

This document is received on - 2 MAY 2025  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

APPLICATION FOR PERMISSION  
UNDER SECTION 16 OF  
THE TOWN PLANNING ORDINANCE  
(CAP. 131)

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas, or Renewal of Permission for such Temporary Use or Development\***

**適用於祇涉及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/發展或該等臨時用途/發展的許可續期的建議\***

*\*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

*\*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:  
[https://www.tpb.gov.hk/en/plan\\_application/apply.html](https://www.tpb.gov.hk/en/plan_application/apply.html)

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：  
[https://www.tpb.gov.hk/tc/plan\\_application/apply.html](https://www.tpb.gov.hk/tc/plan_application/apply.html)

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

# "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made  
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號



2500691

28/3

By Hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/HSE/565
	Date Received 收到日期	- 2 MAY 2025

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

### 1. Name of Applicant 申請人姓名/名稱

( ☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構 )

百年工程有限公司

### 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

( ☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構 )

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	元朗廈村 DD129 LOT 3169(pt), 3170(pt), 3172RP(pt), 3173S. ARP(pt), 3173S, B(pt), 3173S. C(pt), 3174RP(pt), 3175(pt), 3176, 3177(pt), 3178(pt), 3179(pt), 3184(pt), 3185(pt), 3187RP(pt), 及毗連政府土地。
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 5453 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 4336 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... 2.8 ..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/HSK/2
(e) Land use zone(s) involved 涉及的土地用途地帶	G/IC, ROAD
(f) Current use(s) 現時用途	<p>臨時建築機械配件倉庫及附屬工場、物流倉庫、辦公室、保安室及員工飯堂。</p> <p>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)</p>

#### 4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 -

- ☐ is the sole "current land owner"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☐ The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification

##### 就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at ..... (DD/MM/YYYY), this application involves a total of ..... "current land owner(s)"<sup>#</sup>.  
根據土地註冊處截至 ..... 年 ..... 月 ..... 日的記錄，這宗申請共牽涉 ..... 名「現行土地擁有人」<sup>#</sup>。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of ..... "current land owner(s)"<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)



- ☐ has notified ..... “current land owner(s)”<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the “current land owner(s)” <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 的詳細資料		
No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):  
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the “current land owner(s)” on \_\_\_\_\_ (DD/MM/YYYY)<sup>#&</sup>  
於\_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於\_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☒ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 13-3-2025 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☒ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 12-3-2025 (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料



<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas</b> 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	臨時建築機械配件倉庫及附屬工場、物流倉庫、辦公室、保安室及員工飯堂(為期三年)。  (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	<input checked="" type="checkbox"/> year(s) 年 ..... <b>3</b> ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	..... <b>1329</b> .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... <b>4124</b> .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	..... <b>14</b> .....
Proposed domestic floor area 擬議住用樓面面積	..... <b>0</b> .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... <b>4336</b> .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... <b>4336</b> .....sq.m <input checked="" type="checkbox"/> 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) 一個雙層貨櫃構築物(上層辦公室，下層保安室及員工飯堂)，高5.8米；一個遮雨棚，高4米；一個儲物室，高3.3米； 一個電錶房，高3米；2個員工洗手間，各高2.3米；一個消防水缸連泵房，高3米；一個員工洗手間，高2.6米；一個電錶房，高2.7米； 一個遮雨棚，高6.5米；一個儲存倉庫，高5.5米；一個雙層儲物櫃，高5.4米；一個雙層貨櫃員工休息室，高5.5.2米； 一個儲存倉庫，高8.5米，內含：一個雙層辦公室，高6.7米；一個員工休息室，高2.4米；2個雙層貨櫃辦公室，各高5.2米	
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	..... 私家車車位：7個(非固定) .....
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	..... 客貨車車位：1個(非固定) .....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	..... 重型貨櫃車車位：2個(非固定) .....
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)	.....

Proposed operating hours 擬議營運時間 營運時間：星期一至星期六8:00am-9:00pm 星期日及公眾假期休息			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 屏廈路	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 .....m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> ..... .....		



	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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**(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas**  
**位於鄉郊地區或受規管地區臨時用途/發展的許可續期**

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途／發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年 .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>

**7. Justifications 理由**

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.  
 現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明）。

是次申請用途為：臨時建築機械配件倉庫及附屬工場、物流倉庫、辦公室、保安室及員工飯堂，  
 屬於臨時性質，不會影響洪水橋及廈村之未來發展。對附近環境、交通、供水、排水等等不會造成  
 不良影響。

懇請貴署批准是次申請，謝謝！

營運時間：星期一至星期六 8:00am-9:00pm

星期日及公眾假期休息



**8. Declaration 聲明**

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.  
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.  
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature  
簽署

丘翠娜

☒ Applicant 申請人 / ☐ Authorised Agent 獲授權代理人

丘翠娜

文員

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 .....

on behalf of  
代表

百年工程有限公司

☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

26-3-2025

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

**Warning 警告**

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

**Statement on Personal Data 個人資料的聲明**

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and  
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
- (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. 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	元朗廈村 DD129 LOT 3169(pt), 3170(pt), 3172RP(pt), 3173S. ARP(pt), 3173S. B(pt), 3173S. C(pt), 3174RP(pt), 3175(pt), 3176, 3177(pt), 3178(pt), 3179(pt), 3184(pt), 3185(pt), 3187RP(pt), 及毗連政府土地.
Site area 地盤面積	5453 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 2.8 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	S/HSK/2
Zoning 地帶	G/IC, ROAD
Type of Application 申請類別	<input checked="" type="checkbox"/> 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 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> 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 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	臨時建築機械配件倉庫及附屬工場、物流倉庫、辦公室、保安室及員工飯堂(為期三年)。



(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<b>4336</b> <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<b>0.79</b> <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	<b>14</b>	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	<div style="text-align: right;">m 米</div> <input type="checkbox"/> (Not more than 不多於)	
		<div style="text-align: right;">Storeys(s) 層</div> <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	<div style="text-align: right;">m 米</div> <input type="checkbox"/> (Not more than 不多於)	
		<div style="text-align: right;">Storeys(s) 層</div> <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	<div style="text-align: right;"><b>75 %</b>      <input checked="" type="checkbox"/> About 約</div>		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數  Private Car Parking Spaces 私家車車位 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) _____ _____		10個  私家車車位: 7個 (非固定)  客貨車車位: 1個 (非固定)  重型貨櫃車車位: 2個 (非固定)
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數  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) _____ _____		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) <del>總綱發展藍圖</del> ／布局設計圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) <del>園境設計總圖</del> ／園境設計圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
位置圖、行車通道圖、渠務圖、消防圖		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
消防裝置及設備證書		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



FIRE SERVICES NOTES:

1. HOSE REEL SYSTEM

- 1.1 HOSE REEL SHALL BE PROVIDED AT POSITIONS OF THE WAREHOUSE AS INDICATED ON PLANS.
- 1.2 WATER SUPPLY FOR THE MODIFIED HOSE REEL SYSTEM TO BE SINGLE END FEED FROM THE GOVERNMENT TOWN MAIN.
- 1.3 A MODIFIED HOSE REEL SYSTEM OF 2,000 LITRES WATER TANK TO BE PROVIDED FOR THE STRUCTURE B5 AS INDICATED ON PLAN.
- 1.4 TWO HOSE REEL PUMPS (ONE DUTY & ONE STANDBY) SHALL TO BE PROVIDED AT FS PUMP ROOM AT STRUCTURE B5.
- 1.5 NO FIRE SERVICES INLET TO BE PROVIDED FOR THE MODIFIED HOSE REEL SYSTEM.
- 1.6 SUFFICIENT HOSE REELS SHALL BE PROVIDED TO THE PREMISES AND PROTECTED FOR WHOLE PREMISES. HOSE REELS SHALL BE PROVIDED TO ENSURE THAT EVERY PART OF THE PREMISES CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30 M OF HOSE REEL TUBING. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE TO BE LOCATED AT EACH HR POINT.

2. SPRINKLER SYSTEM

- 2.1 THE CLASSIFICATION OF THE AUTOMATIC SPRINKLER INSTALLATION TO BE ORDINARY HAZARD GROUP 3.

2.2 AUTOMATIC SPRINKLER SYSTEM SHALL SUPPLIED BY AN UNDERGROUND 95,000L SPRINKLER WATER TANK AND COVERED TO THE ENTIRE STRUCTURES IN ACCORDANCE WITH LPC RULES INCORPORATING BS EN12845 : 2015 AND FSD CIRCULAR LETTER 5/2020. THE SPRINKLER WATER TANK, SPRINKLER PUMP ROOM, SPRINKLER INLET AND SPRINKLER CONTROL VALVE GROUP SHALL BE AS INDICATED ON PLANS AT THE FS PUMP ROOM ON G/F.

2.3 ALL INSTALLED SPRINKLER SHOULD BE CONVENTIONAL TYPE AND THE TEMPERATURE RATING OF SPRINKLER HEAD SHALL BE 68°C UNLESS OTHERWISE SPECIFIED.

2.4 ALL SPRINKLER PIPE SIZE SHOULD BE ø32MM UNLESS SPECIFY.

2.5 STORAGE BLOCK SHOULD BE SEPARATED BY AISLES NO LESS THAN 2.4M WIDE.

2.6 THE MAXIMUM STORAGE AREA SHALL BE 50m² FOR ANY SINGLE BLOCK.

2.7 TYPE OF STORAGE METHOD FOR THOSE WAREHOUSES ARE AS FOLLOWS:

i) STORAGE CATEGDRY : CATEGORY (III)

ii) STORAGE HEIGHT : NOT EXCEEDING 2.1M

iii) STORAGE : ST1

3. FIRE ALARM SYSTEM

3.1 FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT THE ENTIRE COVERED AREA OF WAREHOUSES IN ACCORDANCE WITH BS 5839-1 : 2017 AND FSD CIRCULAR LETTER 6/2021. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE SHOULD BE LOCATED AT EACH HOSE REEL POINT. THE ACTUATION POINT SHOULD INCLUDE FACILITIES FOR HOSE REEL PUMP START AND AUDIO / VISUAL WARNING DEVICE INITIATION.

3.2 AN ADDRESSABLE TYPE FIRE ALARM PANEL TO BE PROVIDED INSIDE THE FS PUMP ROOM ON G/F.

4. EMERGENCY LIGHTING

4.1 SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE COVERED AREA OF WAREHOUSES IN ACCORDANCE WITH BS 5266-1:2016 AND BS EN 1838:2013 AND FSD CIRCULAR LETTER 5/2021.

4.2 EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THOSE STRUCTURES B1, B2, B3, B4 & B5 LEADING TO EXIT OF BUILDING.

5. EXIT SIGN

5.1 SUFFICIENT SELF-CONTAINED TYPE DIRECTIONAL AND EXIT SIGNS TO ENSURE THAT ALL EXIT ROUTES FROM ANYWHERE WITHIN THOSE STRUCTURES ARE CLEARLY INDICATED AS REQUIRED BY THE CONFIGURATION OF EXIT ROUTE SERVING THE BUILDING.

5.2 DIRECTIONAL AND EXIT SIGNS SHALL BE INSTALLED IN ACCORDANCE TO BS 5266-1 : 2016 AND FSD CIRCULAR LETTER NO. 5/2008

6. EMERGENCY GENERATOR

6.1 NO EMERGENCY GENERATOR TO BE PROVIDED FOR SERVING THE EMERGENCY POWER. A.C. SUPPLY SOURCE WITH SECONDARY SUPPLY SHALL FEED BEFORE MAIN SWITCH.

6.2 DUPLICATED POWER SUPPLIES FOR ALL FIRE SERVICES INSTALLATIONS COMPRISING A CABLE CONNECTED FROM ELECTRICITY MAINS DIRECTLY BEFORE THE MAIN SWITCH.

7 PORTABLE HAND-OPERATED APPROVED APPLIANCE

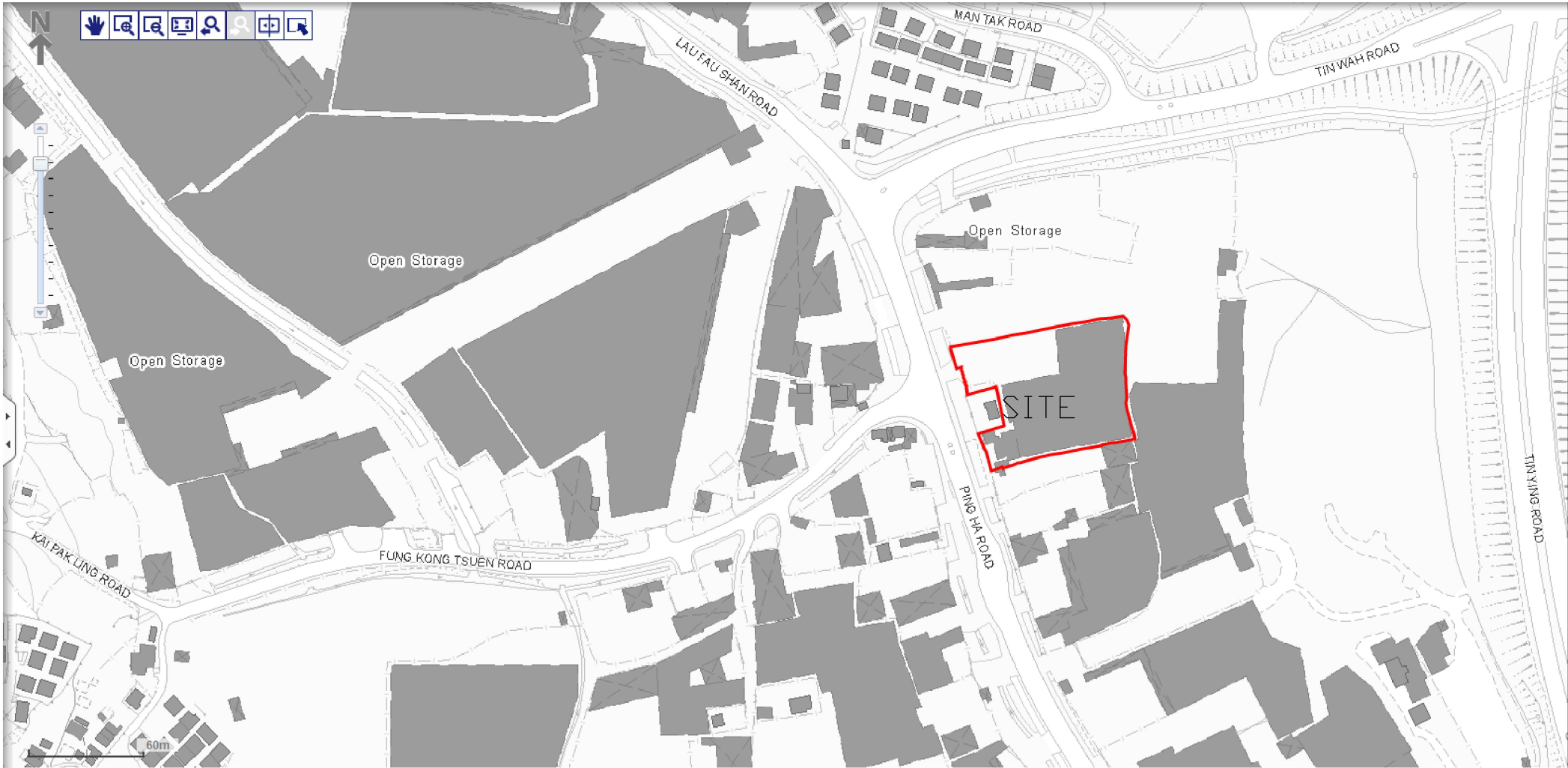
7.1 PORTABLE FIRE EXTINGUISHER WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATIONS AS INDICATED ON PLANS.

8 STATIC OR DYNAMIC SMOKE EXTRACTION SYSTEM

8.1 SMOKE EXTRACTION SYSTEM SHALL NOT BE PROVIDED AS THE AGGREGATE AREA OF OPENABLE WINDOWS OF THE COMPARTMENT SHALL PROVIDE MORE THAN 6.25% OF THE FLOOR AREA OF THAT COMPARTMENT.

9 VENTILATION/AIR CONDITIONING CONTROL SYSTEM

9.1 WHEN A VENTILATION/ AIR CONDITIONING CONTROL SYSTEM TO A BUILDING IS PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT.



SITE LOCATION (NOT TO SCALE)

LEGEND (FOR SCHEMATIC DIAGRAM)

- HOSE REEL W/ LOCKABLE GLASS FRONTED NOZZLE BOX, STRIKER, C/W FIRE ALARM BELL & BREAK GLASS UNIT
- 150mm FIRE ALARM BELL
- BREAK GLASS UNIT
- GATE VALVE
- NON RETURN VALVE
- VORTEX INHIBITOR
- BALL FLOAT VALVE
- PRESSURE SWITCH
- PRESSURE GAUGE WITH COCK
- AUTOMATIC AIR VENT WITH COCK
- FS HOSE REEL PIPE
- FLEXIBLE CONNECTOR
- CHECK METER POSITION
- PLUG
- Y-STRAINER
- F.S. INLET
- HOSE REEL W/ LOCKABLE GLASS FRONTED NOZZLE BOX, STRIKER, C/W FIRE ALARM BELL & BREAK GLASS UNIT
- 150mm FIRE ALARM BELL
- BREAK GLASS UNIT
- PUMP
- EMERGENCY LIGHTING
- EXIT SIGN
- MANUAL TYPE FIRE ALARM PANEL
- PUMP PANEL WITH WATERPROOF ENCLOSURE
- SELF-CONTAINED EMERGENCY FLUORESCENT LIGHTING UNIT

- 5Kg CO2 TYPE FIRE EXTINGUISHER
- 4Kg DRY POWDER TYPE FIRE EXTINGUISHER

COLOUR CODE

PIPE SIZES	COLOUR
ø25mm	LIGHT GREEN
ø32mm	RED
ø40mm	PURPLE
ø50mm	YELLOW
ø65mm	BLUE
ø80mm	GREEN
ø100mm	LIGHT BROWN
ø150mm	DEEP BROWN

ABBREVIATION

SPR.	SPRINKLER
F.H.	FIRE HYDRANT
H.R.	HOSE REEL
F.E.	FIRE EXTINGUISHER
CO <sub>2</sub>	CARBON DIOXIDE
L.P.C.	LOSS PREVENTION COUNCIL
F.S.I.	FIRE SERVICES INSTALLATION
H/L	HIGH LEVEL
M/L	MID LEVEL
L/L	LOW LEVEL
F/A	FROM ABOVE
F/B	FROM BELOW
T/A	TO ABOVE
T/B	TO BELOW
U/G	UNDERGROUND
F.S.	FIRE SERVICES

DRAWING LIST

DRAWING NO	DESCRIPTION
EP-10167-FS01	FS NOTES, LEGEND, ABBREVIATIONS AND DRAWING LIST
EP-10167-FS02	PROPOSED SPRINKLER SYSTEM LAYOUT PLAN
EP-10167-FS03	PROPOSED HOSE REEL SYSTEM LAYOUT PLAN
EP-10167-FS04	SITE BLOCK PLAN
EP-10167-FS05	OPENABLE WINDOW AREA CALCULATION FOR STRUCTURE


A	TBP SUBMISSION	21-02-2025	HY
REV	DESCRIPTION	DATE	BY

FSI CONTRACTOR

East Power Engineering Limited

PROJECT

元朗慶村: DD129 LOT

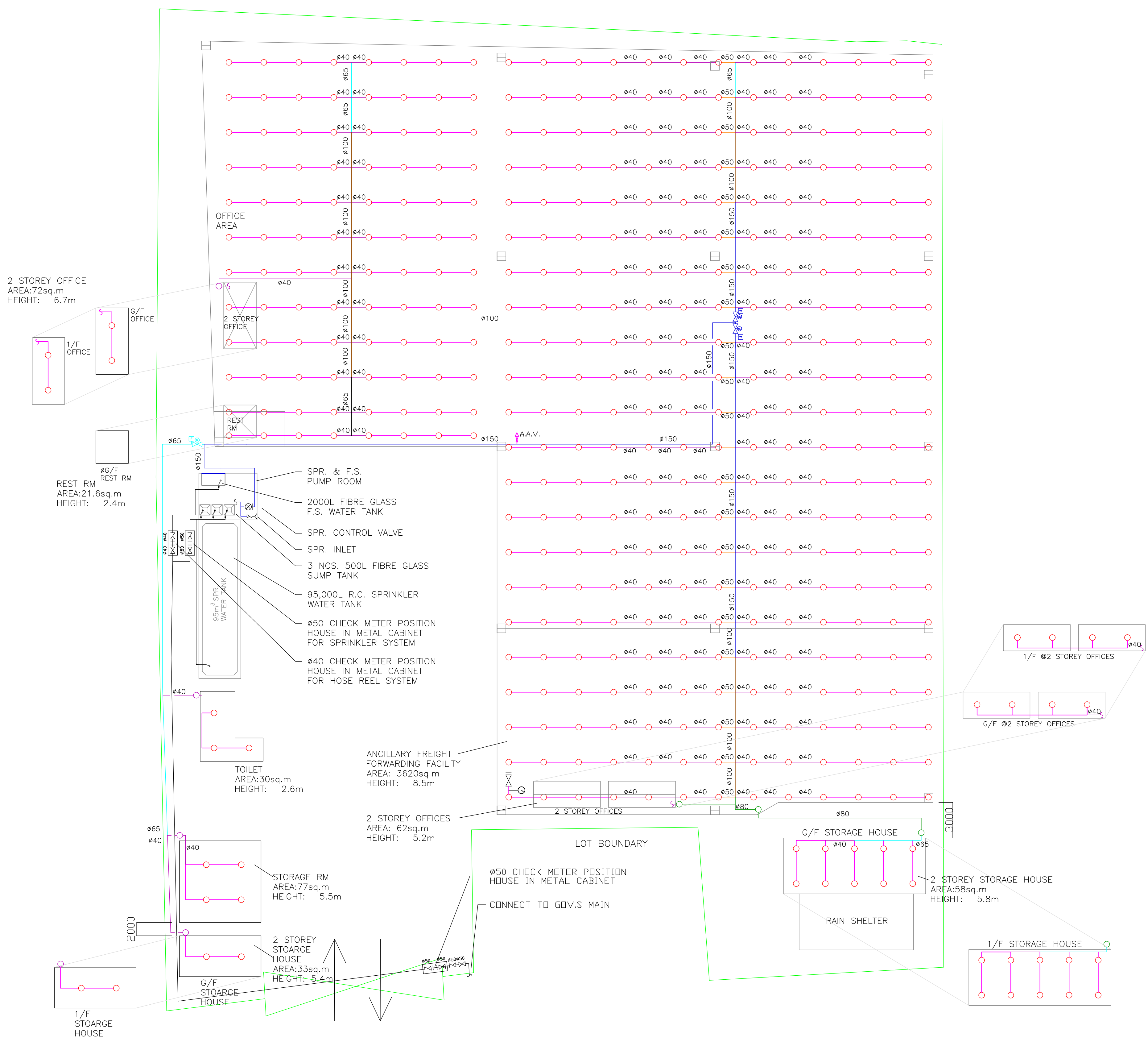
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擬為臨時建築機械零件倉庫及附屬工場、物流倉庫、辦公室、保安室及員工飯堂(為期三年)

DRAWING TITLE

FS NOTES, LEGEND, ABBREVIATIONS AND DRAWING LIST

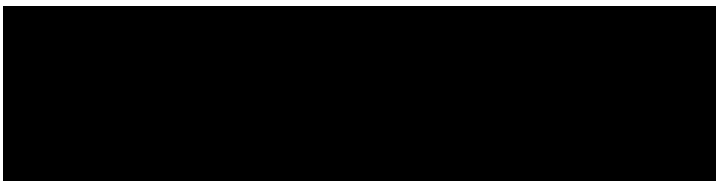
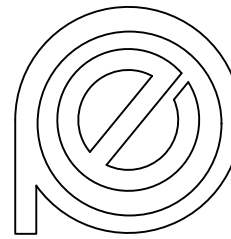
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DRAWN BY	KH	Eng.T	21-02-2025
DESIGNED BY	KH	Eng.T	21-02-2025
CHECKED BY	CM	PM	21-02-2025
APPROVED BY	—	—	—
PROJECT NO.	10167		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO.			
EP-10167-FS01			
SCALE	N. T. S.	REVISION	D



A	TBP SUBMISSION	21-02-2025	HY
REV	DESCRIPTION	DATE	BY

FSI CONTRACTOR

East Power Engineering Limited



PROJECT

元朗慶村: DD129 LOT

3169(pt),3170(pt),3172RP(pt),3173S.ARP(pt),  
3173S.B(pt),3173S.C(pt), 3174RP(pt),3175(pt),  
3176,3177(pt),3178(pt), 3179(pt),3184(pt),  
3185(pt), 3187RP(pt)及毗連政府土地。

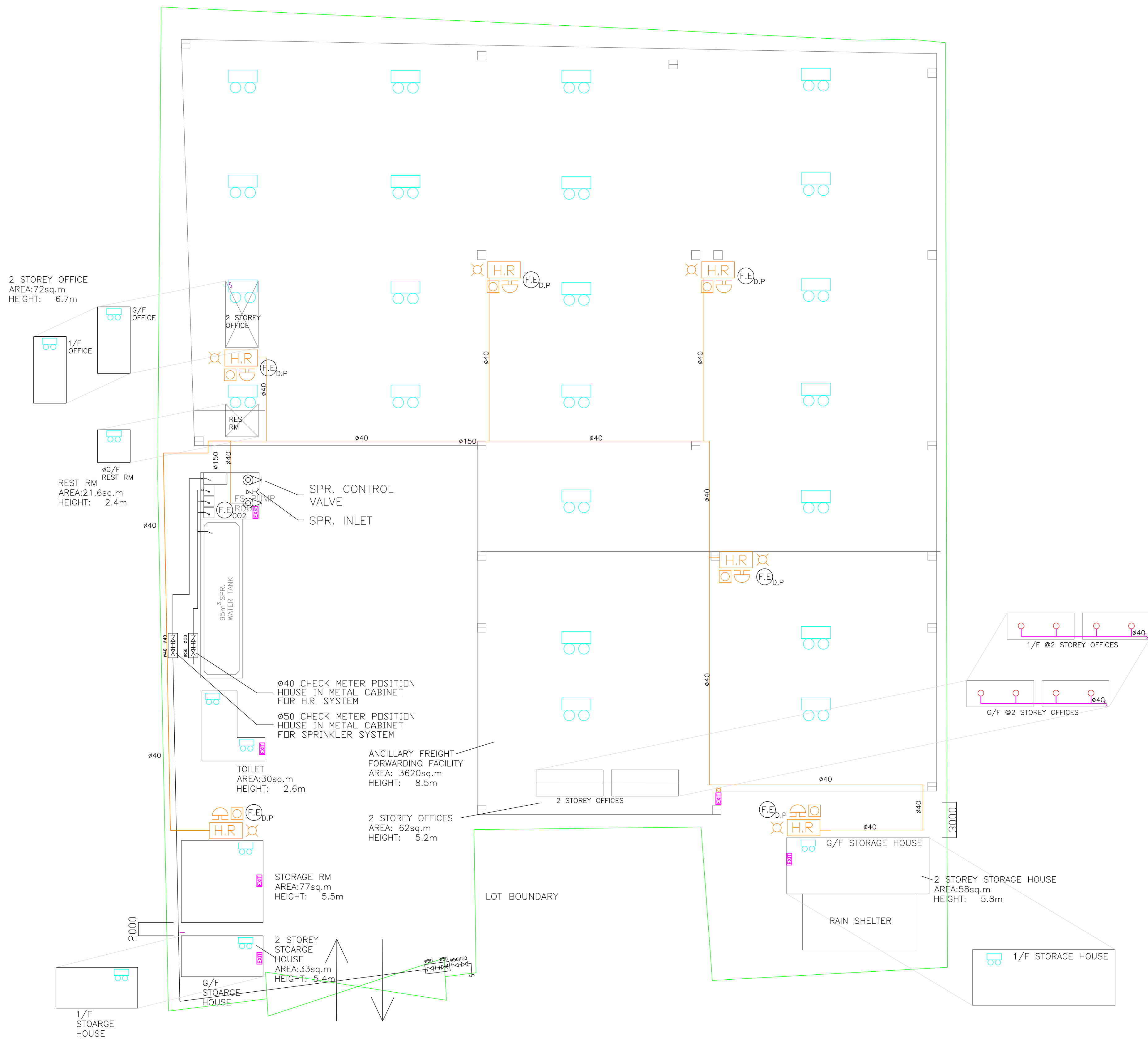
擬為臨時建築機械配件倉庫及附屬工場、物流倉庫、辦公室、保安室及員工飯堂(為期三年)

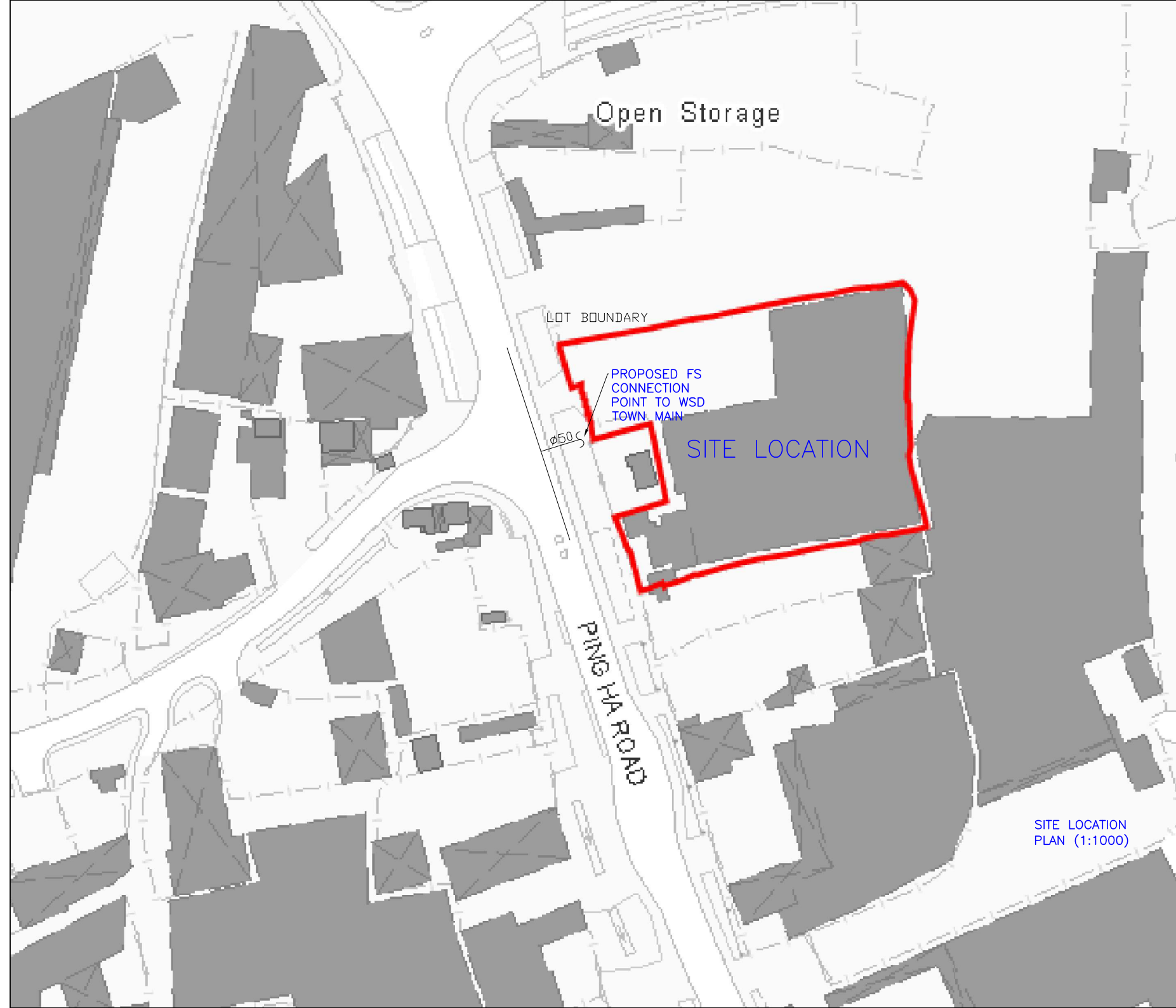
DRAWING TITLE


PROPOSED SPRINKLER SYSTEM LAYOUT PLAN

	INITIAL	DESIGNATION	DATE
DRAWN BY	KH	Eng.T	21-02-2025
DESIGNED BY	KH	Eng.T	21-02-2025
CHECKED BY	CM	PM	21-02-2025
APPROVED BY	-	-	-
PROJECT NO.	10167		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO.			
EP-10167-FS02			
SCALE	1 : 400	REVISION	G

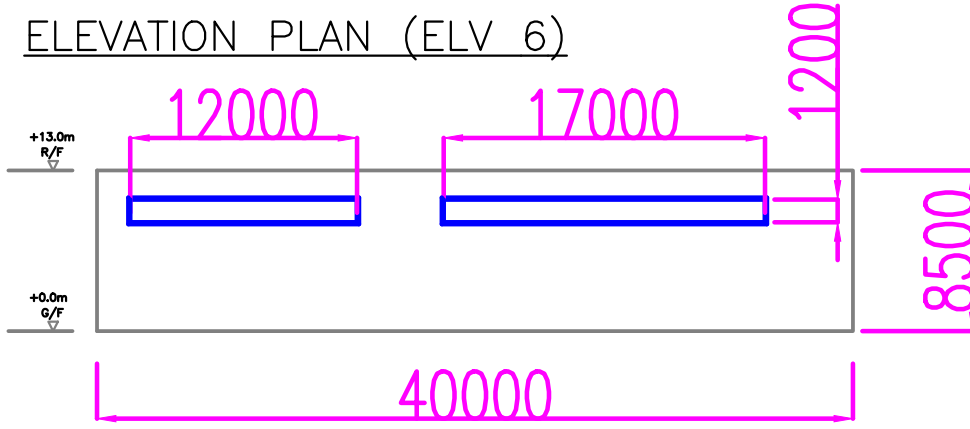
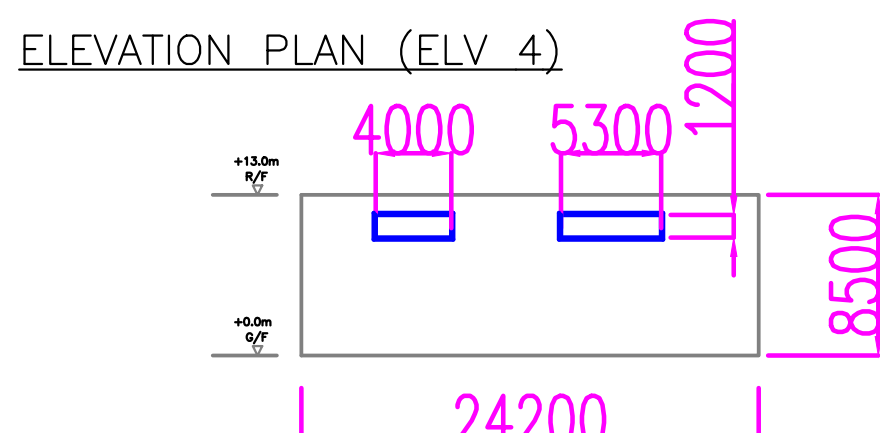
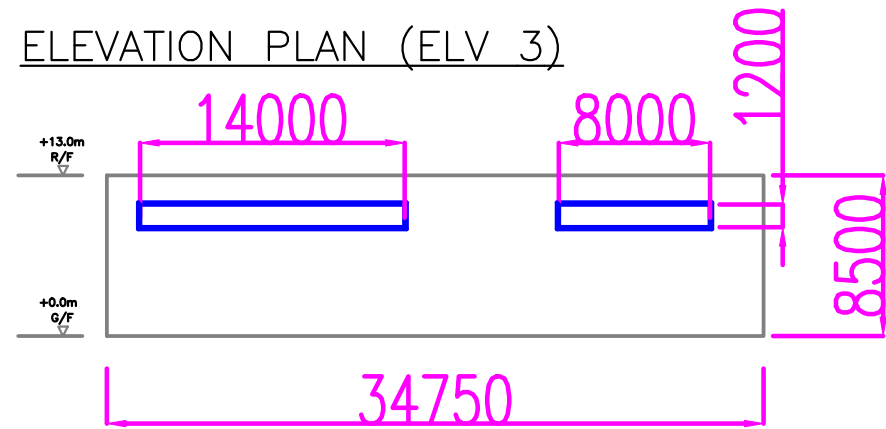
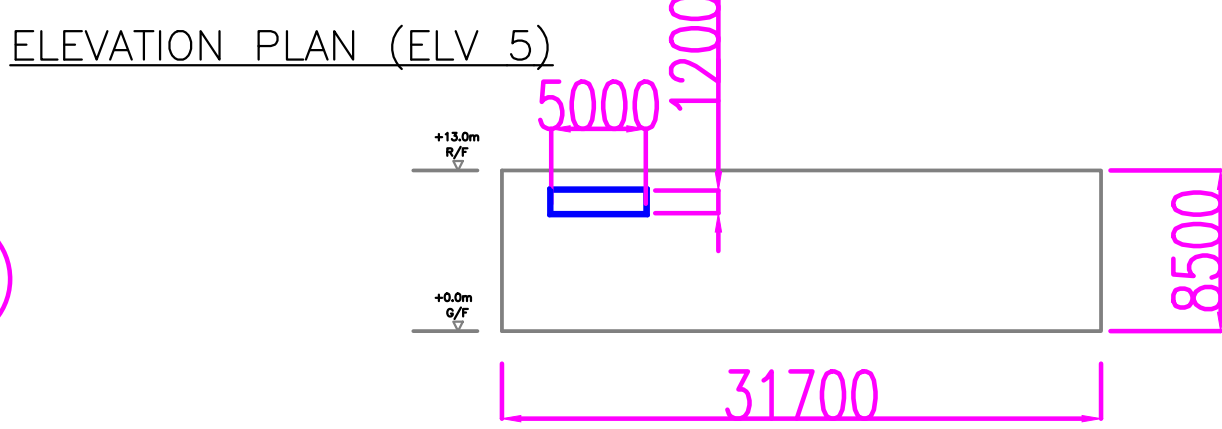
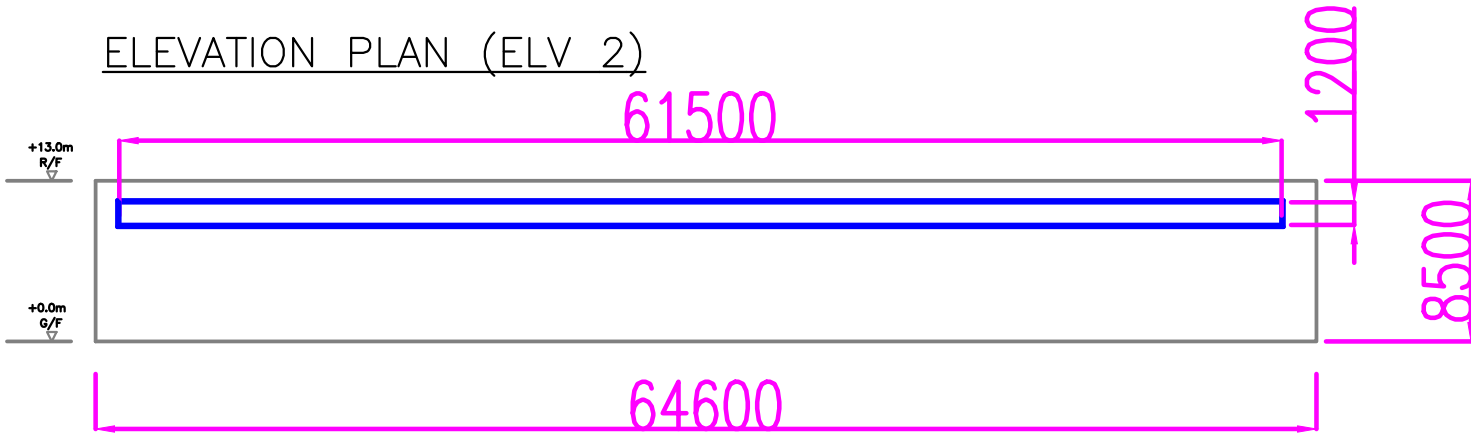
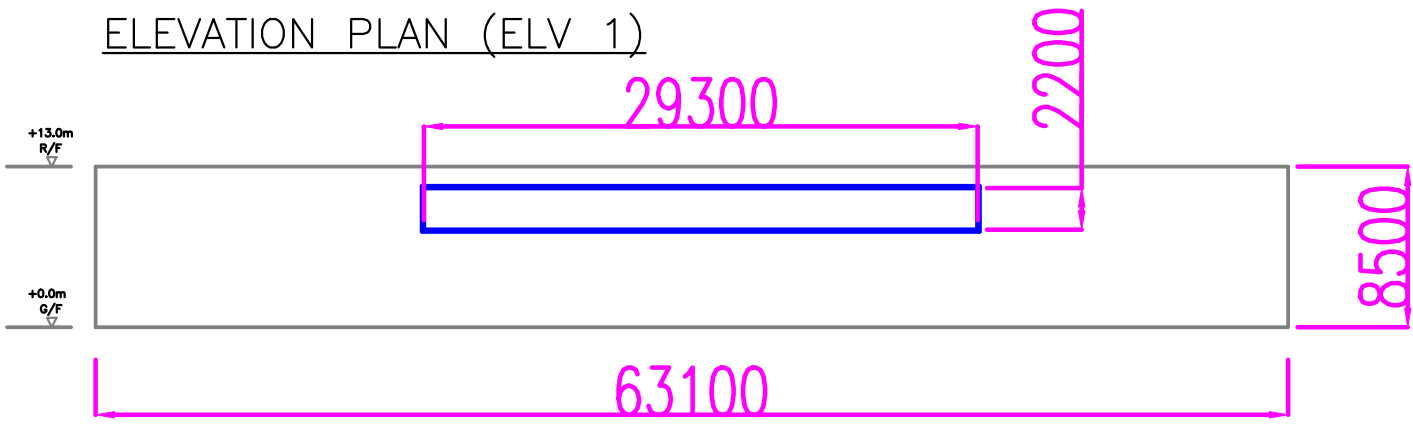
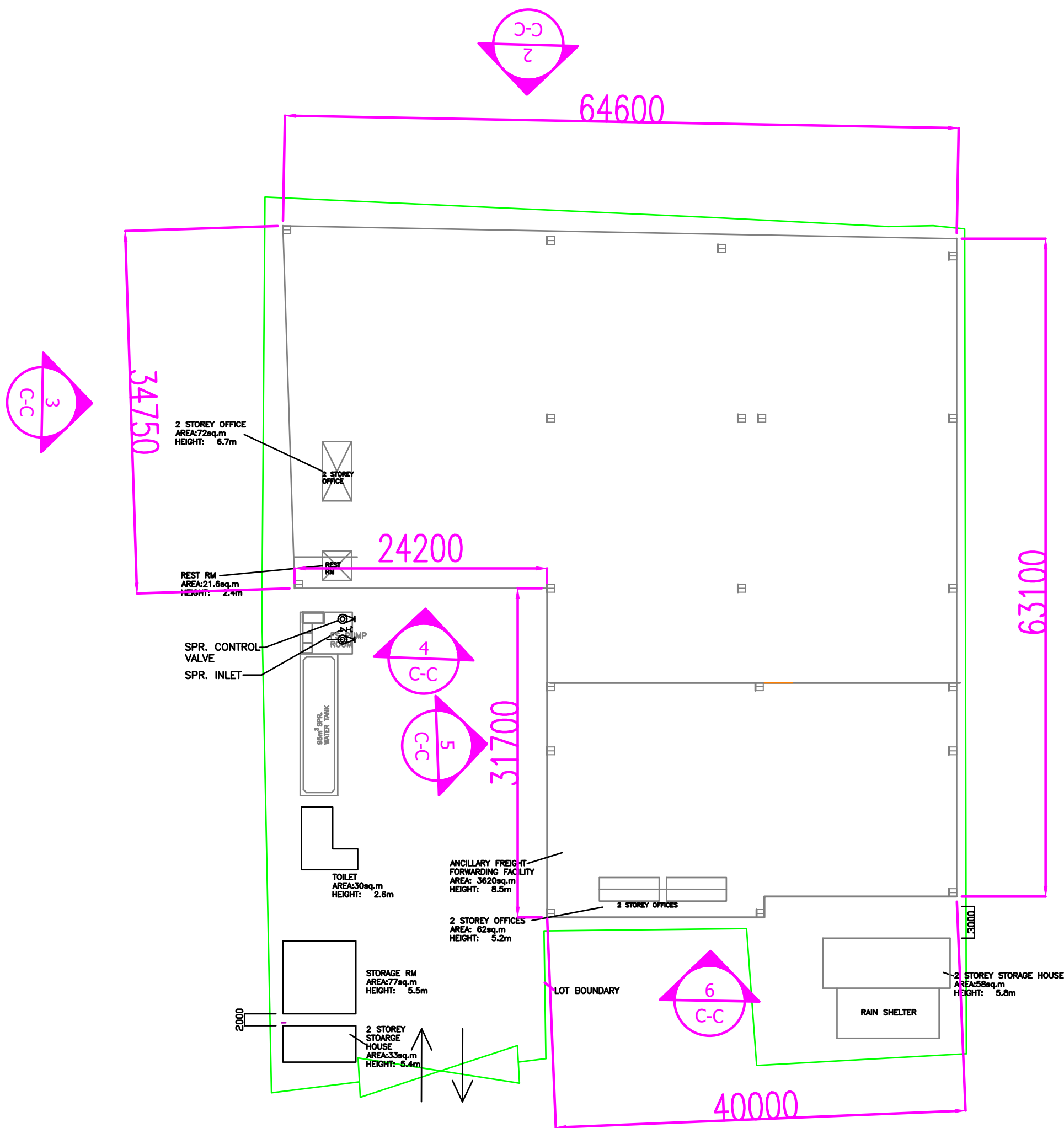






A	TBP SUBMISSION	21-02-2025	HY
REV	DESCRIPTION	DATE	BY
FSI CONTRACTOR			
East Power Engineering Limited			
			
PROJECT			
元朗廠址：DD129 LOT			
3169(pt),3170(pt),3172RP(pt),3173S.ARP(pt),			
3173S.B(pt),3173S.C(pt), 3174RP(pt),3175(pt),			
3176,3177(pt),3178(pt), 3179(pt),3184(pt),			
3185(pt), 3187RP(pt)及毗連政府土地。			
擬於臨時建築圍欄內作倉庫及附屬工場、物料倉庫、辦公室、保安室及員工飯堂(為期三年)			
DRAWING TITLE			
SITE BLOCK PLAN			
	INITIAL	DESIGNATION	DATE
DRAWN BY	KH	Eng.T	21-02-2025
DESIGNED BY	KH	Eng.T	21-02-2025
CHECKED BY	CM	PM	21-02-2025
APPROVED BY	-	-	-
PROJECT NO.	10167		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO.			
EP-10167-FS04			
SCALE	1 : 1000	REVISION	0





OPENABLE WINDOW AREA CALCULATION UNDER F.S.D. REQUIREMENT FOR COMPARTMENT EXCEEDING 7000m²			
LOCATION	USABLE FL. AREA (m²)	OPENABLE WINDOW AREA REQUIRED (m²)	OPENABLE WINDOW AREA PROVIDED
STRUCTURE 1	3620	$3620 \times 6.25\% = 226.25$	<div>REFER TO ELEVATION 1 = <math>29.3 \times 2.4 = 70.32</math></div> <div>REFER TO ELEVATION 2 = <math>61.5 \times 1.2 = 73.8</math></div> <div>REFER TO ELEVATION 3 = <math>14.0 \times 1.2 = 16.8</math></div> <div>                                  = <math>8.0 \times 1.2 = 9.6</math></div> <div>REFER TO ELEVATION 4 = <math>4.0 \times 1.2 = 4.8</math></div> <div>                                  = <math>5.3 \times 1.2 = 6.36</math></div> <div>REFER TO ELEVATION 5 = <math>5.0 \times 1.2 = 6.0</math></div> <div>REFER TO ELEVATION 6 = <math>12.0 \times 1.2 = 14.4</math></div> <div>                                  = <math>17.0 \times 1.2 = 20.4</math></div> <div>TOTAL = <math>234.48 &gt; 226.25</math></div>


A	TBP SUBMISSION	21-02-2025	HY
REV	DESCRIPTION	DATE	BY

FSI CONTRACTOR

East Power Engineering Limited

PROJECT

元朗鄉村: DD129 LOT 3169(pt),3170(pt),3172RP(pt),3173S.ARP(pt), 3173S.B(pt),3173S.C(pt), 3174RP(pt),3175(pt), 3176,3177(pt),3178(pt), 3179(pt),3184(pt), 3185(pt), 3187RP(pt)及毗連政府土地。

擬於臨時建築機件倉庫及附屬工場、物流倉庫、辦公室、保安室及員工飯堂(為期三年)

DRAWING TITLE

OPENABLE WINDOW AREA CALCULATION FOR STRUCTURE

	INITIAL	DESIGNATION	DATE
DRAWN BY	KH	Eng.T	21-02-2025
DESIGNED BY	KH	Eng.T	21-02-2025
CHECKED BY	CM	PM	21-02-2025
APPROVED BY	-	-	-
PROJECT NO.	10167		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO.			
EP-10167-FS05			
SCALE	1 : 300	REVISION	D

## 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

FSD Ref.:  
消防處編號

A 9664165

Name of Client : 顧客姓名  
百年工程有限公司

Name of Building : 樓宇名稱

Street No./Town Plot 129 Lot 3169(Part), 3170(Part) Street/Road/Estate Name :  
門牌號數/市地段 3172RP(Part), 3173S.A.RP(Part), 街道/屋苑名稱

Ping Ha Road

Block : 3175, 3176, 3177(Part), 3178(Part), 3179(Part) District :  
座 3184(Part), 3185(Part), 3187RP(Part), 分區 Lau Fau Shan, Yuen LongArea : ☐ HK ☐ K ☒ NT  
地區 香港 九龍 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)
11	Emergency Lighting	G/F	Conforms with FSD requirements	18-01-2025	17-01-2026
12	Exit Signs	G/F	Conforms with FSD requirements	18-01-2025	17-01-2026
13	Fire Alarm System (MFA)	G/F	Conforms with FSD requirements	18-01-2025	17-01-2026
16	Fire Hydrant/Hose Reel System	G/F	Conforms with FSD requirements	18-01-2025	17-01-2026
28	Sprinkler System	G/F	Conforms with FSD requirements	18-01-2025	17-01-2026

## 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)
			NIL		

## Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
			NIL	

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

**如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized Signature :  
授權人簽署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

Ng Chun Man

RC1/309 RC2/459

East Power Engineering Ltd  
東力工程有限公司

20-01-2025

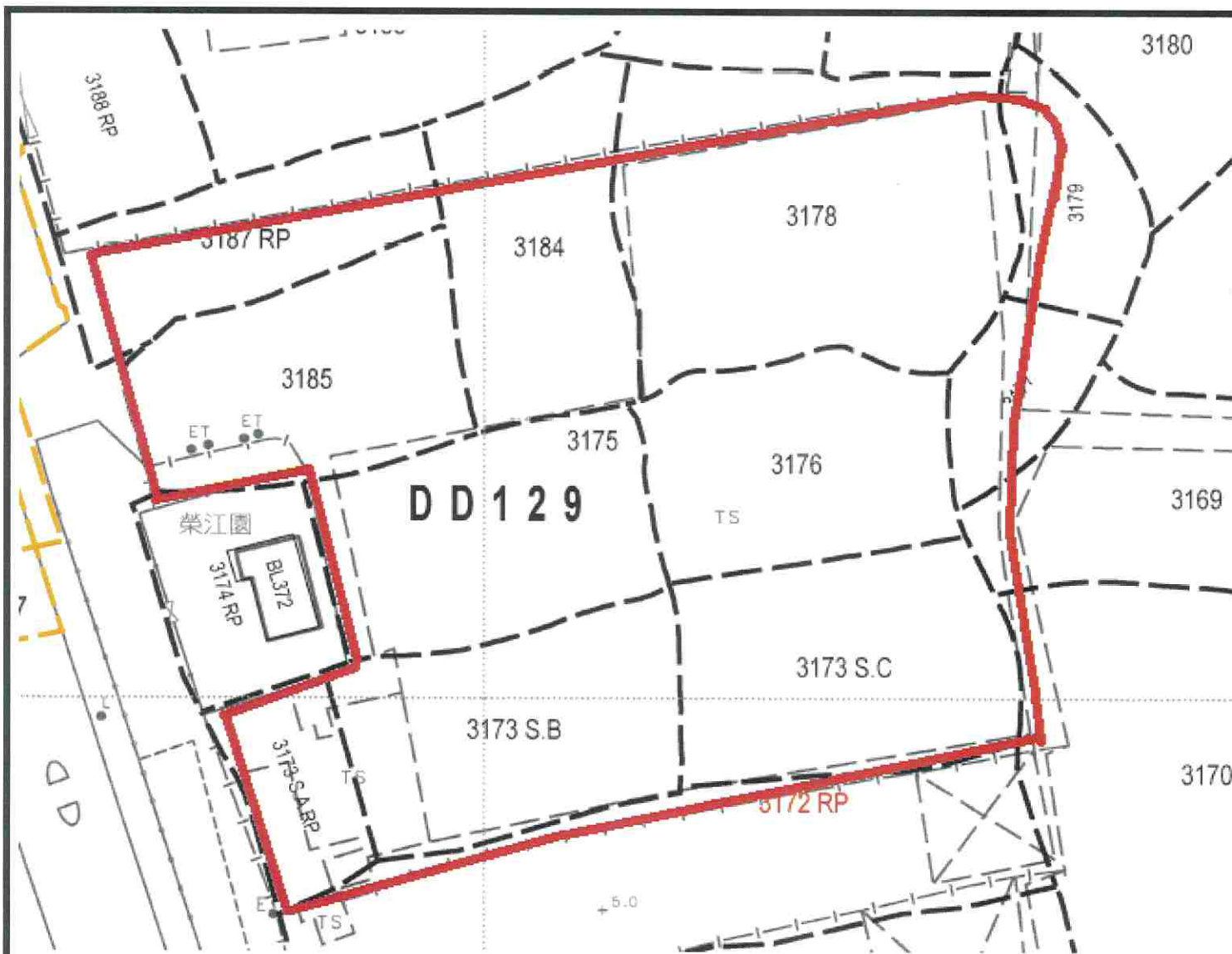
For FSD use only:

Inspected

Key-in

Verified





Drawing No. 圖號:

圖一

Drawing Title 圖目

位置圖

Scale 比例

1 : 1000

Project 項目

元朗廈村：DD129 LOT

3169(pt),3170(pt),3172RP(pt),3173S.ARP(pt),  
3173S.B(pt),3173S.C(pt), 3174RP(pt),3175(pt),  
3176,3177(pt),3178(pt), 3179(pt),3184(pt),  
3185(pt), 3187RP(pt)及毗連政府土地。

擬為臨時建築機械配件倉庫及附屬工場、物  
流倉庫、辦公室、保安室及員工飯堂(為期三  
年)。

Notes 備註：

Drawing No. 圖號:

圖二

Drawing Title 圖目

佈局圖

Scale 比例

1 : 1000

Project 項目

元朗廈村：DD129 LOT 3169(pt),3170(pt),3172RP(pt),3173S.ARP(pt),  
3173S.B(pt),3173S.C(pt), 3174RP(pt),3175(pt), 3176,3177(pt),3178(pt),  
3179(pt),3184(pt), 3185(pt), 3187RP(pt)及毗連政府土地。

擬為臨時建築機械配件倉庫及附屬工場、物流倉庫、辦公室、保安室及員工飯堂(為期三年)。

Notes 備註：



儲存倉庫：面積約 3620 平方米，高 8.5 米

倉內含：**A** 雙層辦公室：2 層，面積約 72 平方米，2 層高 6.7 米

**B** 員工休息室，一層，面積約 21.6 平方米，高 2.4 米

雙層貨櫃辦公室：2 個 2 層，面積約 62 平方米，2 層高 5.2 米



雙層貨櫃構築物：上層辦公室，下層保安室及員工飯堂，  
2 層面積約 226 平方米，2 層高 5.8 米



遮雨棚：面積約 58 平方米，高 4 米



儲物室：一層，面積約 42 平方米，高 3.3 米



電錶房：一層，面積約 11 平方米，高 3 米



員工洗手間：2 個，一層，面積約 6 平方米，高 2.3 米



消防水缸連泵房：消防水缸面積約 20 平方米，高 2.4 米  
泵房面積約 17 平方米，高 3 米



員工洗手間：一層，面積約 30 平方米，高 2.6 米



電錶房：一層，面積約 5 平方米，高 2.7 米



遮雨棚：面積約 93 平方米，高 6.5 米



儲存倉庫：一層，面積約 77 平方米，高 5.5 米



雙層儲物櫃：2 層，面積約 33 平方米，2 層高 5.4 米



雙層貨櫃員工休息室：2 層，面積約 31 平方米，2 層高 5.2 米



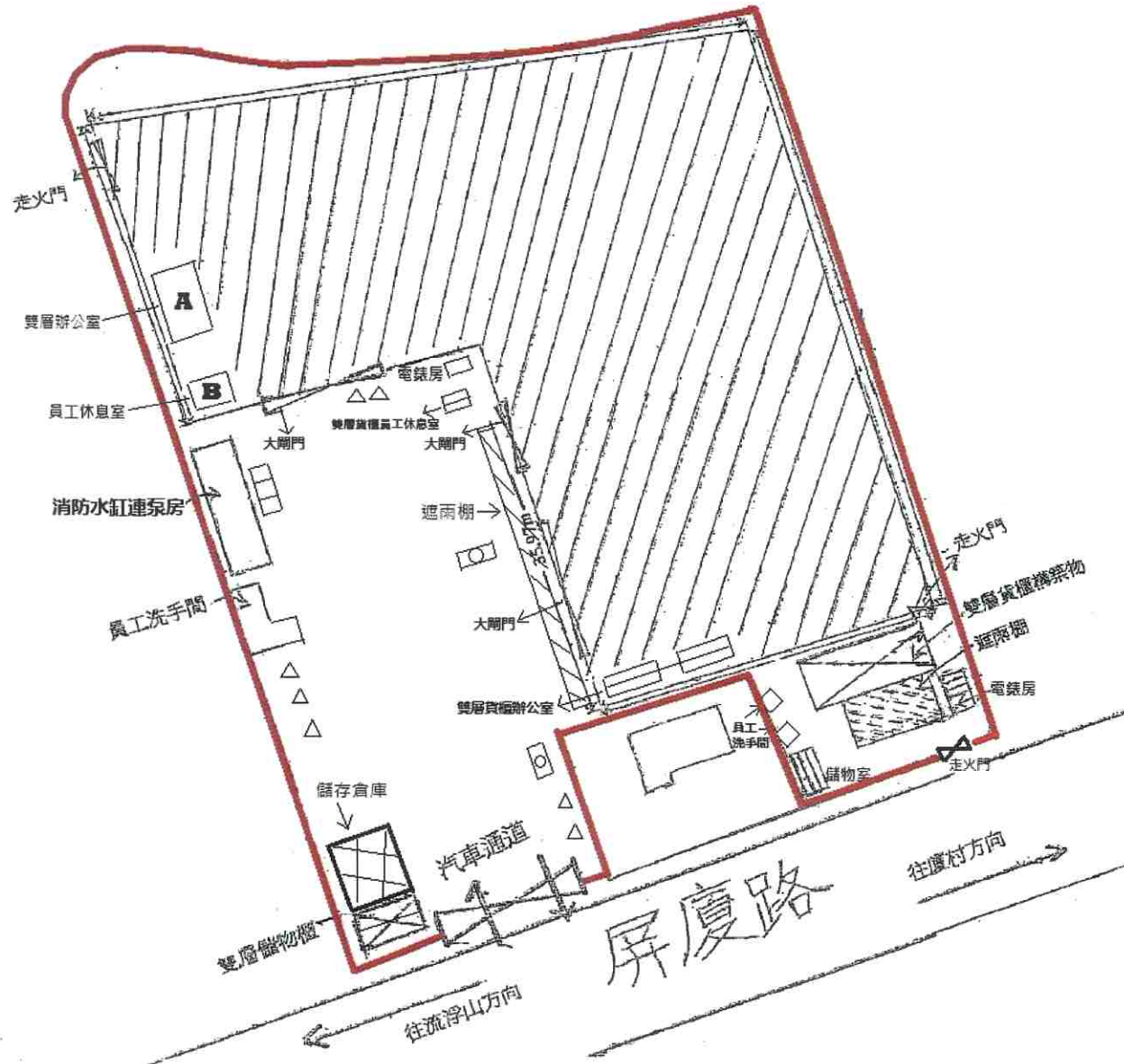
重型貨櫃車車位：2 個(非固定)



私家車車位：7 個(非固定)



客貨車車位：1 個(非固定)





Drawing No. 圖號:

圖三

Drawing Title 圖目

行車通道圖

Scale 比例

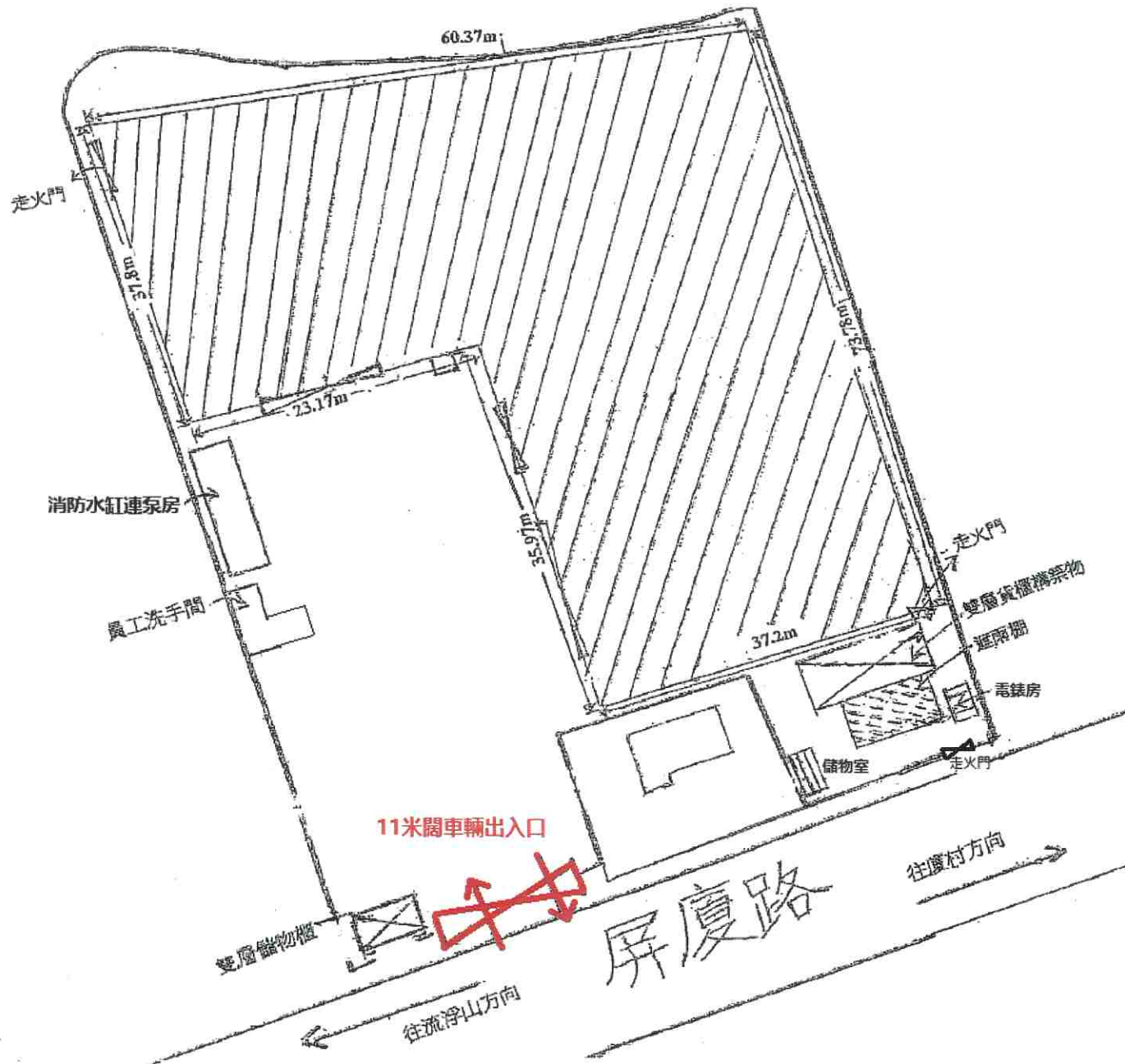
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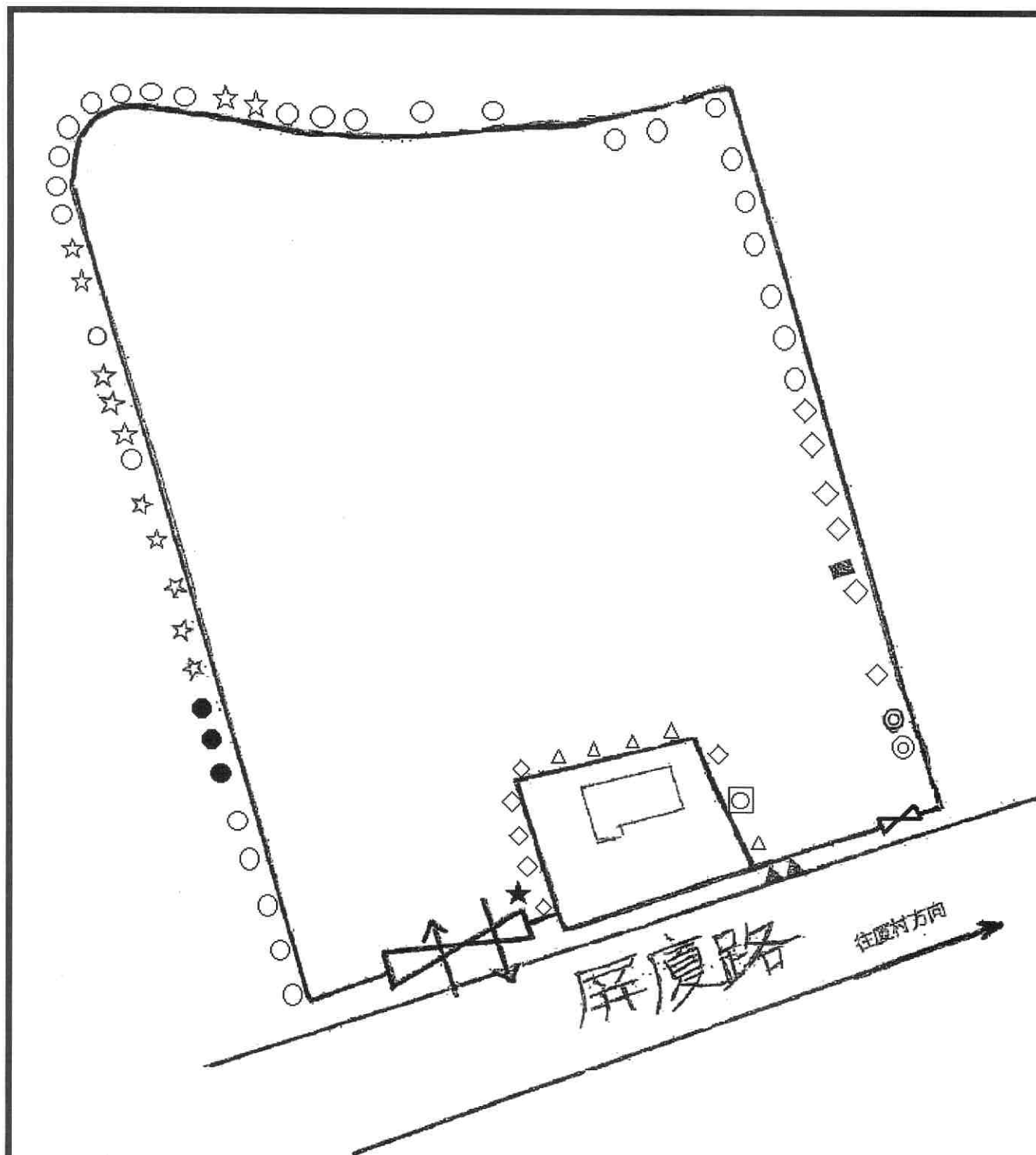
Project 項目

元朗廈村：DD129 LOT

3169(pt),3170(pt),3172RP(pt),3173S.ARP(pt),  
3173S.B(pt),3173S.C(pt), 3174RP(pt),3175(pt),  
3176,3177(pt),3178(pt), 3179(pt),3184(pt),  
3185(pt), 3187RP(pt)及毗連政府土地.

擬為臨時建築機械配件倉庫及附屬工場、物  
流倉庫、辦公室、保安室及員工飯堂(為期三  
年)。





Drawing No. 圖號:

圖四

Drawing Title 圖目

園境設計圖

Scale 比例

1 : 1000

Project 項目

元朗廈村: DD129 LOT

3169(pt), 3170(pt), 3172RP(pt), 3173S.ARP(pt),

3173S.B(pt), 3173S.C(pt), 3174RP(pt), 3175(pt),

3176, 3177(pt), 3178(pt), 3179(pt), 3184(pt),

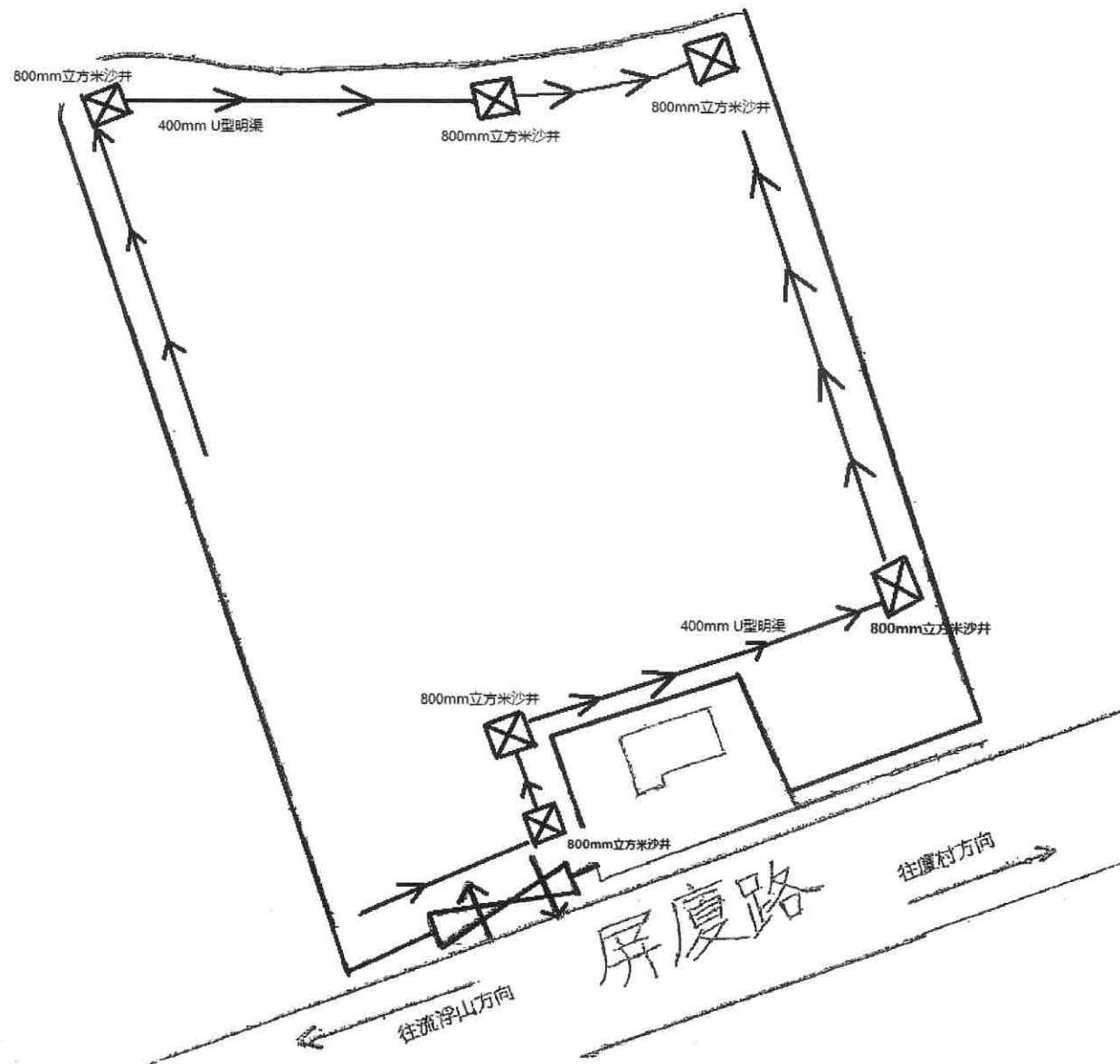
3185(pt), 3187RP(pt)及毗連政府土地。

擬為臨時建築機械配件倉庫及附屬工場、物流倉庫、辦公室、保安室及員工飯堂(為期三年)。

Notes 備註:

- 細葉榕(現有保留) 29 棵
- 睡榕(現有保留) 3 棵
- ☆ 白千層(現有保留) 12 棵
- ◎ 芒果(現有保留) 2 棵
- 大樹菠蘿(現有保留) 1 棵
- ▲ 棗欖樹(現有保留) 2 棵
- ★ 洋紫荊(現有保留) 1 棵
- ◇ 刺葵(新種) 12 棵
- △ 黃皮果(新種) 5 棵
- 嘉寶果(新種) 1 棵





Drawing No. 圖號:

圖五

Drawing Title 圖目

渠務圖

Scale 比例

1 : 1000

Project 項目

元朗厦村: DD129 LOT

3169(pt), 3170(pt), 3172RP(pt), 3173S.ARP(pt),

3173S.B(pt), 3173S.C(pt), 3174RP(pt), 3175(pt),

3176, 3177(pt), 3178(pt), 3179(pt), 3184(pt), 3185(pt), 3187RP(pt)

及毗連政府土地.

擬為臨時建築機械配件倉庫及附屬工場、物流倉庫、辦公室、保安室及員工飯堂(為期三年)。

Notes 備註:

→ 渠道



沙井

單位（平方米）	樓面面積單層	有上蓋土地面積單層	總樓面面積
儲存倉庫	3620	3620	3620
A雙層辦公室	36	0	36
B員工休息室	21.6	0	0
雙層貨櫃辦公室2個	31	0	31
雙層貨櫃構築物	113	113	226
遮雨棚	58	58	58
儲物室	42	42	42
電錶房(遮雨棚側)	11	11	11
員工洗手間2個	6	6	6
消防水缸連泵房	37	37	37
員工洗手間	30	30	30
電錶房(倉門口側)	5	5	5
倉遮雨棚	93	93	93
儲存倉庫(出入口側)	77	77	77
雙層儲物櫃(出入口側)	16.5	16.5	33
雙層貨櫃員工休息室	15.5	15.5	31
合計面積：	4212.6	4124	4336

地盤總面積：5453

露天面積約：1329

有上蓋面積約：4124

總樓面面積約：4336

政府土地約：2.8



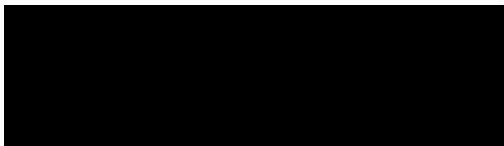


The Water Authority  
43/F Immigration Tower, 7 Gloucester Road, Hong Kong.  
Tel : 2824 5000 Fax : 2802 7333 email : wsinfo@wsd.gov.hk

Form Serial No. 4168117672  
(for official use)

**Part V(b) (To be completed by the Water Authority)**

HUNDRED YEAR ENGINEERING LIMITED,



Premises: DD 129 LOT 3169(PT), 3170(PT), 3172RP(PT), 3173ARP(PT)  
3173B(PT), 3173C, 3174RP(PT), 3175(PT), 3176, 3177(PT), 3178(PT)  
3179(PT), 3184(PT), 3185(PT) AND 3187RP(PT)  
PING HA ROAD, YUEN LONG, NEW TERRITORIES  
\*FIRE SERVICES INSTALLATION

Random sampling of the water supply has been carried out at inside service \*and at connection point, and satisfactory water test results were received on 22 AUG 2024 as required by the Water Authority. There is no irregularity apparent to us. \*Subject to payment of the charge prescribed in Part I of Schedule 1 of the Waterworks Regulations, \*the connection to the main will then be made \*and the part of the fire service or inside service on land held by the Government will be installed.

Attention of the Licensed Plumber is drawn to the Licensed Plumber's duty to construct, install, alter or remove the works covered by this Form in compliance with the Approved Plumbing Proposals, the Waterworks Ordinance and the Waterworks Regulations. Neither the issuance of this Form nor approval of the plumbing proposals nor the granting of the connection to the main \*and the installation of the part of the fire service or inside service on land held by the Government shall be construed as a ratification of any contravention of any of the provisions of the Waterworks Ordinance or the Waterworks Regulations.

(Signed for the Water Authority)

Name : LEE Ka Man

Post : I/NTW(CS)A3

Tel No : 3701 5222

Fax No :

Date : 23 August 2024

To: CHAN PING SANG  
CC: HUNDRED YEAR ENGINEERING LIMITED

\* Delete whichever is not applicable.

# The meaning of 'consumer' and 'agent' shall be as defined in Section 2 of the Waterworks Ordinance.  
WVO 46 (01/19)

[20240826000444-001/001-1/1]

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Tony Tsz Ying LAM/PLAND

---

寄件者: Shing Tong Wong <[REDACTED]>  
寄件日期: 2025年05月07日星期三 15:47  
收件者: Tony Tsz Ying LAM/PLAND  
主旨: HSK565修正資料3頁紙  
附件: HSK565修正資料3頁紙.pdf  
  
類別: Internet Email

林生  
下午好！  
請見附件，HSK565 修正資料。

丘翠娜

--  
Wong Shing Tong  
百年工程有限公司  
Hundred Year Engineering Limited  
[REDACTED]  
[REDACTED]

Tel: [REDACTED]  
Fax: [REDACTED]

Drawing No. 圖號:

圖二

Drawing Title 圖目

佈局圖

Scale 比例

1 : 1000

Project 項目

元朗廈村：DD129 LOT 3169(pt),3170(pt),3172RP(pt),3173S.ARP(pt),  
3173S.B(pt),3173S.C(pt), 3174RP(pt),3175(pt), 3176,3177(pt),3178(pt),  
3179(pt),3184(pt), 3185(pt), 3187RP(pt)及毗連政府土地。

擬為臨時建築機械配件倉庫及附屬工場、物流倉庫、辦公室、保安室及員工飯堂(為期三年)。

Notes 備註：



儲存倉庫：面積約 3620 平方米，高 8.5 米

倉內含：**A** 雙層辦公室：2 層，面積約 72 平方米，2 層高 6.7 米

**B** 員工休息室，一層，面積約 21.6 平方米，高 2.4 米

雙層貨櫃辦公室：2 個 2 層，面積約 62 平方米，2 層高 5.2 米



雙層貨櫃建築物：上層辦公室，下層保安室及員工飯堂，  
2 層面積約 226 平方米，2 層高 5.8 米



遮雨棚：面積約 58 平方米，高 4 米



儲物室：一層，面積約 42 平方米，高 3.3 米



電錶房：一層，面積約 11 平方米，高 3 米



員工洗手間：2 個，一層，面積約 6 平方米，高 2.3 米



消防水缸連泵房：消防水缸面積約 20 平方米，高 2.4 米  
泵房面積約 17 平方米，高 3 米



員工洗手間：一層，面積約 30 平方米，高 2.6 米



電錶房：一層，面積約 5 平方米，高 2.7 米



遮雨棚：面積約 93 平方米，高 6.5 米



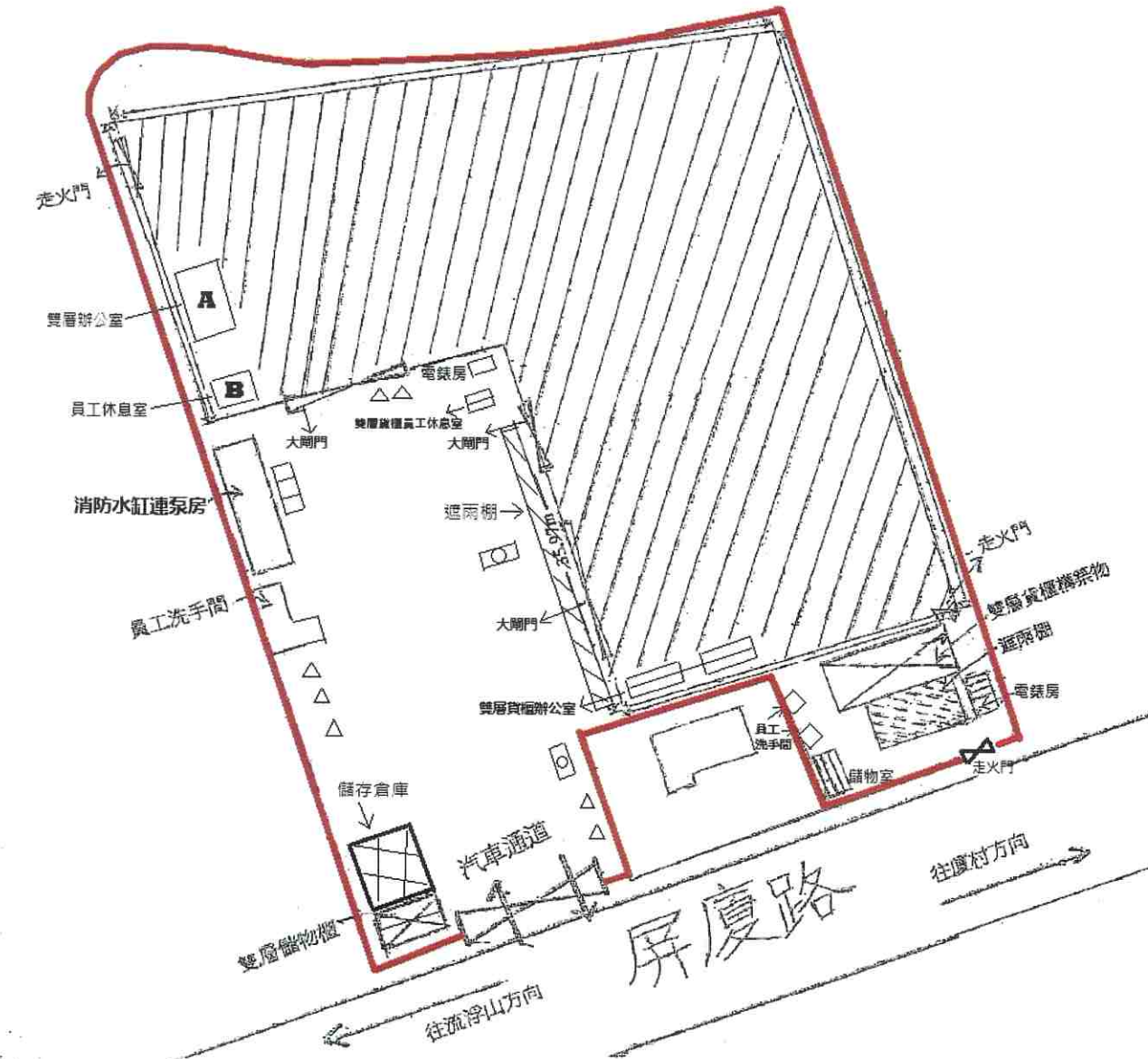
儲存倉庫：一層，面積約 77 平方米，高 5.5 米



雙層儲物櫃：2 層，面積約 33 平方米，2 層高 5.4 米



雙層貨櫃員工休息室：2 層，面積約 31 平方米，2 層高 5.2 米



○ 貨櫃車車位：2 個

△ 私家車車位：7 個

□ 中型貨車車位：1 個



**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

臨時建築機械配件倉庫及附屬工場、物流倉庫、辦公室、保安室及員工飯堂(為期三年)。

(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	1329	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	4124	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	14		
Proposed domestic floor area 擬議住用樓面面積	0	sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	4336	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	4336	sq.m	<input checked="" type="checkbox"/> 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)

一個雙層貨櫃構築物(上層辦公室，下層保安室及員工飯堂)，高5.8米；一個遮雨棚，高4米；一個儲物室，高3.3米；  
 一個電錶房，高3米；2個員工洗手間，各高2.3米；一個消防水缸連泵房，高3米；一個員工洗手間，高2.6米；一個電錶房，高2.7米；  
 一個遮雨棚，高6.5米；一個儲存倉庫，高5.5米；一個雙層儲物櫃，高5.4米；一個雙層貨櫃員工休息室，高5.5.2米；  
 一個儲存倉庫，高8.5米，內含：一個雙層辦公室，高6.7米；一個員工休息室，高2.4米；2個雙層貨櫃辦公室，各高5.2米

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	私家車車位：7個
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	中型貨車車位：1個
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	貨櫃車車位：2個
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)	

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<b>4336</b> <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<b>0.79</b> <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	<b>14</b>	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	<b>2.3-8.5</b> m 米 <input type="checkbox"/> (Not more than 不多於)	
		<b>2</b> Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	<b>75 %</b> <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數  Private Car Parking Spaces 私家車車位 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) _____ _____		10個  私家車車位: 7個  中型貨車車位: 1個 貨櫃車車位: 2個
	Total no. of vehicle loading/unloading bays/lays 上落客貨車位／停車處總數  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) _____ _____		

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Tony Tsz Ying LAM/PLAND

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寄件者: Shing Tong Wong <[REDACTED]>  
寄件日期: 2025年07月07日星期一 14:20  
收件者: tpbbpd/PLAND; Tony Tsz Ying LAM/PLAND  
主旨: HSK565補充資料  
附件: 預計交通流量表.pdf; 附圖二佈局圖.pdf; HSK565-消防圖DD129 FS PLAN 2025-06-30 (1).pdf

敬啟者  
午安！  
請見附件資料，HSK565 補充資料。謝謝！

丘翠娜

--

Wong Shing Tong  
百年工程有限公司

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]



元朗廈村：DD129 LOT 3169(pt),3170(pt),3172RP(pt),3173S.ARP(pt),3173S.B(pt),3173S.C(pt), 3174RP(pt),3175(pt),  
3176,3177(pt),3178(pt), 3179(pt),3184(pt), 3185(pt), 3187RP(pt)及毗連政府土地。  
擬為臨時建築機械配件倉庫及附屬工場、物流倉庫、辦公室、保安室及員工飯堂(為期三年)。

## 預計交通流量表

日常營業時段	平均一日車輛流量(架次)			
	私家車	小型貨車	中型貨車	貨櫃車
8:00-9:00	2	1	1	0
9:00-10:00	1	3	2	1
10:00-11:00	0	1	1	0
11:00-12:00	0	2	2	0
12:00-13:00	0	1	1	0
13:00-14:00	0	0	0	0
14:00-15:00	0	3	1	0
15:00-16:00	1	2	2	0
16:00-17:00	0	3	2	1
17:00-18:00	2	2	1	0
18:00-19:00	0	2	2	0
19:00-20:00	0	0	0	0

Drawing No. 圖號:

圖二

Drawing Title 圖目

佈局圖

Scale 比例

1 : 1000

Project 項目

元朗廈村: DD129 LOT 3169(pt),3170(pt),3172RP(pt),3173S.ARP(pt),  
3173S.B(pt),3173S.C(pt), 3174RP(pt),3175(pt), 3176,3177(pt),3178(pt),  
3179(pt),3184(pt), 3185(pt), 3187RP(pt)及毗連政府土地.

擬為臨時建築機械配件倉庫及附屬工場、物流倉庫、辦公室、保安室及員工飯堂(為期三年)。

Notes 備註:



儲存倉庫: 一層, 總樓面面積約 3687 平方米, 高 8.5 米

倉內含: **A** 雙層辦公室: 2 層, 合共面積約 72 平方米, 2 層高 6.7 米

**B** 員工休息室, 一層, 面積約 21.6 平方米, 高 2.4 米

雙層貨櫃辦公室: 2 個 2 層, 合共面積約 62 平方米, 2 層高 5.2 米



雙層貨櫃構築物: 上層辦公室, 下層保安室及員工飯堂,  
2 層合共面積約 226 平方米, 2 層高 5.8 米



遮雨棚: 面積約 58 平方米, 高 4 米



儲物室: 一層, 面積約 42 平方米, 高 3.3 米



電錶房: 一層, 面積約 11 平方米, 高 3 米



員工洗手間: 一層, 2 個合共面積約 6 平方米, 高 2.3 米



消防水缸連泵房: 消防水缸面積約 20 平方米, 高 2.4 米  
泵房面積約 17 平方米, 高 3 米



員工洗手間: 一層, 面積約 30 平方米, 高 2.6 米



電錶房: 一層, 面積約 5 平方米, 高 2.7 米



遮雨棚: 面積約 93 平方米, 高 6.5 米



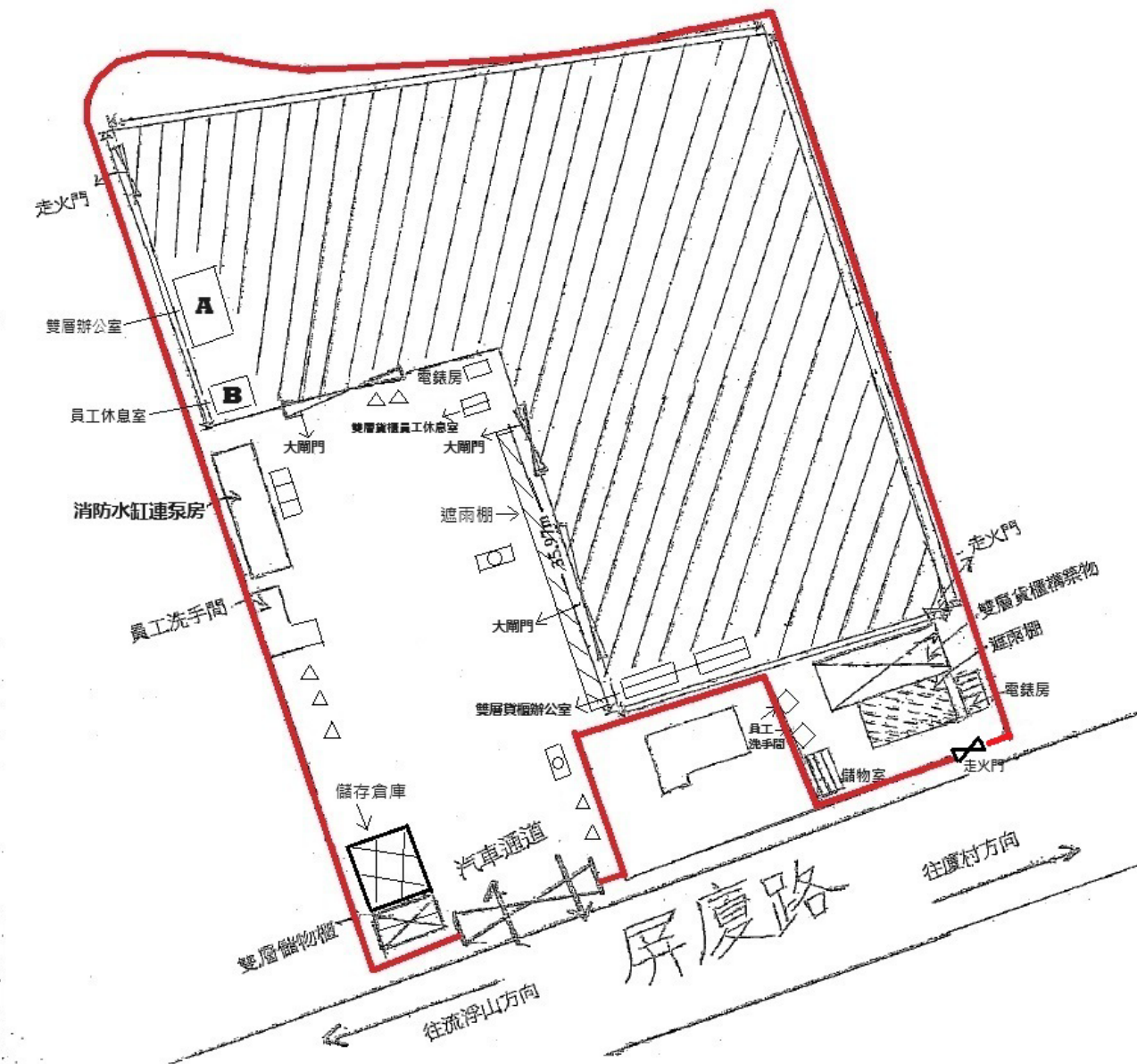
儲存倉庫: 一層, 面積約 77 平方米, 高 5.5 米



雙層儲物櫃: 2 層, 合共面積約 33 平方米, 2 層高 5.4 米



雙層貨櫃員工休息室: 2 層, 合共面積約 31 平方米, 2 層高 5.2 米



○ 貨櫃車車位: 2 個

△ 私家車車位: 7 個

□ 中型貨車車位: 1 個

FIRE SERVICES NOTES:

1. HOSE REEL SYSTEM

- 1.1 HOSE REEL SHALL BE PROVIDED AT POSITIONS AS INDICATED ON PLANS.
- 1.2 WATER SUPPLY FOR THE MODIFIED HOSE REEL SYSTEM TO BE SINGLE END FEED FROM THE GOVERNMENT TOWN MAIN.
- 1.3 A MODIFIED HOSE REEL SYSTEM OF 2,000 LITRES WATER TANK & PUMPS SHALL BE LOCATED AT THE SPR & FS PUMP ROOM ON G/F AS INDICATED ON PLANS.
- 1.4 TWO HOSE REEL PUMPS (ONE DUTY & ONE STANDBY) SHALL TO BE PROVIDED AT SPR & FS PUMP ROOM ON G/F.
- 1.5 NO FIRE SERVICES INLET TO BE PROVIDED FOR THE MODIFIED HOSE REEL SYSTEM.
- 1.6 SUFFICIENT HOSE REELS SHALL BE PROVIDED TO THE PREMISES AND PROTECTED FOR WHOLE PREMISES. HOSE REELS SHALL BE PROVIDED TO ENSURE THAT EVERY PART OF THE PREMISES CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30 M OF HOSE REEL TUBING. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE TO BE LOCATED AT EACH HR POINT.

2. SPRINKLER SYSTEM

- 2.1 THE CLASSIFICATION OF THE AUTOMATIC SPRINKLER INSTALLATION TO BE ORDINARY HAZARD GROUP 3.
- 2.2 AUTOMATIC SPRINKLER SYSTEM SHALL SUPPLIED BY AN 135,000L SPRINKLER WATER TANK AND COVERED TO THE ENTIRE STRUCTURES IN ACCORDANCE WITH LPC RULES INCORPORATING BS EN12845 : 2015 AND FSD CIRCULAR LETTER 5/2020. THE SPRINKLER WATER TANK, SPRINKLER PUMP ROOM AND SPRINKLER CONTROL VALVE GROUP SHALL BE LOCATED AS INDICATED ON PLANS AT THE SPR & FS PUMP ROOM ON G/F.
- 2.3 SPRINKLER INLET SHALL BE POSITIONED IN A PROMINENT POSITION ON EXTERIOR OF THE BUILDING AS SHOWN ON PLAN.
- 2.4 ALL INSTALLED SPRINKLER SHOULD BE CONVENTIONAL TYPE AND THE TEMPERATURE RATING OF SPRINKLER HEAD SHALL BE 68°C UNLESS OTHERWISE SPECIFIED.
- 2.5 ALL SPRINKLER PIPE SIZE SHOULD BE ø32MM UNLESS SPECIFY.
- 2.6 STORAGE BLOCK SHOULD BE SEPARATED BY AISLES NO LESS THAN 2.4M WIDE.
- 2.7 THE MAXIMUM STORAGE AREA SHALL BE 50m² FOR ANY SINGLE BLOCK.
- 2.8 TYPE OF STORAGE METHOD FOR THOSE WAREHOUSES ARE AS FOLLOWS:
- i) STORAGE CATEGORY : CATEGORY (III)
- ii) STORAGE HEIGHT : NOT EXCEEDING 2.1M
- iii) STORAGE : ST1

3. FIRE ALARM SYSTEM

- 3.1 FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT THE ENTIRE COVERED AREA OF WAREHOUSES IN ACCORDANCE WITH BS 5839-1 : 2017 AND FSD CIRCULAR LETTER 6/2021. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE SHOULD BE LOCATED AT EACH HOSE REEL POINT. THE ACTUATION POINT SHOULD INCLUDE FACILITIES FOR HOSE REEL PUMP START AND AUDIO / VISUAL WARNING DEVICE INITIATION.
- 3.2 AN ADDRESSABLE TYPE FIRE ALARM PANEL TO BE PROVIDED INSIDE THE FS PUMP ROOM ON G/F.

4. EMERGENCY LIGHTING

- 4.1 SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE COVERED AREA OF WAREHOUSES IN ACCORDANCE WITH BS 5266-1:2016, BS EN 1838:2013 AND FSD CIRCULAR LETTER 4/2021.
- 4.2 EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THOSE PREMISES LEADING TO EXIT OF BUILDING.

5. EXIT SIGN

- 5.1 SUFFICIENT SELF-CONTAINED TYPE DIRECTIONAL AND EXIT SIGNS TO ENSURE THAT ALL EXIT ROUTES FROM ANYWHERE WITHIN THOSE STRUCTURES ARE CLEARLY INDICATED AS REQUIRED BY THE CONFIGURATION OF EXIT ROUTE SERVING THE BUILDING.
- 5.2 DIRECTIONAL AND EXIT SIGNS SHALL BE INSTALLED IN ACCORDANCE TO BS 5266-1 : 2016 AND FSD CIRCULAR LETTER NO. 5/2008

6. EMERGENCY GENERATOR

- 6.1 NO EMERGENCY GENERATOR TO BE PROVIDED FOR SERVING THE EMERGENCY POWER. A.C. SUPPLY SOURCE WITH SECONDARY SUPPLY SHALL FEED BEFORE MAIN SWITCH.
- 6.2 DUPLICATED POWER SUPPLIES FOR ALL FIRE SERVICES INSTALLATIONS COMPRISING A CABLE CONNECTED FROM ELECTRICITY MAINS DIRECTLY BEFORE THE MAIN SWITCH.

7 PORTABLE HAND-OPERATED APPROVED APPLIANCE

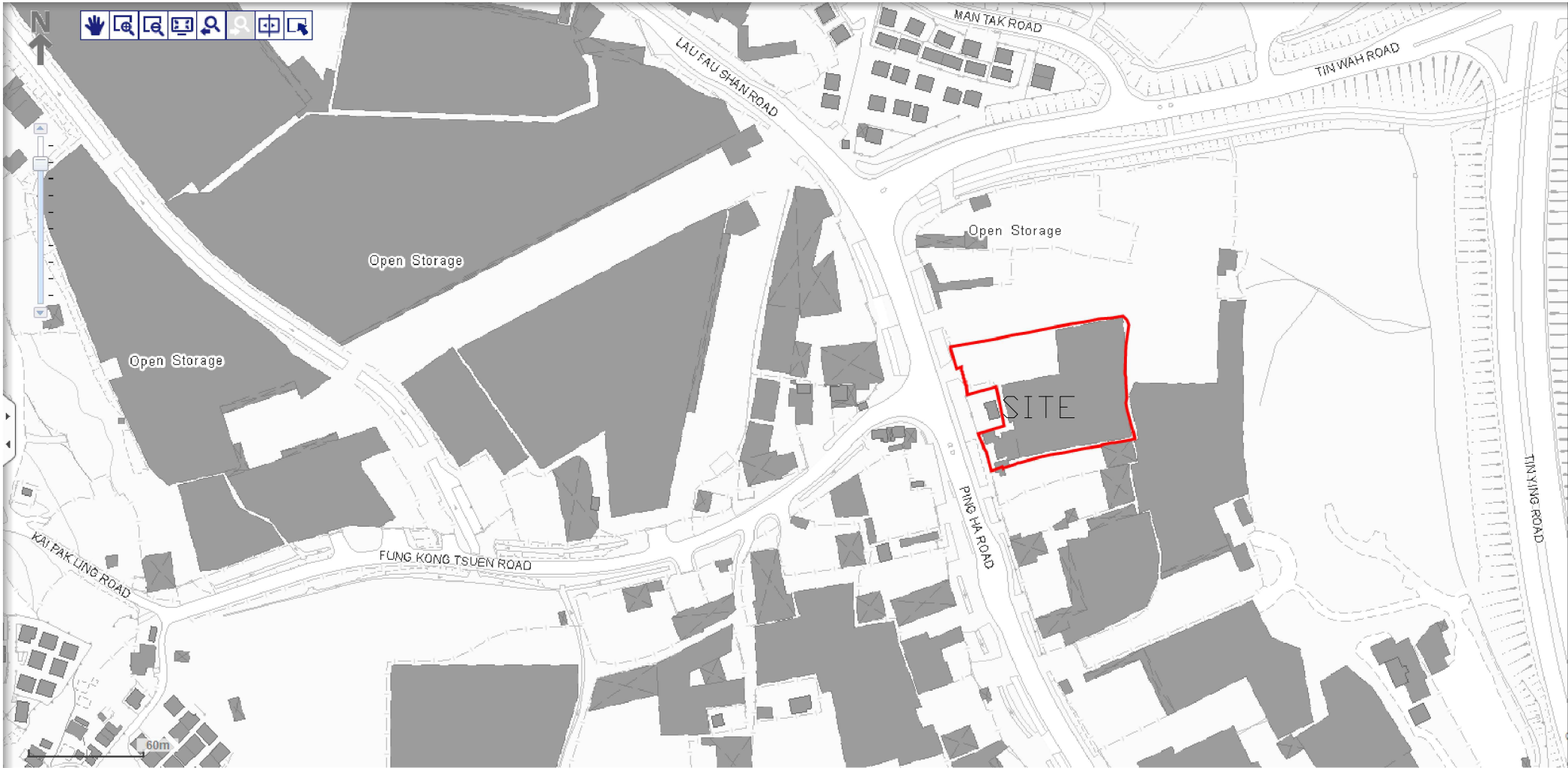
- 7.1 PORTABLE FIRE EXTINGUISHER WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED TO EVERY LEVEL OF EVERY STRUCTURE WITHIN THE APPLICATION SITE AS INDICATED ON PLANS.

8 STATIC OR DYNAMIC SMOKE EXTRACTION SYSTEM

- 8.1 SMOKE EXTRACTION SYSTEM SHALL NOT BE PROVIDED AS THE AGGREGATE AREA OF OPENABLE WINDOWS OF THE COMPARTMENT SHALL PROVIDE MORE THAN 6.25% OF THE FLOOR AREA OF THAT COMPARTMENT.

9 VENTILATION/AIR CONDITIONING CONTROL SYSTEM

- 9.1 WHEN A VENTILATION/ AIR CONDITIONING CONTROL SYSTEM TO A BUILDING IS PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT.



SITE LOCATION (NOT TO SCALE)

LEGEND (FOR SCHEMATIC DIAGRAM)

- HOSE REEL W/ LOCKABLE GLASS FRONTED NOZZLE BOX, STRIKER, C/W FIRE ALARM BELL & BREAK GLASS UNIT
- 150mm FIRE ALARM BELL
- BREAK GLASS UNIT
- GATE VALVE
- NON RETURN VALVE
- VORTEX INHIBITOR
- BALL FLOAT VALVE
- PRESSURE SWITCH
- PRESSURE GAUGE WITH COCK
- AUTOMATIC AIR VENT WITH COCK
- FS HOSE REEL PIPE
- FLEXIBLE CONNECTOR
- CHECK METER POSITION
- PLUG
- Y-STRAINER
- F.S. INLET
- HOSE REEL W/ LOCKABLE GLASS FRONTED NOZZLE BOX, STRIKER, C/W FIRE ALARM BELL & BREAK GLASS UNIT
- 150mm FIRE ALARM BELL
- BREAK GLASS UNIT
- PUMP
- EMERGENCY LIGHTING
- EXIT SIGN
- MANUAL TYPE FIRE ALARM PANEL
- PUMP PANEL WITH WATERPROOF ENCLOSURE
- SELF-CONTAINED EMERGENCY FLUORESCENT LIGHTING UNIT

- 5Kg CO2 TYPE FIRE EXTINGUISHER
- 4Kg DRY POWDER TYPE FIRE EXTINGUISHER

COLOUR CODE

PIPE SIZES	COLOUR
ø25mm	LIGHT GREEN
ø32mm	RED
ø40mm	PURPLE
ø50mm	YELLOW
ø65mm	BLUE
ø80mm	GREEN
ø100mm	LIGHT BROWN
ø150mm	DEEP BROWN

ABBREVIATION

SPR.	SPRINKLER
F.H.	FIRE HYDRANT
H.R.	HOSE REEL
F.E.	FIRE EXTINGUISHER
CO <sub>2</sub>	CARBON DIOXIDE
L.P.C.	LOSS PREVENTION COUNCIL
F.S.I.	FIRE SERVICES INSTALLATION
H/L	HIGH LEVEL
M/L	MID LEVEL
L/L	LOW LEVEL
F/A	FROM ABOVE
F/B	FROM BELOW
T/A	TO ABOVE
T/B	TO BELOW
U/G	UNDERGROUND
F.S.	FIRE SERVICES

DRAWING LIST

DRAWING NO	DESCRIPTION
EP-10167-FS01	FS NOTES, LEGEND, ABBREVIATIONS AND DRAWING LIST
EP-10167-FS02	PROPOSED SPRINKLER SYSTEM LAYOUT PLAN
EP-10167-FS03	PROPOSED HOSE REEL SYSTEM LAYOUT PLAN
EP-10167-FS04	SITE BLOCK PLAN
EP-10167-FS05	OPENABLE WINDOW AREA CALCULATION FOR STRUCTURE
EP-10167-FS06	SCHEMATIC DIAGRAM FOR HOSE REEL SYSTEM
EP-10167-FS07	SCHEMATIC DIAGRAM FOR SPRINKLER SYSTEM

B	TBP RESUBMISSION	30-06-2025	HY
A	TBP SUBMISSION	21-02-2025	HY
REV	DESCRIPTION	DATE	BY

FSI CONTRACTOR

East Power Engineering Limited



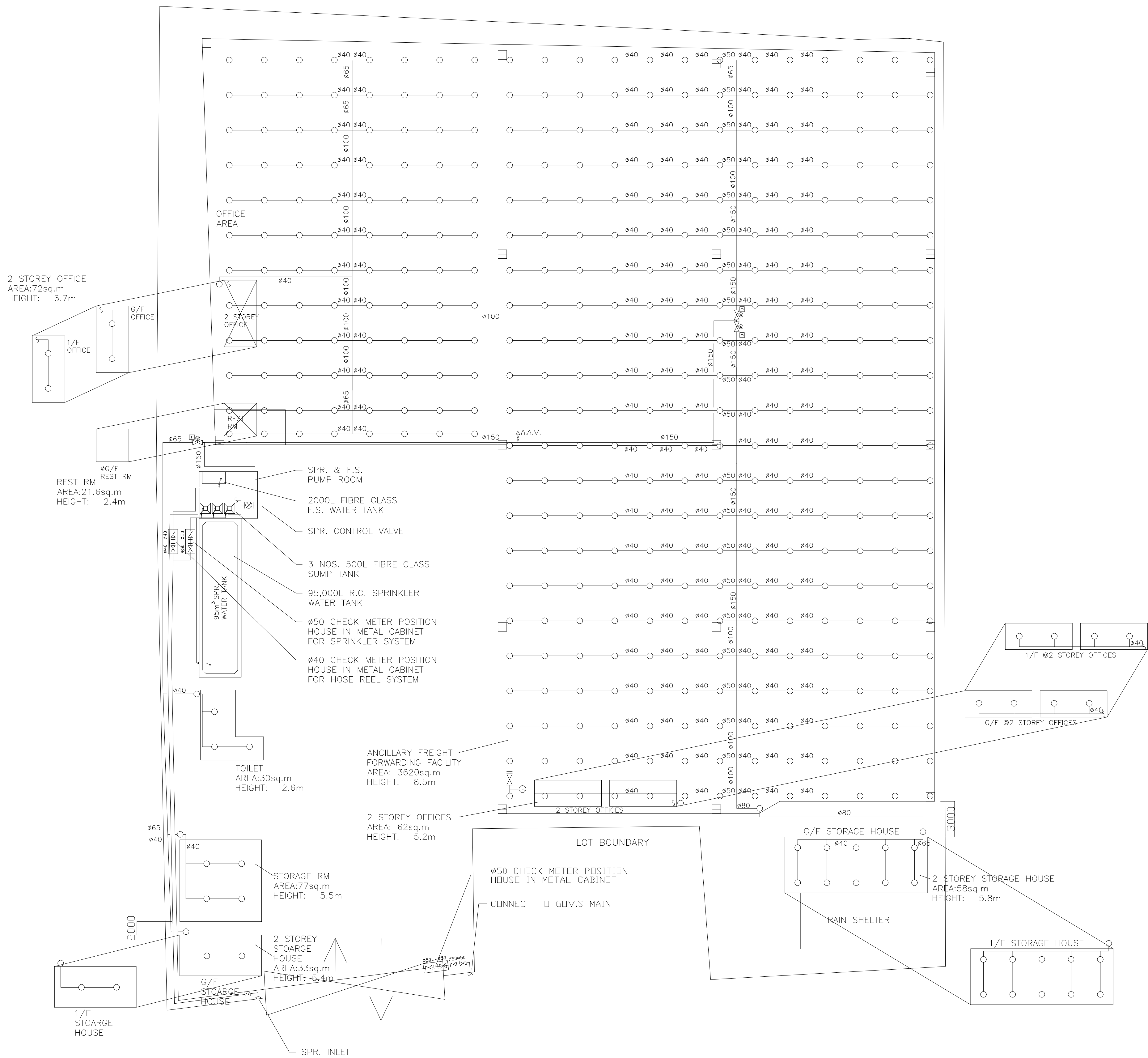
Flat A, 7/F., Hop Shing Commercial Building  
41 Chi Kiang Street, Tokwawan, Kowloon  
Fax : 2394-3772 Tel. : 2397-3238

PROJECT

元朗廈村: DD129 LOT  
3169(pt), 3170(pt), 3172RP(pt), 3173S.ARP(pt),  
3173S.B(pt), 3173S.C(pt), 3174RP(pt), 3175(pt),  
3176, 3177(pt), 3178(pt), 3179(pt), 3184(pt),  
3185(pt), 3187RP(pt)及毗連政府土地。  
擬為臨時建築機械配件倉庫及附屬工場，物流倉庫，辦公室，保安室及員工飯堂（為期三年）

DRAWING TITLE			
FS NOTES, LEGEND, ABBREVIATIONS AND DRAWING LIST			
	INITIAL	DESIGNATION	DATE
DRAWN BY	KH	Eng.T	21-02-2025
DESIGNED BY	KH	Eng.T	21-02-2025
CHECKED BY	CM	PM	21-02-2025
APPROVED BY	-	-	-
PROJECT NO.	10167		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO. EP-10167-FS01			
SCALE	N. T. S.	REVISION	B

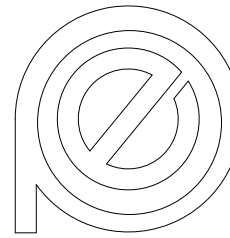




B	TBP RESUBMISSION	30-06-2025	HY
A	TBP SUBMISSION	21-02-2025	HY
REV	DESCRIPTION	DATE	BY

FSI CONTRACTOR

East Power Engineering Limited



Flat A, 7/F., Hop Shing Commercial Building  
41 Chi Kiang Street, Tokwawan, Kowloon  
Fax : 2394-3772 Tel. : 2397-3238

PROJECT

元朗墟村: DD129 LOT

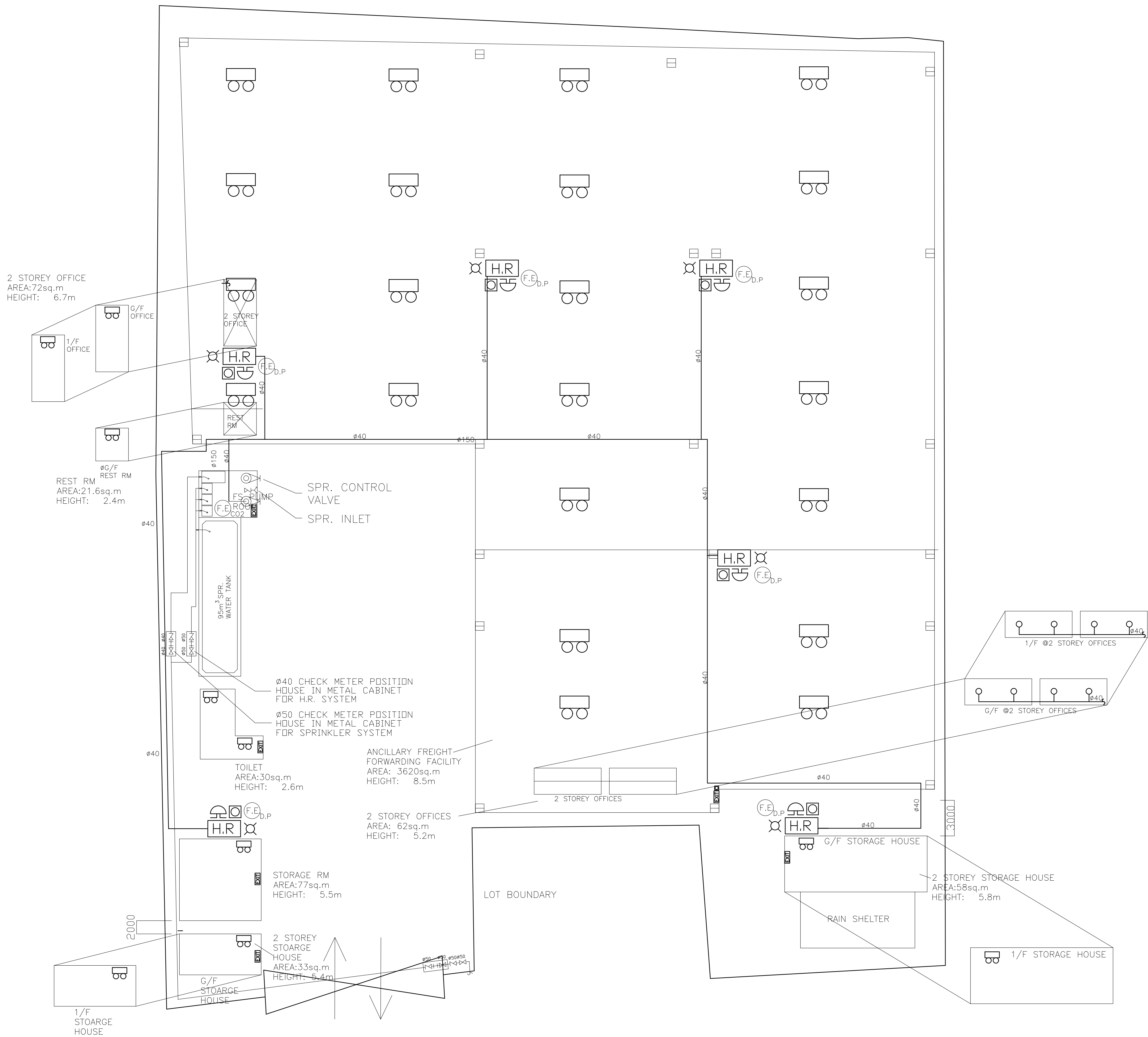
3169(pt), 3170(pt), 3172RP(pt), 3173S.ARP(pt), 3173S.B(pt), 3173S.C(pt), 3174RP(pt), 3175(pt), 3176, 3177(pt), 3178(pt), 3179(pt), 3184(pt), 3185(pt), 3187RP(pt)及毗連政府土地。

擬為臨時建築機械配件倉庫及附屬工場，物流倉庫，辦公室，保安室及員工飯堂（為期三年）

DRAWING TITLE

PROPOSED SPRINKLER SYSTEM LAYOUT PLAN

	INITIAL	DESIGNATION	DATE
DRAWN BY	KH	Eng.T	21-02-2025
DESIGNED BY	KH	Eng.T	21-02-2025
CHECKED BY	CM	PM	21-02-2025
APPROVED BY	-	-	-
PROJECT NO.	10167		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO.			
EP-10167-FS02			
SCALE	1 : 400	REVISION	B



B	TBP RESUBMISSION	30-06-2025	HY
A	TBP SUBMISSION	21-02-2025	HY
REV	DESCRIPTION	DATE	BY

FSI CONTRACTOR

East Power Engineering Limited

Flat A, 7/F., Hop Shing Commercial Building  
41 Chi Kiang Street, Tokwawan, Kowloon  
Fax : 2394-3772 Tel. : 2397-3238

PROJECT

元朗廣村: DD129 LOT

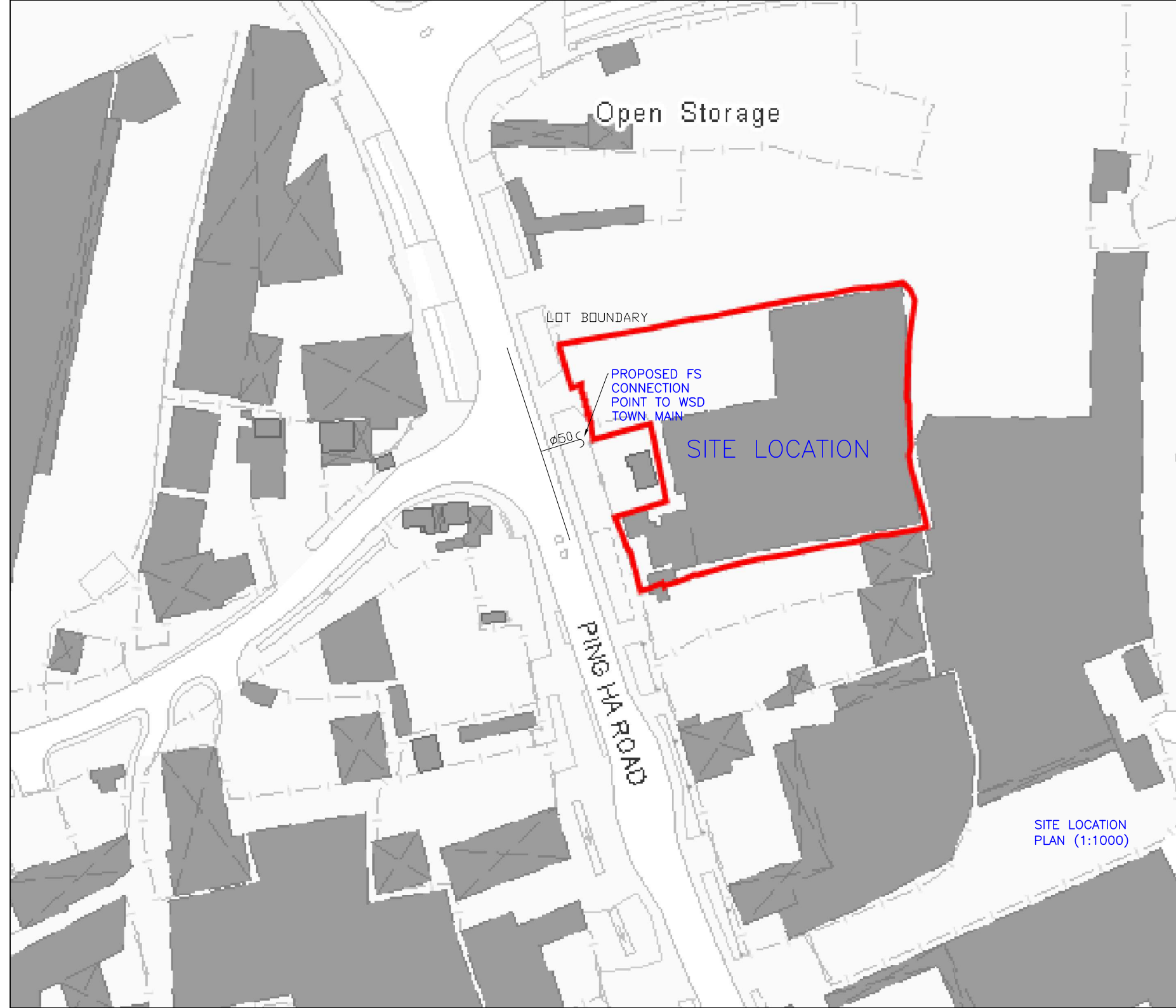
3169(pt),3170(pt),3172RP(pt),3173S.ARP(pt),  
3173S.B(pt),3173S.C(pt), 3174RP(pt),3175(pt),  
3176,3177(pt),3178(pt), 3179(pt),3184(pt),  
3185(pt), 3187RP(pt)及毗連政府土地。

擬為臨時建築機械零件倉庫及附屬工場，物流倉庫，辦公室，保安室及員工飯堂(為期三年)


DRAWING TITLE

PROPOSED HOSE REEL SYSTEM LAYOUT PLAN

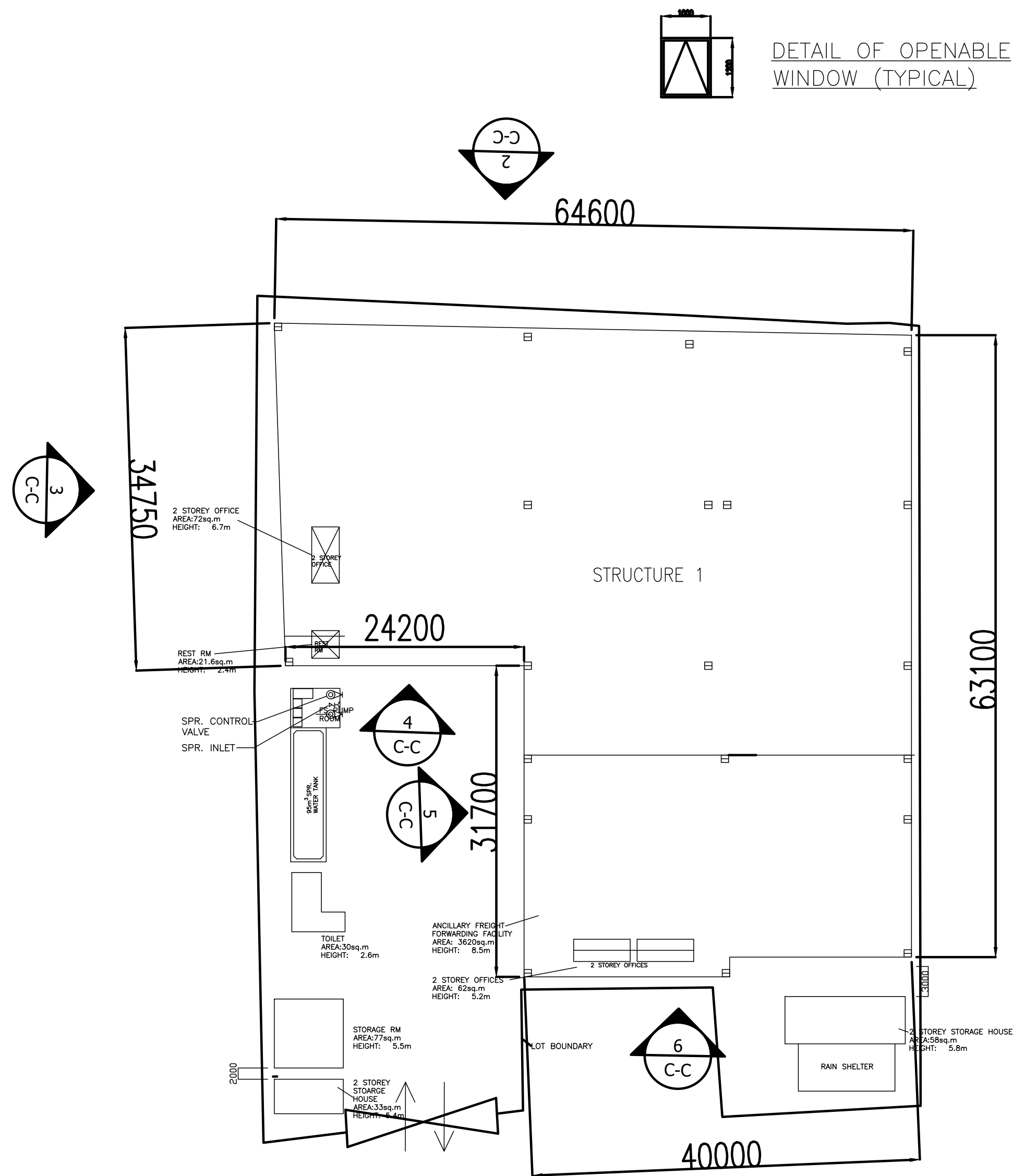
	INITIAL	DESIGNATION	DATE
DRAWN BY	KH	Eng.T	21-02-2025
DESIGNED BY	KH	Eng.T	21-02-2025
CHECKED BY	CM	PM	21-02-2025
APPROVED BY	-	-	-
PROJECT NO.	10167		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO.			
EP-10167-FS03			
SCALE	1 : 300	REVISION	B



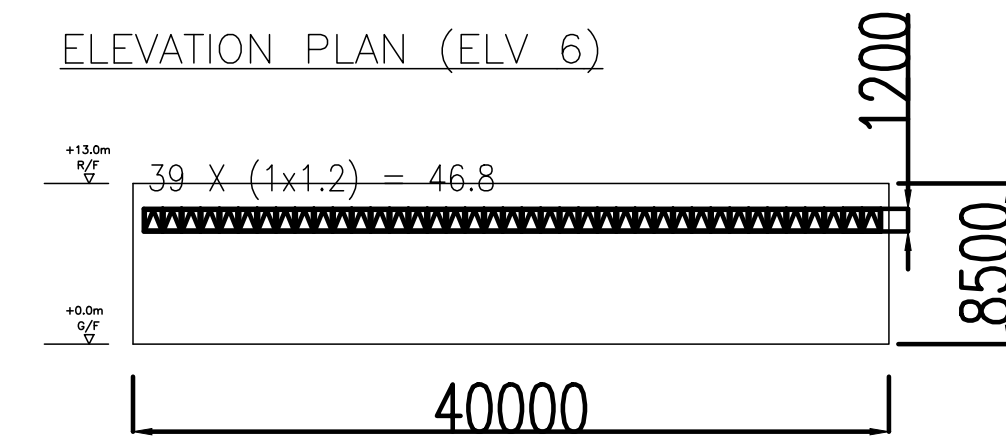
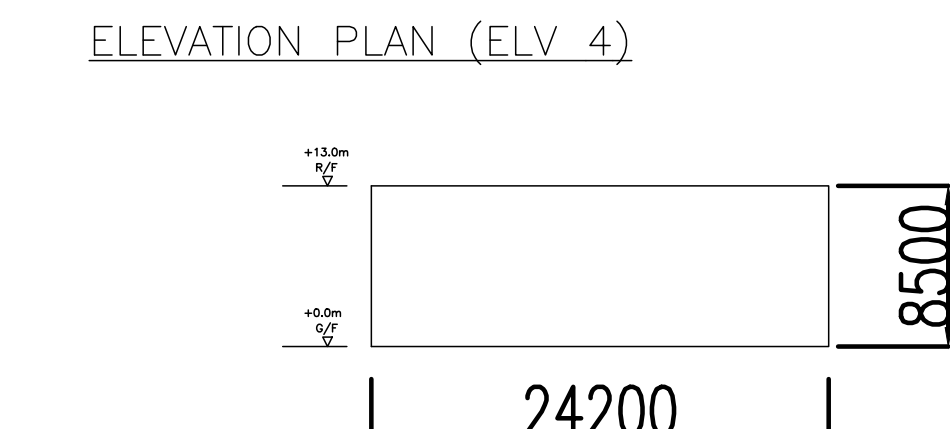
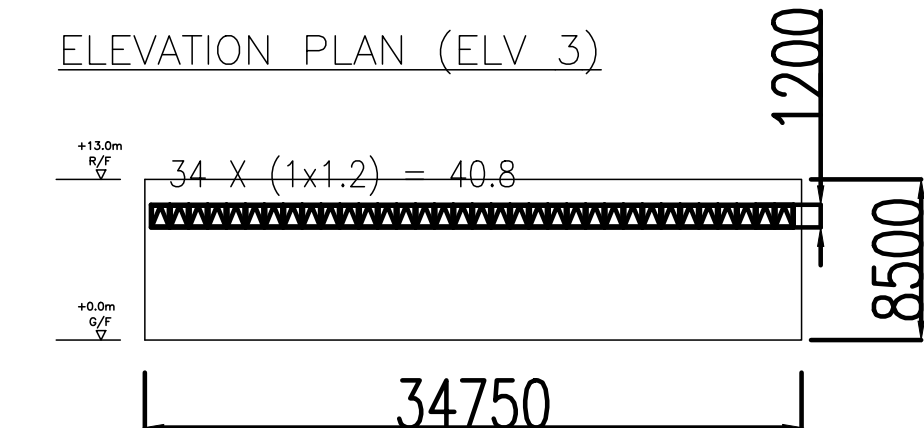
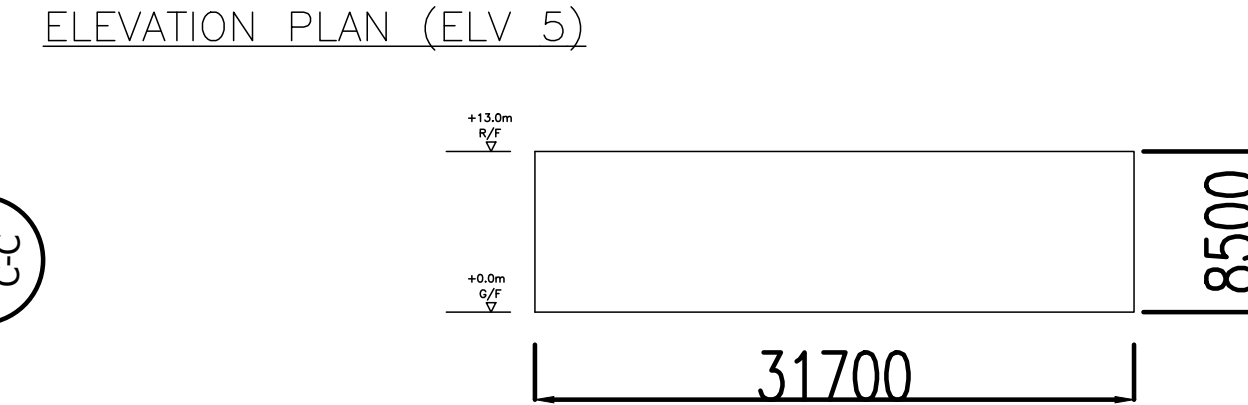
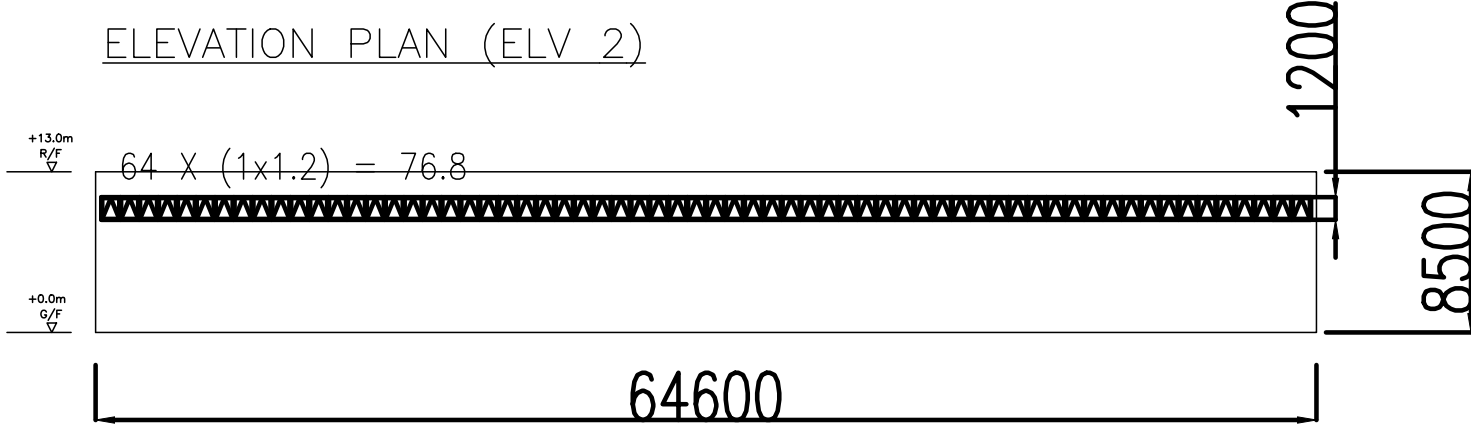
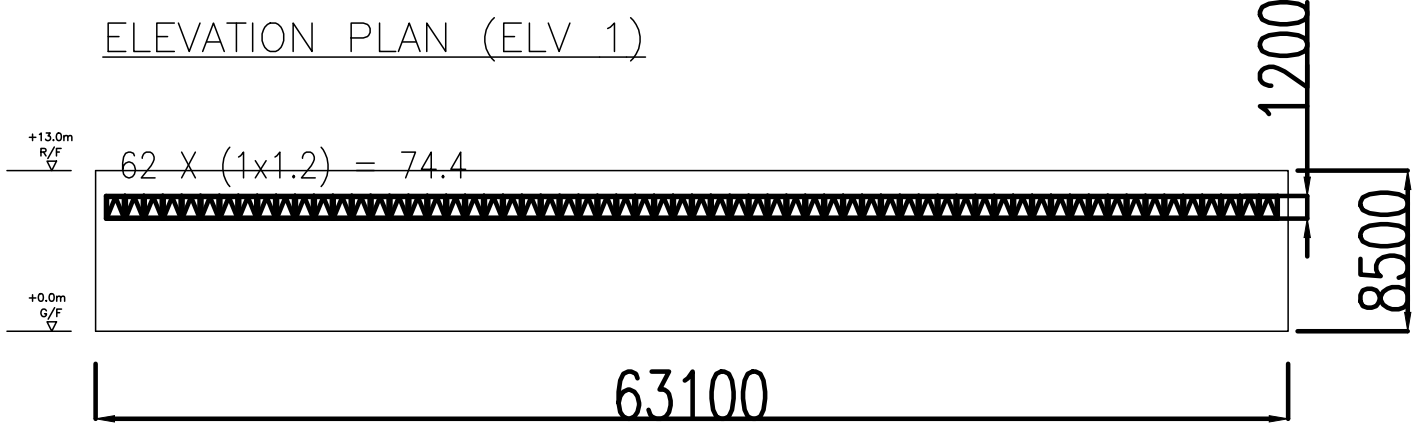
SITE LOCATION  
PLAN (1:1000)

A	TBP SUBMISSION	21-02-2025	HY
REV	DESCRIPTION	DATE	BY
FSI CONTRACTOR			
East Power Engineering Limited			
 Flat A, 7/F., Hop Shing Commercial Building 41 Chi Kiang Street, Tokwawan, Kowloon Fax. : 2394-3772 Tel. : 2397-3238			
PROJECT			
元朗廠址: DD129 LOT 3169(pt),3170(pt),3172RP(pt),3173S.ARP(pt), 3173S.B(pt),3173S.C(pt), 3174RP(pt),3175(pt), 3176,3177(pt),3178(pt), 3179(pt),3184(pt), 3185(pt), 3187RP(pt)及電檢政府土庫。 擬定臨時建築圍封區內倉庫及附屬工場、物料倉庫、辦公室、保安室及員工飯堂(為期三年)			
DRAWING TITLE			
SITE BLOCK PLAN			
	INITIAL	DESIGNATION	DATE
DRAWN BY	KH	Eng.T	21-02-2025
DESIGNED BY	KH	Eng.T	21-02-2025
CHECKED BY	CM	PM	21-02-2025
APPROVED BY	-	-	-
PROJECT NO.	10167		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO.			
EP-10167-FS04			
SCALE	1 : 1000	REVISION	D





DETAIL OF OPENABLE WINDOW (TYPICAL)



OPENABLE WINDOW AREA CALCULATION UNDER F.S.D. REQUIREMENT FOR COMPARTMENT EXCEEDING 7000 m²				
LOCATION	USABLE FL. AREA (m²)	OPENABLE WINDOW AREA REQUIRED (m²)	OPENABLE WINDOW AREA PROVIDED	
STRUCTURE 1	3620	3620 X 6.25% = 226.25	REFER TO ELEVATION 1 = 74.4 REFER TO ELEVATION 2 = 76.8 REFER TO ELEVATION 3 = 40.8 REFER TO ELEVATION 4 = 0 REFER TO ELEVATION 5 = 0 REFER TO ELEVATION 6 = 46.8	TOTAL = 238.8 > 226.25

B	TBP RESUBMISSION	30-06-2025	HY
A	TBP SUBMISSION	21-02-2025	HY
REV	DESCRIPTION	DATE	BY

FSI CONTRACTOR

East Power Engineering Limited

Flat A, 7/F., Hop Shing Commercial Building  
41 Chi Kiang Street, Tokwawan, Kowloon  
Fax. : 2394-3772 Tel. : 2397-3238

PROJECT

元朗鄉村: DD129 LOT

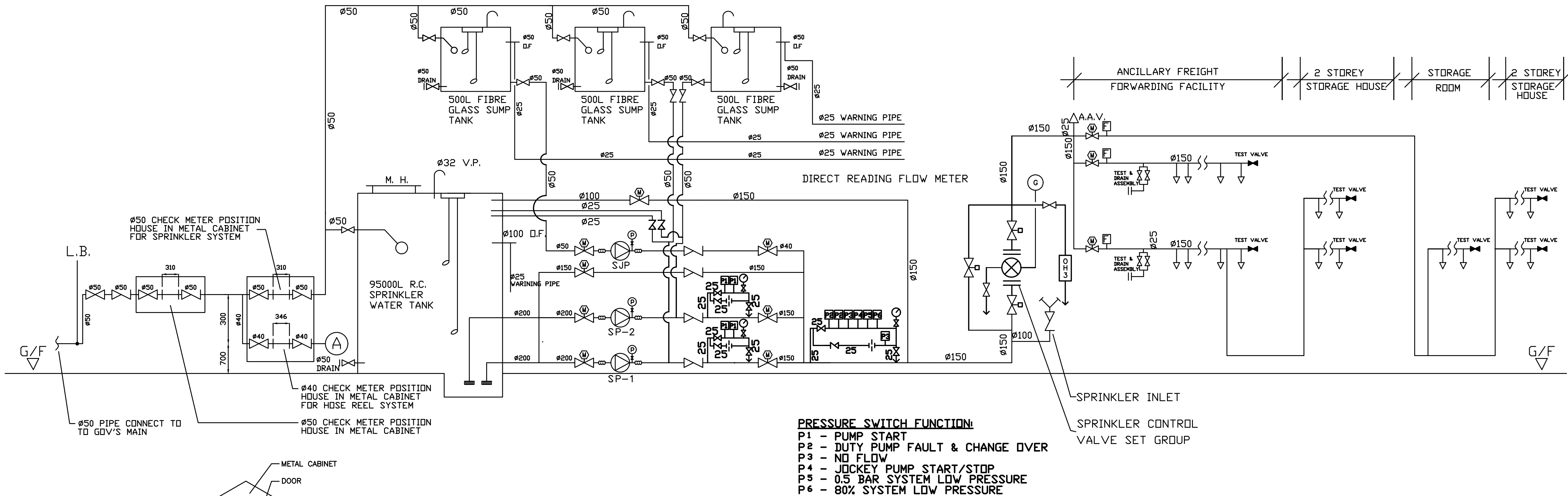
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3173S.B(pt),3173S.C(pt), 3174RP(pt),3175(pt),  
3176,3177(pt),3178(pt), 3179(pt),3184(pt),  
3185(pt), 3187RP(pt)及毗連政府土地。

擬為臨時建築機械零件倉庫及附屬工場、物流倉庫、辦公室、保安室及員工飯堂(為期三年)

DRAWING TITLE			
OPENABLE WINDOW AREA CALCULATION FOR STRUCTURE			
	INITIAL	DESIGNATION	DATE
DRAWN BY	KH	Eng.T	21-02-2025
DESIGNED BY	KH	Eng.T	21-02-2025
CHECKED BY	CM	PM	21-02-2025
APPROVED BY	-	-	-
PROJECT NO.	10167		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO.			
EP-10167-FS05			
SCALE	1 : 300	REVISION	D

PUMP SCHEDULE

DESCRIPTION	PRESSURE (BAR)	FLOW (L/MIN.)	PUMP SPEED (RPM)	PUMP RATING (KW)	POWER SUPPLY (volts/phases/Hz)
SPRINKLER JOCKEY PUMP (SJP-1)	4.5	60	2900 MAXIMUM	2.2 KW	380/3/50
TWO SPRINKLER PUMPS (SP-1 AS DUTY & SP-2 AS STAND-BY PUMP)	1.4 / 2.9 / 3.2	2250 / 1350 / 1100	2900 MAXIMUM	18.5 KW	380/3/50



SCHEMATIC DIAGRAM FOR SPRINKLER SYSTEM


A	TBP SUBMISSION	21-02-2025	HY
REV	DESCRIPTION	DATE	BY

FSI CONTRACTOR

East Power Engineering Limited

Flat A, 7/F., Hop Shing Commercial Building  
41 Chi Kiang Street, Tokwawan, Kowloon  
Fax : 2394-3772 Tel. : 2397-3238

PROJECT

元朗樓村: DD129 LOT  
3169(pt),3170(pt),3172RP(pt),3173S.ARP(pt),  
3173S.B(pt),3173S.C(pt), 3174RP(pt),3175(pt),  
3176,3177(pt),3178(pt), 3179(pt),3184(pt),  
3185(pt), 3187RP(pt)及毗連政府土地。  
擬於臨時建築機械零件倉庫及附屬工場、物流倉庫、辦公室、保安室及員工飯堂(為期三年)

DRAWING TITLE

SCHEMATIC DIAGRAM FOR SPRINKLER SYSTEM

	INITIAL	DESIGNATION	DATE
DRAWN BY	KH	Eng.T	21-02-2025
DESIGNED BY	KH	Eng.T	21-02-2025
CHECKED BY	CM	PM	21-02-2025
APPROVED BY	-	-	-
PROJECT NO.	10167		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO.	EP-10167-FS06		
SCALE	N. T. S.	REVISION	G

PUMP SCHEDULE

DESCRIPTION	PRESSURE (BAR)	FLOW (L/MIN.)	PUMP SPEED (RPM)	PUMP RATING (KW)	POWER SUPPLY (volts/phases/Hz)
TWO FIRE SERVICES PUMPS (FP-1 AS DUTY & FP-2 AS STANDBY PUMP)	6	3.3	2900 MAXIMUM	2.2KW	380/3/50

使用消防喉轆

TO OPERATE FIRE HOSE REEL

P2

1.打爛火警鐘掣玻璃  
BREAK THE GLASS OF THE FIRE ALARM CALL POINT

2.先開啟水掣，再拉出膠喉  
OPEN CONTROL VALVE BEFORE RUNNING THE HOSE

3.將喉咀掣開閘 然後射向火之底部  
TURN ON WATER AT NOZZLE AND DIRECT JET AT THE BASE OF FIRE

(不適用於電火)  
(NOT SUITABLE FOR ELECTRICAL FIRES)

(消防用水 嚴禁作其他用途)  
(USE OF WATER FROM FIRE SERVICES  
FOR PURPOSES OTHER THAN FIRE  
FIGHTING IS STRICTLY PROHIBITED)

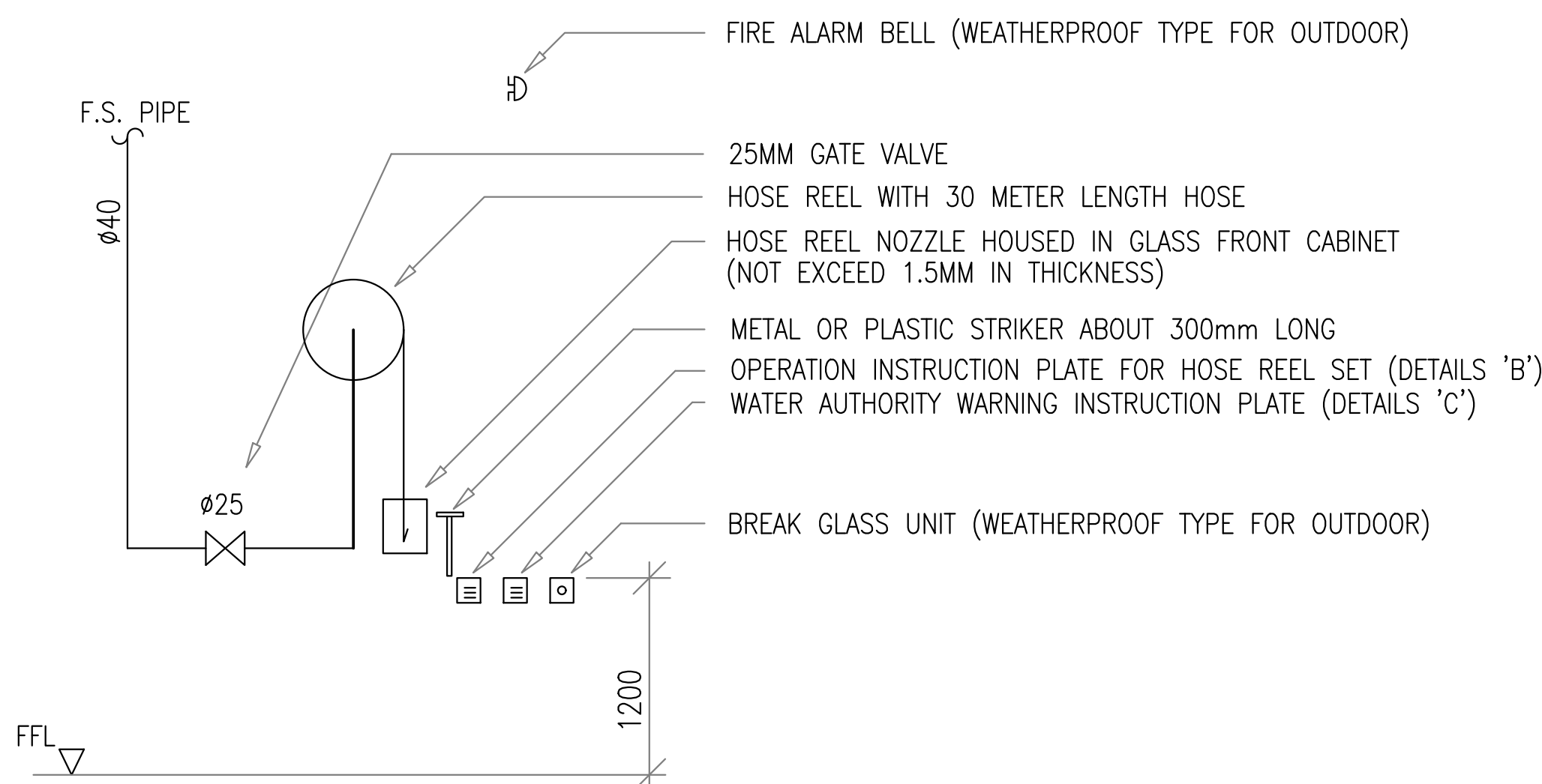
消防用水  
嚴禁作其他用途

USE OF WATER FROM FIRE SERVICES  
FOR PURPOSES OTHER THAN FIRE  
FIGHTING IS STRICTLY PROHIBITED

水務監督事務署 Office Of the Water Authority

DETAIL 'C' (N.T.S.)

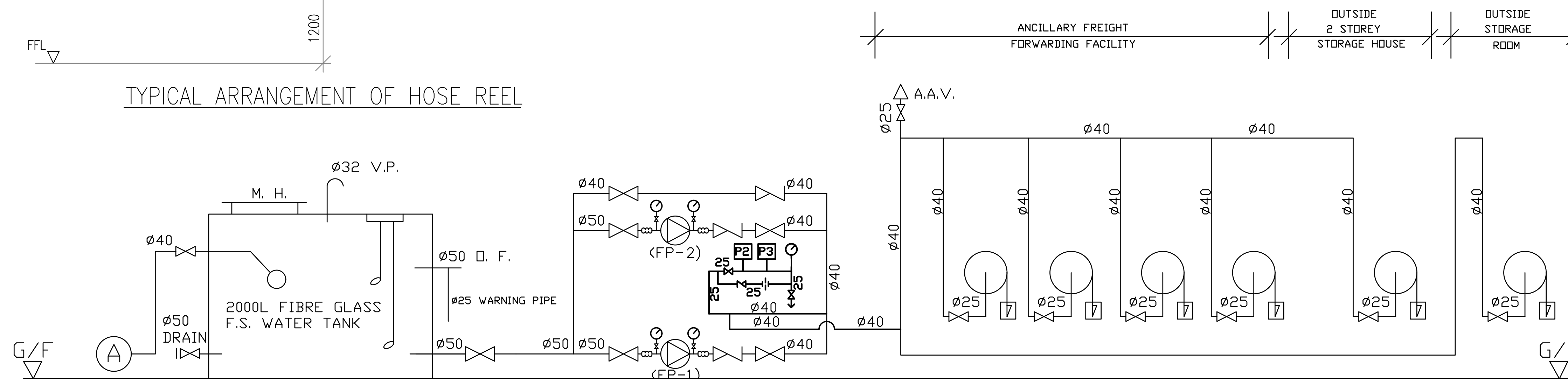
DETAIL 'B' (N.T.S.)



### TYPICAL ARRANGEMENT OF HOSE REEL

PRESSURE SWITCH FUNCTION:

P1 - PUMP START  
P2 - DUTY PUMP FAULT & CHANGE OVER  
P3 - NO FLOW  
P4 - JOCKEY PUMP START/STOP  
P5 - 0.5 BAR SYSTEM LOW PRESSURE  
P6 - 80% SYSTEM LOW PRESSURE

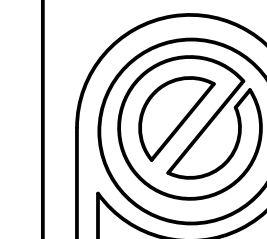


## SCHEMATIC DIAGRAM FOR HOSE REEL SYSTEM

A	TBP SUBMISSION	21-02-2025	HY
REV	DESCRIPTION	DATE	BY

FSI CONTRACTOR

East Power Engineering Limited



Flat A, 7/F., Hop Shing Commercial Building  
41 Chi Kiang Street, Tokwawan, Kowloon  
Fax. : 2394-3772 Tel. : 2397-3238

PROJECT	
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元朗廣村: DD129 LOT

3169(pt),3170(pt),3172RP(pt),3173S.ARP(pt),  
3173S.B(pt),3173S.C(pt), 3174RP(pt),3175(pt),  
3176,3177(pt),3178(pt), 3179(pt),3184(pt),  
3185(pt), 3187RP(pt)及毗連政府土地。

擬為臨時建築機械配件倉庫及附屬工場，物流倉庫，辦公室，保安室及員工飯堂（為期三年）

DRAWING TITLE

SCHEMATIC DIAGRAM FOR HOSE REEL SYSTEM

	INITIAL	DESIGNATION	DATE
DRAWN BY	KH	Eng.T	21-02-2025
DESIGNED BY	KH	Eng.T	21-02-2025
CHECKED BY	CM	PM	21-02-2025
APPROVED BY	—	—	—
PROJECT NO.	10167		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO. EP-10167-FS07			
SCALE	N. T. S.	REVISION	G



☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Tony Tsz Ying LAM/PLAND

---

寄件者: Shing Tong Wong [REDACTED]  
寄件日期: 2025年08月11日星期一 11:53  
收件者: tpbpd/PLAND; Tony Tsz Ying LAM/PLAND  
主旨: HSK565修正消防圖  
附件: HSK565消防圖- DD129 FS PLAN 2025-07-30.pdf  
  
類別: Internet Email

敬啟者  
早晨！請見附件，HSK565 修正消防圖。

丘翠娜

--

Wong Shing Tong  
百年工程有限公司

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

FIRE SERVICES NOTES:

1. HOSE REEL SYSTEM

- 1.1 HOSE REEL SHALL BE PROVIDED AT POSITIONS AS INDICATED ON PLANS.
- 1.2 WATER SUPPLY FOR THE MODIFIED HOSE REEL SYSTEM TO BE SINGLE END FEED FROM THE GOVERNMENT TOWN MAIN.
- 1.3 A MODIFIED HOSE REEL SYSTEM OF 2,000 LITRES WATER TANK & PUMPS SHALL BE LOCATED AT THE SPR & FS PUMP ROOM ON G/F AS INDICATED ON PLANS.
- 1.4 TWO HOSE REEL PUMPS (ONE DUTY & ONE STANDBY) SHALL TO BE PROVIDED AT SPR & FS PUMP ROOM ON G/F.
- 1.5 NO FIRE SERVICES INLET TO BE PROVIDED FOR THE MODIFIED HOSE REEL SYSTEM.
- 1.6 SUFFICIENT HOSE REELS SHALL BE PROVIDED TO THE PREMISES AND PROTECTED FOR WHOLE PREMISES. HOSE REELS SHALL BE PROVIDED TO ENSURE THAT EVERY PART OF THE PREMISES CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30 M OF HOSE REEL TUBING. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE TO BE LOCATED AT EACH HR POINT.

2. SPRINKLER SYSTEM

- 2.1 THE CLASSIFICATION OF THE AUTOMATIC SPRINKLER INSTALLATION TO BE ORDINARY HAZARD GROUP 3.
- 2.2 AUTOMATIC SPRINKLER SYSTEM SHALL SUPPLIED BY AN 135,000L SPRINKLER WATER TANK AND COVERED TO THE ENTIRE STRUCTURES IN ACCORDANCE WITH LPC RULES INCORPORATING BS EN12845 : 2015 AND FSD CIRCULAR LETTER 5/2020. THE SPRINKLER WATER TANK, SPRINKLER PUMP ROOM AND SPRINKLER CONTROL VALVE GROUP SHALL BE LOCATED AS INDICATED ON PLANS.
- 2.3 SPRINKLER INLET SHALL BE POSITIONED IN A PROMINENT POSITION ON EXTERIOR OF THE BUILDING AS SHOWN ON PLAN.
- 2.4 ALL INSTALLED SPRINKLER SHOULD BE CONVENTIONAL TYPE AND THE TEMPERATURE RATING OF SPRINKLER HEAD SHALL BE 68°C UNLESS OTHERWISE SPECIFIED.
- 2.5 ALL SPRINKLER PIPE SIZE SHOULD BE ø32MM UNLESS SPECIFY.
- 2.6 STORAGE BLOCK SHOULD BE SEPARATED BY AISLES NO LESS THAN 2.4M WIDE.
- 2.7 THE MAXIMUM STORAGE AREA SHALL BE 50m² FOR ANY SINGLE BLOCK.
- 2.8 TYPE OF STORAGE METHOD FOR THOSE WAREHOUSES ARE AS FOLLOWS:
- i) STORAGE CATEGORY : CATEGORY (III)
- ii) STORAGE HEIGHT : NOT EXCEEDING 2.1M
- iii) STORAGE : ST1

3. FIRE ALARM SYSTEM

- 3.1 FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT THE ENTIRE COVERED AREA OF WAREHOUSES IN ACCORDANCE WITH BS 5839-1 : 2017 AND FSD CIRCULAR LETTER 6/2021. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE SHOULD BE LOCATED AT EACH HOSE REEL POINT. THE ACTUATION POINT SHOULD INCLUDE FACILITIES FOR HOSE REEL PUMP START AND AUDIO / VISUAL WARNING DEVICE INITIATION.
- 3.2 AN ADDRESSABLE TYPE FIRE ALARM PANEL TO BE PROVIDED INSIDE THE FS PUMP ROOM ON G/F.

4. EMERGENCY LIGHTING

- 4.1 SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE COVERED AREA OF WAREHOUSES IN ACCORDANCE WITH BS 5266-1:2016, BS EN 1838:2013 AND FSD CIRCULAR LETTER 4/2021.
- 4.2 EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THOSE PREMISES LEADING TO EXIT OF BUILDING.

5. EXIT SIGN

- 5.1 SUFFICIENT SELF-CONTAINED TYPE DIRECTIONAL AND EXIT SIGNS TO ENSURE THAT ALL EXIT ROUTES FROM ANYWHERE WITHIN THOSE STRUCTURES ARE CLEARLY INDICATED AS REQUIRED BY THE CONFIGURATION OF EXIT ROUTE SERVING THE BUILDING.
- 5.2 DIRECTIONAL AND EXIT SIGNS SHALL BE INSTALLED IN ACCORDANCE TO BS 5266-1 : 2016 AND FSD CIRCULAR LETTER NO. 5/2008

6. EMERGENCY GENERATOR

- 6.1 NO EMERGENCY GENERATOR TO BE PROVIDED FOR SERVING THE EMERGENCY POWER. A.C. SUPPLY SOURCE WITH SECONDARY SUPPLY SHALL FEED BEFORE MAIN SWITCH.
- 6.2 DUPLICATED POWER SUPPLIES FOR ALL FIRE SERVICES INSTALLATIONS COMPRISING A CABLE CONNECTED FROM ELECTRICITY MAINS DIRECTLY BEFORE THE MAIN SWITCH.

7 PORTABLE HAND-OPERATED APPROVED APPLIANCE

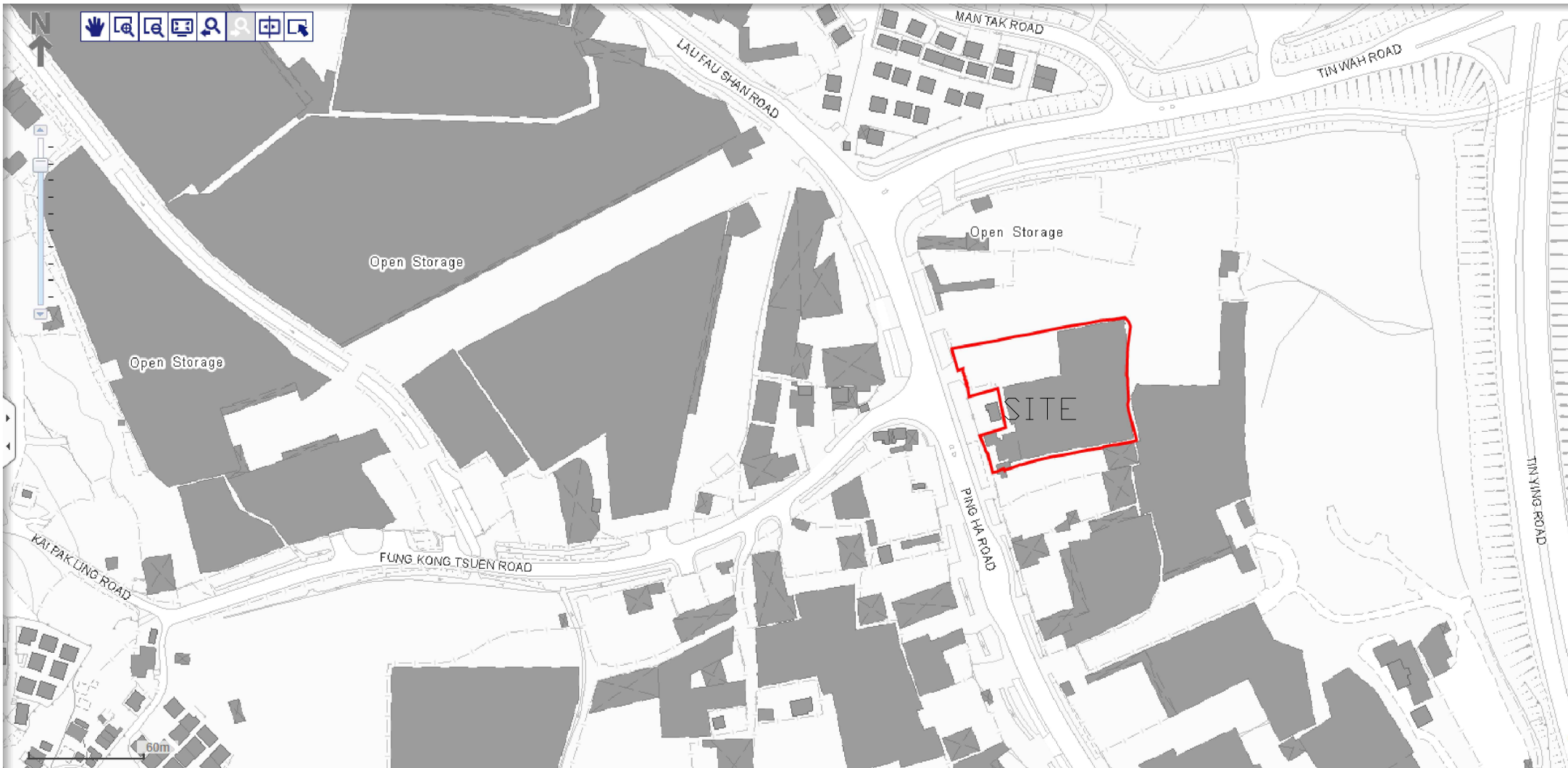
- 7.1 PORTABLE FIRE EXTINGUISHER WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED TO EVERY LEVEL OF EVERY STRUCTURE WITHIN THE APPLICATION SITE AS INDICATED ON PLANS.

8 STATIC OR DYNAMIC SMOKE EXTRACTION SYSTEM

- 8.1 SMOKE EXTRACTION SYSTEM SHALL NOT BE PROVIDED AS THE AGGREGATE AREA OF OPENABLE WINDOWS OF THE COMPARTMENT SHALL PROVIDE MORE THAN 6.25% OF THE FLOOR AREA OF THAT COMPARTMENT.

9 VENTILATION/AIR CONDITIONING CONTROL SYSTEM

- 9.1 WHEN A VENTILATION/ AIR CONDITIONING CONTROL SYSTEM TO A BUILDING IS PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT.



SITE LOCATION (NOT TO SCALE)

LEGEND (FOR SCHEMATIC DIAGRAM)

- HOSE REEL W/ LOCKABLE GLASS FRONTED NOZZLE BOX, STRIKER, C/W FIRE ALARM BELL & BREAK GLASS UNIT
- 150mm FIRE ALARM BELL
- BREAK GLASS UNIT
- GATE VALVE
- NON RETURN VALVE
- VORTEX INHIBITOR
- BALL FLOAT VALVE
- PRESSURE SWITCH
- PRESSURE GAUGE WITH COCK
- AUTOMATIC AIR VENT WITH COCK
- FS HOSE REEL PIPE
- FLEXIBLE CONNECTOR
- CHECK METER POSITION
- PLUG
- Y-STRAINER
- F.S. INLET
- HOSE REEL W/ LOCKABLE GLASS FRONTED NOZZLE BOX, STRIKER, C/W FIRE ALARM BELL & BREAK GLASS UNIT
- 150mm FIRE ALARM BELL
- BREAK GLASS UNIT
- PUMP
- EMERGENCY LIGHTING
- EXIT SIGN
- MANUAL TYPE FIRE ALARM PANEL
- PUMP PANEL WITH WATERPROOF ENCLOSURE
- SELF-CONTAINED EMERGENCY FLUORESCENT LIGHTING UNIT
- 5kg CO2 TYPE FIRE EXTINGUISHER
- 4kg DRY POWDER TYPE FIRE EXTINGUISHER

COLOUR CODE

PIPE SIZES	COLOUR
ø25mm	LIGHT GREEN
ø32mm	RED
ø40mm	PURPLE
ø50mm	YELLOW
ø65mm	BLUE
ø80mm	GREEN
ø100mm	LIGHT BROWN
ø150mm	DEEP BROWN

ABBREVIATION

SPR.	SPRINKLER
F.H.	FIRE HYDRANT
H.R.	HOSE REEL
F.E.	FIRE EXTINGUISHER
CO2	CARBON DIOXIDE
L.P.C.	LOSS PREVENTION COUNCIL
F.S.I.	FIRE SERVICES INSTALLATION
H/L	HIGH LEVEL
M/L	MID LEVEL
L/L	LOW LEVEL
F/A	FROM ABOVE
F/B	FROM BELOW
T/A	TO ABOVE
T/B	TO BELOW
U/G	UNDERGROUND
F.S.	FIRE SERVICES

DRAWING LIST

DRAWING NO	DESCRIPTION
EP-10167-FS01	FS NOTES, LEGEND, ABBREVIATIONS AND DRAWING LIST
EP-10167-FS02	PROPOSED SPRINKLER SYSTEM LAYOUT PLAN
EP-10167-FS03	PROPOSED HOSE REEL SYSTEM LAYOUT PLAN
EP-10167-FS04	SITE BLOCK PLAN
EP-10167-FS05	OPENABLE WINDOW AREA CALCULATION FOR STRUCTURE
EP-10167-FS06	SCHEMATIC DIAGRAM FOR HOSE REEL SYSTEM
EP-10167-FS07	SCHEMATIC DIAGRAM FOR SPRINKLER SYSTEM

C	TBP RESUBMISSION	28-07-2025	HY
B	TBP RESUBMISSION	30-06-2025	HY
A	TBP SUBMISSION	21-02-2025	HY
REV	DESCRIPTION	DATE	BY

FSI CONTRACTOR

East Power Engineering Limited



Flat A, 7/F., Hop Shing Commercial Building  
41 Chi Kiang Street, Tokwawan, Kowloon  
Fax. : 2394-3772 Tel. : 2397-3238

PROJECT

元朗慶村:DD129 LOT  
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擬為臨時建築機械配件倉庫及附屬工場，物流倉庫，辦公室，保安室及員工飯堂（為期三年）

DRAWING TITLE

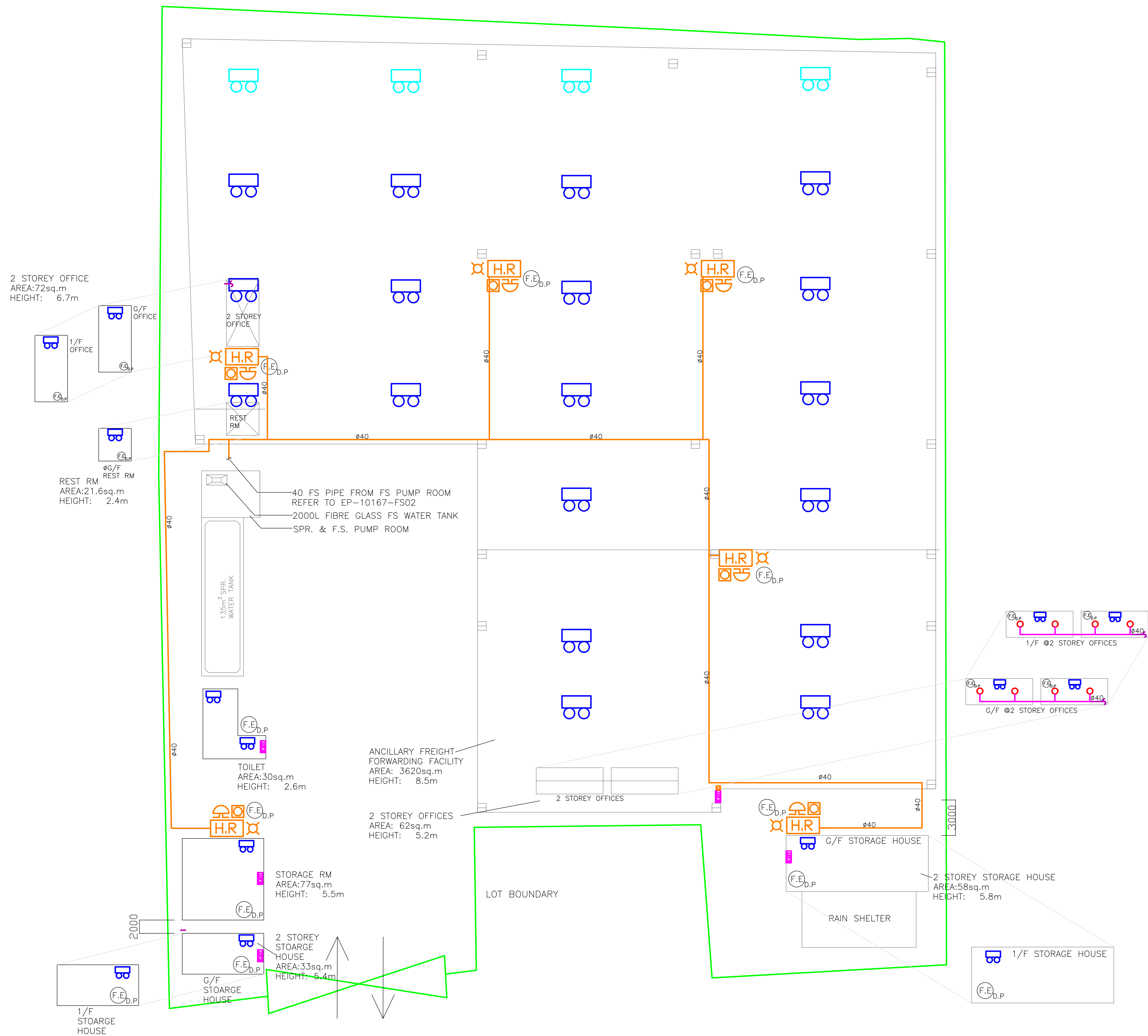
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DRAWING LIST

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DRAWN BY	KH	Eng.T	21-02-2025
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PROJECT NO.	10167		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO.			
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SCALE	N. T. S.	REVISION	C









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Fax : 2394-3772 Tel : 2397-3238

PROJECT

元朗鄉村: DD129 LOT

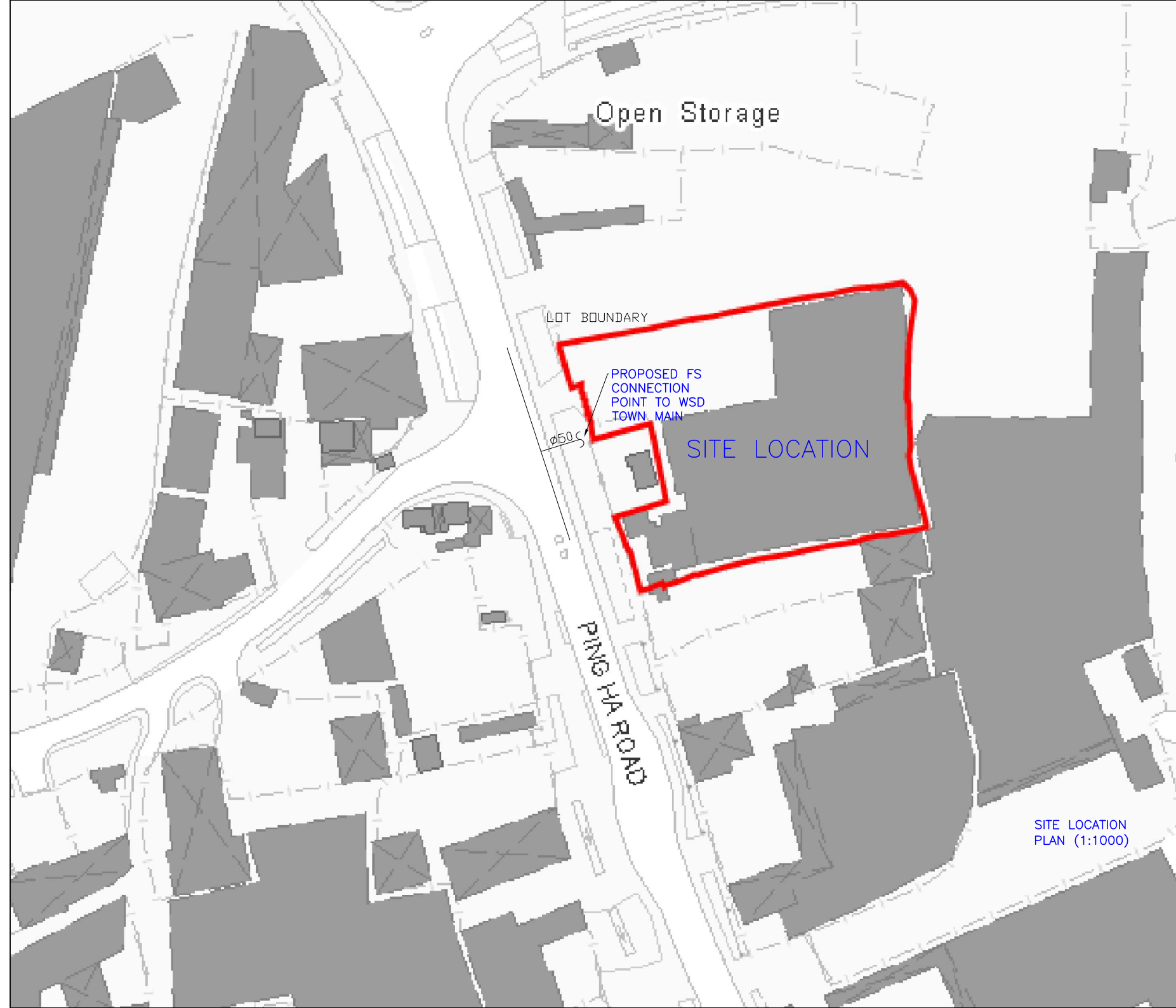
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DRAWING TITLE

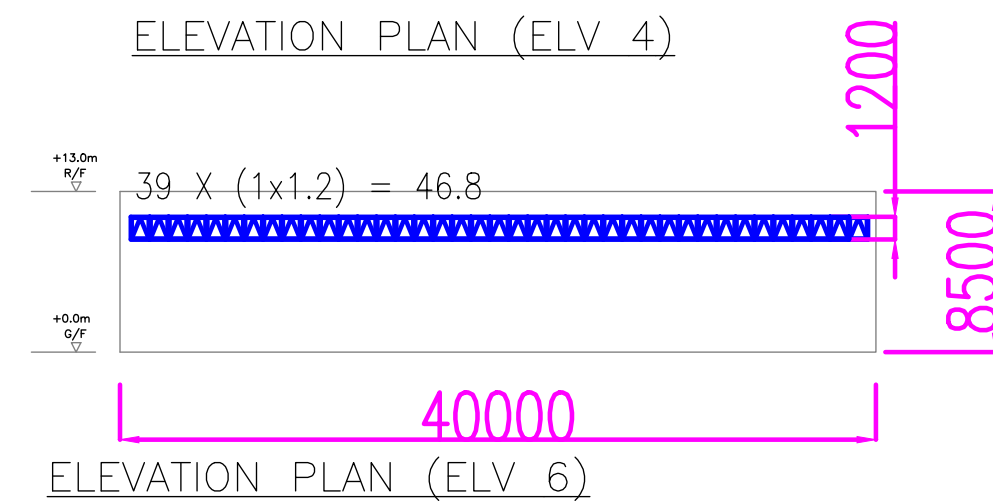
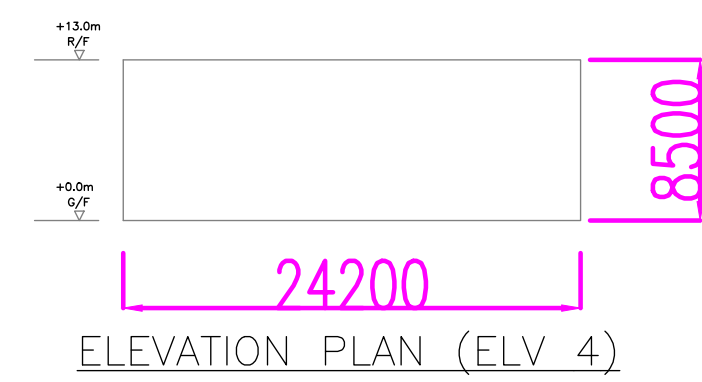
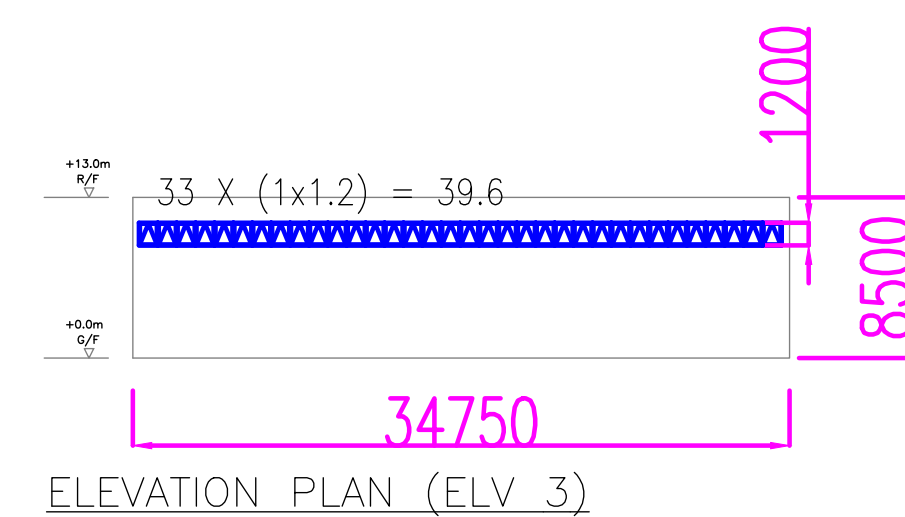
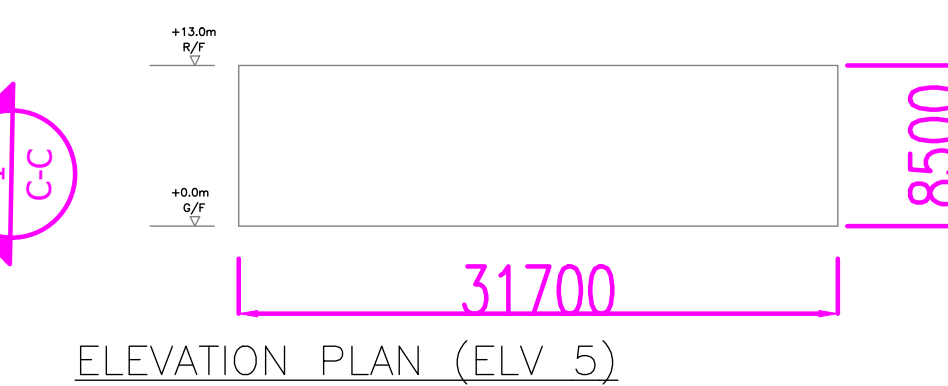
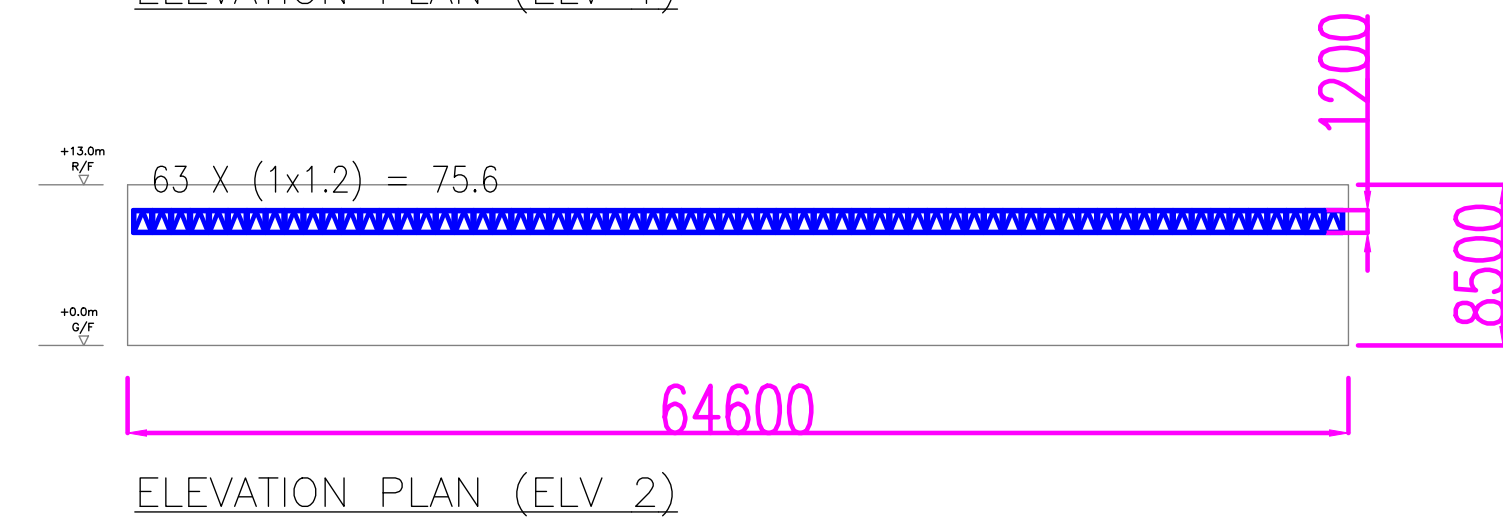
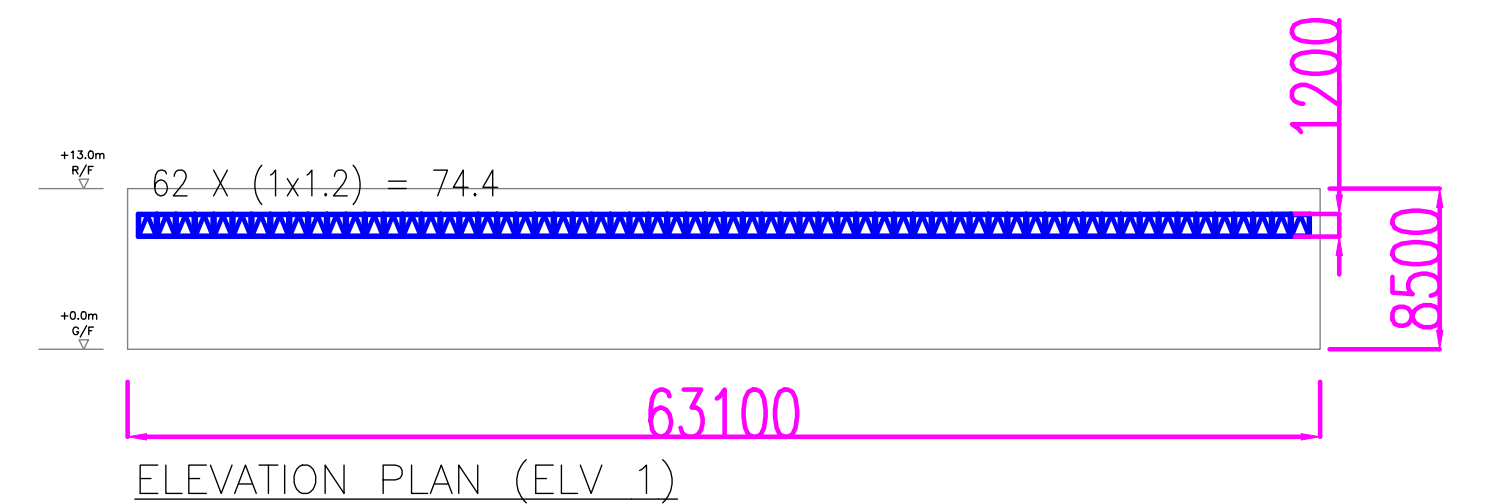
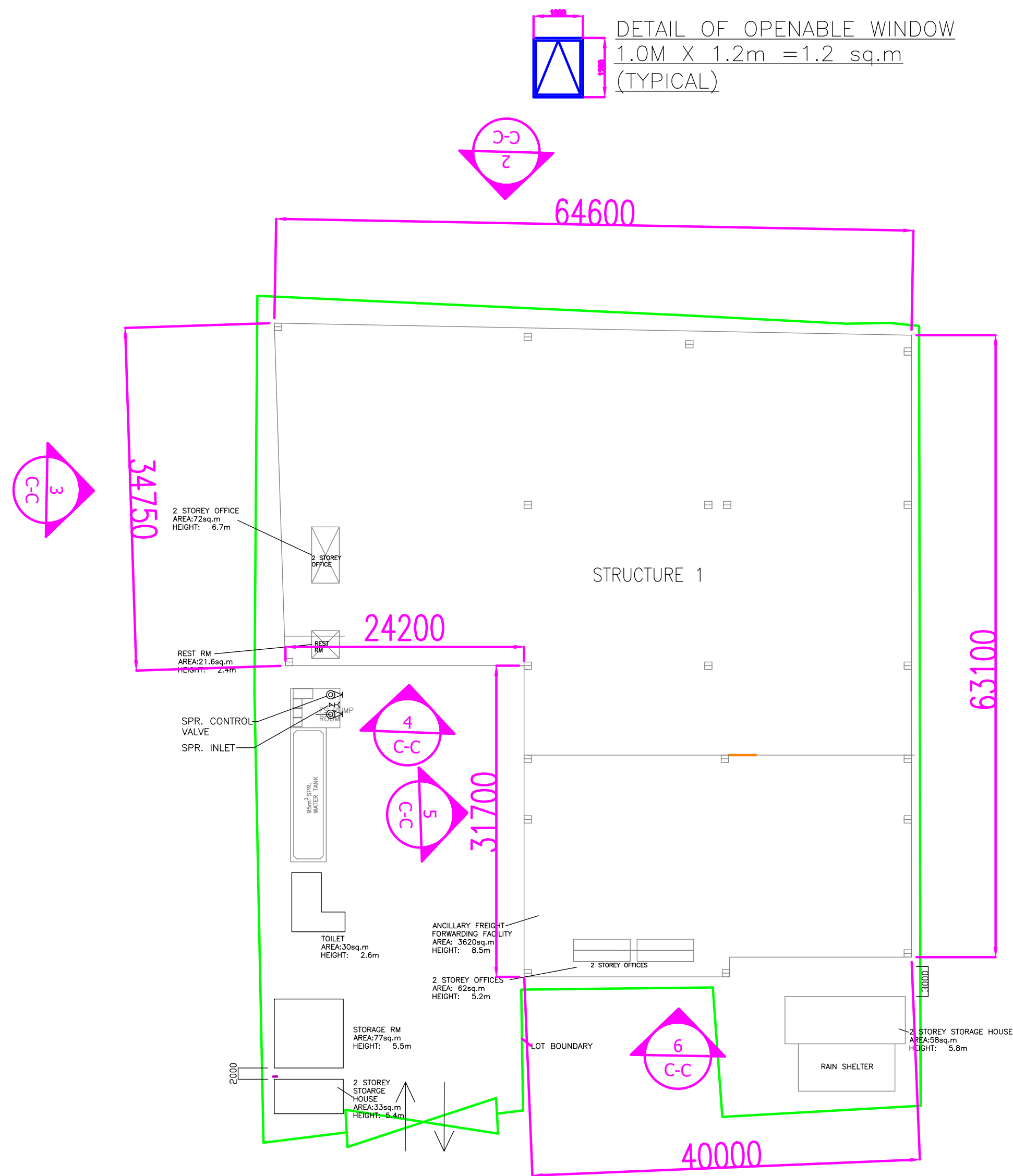
PROPOSED HOSE REEL SYSTEM LAYOUT PLAN

	INITIAL	DESIGNATION	DATE
DRAWN BY	KH	Eng.T	21-02-2025
DESIGNED BY	KH	Eng.T	21-02-2025
CHECKED BY	CM	PM	21-02-2025
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PROJECT NO.	10167		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO.			
EP-10167-FS03			
SCALE	1 : 300	REVISION	C



SITE LOCATION  
PLAN (1:1000)

A	TBP SUBMISSION	21-02-2025	HY
REV	DESCRIPTION	DATE	BY
FSI CONTRACTOR			
East Power Engineering Limited			
 Flat A, 7/F., Hop Shing Commercial Building 41 Chi Kiang Street, Tokwawan, Kowloon Fax. : 2394-3772 Tel. : 2397-3238			
PROJECT			
元朗廠址: DD129 LOT 3169(pt),3170(pt),3172RP(pt),3173S.ARP(pt), 3173S.B(pt),3173S.C(pt), 3174RP(pt),3175(pt), 3176,3177(pt),3178(pt), 3179(pt),3184(pt), 3185(pt), 3187RP(pt)及電檢政府土庫。 擬於臨時建築圍封區內倉庫及附屬工場、物料倉庫、辦公室、保安室及員工飯堂(為期三年)			
DRAWING TITLE			
SITE BLOCK PLAN			
	INITIAL	DESIGNATION	DATE
DRAWN BY	KH	Eng.T	21-02-2025
DESIGNED BY	KH	Eng.T	21-02-2025
CHECKED BY	CM	PM	21-02-2025
APPROVED BY	-	-	-
PROJECT NO.	10167		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO.			
EP-10167-FS04			
SCALE	1 : 1000	REVISION	D



OPENABLE WINDOW AREA CALCULATION UNDER F.S.D. REQUIREMENT FOR COMPARTMENT EXCEEDING 7000m <sup>2</sup>				
LOCATION	USABLE FL. AREA (m <sup>2</sup> )	OPENABLE WINDOW AREA REQUIRED (m <sup>2</sup> )	OPENABLE WINDOW AREA PROVIDED	
STRUCTURE 1	3620	3620 X 6.25% = 226.25	REFER TO ELEVATION 1 = 74.4 REFER TO ELEVATION 2 = 75.6 REFER TO ELEVATION 3 = 39.6 REFER TO ELEVATION 4 = 0 REFER TO ELEVATION 5 = 0 REFER TO ELEVATION 6 = 46.8	TOTAL = 236.4 > 226.25

FSI CONTRACTOR  
East Power Engineering Limited

Flat A, 7/F., Hop Shing Commercial Building  
41 Chi Kiang Street, Tokwawan, Kowloon  
Fax : 2394-3772 Tel. : 2397-3238

PROJECT  
元朗鄉村: DD129 LOT  
3169(pt), 3170(pt), 3172RP(pt), 3173S.ARP(pt),  
3173S.B(pt), 3173S.C(pt), 3174RP(pt), 3175(pt),  
3176, 3177(pt), 3178(pt), 3179(pt), 3184(pt),  
3185(pt), 3187RP(pt)及毗連政府土地。  
擬於臨時建築機械零件倉庫及附屬工場、物流倉庫、辦公室、保安室及員工飯堂(為期三年)

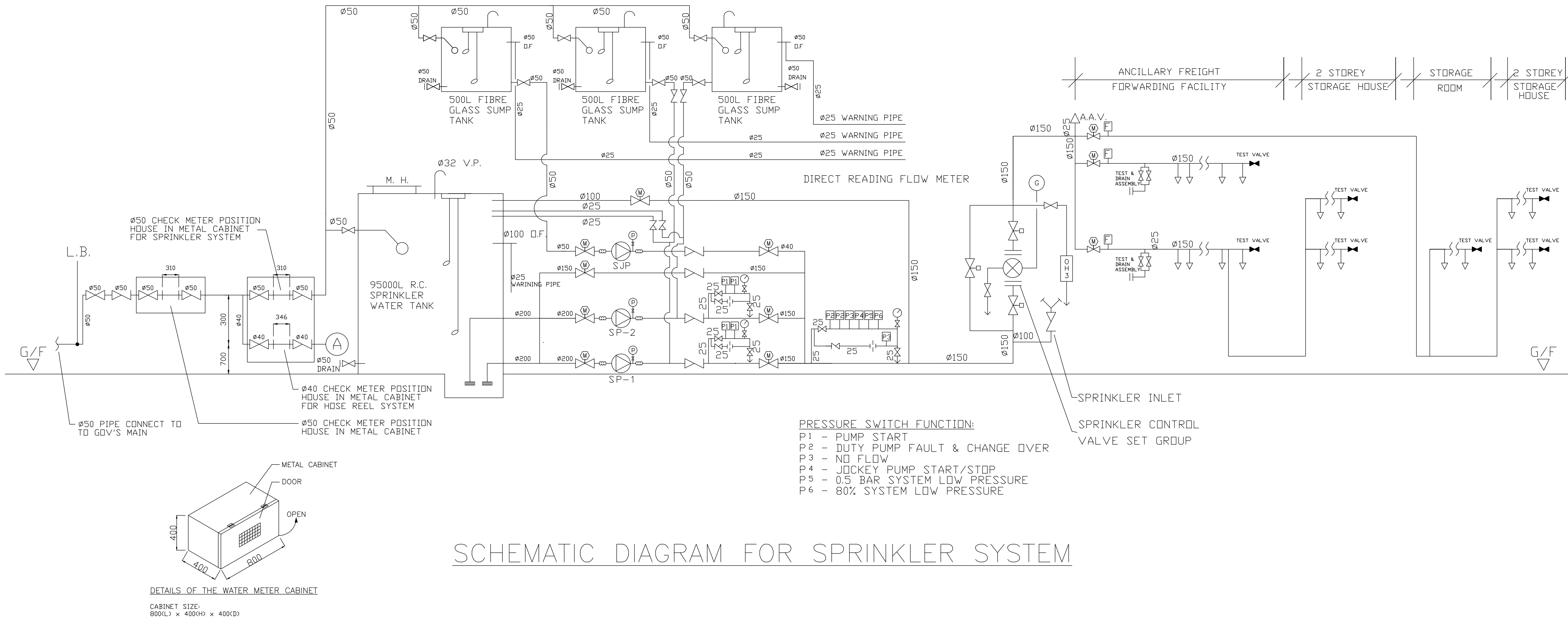
DRAWING TITLE  
OPENABLE WINDOW AREA CALCULATION FOR  
STRUCTURE

	INITIAL	DESIGNATION	DATE
DRAWN BY	KH	Eng.T	21-02-2025
DESIGNED BY	KH	Eng.T	21-02-2025
CHECKED BY	CM	PM	21-02-2025
APPROVED BY	-	-	-
PROJECT NO.	10167		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO. EP-10167-FS05			
SCALE	1 : 300	REVISION	C



PUMP SCHEDULE

DESCRIPTION	PRESSURE (BAR)	FLOW (L/MIN.)	PUMP SPEED (RPM)	PUMP RATING (KW)	POWER SUPPLY (volts/phases/Hz)
SPRINKLER JOCKEY PUMP (SJP-1)	4.5	60	2900 MAXIMUM	2.2 KW	380/3/50
TWO SPRINKLER PUMPS (SP-1 AS DUTY & SP-2 AS STAND-BY PUMP)	1.4 / 2.9 / 3.2	2250 / 1350 / 1100	2900 MAXIMUM	18.5 KW	380/3/50



C	TBP RESUBMISSION	28-07-2025	HY
B	TBP RESUBMISSION	30-06-2025	HY
A	TBP SUBMISSION	21-02-2025	HY
REV	DESCRIPTION	DATE	BY

FSI CONTRACTOR

East Power Engineering Limited

Flat A, 7/F., Hop Shing Commercial Building  
41 Chi Kiang Street, Tokwawan, Kowloon  
Fax : 2394-3772 Tel. : 2397-3238

PROJECT

元朗資料: DD129 LOT  
3169(pt),3170(pt),3172RP(pt),3173S.ARP(pt),  
3173S.B(pt),3173S.C(pt), 3174RP(pt),3175(pt),  
3176,3177(pt),3178(pt), 3179(pt),3184(pt),  
3185(pt), 3187RP(pt)及毗連政府土地。  
擬於臨時建築機械零件倉庫及附屬工場、物流倉庫、辦公室、保安室及員工飯堂(為期三年)

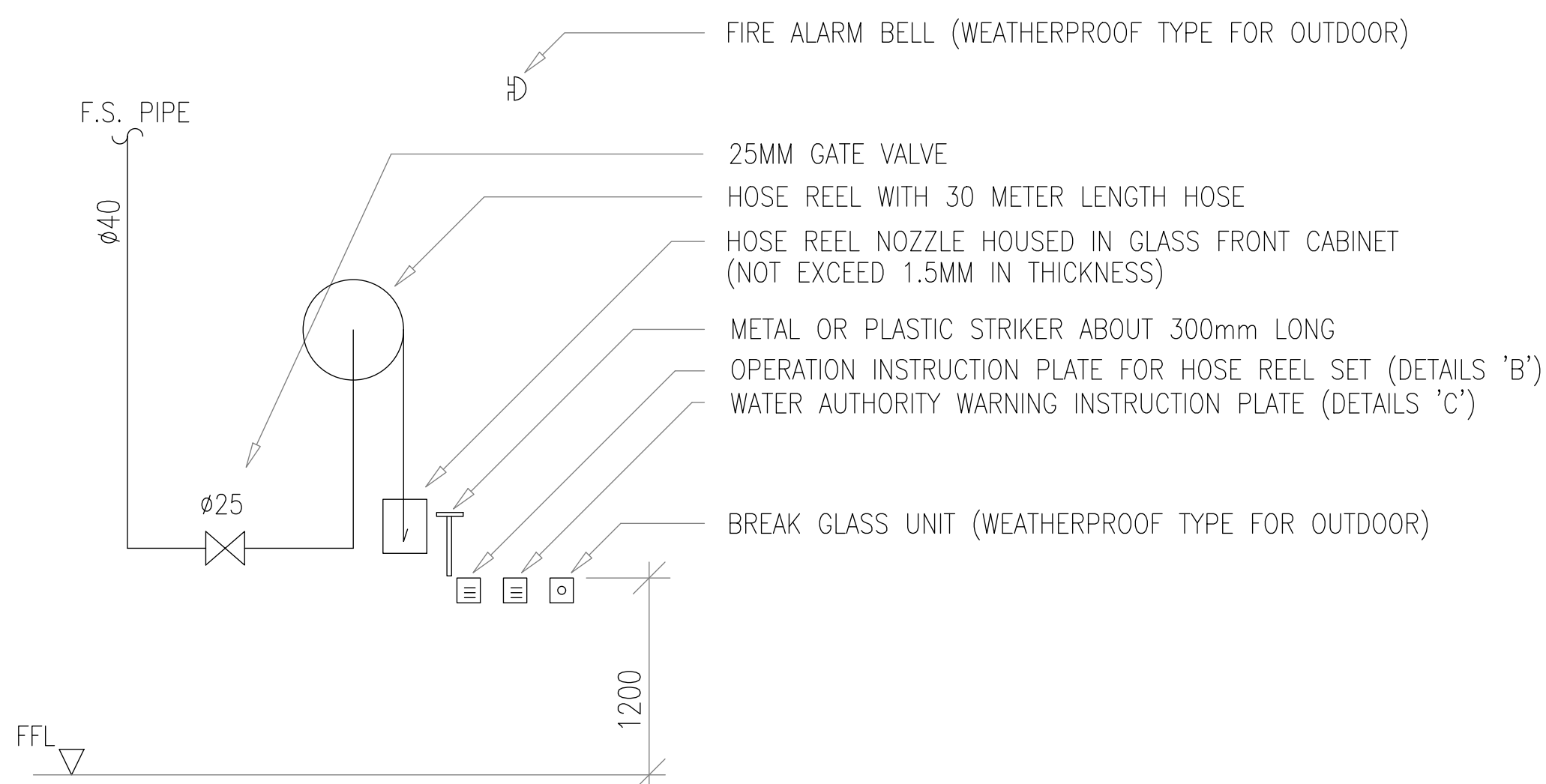
DRAWING TITLE

SCHEMATIC DIAGRAM FOR SPRINKLER SYSTEM

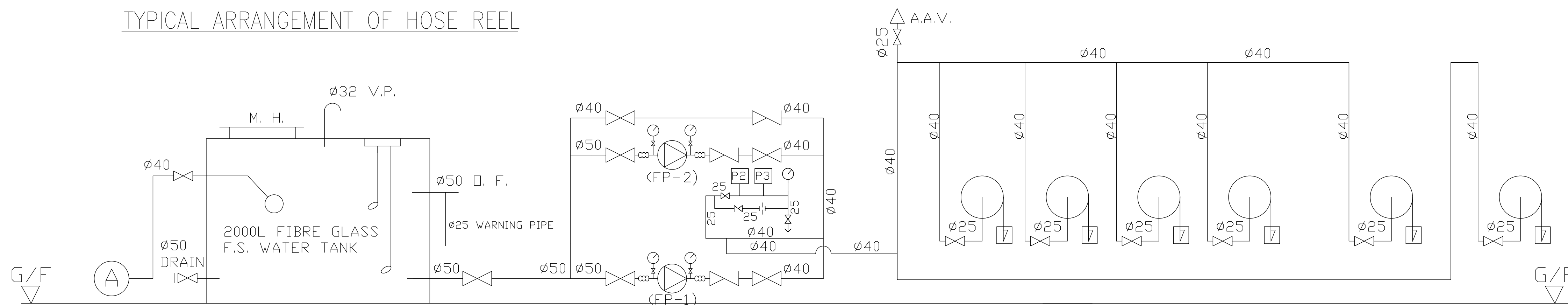
	INITIAL	DESIGNATION	DATE
DRAWN BY	KH	Eng.T	21-02-2025
DESIGNED BY	KH	Eng.T	21-02-2025
CHECKED BY	CM	PM	21-02-2025
APPROVED BY	-	-	-
PROJECT NO.	10167		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO. EP-10167-FS06			
SCALE	N. T. S.	REVISION	C

PUMP SCHEDULE

DESCRIPTION	PRESSURE (BAR)	FLOW (L/MIN.)	PUMP SPEED (RPM)	PUMP RATING (KW)	POWER SUPPLY (volts/phases/Hz)
TWO FIRE SERVICES PUMPS (FP-1 AS DUTY & FP-2 AS STANDBY PUMP)	6	3.3	2900 MAXIMUM	2.2KW	380/3/50



### TYPICAL ARRANGEMENT OF HOSE REEL



## SCHEMATIC DIAGRAM FOR HOSE REEL SYSTEM

使用消防喉轆  
TO OPERATE FIRE HOSE REEL P<sub>2</sub>

1. 打爛火警鐘掣玻璃  
BREAK THE GLASS OF THE FIRE ALARM CALL POINT
2. 先開啟來水掣，再拉出膠喉  
OPEN CONTROL VALVE BEFORE RUNNING THE HOSE
3. 將喉咀掣開啟 然後射向火之底部  
TURN ON WATER AT NOZZLE AND DIRECT JET AT THE BASE OF FIRE

(不適用於電火)  
(NOT SUITABLE FOR ELECTRICAL FIRES)

(消防用水 嚴禁作其他用途)  
(USE OF WATER FROM FIRE SERVICES  
FOR PURPOSES OTHER THAN FIRE  
FIGHTING IS STRICTLY PROHIBITED)

DETAIL 'B' (N.T.S.)

消防用水  
嚴禁作其他用途

USE OF WATER FROM FIRE SERVICES  
FOR PURPOSES OTHER THAN FIRE  
FIGHTING IS STRICTLY PROHIBITED

水務監督事務署 Office Of the Water Authority

DETAIL 'C' (N.T.S.)

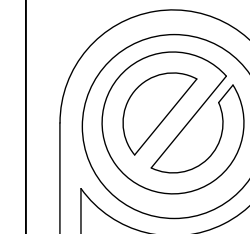
PRESSURE SWITCH FUNCTION:

P1 - PUMP START  
P2 - DUTY PUMP FAULT & CHANGE OVER  
P3 - NO FLOW  
P4 - JOCKEY PUMP START/STOP  
P5 - 0.5 BAR SYSTEM LOW PRESSURE  
P6 - 80% SYSTEM LOW PRESSURE



FSI CONTRACTOR

East Power Engineering Limited



Flat A, 7/F., Hop Shing Commercial Building  
41 Chi Kiang Street, Tokwawan, Kowloon  
Fax. : 2394-3772 Tel. : 2397-3238

PROJECT

元朗農村:DD129 LOT  
3169(pt),3170(pt),3172RP(pt),3173S.ARP(pt),  
3173S.B(pt),3173S.C(pt), 3174RP(pt),3175(pt),  
3176,3177(pt),3178(pt), 3179(pt),3184(pt),  
3185(pt), 3187RP(pt)及毗連政府土地。  
擬為臨時建築棚廠、倉庫及附屬工場、物流倉庫、辦公室、保安室及員工飯堂(為期三年)

DRAWING TITLE
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SCHEMATIC DIAGRAM FOR HOSE REEL SYSTEM

	INITIAL	DESIGNATION	DATE
DRAWN BY	KH	Eng.T	21-02-2025
DESIGNED BY	KH	Eng.T	21-02-2025
CHECKED BY	CM	PM	21-02-2025
APPROVED BY	—	—	—
PROJECT NO.	10167		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO. EP-10167-FS07			
SCALE	N. T. S.	REVISION	C

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Tony Tsz Ying LAM/PLAND

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寄件者: Shing Tong Wong [REDACTED]  
寄件日期: 2025年08月19日星期二 17:59  
收件者: tpbbpd/PLAND; Tony Tsz Ying LAM/PLAND  
主旨: HSK565補充說明，該郵件取代今日下午5:54郵件  
  
類別: Internet Email

敬啟者

有關 HSK565 規劃申請，由之前舊編號 HSK69 開始一直到現時 HSK565，一直都是由本公司在操作，該場地一直都是由本公司在運作。先前規劃申請是由本公司職員張瑞芳申請。

該場地之前遞交的規劃申請都有審批過，例如 HSK69 有獲得批准，該申請位置位於屏廈路與流浮山道交界，而屏廈路一直到流浮山道一帶普遍都是物流倉，與周邊環境協調，例如臨近倉地遞交的規劃申請並得到貴會批准的 HSK532。

本次申請用途屬於臨時性質，不會影響洪水橋及廈村之未來發展，對附近環境、交通、供水、排水、消防等等不會造成不良影響。我司有做好渠務及消防裝置，具體請查閱我司遞交的文件。

懇請貴會批准是次申請，謝謝！

--  
Wong Shing Tong  
百年工程有限公司  
Hundred Year Engineering Limited  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]



**Town Planning Board Guidelines for  
Application for Open Storage and Port Back-up Uses  
(TPB PG-No.13G)**

1. On 14.4.2023, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) were promulgated, which set out the following criteria for New Development Areas:
  - (a) The planning for various New Development Areas (NDAs) (including potential development areas) in the New Territories has been in progress and the land use proposals for some of these areas have been incorporated as appropriate into relevant statutory town plans. The NDAs will be implemented by phases. While it is envisaged that the existing open storage and port back-up uses in these areas will be gradually phased out, sympathetic consideration may be given to applications for continued operation of these uses during the interim period before the sites are required for NDA development.
  - (b) For existing open storage and port back-up sites with previous planning approval(s) and/or permitted under the previous OZPs, sympathetic consideration may be given to the application (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant) until the concerned site is required for implementation of NDA development, provided that the relevant approval conditions, if any, have been complied with. Technical assessments, where appropriate, may also need to be submitted to demonstrate that the continued operation of the current uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas and the concerns of the departments and local residents, if any, can be addressed through the implementation of the approval conditions.
  - (c) In view of the impending implementation of NDAs, new open storage and port back-up uses are generally not encouraged to infiltrate into the NDAs. However, sympathetic consideration may be given to applications for relocation of the uses/operations affected by government projects to sites designated for development purpose in NDAs (including those planned for GIC and open space developments) as temporary use/ development before these sites are required for NDA development, subject to policy support given by the relevant policy bureau(x) to the application and no adverse departmental comments and local objections, or the concerns could be addressed by approval conditions. There is a general presumption against such uses at sites with land use compatibility issue, e.g. in close proximity to existing residential dwellings which may be subject to environmental nuisances caused by the open storage and port back-up uses. Applications will normally be rejected unless under exceptional circumstances.
  - (d) Any approved temporary use and development should not jeopardize the long-term planned development on the respective site/the surrounding area under the NDA and the applicant should be advised that the site would be required by the government at any time during the planning approval period for implementation of government projects.

**Previous S.16 Applications covering the Application Site**

*Approved Applications*

<b>Application No.</b>	<b>Uses/Development</b>	<b>Date of Consideration</b>
A/YL-HT/65	Temporary Open Storage of Construction Materials and Machinery for 12 Month	5.2.1999
A/YL-HT/147	Temporary Open Storage of Construction machinery and material, and Ancillary Repairing Workshop for a Period of 3 Years	19.5.2000 (revoked on 19.2.2001)
A/YL-HT/202	Temporary Open Storage of Construction Machinery and Materials for 3 Years	26.10.2001 (on review)
A/YL-HT/263	Temporary Open Storage of Construction Machinery and Materials for 3 Years (Minor Amendment to A/YL-HT/202)	25.7.2002
A/YL-HT/366	Temporary Open Storage of Construction Materials and Construction Machinery for a Period of 3 Years	3.12.2004 (revoked on 3.12.2005)
A/YL-HT/436	Temporary Open Storage of Construction Materials and Construction Machinery and Logistics Vehicles Back-up Centre for a Period of 3 Years	7.4.2006 (revoked on 7.7.2006)
A/YL-HT/464	Temporary Open Storage of Construction Materials and Machinery, and Logistics Vehicles Back-up Centre for a Period of 3 Years	20.10.2006
A/YL-HT/584	Temporary Open Storage of Construction Materials and Construction Machinery, and Logistics Vehicles Back-up Centre for a Period of 3 Years	19.12.2008
A/YL-HT/685	Temporary Open Storage of Construction Materials, Construction Machinery, Logistics Vehicles Back-Up Centre and Recycling of Metal for a Period of 3 Years	10.9.2010 (revoked on 10.6.2011)
A/YL-HT/797	Temporary Open Storage of Converted Containers, Construction Materials and Construction Machinery, Logistics Vehicles Back-Up Centre, Sales of Metals and Warehouse for a Period of 3 Years	20.7.2012 (revoked on 21.9.2012)
A/YL-HT/896	Proposed Temporary Shop for Construction Machinery Parts with Warehouse and Workshop, Logistics Warehouse and Logistics Vehicles Back-up Centre, and Ancillary Site Office, Guard Room, and Staff Canteen for a Period of 3 Years	23.5.2014 (revoked on 23.2.2015)
A/YL-HT/957	Temporary Shop for Construction Machinery Parts with Ancillary Workshop, Logistics Warehouse and Logistics Vehicles Back-up Centre, Office, Guard Room, and Staff Canteen for a Period of 3 Years	19.6.2015

<b>Application No.</b>	<b>Uses/Development</b>	<b>Date of Consideration</b>
A/HSK/69	Renewal of Planning Approval for Temporary “Shop for Construction Machinery Parts with Ancillary Workshop, Logistics Warehouse and Logistics Vehicles Back-up Centre, Office, Guard Room, and Staff Canteen” for a Period of 3 Years	15.6.2018 (revoked on 20.11.2020)

Rejected Application

<b>Application No.</b>	<b>Uses/Development</b>	<b>Date of Consideration</b>	<b>Rejection Reasons</b>
A/YL-HT/832	Temporary Open Storage of Container Offices, Used Containers, Tools, Construction Materials, Construction Machinery, Sales of Metals with Ancillary Workshops and Logistics Vehicles Back-up Centre for a Period of 3 Years	26.7.2013 (on review)	(1) - (2)

Rejection Reasons:

- (1) The development would have adverse environmental impacts on the surrounding areas.
- (2) Approval of the application with repeated non-compliances would set an undesirable precedent.



**Similar S.16 Applications within/straddling the subject  
“Government, Institution or Community” Zone and area shown as ‘Road’  
on the Hung Shui Kiu & Ha Tsuen Outline Zoning Plan in the Past Five Years**

*Approved Applications*

<b>Application No.</b>	<b>Uses/Development</b>	<b>Date of Consideration</b>
A/HSK/316	Temporary Logistics Centre and Warehouse for a Period of 3 Years	23.7.2021 (revoked on 23.12.2023)
A/HSK/532	Temporary Logistics Centre and Warehouse for a Period of 3 Years	20.12.2024

**Government Departments' General Comments**

**1. Traffic**

(a) Comments of the Commissioner for Transport:

No adverse comment on the application from traffic engineering point of view.

(b) Comments of the Chief Highway Engineer/New Territories West, Highways Department:

No objection to the application from highway maintenance point of view.

**2. Drainage**

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- no objection in principle to the application from drainage point of view; and
- a condition should be stipulated requiring the applicant to maintain the existing drainage facilities, and to submit condition record of the existing drainage facilities to his satisfaction.

**3. Fire Safety**

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to the fire service installations (FSIs) being provided on the Site; and
- in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is required to submit relevant layout plans incorporated with the proposed FSIs to his department for approval.

**4. Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- no adverse comment on the application under the Buildings Ordinance; and
- no record of approval granted by the Building Authority for the existing structures.

**5. Long-term Development**

Comments of the Project Manager (West), Civil Engineering and Development Department (CEDD):

- the Site falls within the study area of Lau Fau Shan Development under the consultancy Agreement No. CE 5/2024 (CE) "Developments at Lau Fau Shan, Tsim

Bei Tsui and Pak Nai areas – Investigation”, which is the Investigation Study and jointly commissioned by Planning Department and CEDD. The implementation programme and land resumption/clearance programme of the Lau Fau Shan Development is currently being reviewed under the Investigation Study and subject to change; and

- if the planning application is granted, notwithstanding the validity period, the applicant should note his advisory comments at **Appendix V**.

**6. Water Supplies**

Comments of the Chief Engineer/Construction, Water Supplies Department:

No objection to the application.

**7. District Officer's Comments**

Comments of the District Officer (Yuen Long), Home Affairs Department:

- no comment from departmental point of view; and
- his office has not received any comment from the locals on the application.



**Recommended Advisory Clauses**

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - the lot owner(s) should apply to his office for Short Term Waivers (STWs) and Short Term Tenancies (STTs) to permit the structures erected or to be erected within the subject lots, if any and the occupation of the Government Land. The STW holder(s) should apply to his office for modification of the existing STW(s) conditions where appropriate. The application(s) of STWs and STTs will be considered by the Government in its capacity as a landlord and there is no guarantee that it/they will be approved. The STW(s) and STT(s), if approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate by LandsD. Besides, given the applied use is temporary in nature, only erection of temporary structures will be considered; and
  - it is noted that a staff resting area is proposed at the Site. The applicant is reminded that no STW application to permit structure for domestic purpose will be considered according to LandsD's prevailing policy. LandsD reserves the right to take enforcement actions against such domestic purpose structure at the Site, if any;
- (c) to note the comments of the Commissioner for Transport that:
  - sufficient manoeuvring spaces shall be provided within the Site or its adjacent area. No vehicles are allowed to queue back to public roads or reverse onto/from public roads; and
  - the local track leading to the Site is not under Transport Department's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that:
  - adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
  - the vehicular access from Ping Ha Road to the Site should be constructed/maintained by the applicant at his own cost, the access should also be removed to restore the footpath by the applicant at his own cost upon expiry of the application;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that the required condition record should include coloured photos showing the current condition of the drainage facilities and a layout plan indicating the locations of the photos taken. The submitted photos should cover all internal surface channels, catch pits, sand traps, manholes, terminal catch pits/manholes and the downstream discharge path as indicated on the submitted drainage proposal;
- (f) to note the comments of the Director of Fire Services (D of FS) that:
  - the layout plans should be drawn to scale and depicted with dimensions and nature of

occupancy and the location of where the proposed fire service installation to be installed should be clearly marked on the layout plans; and

- if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (g) to note the comments of the Director of Environmental Protection that the applicant is advised that:
- to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites” in order to minimise the potential environmental nuisance on the surrounding area;
  - to follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs). If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of ProPECC PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department” including completion of percolation test and certification by Authorised Person;
  - to provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use; and
  - to meet the statutory requirements under relevant environmental legislation;
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively. If the Site does not abut on a specified street of not less than 4.5 m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
  - if the existing structures are erected on leased land without the approval of BD, they are unauthorized building works (UBW) under the BO and should not be designated for any proposed use under the application;
  - for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD’s enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
  - before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BD should be obtained, otherwise they are UBW. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO; and
  - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R. Detailed checking under the BO will be carried out at building plan submission stage; and

- (i) to note the comments of the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD) that the Site falls within the study area of Lau Fau Shan Development under the consultancy Agreement No. CE 5/2024 (CE) “Developments at Lau Fau Shan, Tsim Bei Tsui and Pak Nai areas – Investigation”, which is the Investigation Study and jointly commissioned by Planning Department and CEDD. The implementation and land resumption/clearance programme of the Lau Fau Shan Development is currently being reviewed under the Investigation Study and subject to change. The applicant should be reminded that the Site may be resumed at any time during the planning approval period for potential development project and advised not to carry out any substantial works therein.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

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From:  
Sent: 2025-05-26 星期一 02:43:57  
To: tpbpd/PLAND <tpbpd@pland.gov.hk>  
Subject: A/HSK/565 DD 129 Ha Tsuen GIC

A/HSK/565

Lot 3169 (pt), 3170(pt),3172RP(pt),3173S. ARP (pt), 3173S, B (pt), 3173S. C(pt), 3174RP (pt), 3175 (pt), 3176, 3177 (pt), 3178 (pt), 3179 (pt), 3184(pt), 3185 (pt), 3187RP in D.D.129 and Adjoining Government Land, Ha Tsuen

Site area: About 5,453sq.m Includes Government Land of about 2.8sq.m

Zoning: "GIC" and area shown as 'Road'

Applied use: Warehouse for Construction Machinery / Canteen / 10 Vehicle Parking

Dear TPB Members,

Cannot find any record of approvals for operation for a decade. It was originally part of a larger site. Other sections have been approved for similar use and all have long history of failure to fulfil conditions.

No Planning Statement provide. The justification is very brief:

*"The application is for: temporary construction machinery parts warehouse and ancillary workshop, logistics warehouse, office, security room and staff canteen.*

*It is temporary in nature and will not affect the future development of Hung Shui Kiu and Ha Tsuen. It will not cause any damage to the surrounding environment, transportation, water supply, drainage, etc.*

*Adverse effects.*

*I sincerely request your approval for this application. Thank you!"*

Members have a duty to inquire whether there have been unapproved operations on the site and if there are any pending enforcement actions.

Mary Mulvihill