

Total: 8 pages

Date: 6 February 2026

TPB Ref.: A/HSK/596

By Email

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

Dear Sir,

Temporary Logistics Centre & Ancillary Staff Canteen for a Period of 3 Years at Lots 2427 (Part), 2430 (Part), 2431 (Part), 2432 (Part), 2433 (Part), 2434, 2435, 2436 (Part), 2437 (Part), 2438 S.A RP (Part), 2438 S.B (Part), 2439 (Part), 2962 (Part), 2976 (Part), 2977 S.A (Part), 2977 S.B (Part), 2978, 2979 (Part) & 2980 (Part) in D.D.129, Lau Fau Shan, Yuen Long, N.T.

We write to confirm that the layout, development parameters and the use of the proposed development at the captioned site is the same as the layout, development parameters and use of the last planning permission No. A/HSK/439.

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

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

Yours faithfully,

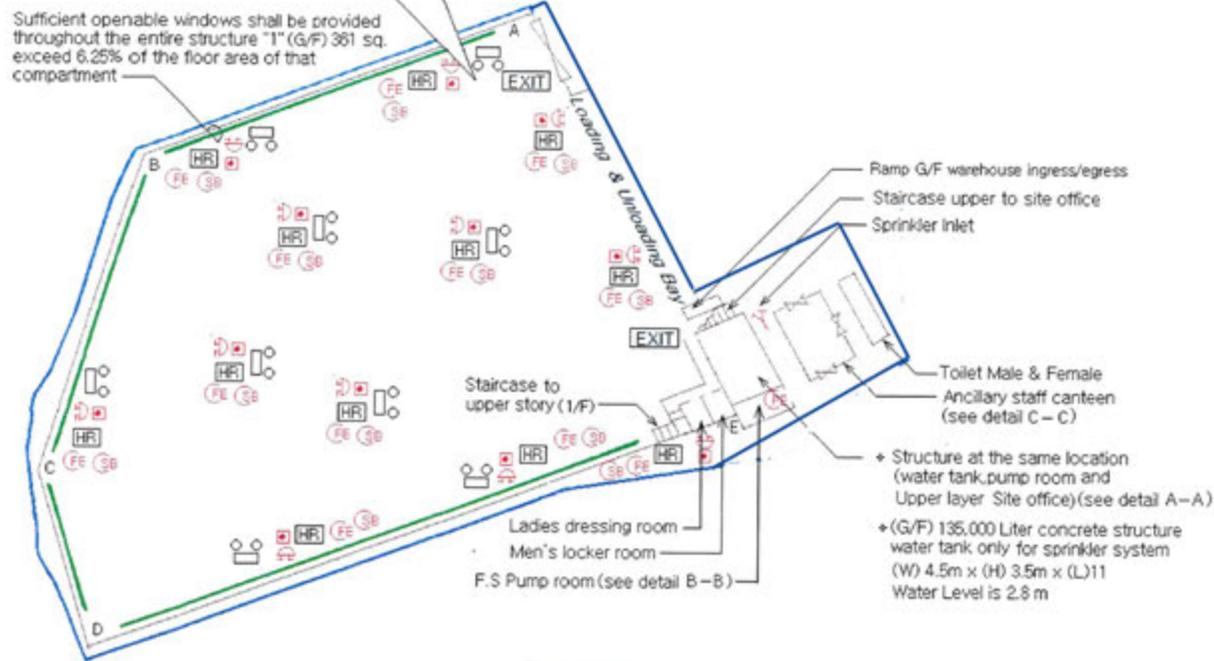


Patrick Tsui

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

Structure 1 (G/F) Logistic Centre

- ◆ GFA: Not exceeding 5,770m²
- ◆ Height: Not exceeding 6.5m
- ◆ No. of storey: 2
- ◆ The aggregate area of openable windows 360.625 m² exceed 6.25% of the floor area of that compartment and installation sufficient quantity 68°C sprinkler heads coverage entire structure and the fire reel hose can be stretching out to the entire area.
- ◆ The fire fighting system and equipment on the 1/F is the same as that on the lower floor.



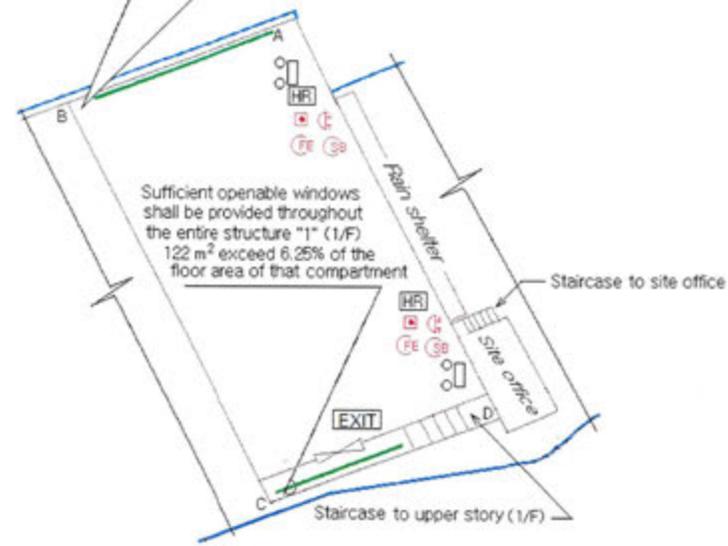
Plan of G/F

All structures are equipped with sprinkler system and sufficient Emergency lighting & Exit sign including (Warehouses G/F and 1/F, Dressing room/locker room, Site office, Staff canteen, Toilet male/female)

(Detail A, B & C See next page. Drawing No. YT-1508m/FS)

Structure 1 (1/F) Logistic Centre

- ◆ GFA: Not exceeding 1947 m²
- ◆ Height: Not exceeding 6.5m
- ◆ No. of storey: 2
- ◆ The aggregate area of openable windows 121.6875 m² exceed 6.25% of the floor area of that compartment and installation sufficient quantity 68°C sprinkler heads coverage entire structure and the fire reel hose can be stretching out to the entire area.
- ◆ The fire fighting system and equipment on the 1/F is the same as that on the lower floor.



Plan of 1/F

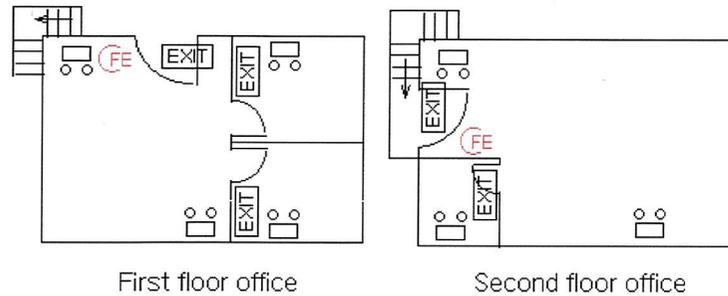
Structure 1 (G/F) Side			Structure 1 (1/F) Side			Pump Schedule:							
Side	Distance in meters	Side	Distance in meters	Side	Distance in meters	Side	Distance in meters	Side	Distance in meters	Designation	Flow Rate (Liter/min)	Discharge Head (Kpa)	Motor Rating (Kw)
A-B	54	C-D	24	E-A	59	A-B	33	C-D	33	S.P 1 & S.P 2	2250/1350/1100	140/290/320	18.5
B-C	43	D-E	90.5			B-C	59	D-A	59	J.P	60	450	2.2

- Legends:
- HR Hose Reel
 - EXIT Exit Sign
 - Emergency Light
 - Press gauge
 - Gate valve (normal close)
 - Sand Bucket
 - 5 Kg Co2 Gase type Fire Extinguisher
 - Fire Alarm bell
 - Manual Fire Alarm call point
 - Non-return valve
 - Gate valve (with monitoring)
 - Sprinkler Inlet
 - Subsidiary valve/Flow switch
 - Sprinkler control valve
 - Openable window
 - 15 KW Sprinkler Pump
 - 2.2 Kw Jockey pump/ Hose reel pump

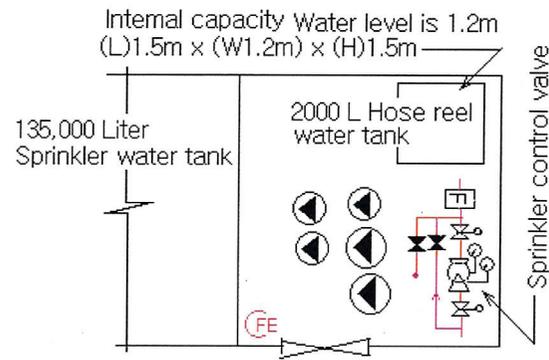
Apply address : Lots 2427(Part), 2430(Part), 2431(Part), 2432(Part), 2433(Part), 2434, 2435, 2436, 2437, 2438S.A ss2(Part), 2438S.A ss3, 2438S.A ss4, 2438S.A ss5, 2438S.A ss6(Part), 2438 SB, 2438S.A RP(Part), 2439(part), 2445S.B(Part), 2977S.A(Part) 2977S.B(Part), 2978, 2979(Part), 2980(Part) in D.D. 129 Lau Fau Shan Road. Ha Tsuen. Yuen Lond. N.T.

Layout Plan A,B,C. Detail & Elevation Plan for openable windows

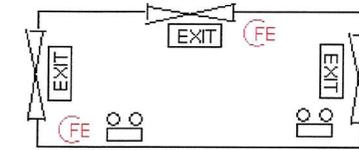
Detail A—A (Site office)



Detail B—B (Pump room)



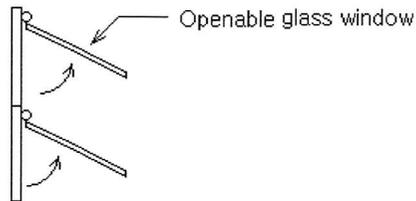
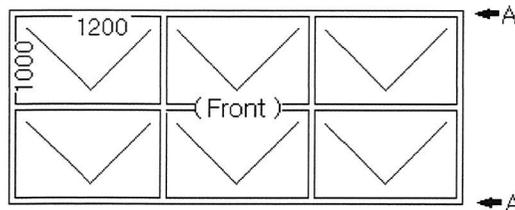
Detail C—C (Ancillary staff canteen)



Ancillary staff canteen
 GFA : Not exceeding 220 m²
 Height : Not exceeding 4.5 m
 No. of storey : 1
 Installation sufficient quantity 68°C sprinkler heads coverage entire structure

Typical Openable Windows

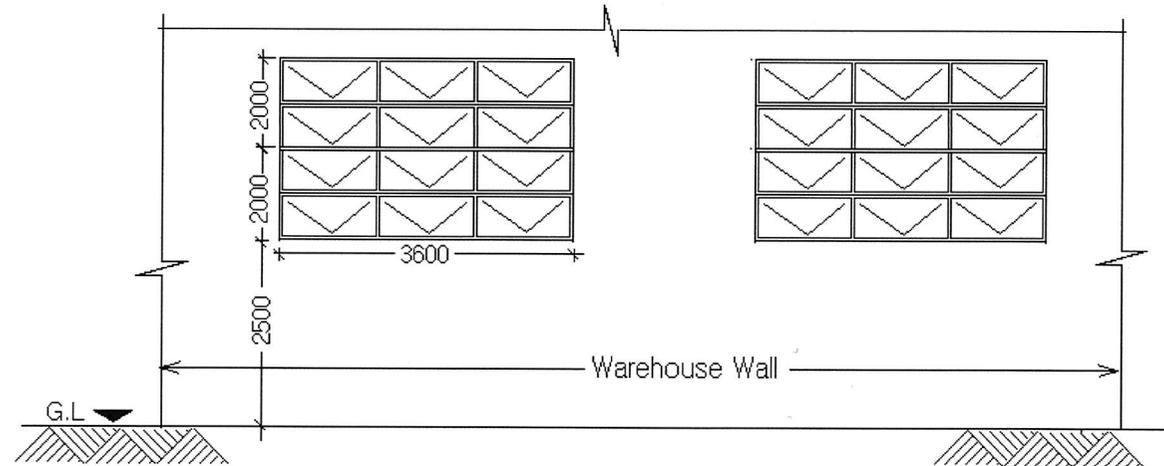
The openable windows dimension are different. It is determined by the area of the wall, and Sufficient openable windows shall be provided throughout the entire Structure



Section A—A

Elevation plan for warehouse openable windows

G/F Total of 26 Nos. openable windows in warehouse
 1/F Total of 9 Nos. openable windows in warehouse



Apply address :

Lots 2427(Part), 2430(Part), 2431(Part), 2432(Part), 2433(Part), 2434, 2435, 2436, 2437, 2438S.A ss2(Part), 2438S.A ss3, 2438S.A ss4, 2438S.A ss5, 2438S.A ss6(Part), 2438 SB, 2438S.A RP(Part), 2439(part), 2445S.B(Part), 2977S.A(Part) 2977S.B(Part), 2978, 2979(Part), 2980(Part) in D.D. 129 Lau Fau Shan Road. Ha Tsuen. Yuen Lond. N.T.

Appendix I

Date : 5 April 2023

Application Address:

Lots 2427(Part), 2430(Part), 2431(Part), 2432(Part), 2433(Part), 2434, 2435, 2436, 2437, 2438SA ss2(Part), 2438SA ss3, 2438SA ss4, 2438SA ss5, 2438SA ss6, 2438SB, 2438SA RP(Part), 2439(Part), 2445SB(Part), 2977SA(Part), 2977SB(Part), 2978, 2979(Part), 2980(Part)
in DD129 Lau Fau Shan Road, Ha Tsuen, Yuen Long, N.T.

F.S Notes:

- A. An automatic sprinkler system shall be provided to the entire structure in accordance with LPC rules incorporating BS EN 12845:2015 and FSD Circular Letter 5/2020.
 1. An automatic sprinkler system supplied by 135,000 liter sprinkler tank, Single end water supply will be feed from Town Main and
 2. The Sprinkler water tank, Sprinkler pump room, Sprinkler inlet and Sprinkler control valve group shall be clearly Marked on plan and
 3. The Hazard lass OH3 shall be provided to Structure "1"(G/F) and Structure "1"(1/F) of 2-storey, in accordance with BS EN 12845:2015
 4. The material are stored in Structure "1" (G/F) and Structure "1" (1/F) post-pallet storage (ST2 & ST3). The maximum storage Height is 3.5m. The storage blocks should be separated by aisles no less than 2.4m wide. Storage shall be confined to blocks not exceeding 50m² in plan area for category 1.
 5. Sufficient emergency lighting shall be provided throughout the entire building and the site office G/F & 1/F in Accordance with BS 5266-1:2016 and BS EN 1838:2013 and FSD Circular Letter 4/2021.
 6. Sufficient directional and exit sign shall be provided in accordance with BS 5266:part 1 and FSD Circular Letter 5/2008.
 7. Sufficient portable fire extinguisher to be provided at location clearly indicated on plan and pump room.
 8. The secondary source of electrical supply should be provided.
 9. Fire Alarm system should be provided throughout the entire structure in accordance with BS 5839:Part1:2002+A2:2008 and FSD Circular Letter 1/2009.
 10. No smoke extraction system will be provided for the structure as the aggregate exact area of openable windows for the Structure "1" (G/F) is 360.625m² (ie. 5770 x 6.25% = 360.625m²) and the Structure "1" (1/F) is 121.6875m² (ie. 1947 x 6.25% = 121.6875m²) which is greater than the required 6.25% of the compartment.
 11. The location of the openable windows shall be delineated on plan.
 12. When a ventilation/air conditioning control system to a building is provided, it shall stop mechanically induced air movement within a designated fire compartment.
 13. No Emergency Generator to be provided for serving the emergency power. Duplicated supplies for all Fire installation comprising a cable connected from electricity main directly before the main switch of the structures.
- B. Hose Reel system to provided and installed for the structure in accordance with the code of practice for minimum Fire Service installation and equipment 2012.
 1. There shall be sufficient Hose Reel to ensure that every part of the area can be reached by a length of more than 30m of hose reel tubing.
 2. An modified Hose Reel system with 2000 liter F.S. water tank shall be provided. There shall be single end water supply will be feed from Town Main.
The location of this F.S. water tank and F.S. pump room are clearly marked on plan.
 3. No F.S. inlet to provided in this area.
 4. An instruction plate shall be provided next to Break Glass unit for operation of Hose Reel.

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防（裝置及設備）規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A 9395562

FSD Ref.: _____
消防處檔號

Name of Client / 顧客姓名: **悅升發展有限公司**

Name of Building / 樓宇名稱: _____

Street No./Town Lot / 門牌號數/市地段: **DD129** Street/Road/Estate Name / 街道/屋苑名稱: **Lau Fau Shan Road**

Block / 座: _____ District / 分區: **Yuen Long (Ha Tsuen)** Area / 地區: HK 香港 K 九龍 NT 新界

Type of Building 樓宇類型: Industrial 工業 Commercial 商業 Domestic 住宅 Composite 綜合 Licensed premises 持牌處所 Institutional 社團

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

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
28	Sprinkler System	G/F	Conforms with FSD Requirements	25/7/2025	24/7/2026
23	Hose Reel System	G/F	Conforms with FSD Requirements	25/7/2025	24/7/2026
13	Fire Alarm System	G/F	Conforms with FSD Requirements	25/7/2025	24/7/2026
12	Exit Sign	G/F	Conforms with FSD Requirements	25/7/2025	24/7/2026
11	Emergency Lighting	G/F	Conforms with FSD Requirements	25/7/2025	24/7/2026

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)

Part 3 第三部 Defects 損壞事項

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

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

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

Authorized Signature: _____
受權人簽署

Name: **KWOK CHUNG YIN**
姓名
FSD/RC No.: **RC1/389 RC2/554**
消防處註冊號碼

Company Name: **Century Fire Service Engineering Co. Ltd**
公司名稱

Telephone: _____
聯絡電話

Date: **25/7/2025**
日期



For FSD use only:

Inspected: _____

Key-in: _____

Verified: _____

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.

FSI 251 No. : A 9395562

The Detail Address :

Temporary Warehouse for Storage at Lot 2427(Part), 2430(Part), 2431(Part), 2432(Part), 2433(Part), 2434, 2435, 2436, 2437, 2438SAss2(Part), 2438SAss3, 2438SAss4, 2438SAss5, 2438SAss6(Part), 2438SB, 2438SARP(Part), 2439(Part), 2445SB(Part), 2977SA(Part), 2977SB(Part), 2978, 2979(Part), 2980(Part), Lau Fau Shan Road, Ha Tsuen, Yuen Long , N.T.

Century Fire Service Engineering Co. Ltd
RC1 / 389 , RC2 / 554



FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防 (裝置及設備) 規例

(Regulation 9(1))

(第九條 (1) 款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A 9395566

FSD Ref.: _____
消防處檔號

Name of Client : 悅升發展有限公司
顧客姓名

Name of Building : _____
樓宇名稱

Street No./Town Lot : DD129 Street/Road/Estate Name : Lau Fau Shan
門牌號數/市地段 街道/屋苑名稱

Block : _____ District : Yuen Long (Ha Tsuen) Area : HK 香港 K 九龍 NT 新界
座 分區 地區

Type of Building 樓宇類型 : Industrial 工業 Commercial 商業 Domestic 住宅 Composite 綜合 Licensed premises 持牌處所 Institutional 社團

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

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防 (裝置及設備) 規例第八條(b)款，擁有裝置在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	Portable Fire Extinguisher	G/F	Conforms With FSD Requirements (19 Nos of 5Kg CO2 Gas Type F.E.)	25/7/2025	24/7/2026

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)

Part 3 第三部 Defects 損壞事項

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

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

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

如證書涉及年檢事項，應張貼於大廈或處所當眼處以供消防處人員查核

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

Authorized Signature : _____
授權人簽署

Name : Au Yeung Chi Ming
姓名

FSD/RC No. : RC3 / 474
消防處註冊號碼

Company Name : New Power Fire Eng. Co.
公司名稱

Telephone : _____
聯絡電話

Date : 25/7/2025
日期

For FSD use only:

Inspected

Key-in

Verified

FSI 251 No. : A 9395566

The Detail Address :

Temporary Warehouse for Storage at Lot 2427(Part), 2430(Part), 2431(Part), 2432(Part), 2433(Part)
2434, 2435, 2436, 2437, 2438SAss2(Part), 2438SAss3, 2438SAss4, 2438SAss5, 2438SAss6(Part),
2438SB, 2438SARP(Part), 2439(Part), 2445SB(Part), 2977SA(Part), 2977SB(Part), 2978, 2979(Part),
2980(Part), Lau Fau Shan Road, Ha Tsuen, Yuen Long , N.T.

New Power Fire Eng. Co.
Au Yeung Chi Ming