



Section 16 Planning Application Renewal of Planning Approval for

Temporary Warehouses (excluding
Dangerous Goods Godown) for a Period
of 3 Years

Lots 755, 835 S.B ss.1 RP, 836 RP, 837,
838 RP, 841 RP, 842 RP, 844 RP and 854
in D.D.83, No. 31A Ma Liu Shui San Tsuen,
Fanling, New Territories

Planning Statement

Address:
Unit 1702, 17/F, Loon Kee Building,
Nos 267-275 Des Voeux Road Central,
Hong Kong

Prepared by
Aikon Development Consultancy Ltd.

Tel : [REDACTED]
Fax : [REDACTED]
Email : [REDACTED]

June 2026

EXECUTIVE SUMMARY

(In case of discrepancy between English and Chinese versions, English shall prevail)

This Planning Statement is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for Renewal of Planning Approval for **Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years** (hereinafter referred to as “the proposed use”) at Lots 755, 835 S.B ss.1 RP, 836 RP, 837, 838 RP, 841 RP, 842 RP, 844 RP and 854 in D.D.83, No. 31A Ma Liu Shui San Tsuen, Fanling, New Territories (hereinafter referred to “the application site”). The Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.

The current application aims to renew the latest planning permission from the Board under Planning Application (No. A/NE-LYT/804) approved on 27.10.2023 (hereinafter referred to “the last approved application”) which will lapse on 27.10.2026 such that the Applicant will be given an opportunity to continue utilising the application site for the proposed use under the circumstances that there would be no change in the development parameters and the nature/operation of the proposed use and the overall physical setting of the application site would remain the same as the that proposed in the previously approved application.

The application site currently falls within two respective areas zoned “Residential (Group C)” (“R(C)”) and “Agriculture” (“AGR”) on the approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19 gazetted on 16.12.2022. As detailed throughout this Planning Statement, the proposed use is well justified on the grounds that:-

- (a) The application site is subject to nine previous planning approvals for uses being the same as or similar to the proposed use;*
- (b) It will be in line with Town Planning Board Guidelines No. 34D;*
- (c) There will be no substantial changes in planning circumstances by allowing the current application and the Applicant has demonstrated his full compliance of approval planning conditions of the last approved application;*
- (d) No adverse infrastructural nor environmental impacts are anticipated given that there will be no changes in terms of nature of the proposed use, no. of trips involved; that non-polluted/non-dangerous nature of storage items within the warehouses that would remain stagnant all the time; and that the existing drainage provision, landscape treatment and fire service installations will be continued to be properly maintained all the time;*
- (e) Valuable land resources can be optimized by taking the locational advantage being close to the border crossings so as to address the great demand for warehouse facilities in the northern New Territories; and*
- (f) Temporary nature of the proposed use should not jeopardize the planning intention of “R(C)” and “AGR” zones and long-term development.*

In view of the above and the list of detailed planning justifications in this Planning Statement, it is sincerely hoped that the Board will give sympathetic consideration to approve the current application for a temporary period of 3 years.

行政摘要

(如內文與其英文版本有差異，則以英文版本為準)

此規劃報告書旨在支持一宗遞交予城市規劃委員會（以下簡稱「城規會」）的規劃申請（以下簡稱「該申請」）作**臨時貨倉（危險品倉庫除外）（為期三年）**的規劃許可續期（以下簡稱「擬議用途」）。該申請所涉及地點位於新界粉嶺馬料水新村 31A 號丈量約份第 83 約地段第 755 號、第 835 號 B 分段第 1 小分段餘段、第 836 號餘段、第 837 號、第 838 號餘段、第 841 號餘段、第 842 號餘段、第 844 號餘段及第 854 號（以下簡稱「申請地點」）。此規劃報告書提供該申請的背景及規劃理據以支持擬議用途作城規會考慮。

該申請是為了城規會於 2023 年 10 月 27 日批准並將於 2026 年 10 月 27 日到期的規劃許可（申請編號：A/NE-LYT/804）續期，申請人希望給予機會，在發展參數微調、性質 / 運作及申請地點沒有改變下可於申請地點繼續用作擬議用途。

申請地點於 2022 年 12 月 16 日刊憲公佈的龍躍頭及軍地南分區計劃大綱核准圖（編號：S/NE-LYT/19）內被劃為「住宅（丙類）」及「農業」地帶。此規劃報告書詳細闡述擬議用途的規劃理據，當中包括：-

- (一) 申請地點先前九次獲城規會批准作擬議用途或類似擬議用途；
- (二) 擬議用途符合城規會規劃指引編號：34D；
- (三) 批准該申請不會對規劃情況帶來重大改變及申請人已證明其履行先前的規劃許可所附帶的所有規劃條件；
- (四) 不會帶來嚴重的基建或環境影響，皆因擬議用途的本質所涉及的車輛進出數目將維持不變。於申請地點內存放的物品全屬非污染 / 非危險性，而且經常處於靜止狀態下。再者，申請人將繼續妥善保養及維持現時所提供的渠務裝置、消防裝置及園林種植；
- (五) 申請地點享有接近邊境口岸的位置優勢，可解決新界北部對倉庫設施的迫切需求；
- (六) 擬議用途所屬的臨時性質將不會阻礙履行長遠的「住宅（丙類）」及「農業」用途規劃意向及長遠的新發展計劃。

鑑於以上各點及此規劃報告書內所提供的詳細規劃理據，懇請城規會從寬批准擬議用途作為期三年之規劃申請。

Table of Contents

1. INTRODUCTION	3
1.1 Purpose	3
1.2 Background	3
1.3 Objectives	4
1.4 Structure of the Planning Statement	4
2. SITE PROFILE	5
2.1 Location and Current Condition of the Application Site	5
2.2 Surrounding Land-use Characteristics	5
3. PLANNING CONTEXT	6
3.1 The Current OZP	6
3.2 Previous Planning Applications	6
3.3 Town Planning Board Guidelines (TPB PG-No. 34D)	7
3.4 New Territories North New Town (NTNorth)	8
4. THE DEVELOPMENT PROPOSAL	9
4.1 Site Configuration, Layout & Operation	9
4.2 Operation	11
4.3 Vehicular Access and Parking Arrangement	11
4.4 Provision of Existing Landscape Treatment	12
4.5 Provision of Existing Drainage Facilities	12
4.6 Provision of Fire Service Installations	12
5. PLANNING JUSTIFICATIONS	13
5.1 Application Site is Subject to Previous Planning Approvals for Same/Similar Use	13
5.2 Being in Line with the Town Planning Board Guidelines (TPB PG-No. 34D)	13
5.3 No Substantial Changes in Planning Circumstances and Full Compliance of Approval Planning Conditions of Previous Planning Approval	13
5.4 No Adverse Infrastructural nor Environmental Impacts	13
5.5 Optimization of Valuable Land Resources	14
5.6 Temporary Nature Would Not Jeopardize its Planning Intention of “R(C)” and “AGR” zones and future development of New Territories North	14
6. CONCLUSION	15

List of Tables

Table 1	Previous Planning Applications Covering the Application Site
Table 2	Compliance with Planning Approval Conditions under the Last Approved Application
Table 3	Comparison of Major Parameters/Items of the Current Application and the Last Approved Application No. A/NE-LYT/804

List of Figures

Figure 1	Location Plan
Figure 2	Extract of Lot Index Plan (No. S00000160818_0001)
Figure 3	Extract of Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19
Figure 4	Site Plan

List of Illustrations

Illustration 1-I	Existing Condition of the Application Site
Illustration 1-II	Existing Condition of the Application Site (Cont'd)
Illustration 2	Condition Record of Existing Trees
Illustration 3	Condition Record of Existing Drainage Facilities

List of Appendices

Appendix I	Approval Letter of the Previous Application No. A/NE-LYT/804
Appendix II	Discharge letters for approval conditions (l), (m) and (n) of last approved application (No. A/NE-LYT/804)
Appendix III	Approved FSI proposal and FS251 under last approved application (No. A/NE-LYT/804)

1. INTRODUCTION

1.1 Purpose

- 1.1.1 Pursuant to section 16 of the Town Planning Ordinance (TPO) (Cap. 131), this *Planning Statement* is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for Renewal of Planning Approval for **Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years** (hereinafter referred to as “the proposed use”) at Lots 755, 835 S.B ss.1 RP, 836 RP, 837, 838 RP, 841 RP, 842 RP, 844 RP and 854 in D.D.83, No. 31A Ma Liu Shui San Tsuen, Fanling, New Territories (hereinafter referred to “the application site”). This Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board. The application site has a total area of approximately 10,853.68m². Its location is shown on **Figure 1** whilst **Figure 2** indicates relevant private lots which the application site involves.
- 1.1.2 Prepared on behalf of *Carlton Woodcraft Manufacturing Ltd.* (hereinafter referred to as “the Applicant”), *Aikon Development Consultancy Limited* have been commissioned to prepare and submit the current application on his behalf. The current application aims to **renew** the latest planning permission from the Board under planning application (No. A/NE-LYT/804) approved on 27.10.2023 (hereinafter referred to “the last approved application”) which will lapse on 27.10.2026 such that the Applicant will be given an opportunity to continue utilising the application site for the proposed use under the circumstances that there would be **no changes in the development parameters, and the nature/operation of the proposed use** and the overall physical setting of the application site would remain the same as the that proposed in the previously approved application.
- 1.1.3 The application site currently falls within two respective areas zoned “Residential (Group C)” (“R(C)”) and “Agriculture” (“AGR”) on the approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan (OZP) No. S/NE-LYT/19 gazetted on 16.12.2022 (hereinafter referred to as “the Current OZP”) (please refer to **Figure 3**). According to the Notes of the Current OZP, “...temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years...”. In this connection, the Applicant wishes to seek planning permission again from the Board for the proposed use on a **temporary basis of 3 years**.

1.2 Background

- 1.2.1 The application site was previously subject to nine approved planning applications (Application Nos. IDPA/NE-LYT/6, A/NE-LYT/260, 278, 300, 422, 542, 631, 731 and 804) for manufacture and warehouse uses. The first four applications are all approved by the Board for the use of temporary workshop for manufacture and/or warehouse for

storage of wooden and rattan furniture for a temporary period of 3 years. The last five approved applications (i.e. Applications No. A/NE-LYT/422, 542, 631, 732 and 804) for temporary warehouses (excluding dangerous goods godown) (i.e. same as the proposed use) for a period of 3 years was approved by the Board on 13.8.2010, 23.5.2014, 27.10.2017, 18.9.2020 and 27.10.2023 respectively, mainly on the grounds that (a) approval of the application on a temporary basis for 3 years would not frustrate the long-term planning intentions of the “R(C)” and “AGR” zones; (b) the temporary warehouses are not incompatible with the surrounding land uses; and (c) the temporary warehouses are unlikely to cause significant adverse traffic, drainage and landscape impacts on the surrounding areas and Government departments concerned have no adverse comment on or no objection to the application.

- 1.2.2 The application site is currently subject to a Short-Term Waiver (STW) No. 985 registered in the Land Registry under Memorial No. 267744 dated 29.01.1992 issued by Lands Department (LandsD), and a Temporary Building Permit (TBP) (No. NT5/2004(TBP) and Temporary Occupation Permit (TOP) (No. NT11/2004(TOP)) renewed by Building Authority (BA) on 09.03.2011.

1.3 Objectives

- 1.3.1 The current application strives to achieve the following objectives:-

- (a) To be given an opportunity to the Applicant to continue utilising the application site for the proposed use under the circumstances that there would be no changes in the development parameters, and the nature/operation of the proposed use and the overall physical setting surrounding the application site would remain the same as the that proposed in the previously approved application;*
- (b) To maximize land utilization in an area already subject to the preponderance of industrial uses, open storage and warehouse activities;*
- (c) To induce no adverse environmental nor infrastructural impacts on its surroundings by providing adequate protection and mitigation measures; and*
- (d) To be given an opportunity to put forth the proposed use under proper planning control by the Board and/or other relevant Government department(s).*

1.4 Structure of the Planning Statement

- 1.4.1 This Planning Statement is divided into 6 chapters. **Chapter 1** is the above introduction outlining the purpose and background of the current application. **Chapter 2** gives background details of the application site in terms of the current land-use characteristics and neighbouring developments. Planning context of the application site is reviewed in **Chapter 3** whilst **Chapter 4** provides details of the proposed use. A full list of planning justifications is given in **Chapter 5** whilst **Chapter 6** summarizes the concluding remarks for the proposed use.

2. SITE PROFILE

2.1 Location and Current Condition of the Application Site

- 2.1.1 The application site is located at No. 31A Ma Liu Shui Tsuen with direct access via either Dao Yang Road or Hai Wing Road leading to Sha Tau Kok Road (**Figure 1**). A majority of the application site as indicated per **Illustrations 1-I and 1-II** is paved and fenced off mainly for the storage of manufacturing materials, trading products and vehicle parts and accessories within the long-established warehouses.

2.2 Surrounding Land-use Characteristics

- 2.2.1 The locality of the application site is generally rural in character, mixed with active and fallow agricultural land, tree groups, rural workshops, warehouses, domestic structures and temporary structures.
- 2.2.2 To the immediate north of the application site is currently being utilized for open storage/workshop uses which was subject to planning applications (Nos. IDPA/NE-LYT/5, DPA/NE-LYT/35, A/NE-LYT/277, 301, 313, 423) approved by the Board. Some domestic structures are found to the northwest of the application site. To the further north of the application site is dominated by various kinds of open storage yard and car repair workshop.
- 2.2.3 Scattered domestic structures and agricultural land are found to the east, south, southeast and southwest of the application site. Warehouses and workshops are also found to the south and west of the application site.
- 2.2.4 In general, while the application site falls mainly within an area zoned “R(C)”, the area is dominated by rural industrial uses, such as warehouses, workshops and open storages. The proposed use is thus considered not incompatible with the surrounding areas.

3. PLANNING CONTEXT

3.1 The Current OZP

- 3.1.1 The application site falls within areas zoned “R(C)” and “AGR” on the Current OZP (please refer to **Figure 3**). Despite the fact that the proposed use is neither one of the Column 1 or Column 2 uses under the Schedule of Uses for the subject “R(C)” and “AGR” zones, the Board may grant planning permission, with or without conditions, for a maximum period of three years under section 16 of the TPO.
- 3.1.2 The planning intention of the “R(C)” zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board. The planning intention of the “AGR” zone is intended primarily to retain and safeguard good quality agricultural land/farm/fishponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

3.2 Previous Planning Applications

- 3.2.1 The application site was previously subject to nine applications (No. IDPA/NE-LYT/6, A/NE-LYT/260, 278, 300, 422, 542, 631, 731 and 804) for manufacture and warehouse uses. The first four applications were all approved by the Board for the use of temporary workshop for manufacture and/or warehouse for storage of wooden and rattan furniture for a temporary period of 3 years. **Table 1** encapsulates details of these seven previous applications.
- 3.2.2 The last approved application (No. A/NE-LYT/804) for the same proposed use, submitted by the same applicant was approved by the Board on 27.10.2023 mainly on the grounds that (a) approval of the application on a temporary basis for 3 years would not frustrate the long-term planning intentions of the “R(C)” and “AGR” zones; (b) the temporary warehouses are not incompatible with the surrounding land uses; and (c) the temporary warehouses are unlikely to cause significant adverse traffic, drainage and landscape impacts on the surrounding areas and Government departments concerned have no adverse comment on or no objection to the application. The planning permission for the last approved application will lapse on 27.10.2026.

Table 1: Previous Planning Applications Covering the Application Site

Application No.	Proposed Use(s)	Date of Decision	Decision
A/IDPA/NE-LYT/6	Workshops for Manufacture and Storage of Wooden and Rattan Furniture	26.03.1991	Approved for a Period of 3 Years
A/NE-LYT/260	Temporary Warehouses for Storage of Wooden and Rattan Furniture for a Period of 3 Years	16.05.2003	Approved with conditions on a temporary basis for a period of 3 Years

Application No.	Proposed Use(s)	Date of Decision	Decision
A/NE-LYT/278	Temporary Workshops for Manufacture and Storage of Wooden and Rattan Furniture for a Period of 3 Years	11.06.2004	Approved with conditions on a temporary basis for a period of 3 Years
A/NE-LYT/300	Temporary Workshops for Manufacture and Storage of Wooden and Rattan Furniture for a Period of 3 Years	15.04.2005	Approved with conditions on a temporary basis for a period of 3 Years
A/NE-LYT/422	Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years	13.05.2011 (On Review)	Approved with conditions on a temporary basis for a period of 3 Years
A/NE-LYT/542	Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years	23.05.2014	Approved with conditions on a temporary basis for a period of 3 Years
A/NE-LYT/631	Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years	27.10.2017	Approved with conditions on a temporary basis for a period of 3 Years
A/NE-LYT/731	Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years	18.9.2020	Approved with conditions on a temporary basis for a period of 3 Years
A/NE-LYT/804	Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years	27.10.2023	Approved with conditions on a temporary basis for a period of 3 Years

- 3.2.3 All approval conditions of the last approved application (No. A/NE-LYT/804) have been duly complied with by the Applicant. **Table 2** concludes the compliance with planning condition under the last approved application. **Appendix II** attaches the relevant discharge letters for the approval conditions.

Table 2: Compliance with Planning Approval Conditions under the Last Approved Application

Planning Approval Conditions		Discharged Date
(l)	the submission of a condition record of the existing drainage facilities	19.12.2023
(m)	the submission of fire service installations proposal	3.1.2024
(n)	the implementation of fire service installations proposal	10.12.2024

3.3 Town Planning Board Guidelines (TPB PG-No. 34D)

- 3.3.1 The nature of the current application in terms of approval period sought and proposed use is the same as that proposed in the last approved application. Apart from the fact that there would be **no changes in the development parameters, and the nature/operation of the proposed use**, the physical settings of the application

site when compared to the last approved application would also be unchanged. In addition, no adverse planning implications by allowing the current application is likely to be anticipated and the Applicant has in fact **complied with all planning conditions under previous approval within specified time limits**. In view of this, the current application shall be deemed capable of being in line with the Town Planning Board Guidelines (TPB PG-No. 34D).

3.4 New Territories North New Town (NTNorth)

- 3.4.1 The Civil Engineering and Development Department and the Planning jointly commissioned a planning and engineering study for New Territories North New Town (NTNorth) in 2021 in order to formulate the recommended land use proposals for this NDA. Preliminary development proposal was announced in 2025.
- 3.4.2 According to the Board Land Use Concept Plan announced in 2025, the application site falls within area suggested for “Mixed Use/Residential”. Albeit the characteristics and land uses of application site and its surrounding areas shall be changed upon the implementation of the NTNorth, the development study was at preliminary feasibility study stage. It is expected that further feasibility and engineering study will be required before a final development scheme could be confirmed. Given the fact that statutory procedures are also required to amend the Current OZP to carry out the final development scheme, a fairly **long processing time would be expected**. Considering that the NTN Study was at a preliminary stage and the subsequent procedures required, it can be foreseen that the approval of the current application will by no means contravene with the long-term development at the area.

4. THE DEVELOPMENT PROPOSAL

4.1 Site Configuration, Layout & Operation

- 4.1.1 The application site has an area of about 10,853.68m². It is proposed to continue utilising the application site for the proposed use. As compared with the last approved scheme under Application No. A/NE-LYT/804, there is **no change in the nature** of the current application. The **development parameters and site configuration will remain the same as that proposed in the last approved application.**
- 4.1.2 The application site is currently erected with two single-storey temporary warehouse buildings (known as Warehouse B and Warehouse C) with a total floor area of about 2,659.80m² and a headroom of 7.35m each near the southern and eastern end of the application site for the general storage of manufacturing materials, trading products and vehicle parts and accessories. There are 9 nos. of structures/containers only being utilised as ancillary site office, guard room and storage uses which constitute to a total cover area of about 340.2m². In aggregate, the said warehouses and structures/containers constitute to a total built-over area (i.e. covered area) of about 3,000m². The disposition of the proposed warehouses and ancillary structures/containers are shown in **Figure 4** whilst the key development parameters for the proposed use are encapsulated in **Table 3**.

Table 3: Comparison of Major Parameters/Items of the Current Application and the Last Approved Application (No. A/NE-LYT/804)

Major Proposed Development Parameters	Last Approved Application (No. A/NE-LYT/804)	Proposed Use (Current Application)	Difference
<u>Site Area (m²)</u>			
Total	About 10,853.68 (100%)	About 10,853.68 (100%)	No Change
Uncovered Area	About 7,853.68 (72.4%)	About 7,853.68 (72.4%)	No Change
Covered Area	About 3,000.00 (27.6%)	About 3,000.00 (27.6%)	No Change
Applied Period	3 years	3 years	No Change
Proposed Use(s)	Temporary Warehouse (excluding Dangerous Goods Godown)	Temporary Warehouse (excluding Dangerous Goods Godown)	No Change
<u>Warehouse</u>			
No. of Blocks	2 (Warehouse B & Warehouse C)	2 (Warehouse B & Warehouse C)	No Change
Proposed Use(s)	General storage of manufacturing materials, trading products, vehicle parts and accessories	General storage of manufacturing materials, trading products, vehicle parts and accessories	No Change
No. of Storeys	1	1	No Change
Height (m)	With a headroom of 7.35m, a column span of 10-11m and floor plate of 1,330m ² each	With a headroom of 7.35m, a column span of 10-11m and floor plate of 1,330m ² each	No Change
<u>Ancillary Structure/Containers</u>			
No. of Blocks	9	9	No Change
Proposed Use(s)	Guard Room / Site Office / General Storage	Guard Room / Site Office / General Storage	No Change
No. of Storeys	1	1	No Change
Height (m)	Not more than 4.5m	Not more than 4.5m	No Change
<u>Floor Area (m²)</u>			
Warehouse			
B	About 1,228.51	About 1,228.51	No Change
C	About 1,431.29	About 1,431.29	No Change
Total (a)	About 2,659.80	About 2,659.80	No Change
Ancillary Structure/Container			
1	About 14.86	About 14.86	No Change
2	About 35.00	About 35.00	No Change
3	About 26.55	About 26.55	No Change
4	About 23.00	About 23.00	No Change
5	About 8.54	About 8.54	No Change
6	About 14.86	About 14.86	No Change
7	About 14.86	About 14.86	No Change
8	About 9.85	About 9.85	No Change
9	About 192.68	About 192.68	No Change
Total (b)	About 340.20	About 340.20	No Change
Total (a) + (b)	About 3,000.00	About 3,000.00	No Change

Major Proposed Development Parameters	Last Approved Application (No. A/NE-LYT/804)	Proposed Use (Current Application)	Difference
Operation Hours	From 7:00 a.m. to 8:00 p.m., Monday to Saturday excluding Sunday and Public Holiday (only indoor forklift operation inside the enclosed warehouses between 7:00 p.m. to 8:00 p.m)	From 7:00 a.m. to 8:00 p.m., Monday to Saturday excluding Sunday and Public Holiday (only indoor forklift operation inside the enclosed warehouses between 7:00 p.m. to 8:00 p.m)	No Change
No. of Parking Spaces	5 (MGV/HGV, 3.5m x 11m)	5 (MGV/HGV, 3.5m x 11m)	No Change
No. of Loading/Unloading Bays	5 (MGV/HGV, 3.5m x 11m)	5 (MGV/HGV, 3.5m x 11m)	No Change
Type of Delivery Vehicles	LGVs, MGVs and HGVs	LGVs, MGVs and HGVs	No Change
No. of Daily Trips by Delivery Vehicles	10 (For LGV & MGV) 2 (For HGV)	10 (For LGV & MGV) 2 (For HGV)	No Change
Width of Ingress/Egress (m)	10 (At Dao Yang Road)	10 (At Dao Yang Road)	No Change
Anticipated Trips Generation	3-4 trips per week (On average)	3-4 trips per week (On average)	No Change

4.2 Operation

- 4.2.1 The proposed use would continue enabling legal storage for food and beverage (e.g. confectionery) at low temperature within the premises for trading purposes. Goods and products (e.g prepared or preserved meat and cakes) to be stored and transported at consistence and desirable temperatures to preserve the texture and quality and to present from contamination and damage while transiting. The operation of the cold storage would **continue serving food trading purposes**.
- 4.2.2 All goods to be stored within the application site will be **non-polluted** and **non-dangerous** in nature and will **remain stagnant all the time**. On the whole, all storage activities will only be confined to within the warehouses of the application site without affecting the neighbouring uses and the operation hours of the proposed use will be restricted. There would be no operation between 8:00 p.m. and 7:00 a.m. except indoor forklift operation inside the enclosed warehouses between 7:00 p.m. to 8:00 p.m., and the entire operation is restricted to from Monday to Saturday excluding Sunday and Public Holidays.

4.3 Vehicular Access and Parking Arrangement

- 4.3.1 The application site is directly accessible via either Dao Yang Road or Hai Wing Road leading to Sha Tau Kok Road - Lung Yeuk Tau, which are both a well-paved road with respective widths of 10m and 6m that are considered sufficient to cater for the traffic of goods vehicles generated by the warehouse's operation within the application site. For those vehicles longer than 7.5m, they would only be allowed to use the ingress/egress point at Dao Yang Road for entering and leaving the application site. Gates are set up at the entrance to prevent vehicles entering to or getting out of the

application site outside the operation hours. 5 nos. of parking spaces for Medium Goods Vehicles (MGV) and Heavy Goods Vehicles (HGV) and 5 nos. of loading/unloading bays for MGV and HGV are proposed within the application site for daily operation.

- 4.3.2 The existing daily traffic generation by the proposed use is less than 20 vehicles per day of which a maximum of 2 daily trips made mainly by HGV entering to/getting out of the application site via its ingress/egress at Dao Yang Road. Considering the nature, operation of the proposed use remain unchanged and the site configuration remains almost the same as the that in the previously approved application, it is expected that the traffic generation by the proposed use will remain unchanged as well. The Applicant would ensure that Operator would comply with the trips restriction on HGVs. If the trips restriction is not abided by the Operator in any case during the approval period of the current application, the Applicant will issue warning letters or even terminate the tenancy agreement with the Operator. Sufficient manoeuvring spaces are allowed within the application site so that no queuing of goods vehicles will occur along Dao Yang Road (mainly for HGVs) or Hai Wing Road (for LGVs/MGVs) under any circumstances.

4.4 Provision of Existing Landscape Treatment

- 4.4.1 The existing trees within the application site have been properly maintained and in good condition (**Illustration 2** refers). The Applicant will continue to properly maintain all existing trees during the approval period should the current application be approved by the Board.

4.5 Provision of Existing Drainage Facilities

- 4.5.1 The existing drainage facilities are well-maintained (see **Illustration 3**) and there has been no flooding issue arisen. The Applicant is well committed that the existing drainage provision within the application site will be continued to be properly maintained during the approval period once the current application is approved by the Board.

4.6 Provision of Fire Service Installations

- 4.6.1 The Applicant is also committed that the existing fire services installations already implemented on site when complying relevant approval conditions (**Appendix III** refers) laid down per the last planning approval under Application No. A/NE-LYT/804 will be continued to be properly maintained during the approval period once the current application is approved by the Board.

5. PLANNING JUSTIFICATIONS

5.1 Application Site is Subject to Previous Planning Approvals for Same/Similar Use

5.1.1 The application site is subject to **nine previous planning approvals** under applications No. A/IDPA/NE-LYT/6, A/NE-LYT/260, 278, 300, 422, 542, 631, 731 and 804 for manufacture and warehouse uses. It is therefore considered not unacceptable for the application site being utilised for the proposed use.

5.2 Being in Line with the Town Planning Board Guidelines (TPB PG-No. 34D)

5.2.1 The nature of the current application in terms of approval period sought and proposed use is the same as that proposed in the last approved application (No. A/NE-LYT/804). Apart from the fact that there would be **no changes in the nature/operation and development parameters of the proposed use**, the physical settings of the application site when compared to the last approved application would also be unchanged. In addition, no adverse planning implications by allowing the current application is likely to be anticipated and the Applicant has in fact complied with all planning conditions under previous approval within specified time limits. In view of this, the current application shall be deemed capable of being entitled to be considered as an application of renewal of planning approval according to Town Planning Board Guidelines (TPB PG-No. 34D).

5.3 No Substantial Changes in Planning Circumstances and Full Compliance of Approval Planning Conditions of Previous Planning Approval

5.3.1 The nature of the current application in terms of approval period sought and proposed use is **the same as** that proposed in the previous planning application(s). There has also been no changes in the nature/operation, development parameters, when comparing with the last approved application. In addition, no adverse planning implications by allowing the current application is likely to be anticipated and the Applicant has in fact **complied with** all planning conditions under previous approval within specified time limits.

5.4 No Adverse Infrastructural nor Environmental Impacts

5.4.1 There will **no changes** in terms of nature of the proposed use, development parameters, operation hours, no. of trips involved, and more importantly, the existing drainage provision, landscape treatment and fire service installations will be continued to be properly maintained all the time upon granting of planning approval for the current application. Given the above and the fact that there have never been any complaints against the proposed use since it has come into operation for more than a decade, no infrastructural nor environmental impacts are envisaged should the permission for the proposed use be renewed/granted by the Board.

5.4.2 Moreover, goods to be stored within the application site will all be **non-polluted and non-dangerous** in nature and will remain stagnant within the warehouses all the time. As such, **no insurmountable environmental impact** shall be induced if the current

application is allowed.

5.5 Optimization of Valuable Land Resources

- 5.5.1 The proposed use would take full advantage of the location being close to the two border crossings, i.e. Man Kam To and Sha Tau Kok, to address the great demand for warehouse facilities in the northern New Territories. By allowing the proposed use, land use optimization and concentration of similar uses for warehouse/open storage and industrial sprawl in unsuitable locations could be achieved. Besides, the proposed use is considered **fully commensurate with its local geographical setting and ideal to attain utmost land use maximization without giving rise to detrimental impacts on the environment.**

5.6 Temporary Nature Would Not Jeopardize its Planning Intention of “R(C)” and “AGR” zones and future development of New Territories North

- 5.6.1 Notwithstanding the application site falls within an area zoned “R(C)” and “AGR” on the Current OZP and that it is subject to seven previous planning approvals for uses being the same as or similar to the proposed use, the temporary nature of the current application will by no means jeopardize the long-term planning intention of “R(C)” and “AGR”. Having considered the fact that some open storage, workshop and warehouse uses are sited in the surrounding of the application site, bringing forward the planning intention of “R(C)” and “AGR” zones is hardly to be materialized in short term as the surrounding characteristics are not entirely compatible with the planning intention. In contrast, the proposed use in the interim at the application site is deemed not unsuitable and is able to continuously and flexibly meet the demands on the proposed use.
- 5.6.2 Considering that the NTN Study was at a preliminary stage and the subsequent procedures required, it can be foreseen that the approval of the current application will by no means contravene with the long-term development at the area.
- 5.6.3 Moreover, it is the mere fact that such period of the planning approval could be adjusted by the Board to a period of 3 years or less, and that a fresh section 16 planning application is required upon its expiry. The entire authority is always from the Board that whether a new planning application for the continuation of the proposed use is further allowed or not. It is therefore in this connection, **the temporary nature of the proposed use would not in any sense pose any constraint to jeopardize nor preempt the long-term planning intention of “R(C)” and “AGR” zone or any long-term development.**

6. CONCLUSION

- 6.1.1 This Planning Statement is submitted to the Board in support of a planning application for the proposed use at the application site. This Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.
- 6.1.2 The current application aims to renew the planning permission from the Board under planning application (No. A/NE-LYT/804) approved on 27.10.2023 which will lapse on 27.10.2026 such that the Applicant will be given an opportunity to continue utilising the application site for the proposed use under the circumstances that there would be no changes in the development parameters and the nature/operation of the proposed use and the overall physical setting surrounding the application site would remain the same as the that proposed in the previously approved application.
- 6.1.3 The application site currently falls within two respective areas zoned “R(C)” and “AGR” on the Current OZP (i.e. approved Lung Yeuk Tau and Kwan Tei South OZP No. S/NE-LYT/19) gazetted on 6.12.2022. As detailed throughout this Planning Statement, the proposed use is well justified on the grounds that:-
- (a) The application site is subject to nine previous planning approvals for uses being the same as or similar to the proposed use;*
 - (b) It will be in line with Town Planning Board Guidelines No. 34D;*
 - (c) There will be no substantial changes in planning circumstances by allowing the current application and the Applicant has demonstrated his full compliance of approval planning conditions of the last approved application;*
 - (d) No adverse infrastructural nor environmental impacts are anticipated given that there will be no changes in terms of nature of the proposed use, no. of trips involved; that non-polluted/non-dangerous nature of storage items within the warehouses that would remain stagnant all the time; and that the existing drainage provision, landscape treatment and fire service installations will be continued to be properly maintained all the time;*
 - (e) Valuable land resources can be optimized by taking the locational advantage being close to the border crossings so as to address the great demand for warehouse facilities in the northern New Territories; and*
 - (f) Temporary nature of the proposed use should not jeopardize the planning intention of “R(C)” and “AGR” zones and long-term development.*
- 6.1.4 In view of the above and the list of detailed planning justifications in this Planning Statement, it is sincerely hoped that the Board will give sympathetic consideration to approve the current application for a temporary period of 3 years.

List of Figures

Figure 1	Location Plan
Figure 2	Extract of Lot Index Plan (No. S00000160818_0001)
Figure 3	Extract of Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19
Figure 4	Site Plan



Project:

Section 16 Planning Application for Renewal of Planning Approval for Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years at Various Lots in D.D.83, No. 31A Ma Liu Shui San Tsuen, Fanling, New Territories

(Renewal of Planning Approval under Application No. A/NE-LYT/804)

Title:

Location Plan

Figure:

1

Scale:

Not to Scale

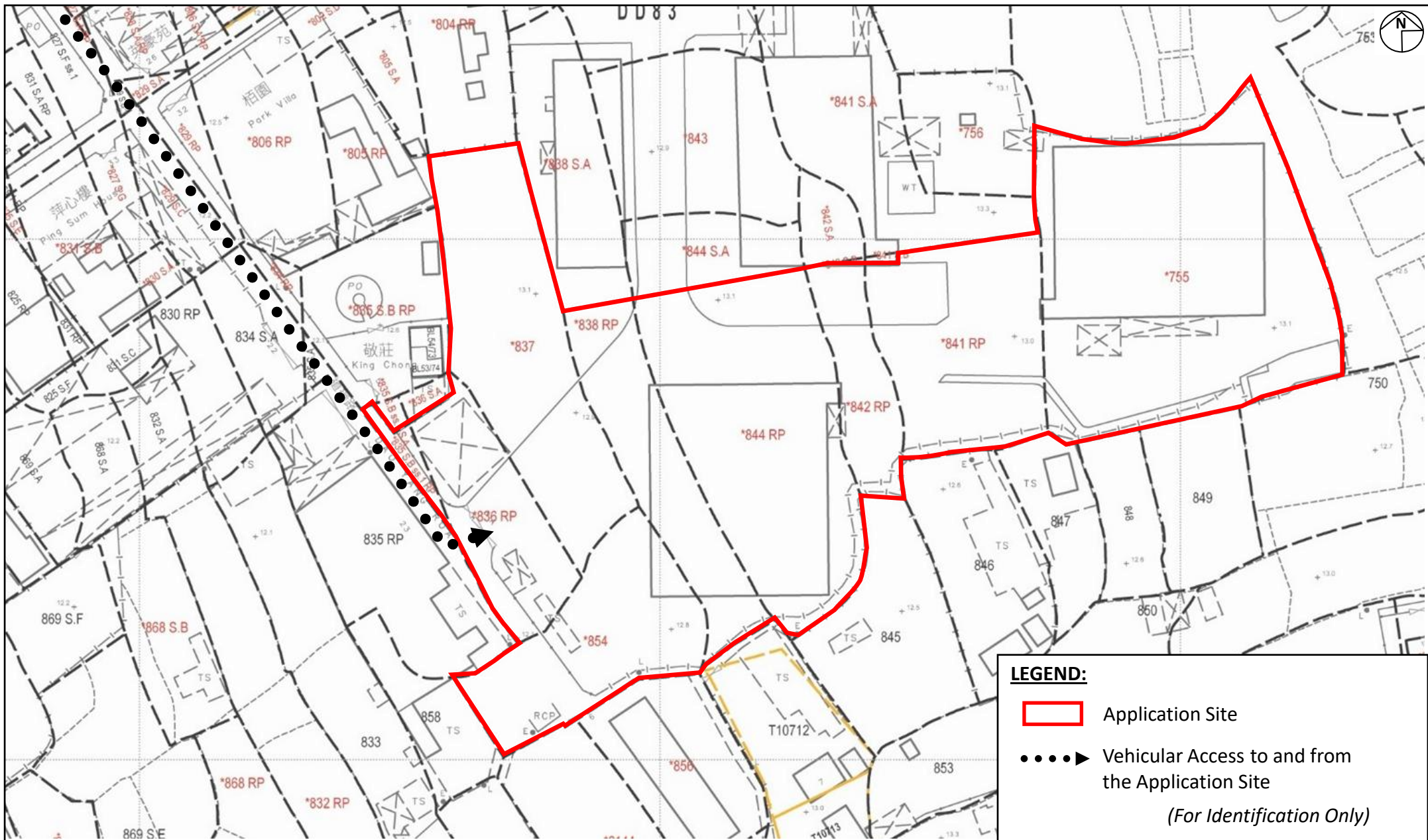
Date:

Jun 2026

Ref.: ADCL/PLG-10355/R001/F001



AIKON DEVELOPMENT CONSULTANCY LTD.



Project:

Section 16 Planning Application for Renewal of Planning Approval for Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years at Various Lots in D.D.83, No. 31A Ma Liu Shui San Tsuen, Fanling, New Territories

(Renewal of Planning Approval under Application No. A/NE-LYT/804)

Title:

Extract of Lot Index Plan No. S00000160818_0001

Figure:

2

Scale:

Not to Scale

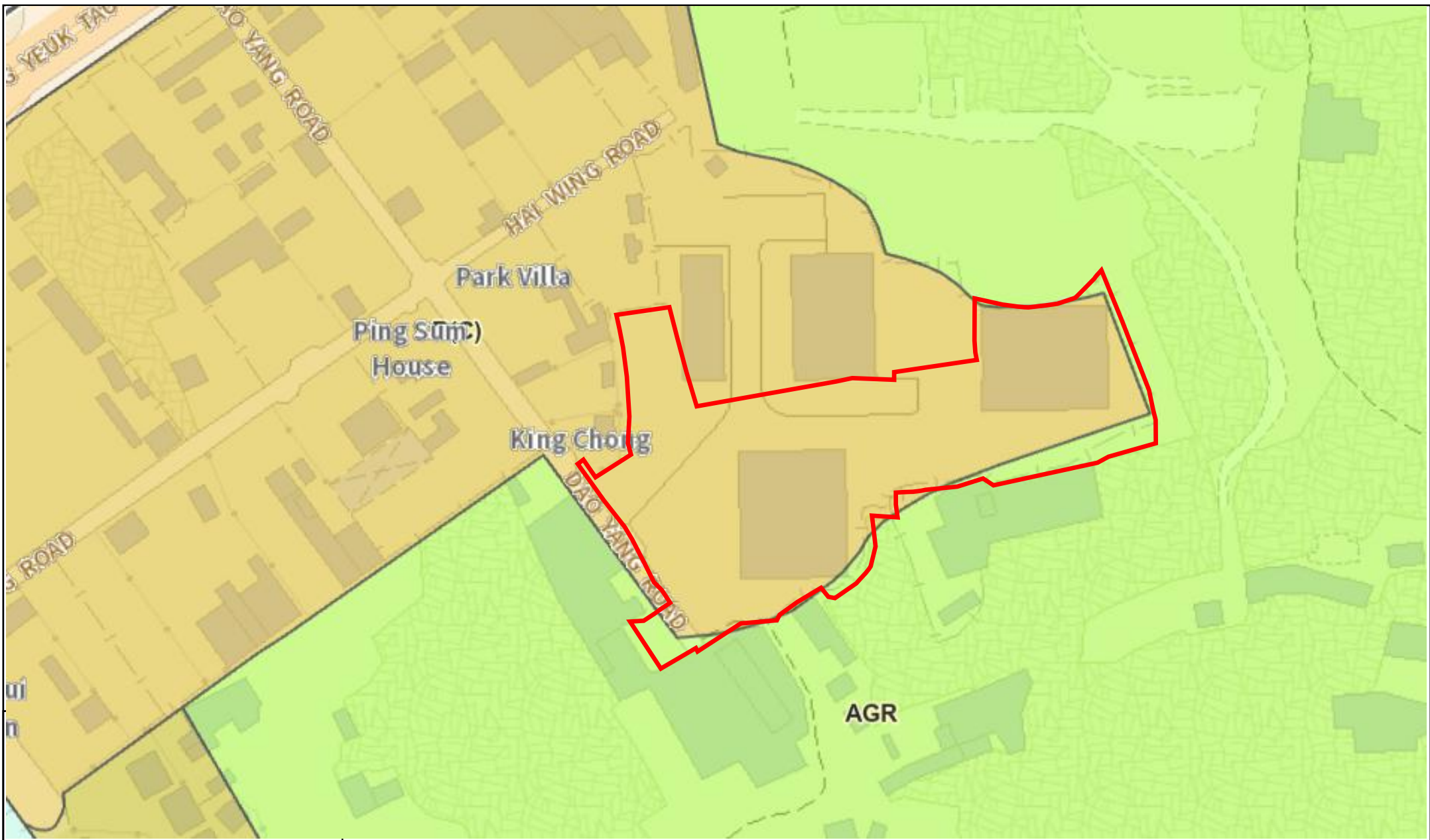
Date:

Jun 2026

Ref.: ADCL/PLG-10355/R001/F002



AIKON DEVELOPMENT CONSULTANCY LTD.



Project:

Section 16 Planning Application for Renewal of Planning Approval for Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years at Various Lots in D.D.83, No. 31A Ma Liu Shui San Tsuen, Fanling, New Territories

(Renewal of Planning Approval under Application No. A/NE-LYT/804)

Title:

Extract of Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19

Figure:

3

Scale:

Not to Scale

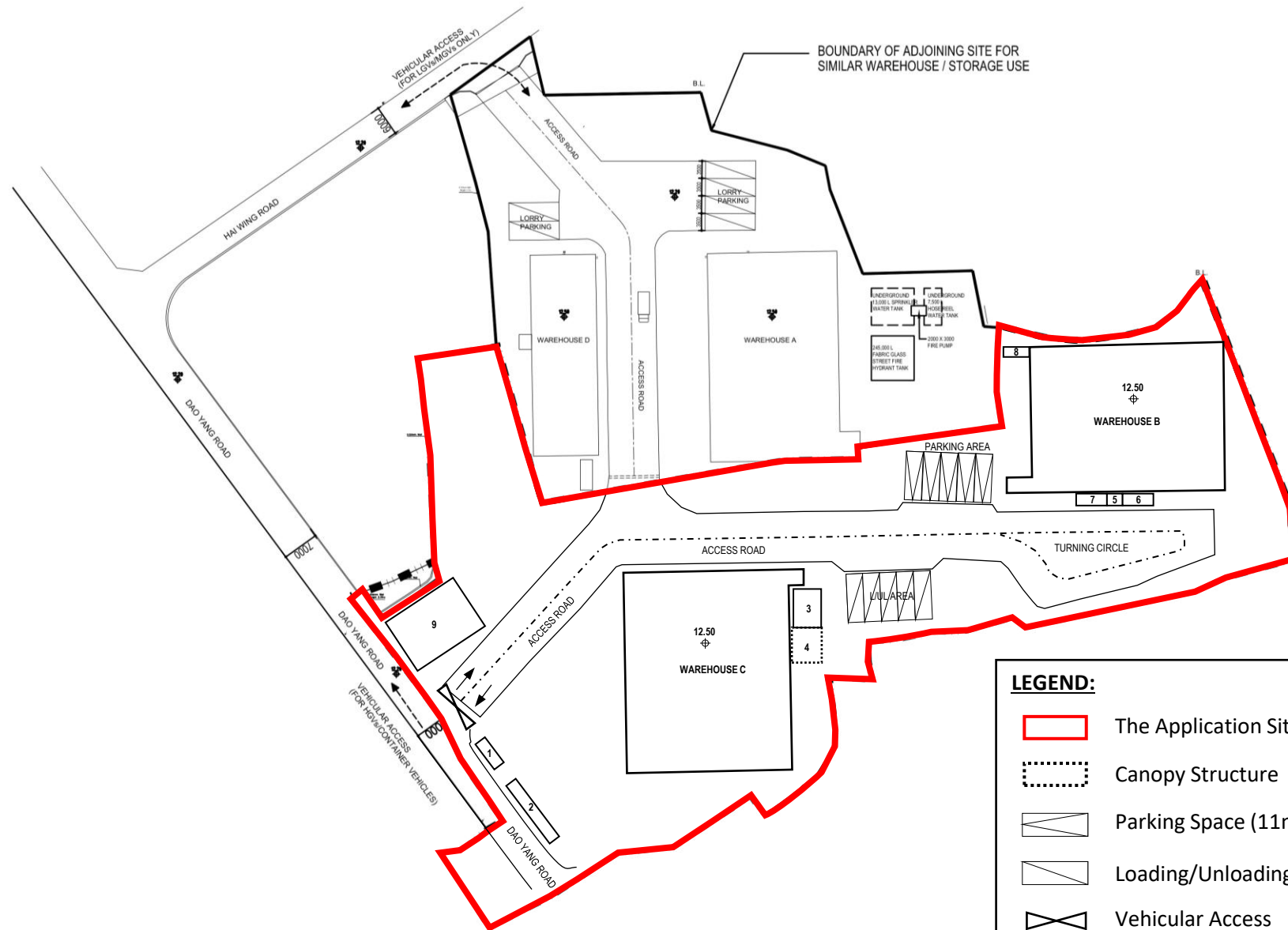
Date:

Jun 2026

Ref.: ADCL/PLG-10355/R001/F003



AIKON DEVELOPMENT CONSULTANCY LTD.



SITE PLAN

LEGEND:

-  The Application Site
-  Canopy Structure
-  Parking Space (11m x 3.5m)
-  Loading/Unloading Bay (11mx 3.5m)
-  Vehicular Access

(For Identification Only)

Project:

Section 16 Planning Application for Renewal of Planning Approval for Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years at Various Lots in D.D.83, No. 31A Ma Liu Shui San Tsuen, Fanling, New Territories

(Renewal of Planning Approval under Application No. A/NE-LYT/804)

Title:

Site Plan

Figure:

4

Scale:

Not to Scale

Date:

Jun 2026

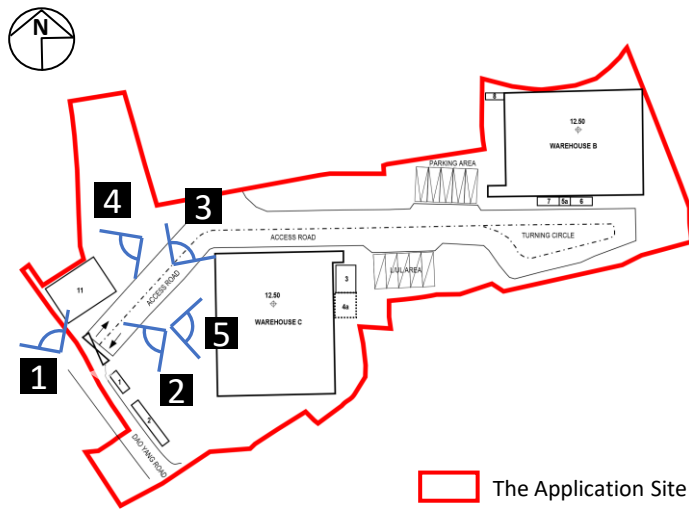
Ref.: ADCL/PLG-10355/R001/F004



AIKON DEVELOPMENT CONSULTANCY LTD.

List of Illustrations

Illustration 1	Existing Condition of the Application Site
Illustration 1-II	Existing Condition of the Application Site (Cont'd)
Illustration 2	Condition Record of Existing Trees
Illustration 3	Condition Record of Existing Drainage Facilities



Project:
Section 16 Planning Application for Renewal of Planning Approval for Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years at Various Lots in D.D.83, No. 31A Ma Liu Shui San Tsuen, Fanling, New Territories

(Renewal of Planning Approval under Application No. A/NE-LYT/804)

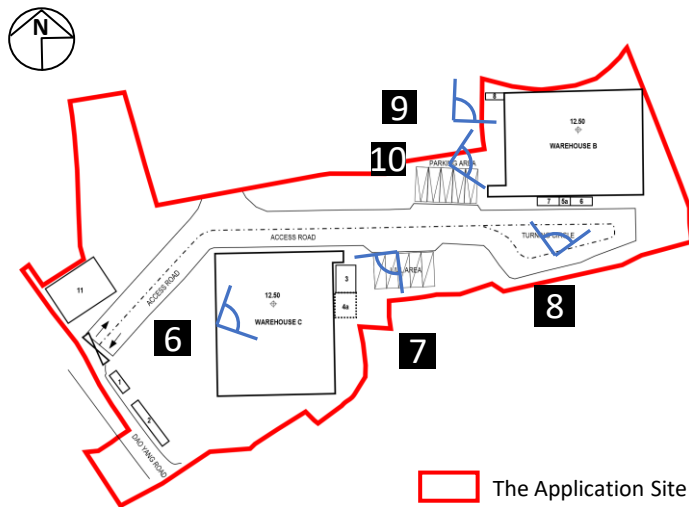
Title:
Existing Condition of the Application Site

Ref.: ADCL/PLG-10355/R001/I001-I

Illustration:
1-I

Scale:
Not to Scale

Date:
Jun 2026



Project:
Section 16 Planning Application for Renewal of Planning Approval for Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years at Various Lots in D.D.83, No. 31A Ma Liu Shui San Tsuen, Fanling, New Territories
(Renewal of Planning Approval under Application No. A/NE-LYT/804)

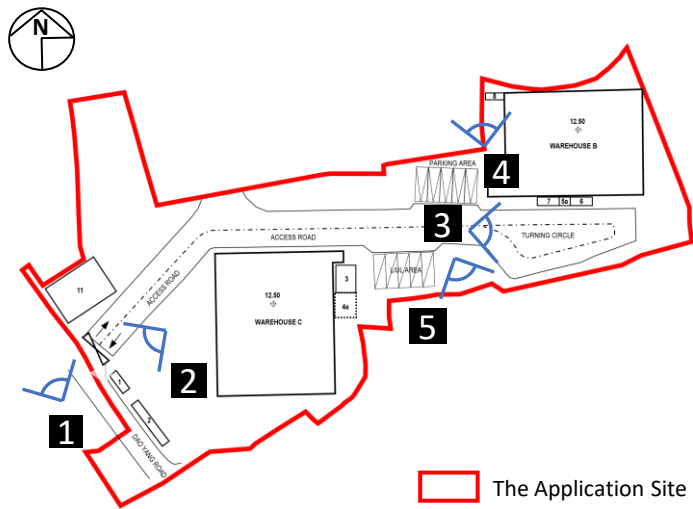
Title:
Existing Condition of the Application Site
(Cont.)

Ref.: ADCL/PLG-10355/R001/I001-II

Illustration:
1-II

Scale:
Not to Scale

Date:
Jun 2026



Project:
Section 16 Planning Application for Renewal of Planning Approval for Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years at Various Lots in D.D.83, No. 31A Ma Liu Shui San Tsuen, Fanling, New Territories

(Renewal of Planning Approval under Application No. A/NE-LYT/804)

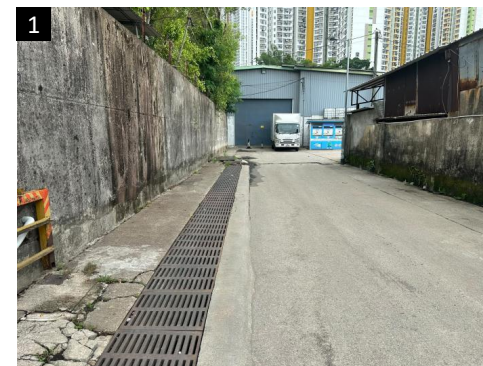
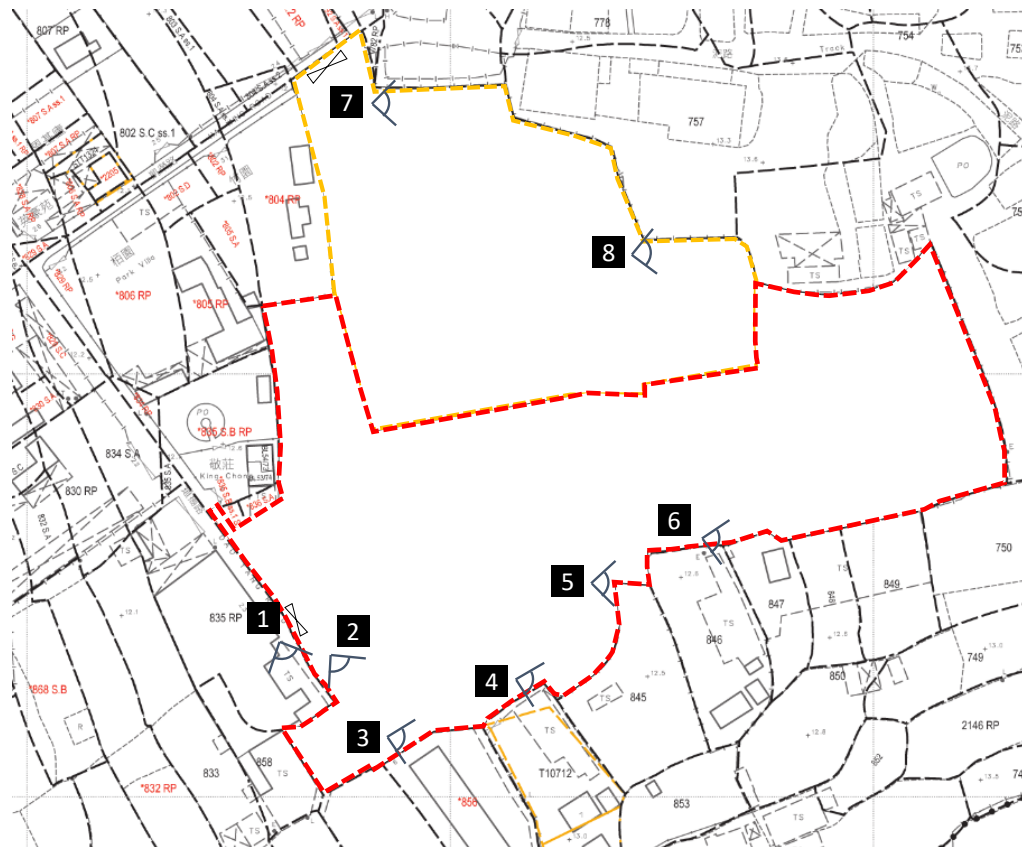
Title:
Condition Record of Existing Trees
(Photographic Record dated 10.6.2026)

Ref.: ADCL/PLG-10355/R001/I002

Illustration:
2

Scale:
Not to Scale

Date:
Jun 2026



LEGEND:

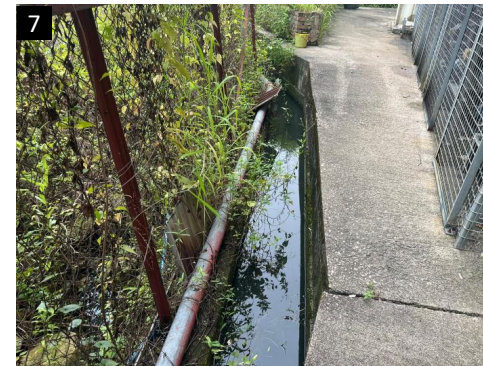
The Application Site Boundary

Adjoining Boundary (also belongs to the applicant)

Ingress/Egress

Viewpoint

(For Identification Only)



Project:
Section 16 Planning Application for Renewal of Planning Approval for Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years at Various Lots in D.D.83, No. 31A Ma Liu Shui San Tsuen, Fanling, New Territories
(Renewal of Planning Approval under Application No. A/NE-LYT/804)

Title:
Condition Record of Existing Drainage Facilities
(Photographic Record dated 10.6.2026)

Illustration:
3
Scale:
N/A
Date:
Jul 2026



List of Appendices

Appendix I	Approval Letter of the Previous Application No. A/NE-LYT/804
Appendix II	Discharge letters for approval conditions (l), (m) and (n) of last approved application (No. A/NE-LYT/804)
Appendix III	Approved FSI proposal and FS251 under last approved application (No. A/NE-LYT/804)

A p p e n d i x I

Approval Letter of the Previous Application No. A/NE-LYT/804

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳 真 Fax: 2877 0245 / 2522 8426

By Email

電 話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/NE-LYT/804

10 November 2023

Aikon Development Consultancy Ltd.

(Attn.: Isa Yuen)

Dear Sir/Madam,

Renewal of Planning Approval for Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years in "Residential (Group C)" and "Agriculture" Zones, Lots 755, 835 S.B ss.1 RP, 836 RP, 837, 838 RP, 841 RP, 842 RP, 844 RP and 854 in D.D. 83, No. 31A Ma Liu Shui San Tsuen, Fanling

I refer to my letter to you dated 13.10.2023.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a period of 3 years and renewed from 28.10.2023 until 27.10.2026 and is subject to the following conditions :

- (a) no operation from 8:00 p.m. to 7:00 a.m., as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) no operation except indoor forklift operation inside the enclosed warehouses between 7:00 p.m. to 8:00 p.m., as proposed by the applicant, is allowed on the Site during the planning approval period;
- (c) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the Site during the planning approval period;
- (d) a maximum of two heavy goods vehicles are allowed to enter the Site per day, as proposed by the applicant, during the planning approval period;
- (e) all vehicles should only be allowed to use the ingress/egress at Dao Yang Road at any time during the planning approval period;
- (f) no open storage of materials should be carried out on the Site at any time during the planning approval period;
- (g) no manufacturing activities shall be carried out on the Site at any time during the planning approval period;

- (h) no used electrical appliances, televisions, computer monitors, computer parts or any other types of electronic waste are allowed to be stored on the Site during the planning approval period;
- (i) all vehicles entering and exiting the Site during the planning approval period shall be restricted to non-peak hours (i.e. from 10:00 a.m. to 4:00 p.m.) to the satisfaction of the Commissioner for Transport or of the TPB;
- (j) the implementation of the traffic mitigation measures during the planning approval period, as proposed by the applicant, to the satisfaction of the Commissioner for Transport or of the TPB;
- (k) the maintenance of the existing drainage facilities within the Site properly at all times during the planning approval period;
- (l) the submission of a condition record of the existing drainage facilities within 3 months from the commencement date of renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 28.1.2024;
- (m) the submission of a fire service installations proposal within 6 months from the commencement date of renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 28.4.2024;
- (n) in relation to (m) above, the implementation of the fire service installations proposal within 9 months from the commencement date of renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 28.7.2024;
- (o) if any of the above planning conditions (a), (b), (c), (d), (e), (f), (g), (h), (i), (j) or (k) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (p) if any of the above planning conditions (l), (m) or (n) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

The TPB also agreed to advise you to note the advisory clauses as set out at Appendix VI of the TPB Paper.

You are reminded to **strictly** adhere to the time limit for complying with the above planning conditions. If any of the above planning conditions are not complied with by the specified time limit, the permission given shall be revoked without further notice and the development will be subject to enforcement action. If you wish to apply for extension of time for compliance with planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, including the total time period for compliance that might be granted, please refer to the TPB Guidelines No. 34D and 36B. The Guidelines, application form (Form No. S16A) and the

Guidance Notes for applications are available at the TPB's website (<https://www.tpb.gov.hk/en/resources/index.html>), the Planning Enquiry Counters of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

This temporary permission will lapse on 28.10.2026. You may submit an application to the TPB for renewal of the temporary permission no less than two months and normally no more than four months before its expiry by completing an application form (Form No. S16-III). Application submitted more than four months before expiry of the temporary approval may only be considered based on the individual merits and exceptional circumstances of each case. For details, please refer to TPB Guidelines No. 34D. However, the TPB is under no obligation to renew the temporary permission.

For amendments to the approved development that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36B for details.

The TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) is available at this link (https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/729_rnt_agenda.html) and the relevant extract of minutes of the TPB meeting held on 27.10.2023 is enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 1.12.2023). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Mr. Tim Fung of Sha Tin, Tai Po & North District Planning Office at 2158 6237. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officers is attached herewith for your reference.

Yours faithfully,



(Leticia LEUNG)

for Secretary, Town Planning Board

List of Government Department Contacts

(Application No. A/NE-LYT/804)

部門 Department	辦事處 Office	聯絡人姓名 Name of Contact Person	電話號碼 Telephone No.	傳真號碼 Facsimile No.
渠務署 Drainage Services Department	新界北渠務部 Mainland North Division	王文泓先生 Mr. WONG Man Wang, Wilson	2300 1439	2770 4761
消防處 Fire Services Department	策劃組 Planning Group	鄧寧志先生 Mr. TANG Ning Chi	2733 7735	2739 8775

A p p e n d i x I I

Discharge letters for approval conditions (l), (m) and (n) of
last approved application (No. A/NE-LYT/804)

規 劃 署

沙田、大埔及北區規劃處
香港新界沙田上禾輦路一號
沙田政府合署
十三樓 1301-1314 室

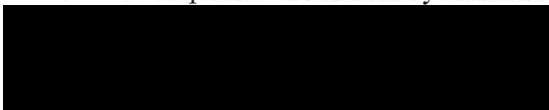


Planning Department

Sha Tin, Tai Po & North
District Planning Office
Rooms 1301-1314, 13/F,
Shatin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T., Hong Kong.

本函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/NE-LYT/804
電話號碼 Tel. No. : 2158 6221
傳真機號碼 Fax No. : 2691 2806 / 2696 2377

Aikon Development Consultancy Limited



(Attn.: Isa Yuen/Zoe Lau)

By Post and Fax

19 December 2023

Dear Madam,

**Renewal of Planning Approval for Temporary Warehouses
(excluding Dangerous Goods Godown) for a Period of 3 Years
in "Residential (Group C)" and "Agriculture" Zones,
Lots 755, 835 S.B ss.1 RP, 836 RP, 837, 838 RP, 841 RP, 842 RP, 844 RP and 854 in D.D. 83,
No. 31A Ma Liu Shui San Tsuen, Fanling, New Territories
(Compliance with Approval Condition (I) for Planning Application No. A/NE-LYT/804)**

I refer to your submission received by this office on 29.11.2023 enclosing the relevant document for compliance with approval condition (I) in relation to the submission of a condition record of the existing drainage facilities, under the captioned planning application.

2. Chief Engineer/Mainland North of Drainage Services Department (CE/MN of DSD) (Contact Person: Mr. Samuel WANG; Tel: 2300 1135) has been consulted and considered the submission is acceptable. His advisory comments are attached at **Appendix I** for reference. As such, approval condition (I) is considered complied with.

3. Should you have any planning-related enquiries, please feel free to contact Ms. Carman CHEUNG of this department at 2158 6229.

Yours faithfully,

(Ms. Hannah YICK)
for Director of Planning

C.C.

CE/MN of DSD

(Attn.: Mr. Samuel WANG)

(Fax No: 2770 4761)

Internal

CTP/TPB(1)

Site Record

HY/TF/CC/MA/ma

Appendix I

Comments of the Chief Engineer/Mainland North of Drainage Services Department (Contact person: Mr. Samuel WANG; Tel.: 2300 1135):

- (i) This Division inspected the drainage facilities at the captioned site on 13.12.2023 and considered that the implementation of drainage facilities on site was acceptable at the time of site inspection. Please remind the applicant that the development and the drainage facilities implemented on site shall not obstruct overland flow/surface runoff and any existing drainage facilities.
- (ii) The applicant shall make sure that rain water falling onto the subject site shall be connected by a drainage system and conveyed to a proper discharge point(s). The applicant shall maintain such system properly and rectify the system if it is found to be inadequate or ineffective during operation at his own cost. The application shall also be liable for and shall indemnify Government against claims and demands arising out of damage or nuisance caused by a failure of the system.

規 劃 署

沙田、大埔及北區規劃處
香港新界沙田上禾輦路一號
沙田政府合署
十三樓 1301-1314 室



Planning Department

Sha Tin, Tai Po & North
District Planning Office
Rooms 1301-1314, 13/F,
Shatin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T., Hong Kong.

本函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/NE-LYT/804
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2691 2806 / 2696 2377

Aikon Development Consultancy Limited

By Post and Fax

3 January 2024

(Attn.: Isa Yuen/Zoe Lau)

Dear Madam,

**Renewal of Planning Approval for Temporary Warehouses
(excluding Dangerous Goods Godown) for a Period of 3 Years
in "Residential (Group C)" and "Agriculture" Zones,
Lots 755, 835 S.B ss.1 RP, 836 RP, 837, 838 RP, 841 RP, 842 RP, 844 RP and 854 in D.D. 83,
No. 31A Ma Liu Shui San Tsuen, Fanling, New Territories
(Compliance with Approval Condition (m) for Planning Application No. A/NE-LYT/804)**

I refer to your submission received by this office on 6.12.2023 enclosing the relevant document for compliance with approval condition (m) in relation to the submission of a fire service installations proposal, under the captioned planning application.

2. Director of Fire Services, Fire Services Department (Contact Person: Mr. WAH Herbert Chi Lut; Tel: 2733 5844) has been consulted and considered the submission is acceptable. His advisory comments are attached at **Appendix I** for reference. As such, approval condition (m) is considered complied with.

3. Should you have any planning-related enquiries, please feel free to contact Ms. Carman CHEUNG of this department at 2158 6229.

Yours faithfully,

(Margaret CHAN)
for Director of Planning

Appendix I

Comments of the Director of Fire Services (Contact Person: Mr. WAH Herbert Chi Lut; Tel: 2733 5844):

- The applicant is advised to submit a full set of FS.251 which should be incorporated with all FSIs proposed in the endorsed FSI proposal for our further arrangement of FSI acceptance inspection.

規 劃 署

沙田、大埔及北區規劃處
香港新界沙田上禾輦路一號
沙田政府合署
十三樓 1301-1314 室



Planning Department

Sha Tin, Tai Po & North
District Planning Office
Rooms 1301-1314, 13/F,
Shatin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T., Hong Kong

來函檔號 Your Reference ADCL/PLG-10282/L007
本署檔號 Our Reference () in TPB/A/NE-LYT/804
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2691 2806

By Post & Fax [REDACTED]
10 December 2024

Aikon Development Consultancy Ltd.



(Attn.: Thomas Luk)

Dear Sir/Madam,

**Renewal of Planning Approval for Temporary Warehouses (excluding
Dangerous Goods Godown) for a Period of 3 Years in “Residential (Group C)”
and “Agriculture” Zones, Lots 755, 835 S.B ss.1 RP, 836 RP, 837, 838 RP,
841 RP, 842 RP, 844 RP and 854 in D.D. 83, No. 31A Ma Liu Shui San Tsuen, Fanling
(Compliance with Approval Condition (n) for Planning Application No. A/NE-LYT/804)**

I refer to your submission dated 19.9.2024 and our interim reply dated 31.10.2024 for compliance with approval condition (n) in relation to the implementation of the fire service installations proposal to the satisfaction of the Director of Fire Services (D of FS) or of the Town Planning Board under the captioned planning application.

The D of FS (Contact person: Mr. WAH Herbert Chi-lut; Tel.: 2733 5844) has been consulted and considered the approval condition (n) has been complied with.

Should you have any other queries related to planning matters, please contact Mr. Peter NGAN of this department at 2158 6094.

Yours faithfully,

(Rico TSANG)
for Director of Planning

Appendix III

Approved FSI proposal and FS251 under last approved application (No. A/NE-LYT/804)

LEGEND:

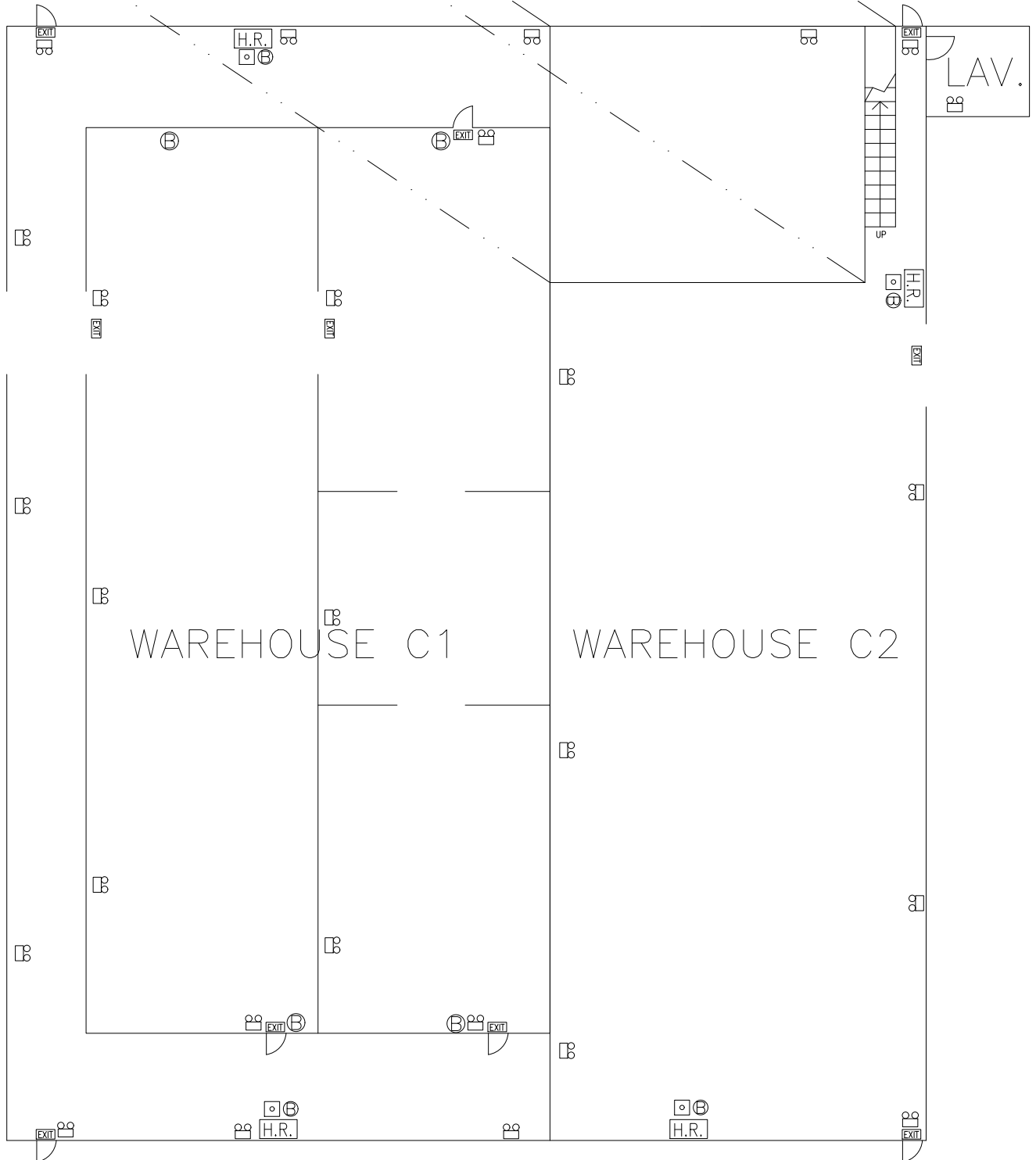
[EXIT] EXIT SIGN LIGHT BOX

[E] EMERGENCY LIGHT (WALL MOUNT)

[H.R.] EXISTING HOSE REEL SYSTEM

[B] EXISTING BREAKGLASS UNIT AND FIRE ALARM BELL

UPPER PLAN OF G/F LAYOUT
PLAN(WAREHOUSE C2)

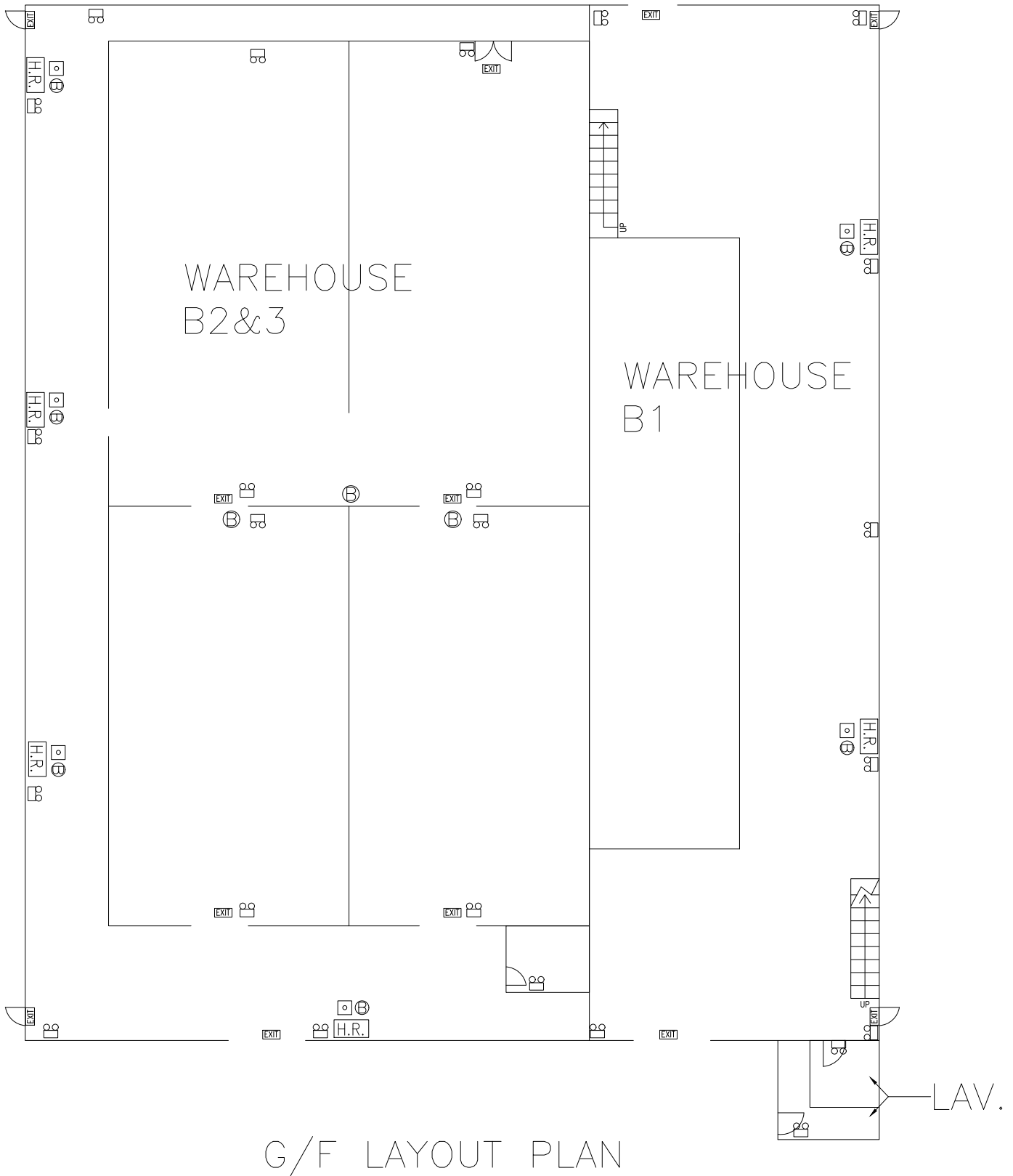


G/F LAYOUT PLAN

FSI CONTRACTOR		PROJECT		DRAWING TITLE						DRAWN BY :	BILLY
CHINA STATUS DEVELOPMENT AND ENGINEERING CO. LTD. 中華發展工程有限公司 TEL: 34871436 FAX: 34871439		PROPOSED TEMPORARY BUILDING, AT LOT NOS. 756, 792R.P., 803R.P., 838A, 839, 840, 841A, 843, 844, IN D.D. 83, AND LOT NOS. 755, 836, 837, 838R.P., 841R.P. (PART), 842R.P.(PART), 844R.P. AND 854, IN D.D. 83, FANLING, N.T.		FIRE SERVICES LAYOUT PLAN FOR WAREHOUSE C						CHECKED BY :	CAD
										DRAWING NO. :	PJ-CS-TB-002
										DATE :	11/2023
										SCALE :	1:150
										REV.	DESCRIPTION

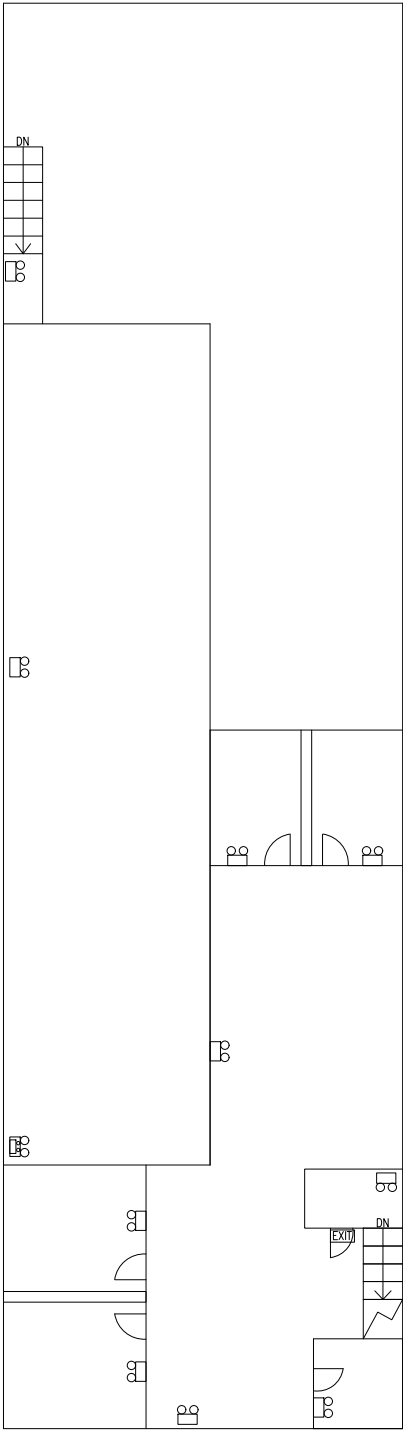
LEGEND:

- EXIT EXIT SIGN LIGHT BOX
 E.E. EMERGENCY LIGHT (WALL MOUNT)
 H.R. EXISTING HOSE REEL SYSTEM
 B.B. EXISTING BREAKGLASS UNIT AND FIRE ALARM BELL



FSI CONTRACTOR CHINA STATUS DEVELOPMENT AND ENGINEERING CO. LTD. 中華發展工程有限公司 TEL: 34871436 FAX: 34871439	PROJECT PROPOSED TEMPORARY BUILDING, AT LOT NOS. 756, 792R.P., 803R.P., 838A, 839, 840, 841A, 843, 844, IN D.D. 83, AND LOT NOS. 755, 836, 837, 838R.P., 841R.P. (PART), 842R.P.(PART), 844R.P. AND 854, IN D.D. 83, FANLING, N.T.	DRAWING TITLE FIRE SERVICES LAYOUT PLAN FOR WAREHOUSE B					DRAWN BY :	BILLY
							CHECKED BY :	CAD
							DRAWING NO. :	PJ-CS-TB-003
							DATE :	11/2023
							SCALE :	1:150
			REV.	DESCRIPTION	DATE	BY		

- LEGEND:
- EXIT EXIT SIGN LIGHT BOX
 - EMERGENCY LIGHT (WALL MOUNT)
 - HR EXISTING HOSE REEL SYSTEM
 - EXISTING BREAKGLASS UNIT AND FIRE ALARM BELL



UPPER PLAN OF G/F LAYOUT
PLAN(WAREHOUSE B1)

FSI CONTRACTOR CHINA STATUS DEVELOPMENT AND ENGINEERING CO. LTD. 中華發展工程有限公司 TEL: 34871436 FAX: 34871439	PROJECT PROPOSED TEMPORARY BUILDING, AT LOT NOS. 756, 792R.P., 803R.P., 838A, 839, 840, 841A, 843, 844, IN D.D. 83, AND LOT NOS. 755, 836, 837, 838R.P., 841R.P. (PART), 842R.P.(PART), 844R.P. AND 854, IN D.D. 83, FANLING, N.T.	DRAWING TITLE FIRE SERVICES LAYOUT PLAN FOR UPPER PLAN OF WAREHOUSE B1					DRAWN BY :	BILLY
							CHECKED BY :	CAD
							DRAWING NO. :	PJ-CS-TB-004
							DATE :	11/2023
			REV.	DESCRIPTION	DATE	BY	SCALE :	1:150

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

FSD Ref.:
消防處檔號

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

A 8950647

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client:

顧客姓名

Carlton Woodcraft Manufacturing Limited

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

31A

Street/Road/Estate Name:

街道/屋苑名稱

Ma Liu Shui San Tsuen

Block:

座

District:

分區

Fanling

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)
11	Emergency Lighting	Warehouse B	Conforms with FSD requirements See Defects At Part 3	11/06/2024	10/06/2025
12	Exit Sign	Warehouse B	Conforms with FSD requirements See Defects At Part 3	11/06/2024	10/06/2025
13	Fire Alarm System (MFA)	Warehouse B	Conforms with FSD requirements	11/06/2024	10/06/2025
23	Hose Reel	Warehouse B	Conforms with FSD requirements	11/06/2024	10/06/2025
28	Sprinkler System	Warehouse B	Conforms with FSD requirements	11/06/2024	10/06/2025
	- 1 lot pendent type Spr. Head	Warehouse B	Conforms with FSD requirements	11/06/2024	10/06/2025
	- 1 lot Dry pendent type Spr. Head	Warehouse B	Conforms with FSD requirements	11/06/2024	10/06/2025

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
11	Emergency Lighting	Warehouse B2,3	1 no. Emergency Lighting Damaged	Need To Replacement
12	Exit Sign	Warehouse B2,3	2 nos. Exit Sign Damaged	Need To Replacement

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



Yim Choi Wah Alex

RC1/466 & RC2/637

China Status Development And
Engineering Company LimitedFor FSD
use only:

Inspected

Key-in

Verified

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

FSD Ref.:
消防處檔號

消防 (裝置及設備) 規例

(Regulation 9(1))

(第九條 (1) 款)

A 8950675

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client:

顧客姓名

Carlton Woodcraft Manufacturing Limited

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

31A

Street/Road/Estate Name:

街道/屋苑名稱

Ma Liu Shui San Tsuen

Block:

座

District:

分區

Fanling

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)
			-NIL-		

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)
11	Emergency Lighting	Warehouse B2,3	Replace 1 no. Emergency Lighting Brand : a&b, Model : TS-EL2053	Conforms with FSD requirements	26/06/2024
12	Exit Sign	Warehouse B2,3	Replace 2 nos. Exit Sign Brand : a&b, Model : LED-B4	Conforms with FSD requirements	26/06/2024

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

Yim Choi Wah Alex

RC1/466 & RC2/637

China Status Development And
Engineering Company Limited

26/06/2024

For FSD
use only:

Inspected

Key-in

Verified

消防（裝置及設備）規例

A 8495981

(Regulation 9(1))

(第九條(1)款)

消防裝置及設備證書

顧客姓名

Carlton Woodcraft Manufacturing Limited

樓宇名稱

31A

街道/屋苑名稱

Ma Liu Shui San Tsuen

座

分區

Fanling

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

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 that 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。

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作Part 3 第三部 Defects 損壞事項

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.

Authorized
Signature :
受權人簽署

Name :
姓名

FSD/RC No. :
處註冊號碼

Company Name :
公司名稱

Telephone :
聯絡電話

Date :
日期

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 : 周偉超
受權人簽署

Name : Chow Wai Chiu
姓名

FSD/RC No. : RC3/635
消防處註冊號碼

Company Name : 中國信託發展工程股份有限公司

Telephone : [REDACTED]
聯絡電話

Date : 11/06/2024
日期

Inspected

Key-in

Verified

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

FSD Ref.:
消防處檔號

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

A 8950648

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client:

顧客姓名

Carlton Woodcraft Manufacturing Limited

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

31A

Street/Road/Estate Name:

街道/屋苑名稱

Ma Liu Shui San Tsuen

Block:

座

District:

分區

Fanling

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)
11	Emergency Lighting	Warehouse C	Conforms with FSD requirements See Defects At Part 3	11/06/2024	10/06/2025
12	Exit Sign	Warehouse C	Conforms with FSD requirements See Defects At Part 3	11/06/2024	10/06/2025
13	Fire Alarm System (MFA)	Warehouse C	Conforms with FSD requirements	11/06/2024	10/06/2025
23	Hose Reel	Warehouse C	Conforms with FSD requirements	11/06/2024	10/06/2025
28	Sprinkler System	Warehouse C	Conforms with FSD requirements	11/06/2024	10/06/2025

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
11	Emergency Lighting	Warehouse C1	1 no. Emergency Lighting Damaged	Need To Replacement
12	Exit Sign	Warehouse C2	1 no. Exit Sign Damaged	Need To Replacement

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之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

Yim Choi Wah Alex

RC1/466 & RC2/637

China Status Development And
Engineering Company Limited

11/06/2024

For FSD
use only:

Inspected

Key-in

Verified

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

FSD Ref.:
消防處檔號

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 8950680

Supersede A8950676

Name of Client :

顧客姓名

Carlton Woodcraft Manufacturing Limited

Name of Building :

樓宇名稱

Street No./Town Lot :

門牌號數/市地段

31A

Street/Road/Estate Name :

街道/屋苑名稱

Ma Liu Shui San Tsuen

Block :

座

District :

分區

Fanling

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)
			-NIL-		

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)
11	Emergency Lighting	Warehouse C1	1 no. Emergency Lighting Brand : a&b, Model : TS-EL2053	Conforms with FSD requirements	26/06/2024
12	Exit Sign	Warehouse C2	1 no. Exit Sign Brand : a&b, Model : LED-B6	Conforms with FSD requirements	26/06/2024

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

Yim Choi Wah Alex

RC1/466 & RC2/637

China Status Development And
Engineering Company Limited

26/06/2024

For FSD
use only:

Inspected

Key-in

Verified

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

FSD Ref.:
消防處檔號消防 (裝置及設備) 規例
(Regulation 9(1))

A 8495982

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client:

顧客姓名

Carlton Woodcraft Manufacturing Limited

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

31A

Street/Road/Estate Name:

街道/屋苑名稱

Ma Liu Shui San Tsuen

Block:

座

District:

分區

Fanling

Area:

地區

☐ HK☐ K☒ NT

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)
24	Portable Fire Extinguisher - 2 nos. 5kg CO2 Type F.E. - 2 nos. 9L Water Type F.E.	Warehouse C	Conforms with FSD requirements	11/06/2024	10/06/2025

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:
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

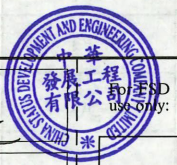
周偉超

Chow Wai Chiu

RC3/635

China Status Development And
Engineering Company Limited

11/06/2024



Inspected

Key-in

Verified

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

FSD Ref.:
消防處檔號消防 (裝置及設備) 規例
(Regulation 9(1))

A 8495978

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client :

顧客姓名

Carlton Woodcraft Manufacturing Limited

Name of Building :

樓宇名稱

Street No./Town Lot :

門牌號數/市地段

31A

Street/Road/Estate Name :

街道/屋苑名稱

Ma Liu Shui San Tsuen

Block :

座

District :

分區

Fanling

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)
24	Portable Fire Extinguisher - 2 nos. 5KG CO2 Type F.E. - 7 nos. 5KG CO2 Type F.E.	Structure 11 Structure 1,2,3,5a, 6,7,8	Conforms with FSD requirements and See Defects at Part 3.	11/06/2024	10/06/2025

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-	Reserved	

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
24	Portable Fire Extinguisher	Structure 5a,6,7	3 nos. 5kg CO2 Type F.E. Over 5 years period	Need to replacement / Hydraulic Pressure Test

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

周偉超

Chow Wai Chiu

RC3/635

China Status Development And
Engineering Company Limited

11/06/2024



Inspected

Key-in

Verified

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

FSD Ref.:
消防處檔號

消防 (裝置及設備) 規例

(Regulation 9(1))

(第九條 (1) 款)

A 8495992

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client :

顧客姓名

Carlton Woodcraft Manufacturing Limited

Name of Building :

樓宇名稱

Street No./Town Lot :

門牌號數/市地段

31A

Street/Road/Estate Name :

街道/屋苑名稱

Ma Liu Shui San Tsuen

Block :

座

District :

分區

Fanling

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)
			-NIL-		

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)
24	Portable Fire Extinguisher	Structure 5a,6,7	Replace 3 nos. 5kg CO2 Type F.E.	Conforms with FSD requirements	26/06/2024

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。

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

周偉超

Chow Wai Chiu

RC3/635

China Status Development And
Engineering Company Limited

26/06/2024

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.