SECTION 16 PLANNING APPLICATION TOWN PLANNING ORDINANCE (CAP. 131)

RENEWAL OF PLANNING APPROVAL FOR TEMPORARY CONCRETE BATCHING PLANT UNDER APPLICATION NO. A/YL-TYST/1246 FOR A PERIOD OF 3 YEARS IN "INDUSTRIAL" ZONE, LOTS 1290 S.C RP, 1293 S.C AND 2019 IN DD121 AND ADJOINING GOVERNMENT LAND, SAN FUI STREET, TONG YAN SAN TSUEN, YUEN LONG

- Supplementary Planning Statement -

TOWNLAND CONSULTANTS LIMITED

RENEWAL OF PLANNING APPROVAL FOR TEMPORARY CONCRETE BATCHING PLANT UNDER APPLICATION NO. A/YL-TYST/1246 FOR A PERIOD OF 3 YEARS IN "INDUSTRIAL" ZONE, LOTS 1290 S.C RP, 1293 S.C AND 2019 IN DD121 AND ADJOINING GOVERNMENT LAND, SAN FUI STREET, TONG YAN SAN TSUEN, YUEN LONG

SECTION 16 PLANNING APPLICATION

SUPPLEMENTARY PLANNING STATEMENT

Applicant	Hong Kong Concrete Company Limited
Planning Consultant and Submitting Agent	Townland Consultants Limited

File Reference: SHTSSFS/4(v)

For and on behalf of Townland Consultants Ltd.

Approved by : _____

Position : Associate

Date : 16 October 2026

16 October 2026

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EXECUTIVE SUMMARY

This Application for Renewal of Planning Permission ("**RPP**") is submitted on behalf of the Applicant, Hong Kong Concrete Company Limited ("**HKC**" / the "**Applicant**") to seek permission from the Town Planning Board (the "**TPB**" / "**BOARD**") to enable the continued operation of an existing Temporary Concrete Batching Plant ("**CBP**") for a further 3 years. The Temporary CBP is located at Lots 1290 S.C RP, 1293 S.C and 2019 in DD121 and adjoining Government Land, San Fui Street, Tong Yan San Tsuen, Yuen Long (the "**Application Site**" / "**Site**"). The Site is zoned "Industrial" ("**I**") under the Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14 (the "**Approved OZP**"). Under the "I" zoning, a 'Concrete Batching Plant' is listed as a Column 2 Use which requires permission from the TPB.

The Application Site is subject of nine (9) previous planning Approvals (No. A/YL-TYST/50, 181, 306, 410, 568, 710, 863, 1069 & 1246) for CBP, including one (1) approval for amendment and extension of the originally approved CBP with minor relaxation of maximum building height restriction and seven (7) renewal of planning approvals for Temporary CBP use respectively. There is no alteration to the size, capacity or operational procedures of the existing Plant under this RPP.

This Supplementary Planning Statement ("**SPS**") has demonstrated the following:

- There are no significant changes to the Planning Circumstances in the surrounding environment of the Application Site;
- The Temporary CBP is in line with the statutory planning intention for industrial uses. The renewal period sought is 3 years, which is made with respect to the Approved OZP;
- The Temporary CBP is compatible with adjoining land uses given the immediate vicinity of the Site is pre-dominantly industrial in nature. The Temporary CBP will also be compatible with industrial uses within the planned Employment Belt South of Yuen Long Highway. The Applicant will adhere to the stringent environmental controls imposed through Planning Approval Conditions and separate licensing procedures;
- Current and future demand for concrete has been identified. The Temporary CBP can ensure provision of concrete for existing and future developments especially in the Northern Metropolis;
- The Approval Conditions under the previous RPP approval have been satisfied. Excellent management and efficient operation in terms of the mitigation of environmental impacts and traffic concerns have been practised by the Applicant. The Applicant will ensure the continuation of good practices should approval be granted under this RPP;
- The Temporary CBP located on the Application Site is a readily available resource for concrete provision. No new Sites have to be identified to meet the existing and future demand for concrete; and
- The Temporary CBP will not induce adverse technical impacts.

Members of the BOARD are therefore sincerely requested to give favourable consideration to the Application.

行政摘要
(內文如有差異，應以英文版本為準)

港九混凝土有限公司 （下稱「**申請人**」）根據城市規劃第16條向城市規劃委員會 （下稱「**城規會**」）呈交規劃申請續期，使位於新界元朗唐人新村新灰街丈量約份第121約地段第1290號C分段餘段、第1293號C分段及第2019號和毗連政府土地 （下稱「**申請地點**」）的臨時混凝土配料廠能夠繼續營運3年。根據唐人新村分區計劃大綱核准圖編號S/YL-TYST/14（以下簡稱「**大綱核准圖**」），申請地點現被規劃為「工業」 地帶。由於「混凝土配料廠」在「工業」地帶上屬於第二欄的用途，所以要向城規會呈交規劃申請。

申請地點有九個先前個案 (申請編號A/YL-TYST/50, 181, 306, 410, 568, 710, 863, 1069及1246) 其中包括修訂許可混凝土配料廠、放寬高度限制以擴充混凝土配料廠及七月次規劃許可續期的申請。是次規劃許可續期申請並不會改變混凝土配料廠的大小、容量或運作程序。

此補充規劃文件已證明：

- 申請地點周邊環境的規劃狀況沒有重大變化；
- 臨時混凝土配料廠符合工業用途的法定規劃意向。而續期的時間為3年，是符合大綱核准圖訂明的臨時用途所准許的最長時間；
- 因鄰近範圍主要是工業性質，所以臨時混凝土配料廠與毗鄰土地用途是協調的。臨時混凝土配料廠也將與元朗高速公路南面的就業帶計劃內的工業用途兼容。而且申請人將嚴格遵守規劃許可附帶條件及有關牌照訂下的環境控制，因此不會對環境造成任何不良影響；
- 現時及未來對混凝土的需求已被確定，而此臨時混凝土配料廠可確保現時及未來發展，特別是北部都會區的混凝土供應；
- 先前的規劃許可附帶條件已被履行。申請人亦採取優秀管理及有效的運作以減輕對環境和交通的影響。如此申請獲批准，申請人將確保繼續遵守規劃許可附帶條件；
- 現時位於申請地點的混凝土配料廠是一個現成供應混凝土的資源，因此不需要開發新地點以滿足現時及未來對混凝土的需求；及
- 臨時混凝土配料廠不會在技術層面上產生不良影響。

有見及此，我們懇請城市規劃委員會委員批准本規劃申請。

Our Reference: SHTSSFS/4(v)/KELVINHC/08
Date: 16 October 2026

TO THE TOWN PLANNING BOARD:

SECTION 16 PLANNING APPLICATION
TOWN PLANNING ORDINANCE (CHAPTER 131)
SUPPLEMENTARY PLANNING STATEMENT

RENEWAL OF PLANNING APPROVAL FOR
TEMPORARY CONCRETE BATCHING PLANT
UNDER APPLICATION NO. A/YL-TYST/1246 FOR A PERIOD OF 3 YEARS
IN "INDUSTRIAL" ZONE, LOTS 1290 S.C RP, 1293 S.C AND 2019 IN DD121 AND ADJOINING GOVERNMENT LAND, SAN FUI STREET,
TONG YAN SAN TSUEN, YUEN LONG

1 INTRODUCTION

1.1 Townland Consultants Limited has been engaged by Hong Kong Concrete Company Limited ("**HKC**"/ the "**Applicant**") to submit this Section 16 ("**S16**") Planning Application for Renewal of Planning Permission ("**RPP**") to enable the continued operation of the Temporary Concrete Batching Plant ("**CBP**") for a Period of 3 Years at Lots 1290 S.C RP, 1293 S.C and 2019 in D.D.121 and adjoining Government Land, San Fui Street, Tong Yan San Tsuen, Yuen Long (the "**Application Site/ Site**") approved under the Planning Application No. A/YL-TYST/1246 (the "**Approved Application**").

1.2 The Application Site is zoned "Industrial" ("**I**") under the Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14 (the "**Approved OZP**") gazetted on 20 August 2021. Under the "I" zoning, 'Concrete Batching Plant' is a Column 2 use that may be permitted with or without Conditions on application to the Town Planning Board ("**TPB**"/ the "**BOARD**").

1.3 The Applicant intends to continue the operation of the Temporary CBP on the Application Site for a further 3 years as there is a rising demand for concrete in the Northern Metropolis ("**NM**"). Continuation of the existing plant will maintain the viability of the facility in this location and will ensure a non-interrupted supply of concrete to existing customers. HKC has complied with all relevant approval conditions and will ensure that the facility maintains compliance with any further conditions which may be imposed with TPB approval of the Current Application.

2 THE SITE CONTEXT

2.1 Site Location

2.1.1 The Application Site is located at the junction of San Fui Street and San Hi Tsuen Street, Yuen Long. It is situated within the San Hei Tsuen/ San Hei Tsuen Industrial Area ("**SHT/SHTIA**") in Tong Yan San Tsuen, Yuen Long which is an established industrial area (***Figures 2.1*** and ***2.2*** refer).

2.2 Land Status

2.2.1 The Application Site is registered as Lots 1290 S.C RP, 1293 S.C and 2019 in D.D. 121 and adjoining Government Land, with an area of approximately 2,457m^2.

2.2.2 Lots 1290 S.C RP and 1293 S.C which comprises 57% (approximately 1,405m^2) of the Application Site Area is under Block Government Lease for agricultural use. Lot 2019 (approx. 749m^2 or 31% of the total Site Area) is for industrial and/or godown uses with a non-offensive trade clause. Approx. 303m^2 or 12% of the total Site Area is Government Land.

2.2.3 The Applicant is one of the two owners (besides the Government) of the Application Site and owns approx. 31% (i.e. Lot 2019) of the total Application Site Area.

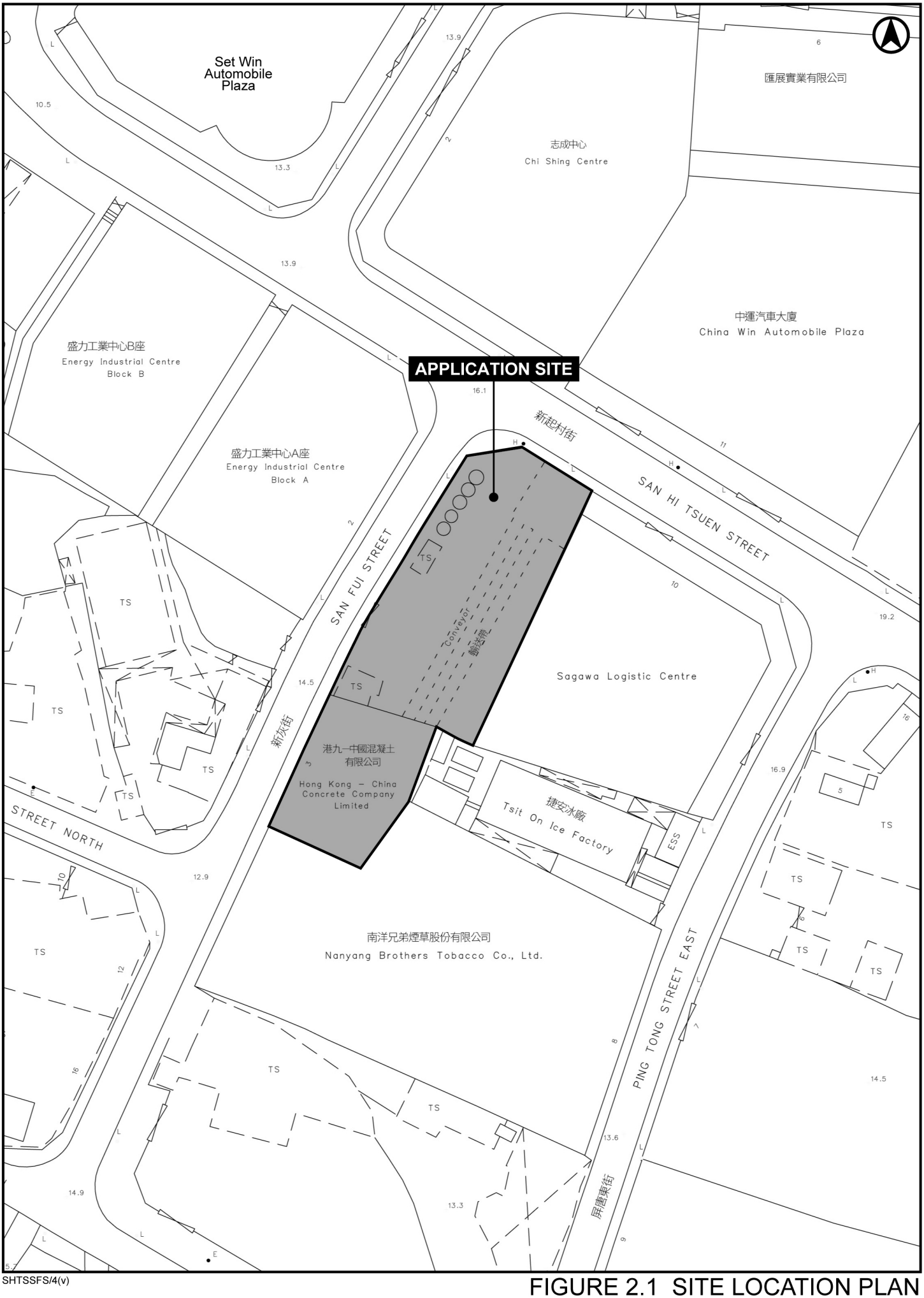
2.3 Existing and Surrounding Uses

2.3.1 The Application Site is currently occupied by an approved and fully operational CBP. It is surrounded by other industrial uses commensurate with the local zoning. Industrial uses immediately surrounding the Application Site include China Win Automobile Plaza and Chi Shing Centre to the north, Sagawa Logistics Centre and Tsit On Ice Factory to the east, Energy Industrial Centre to the west and Nanyang Brothers Tobacco Co. Limited to the south (***Figure 2.1*** refers).

2.3.2 Other than the industrial uses in the immediate vicinity, some residential uses are located further away from this industrial area. Clusters of residential developments are located to the north of Castle Peak Road – Ping Shan namely Ping Shan San Tsuen, Tong Fong Tsuen and Welsen Garden, to the east of Tong Yan San Tsuen Road are Coral Garden, Curio Court and Jasper Court and further south of Yuen Long Highway ("**YLH**") is Sha Tseung Tsuen and Tong Yan San Tsuen. Reasonable distance is maintained between these residential developments and the CBP.

2.4 Accessibility

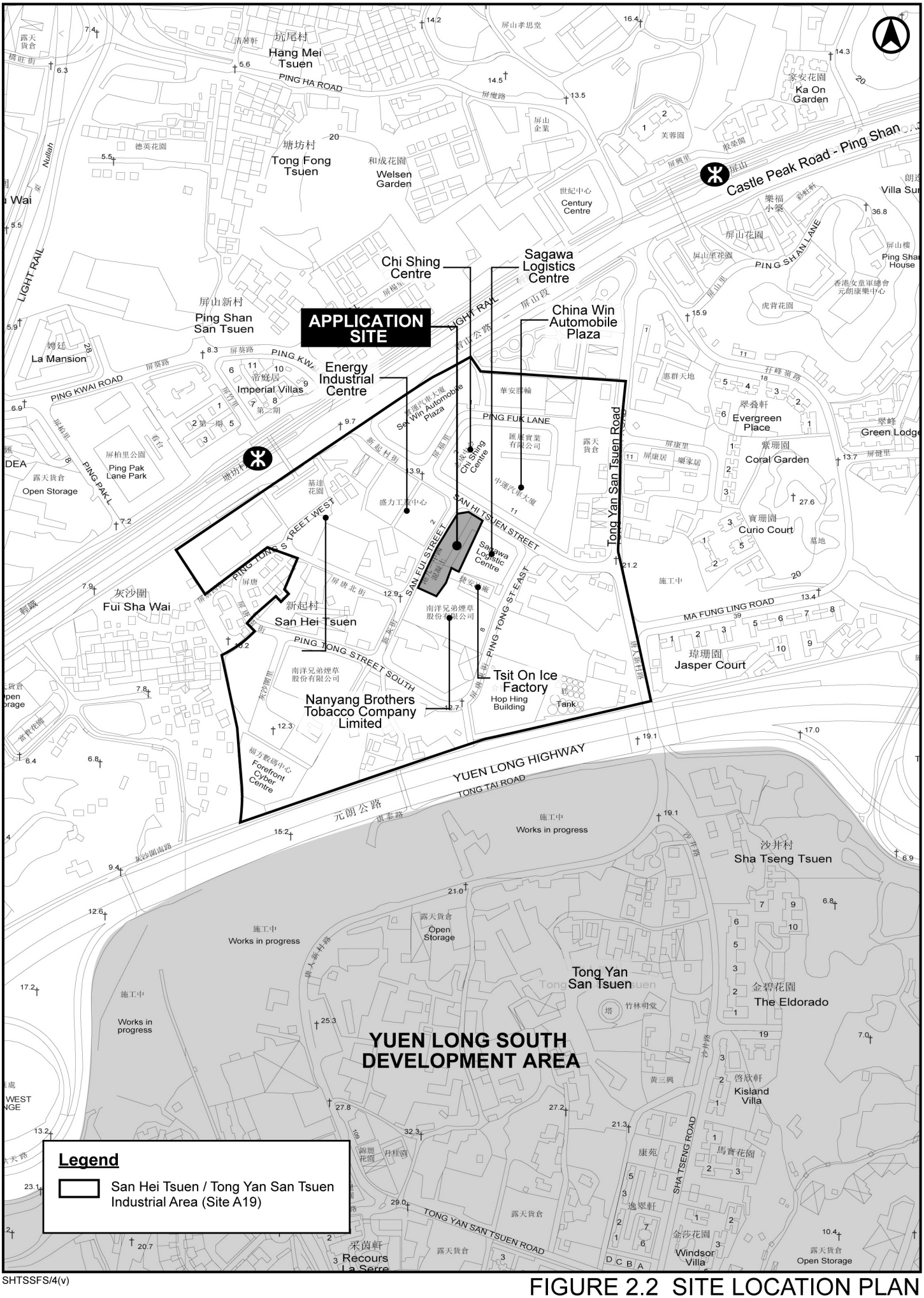
2.4.1 The run in/out of the Application Site is located on San Fui Street which is connected to the main trunk road i.e. Castle Peak Road – Ping Shan via San Hi Tsuen Street. The Application Site is served by buses and mini buses transverse to Yuen Long MTR Station. Tong Fong Tsuen Light Rail Station and Ping Shan Light Rail Station are located at walking distance around 350m and 550m from the Site respectively (***Figure 2.2*** refers).



SHTSSFS/4(v)

FIGURE 2.1 SITE LOCATION PLAN

SCALE 1 : 1,000



SHTSSFS/4(v)

FIGURE 2.2 SITE LOCATION PLAN

SCALE 1 : 5,000

3 PLANNING CONTEXT

3.1 Statutory Planning Context

Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14

3.1.1 The Application Site is zoned "I" under the Approved OZP which was gazetted on 20 August 2021. 'Concrete Batching Plant' is listed as a Column 2 Use under the "I" zone which requires permission from the TPB (***Figures 3.1*** and ***3.2*** refer). Development within this zone is subject to a maximum Plot Ratio ("**PR**") of 3 and a maximum Building Height ("**BH**") of 4 storeys (15m). Minor Relaxation of PR and BH restrictions may be considered by the TPB on application under S16 Planning Application. Development within this zone is also guided by the Tong Yan San Tsuen North Layout Plan No. L/YL-TN/3 adopted on 25 April 2000.

3.1.2 The Planning Intention of the "I" zone is "*intended primarily for general industrial uses to ensure an adequate supply of industrial floor space to meet demand from production-oriented industries. Information technology and telecommunications industries, office related to industrial use, and selected uses akin to industrial production and would not compromise building and fire safety are also always permitted in this zone.*"

3.1.3 According to para. 11(b) of the Notes attached to the Approved OZP, temporary use or development of any land or building not exceeding 3 years requires permission from TPB.

3.1.4 There has been no change in the statutory context since approval of the seven (7) previous applications for renewal of temporary planning permission.

3.2 The Approved Application

3.2.1 The Application No. A/YL-TYST/1246 was approved with conditions on a temporary basis for a period of 3 years until 17 February 2027 by the TPB at the 736th Rural and New Town Planning Committee ("**RNTPC**") Meeting on 16 February 2024 and subject to the following conditions:

(a) no operation between 7:30 p.m. and 7:30 a.m., as proposed by the applicant, is allowed on the Site during the planning approval period;

(b) the existing drainage facilities on the Site shall be maintained at all times during the planning approval period;

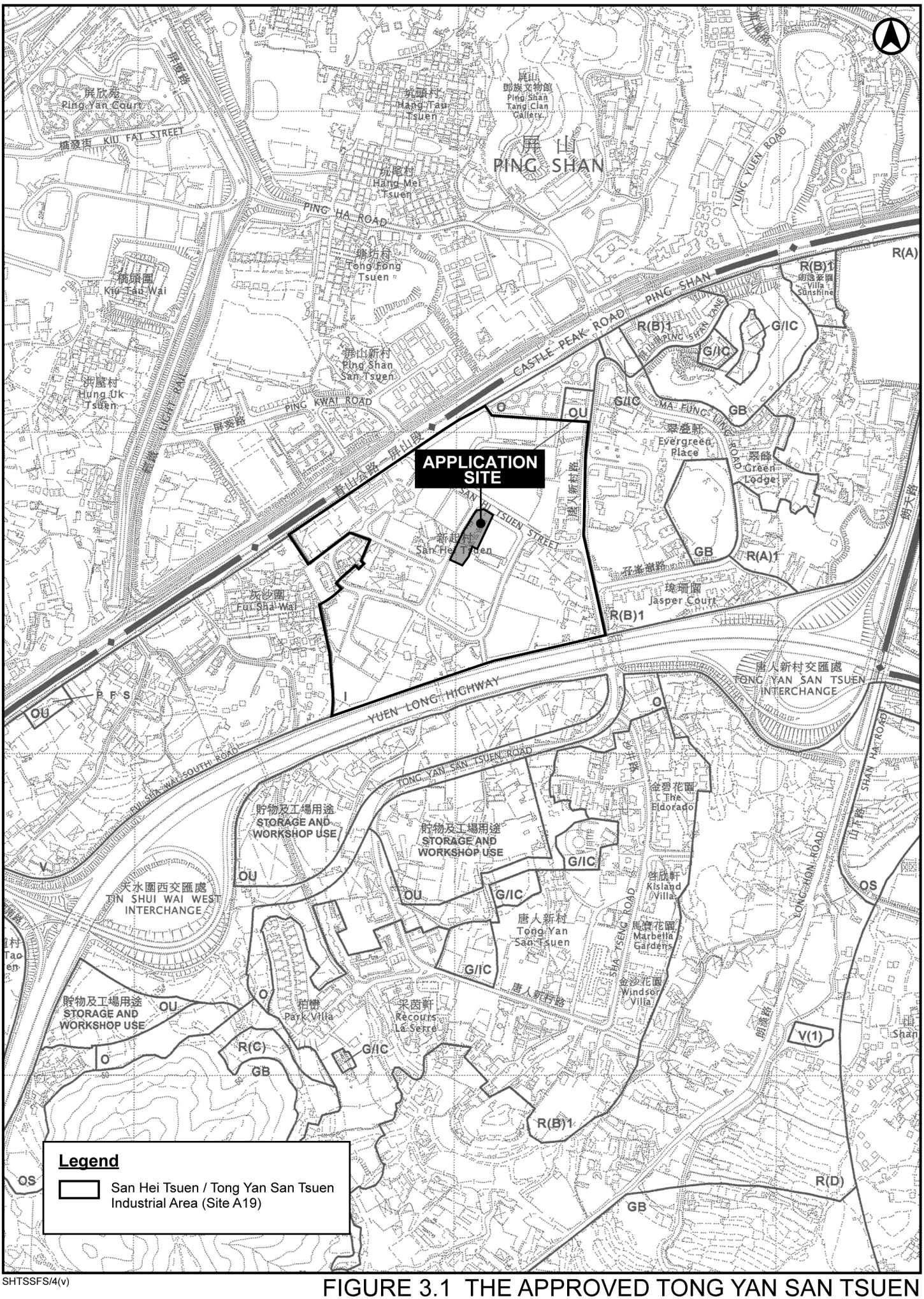
(c) the submission of a condition record of the existing drainage facilities on the Site within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 18.5.2024;

(d) the existing fire service installations implemented on the Site shall be maintained in efficient working order at all times during the planning approval period;

(e) if any of the above planning condition (a), (b) or (d) 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

(f) if the above planning condition (c) 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.

3.2.2 Subsequently, a S16A(2) Application for Extension of Time for Compliance with Planning Conditions (A/YL-TYST/1246-1) was made and approved by the Assistant Director of Planning/New Territories, under the delegated authority of the TPB on 17 May 2024.



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FIGURE 3.1 THE APPROVED TONG YAN SAN TSUEN OUTLINE ZONING PLAN NO. S/YL-TYST/14

SCALE 1 : 7,500

INDUSTRIAL

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 Arts Studio (excluding those involving direct provision of services or goods) Bus Depot Cargo Handling and Forwarding Facility (not elsewhere specified) Eating Place (Canteen, Cooked Food Centre only) Government Refuse Collection Point Government Use (not elsewhere specified) Industrial Use (not elsewhere specified) Information Technology and Telecommunications Industries Office (Audio-visual Recording Studio, Design and Media Production, Office Related to Industrial Use only) Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Recyclable Collection Centre Research, Design and Development Centre Shop and Services (Motor-vehicle Showroom on ground floor, Service Trades only) Utility Installation for Private Project Vehicle Repair Workshop Warehouse (excluding Dangerous Goods Godown)	Broadcasting, Television and/or Film Studio Cargo Handling and Forwarding Facility (Container Freight Station, free-standing purpose-designed Logistics Centre only) Concrete Batching Plant Container Vehicle Park/Container Vehicle Repair Yard Dangerous Goods Godown Eating Place (not elsewhere specified) (in wholesale conversion of an existing building only) Educational Institution (in wholesale conversion of an existing building only) Exhibition or Convention Hall Industrial Use (Bleaching and Dyeing Factory, Electroplating/Printed Circuit Board Manufacture Factory, Metal Casting and Treatment Factory/Workshop only) Institutional Use (not elsewhere specified) (in wholesale conversion of an existing building only) Off-course Betting Centre Offensive Trades Office (not elsewhere specified) Petrol Filling Station Place of Entertainment (in wholesale conversion of an existing building only) Place of Recreation, Sports or Culture (not elsewhere specified) Private Club Public Clinic (in wholesale conversion of an existing building only) Religious Institution (in wholesale conversion of an existing building only) Shop and Services (not elsewhere specified) (ground floor only, except in wholesale conversion of an existing building and Ancillary Showroom# which may be permitted on any floor)

(Please see next page)

SHTSSFS/4(v)

FIGURE 3.2 STATUTORY NOTES ATTACHED TO THE APPROVED TONG YAN SAN TSUEN OUTLINE ZONING PLAN NO. S/YL-TYST/14 (EXTRACT)

INDUSTRIAL (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
	Training Centre (in wholesale conversion of an existing building only) Vehicle Stripping/Breaking Yard Wholesale Trade
In addition, the following uses are always permitted in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the uses are separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:	In addition, the following use may be permitted with or without conditions on application to the Town Planning Board in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the use is separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:
Eating Place Educational Institution Exhibition or Convention Hall Institutional Use (not elsewhere specified) Off-course Betting Centre Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Religious Institution Shop and Services Training Centre	Social Welfare Facility (excluding those involving residential care)

Ancillary Showroom requiring planning permission refers to showroom use of greater than 20% of the total usable floor area of an industrial firm in the same premises or building.

Planning Intention

This zone is intended primarily for general industrial uses to ensure an adequate supply of industrial floor space to meet demand from production-oriented industries. Information technology and telecommunications industries, office related to industrial use, and selected uses akin to industrial production and would not compromise building and fire safety are also always permitted in this zone.

(Please see next page)

SHTSSFS/4(v) FIGURE 3.2 (CONT'D) STATUTORY NOTES ATTACHED TO THE APPROVED TONG YAN SAN TSUEN OUTLINE ZONING PLAN NO. S/YL-TYST/14 (EXTRACT)

INDUSTRIAL (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 a maximum plot ratio of 3 and a maximum building height of 4 storeys (15m), or the plot ratio and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater.

(b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(c) In determining the maximum plot ratio for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

SHTSSFS/4(v) FIGURE 3.2 (CONT'D) STATUTORY NOTES ATTACHED TO THE APPROVED TONG YAN SAN TSUEN OUTLINE ZONING PLAN NO. S/YL-TYST/14 (EXTRACT)

3.3 Non-Statutory Planning Context

Policy Address

3.3.1 The Policy Address is the annual address made by the Chief Executive ("**CE**") of Hong Kong outlining the policy objectives of the Government for the following year. As reflected in latest Policy Addresses, the Government is determined to increase housing provision and enhance the speed and efficiency in land creation and housing provision. Optimisation of the use of existing land to unleash development potential is also one of the main directives in addressing the shortfall of land.

3.3.2 As emphasised in the 2024 Policy Address, the Northern Metropolis ("**NM**") is earmarked as the new engine of Hong Kong's economic development, and various economic and housing-related projects would be expedited (***Para. 138 of 2024 Policy Address*** refers). In the 2025 Policy Address, the CE highlighted that the Government must maintain an ample supply of land to meet the demand for major development projects, long-term economic development and the community's housing needs (***Para. 215 of 2025 Policy Address*** refers).

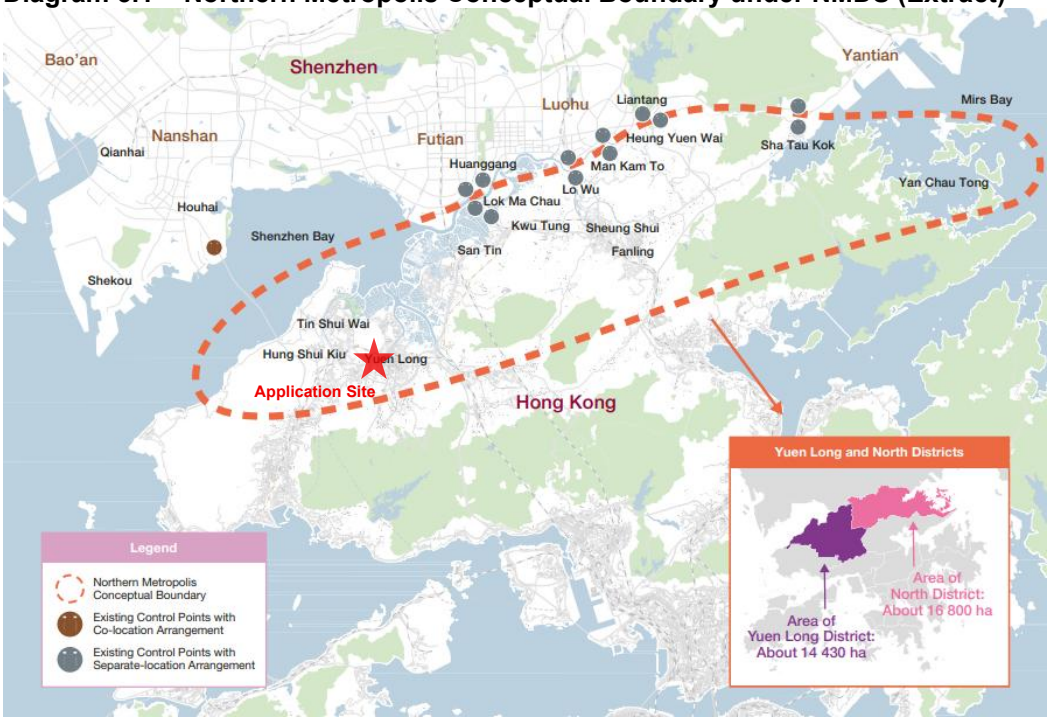
3.3.3 In the recent 2026 Policy Address, the CE highlighted that the NM has officially transitioned from a conceptual blueprint into maturity phase to deliver tangible results (***Para. 183 of 2026 Policy Address*** refers). All nine New Development Areas[1] ("**NDAs**") within the NM are now actively underway, with construction works commencing across four (4) NDAs (including Kwu Tung North/Fanling North, Hung Shui Kiu/Ha Tsuen, Yuen Long South and San Tin Technopole and the Loop), site formation and infrastructures for the fifth NDA (i.e. Ngau Tam Mei) will start in the first half of next year, while the remaining four NDAs will begin statutory planning procedures this year (***Paras. 203 – 205 of 2026 Policy Address*** refers). It is expected to meet the target of about 900 hectares of "spade-ready sites" and 70,000 residential units in the NM within the five-year period from 2026-27 to 2030.

Northern Metropolis Development Strategy

3.3.4 Under the Conceptual Spatial Framework of the 2030+, the Northern Metropolis Development Strategy ("**NMDS**") gazetted on 6 October 2021 was formulated to promote Hong Kong's integration into the overall development of the Greater Bay Area ("**GBA**") and create liveable communities to enable young people to raise families and pursue career. The Northern Metropolis, generally covering Yuen Long and North Districts which comprises of about 30,000 ha of land, will be developed into the second engine of economic growth of Hong Kong and a promising metropolitan area to live in, work and travel. The Northern Metropolis would also provide ample eco-recreation/ tourism outlets offered by the rich cultural and natural resources. The Application Site is situated in the Northern Metropolis Conceptual Boundary (***Diagram 3.1*** below refers) near the Hung Shui Kiu/ Ha Tsuen NDA.

[1] The nine NDAs are Kwu Tung North/Fanling North, Hung Shui Kiu/Ha Tsuen, Yuen Long South, San Tin Technopole and the Loop, Ngau Tam Mei, Lau Fau Shan, Ta Kwu Ling, Ma Tso Lung and Au Tau.

Diagram 3.1 – Northern Metropolis Conceptual Boundary under NMDS (Extract)



Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

3.3.5 The Planning and Engineering Study for Housing Sites in Yuen Long South ("**YLS Study**") – Investigation was commissioned by Planning Department ("**PlanD**") and the Civil Engineering and Development Department ("**CEDD**") in November 2012 to examine and optimise the development potential of the degraded brownfield land in YLS for housing purpose and other uses with supporting infrastructure and community facilities. The Application Site is located inside the Study Area although outside of the Potential Development Areas ("**PDA**"s).

3.3.6 According to the Revised Recommended Outline Development Plan ("**RODP**") in the Executive Summary ("**ES**") revised in May 2020, the Application Site is located approx. 225m north of the planned Employment Belt (south of YLH) which is intended for the consolidation of existing open storage and rural industrial operations within YLS PDA. The proximity to YLH allows quick access of freight traffic to the strategic highway network and reduces the interface problem with residential communities (***Para. 6.2.6*** of YLS Study Executive Summary refers). No land use conflicts are anticipated between the continued operation of the Temporary CBP and the planned Employment Belt which is industrial in nature.

Report on Area Assessments 2020 of Industrial Land in the Territory

3.3.7 In December 2021, the PlanD completed a "Report on 2020 Area Assessments of Industrial Land in the Territory" ("**2020 Area Assessments**") which aims to update the snapshot of the existing private buildings (IBs) in terms of their utilisation, review their progress of transformation and consider future planning of industrial land to meet the changing needs. San Hei Tsuen and Tong Yan Shan Tsuen were delineated as Site A19 in the 2020 Area Assessments, which is one of 19 areas selected for assessment. When compared to the 2014 Area Assessment, the total Industrial Gross Floor Area ("**GFA**") of Site A19 has slightly increase from about 113,368m^2 to 116,585m^2. Warehouse/ Storage uses remained as the largest user which accounted for 80.9% of the GFA, followed by Manufacturing/ Workshop (11.4%), Others (5.7%), Vacant/ under renovation (1.1%) and Office (0.9%). The observed rate of vacant/under renovation of Site A19 is 1.1% which is much lower than the district average vacancy of 16.0% of Yuen Long and the average of New Territories (5.6%).

3.3.8 The 2020 Area Assessments recommended Site A19 be maintained for "I" use as the area has a very low vacancy rate but high usage for industrial uses (in particular Warehouse/Storage). In addition, it is noted that quite a number of the IBs as well as the sites occupied by the temporary

structures have not been developed to its maximum permissible PR. Together with the forthcoming transformation of the surrounding areas in Hung Shui Kiu ("**HSK**") / Ha Tsuen ("**HA**") New Development Area ("**NDA**") and YLS Development Area, this will put development pressure on Site A19, and thus recommended to retain the planning intention of Site A19 as "I" providing local employment centre for the existing and new population in the area (***Appendix 3, Site A19 San Hei Tsuen/ Tong Yan San Tsuen "I" Area*** *of* ***2020 Area Assessments*** *refers*).

Hong Kong Planning Standards and Guidelines ("**HKPSG**")

3.3.9 Chapter 9 of the HKPSG provides guidance to uses which may cause dust nuisance. The HKPSG states that such uses are more desirable to be situated in areas which are not yet fully developed. A buffer distance of at least 100m from other uses is also required. Transportation routes to and from the Sites should be designed and the necessary protective measures to minimise dust nuisance should also be incorporated.

Town Planning Board Guidelines on Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development (TPB PG-No. 34D) (the "**Guidelines**")

3.3.10 The Guidelines set out the application procedures and the assessment criteria for the renewal of planning approvals and extension of time for compliance with planning conditions for temporary use or development by TPB.

3.3.11 In view that renewal applications involve only the renewal of approval previously granted by the BOARD, a streamlined approach in respect of the submission requirements could be adopted (***Para. 3.2 of the Guidelines*** refers).

3.3.12 The criteria for assessing applications for renewal of planning approval include: (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas; (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development); (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits; (d) whether the approval period sought is reasonable; and (e) any other relevant considerations. (***Para. 4.1 of the Guidelines*** refer).

3.3.13 As there is no change in planning circumstances since approval of the previous RPP in 2024, no new technical assessment is required.

3.4 Planning History

3.4.1 The Application Site is the subject of eight (8) previous Planning Approvals:

TPB Ref:	Subject of Application	Date of Approval
A/YL-TYST/50	Proposed Temporary CBP	16 October 1998
A/YL-TYST/181	Amendment and extension of the Temporary CBP with minor relaxation of maximum building height restriction	28 February 2003 (Section 17 Review)
A/YL-TYST/306	Renewal of planning approval for Temporary CBP use for 3 years	17 February 2006
A/YL-TYST/410	Renewal of planning approval for Temporary CBP use for 3 years	19 December 2008
A/YL-TYST/568	Renewal of planning approval for Temporary CBP use for 3 years	10 February 2012
A/YL-TYST/710	Renewal of planning approval for Temporary CBP use for 3 years	6 February 2015
A/YL-TYST/863	Renewal of planning approval for Temporary CBP use for 3 years	8 December 2017
A/YL-TYST/1069	Renewal of planning approval for Temporary CBP use for 3 years	5 February 2021
A/YL-TYST/1246	Renewal of planning approval for Temporary CBP use for 3 years	16 February 2024

4 CONTINUATION OF THE EXISTING TEMPORARY CONCRETE BATCHING PLANT

4.1 Continuation of the Existing Temporary CBP

4.1.1 The Applicant seeks a RPP under the Approved OZP to extend the operation approval of the Temporary CBP for a further three (3) years. There are *no changes or alterations* to the size, capacity or operational procedures of the existing Plant.

4.1.2 HKC have identified a continued demand for concrete services which will maintain the viability of the current operations in this location (***Section 5.3*** refers). Maintaining the same operational procedures will minimise any disruption to the local environment and minimise construction waste that would otherwise be required as a result of relocating or changing the existing plant.

4.1.3 For ease of reference, the development parameters of the existing CBP are as follows:

Development Parameters	Approved Application (A/YL-TYST/1246)	Current Renewal
Site Area	2,457m^2	2,457m^2
Gross Floor Area	1,447m^2	1,447m^2
Plot Ratio	0.59	0.59
Site Coverage	48%	48%
Built-over Area	1,176m^2	1,176m^2
Building Height	17.4m	17.4m

4.1.4 An elevation and a layout plan of the existing CBP are included in ***Appendix 1***. The following structures and on-site transport provisions are provided:

Structures (6 nos.):
- 1 storage unit;
- 1 conveyor belt unit spanning across the site;
- 1 cement / concrete production structure;
- 1 ice storage unit;
- 1 structure consisting of recycle water and fresh water tanks; and
- 1 slump stand structure

Provisions for Heavy Goods Vehicles ("**HGVs**") (Total of **14** nos. of parking and waiting spaces):
- 2 concrete loading spaces for trucks;
- 6 waiting spaces;
- 2 slump test spaces;
- 1 aggregate truck space;
- 1 cement truck space;
- 1 ice truck space; and
- 1 dump truck space

Provisions for private cars (Total of **1** no.)
- 1 small private car parking space in the "parking area (admin)"

4.2 Access

4.2.1 The run in/out of the Application Site will remain on San Fui Street. San Fui Street is connected to the main trunk road i.e. Castle Peak Road – Ping Shan via San Hi Tsuen Street. The dimension of the run-in/out is attached in ***Appendix 1*** for reference.

4.3 Traffic and Trip Generation

4.3.1 With reference to the Approved Traffic Impact Assessment ("**TIA**") submitted under the Planning Application No. A/TL-TYST/181 on 28 February 2003, the estimation of Peak Hour Traffic

Movements when the Temporary CBP is operating at its maximum capacity is demonstrated in ***Table 4.1*** below:

Table 4.1 – Estimation of CBP Traffic Generation in Peak Hour

Vehicle Type	Peak Hour Traffic Movements (each direction)
Concrete Mixer	19 vehicles/hour
Aggregate delivery truck	8 vehicles/hour
Cement tanker truck	2 vehicles/hour
Admixture truck	1 vehicle/hour
Total	30 vehicles/hour (equivalent to 60 pcu/hr)

4.3.2 Trip generation from a CBP depends directly on concrete demand and is constrained by its maximum production rate. The Applicant confirms that the concrete production rate remains unchanged at 130m^3/hr and a concrete mixer capacity of 7m^3 as stated in the Approved TIA. In this regard, the maximum number of concrete mixers generated at the Site is maintained at 19 (i.e. 130 / 7 = 19).

4.3.3 Furthermore, the above Peak Hour Traffic Movements reflect the worst-case scenario where all of the above vehicles would enter the proposed plant within the same hour. There is also one (1) small private car parking space provided on-site which will result in one (1) trip in and out per day outside peak hours.

4.3.4 There has been no change to the above estimation since the 2003 approval (including the Approved RPP in 2024) and there will be no change as a result of the Current Application for RPP for a further term of 3 years. Sufficient space is provided within the Application Site for manoeuvring of vehicles, and the Applicant has actively ensured that no vehicle is allowed to queue back to or reverse onto/ from public road at any time. Furthermore, there is no traffic complaint/ allegation due to the Temporary CBP since the previous Approval period.

5 PLANNING JUSTIFICATIONS

5.1 No Significant Changes in Planning Circumstances

5.1.1 The Temporary CBP at the Application Site has been in operation since 2003 in accordance with relevant approvals/regulations/licenses. The Current Application seeks for extension of the Approval to enable the continued operation to meet the rising demand of concrete for construction works in the NM.

5.1.2 There have not been any significant changes to the existing parameters, operations, structure layout, etc. between the Approved Application and the Current Application. In addition, there has been no change in planning circumstances such as land use zoning and surrounding environment of the Application Site as compared to the Approved Application. No adverse impacts associated with the Temporary CBP have also been demonstrated through satisfaction with the statutory requirements.

5.2 In Line with the Statutory and Non-Statutory Planning Context

Approved Tong Yan San Tsuen Outline Zoning Plan

5.2.1 The Site is zoned "I" on the Approved OZP (***Figure 1.1*** refers). As stated on the Statutory Notes of the Approved OZP, the planning intention in respect of "I" zone is "*intended primarily for general industrial uses to ensure an adequate supply of industrial floor space to meet demand from production-oriented industries. Information technology and telecommunications industries and office related to industrial use are also always permitted in this zone*." As this RPP is to ensure adequate supply of concrete, it is fully in line with the statutory planning intention in the "I" zone given that it is also a form of production-oriented industry.

5.2.2 Policy Addresses and NMDS

The approval of RPP will continuously supply of concrete to the committed and planned construction developments under CE's directives in recent Policy Addresses and NMDS.

2020 Area Assessment

5.2.3 The Application Site is (a) located within SHT/SHTIA in Tong Yan San Tsuen; (b) fronts onto an existing cluster of other low/medium-density industrial developments; and (c) is being used by the Temporary CBP which is industrial in nature. Thus, the RPP of CBP is compatible with the retained "I" zone as recommended by the 2020 Area Assessments.

HKPSG

5.2.4 The Temporary CBP is in line with the HKPSG – Chapter 9 for dusty uses. The Application Site complies with the statement that "*Siting of dusty uses in main urban areas or near to residential developments should be avoided as far as possible"* (Para. 3.3.10 of Chapter 9, HKPSG refers). There are no sensitive uses, such as village houses/ temporary domestic structures, falling within 100 metres of the Site. Appropriate mitigation measures have been in place since the commencement of the Temporary CBP to ensure there is no adverse air/noise impact imposed on any sensitive receivers.

5.3 Compatible with Adjoining Land Uses

5.3.1 The existing uses and developments in the immediate vicinity of the Site are predominantly industrial in nature and are not considered environmentally sensitive. The Site is surrounded by industrial sites in active use, including workshops, open storage yards and warehouses. The continuation of the Temporary CBP is therefore compatible with the surrounding uses. In particular, the Temporary CBP has already adapted environmentally sensitive design. Trees have been planted around the Application Site and are well-maintained. A protective boundary wall has been installed and the building has been painted in suitable colours to match with the surrounding developments. The Temporary CBP is also low-rise in nature which fits in with the surrounding built context.

5.3.2 In particular, the Application Site is subject to stringent environmental control. Environmental Protection Department ("**EPD**") has granted the renewal of a Licence for the Conduct of a Specified Process. Hence, the Applicant is required to comply with the licensing conditions to ensure no adverse air quality impact will occur from the operation of the CBP. The renewal of the Special Process ("**SP**") Licence is under review by the EPD.

5.3.3 As such, the proposed Temporary CBP is also in line with the HKPSG – Chapter 9 for dusty uses. The number of sensitive uses, such as village houses/ temporary domestic structures falling within 100m of the Site is minimal, and in any event well segregated by other uses. Also, the CBP will continue to comply with the licensing conditions to ensure no adverse air quality impact or dust nuisance caused.

5.4 Meeting the Current and Future Demand for Concrete

5.4.1 The HK Government is expediting the development of NM with a projected population and land area for about one-third of Hong Kong's total which aims to drive advancing high-quality post-secondary education, integrating I&T and industrial and attracting high-calibre of international talent. With this direction, there is a clear and continued strong demand for concrete in the NM in the foreseeable future (***Para. 3.3.2 to 3.3.4*** refer). The NM generally covers two (2) district administration areas including Yuen Long and Northern Districts, comprising of a total of nine NDAs (***Footnote 1 of Para. 3.3.4*** refers). According to the latest 2026 Policy Address (***Para. 3.3.4*** refers), construction works for four (4) NDAs including Kwu Tung North/Fanling North, Hung Shui Kiu/Ha Tsuen, Yuen Long South and San Tin Technopole and the Loop have commenced with the remaining NDAs to begin site formation and/or statutory planning and related procedures by next year. Inevitably, these developments will generate persistent local demand for concrete in the future due to construction of new housings, community facilities and infrastructure. A sufficient and continuous supply of concrete will assist the Government to meet the implementation programme of planned and proposed developments and to avoid any construction delays to various public and private sector projects**.**

5.4.2 All of the above foreseeable, committed and planned construction activities are located within reasonable distance of the Temporary CBP which not only assures the timely and viable delivery of concrete, but also reduced environmental impact and carbon footprint associated with transport.

5.5 Compliance With the Planning Conditions Under Previous Approval

5.5.1 Since initial approval and construction of the CBP, the Applicant has maintained compliance with all approval conditions and will continue to operate the facility in this regard and any requirements of the current Licence for the conduct of a Specified Process issued by the EPD under the Air Pollution Control Ordinance. This will ensure that all measures are undertaken to mitigate any adverse impacts on the surrounding urban and ecological environments. The following ***Table 5.1*** demonstrate the Applicant's effort in satisfying the planning conditions under the previous approval(s).

Table 5.1 – Compliance with Planning Conditions

Planning Conditions		**Discharge Date**
a	*no operation between 7:30 p.m. and 7:30 a.m., as proposed by the applicant, is allowed on the Site during the planning approval period;*	To be maintained at all times during the planning approval period.
b	*the existing drainage facilities on the Site shall be maintained at all times during the planning approval period;*	To be maintained at all times during the planning approval period.
c	*the submission of a condition record of the existing drainage facilities on the Site within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 18.5.2024;*	Discharged on 14 June 2024 (***Appendix 3*** refers).

d	*the existing fire service installations implemented on the Site shall be maintained in efficient working order at all times during the planning approval period;*	Please refer to ***Appendix 4*** and ***Appendix 5*** for the latest sets of FS251 Certificates and Fire Installation Layout Plans respectively.
e	*if any of the above planning condition (a), (b) or (d) 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*	Not Applicable.
f	*if the above planning condition (c) 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.*	Discharged on 14 June 2024 (***Appendix 3*** refers).

5.5.2 As demonstrated, the Applicant has complied with all the approval conditions listed above and is in accordance with the requirements under the TPB Guidelines 34D.

5.6 Readily Available Site for Concrete Provision

5.6.1 The continued operation of the Temporary CBP is efficient, economical and sustainable. Given there is existing and future demand for concrete (***Section 5.4*** refers), especially in the NM, it is reasonable to allow the continuation of operation of the Temporary CBP to ensure a steady supply of concrete. No new Sites need to be identified to meet the demand for concrete, and there is no need for relocation of the existing operations.

5.6.2 In addition, the Temporary CBP has demonstrated excellent management and operation ethics in terms of complying with all the approval conditions.

5.7 No Adverse Technical Impacts

5.7.1 As indicated in ***Section 4***, there is no significant change to the number of units and development parameters of the Application Site, thus there would be no substantial changes in the nature and operation of the Temporary CBP when compared to the Approved Application. The existing traffic, environmental, drainage and fire service installation arrangements, per the Approved Application, would be continued and maintained by the Applicant throughout the approval of the Current Application.

6 CONCLUSION

6.1 HKC seeks a RPP for their existing Temporary CBP at Tong Yan San Tsuen. There is no change or alteration to the existing parameters, capacity or operational procedures of the CBP. The RPP will not have any additional impact on the local environment. Approval will effectively sustain the status quo of the Temporary CBP for a further 3 years.

6.2 This Supplementary Planning Statement has demonstrated the following:

- There are no significant changes to the Planning Circumstances in the surrounding environment of the Application Site;
- The Temporary CBP is in line with the statutory planning intention for industrial uses. The renewal period sought is 3 years, which is made with respect to the Approved OZP;
- The Temporary CBP is compatible with adjoining land uses given the immediate vicinity of the Site is pre-dominantly industrial in nature. The Temporary CBP will also be compatible with industrial uses within the planned Employment Belt South of Yuen Long Highway. The Applicant will adhere to the stringent environmental controls imposed through Planning Approval Conditions and separate licensing procedures;
- Current and future demand for concrete has been identified. The Temporary CBP can ensure provision of concrete for existing and future developments especially in the NM;
- The Approval Conditions under the previous RPP approval have been satisfied. Excellent management and efficient operation in terms of the mitigation of environmental impacts and traffic concerns have been practised by the Applicant. The Applicant will ensure the continuation of good practices should approval be granted under this RPP;
- The Temporary CBP located on the Application Site is a readily available resource for concrete provision. No new Sites have to be identified to meet the existing and future demand for concrete; and
- The Temporary CBP will not induce adverse technical impacts.

6.3 In view of the above, we trust that the BOARD will see fit to give favourable consideration to this Application.

Edited & Approved by: Delius Wong

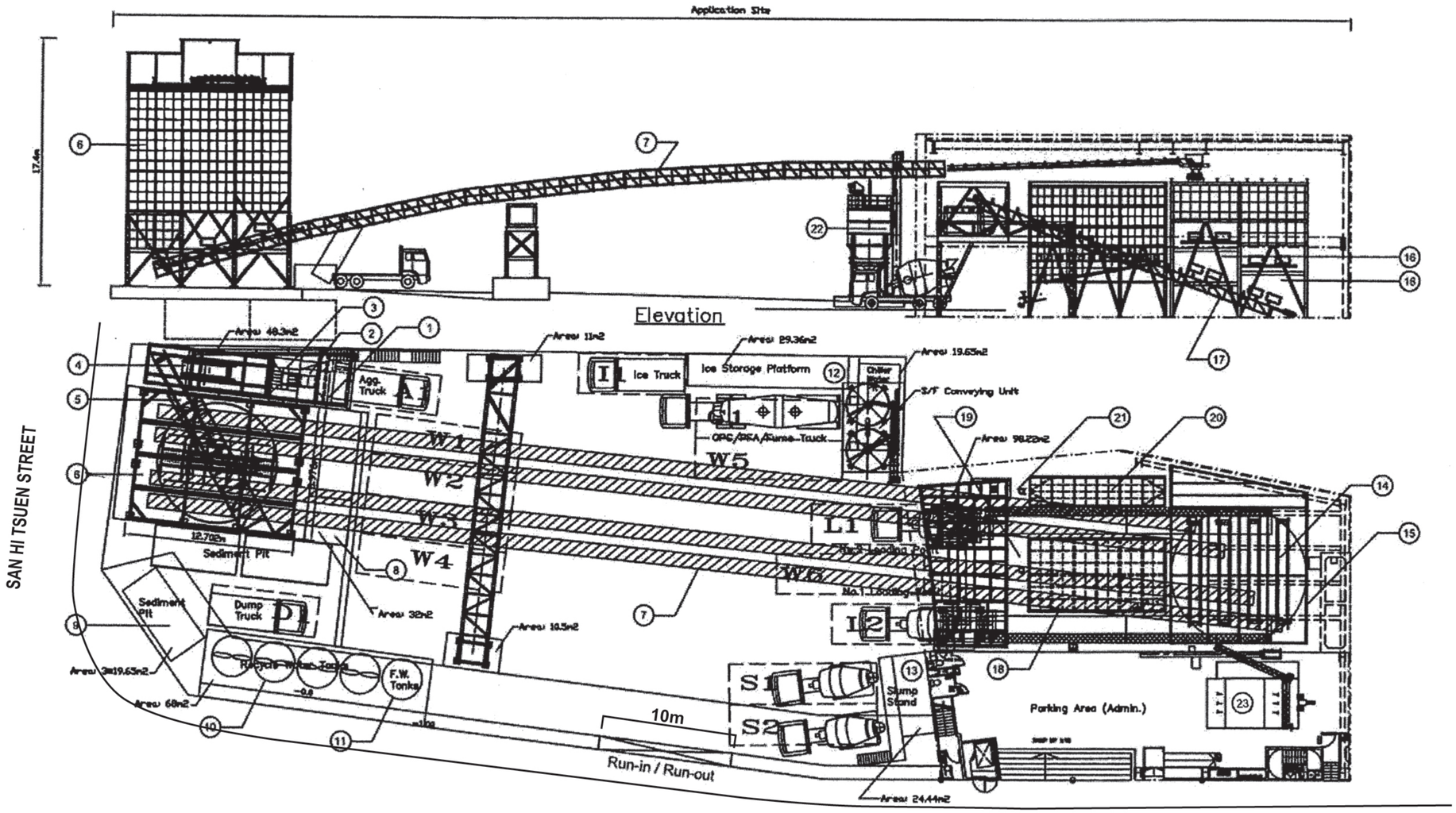
Prepared by: Kelvin Chung

Date: 16 October 2026

File Ref: SHTSSFS/4(v)

Appendix 1

ELEVATION AND LAYOUT PLAN OF THE CONCRETE BATCHING PLAN



1. 25T Underground Hopper
2. BC1 Conveyor
3. Bucket Elevator
4. BC2 Conveyor
5. BC3 Shuttle Conveyor
6. 1000T Aggregate Storage
7. BC4-BC7 Conveyor
8. Washout Pit
9. Sediment Pit
10. Recycle Water Tank
11. Fresh Water Tank
12. Block Ice Storage
13. Slump Stand
14. BC8-BC11 Conveyor
15. 300T Aggregate O.H Bin
16. Aggregate Weigh Hopper
17. BC12-BC13 Conveyor
18. 300T Cement Tank
19. Cement Screw Conveyor
20. 120T PFA Tank
21. PFA Screw Conveyor
22. S/F Conveying Unit
23. Tube ice conveying unit

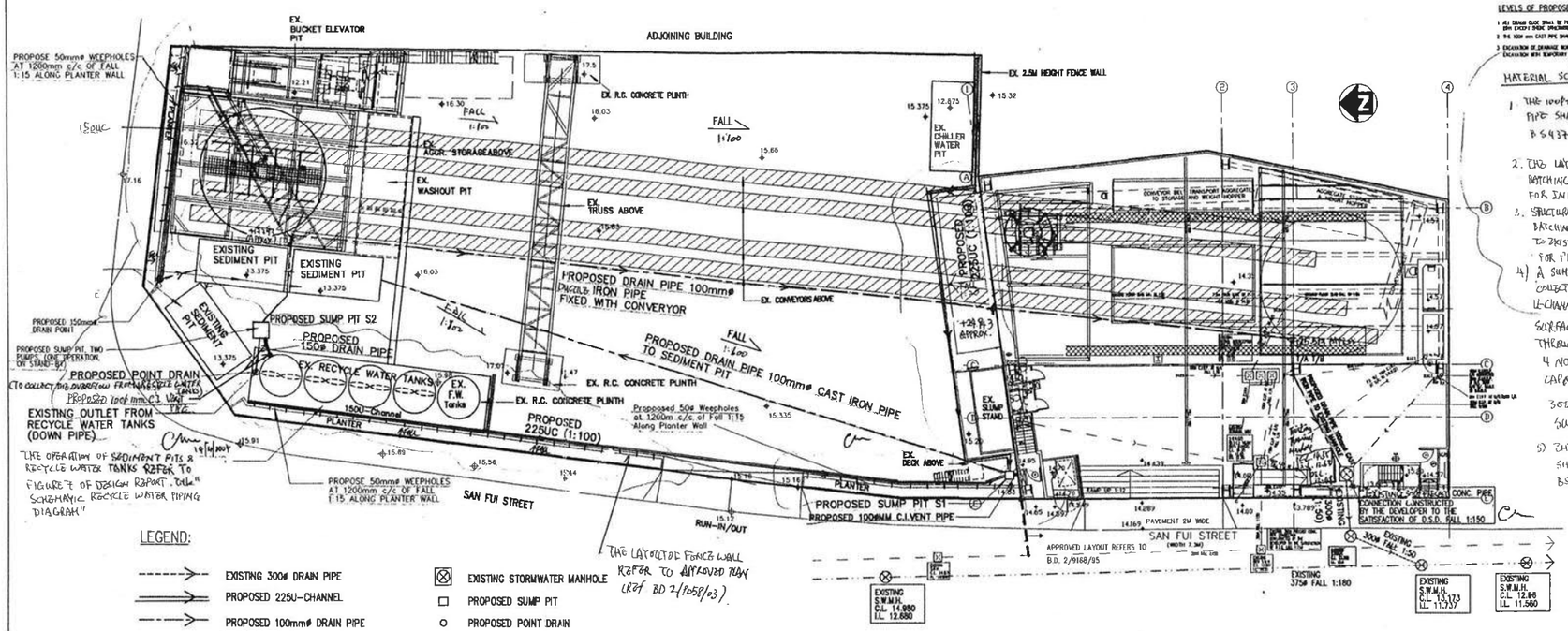
L1-2. Space for Concrete Loading
W1-6. Waiting space
S1-2. Space for Slump test
A1. Space for aggregate Truck
C1. Space for Cement Truck
I1. Space for Ice Truck
D1 Space for Dump Truck

Layout Plan

60m 50m 40m 30m 20m 10m 0m

Appendix 2

EXISTING DRAINAGE PLAN



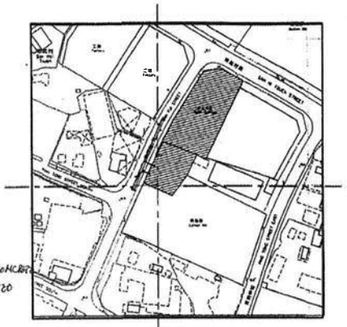
PROPOSED DRAINAGE LAYOUT PLAN
(1:200)

LEVELS OF PROPOSED MANHOLES AND PIPES

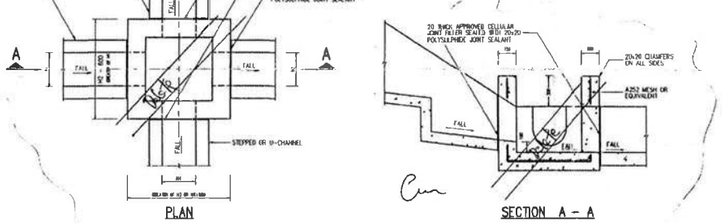
1. ALL GRADE D100 SHALL BE PRECAST CONCRETE AND COMPLY WITH BS EN 1917 UNLESS SPECIFIED.
2. THE 100 mm CAST IRON PIPE SHALL COMPLY WITH BS 437
3. EXCAVATION OF DRAINAGE WORKS SHALL BE CARRIED OUT BY OPEN EXCAVATION WITH TEMPORARY OPEN CUT.

MATERIAL SCHEDULE

1. THE UNIFORM CAST IRON PIPE SHALL COMPLY WITH BS 437
2. THE LAYOUT OF CONCRETE BATCHING PLANT INDICATED FOR INFORMATION ONLY
3. STRUCTURAL APPRAISAL REPORT FOR CONCRETE BATCHING PLANT HAS BEEN SUBMITTED TO EXISTING BUILDING DIVISION FOR I'RO CROSSING
4) A SUMP PIT IS PROPOSED TO RECEIVE THE COLLECTED SURFACE RUNOFF FROM THE PROPOSED U-CHANNELS AND OPEN TRENCH. COLLECTED SURFACE RUNOFF WILL BE PUMPED TO BASS. OF SEDIMENTS PITS THROUGH A PROPOSED 100mmø DRAIN PIPE AND THEN STORED IN 4 NOS. OF RECYCLE WATER TANKS FOR RECYCLE USE. THE CAPACITY OF SEDIMENT PITS AND RECYCLE WATER TANKS IS 300m³ WHICH HAS ADEQUATE CAPACITY FOR THE CALCULATED SURFACE RUNOFF
5) THE DUCTILE IRON PIPE SHALL COMPLY WITH BS EN 545



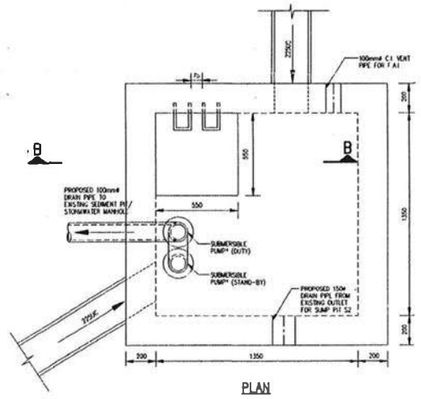
SITE LOCATION PLAN
(1:2000)



PLAN

SECTION A - A

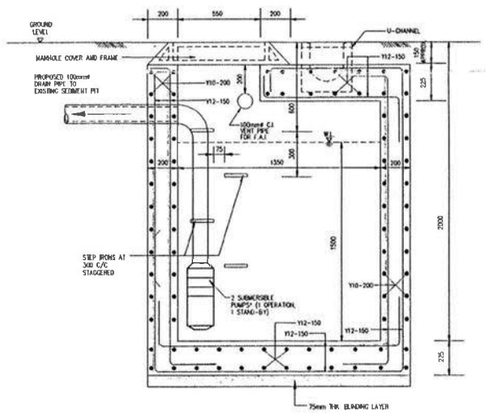
CONNECTION DETAILS OF STEPPED CHANNEL AND CATCHPIT



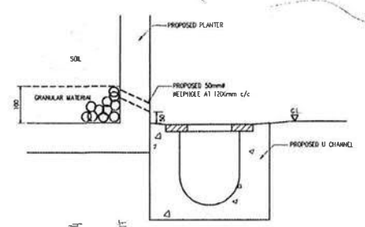
PLAN

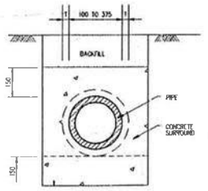
*SUBMERSIBLE PUMP (MIN CAPACITY 60M³ PER HOUR)
HEAD : MIN 3M, FLOWRATE 16.7 l/s
VOLUMN OF TANK : 27M³

SUMP PIT DETAILS
(N.T.S.)



SECTION B - B



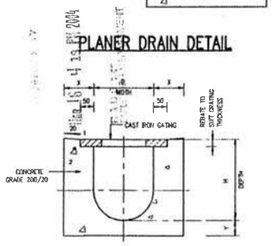


NOTES :
1. 30/200 GRADE CONCRETE TO BE USED
2. 'T' DENOTES WALL THICKNESS OF PIPE

TYPE 1 CONCRETE SURROUND TO PIPES
(REFER TO DSD STANDARD DRAWING DS1049)

BEDDING TYPE
(N.T.S.)

PLANER DRAIN DETAIL

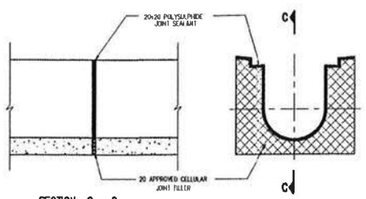


TYPICAL SECTION

H	X	REINFORCEMENT B.S. 4483 REF.
< 675	100	NIL

D	Y
150	100
225	100

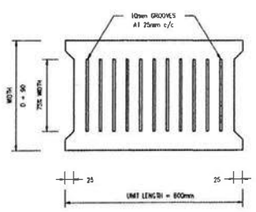
PROPOSED CAST IRON GRATING FOR U-CHANNEL
(N.T.S.)



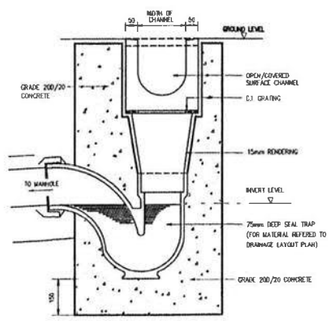
SECTION C - C

EXPANSION JOINT

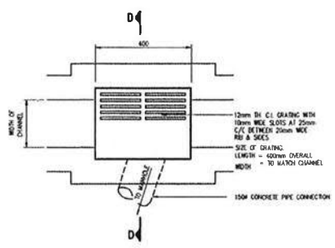
NOTES :
1. EXPANSION JOINTS SHALL BE PROVIDED AT A MAXIMUM INTERVAL OF 10 METRES.
2. CAST IRON SHALL BE MADE IN LENGTH AND SHAPE TO SUIT SITE CONDITIONS



CAST IRON GRATING
(HEAVY DUTY)



SECTION D - D



PLAN

NOTES :
1. MIXTURE OF CONC. TO BE OF GRADE 20/20.
2. LEGEND OF 'TG3' TO BE MARKED ON DRAINAGE LAYOUT PLAN.

CONNECTION DETAILS BETWEEN POINT DRAIN AND U-CHANNEL INSTALLATION
(N.T.S.)

FOR B.D. APPROVAL

Craig K.T. Ma-Authorized Person (Architect)

16 MAR 2004

Plan Approved

M.C. NG
Senior Building Surveyor
for BUILDING AUTHORITY

14 APR 2004

B.O.O. Ref. No.

F.S.D. Ref. No.

D.L.O. Ref. No.

W.W.O. Ref. No.

E.D. Ref. No.

CAD. Ref. No. 03040R01A

Notes

NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE STATED.
2. ALL LEVELS ARE IN METRES ABOVE PRINCIPAL DATUM (mPD) UNLESS OTHERWISE STATED.
3. ALL CONCRETE WORKS TO BE 30/20 GRADE CONCRETE EXCEPT WHERE OTHERWISE SPECIFIED.
4. STEEL REINFORCEMENT TO COMPLY WITH CS2 : 1995
5. EXACT POSITIONS OF PROPOSED MANHOLES ARE TO BE AGREED BY ENGINEERS ON SITE.
6. ALL SUMP PIT COVERS SHALL BE HEAVY DUTY GRADE AT THE CARRIAGEWAYS AND MEDIAN GRADE ELSEWHERE TO BSEN 124 : 1994 AND DD143
7. MINIMUM CONCRETE COVER TO ALL REINFORCEMENT SHALL BE 40mm UNLESS OTHERWISE STATED.
8. LAP LENGTH AND ANCHORAGE LENGTH SHALL BE 40 TIMES THE DIAMETER OF THE BARS(HSB) AND UNLESS OTHERWISE STATED.
9. REINFORCEMENT DESIGNATION
R = MILD STEEL BARS TO CS2:1995 (f_y = 250N/mm²)
Y = HIGH YIELD STEEL TYPE 2 DEFORMED BARS TO CS2:1995 (f_y = 460 kN/m²)
10. REINFORCEMENT IS DESCRIBED AS
(S)(B) - (T)(T)
WHERE S = NO OF BARS
T OR B = TYPE OF BARS
22 = NOMINAL BAR DIAMETER
12@ = BAR SPACING
T = PLACING LOCATION
11. CONSTRUCTION SEQUENCE, LOCATION, AND PREPARATION OF ALL CONSTRUCTION JOINTS SHALL BE APPROVED BY THE ENGINEER.
12. HOLES, TEMPORARY FIXINGS, AND BOX-OUTS NOT SHOWN ON THE DRAWING ARE NOT PERMITTED TO BE FORMED WITHOUT THE PRIOR APPROVAL OF THE ENGINEER.
13. ALL HOLES, OPENINGS, RECESSES, CHASES, ARE TO BE FORMED AT THE TIME OF CASTING. THESE SHALL NOT BE CUT, DRILLED OR CHISELED OUT AFTERWARDS EXCEPT WITH THE PRIOR APPROVAL OF THE ENGINEER.
14. ALL EXPOSED CORNERS SHALL HAVE A 25 X 25 CHAMFER.
15. IN PAVED AREAS ACCESS COVERS SHALL BE LAID TO FALLS TO SUIT PAVEMENT CONSTRUCTION DETAILS AND SHALL BE FLUSH WITH FINISHED PAVEMENT LEVEL.
16. IN UNPAVED AREAS ACCESS COVERS SHALL PROJECT BY 100mm ABOVE ADJACENT FORMATION LEVEL.
17. ACCESS AND MANHOLE COVERS AND FRAME SHALL BE BEDDED ON 1:3 CEMENT MORTAR UNLESS OTHERWISE STATED.
18. ALL CAST IRON (CI) TO BE CONFORM WITH GRADE 160 OF BS 416

No.	Date	Revisions
02	MAR., 04	RE-SUBMISSION TO BD
01	SEPT., 03	RE-SUBMISSION TO BD
00	JUN, 03	SUBMISSION TO BD

Associated Architects Limited
聯合建築師事務所(香港)有限公司

MM MM CONSULTING ENGINEERS LTD.

Job Title

1290CR.P & 1293.S.C & V ADJOINING GOVERNMENT LAND in DD121
Tong Yan San Tsuen
Yuen Long
Hong Kong

Drawing Title

Proposed Drainage Layout Plan & Details

Notes

Do not scale drawing. Figured dimensions are to be followed in preference to scale and any discrepancy found prior to proceeding is to be notified to the Architect immediately. This drawing is to be read in conjunction with the Architect's Specifications & Conditions of Contract. This print and its copyright are the property of the Architect and shall be returned to the Architect after completion of the works.

Drawn by	Checked by	Scale
VC	ATO	AS SHOWN
Date drawn	Date issued	Rev. No.
JUN.,2003	JUN.,2003	02
Job No.	Drawing No.	
9511B	03-04/DR/01	

Appendix 3

LETTER OF COMPLIANCE WITH CONDITION (c)

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輋路一號
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

來函檔號 Your Reference HKC/T46/2024/030/AK
本署檔號 Our Reference ( ) in TPB/A/YL-TYST/1246
電話號碼 Tel. No. : 2158 6296
傳真機號碼 Fax No. : 2489 9711

RECEIVED
18 JUN 2024
BY: 20240617-004

14 June 2024

Hong Kong Concrete Company Limited
[redacted]
(Attn.: Mr. Anson KWONG)

Dear Sir/Madam,

Compliance with Approval Condition (c)
Planning Application No. A/YL-TYST/1246

I refer to your submission dated 28.3.2024 for compliance with the captioned approval condition on the submission of a condition record of the existing drainage facilities on the Site. The Drainage Services Department (DSD) has been consulted on your submission. Your submission is considered:

☑ Acceptable. The captioned condition **has been complied** with. Please find detailed advisory departmental comments at **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.

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

Yours faithfully,

(Edwin YEUNG)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c.
CE/MN, DSD (Attn.: Mr. Jeff TSE)

Internal
CTP/TPB (2)

APPENDIX

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD)

Please be reminded to maintain all the drainage facilities on site in good condition and ensure that the proposed development would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc. You are required to rectify the drainage system at your own expense to the satisfaction of the government parties concerned if they are found to be inadequate or ineffective during operation.

Appendix 4

FIRE SERVICES CERTIFICATES

消防處檔號:_____
FSD Ref.

消防(裝置及設備)規例(第九條(1)款)消防裝置及設備證書
FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS (REGULATION 9(1))
CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

序號 Serial Number
000000000081 628745

顧客姓名 Name of Client: Hong Kong Concrete Company Limited

樓宇地址 Address of Building
座 Block: | 樓宇名稱 Name of Building: | 屋邨/鄉村名稱 Name of Estate/Village: Tong Yan Sun Tsuen
門牌號數及街道/地段 Number and Name of Street/Lot: DD121 Lot 2019 | 地區 District: Yuen Long | ☐ 香港 HK ☐ 九龍 K ☑ 新界 NT

持牌/註冊處所類型(如適用) Type of Licensed/Registered Premises (If applicable)
請在合適空格內填上「✓」號 Please tick the appropriate "box"

- ☐ 簡樸房 Basic Housing Unit
- ☐ 危險品倉 Dangerous Goods Store
- ☐ 食物業處所 Food Premises
- ☐ 校舍 School Premises
- ☐ 幼兒中心 Child Care Centre
- ☐ 酒店 Hotel
- ☐ 會社 Club
- ☐ 木料倉 Timber Store
- ☐ 電器廢物處置 E-waste Disposal
- ☐ 改建校舍 Non-designed School
- ☐ 私營骨灰安置所 Private Columbaria
- ☐ 賓館 Guesthouse
- ☐ 床位寓所 Bedspace Apartment
- ☐ 危險品車輛 Dangerous Good Vehicle
- ☐ 公眾娛樂場所 Place of Public Entertainment
- ☐ 安老院舍 Residential Care Home for the Elderly
- ☐ 殘疾院舍 Residential Care Home for Persons with
- ☐ 卡拉 OK 場所 Karaoke Establishment

第一部 只適用於年檢事項 Part 1 Annual Inspection ONLY

根據《消防(裝置及設備)規例》第八條(1)(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。
In accordance with Regulation 8(1)(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.

編碼 Code (1-35)	裝置類型 Type of FSI	位置 Location(s)	狀況評述 Comment on Condition	完成日期 Completion Date (DD/MM/YYYY)	到期日 Due Date (DD/MM/YYYY)
24	手提滅火筒 7 nos. x 5kg CO2gas	G/F-M/F, R/F	Conforms with FSD requirements	14/04/2026	13/04/2027
24	手提滅火筒 7 nos. x 5kg dry powder	G/F-M/F, R/F	Conforms with FSD requirements	14/04/2026	13/04/2027
25	認可的人手操作手提器具3nos. x sand bucket	G/F-M/F, R/F	Conforms with FSD requirements	14/04/2026	13/04/2027

第二部 Part 2 裝置/保養/修理/檢查工作 Installation/Maintenance/Repair/Inspection work

編碼 Code (1-35)	裝置類型 Type of FSI	位置 Location(s)	完成之工作內容 Nature of Work Carried out	狀況評述 Comment on Condition	完成日期 Completion Date (DD/MM/YYYY)	消防裝置關閉/嚴重損壞/恢復通知書 消防處檔案編號 FSD serial number of Notification of FSI Shutdown/Major Defect/Resumption

第三部 Part 3 欠妥事項 Defects

編碼 Code (1-35)	裝置類型 Type of FSI	位置 Location(s)	欠妥事項 Defects (請以「*」註明主要系統嚴重損壞 Please indicate major defects in major system with a "*" sign)	欠妥事項評述 Comment on Defects	消防裝置關閉/嚴重損壞/恢復通知書 消防處檔案編號 FSD serial number of Notification of FSI Shutdown/Major Defect/Resumption

本人/我們藉此聲明,上述之消防裝置/設備經測試及/或檢查,其運作狀況符合消防處處長訂明適用於該建築物/處所的《最低限度之消防裝置及設備守則》中的規格/要求,以及最新的《裝置及設備之檢查、測試及保養守則》中的要求,以證明其性能良好,除在第三部分中詳列的裝置/設備欠妥事項(如有)。

I/We hereby declare that the above installations/equipment has/have been tested and/or inspected, with its/their working conditions certified in conformance with the specifications/requirements in the Code of Practice for Minimum Fire Service Installations and Equipment applicable to the building/premises and the requirements in the latest Code of Practice for Inspection, Testing and Maintenance of Installations and Equipment prescribed by the Director of Fire Services to be in efficient working order except defect(s) of the installations/equipment, if any, detailed in Part 3.

請將此證書張貼於大廈或處所**當眼處**以供消防處人員查核
Please display this certificate at a conspicuous place in the building or premises for FSD's inspection.

獲授權簽署人簽署 Signature of Authorized Signatory:

獲授權簽署人姓名 Name of Authorized Signatory: Ho Chi Kee

註冊編號 Registration No.: RC3/0081

註冊消防裝置承辦商名稱 Name of Registered Fire Service Installation Contractor: Ho Chi Kee

聯絡電話 Telephone: [redacted]

電郵地址 Email address: [redacted]

日期 Date: 14/04/2026

備註 Remark:

編碼 Code	裝置類型 Type of FSI
1	聲響/視象警報系統 Audio/Visual Advisory System
2	自動啟動裝置 Automatic Actuating Device
3	不含水的滅火劑自動固定裝置 Automatic Fixed Installation other than Water
4	用水作滅火劑的自動固定裝置 Automatic Fixed Installation using Water
5	集水花灑系統 Deluge System
6	水簾系統 Drencher System
7	乾喉系統 Dry Riser System
8	塵埃偵測系統 Dust Detection System
9	機械式排煙系統 Dynamic Smoke Extraction System
10	應急發電機 Emergency Generator
11	應急照明系統 Emergency Lighting
12	出口指示牌 Exit Sign
13	火警警報系統 Fire Alarm System (MFA)
14	消防管制中心 Fire Control Centre
15	火警偵測系統 Fire Detection System
16	消防栓/喉轆系統 Fire Hydrant/Hose Reel System
17	防火捲閘 Fire Shutter
18	保留 Reserved
19	認可的自動操作固定器具 Fixed Automatically Operated Approved Appliance
20	固定泡沫系統 Fixed Foam System
21	氣體偵測系統 Gas Detection System
22	氣體排放系統 Gas Extraction System
23	消防喉轆 Hose Reel
24	手提滅火筒 Portable Fire Extinguisher
25	認可的人手操作手提器具 Portable Hand-operated Approved Appliance
26	樓梯增壓 Pressurization of Staircase
27	裝有固定水泵的環狀水管系統 Ring Main System with Fixed Pump(s)
28	花灑系統 Sprinkler System
29	靜態式排煙系統 Static Smoke Extraction System
30	供水缸 Supply Tank
31	通風/空氣調節控制系統 Ventilation/Air Conditioning Control System
32	噴水系統 Water Spray System
33	供水 Water Supply
34	街道消防栓系統 Street Fire Hydrant System
35	其他 Others_____

消防處檔號:_____
FSD Ref.

消防(裝置及設備)規例(第九條(1)款)消防裝置及設備證書
FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS (REGULATION 9(1))
CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

序號 Serial Number
005900870000 628744

顧客姓名 Name of Client: Hong Kong Concrete Company Limited

樓宇地址 Address of Building: 座 Block [ ] 樓宇名稱 Name of Building [ ] 屋邨/鄉村名稱 Name of Estate/Village: Tong Yan Sun Tsuen

門牌號數及街道/地段 Number and Name of Street/Lot: DD121 Lot 2019 地區 District: Yuen Long [ ] 香港 HK [ ] 九龍 K [✓] 新界 NT

持牌/註冊處所類型(如適用) Type of Licensed/Registered Premises (If applicable)

請在合適空格內填上「✓」號 Please tick the appropriate "box"

- [ ] 簡樸房 Basic Housing Unit
- [ ] 危險品倉 Dangerous Goods Store
- [ ] 食物業處所 Food Premises
- [ ] 校舍 School Premises
- [ ] 幼兒中心 Child Care Centre
- [ ] 酒店 Hotel
- [ ] 會社 Club
- [ ] 木料倉 Timber Store
- [ ] 電器廢物處置 E-waste Disposal
- [ ] 改建校舍 Non-designed School
- [ ] 私營骨灰安置所 Private Columbaria
- [ ] 賓館 Guesthouse
- [ ] 床位寓所 Bedspace Apartment
- [ ] 危險品車輛 Dangerous Good Vehicle
- [ ] 公眾娛樂場所 Place of Public Entertainment
- [ ] 安老院舍 Residential Care Home for the Elderly
- [ ] 殘疾院舍 Residential Care Home for Persons with
- [ ] 卡拉 OK 場所 Karaoke Establishment

第一部 只適用於年檢事項 Part 1 Annual Inspection ONLY

根據《消防(裝置及設備)規例》第八條(1)(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。
In accordance with Regulation 8(1)(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.

編碼 Code (1-35)	裝置類型 Type of FSI	位置 Location(s)	狀況評述 Comment on Condition	完成日期 Completion Date (DD/MM/YYYY)	到期日 Due Date (DD/MM/YYYY)
10	應急發電機	M/F	Conforms with FSD requirements	14/04/2026	13/04/2027
11	應急照明系統	G/F-M/F, R/F	Conforms with FSD requirements	14/04/2026	13/04/2027
12	出口指示牌	G/F-M/F, R/F	Conforms with FSD requirements (defects see part 3)	14/04/2026	13/04/2027

第二部 Part 2 裝置/保養/修理/檢查工作 Installation/Maintenance/Repair/Inspection work

編碼 Code (1-35)	裝置類型 Type of FSI	位置 Location(s)	完成之工作內容 Nature of Work Carried out	狀況評述 Comment on Condition	完成日期 Completion Date (DD/MM/YYYY)	消防裝置關閉/嚴重損壞/恢復通知書消防處檔案編號 FSD serial number of Notification of FSI Shutdown/Major Defect/Resumption
			----NA----			

第三部 Part 3 欠妥事項 Defects

編碼 Code (1-35)	裝置類型 Type of FSI	位置 Location(s)	欠妥事項 Defects (請以「*」註明主要系統嚴重損壞 Please indicate major defects in major system with a "*" sign)	欠妥事項評述 Comment on Defects	消防裝置關閉/嚴重損壞/恢復通知書消防處檔案編號 FSD serial number of Notification of FSI Shutdown/Major Defect/Resumption
12	出口指示牌	G/F	exit sign box - defective x 2	Need to replace	
13	火警警報系統	G/F	fire alarm bell & breakglass unit - defective x 1	Need to replace	
15	火警偵測系統	M/F	Heat detector - defective x 2	Need to replace	

本人/我們藉此聲明,上述之消防裝置/設備經測試及/或檢查,其運作狀況符合消防處處長訂明適用於該建築物/處所的《最低限度之消防裝置及設備守則》中的規格/要求,以及最新的《裝置及設備之檢查、測試及保養守則》中的要求,以證明其性能良好,除在第三部分中詳列的裝置/設備欠妥事項(如有)。

I/We hereby declare that the above installations/equipment has/have been tested and/or inspected, with its/their working conditions certified in conformance with the specifications/requirements in the Code of Practice for Minimum Fire Service Installations and Equipment applicable to the building/premises and the requirements in the latest Code of Practice for Inspection, Testing and Maintenance of Installations and Equipment prescribed by the Director of Fire Services to be in efficient working order except defect(s) of the installations/equipment, if any, detailed in Part 3.

請將此證書張貼於大廈或處所當眼處以供消防處人員查核
Please display this certificate at a conspicuous place in the building or premises for FSD's inspection.

註冊編號 Registration No.: RC1/0059;RC2/0087

註冊消防裝置承辦商名稱 Name of Registered Fire Service Installation Contractor: Wing Kai Engineering Co.

聯絡電話 Telephone: [redacted]

電郵地址 Email address: [redacted]

獲授權簽署人簽署 Signature of Authorized Signatory:

日期 Date: 14/04/2026

獲授權簽署人姓名 Name of Authorized Signatory: Ho Chi Kee

備註 Remark:

F S. 251 (Rev. 1/2025)

編碼 Code	裝置類型 Type of FSI
1	聲響/視象警報系統 Audio/Visual Advisory System
2	自動啟動裝置 Automatic Actuating Device
3	不含水的滅火劑自動固定裝置 Automatic Fixed Installation other than Water
4	用水作滅火劑的自動固定裝置 Automatic Fixed Installation using Water
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6	水簾系統 Drencher System
7	乾喉系統 Dry Riser System
8	塵埃偵測系統 Dust Detection System
9	機械式排煙系統 Dynamic Smoke Extraction System
10	應急發電機 Emergency Generator
11	應急照明系統 Emergency Lighting
12	出口指示牌 Exit Sign
13	火警警報系統 Fire Alarm System (MFA)
14	消防管制中心 Fire Control Centre
15	火警偵測系統 Fire Detection System
16	消防栓/喉轆系統 Fire Hydrant/Hose Reel System
17	防火捲閘 Fire Shutter
18	保留 Reserved
19	認可的自動操作固定器具 Fixed Automatically Operated Approved Appliance
20	固定泡沫系統 Fixed Foam System
21	氣體偵測系統 Gas Detection System
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26	樓梯增壓 Pressurization of Staircase
27	裝有固定水泵的環狀水管系統 Ring Main System with Fixed Pump(s)
28	花灑系統 Sprinkler System
29	靜態式排煙系統 Static Smoke Extraction System
30	供水缸 Supply Tank
31	通風/空氣調節控制系統 Ventilation/Air Conditioning Control System
32	噴水系統 Water Spray System
33	供水 Water Supply
34	街道消防栓系統 Street Fire Hydrant System
35	其他 Others_____

附錄 Appendix

序號 Serial Number

0059008700006 28744

第一部 只適用於年檢事項 Part 1 Annual Inspection ONLY			根據《消防（裝置及設備）規例》第八條(1)(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。 In accordance with Regulation 8(1)(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.		
編碼 Code (1-35)	裝置類型 Type of FSI	位置 Location(s)	狀況評述 Comment on Condition	完成日期 Completion Date (DD/MM/YYYY)	到期日 Due Date (DD/MM/YYYY)
13	火警警報系統	G/F-M/F, R/F	Conforms with FSD requirements (defects see part 3)	14/04/2026	13/04/2027
15	火警偵測系統	G/F-M/F, R/F	Conforms with FSD requirements (defects see part 3)	14/04/2026	13/04/2027
16	消防栓/喉轆系統	G/F-M/F, R/F	Conforms with FSD requirements	14/04/2026	13/04/2027
28	花灑系統	G/F-M/F, R/F	Conforms with FSD requirements	14/04/2026	13/04/2027

附錄 Appendix

序號 Serial Number

0059008700006287 44

第二部 Part 2 裝置/保養/修理/檢查工作 Installation/Maintenance/Repair/Inspection work

編碼 Code (1-35)	裝置類型 Type of FSI	位置 Location(s)	完成之工作內容 Nature of Work Carried out	狀況評述 Comment on Condition	完成日期 Completion Date (DD/MM/YYYY)	消防裝置關閉/嚴重損壞/恢復通知書消防處檔案編號 FSD serial number of Notification of FSI Shutdown/Major Defect/Resumption
			----NA----			

附錄 Appendix

序號 Serial Number

00590087000062874 4

第三部 Part 3 欠妥事項 Defects

編碼 Code (1-35)	裝置類型 Type of FSI	位置 Location(s)	欠妥事項 Defects (請以「*」註明主要系統嚴重損壞 Please indicate major defects in major system with a "*" sign)	欠妥事項評述 Comment on Defects	消防裝置關閉/嚴重損壞/恢復通知書消防處檔案編號 FSD serial number of Notification of FSI Shutdown/Major Defect/Resumption
15	火警偵測系統	G/F	Zone 6 detector circuit - malfunction x 1	need to repair / replace	

永基消防工程公司

WING KAI ENGINEERING CO.

名稱 : Annual Inspection

保養樓宇 : Hong Kong Concrete Co., Ltd
Tong Yan Sun Tsuen, Yuen Long

報告編號 : W-21683/26
保養日期 : 14-04-2026
保養證書編號 : 628745
頁數共 : 1

滅火筒位置

樓層	位置	5kg CO2	5kg DP	沙筒	出廠年份	應試壓年份	備註
2/F	上料槽		1		2024	2029	
2/F			1		2023	2028	
2/F			1		2023	2028	
2/F	消防泵房	1			2023	2028	
1/F	發電機房門外		1		2025	2030	
1/F	寫字樓外		1		2023	2028	
1/F	寫字樓	1			2024	2029	
1/F	電制房	1			2024	2029	
1/F	發電機房	1			2025	2030	
1/F	上料槽控制室	1			2025	2030	
1/F	田螺車出車位		1		2025	2030	
G/F	花洒泵房	1			2024	2029	
G/F	車房		1		2024	2029	
G/F	車房	1		1	2025	2030	
	"			2			
Grand Total :		**7**	**7**	**3**			

消防處檔號:
FSD Ref.

消防（裝置及設備）規例（第9條（1）款）消防裝置及設備證書
FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS (REGULATION 9(1))
CERTIFICATE OF FIRE SERVICE INSTALLATIONS AND EQUIPMENT

序號 Serial Number: 005900870000 628840

顧客姓名 Name of Client: Hong Kong Concrete Company Limited

地址 Address: San Fui St. No.3 新灰街3號

持牌/註冊處所類型(如適用) Type of Licensed/ Registered Premises (If applicable) 請在合適空格內填上「✓」號 Please tick the appropriate "box"

- ☐ 簡樸房 Basic Housing Unit
- ☐ 危險品倉 Dangerous Goods Store
- ☐ 食物業處所 Food Premises
- ☐ 校舍 School Premises
- ☐ 幼兒中心 Child Care Centre
- ☐ 酒店 Hotel
- ☐ 會社 Club
- ☐ 木料倉 Timber Store
- ☐ 電器廢物處置設施／處所 E-waste Disposal Facility/Premises
- ☐ 改建校舍 Non-designed School Premises
- ☐ 私營骨灰安置所 Private Columbaria
- ☐ 賓館 Guesthouse
- ☐ 床位寓所 Bedspace Apartment
- ☐ 危險品車輛 Dangerous Goods Vehicle
- ☐ 公眾娛樂場所 Place of Public Entertainment
- ☐ 安老院舍 Residential Care Homes for the Elderly
- ☐ 殘疾人士院舍 Residential Care Homes for Persons with Disabilities
- ☐ 卡拉OK場所 Karaoke Establishment

第一部 只適用於年檢事項 Part 1 Annual Inspection ONLY

根據消防(裝置及設備)規例第8條(1)(b)條，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。
In accordance with Regulation 8(1)(b) of the 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.

編碼 Code (1-35)	裝置類型 Type of FSI	位置 Location(s)	狀況評述 Comment on Condition	完成日期 Completion Date (DD/MM/YYYY)	到期日 Due Date (DD/MM/YYYY)

第二部 裝置/保養/修理/檢查工作 Part 2 Installation / Maintenance / Repair / Inspection work

編碼 Code (1-35)	裝置類型 Type of FSI	位置 Location(s)	完成之工作內容 Nature of Work Carried out	數量 Quantity	狀況評述 Comment on Condition	完成日期 Completion Date (DD/MM/YYYY)	消防裝置關閉/嚴重損壞/恢復通知書消防處檔案編號 FSD serial number of Notification of FSI Shutdown/ Major Defect/Resumption
12	出口指示牌	G/F	Check and repair exit sign box	2	符合消防處規定	15/06/2026	

第三部 欠妥事項 Part 3 Defects

編碼 Code (1-35)	裝置類型 Type of FSI	位置 Location(s)	欠妥事項 Defects (請以「*」註明主要系統嚴重損壞) Please indicate major defects in major system with a "*" sign	數量 Quantity	欠妥事項評述 Comment on Defects	消防裝置關閉/嚴重損壞/恢復通知書消防處檔案編號 FSD serial number of Notification of FSI Shutdown/ Major Defect/Resumption
15	火警偵測系統	G/F 火牛房	Heat detector - 損壞	1	需更換	

本人/我們藉此聲明，上述之消防裝置/設備經測試及/或檢查，其運作狀況符合消防處處長訂明適用於該建築物/處所的《最低限度之消防裝置及設備守則》中的規格/要求，以及最新的《裝置及設備之檢查、測試及保養守則》中的要求，以證明其性能良好，除在第三部分中詳列的裝置/設備欠妥事項（如有）。

I/We hereby declare that the above installations/equipment has/have been tested and/or inspected, with its/their working conditions certified in conformance with the specifications/requirements in the Code of Practice for Minimum Fire Service Installations and Equipment applicable to the building/premises and the requirements in the latest Code of Practice for Inspection, Testing and Maintenance of Installations and Equipment prescribed by the Director of Fire Services to be in efficient working order except defect(s) of the installations/equipment, if any, detailed in Part 3.

請將此證書張貼於大廈或處所當眼處以供消防處人員查核
Please display this certificate at a conspicuous position in the building or premises for FSD's inspection.

獲授權簽署人簽署 Signature of Authorized Signatory: 已由 HO Chi Kee 電子簽署 Digitally signed by HO Chi Kee

獲授權簽署人姓名 Name of Authorized Signatory: HO Chi-kee

掃瞄此二維碼，可查核此 FS251證書是否真確，並確認證書已傳送至消防處
Scan this QR code to verify this FS251 certificate and confirm that it has been submitted to the Fire Services Department

註冊編號 Registration No.: RC1/0059 RC2/0087

註冊消防裝置承辦商名稱 Name of Registered Fire Service Installation Contractor: Wing Kai Engineering Co.

聯絡電話 Telephone: [redacted]

電郵地址 Email address: [redacted]

日期 Date: 2026-06-25

備註 Remark: Supersede FS251 no. 005900870000 628865 (Defect FS251 no. 005900870000 628744)

序號 Serial Number 005900870000 628840

第二部 裝置/保養/修理/檢查工作 Part 2 Installation / Maintenance / Repair / Inspection work

編碼 Code (1-35)	裝置類型 Type of FSI	位置 Location(s)	完成之工作內容 Nature of Work Carried out	數量 Quantity	狀況評述 Comment on Condition	完成日期 Completion Date (DD/MM/YYYY)	消防裝置關閉/嚴重損壞/恢復通知書消防處檔案編號 FSD serial number of Notification of FSI Shutdown/ Major Defect/Resumption
13	火警警報系統	G/F	Check and repair fire alarm bell & breakglass unit	1	符合消防處規定	15/06/2026	
15	火警偵測系統	M/F	Check and repair heat detector	2	符合消防處規定	15/06/2026	
15	火警偵測系統	G/F 火牛房	Check Zone 6 detector circuit	1	符合消防處規定 (欠妥事項參閱第三部分)	15/06/2026	

消防處檔號:
FSD Ref.

消防（裝置及設備）規例（第9條（1）款）消防裝置及設備證書
FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS (REGULATION 9(1)) CERTIFICATE OF FIRE SERVICE INSTALLATIONS AND EQUIPMENT

序號 Serial Number: 005900870000 628920

顧客姓名 Name of Client: Hong Kong Concrete Company Limited

地址 Address: San Fui St. No.3 新灰街3號

持牌/註冊處所類型(如適用) Type of Licensed/ Registered Premises (If applicable) 請在合適空格內填上「✓」號 Please tick the appropriate "box"

- ☐ 簡樸房 Basic Housing Unit
- ☐ 危險品倉 Dangerous Goods Store
- ☐ 食物業處所 Food Premises
- ☐ 校舍 School Premises
- ☐ 幼兒中心 Child Care Centre
- ☐ 酒店 Hotel
- ☐ 會社 Club
- ☐ 木料倉 Timber Store
- ☐ 電器廢物處置設施／處所 E-waste Disposal Facility/Premises
- ☐ 改建校舍 Non-designed School Premises
- ☐ 私營骨灰安置所 Private Columbaria
- ☐ 賓館 Guesthouse
- ☐ 床位寓所 Bedspace Apartment
- ☐ 危險品車輛 Dangerous Goods Vehicle
- ☐ 公眾娛樂場所 Place of Public Entertainment
- ☐ 安老院舍 Residential Care Homes for the Elderly
- ☐ 殘疾人士院舍 Residential Care Homes for Persons with Disabilities
- ☐ 卡拉OK場所 Karaoke Establishment

第一部 只適用於年檢事項 Part 1 Annual Inspection ONLY

根據消防(裝置及設備)規例第8條(1)(b)條，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。
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編碼 Code (1-35)	裝置類型 Type of FSI	位置 Location(s)	狀況評述 Comment on Condition	完成日期 Completion Date (DD/MM/YYYY)	到期日 Due Date (DD/MM/YYYY)

第二部 裝置/保養/修理/檢查工作 Part 2 Installation / Maintenance / Repair / Inspection work

編碼 Code (1-35)	裝置類型 Type of FSI	位置 Location(s)	完成之工作內容 Nature of Work Carried out	數量 Quantity	狀況評述 Comment on Condition	完成日期 Completion Date (DD/MM/YYYY)	消防裝置關閉/嚴重損壞/恢復通知書消防處檔案編號 FSD serial number of Notification of FSI Shutdown/ Major Defect/Resumption
15	火警偵測系統	G/F 火牛房	Check and test heat detector	1	符合消防處規定	17/07/2026	

第三部 欠妥事項 Part 3 Defects

編碼 Code (1-35)	裝置類型 Type of FSI	位置 Location(s)	欠妥事項 Defects (請以「*」註明主要系統嚴重損壞) Please indicate major defects in major system with a "*" sign	數量 Quantity	欠妥事項評述 Comment on Defects	消防裝置關閉/嚴重損壞/恢復通知書消防處檔案編號 FSD serial number of Notification of FSI Shutdown/ Major Defect/Resumption

本人/我們藉此聲明，上述之消防裝置/設備經測試及/或檢查，其運作狀況符合消防處處長訂明適用於該建築物/處所的《最低限度之消防裝置及設備守則》中的規格/要求，以及最新的《裝置及設備之檢查、測試及保養守則》中的要求，以證明其性能良好，除在第三部分中詳列的裝置/設備欠妥事項（如有）。

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Submitted to FSD 17/07/2026

請將此證書張貼於大廈或處所當眼處以供消防處人員查核
Please display this certificate at a conspicuous position in the building or premises for FSD's inspection.

獲授權簽署人簽署 Signature of Authorized Signatory: 已由 HO Chi Kee 電子簽署 Digitally signed by HO Chi Kee

獲授權簽署人姓名 Name of Authorized Signatory: HO Chi-kee

掃瞄此二維碼，可查核此 FS251證書是否真確，並確認證書已傳送至消防處
Scan this QR code to verify this FS251 certificate and confirm that it has been submitted to the Fire Services Department

註冊編號 Registration No.: RC1/0059 RC2/0087

註冊消防裝置承辦商名稱 Name of Registered Fire Service Installation Contractor: Wing Kai Engineering Co.

聯絡電話 Telephone: [redacted]

電郵地址 Email address: [redacted]

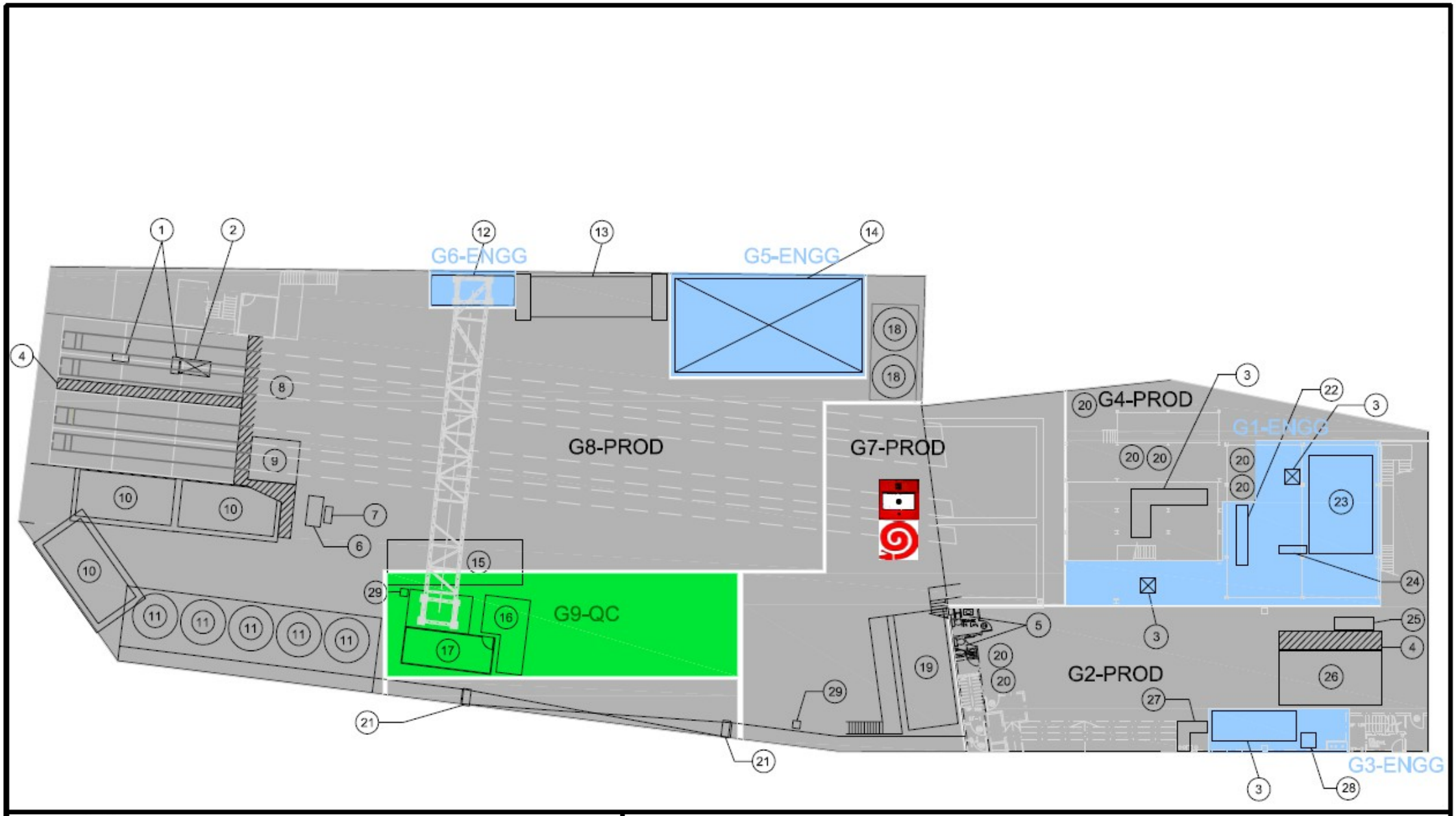
日期 Date: 20/07/2026

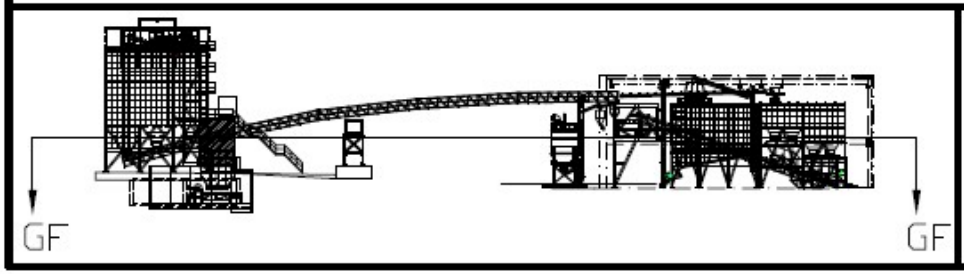
備註 Remark: Defect FS251 no. 005900870000 628840

Appendix 5

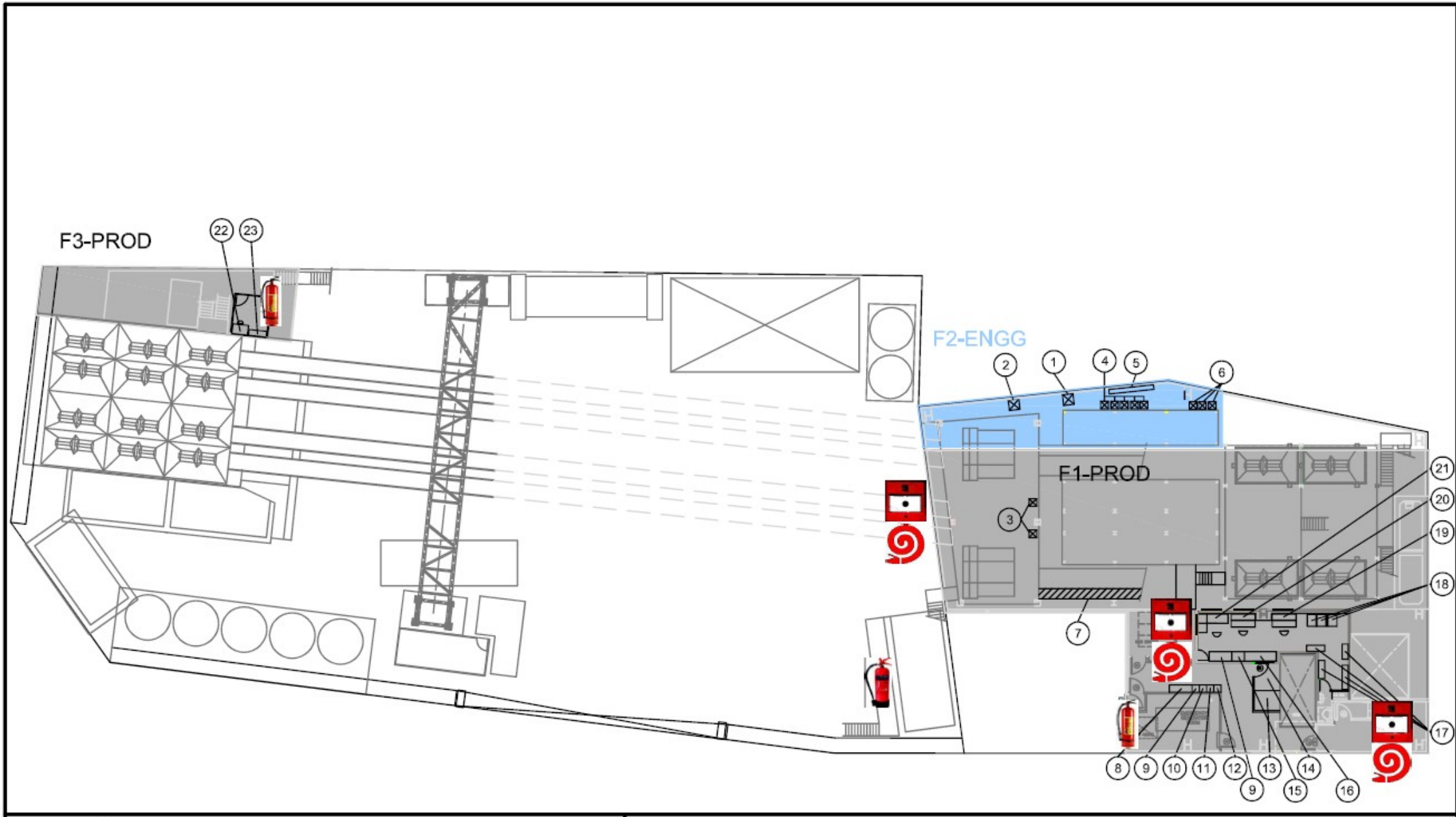
FIRE INSTALLATION LAYOUT PLANS

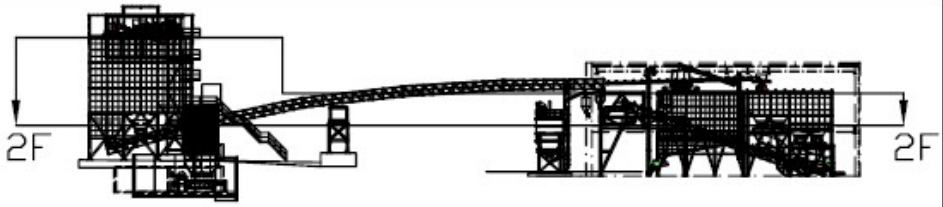
元朗廠平面圖：GF部份


G6-ENGG
G5-ENGG
G8-PROD
G7-PROD
G4-PROD
G1-ENGG
G9-QC
G2-PROD
G3-ENGG


GF
GF

元朗廠平面圖：2F部份


F3-PROD
F2-ENGG
F1-PROD
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23


2F
2F

元朗廠平面圖：3F部份

