



益卓
規劃
有限公司

Our Ref.: [REDACTED]
Your Ref.: TPB/A/YL-LFS/609

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

By Email

27 March 2026

Dear Sir,

Supplementary Information

**Temporary Logistics Centre with Ancillary Canteen and Site Office
for a Period of 3 Years in "Residential (Group E)" Zone,
Various Lots in D.D. 129, Lau Fau Shan, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-LFS/609)

We are writing to submit supplementary information of the application, including revised pages of the application form and a fire service installations proposal of the application site for the consideration of government department(s) (**Appendices I and II**).

Should you require more information regarding the application, please contact the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited

Danny NG
Town Planner

cc DPO/TMYLW, PlanD

(Attn.: Mr. Wilfred CHU
(Attn.: Ms. Belva TONG

email: wkhchu@pland.gov.hk
email: byktong@pland.gov.hk)



For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

1. 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。
2. 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。
3. 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
<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構) Honest Board Development Limited 合權發展有限公司

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)
<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構) R-riches Planning Limited 盈卓規劃有限公司

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)	Lots 2177 (Part), 2178 (Part), 2193 (Part), 2194 (Part), 2195, 2196, 2197, 2198, 2199 (Part), 2200, 2201, 2203, 2204 S.A (Part), 2219 RP (Part), 2225 (Part), 2228 S.A (Part), 2228 S.B (Part), 2327 (Part), 2334 (Part), 2336 S.A (Part), 2336 S.B (Part), 2337 (Part), 2338, 2339 S.A (Part), 2340, 2341, 2342, 2343, 2344 S.A (Part), 2344 S.B (Part), 2344 S.C, 2349 (Part), 2350, 2351 (Part), 2352 (Part), 2353 (Part), 2364 (Part), 2365 (Part), 2366 S.A (Part), 2366 RP (Part), 2367, 2368, 2369, 2370, 2371, 2373 S.A, 2373 S.B, 2373 RP (Part), 2374, 2375, 2376 S.A, 2376 S.B (Part), 2376 S.C (Part), 2377, 2378 RP (Part) and 3450 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, New Territories
(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 34,800 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 23,822 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) N/A sq.m 平方米 <input type="checkbox"/> About 約

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	Lots 2177 (Part), 2178 (Part), 2193 (Part), 2194 (Part), 2195, 2196, 2197, 2198, 2199 (Part), 2200, 2201, 2203, 2204 S.A (Part), 2219 RP (Part), 2225 (Part), 2228 S.A (Part), 2228 S.B (Part), 2327 (Part), 2334 (Part), 2336 S.A (Part), 2336 S.B (Part), 2337 (Part), 2338, 2339 S.A (Part), 2340, 2341, 2342, 2343, 2344 S.A (Part), 2344 S.B (Part), 2344 S.C, 2349 (Part), 2350, 2351 (Part), 2352 (Part), 2353 (Part), 2364 (Part), 2365 (Part), 2366 S.A (Part), 2366 RP (Part), 2367, 2368, 2369, 2370, 2371, 2373 S.A, 2373 S.B, 2373 RP (Part), 2374, 2375, 2376 S.A, 2376 S.B (Part), 2376 S.C (Part), 2377, 2378 RP (Part) and 3450 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, New Territories
Site area 地盤面積	34,800 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Lau Fau Shan and Tsim Bei Tsui OZP No.: S/YL-LFS/11
Zoning 地帶	"Residential (Group E)" Zone
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	Temporary Logistics Centre with Ancillary Canteen and Site Office for a Period of 3 Years

F. S. NOTES:

1. GENERAL

- 1.1 FIRE SERVICE INSTALLATIONS SHALL BE PROVIDED IN ACCORDANCE WITH THE CODES OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT AND INSPECTION, TESTING AND MAINTENANCE OF INSTALLATIONS AND EQUIPMENT 2022 (COP 2022), FSD CIRCULAR LETTERS AND THE HONG KONG WATERWORKS STANDARD REQUIREMENTS. [SEP 2022]
- 1.2 ALL TUBES AND FITTINGS SHALL BE G.M.S. TO BS1387 MEDIUM GRADE WHERE PIPEWORK UP TO Ø150mm.
- 1.3 ALL TUBES AND FITTINGS SHALL BE DUCTILE IRON TO BS EN545 K12 WHERE PIPEWORK ABOVE Ø150mm.
- 1.4 ALL DRAIN PIPES SHALL BE DISCHARGED TO A CONSPICUOUS POSITION WITHOUT THE POSSIBILITY OF BEING SUBMERGED.
- 1.5 ALL PUDDLE FLANGES SHALL BE MADE OF DUCTILE IRON
- 1.6 SMOKE EXTRACTION SYSTEM(S) SHALL NOT BE PROVIDED AS THE AGGREGATE AREA OF OPERABLE WINDOW OF STRUCTURE EXCEEDS 6.25% OF THE FLOOR AREA OF THE COMPARTMENT.
- 1.7 VENTILATION/AIR CONDITIONING SYSTEM NOT TO BE PROVIDED.

2. AUTOMATIC SPRINKLER SYSTEM

- 2.1 AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH LPC RULES FOR AUTOMATIC SPRINKLER INSTALLATIONS INCORPORATING BS EN 12845: 2015 (INCLUDING TECHNICAL BULLETINS, NOTES, COMMENTAR AND RECOMMENDATIONS) AND FSD CIRCULAR LETTER NO. 5/2020. THE CLASSIFICATION OF THE OCCUPANCIES WILL BE ORDINARY HAZARD GROUP III.
- 2.2 ONE 135m³ SPRINKLER WATER TANK WILL BE PROVIDED AS INDICATED ON PLAN. THE TOWN MAIN WATER SUPPLY WILL BE FED FROM SINGLE END.
- 2.3 TWO SPRINKLER PUMPS (DUTY/STANDBY) AND ONE JOCKEY PUMP SHALL BE PROVIDED IN FS PUMP ROOM LOCATED AT EXTERNAL AREA.
- 2.4 SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET SHALL BE PROVIDED AS INDICATED ON PLAN.
- 2.5 A TEST VALVE SHALL BE PROVIDED FOR EACH ZONE OF SPRINKLER PIPE. THIS VALVE SHALL BE AT A CONSPICUOUS POSITION THAT WATER CAN BE DRAINED AWAY EASILY.
- 2.6 ALL SUBSIDIARY STOP VALVES TO BE ELECTRIC MONITORING TYPE.
- 2.7 ALL ELECTRIC TYPE VALVES SHOULD GIVE VISUAL SIGNALS TO FIRE SERVICE MAIN SUPERVISORY CONTROL PANEL TO INDICATE THE STATUS (OPEN/CLOSE) OF THE VALVES.
- 2.8 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE SPRINKLER PUMPS.
- 2.9 THE SPRINKLER SYSTEM DESIGN IS BASED ON THE FOLLOWINGS:
 HAZARD CLASS : ORDINARY HAZARD GROUP III
 TYPE OF STORAGE : POST-PALLET (S12)
 STORAGE CATEGORY : CATEGORY I
 MAXIMUM STORAGE HEIGHT : 3.5m
 SPRINKLER PROTECTION : CEILING PROTECTION ONLY
 THE MAXIMUM STORAGE AREAS SHALL BE 50m² FOR SINGLE BLOCK
 THE MINIMUM CLEARANCE AROUND EACH SINGLE STORAGE CLOSET : 2.4m

3. FIRE DETECTOR SYSTEM

- 3.1 THE STAND-ALONE FIRE DETECTOR SHALL BE PROVIDED IN ACCORDANCE WITH THE "STAND-ALONE FIRE DETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION & MAINTENANCE [SEP 2021]"
- 3.2 WHERE TWO OR MORE STAND-ALONE FIRE DETECTORS ARE INSTALLED IN AN ENCLOSED STRUCTURE, ALL DETECTORS SHALL BE INTERCONNECTED (EITHER WIRED OR WIRELESSLY) SUCH THAT WHEN ONE OF THE DETECTORS IS TRIGGERED, ALL CONNECTED DETECTORS SHALL SOUND AN ALARM SIMULTANEOUSLY.

4. EMERGENCY LIGHTING

- 4.1 EMERGENCY LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH 'BS 5266-1 :2016 AND BS EN 1838 :2013', AND THE FSD CIRCULAR LETTER NO. 4/2021, COVERING ALL AREA. EMERGENCY LIGHTINGS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE

5. EXIT SIGN

- 5.1 ALL EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266-1 :2016 AND FSD CIRCULAR LETTER NO. 5/2008, FOR THE BUILDING. EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE.

6. PORTABLE APPLIANCES

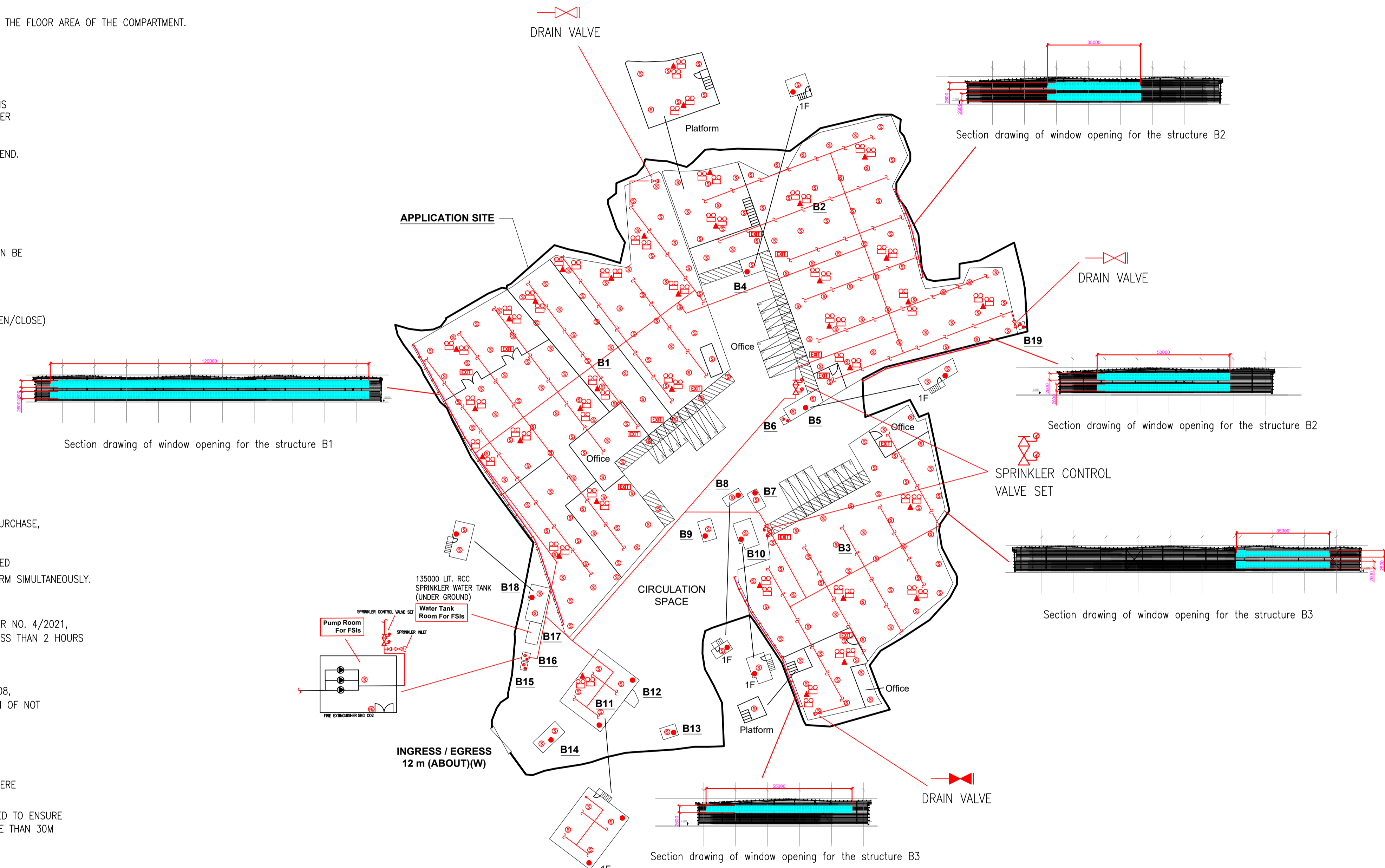
- 6.1 PORTABLE HAND OPERATED APPLIANCES SHALL BE PROVIDED AS INDICATED ON PLAN.
- 6.2 A SUITABLE TYPE OF PORTABLE FIRE EXTINGUISHER SHALL BE PROVIDED IN LOCATIONS WHERE EASILY ACCESSIBLE BY PERSON IN CHARGE WHERE THE NO. OF F.E. SHALL BE PROVIDED ACCORDING TO THE FORMULA = [STORAGE AREA] (M²) X (0.003]
- 6.3 A 20-35 KG WHEELED TYPE DRY CHEMICAL FIRE EXTINGUISHER IN EVERY 500M² ON EVERY FLOOR OF THE PREMISES AND SHALL BE PROVIDED TO ENSURE THAT EVERY PART OF THE PREMISES CAN BE REACHED BY WHEELED TYPE DRY CHEMICAL FIRE EXTINGUISHER FROM A DISTANCE OF NOT MORE THAN 30M

Structure B1 Openable Windows Calculation
 Area of Structure B1 = 9904 sq.m.
 Area of High Bay Window (H.B.W.) = 2.6m(H) x 240m = 624 sq.m.
 Total openable window area = 624 sq.m.
 = 6.3% of floor area

Structure B2 Openable Windows Calculation
 Area of Structure B2 = 6884 sq.m.
 Area of High Bay Window (H.B.W.) = 2.6m(H) x 170m = 442 sq.m.
 Total openable window area = 442 sq.m.
 = 6.42% of floor area

Structure B3 Openable Windows Calculation
 Area of Structure B3 = 5168 sq.m.
 Area of High Bay Window (H.B.W.) = 2.6m(H) x 125m = 325 sq.m.
 Total openable window area = 325 sq.m.
 = 6.28% of floor area

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	LOGISTIC CENTRE	9,904 m2 (ABOUT)	9,904 m2 (ABOUT)	11m (ABOUT)(1-STOREY)
B2	LOGISTIC CENTRE	6,884 m2 (ABOUT)	6,884m2 (ABOUT)	11m (ABOUT)(1-STOREY)
B3	LOGISTIC CENTRE	5,168 m2 (ABOUT)	5,168m2 (ABOUT)	11m (ABOUT)(1-STOREY)
B4	SITE OFFICE	53 m2 (ABOUT)	106m2 (ABOUT)	6.5m (ABOUT)(2-STOREY)
B5	SITE OFFICE	80 m2 (ABOUT)	160m2 (ABOUT)	6.5m (ABOUT)(2-STOREY)
B6	GUARDROOM	9 m2 (ABOUT)	9 m2 (ABOUT)	3m (ABOUT)(1-STOREY)
B7	WASHROOM	30 m2 (ABOUT)	30 m2 (ABOUT)	3m (ABOUT)(1-STOREY)
B8	WASHROOM	27 m2 (ABOUT)	54 m2 (ABOUT)	6m (ABOUT)(2-STOREY)
B9	METER ROOM	41 m2 (ABOUT)	41 m2 (ABOUT)	3m (ABOUT)(1-STOREY)
B10	SITE OFFICE	70 m2 (ABOUT)	140 m2 (ABOUT)	6.5m (ABOUT)(2-STOREY)
B11	CANTEEN (G/F) & SITE OFFICE (1/F)	470 m2 (ABOUT)	940 m2 (ABOUT)	8m (ABOUT)(2-STOREY)
B12	RAIN SHELTER	20 m2 (ABOUT)	20 m2 (ABOUT)	3m (ABOUT)(1-STOREY)
B13	SITE OFFICE	27 m2 (ABOUT)	54 m2 (ABOUT)	6.5m (ABOUT)(2-STOREY)
B14	TRANSFORMER ROOM	63 m2 (ABOUT)	63 m2 (ABOUT)	6m (ABOUT)(1-STOREY)
B15	METER ROOM	8 m2 (ABOUT)	8 m2 (ABOUT)	3m (ABOUT)(1-STOREY)
B16	PUMP ROOM	9 m2 (ABOUT)	9 m2 (ABOUT)	3m (ABOUT)(1-STOREY)
B17	FIRE SERVICE WATER TANK	38 m2 (ABOUT)	38 m2 (ABOUT)	3m (ABOUT)(1-STOREY)
B18	SITE OFFICE	94 m2 (ABOUT)	188 m2 (ABOUT)	6.5m (ABOUT)(2-STOREY)
B19	GUARDROOM	6 m2 (ABOUT)	6 m2 (ABOUT)	3m (ABOUT)(1-STOREY)
TOTAL		23,001 m2 (ABOUT)	23,822 m2 (ABOUT)	



LEGEND

- | | | | | | |
|--|-----------------------------|-----------------------------|----------------------------------|--------------------------|--------------------------------|
| STAND ALONE BATTERY TYPE SMOKE DETECTOR | EMERGENCY LIGHT | SPRINKLER CONTROL VALVE SET | PUMP SET | PRESSURE GAUGE | SUBSIDIARY VALVE / FLOW SWITCH |
| 25KG WHEELED TYPE DRY CHEMICAL FIRE EXTINGUISHER | EXIT SIGN | GATE VALVE | Y-TYPE STRAINER | SPRINKLER HEAD (ON PLAN) | 5KG CO2 FIRE EXTINGUISHER |
| NON-RETURN VALVE | GATE TYPE (With MONITORING) | SPRINKLER INLET | 5KG DRY POWDER FIRE EXTINGUISHER | | |

PROJECT : PROPOSED TEMPORARY LOGISTICS CENTRE WITH ANCILLARY CANTEN AND SITE OFFICE FOR A PERIOD OF 3 YEARS VARIOUS LOTS IN D.D. 129, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES	DRAWING TITLE : F.S. Notes, Legend, Fire Service Installation Layout Plan	ARCHITECT :	CONSULTANT :	FIRE SERVICE CONTRACTOR : Century Fire Service Engineering Co., Ltd.	NAME : C.K.NG	DATE : 15 Mar 2026	DRAWING NO : FS-01	REV. : 0
					SCALE : 1 : 1000 (A1)		SOURCE : B.O.O. Ref. BD F.S.D. Ref. FP	
REV	DESCRIPTION	DATE						