

Total: 10 pages

Date: 19 May 2026

TPB Ref.: A/HSK/613

By Email

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

Dear Sir,

Renewal of Planning Approval for Temporary Logistics Centre for a Period of 3 Years at Lots 1968 (Part), 1970 (Part), 1971 RP (Part), 1973 (Part), 1975 RP (Part), 1978 (Part) & 1979 (Part) in D.D. 125 Ha Tsuen, Yuen Long, N.T.

We write to confirm that the layout, development parameters and the use of the development at the captioned site are the same as the last planning permission No. A/HSK/458.

We are glad to submit the FSI plan and the FS251 certificates herewith for the consideration of the Director of Fire Services (D of FS).

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] [REDACTED] at your convenience.

Yours faithfully,

The image shows a handwritten signature in blue ink, which appears to be 'Patrick Tsui'. To the right of the signature is a purple circular stamp. The stamp contains the text 'URBAN PLANNING & DEVELOPMENT COMPANY LIMITED' around the perimeter and '都市規劃及發展顧問有限公司' in the center.

Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Mr. Henry TO) –
By Email

APPENDIX I
Proposed Temporary Logistics Centre for a Period of 3 Years at Lots 1968 (Part), 1970 (Part), 1971 RP (Part), 1973 (Part), 1975 RP (Part), 1978 (Part), & 1979 (Part), in D.D. 125 Ha Tsuen, Yuen Long, N.T.

F.S. NOTES:

1. GENERAL

- 1.1 FIRE SERVICE INSTALLATIONS SHALL BE PROVIDED IN ACCORDANCE WITH THE CODES OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT AND INSPECTION, TESTING AND MAINTENANCE OF INSTALLATIONS AND EQUIPMENT 2012 (COP 2012), FSD CIRCULAR LETTERS AND THE HONG KONG WATERWORKS STANDARD REQUIREMENTS.
- 1.2 ALL TUBES AND FITTINGS SHALL BE G.M.S. TO BS1387 MEDIUM GRADE WHERE PIPEWORK UP TO $\phi 150\text{mm}$.
- 1.3 ALL TUBES AND FITTINGS SHALL BE DUCTILE IRON TO BS EN545 K12 WHERE PIPEWORK ABOVE $\phi 150\text{mm}$.
- 1.4 ALL DRAIN PIPES SHALL BE DISCHARGED TO A CONSPICUOUS POSITION WITHOUT THE POSSIBILITY OF BEING SUBMERGED.
- 1.5 ALL PUDDLE FLANGES SHALL BE MADE OF DUCTILE IRON
- 1.6 THE AGGREGATE AREA OF OPENABLE WINDOWS NOT LESS THAN 6.25% OF THE FLOOR AREA OF THE STRUCTURE
- 1.7 VENTILATION/AIR CONDITIONING SYSTEM NOT TO BE PROVIDED.

2. HOSE REEL SYSTEM

- 2.1 NEW FIRE HOSE REEL SHALL BE PROVIDED AS INDICATED ON PLAN TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30m HOSE REEL TUBING.
- 2.2 THE WATER SUPPLY FOR HOSE REEL SYSTEM WILL BE FED FROM A NEW 2m³ F.S. FIBREGLASS WATER TANK VIA TWO HOSE REEL PUMPS (DUTY/STANDBY) LOCATED INSIDE FS PUMP ROOM AT EXTERNAL AREA.
- 2.3 HOSE REEL PUMPS SHALL BE STARTED BY ACTUATION OF ANY BREAKGLASS UNIT FITTED ASIDE EACH HOSE REEL SETS
- 2.4 ALL FIRE HOSE REEL OUTLETS SHOULD BE HOUSED IN GLASS FRONTED CABINET SECURED UNDER LOCK & KEY.
- 2.5 ALL FIRE HOSE REEL SHOULD BE PROVIDED WITH FSD APPROVED TYPE INSTRUCTION PLATE & WSD WARNING PLATE
- 2.6 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE FH/HR PUMPS.

3. AUTOMATIC SPRINKLER SYSTEM

- 3.1 NEW AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH LPC RULES FOR AUTOMATIC SPRINKLER INSTALLATIONS INCORPORATING BS EN 12845: 2003 (INCLUDING TECHNICAL BULLETINS, NOTES, COMMENTAR AND RECOMMENDATIONS) AND FSD CIRCULAR LETTER NOTES, COMMENTAR AND RECOMMENDATIONS) AND FSD CIRCULAR LETTER NO. 3/2006 AND 3/2012. THE CLASSIFICATION OF THE OCCUPANCIES WILL BE ORDINARY HAZARD GROUP III.
- 3.2 ONE NEW 135m³ SPRINKLER WATER TANK WILL BE PROVIDED AS INDICATED ON PLAN. THE TOWN MAIN WATER SUPPLY WILL BE FED FROM SINGLE END.
- 3.3 TWO NEW SPRINKLER PUMPS (DUTY/STANDBY) AND ONE JOCKEY PUMP SHALL BE PROVIDED IN FS PUMP ROOM LOCATED AT EXTERNAL AREA.
- 3.4 NEW SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET SHALL BE PROVIDED AS INDICATED ON PLAN.
- 3.5 A TEST VALVE SHALL BE PROVIDED FOR EACH ZONE OF SPRINKLER PIPE. THIS VALVE SHALL BE AT A CONSPICUOUS POSITION THAT WATER CAN BE DRAINED AWAY EASILY.
- 3.6 ALL SUBSIDIARY STOP VALVES TO BE ELECTRIC MONITORING TYPE.
- 3.7 ALL ELECTRIC TYPE VALVES SHOULD GIVE VISUAL SIGNALS TO FIRE SERVICE MAIN SUPERVISORY CONTROL PANEL TO INDICATE THE STATUS (OPEN/CLOSE) OF THE VALVES.
- 3.8 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE SPRINKLER PUMPS.
- 3.9 THE SPRINKLER SYSTEM DESIGN IS BASED ON THE FOLLOWINGS:
HAZARD CLASS : ORDINARY HAZARD GROUP III
TYPE OF STORAGE : POST-PALLET (ST2)
STORAGE CATEGORY : CATEGORY I
MAXIMUM STORAGE HEIGHT : 3.5m
SPRINKLER PROTECTION : CEILING PROTECTION ONLY

4. FIRE ALARM SYSTEM

- 4.1 NEW FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH BS 5839-1:2002 +A2:2008 AND FSD CIRCULAR LETTERS NO. 1/2009 & 3/2010.
- 4.2 NEW BREAKGLASS UNITS AND FIRE ALARM BELLS SHALL BE PROVIDED AT ALL NEW FIRE HOSE REEL POINTS. THE FIRE ALARM INTALLATION WILL BE INTEGRATED WITH THE HOSE REEL SYSTEM.

5. EMERGENCY LIGHTING

- 5.1 EMERGENCY LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH 'BS 5226-PART 1 :2011 AND BS EN 1838 :2013', COVERING ALL AREA. EMERGENCY LIGHTINGS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE

6. EXIT SIGN

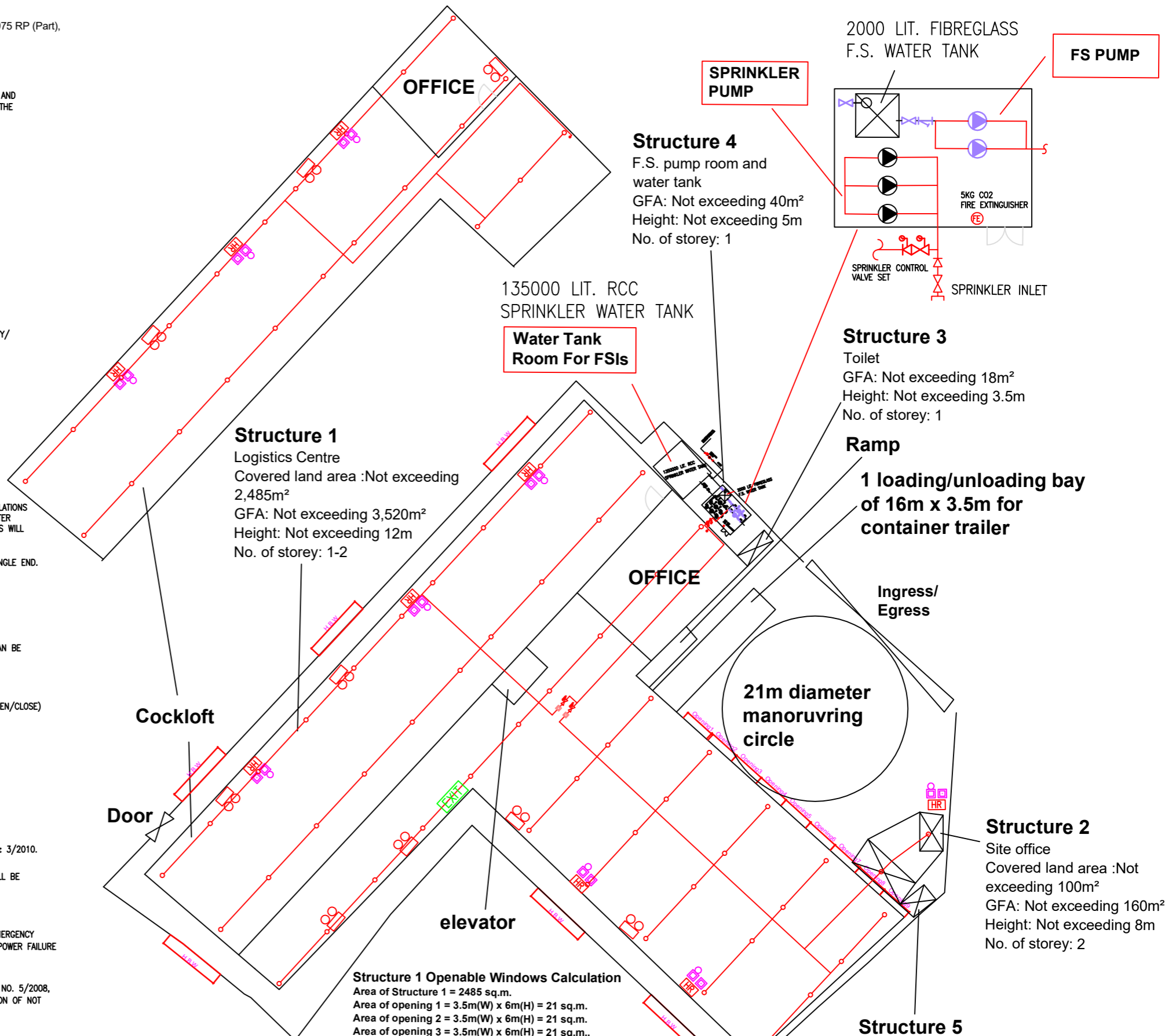
- 6.1 ALL EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 5.10 OF COP 2012 AND FSD CIRCULAR LETTER NO. 5/2008, FOR THE BUILDING. EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE.

7. PORTABLE APPLIANCES

- 7.1 PORTABLE HAND OPERATED APPLIANCES SHALL BE PROVIDED AS INDICATED ON PLAN.

LEGEND

- | | | | |
|------------------|------------------|--------------------------------|-----------------|
| HOSE REEL | EMERGENCY LIGHT | 5KG CO2 FIRE EXTINGUISHER | PUMP SET |
| BREAK GLASS UNIT | EXIT SIGN | SPRINKLER HEAD (ON PLAN) | Y-TYPE STRAINER |
| FIRE ALARM BELL | NON-RETURN VALVE | SUBSIDIARY VALVE / FLOW SWITCH | SPRINKLER INLET |



Structure 1
Logistics Centre
Covered land area :Not exceeding 2,485m²
GFA: Not exceeding 3,520m²
Height: Not exceeding 12m
No. of storey: 1-2

135000 LIT. RCC SPRINKLER WATER TANK
Water Tank Room For FSIs

Structure 4
F.S. pump room and water tank
GFA: Not exceeding 40m²
Height: Not exceeding 5m
No. of storey: 1

Structure 3
Toilet
GFA: Not exceeding 18m²
Height: Not exceeding 3.5m
No. of storey: 1

Ramp
1 loading/unloading bay of 16m x 3.5m for container trailer

Structure 2
Site office
Covered land area :Not exceeding 100m²
GFA: Not exceeding 160m²
Height: Not exceeding 8m
No. of storey: 2

Structure 5
Staff restroom
GFA: Not exceeding 30m²
Height: Not exceeding 3m
No. of storey: 1

Structure 1 Openable Windows Calculation
Area of Structure 1 = 2485 sq.m.
Area of opening 1 = 3.5m(W) x 6m(H) = 21 sq.m.
Area of opening 2 = 3.5m(W) x 6m(H) = 21 sq.m.
Area of opening 3 = 3.5m(W) x 6m(H) = 21 sq.m..
Area of opening 4 = 3.5m(W) x 6m(H) = 21 sq.m.
Area of opening 5 = 3.5m(W) x 6m(H) = 21 sq.m.
Area of opening 6 = 3.5m(W) x 6m(H) = 21 sq.m.
Area of opening 7 = 3.5m(W) x 6m(H) = 21 sq.m.
Area of opening 8 = 3.5m(W) x 6m(H) = 21 sq.m.
Area of opening 9 = 3.5m(W) x 6m(H) = 21 sq.m.
Area of High Bay Window (H.B.W.) = 1.0m(H) x 12m = 12 sq.m.
Total openable window area = 21 + 21 + 21 + 21 + 21 + 21 + 21 + 21 + 21 + 12 = 201 sq.m.
= 8.088% of floor area

| | | | | | | | | |
|---|---|-------------|--------------|--|----------------|---------------------|------------------------------|----------------------------------|
| PROJECT : Proposed Temporary Logistics Centre for a Period of 3 Years at Lots 1968 (Part), 1970 (Part), 1971 RP (Part), 1973 (Part), 1975 RP (Part), 1978 (Part), & 1979 (Part), in D.D. 125 Ha Tsuen, Yuen Long, N.T. | DRAWING TITLE : F.S. Notes, Legend, Fire Service Installation Layout Plan | ARCHITECT : | CONSULTANT : | FIRE SERVICE CONTRACTOR : Century Fire Service Engineering Co., Ltd. | NAME C.K.NG | DATE 12 Mar 2021 | DRAWING NO : FS-01 | REV. 0 |
| REV | DESCRIPTION | DATE | | | DRAWN BY | CHECKED BY | APPROVED BY | SCALE : 1 : 250 (A1) |
| | | | | | | | | SOURCE : B.O.O. Ref. F.S.D. Ref. |

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

A9732550

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 : _____ Street/Road/Estate Name : _____
門牌號數/市地段 街道/屋苑名稱

Block : _____ District : _____ Area : HK 香港 K 九龍 NT 新界
座 分區 地區

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 社區

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) |
|----------------|--------------------|----------------|--------------------------------|--------------------------------|-------------------------------|
| 28 | Sprinkler System | G/F | Conforms with FSD Requirements | 29/3/2026 | 28/3/2027 |
| 23 | Hose Reel System | G/F | Conforms with FSD Requirements | 29/3/2026 | 28/3/2027 |
| 13 | Fire Alarm System | G/F | Conforms with FSD Requirements | 29/3/2026 | 28/3/2027 |
| 12 | Exit Sign | G/F | Conforms with FSD Requirements | 29/3/2026 | 28/3/2027 |
| 11 | Emergency Lighting | G/F | Conforms with FSD Requirements | 29/3/2026 | 28/3/2027 |

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) |
|----------------|------------------|----------------|------------------------------------|---------------------------|--------------------------------|
| | | | | | |

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 |
|----------------|------------------|----------------|--------------------------|-------------------------|
| | | | | |

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



KWOK CHUNG YIN

RC1/389 RC2/554

Century Fire Service
Engineering Co. Ltd

29/3/2026

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 9732571

FSD Ref.: _____

消防處檔號

Name of Client :

顧客姓名

Name of Building :

樓宇名稱

Lots 1968(Part),1970(Part),1971RP(Part),1973(Part),1975RP(Part),1978(Part),1979(Part)

Street No./Town Lot :

門牌號數/市地段

DD125

Street/Road/Estate Name :

街道/屋苑名稱

Block :

座

District :

分區

Yuen Long (Ha Tsuen)

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) |
|-------------------|----------------------------|-----------------|---|-----------------------------------|----------------------------------|
| 24 | Portable Fire Extinguisher | G/F 消防泵房 | Conforms with FSD Requirements (10 Nos. of 5kg Dry Powder Type F.E) (1 No. of 5kg Co2 Gas Type F.E) | 29/3/2026 | 28/3/2027 |

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) |
|-------------------|------------------|----------------|------------------------------------|---------------------------|-----------------------------------|
| | | | | | |

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 |
|-------------------|------------------|----------------|--------------------------|-------------------------|
| | | | | |

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

Name :

姓名

Au Yeung Chi Ming

FSD/RC No. :

消防處註冊號碼

RC3 / 474

Company Name :

公司名稱

New Power Fire Eng.Co.

Telephone :

聯絡電話

Date :

日期

29/3/2026

For FSD use only:

Inspected

Key-in

Verified

Renewal of Planning Approval for Temporary Logistics Centre for a Period of 3 Years

at

Lots 1968 (Part), 1970 (Part), 1971 RP (Part), 1973 (Part), 1975 RP (Part), 1978 (Part) & 1979 (Part) in D.D. 125 Ha Tsuen, Yuen Long, N.T.

Annex 1 Estimated Traffic Generation

- 1.1 The application site is abutting a short vehicular access leading from Ping Ha Road. It is subject to 11 previous planning permissions since 1996 for open storage use. It is not a development at the green site.
- 1.2 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

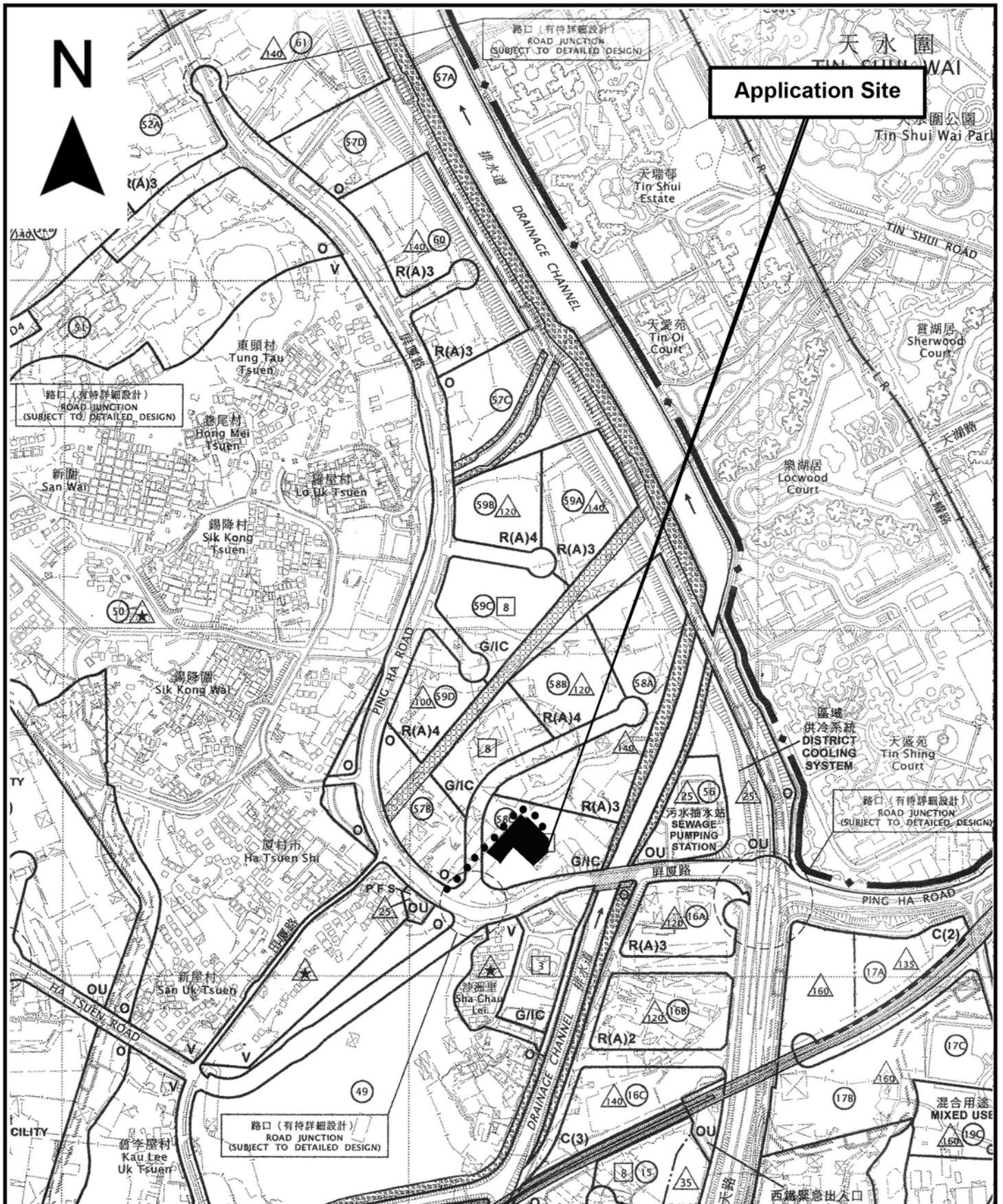
| | <u>Average Traffic Generation Rate</u> (pcu/hr) | <u>Average Traffic Attraction Rate</u> (pcu/hr) | <u>Traffic Generation Rate at Peak Hours</u> (pcu/hr) | <u>Traffic Attraction Rate at Peak Hours</u> (pcu/hr) |
|-------------------|--|--|--|--|
| Container trailer | 0.38 | 0.38 | 3 | 3 |

Note 1: The opening hour of the proposed development is restricted to 7:00 a.m. to 11:00 p.m. from Mondays and Saturdays. No operation will be held on Sundays and public holidays;

Note 2: The pcu of private container trailer are assumed as 3; &

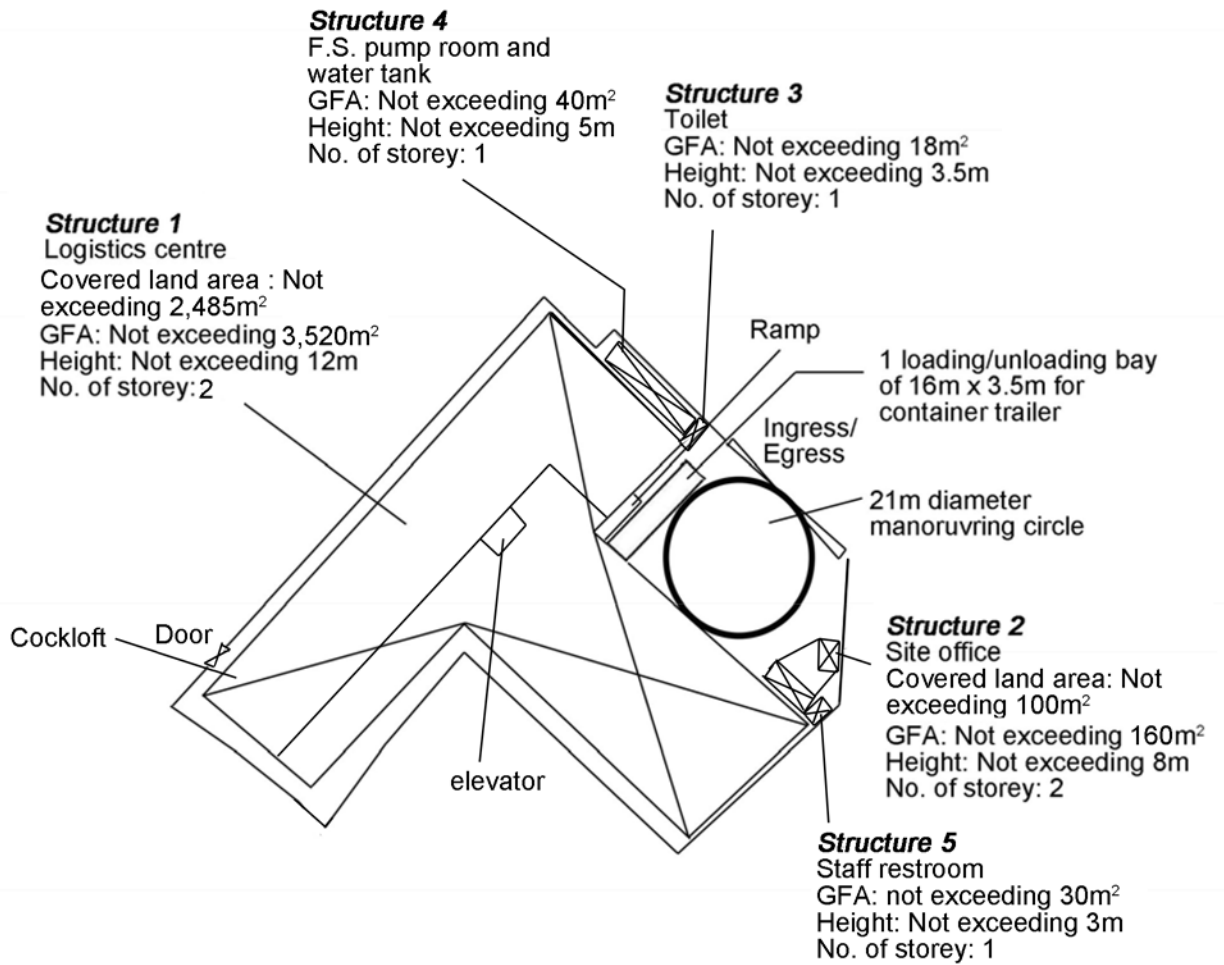
Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

- 1.3 In association with the proposed use, adequate space for manoeuvring purpose would be provided. Due to the fact that the application site is small in size and directly linked with Yuen Long Highway via Ping Ha Road, the proposed development being applied would not aggravate the traffic condition of adjoining road network.



| | | |
|--|--|---|
| <p>Project 項目名稱: Renewal of Planning Approval for Temporary Logistics Centre for a Period of 3 Years at Lots 1668 (Part), 1670 (Part), 1671 RP (Part), 1673 (Part), 1675 RP (Part), 1678 (Part) & 1679 (Part) in D.D. 125 Ha Tsuen, Yuen Long, N.T.</p> | <p>Drawing Title 圖目: Location Plan</p> <p>Drawing No. 圖號: Figure 2</p> | <p>Remarks 備註: ●●● Vehicular access leading to Ping Ha Road</p> <p>Scale 比例: 1:7500</p> |
|--|--|---|

N



Project 項目名稱:

Renewal of Planning Approval for Temporary Logistics Centre for a Period of 3 Years at Lots 1968 (Part), 1970 (Part), 1971 RP (Part), 1973 (Part), 1975 RP (Part), 1978 (Part) & 1979 (Part) in D.D. 125 Ha Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Layout Plan

Drawing No. 圖號:

Figure 3

Remarks 備註:

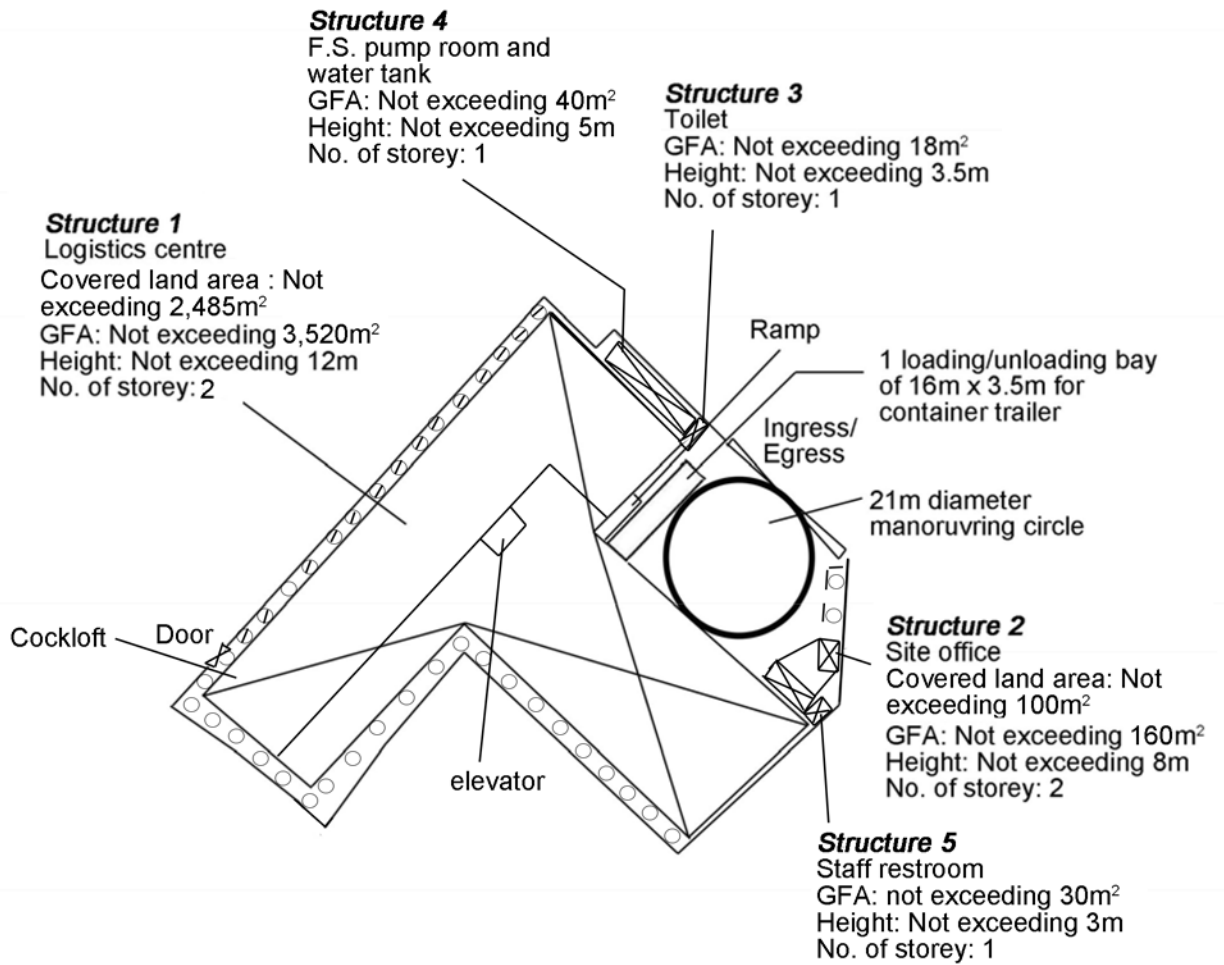
Scale 比例:

1:1000

N



| Tree | Approximate Height | Spacing |
|--|--------------------|---------|
| ⊙ Existing trees to be preserved | About 4m to 6m | 4m |
| ○ Existing <i>Cassia surattensis</i> to be preserved | About 2.75m | 4m |



Project 項目名稱:

Renewal of Planning Approval for Temporary Logistics Centre for a Period of 3 Years at Lots 1968 (Part), 1970 (Part), 1971 RP (Part), 1973 (Part), 1975 RP (Part), 1978 (Part) & 1979 (Part) in D.D. 125 Ha Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Landscape & Tree Preservation Plan

Drawing No. 圖號:

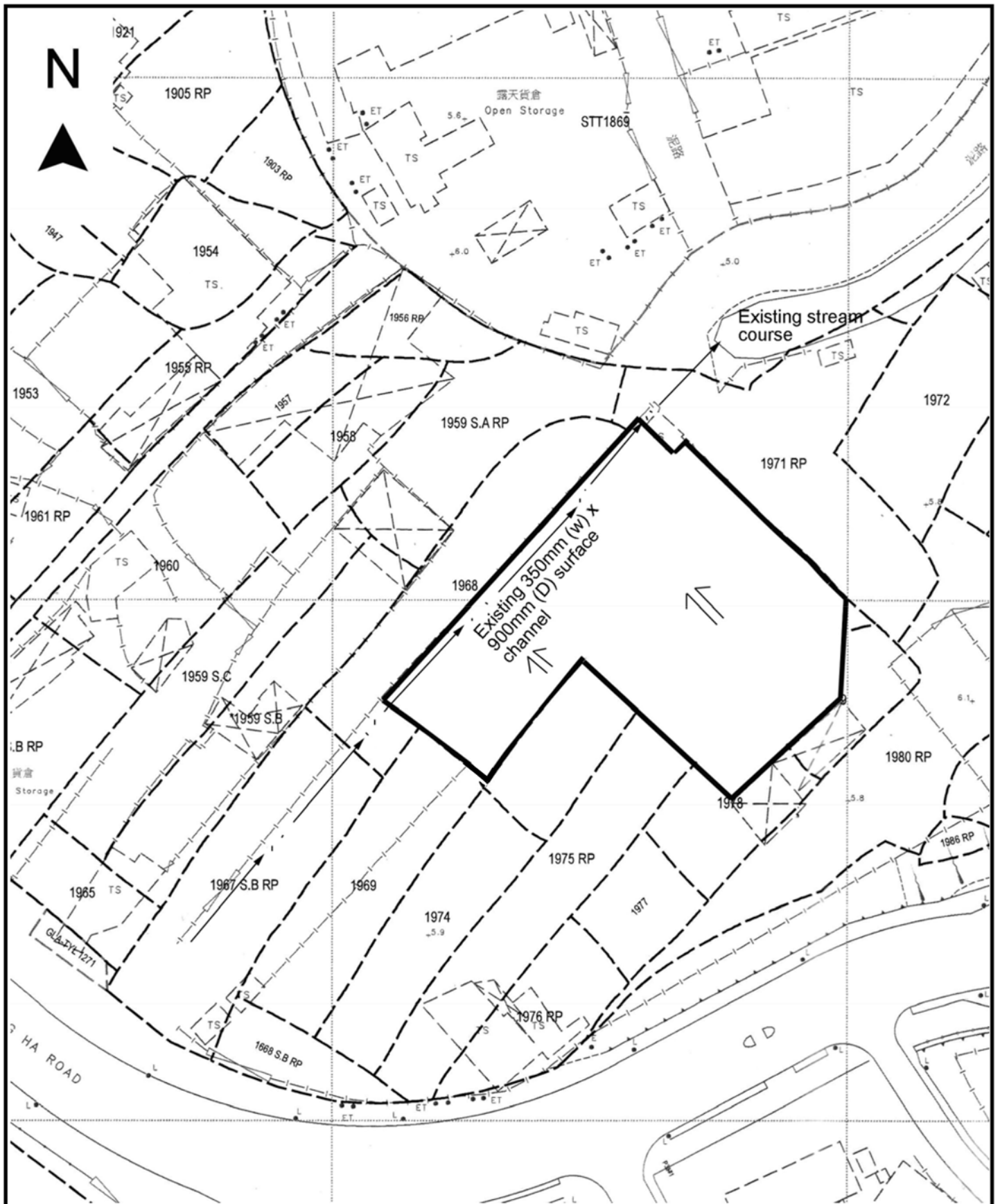
Figure 4


Remarks 備註:

-- Kerb at minimum 1m away from the existing tree

Scale 比例:

1:1000



| | | |
|---|---|--|
| <p>Project 項目名稱: Renewal of Planning Approval for Temporary Logistics Centre for a Period of 3 Years at Lots 1968 (Part), 1970 (Part), 1971 RP (Part), 1973 (Part), 1975 RP (Part), 1978 (Part) & 1979 (Part) in D.D. 125 Ha Tsuen, Yuen Long, N.T.</p> | <p>Drawing Title 圖目: As-built Drainage Plan</p> | <p>Remarks 備註:  Flow of surface runoff</p> |
| | <p>Drawing No. 圖號: Figure 5</p> | <p>Scale 比例: 11000</p> |