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Adrian Tsz Hin TAM/PLAND

寄件者: WARREN WONG <[REDACTED]>
寄件日期: 2026年10月09日星期五 12:44
收件者: Adrian Tsz Hin TAM/PLAND
副本: Sheren Si Wai LEE/PLAND; Johnny Chung Yin LAM/PLAND
主旨: FI for S16# A/NE-TKL/844
附件: FS Proposal at Fung Kat Heung (Full Set) - Re -Submission- 2026.10.09.pdf;
Departmental comments Response (FSD) 2026.10 - TKL 844.pdf; Relacement Page 5 & 10.pdf

類別: Internet Email

Hi Adrian,

This email supersedes previous email on 8 Oct (yesterday).

I attached revised FSI proposal , replacement page and required supplementary information as below:

(1) Revised FSI proposal and response werer attached for FSD approve.

(2) Application form's page 5 & 10 were amended.

(3) Please provide justification for not complying with the approval conditions under the last approved application No. A/NE-TKL/762; and

該建議書雖然已經獲得消防處批准，但整份消防建議書內容屬當時顧問公司所轉介的消防工程公司在無充分溝通及瞭解申請者需求而擬定及遞交。直至獲得批准及通知要實施工程時，申請者才得知消防建議書內容根本切合唔到現場環境同實際營運需要，而且做價費用極不合理和遠超市場水平，完全不符合預算同實際情況。基於上述原因，申請者最終拒絕聘用該消防工程公司及進行相關工程，令成個申請最終未能履行所有附帶條件。

申請者之後亦明白除需要委聘顧問進行規劃申請外，自己亦要參與和充分瞭解建議內容以進行申請程序，所以在申請編號 A/NE-TKL/762 被撤回後，便盡責任馬上再次進行今次的申請，而渠務設施工程亦已按先前批准的進行了施工，故對今次規劃申請及履行全部附帶條件表示真誠及信心，希望有關部門體諒及考慮。

Please forward to related departments for approval.

Thank you~

Regards,
Warren

Planning Application No. A/NE-TKL/844
Temporary Warehouse and Open Storage of Construction Materials with
Ancillary Facilities and Associated Filling of Land for a Period of 3 Years

Response to the comments of Fire Services Department (FSD)
(as at 9 Sep, 2026)

- structures on the same site are regarded as adjoining structures if they are less than 1.8m apart. In this regard, Structure S1 shall also be considered as the adjoining structure for Structure S2;
- for structures with a gross floor area exceeding 230m² (including Structure S1), wheeled-type dry chemical fire extinguishers, sprinkler system, emergency lighting, directional and exit signs and stand-alone fire detectors shall be provided for every structure;
- as the applied use is a warehouse, storage configuration, category, height, storage area of a single block and the clearance around the block shall be clearly indicated in the FS notes;
- for every area designated for open storage, a suitable type of portable fire extinguishers shall be provided in accordance with the formula: Storage area(m²) x 0.003; and shall be located in a prominent position that is easily accessible to both staff and the public within the open storage area;
- the area designated for open storage shall be demarcated on the plans; and
- the applicant should clarify the use of Structure S4 (i.e. whether it is a sprinkler pump room or an office).

消防建議書已更新，請參考附件

"FS Proposal at Fung Kat Heung (Full Set)-Re-Submission-Oct.2026"

~完~

FS NOTES:

1. Sufficient Emergency Lighting shall be provided to the building / structure S1, 2, 3, 4, 5 & 6. in accordance with BS 5266–1:2016, BS EN 1838:2013 and FSD Circular Letter no. 4/2021.

2. Sufficient Directional and Exit Sign shall be provided to the building / structure S1, 2, 3, 4, 5 & 6. in accordance with BS 5266–1:2016 and FSD Circular Letter 5/2008.

3. Sufficient Portable Hand–operated approved appliance shall be provided to the building / structure S1, 2, 3, 4, 5 & 6. A 20–35 kg Wheeled type dry chemical fire extinguisher shall be provided in every 500 m2 on every floor of the premises and ensure that every part of the premises can be reached from a distance of not more than 30m.

4. An Automatic Sprinkler System supplied by 135 m3 sprinkler water tank and Hazard Class OH 3 shall be provided to the building / structure S1, 2, 3, 5 & 6. In accordance with BS EN 12845 :2015 and FSD Circular Letter No.5/2020. The Sprinkler Inlet and Sprinkler Control Valve Set as marked on plans, The Sprinkler Water Tank, Sprinkler Pump Room as marked on plans too.

5. Stand–Alone Fire detectors should be provided to the building / structure S1, 2, 3, 4, 5 & 6. in accordance with the "Stand–alone Fire Detector General Guidelines on purchase, Installation & Maintenance [sep 2021]

6. In relation to the installation of stand–alone detectors, If two or more stand–alone fire detectors are installed in an enclosed structure, all detectors shall be interconnected such that when one of the detectors is triggered, all connected detectors shall sound an alarm simultaneously.
7. The Sprinkler Tank Water Supply pipe shall be Connected to Town Main.

8. The Sprinkler Pump (SP1,SP2,JP) shall be provided at Sprinkler Pump Room

9. Sourse of Secondary Power Supply for the proposed FSIs shall be provided.

10. Static or Dynamic Smoke Extraction System is not provided. The openable Windows of Structure 1 with Aggregate Area Exceeding 6.25% of the Floor Area as Marked on Plans. (Details see openable window Layout Plan)

11. Ventilation / Air Conditioning Control System shall not be provided as there no mechanical Ventilation System.

Buidling Summary List

Building No.	Floor	
S0	G/F	Temp. Display Area
S1	G/F	Loading / Unloading Area
S2	G/F	Storage for Wood Material (Wooden Door / Cabinet)
S3	G/F	Office c/w Toilet
S4	G/F	Sprinkler Pump Room
S5	1/F	Storage for Hardware Fittings
S6	1/F	Office c/w Toilet

2	FS Proposal for Review	Sept. 2026
1	FS Proposal for Review	Aug. 2026
0	FS Proposal for Review	July. 2026
REV.	DESCRIPTION	DATE
PROJECT : Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 years and Associated Filling of Land at Various Lots In D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories		
CLIENT :		
FS CONTRACTOR : FAITH WELL ENGINEERING LIMITED		
TITLE : GENERAL NOTES		
DRAWING NO. FKH2607/FS/01		REV. AF
DATE July. 2026	SCALE NA	
CHECKED BY CAD	DRAWN BY CAD	
FILE	DRAWING UNIT MM	

Draft FS Proposal For Review Only

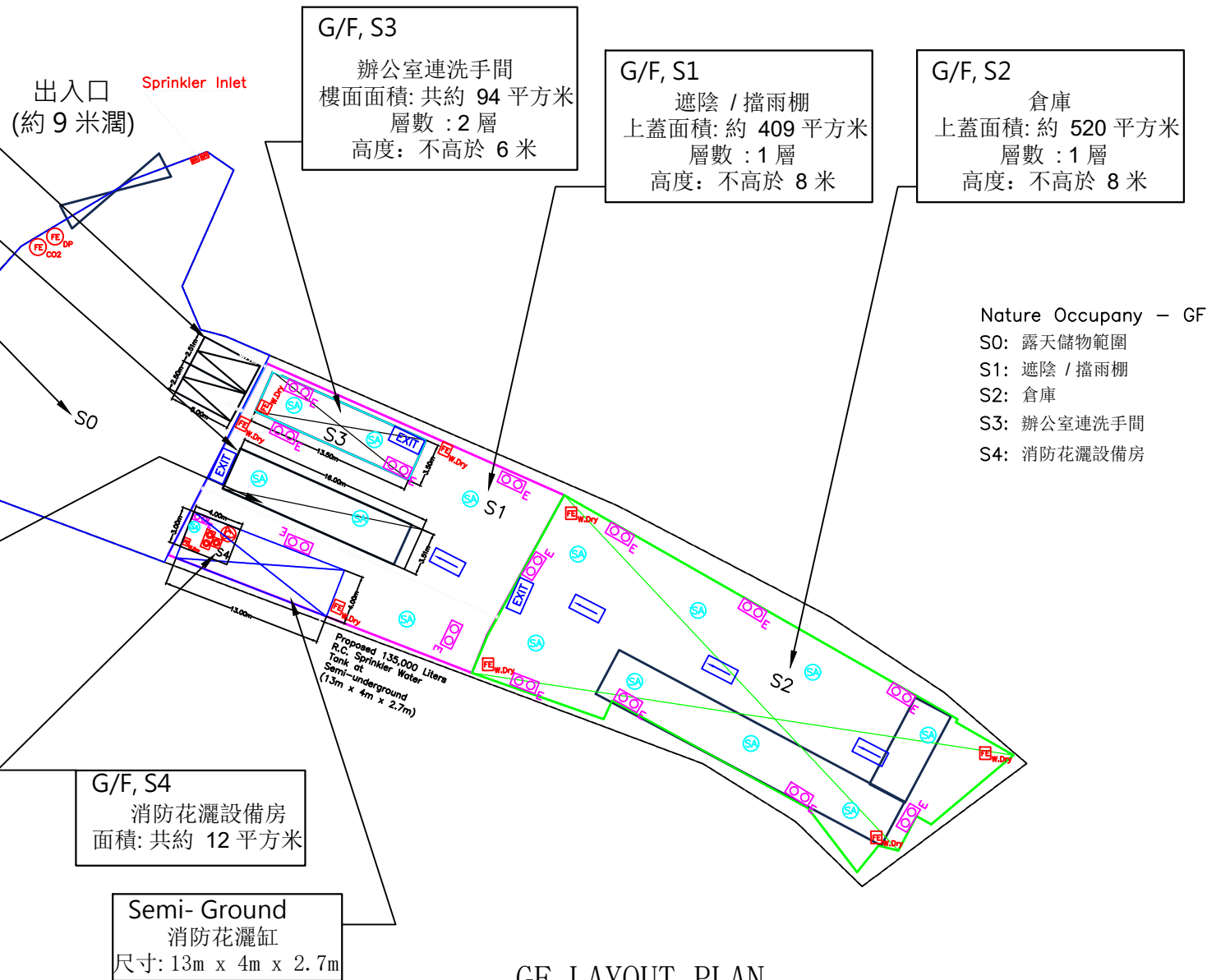
車位及上落客貨車位標準
私家車車位 數目: 2個 尺寸: 5米 x 2.5米
貨櫃車上落貨車位 數目: 1個 尺寸: 16米 X 3.5米

S0
露天儲物範圍
面積約 105 平方米

貨櫃車上落貨車位
覆蓋於S1 之下

圖例 (僅供識別用途)

- 申請場地邊界
- 入口
- 貨櫃車上落貨車位
- 私家車泊車位
- 建築物 (遮陰 / 擋雨棚)
- 建築物 (貨倉)



- Legend
- Stand-alone Detector
 - 5kg CO2 Fire Extinguisher
 - 5KG Dry Powder Fire Extinguisher
 - 25kg Wheeled Dry Chemical Fire Extinguisher
 - EXIT SIGN
 - DIRECTIONAL SIGN
 - EMERGENCY LIGHTING
 - Sprinkler Pump Set
 - F.S. Sprinkler Control Valve Set
 - F.S. Sprinkler INLET
 - New Installation
 - Boundary Line
 - SPR WATER TANK

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CLIENT :		
FS CONTRACTOR : FAITH WELL ENGINEERING LIMITED		
TITLE : Proposed Fire Service Layout Plan at G/F		
DRAWING NO. FKH2607/FS/02		REV. AF
DATE July, 2026	SCALE 1:500 AT A3	
CHECKED BY CAD	DRAWN BY CAD	
FILE	DRAWING UNIT MM	

Draft FS Proposal For Review Only

Legend

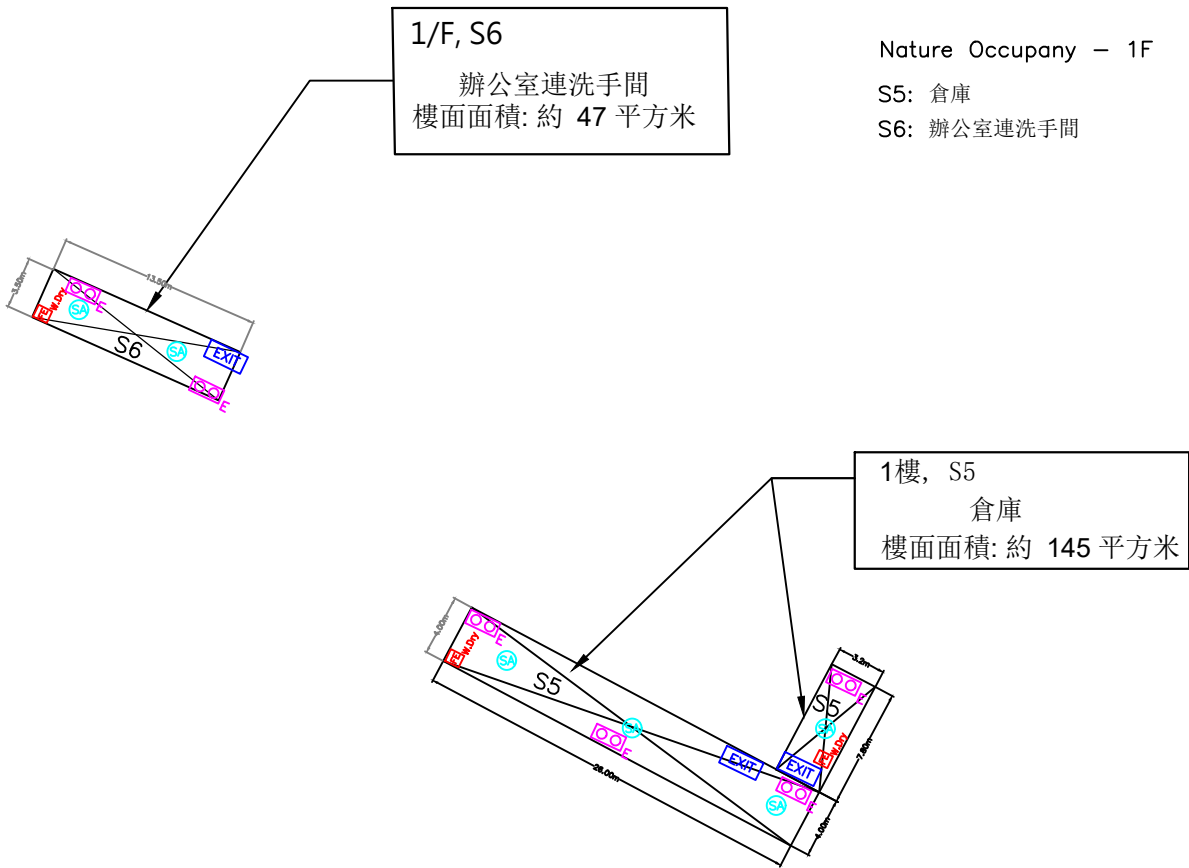
- SA

Stand-alone Detector
- FE
W.Dry

25kg Wheeled Dry Chemical Fire Extinguisher
- EXIT

EXIT SIGN
- DIRECTIONAL SIGN
- EE

EMERGENCY LIGHTING



1F LAYOUT PLAN

Draft FS Proposal For Review Only

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CLIENT :		
FS CONTRACTOR : FAITH WELL ENGINEERING LIMITED		
TITLE : Proposed Fire Service Layout Plan at 1/F		
DRAWING NO. FKH2607/FS/03		REV. AF
DATE July. 2026	SCALE 1:500 AT A3	
CHECKED BY CAD	DRAWN BY CAD	
FILE	DRAWING UNIT MM	

Legend

Openable Window (Area: 1.5 x 1.5 = 2.25 sq.m)

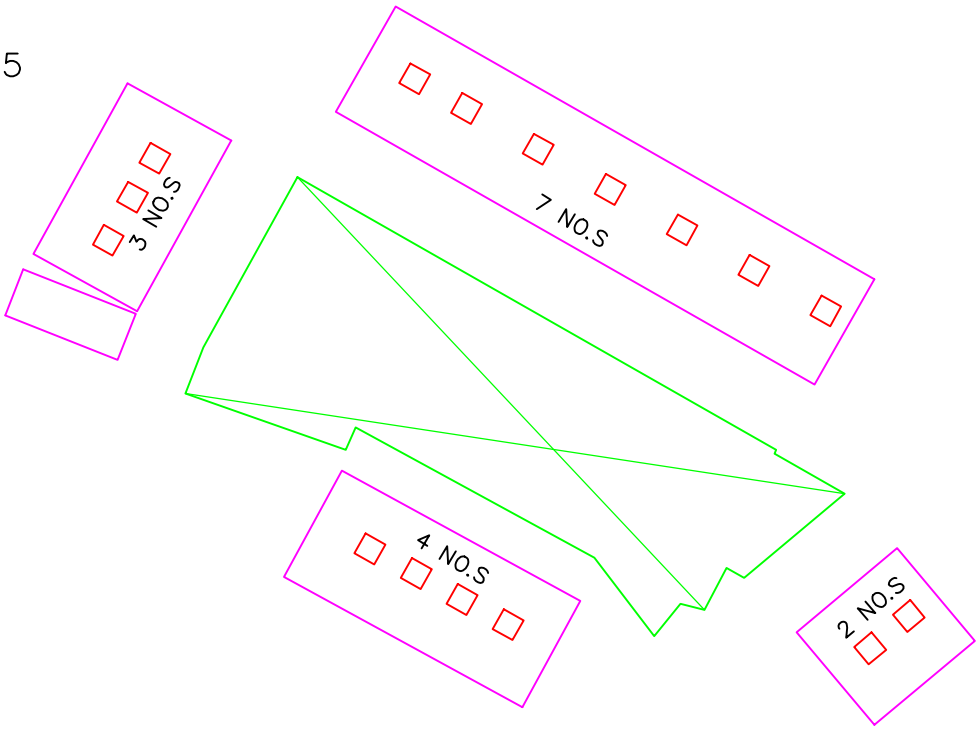
GFA: 520 Sq.m, Height : 8m
Vol: 4160 m³

Calculation:

6.25% of The Floor Area is $520 \times 6.25\% = 32.5$ sq.m

The aggregated area of Openable Window is :
 $1.0 \text{ sq.m} \times (3+7+2+4) \text{ No.s} = 36 \text{ Sq.m}$

$36 \text{ sq.m} > 32.5 \text{ sq.m}$



Openable Window Layout of Structure (Side Elvvation) at G/F

Draft FS Proposal For Review Only

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PROJECT : Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 years and Associated Filling of Land at Various Lots in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories		
CLIENT :		
FS CONTRACTOR : FAITH WELL ENGINEERING LIMITED		
TITLE : Proposed Openable Windows Layout Plan at GF		
DRAWING NO. FKH2607/FS/04		REV. AF
DATE July. 2026	SCALE 1:500 AT A3	
CHECKED BY CAD	DRAWN BY CAD	
FILE	DRAWING UNIT MM	

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	臨時貨倉存放建築材料連附屬露天存放及設施及相關填土工程 (為期 3 年) (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	☒ year(s) 年 3 ☐ month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	720 sq.m ☒ About 約
Proposed covered land area 擬議有上蓋土地面積	929 sq.m ☒ About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	2
Proposed domestic floor area 擬議住用樓面面積	N/A sq.m ☐ About 約
Proposed non-domestic floor area 擬議非住用樓面面積	1,121 sq.m ☒ About 約
Proposed gross floor area 擬議總樓面面積	1,121 sq.m ☒ About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) 建築物 1: 遮陰 / 擋雨棚，面積約 409 平方米，一層，不高於 8 米 辦公室連洗手間，面積約各 47 平方米，兩層，不高於 6 米 [坐落於地上并覆蓋於之建築物 1 之下] 建築物 2: 倉庫，面積約 520 平方米，一層，不高於 8 米 一樓，面積約 145 平方米，一層 [覆蓋於之建築物 2 之下]	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	2
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	1 (貨櫃車)

Gist of Application 申請摘要 (Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	新界打鼓嶺坪輦丈量約份第84約地段第207號
Site area 地盤面積	1,649 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 ☐ About 約)
Plan 圖則	S/NE-TKL/14 - 坪輦及打鼓嶺
Zoning 地帶	農業
Type of Application 申請類別	☒ Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 ☒ Year(s) 年 <u>3</u> ☐ Month(s) 月 _____ ☐ Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____
Applied use/ development 申請用途/發展	臨時貨倉存放建築材料連附屬露天存放 及設施及相關填土工程 (為期 3 年)