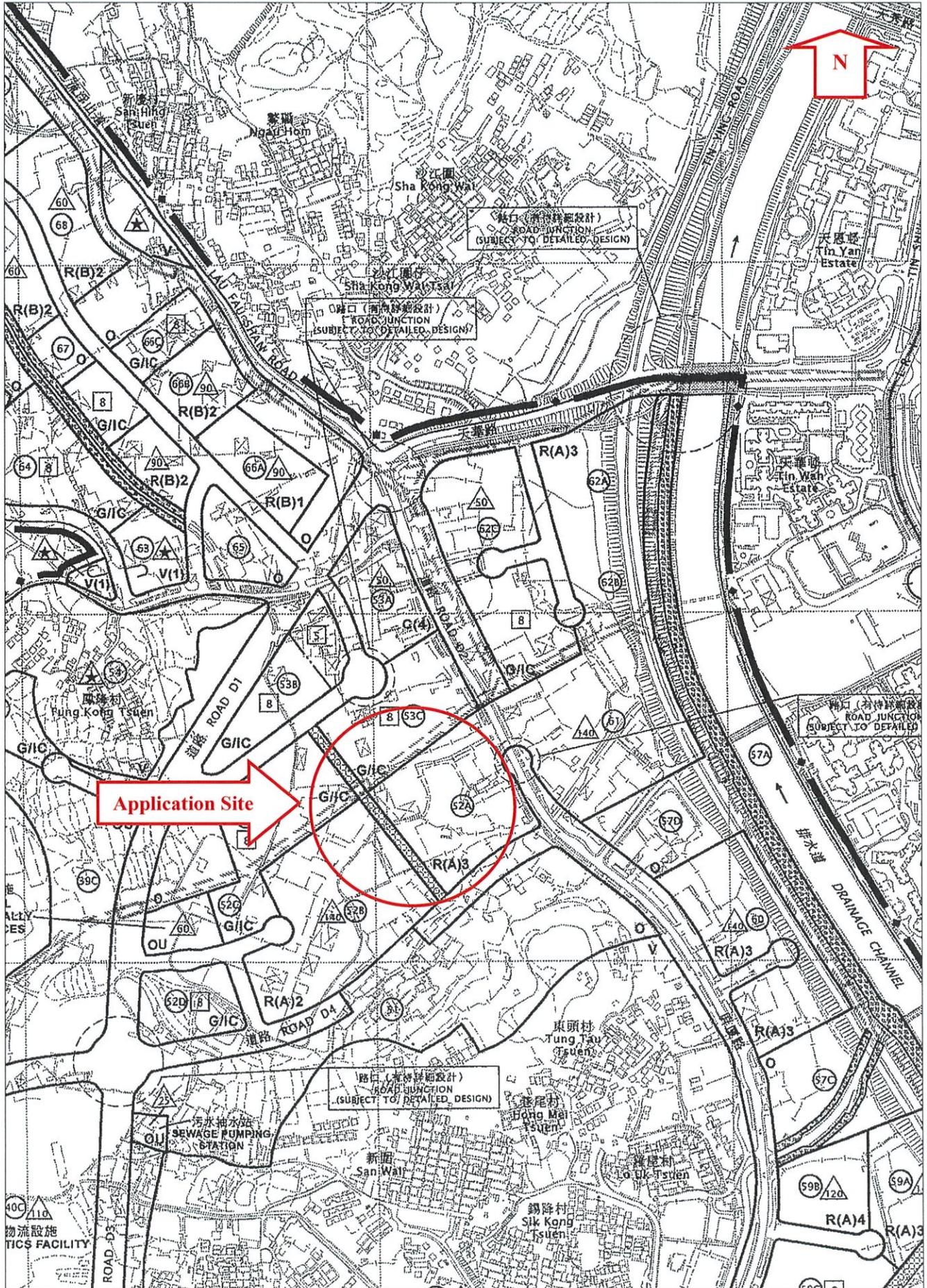


## **APPENDIX 1**

**Extract of Approved Hung Shui Kiu and Ha Tsuen Outline  
Zoning Plan (OZP) No. S/HSK/2 dated 26.10.2018  
and its Relevant Notes**



For Identification Only

RESIDENTIAL (GROUP A)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Flat Government Use (not elsewhere specified) House Library Market Place of Recreation, Sports or Culture Public Clinic Public Transport Terminus or Station (excluding open-air terminus or station) Residential Institution School (in free-standing purpose-designed building only) Social Welfare Facility Utility Installation for Private Project	Commercial Bathhouse/ Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Refuse Collection Point Hospital Hotel Institutional Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Office Petrol Filling Station Place of Entertainment Private Club Public Convenience Public Transport Terminus or Station (not elsewhere specified) Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution School (not elsewhere specified) Shop and Services Training Centre

In addition, the following uses are always permitted (a) on the lowest two floors of a building excluding basements, or (b) in a free-standing purpose-designed non-domestic building up to five storeys :

- Eating Place
- Educational Institution
- Institutional Use (not elsewhere specified)
- Off-course Betting Centre
- Office
- Place of Entertainment
- Private Club
- Public Convenience
- Recyclable Collection Centre
- School
- Shop and Services
- Training Centre

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Planning Intention

This zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest two floors of a building excluding basements, or in a free-standing purpose-designed non-domestic building up to five storeys.

Remarks

- (a) Except otherwise specified, on land designated “Residential (Group A)1” to “Residential (Group A)5”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio specified below, or the plot ratio of the existing building, whichever is the greater:

<u>Sub-area</u>	<u>Maximum Plot Ratio</u>
R(A)1	6.5
R(A)2	6
R(A)3	5.5
R(A)4	5
R(A)5	3.8

- (b) Except otherwise specified, on land designated “Residential (Group A)1” to “Residential (Group A)5”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (c) On land designated “Residential (Group A)4” in Planning Areas 1 and 2, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 5, a maximum site coverage of 42%, and a maximum building height of 12 storeys including car park, or the plot ratio, site coverage and height of the existing building, whichever is the greater. The lowest two floors could be used for commercial and car parking purposes which could have maximum site coverage of 100%.
- (d) In determining the maximum plot ratio and site coverage for the purposes of paragraphs (a) and (c) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, or caretaker’s quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded. Any floor space that is constructed or intended for use solely as Government, institution or community facilities as required by the Government may also be disregarded.
- (e) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio, site coverage and/or building height restrictions stated in paragraphs (a) to (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Animal Quarantine Centre (in Government building only) Broadcasting, Television and/or Film Studio Eating Place (Canteen, Cooked Food Centre only) Educational Institution Exhibition or Convention Hall Field Study/Education/Visitor Centre Flat (Government Staff Quarters on land designated "G/IC(1)" only) Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Institutional Use (not elsewhere specified) Library Market Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Research, Design and Development Centre Rural Committee/Village Office School Service Reservoir Social Welfare Facility Training Centre Wholesale Trade	Animal Boarding Establishment Animal Quarantine Centre (not elsewhere specified) Bus Depot Columbarium Correctional Institution Crematorium Driving School Eating Place (not elsewhere specified) Firing Range Flat (not elsewhere specified) Funeral Facility Helicopter Landing Pad Helicopter Fuelling Station Holiday Camp Hotel House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Private Club Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Refuse Disposal Installation Residential Institution Sewage Treatment/Screening Plant Shop and Services Utility Installation for Private Project Zoo

Planning Intention

This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organisations providing social services to meet community needs, and other institutional establishments.

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of number of storey(s) or metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (b) In determining the maximum number of storey(s) for the purposes of paragraph (a) above, any basement floor(s) may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

- (8) In any area shown as 'Road', all uses or developments except those specified in paragraphs (7)(a) to (7)(d) and (7)(g) above and those specified below require permission from the Town Planning Board:

road, toll plaza, on-street vehicle park, railway station and railway track.

- (9) (a) Temporary use or development of any land or temporary use of an existing building not exceeding a period of two months is always permitted provided that no site formation (filling or excavation) is carried out and that the use or development is a use or development specified below:

structures for carnivals, fairs, film shooting on locations, festival celebrations, religious functions or sports events.

- (b) Except as otherwise provided in subparagraph (a), temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission.

- (c) Temporary use or development of land or building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the Plan.

- (10) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.

- (11) In these Notes, unless the context otherwise requires or unless as expressly provided below, terms used in the Notes shall have the meanings as assigned under section 1A of the Town Planning Ordinance.

"Existing building" means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.

"New Territories Exempted House" means a domestic building other than a guesthouse or a hotel; or a building primarily used for habitation, other than a guesthouse or a hotel, the ground floor of which may be used as 'Shop and Services' or 'Eating Place', the building works in respect of which are exempted by a certificate of exemption under Part III of the Buildings Ordinance (Application to the New Territories) Ordinance (Cap. 121).

## **APPENDIX 2**

**Copy of Town Planning Board's Approval Letter for  
Previous Planning Application No. A/HSK/534  
dated 25.10.2024**

城市規劃委員會

香港北角滙華道三百三十三號  
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 28 OCT 2024

傳真 Fax: [REDACTED]

電話 Tel: [REDACTED]

來函編號 Your Reference:

覆函請註明本會編號

In reply please quote this ref.: TPB/A/HSK/534

By Post & Fax [REDACTED]

25 October 2024

Lanbase Surveyors Ltd.

[REDACTED]  
(Attn.: Anson Lee)

Dear Sir/Madam,

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown),  
Open Storage of Containers and Logistics Centre for a Period of 3 Years in  
“Residential (Group A) 3” and “Government, Institution or Community” Zones  
and area shown as ‘Road’, Lots 80 (Part), 89 (Part), 90 (Part), 91 (Part), 92 (Part)  
and 93 RP (Part) in D.D.125, Ha Tsuen, Yuen Long**

I refer to my letter to you dated 29.8.2024.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance (the 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 3 years until 4.10.2027 and is subject to the following conditions :

- (a) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (b) the submission of a condition record of the existing drainage facilities on the site within 3 months from the date of the planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 4.1.2025;
- (c) the provision of fire extinguisher(s) within 6 weeks from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 15.11.2024;
- (d) 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 4.4.2025;
- (e) in relation to (d) 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 4.7.2025;

- (f) if the above planning condition (a) is not complied with during the approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (g) if any of the above planning condition (b), (c), (d) or (e) 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 V of the TPB Paper.

You are reminded to **strictly adhere** to the time limit for complying with the above planning conditions. If any of the above planning conditions are not complied with by the specified time limit, the permission given shall be revoked without further notice and the development will be subject to enforcement action. If you wish to apply for extension of time for compliance with planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, including the total time period for compliance that might be granted, please refer to the TPB Guidelines No. 34D and 36C. The Guidelines, application form (Form No. S16A) and the Guidance Notes for applications are available at the TPB's website (<https://www.tpb.gov.hk/en/resources/index.html>), the Planning Enquiry Counters of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

Reference should also be made to the relevant documents providing guidance on the fulfillment of conditions in paragraph 2 of Annex C of the Guidance Notes on Application for Permission under Section 16 of the Town Planning Ordinance (the Guidance Notes) ([https://www.tpb.gov.hk/en/resources/application\\_forms\\_and\\_guidance\\_notes/new.html](https://www.tpb.gov.hk/en/resources/application_forms_and_guidance_notes/new.html)). Your attention is particularly drawn to paragraphs 4-11 of Annex C of the Guidance Notes on how to comply with approval conditions.

This temporary permission will lapse on 5.10.2027. You may submit an application to the TPB for renewal of the temporary permission no less than two months and normally no more than four months before its expiry by completing an application form (Form No. S16-III). Application submitted more than four months before expiry of the temporary approval may only be considered based on the individual merits and exceptional circumstances of each case. For details, please refer to TPB Guidelines No. 34D. However, the TPB is under no obligation to renew the temporary permission.

For amendments to the approved development that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36C for details.

The TPB Paper in respect of the application is available at this link ([https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/751\\_mt\\_agenda.html](https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/751_mt_agenda.html)) and the relevant extract of minutes of the TPB meeting held on 4.10.2024 is enclosed herewith for your reference.

Under section 17(1) and 17(1A) of the Ordinance, an applicant aggrieved by a decision of the TPB may in writing apply to the TPB for a review of the decision and set out the grounds for the review. If you wish to seek a review, you should inform me and provide the grounds for the review within 21 days from the date of this letter (on or before 15.11.2024). 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 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 planning permission, please contact Mr. Simon Chan of the Tuen Mun & Yuen Long West District Planning Office at 2158 6373. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officers is attached herewith for your reference.

Yours faithfully,



( Leticia LEUNG )

for Secretary, Town Planning Board

## List of Government Department Contacts

(Application No. A/HSK/534)

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	施穎琦女士 Ms. SY Wing Kei, Vicky		
消防處 Fire Services Department	策劃及發展課 Planning and Development Division	張永熹先生 Mr. CHEUNG Wing Hei		

## **APPENDIX 3**

### **Location Plan**



## **APPENDIX 4**

### **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。  
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

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比例尺 SCALE 1:1 000  
metres 10 0 10 20 30 40 50 metres

For Identification Only

**Application Site**

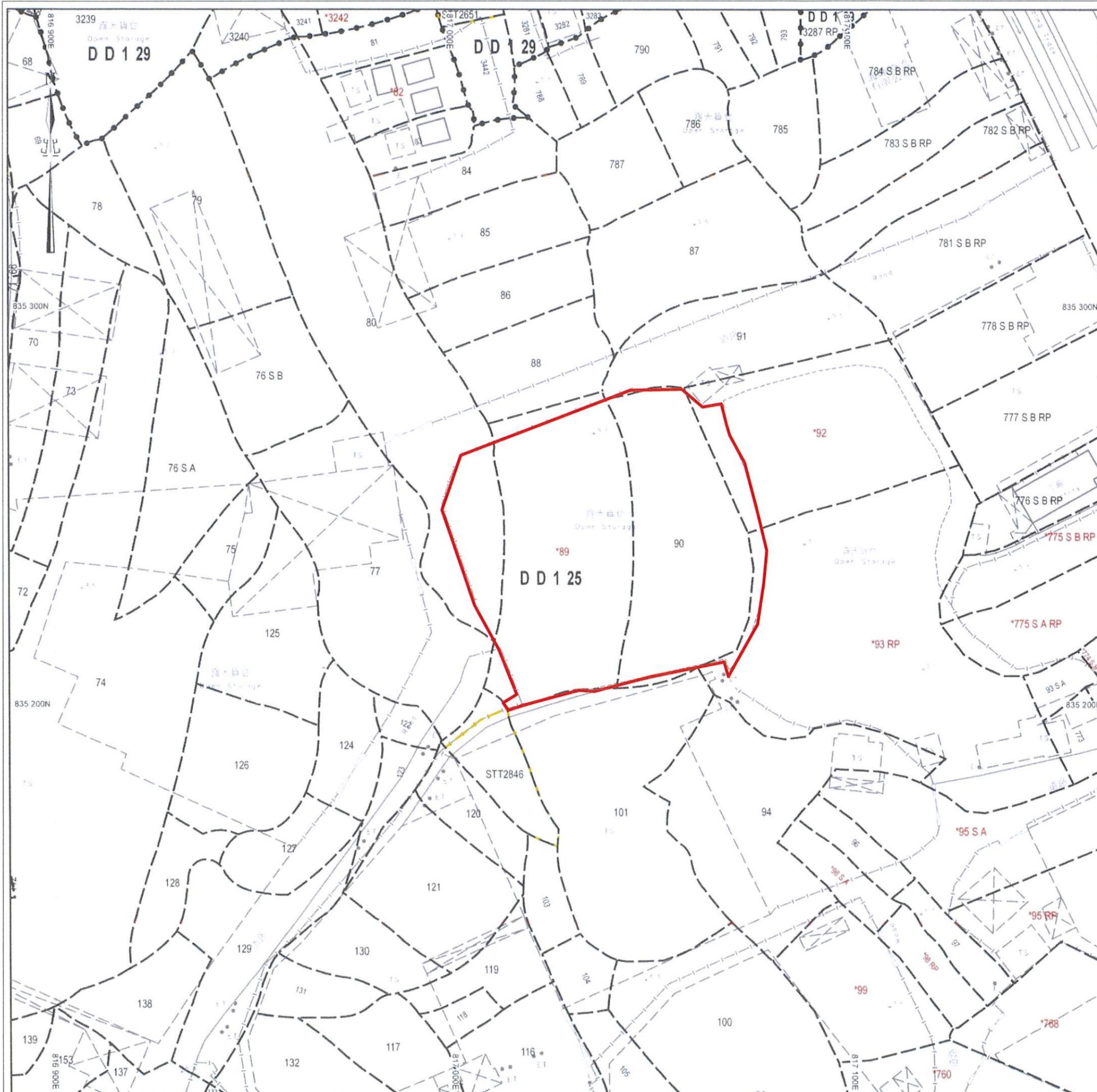
Locality :

Lot Index Plan No. : ags\_S00000086615\_0001

District Survey Office : Lands Information Center

Date : 17-Dec-2021

Reference No. : 6-NW-2C



## **APPENDIX 5**

### **Proposed Layout Plan**

# 地段索引圖 LOT INDEX PLAN

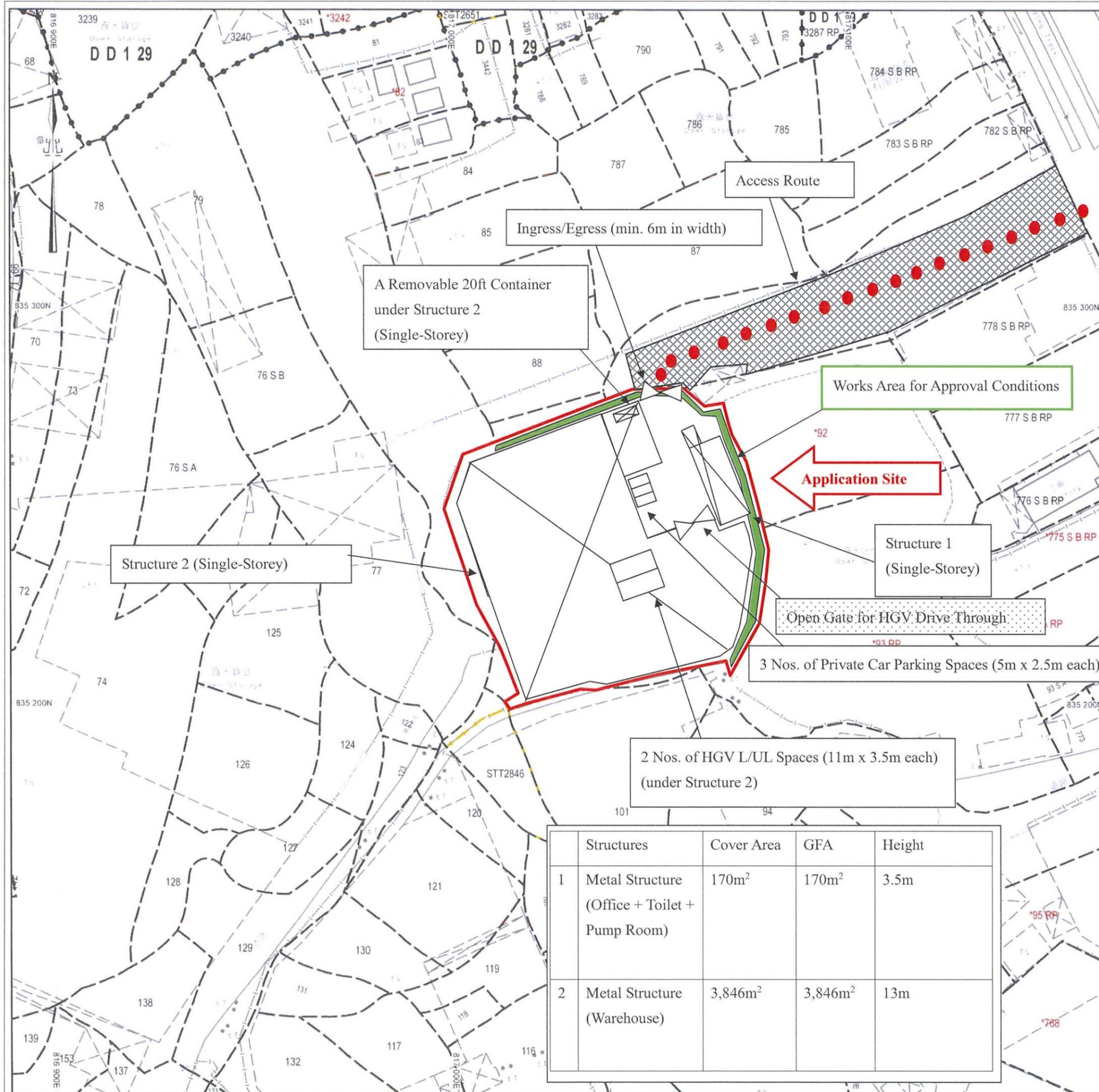
摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。  
免責說明：如因使用本地段索引圖，或因所依據的本索引圖資料出錯、遺漏、過時或有誤差而引致任何損失或損害，政府概不承擔任何法律責任。

**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.



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Survey and Mapping Office  
Lands Department

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Structures	Cover Area	GFA	Height
1 Metal Structure (Office + Toilet + Pump Room)	170m <sup>2</sup>	170m <sup>2</sup>	3.5m
2 Metal Structure (Warehouse)	3,846m <sup>2</sup>	3,846m <sup>2</sup>	13m

For Identification Only Application Site

Locality :

Lot Index Plan No. : ags\_S00000086615\_0001

District Survey Office : Lands Information Center

Date : 17-Dec-2021

Reference No. : 6-NW-2C

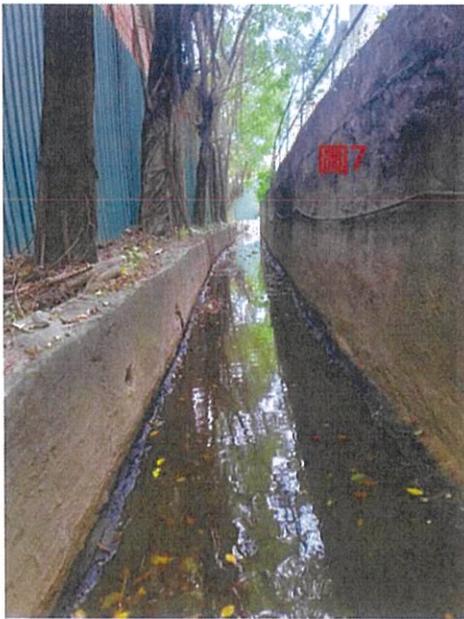
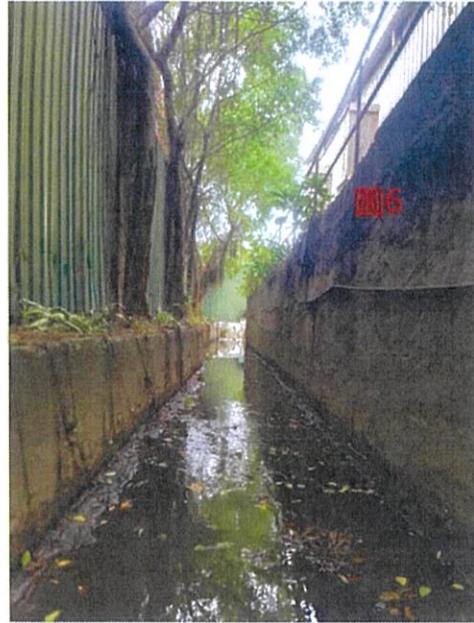
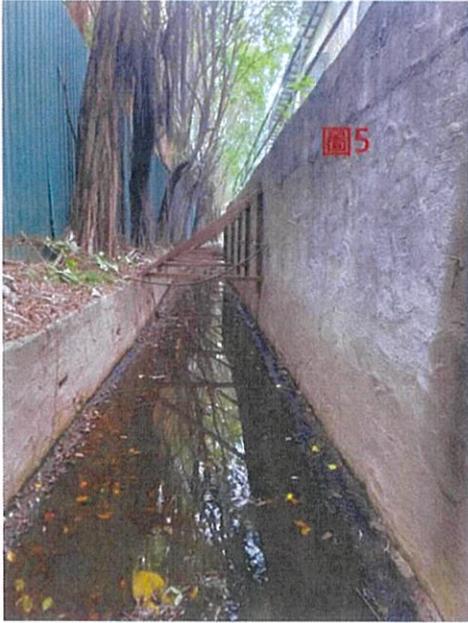
## **APPENDIX 6**

**The Approved Drainage Proposal and the Relevant  
Compliance Letter for Submission of a Condition Record of  
Existing Drainage Facilities on Site  
under Previous Planning Application No. A/HSK/534**



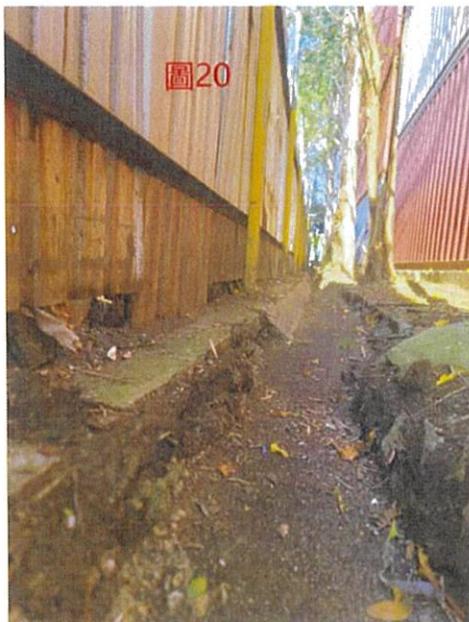
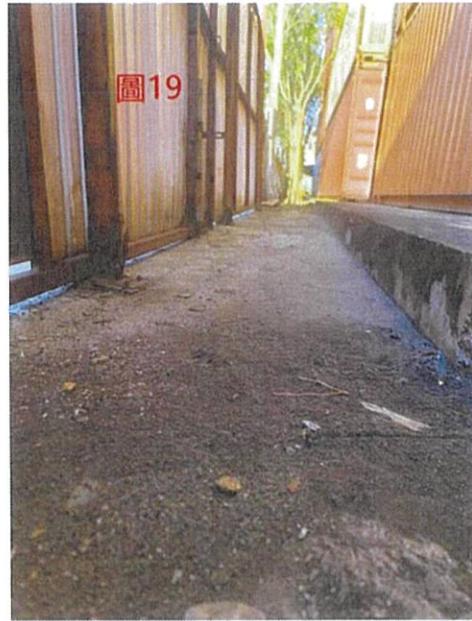
Drainage Photos











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



By Fax [REDACTED] & Post  
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

RECEIVED 17 DEC 2024

17 December 2024

來函檔號 Your Reference  
本署檔號 Our Reference ( ) in TPB/A/HSK/534  
電話號碼 Tel. No. : 2158 6295  
傳真機號碼 Fax No. : 2489 9711

Lanbase Surveyors Ltd.

[REDACTED]  
(Attn.: Anson Lee)

Dear Sir/Madam,

**Compliance with Approval Condition (b)**  
**Planning Application No. A/HSK/534**

I refer to your submission dated 12.11.2024 regarding the submission of condition record of the existing drainage facilities on the site for compliance with captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- Acceptable. The captioned condition has been complied with. Detailed departmental comments is at **Appendix I**.
- 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 enquiries, please contact Mr. Daniel CHAN (Tel: [REDACTED]) of the Drainage Services Department direct.

Yours faithfully,

( Ms. Sherry KONG )  
for District Planning Officer/  
Tuen Mun and Yuen Long West  
Planning Department

c.c

CE/MN, DSD (Attn: Mr. Daniel CHAN)

Internal

CTP/TPB2

**Appendix I**

Λ/HSK/534 – Compliance with approval condition (b)

Comments from the Drainage Services Department:

The concerned owner is reminded to maintain their drainage facilities in good condition without causing adverse drainage impact to the adjacent area at all times.

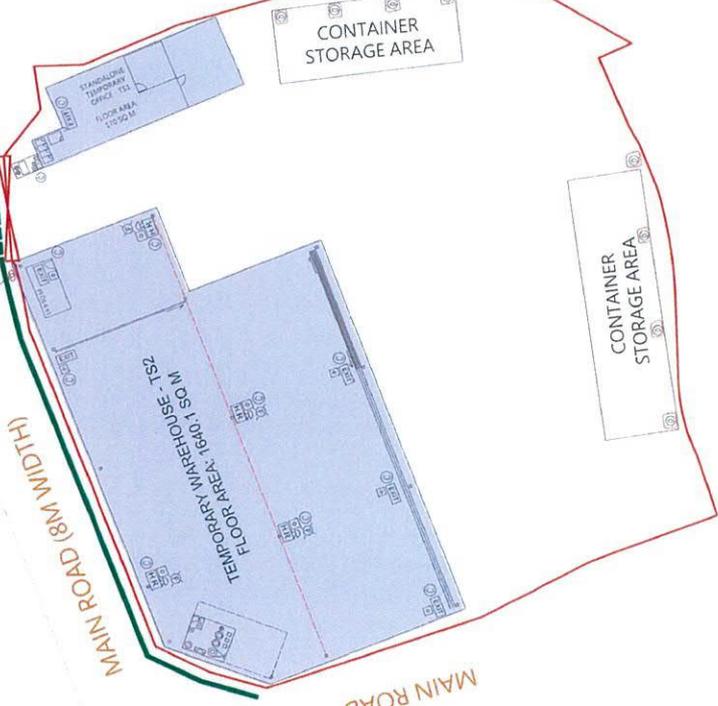
## **APPENDIX 7**

**The Approved Fire Service Installations Proposal and the  
Relevant Compliance Letters for Submission and  
Implementation of Fire Service Installations Proposal under  
Previous Planning Application No. A/HSK/534**

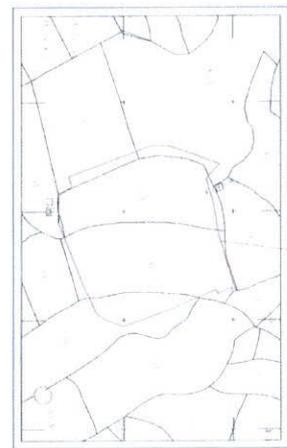
U DRAIN  
U DRAIN WITH COVER

MAIN ROAD (8M WIDTH)

MAIN ROAD



SITE LOCATION PLAN



BLOCK PLAN

FIRE SERVICE NOTES:

1. A MODIFIED HOSE REEL SYSTEM WITH A 2,000 L F.S. TANK SHALL BE PROVIDED TO THE SUBJECT BUILDINGS IN ACCORDANCE WITH PARA. 5.14 OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT 2022. HOSE REEL SHALL BE PROVIDED TO ENSURE THAT EVERY PART OF THE BUILDINGS WHERE CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M OF HOSE REEL TUBING.
  - 1.1 HOSE REEL SHALL BE PROVIDED AT POSITIONS AS INDICATED ON PLANS.
  - 1.2 NO FIRE SERVICE INLET TO BE PROVIDED FOR MODIFIED HOSE REEL SYSTEM.
  - 1.3 TWO FIXED FIRE PUMPS (DUTY/STANDBY) TO BE PROVIDED.
2. FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH BS 5839-1:2017 AND THE FSD CIRCULAR LETTER NO. 6/2021. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE TO BE LOCATED AT EACH HOSE REEL POINT. VISUAL ALARM SIGNALS TO BE PROVIDED. ACTUATING POINT SHALL INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO/VISUAL WARNING DEVICE INITIATION.
- 2.1 FIRE ALARM PANEL TO BE PROVIDED AND LOCATED INSIDE F.S. PUMP ROOM.
3. SUFFICIENT EMERGENCY LIGHTING WITH 2 HOURS BACK UP BATTERY TO BE PROVIDED TO THE BUILDINGS IN ACCORDANCE WITH BS 5266-1:2016, BS EN 1838:2013 AND THE FSD CIRCULAR LETTER NO. 4/2021.
4. SUFFICIENT EXIT SIGN AND DIRECTIONAL SIGN TO BE PROVIDED IN ACCORDANCE WITH BS 5266-1:2016 AND THE FSD CIRCULAR LETTER NO. 5/2008.
5. FIRE EXTINGUISHERS SHALL BE PROVIDED AS INDICATED TO EVERY STRUCTURE WITHIN THE APPLICATION SITE.
6. WHEN A VENTILATION/AIR CONDITIONING CONTROL SYSTEM TO THE AREAS/BUILDING IS REQUIRED TO BE PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT.
7. AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED TO THE ENTIRE BUILDING/STRUCTURE IN ACCORDANCE WITH LPC RULES INCORPORATING BS EN 12845:2015 AND FSD CIRCULAR LETTER 5/2020 EXCEPT ESM PLANT ROOMS. SPRINKLER SHALL NOT BE PROVIDED TO STANDALONE TEMPORARY TOILETS / OFFICES / STORES / GUARD HOUSE WHERE TOTAL FLOOR AREAS LESS THAN 230 SQUARE METRES. SPRINKLER SHALL NOT BE PROVIDED TO AREAS OF COVERED SHED AS THOSE ARE METAL STRUCTURE WITH 2 SIDES OPENING.
  - 7.1 HAZARD CLASSIFICATION: OH3
  - 7.2 STORED PRODUCTS AND CATEGORIES: CATEGORY (1)
  - 7.3 STORAGE CONFIGURATION: FREE STANDING (ST1) & POST-PALLET STORAGE (ST2)
  - 7.4 STORAGE HEIGHT NOT EXCEEDING: 4M & 3.5M
  - 7.5 STORAGE SHOULD BE CONFINED TO BLOCKS NOT EXCEEDING 50 SQ.M IN PLAN AREA FOR CATEGORY 1.
  - 7.6 STORAGE BLOCKS SHOULD BE SEPARATED BY AISLES NO LESS THAN 2.4M WIDE.
  - 7.7 ONE NUMBER 135,000 LITRES SPRINKLER WATER TANK TO BE PROVIDED AS INDICATED ON PLANS.
  - 7.8 SPRINKLER PUMPS, SPRINKLER CONTROL VALVES AND SPRINKLER INLETS SHALL BE PROVIDED AS INDICATED ON PLANS.
8. SECONDARY SOURCE OF POWER SUPPLY FOR FIRE SERVICE INSTALLATIONS TO BE PROVIDED BY CONNECTION BEFORE THE MAIN SWITCH WITH AUTOMATIC CHANGE-OVER DEVICE AND SATISFACTION OF THE DIRECTOR OF FIRE SERVICES.
9. A SMOKE EXTRACTION SYSTEM WILL NOT BE PROVIDED FOR THE WAREHOUSES WHEN THE AGGREGATE AREA OF OPENABLE WINDOWS IS GREATER THAN THE REQUIRED 6.25% OF THE COMPARTMENT IN WAREHOUSES.
10. F.S. INLET WILL NOT BE PROVIDED IN THIS AREA.

FOR Pland SUBMISSION

FSI CONSULTANT:  
MORAL WAY ENGINEERING LIMITED

PROJECT:  
A TEMPORARY WAREHOUSE (EXCLUDING HANGAROUS GOODS COORDS), PILES, STORAGE OF CONTAINERS AND LOGS/STORAGE OF WOOD (STANDALONE) TEMPORARY TOILETS / OFFICES / STORES / GUARD HOUSE (AS SHOWN) IN LOT 80 (PART) & 81 (PART) & 82 (PART) & 83 (PART) & 84 (PART) & 85 (PART) & 86 (PART) & 87 (PART) & 88 (PART) & 89 (PART) & 90 (PART) & 91 (PART) & 92 (PART) & 93 (PART) & 94 (PART) & 95 (PART) & 96 (PART) & 97 (PART) & 98 (PART) & 99 (PART) & 100 (PART) NEW TERRACES  
(PLANNING APPLICATION NO. 4/165/514)

TITLE:  
F.S. NOTES, BLOCK PLAN, LEGEND AND SHEET LOCATION PLAN

SCALE:	DRAWN BY:
DATE:	DESIGNED BY:
DWG. NO:	CHECKED BY:
CONTRACT NO.:	SHEET:
REVISION:	

LEGEND

	FIRE ALARM BELL		SPRINKLER INLET
	VISUAL FIRE ALARM		5KG CO2 FIRE EXTINGUISHER
	MANUAL FIRE ALARM CALL POINT (BREAK GLASS TYPE)		F.S. CONTROL PANEL
	SLIDING DOOR		5KG DRY POWDER FIRE EXTINGUISHER
	BI-DIRECTIONAL SLIDING DOOR		HOSE REEL SET
	FIXED FIRE PUMP SETS / SPRINKLER PUMP SETS		EXIT SIGN
	SPRINKLER CONTROL VALVE		





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



By Fax [REDACTED] & Post  
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

19 December 2024

來函檔號 Your Reference  
本署檔號 Our Reference ( ) in TPB/A/HSK/534  
電話號碼 Tel. No. : 2158 6295  
傳真機號碼 Fax No. : 2489 9711

Lanbase Surveyors Ltd.  
[REDACTED]

RECEIVED 20 DEC 2024

(Attn.: Anson Lee)

Dear Sir/Madam,

**Compliance with Approval Condition (d)**  
**Planning Application No. A/HSK/534**

I refer to your submission dated 11.12.2024 regarding the submission of a fire service installations proposal for compliance with captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- Acceptable. The captioned condition has been complied with. Detailed departmental comments are at **Appendix I**.
- 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 enquiries, please contact Mr. YUEN Tsz-fung (Tel: [REDACTED]) of the Fire Services Department direct.

Yours faithfully,

( Ms. Sherry KONG )  
for District Planning Officer/  
Tuen Mun and Yuen Long West  
Planning Department

c.c

D of FS (Attn: Mr. CHEUNG Wing Hei)

Internal

CTP/TPB2

Appendix I

A/HSK/534 – Compliance with approval condition (d)

Comments from the Fire Services Department:

The installation /maintenance/ modification/ repair work of FSIs 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 (F.S. 251) and forward a copy of the certificate to the Director of Fire Services.

RECEIVED 23 OCT 2025

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



By Fax [REDACTED] and Post

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

21 October 2025

來函檔號 Your Reference  
本署檔號 Our Reference ( ) in TPB/A/HSK/534  
電話號碼 Tel. No. : 2158 6295  
傳真機號碼 Fax No. : 2489 9711

Lanbase Surveyors Ltd.



(Attn.: Mr. Anson LEE)

Dear Sir/Madam,

**Compliance with Approval Condition (e)**  
**Planning Application No. A/HSK/534**

I refer to your submission dated 2.7.2025 regarding the implementation of the fire service installations proposal for compliance with 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.

Should you have any enquiries, please contact Mr. YUEN Tsz-fung (Tel: [REDACTED]) of the Fire Services Department direct.

Yours faithfully,

(Ms. Sherry KONG)  
for District Planning Officer/  
Tuen Mun and Yuen Long West  
Planning Department



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Planning Department 35th Anniversary

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Planning a Future of Boundless Opportunities

c.c

D of FS

(Attn: Mr. CHEUNG Wing Hei)

Internal

CTP/TPB2

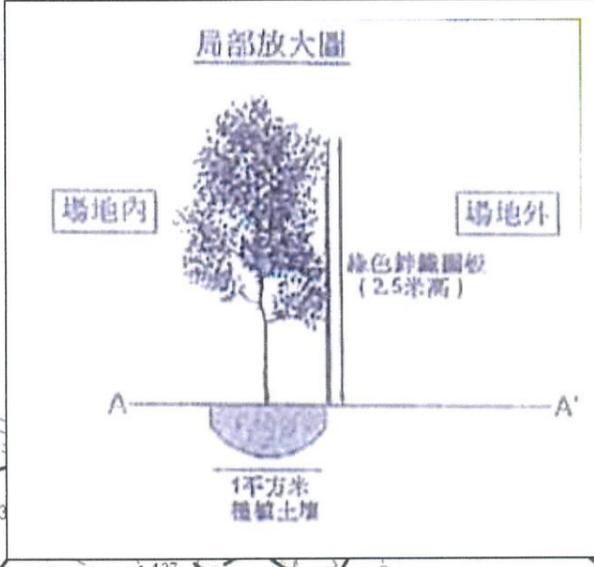
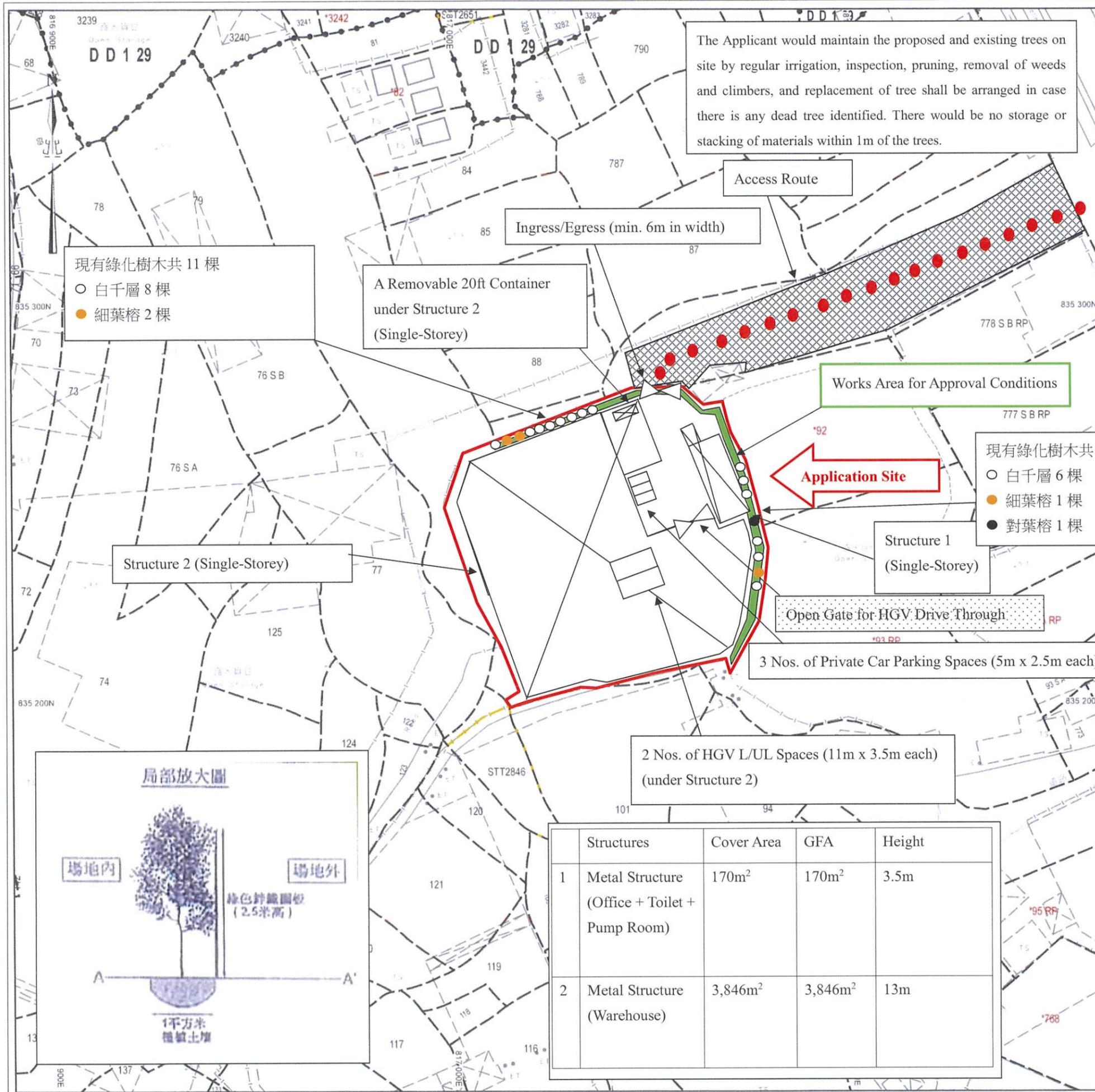
## **APPENDIX 8**

### **The Existing Tree Preservation and Landscape Plan**

# 地段索引圖 LOT INDEX PLAN

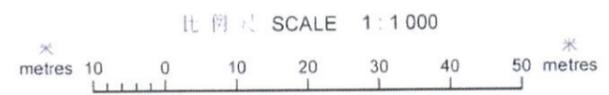
摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。  
免責說明：如因使用本地段索引圖，或因所依據的本索引圖資料出錯、遺漏、過時或有誤差而引致任何損失或損害，政府概不承擔任何法律責任。

**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

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For Identification Only

**Application Site**

Locality :
Lot Index Plan No. : ags_S00000086615_0001
District Survey Office : Lands Information Center
Date : 17-Dec-2021
Reference No. : 6-NW-2C

## **APPENDIX 9**

### **Site Photo**

**Site Photo**

**Application Site**

