

此文件在 收到・城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

27 JUL 2026

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

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行
為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議*

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2601772

16/7 By Island

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE- TKLN/139
	Date Received 收到日期	27 JUL 2026

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

1. Name of Applicant 申請人姓名/名稱

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

Hang Sing Limited (行陸有限公司)

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

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

Lawson David & Sung Surveyors Limited (羅迅測計師行有限公司)

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 1364 S.B RP and 1364 S.B ss.1 RP in D.D. 78, Lin Ma Hang Road, Ta Kwu Ling, N.T.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☒ Site area 地盤面積 1,105 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 990 sq.m 平方米 ☒ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	 NA sq.m 平方米 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Ta Kwu Ling North Outline Zoning Plan No. S/NE-TKLN/2
(e) Land use zone(s) involved 涉及的土地用途地帶	Recreation ("REC")
(f) Current use(s) 現時用途	Warehouse (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 --

- ☐ is the sole "current land owner"[#] (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」[#] (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"[#] (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」[#] (請夾附業權證明文件)。
- ☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。
- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at10.6.2026..... (DD/MM/YYYY), this application involves a total of2..... "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 --

- ☒ has obtained consent(s) of2..... "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)
2	The Remaining Portion of Section B of Lot No. 1364 in D.D. 78	13.7.2026 ✓
1	The Remaining Portion of Sub-section 1 of Section B of Lot No. 1364 in D.D. 78	13.7.2026 ✓

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

- ☐ has notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

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

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

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

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

- ☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)[#]
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書^{*}

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

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

Others 其他

- ☐ others (please specify)
其他(請指明)

Note: May insert more than one 「✓」.
Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.
註：可在多於一個方格內加上「✓」號
申請人須就申請涉及的每一地段(倘適用)及處所(倘有)分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Temporary Warehouse for Storage of Construction Materials (Metal) for a Period of 3 years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	☒ year(s) 年 3 ☐ month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	115sq.m ☒ About 約
Proposed covered land area 擬議有上蓋土地面積	990sq.m ☒ About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	2
Proposed domestic floor area 擬議住用樓面面積	NAsq.m ☐ About 約
Proposed non-domestic floor area 擬議非住用樓面面積	990sq.m ☒ About 約
Proposed gross floor area 擬議總樓面面積	990sq.m ☒ About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) One 1-storey warehouse for storage of construction materials (metal) (Height: about 13m) One 1-storey open-sided shelter for loading/unloading and vehicle manoeuvring (Height: about 13m)	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	2 (2.5m x 5m)
Motorcycle Parking Spaces 電單車車位	NA
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	NA
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	NA
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	NA
Others (Please Specify) 其他 (請列明)	NA
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	NA
Coach Spaces 旅遊巴車位	NA
Light Goods Vehicle Spaces 輕型貨車車位	NA
Medium Goods Vehicle Spaces 中型貨車車位	1 (3.5m x 11m)
Heavy Goods Vehicle Spaces 重型貨車車位	NA
Others (Please Specify) 其他 (請列明)	NA

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

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

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

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

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

Signature
簽署

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

Cannis Lee

Associate Director (Planning)

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☒ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他MPIA.....

on behalf of
代表

Lawson David & Sung Surveyors Limited

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

Date 日期

15 JUL 2026

..... (DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要 (Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lots 1364 S.B RP and 1364 S.B ss.1 RP in D.D. 78, Lin Ma Hang Road, Ta Kwu Ling, N.T.
Site area 地盤面積	1,105 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 NA sq. m 平方米 ☐ About 約)
Plan 圖則	Approved Ta Kwu Ling North Outline Zoning Plan No. S/NE-TKLN/2
Zoning 地帶	Recreation
Type of Application 申請類別	☒ 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 ☒ Year(s) 年 <u>3</u> ☐ Month(s) 月 _____ ☐ 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 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Warehouse for Storage of Construction Materials (Metal) for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA ☐ About 約 ☐ Not more than 不多於	NA ☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	990 ☒ About 約 ☐ Not more than 不多於	0.9 ☒ About 約 ☐ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	NA	
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	☐ (Not more than 不多於) m 米
		NA	☐ (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	13	☒ (Not more than 不多於) m 米
		1	☒ (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	90 % ☒ About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		2
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)		2 (2.5m x 5m) NA NA NA NA NA
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)		NA NA NA 1 (3.5m x 11m) NA NA

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）	☐	☒
<u>Location Plan, Lot Index Plan, Plan showing Vehicular Access to the Application Site and Site Photos Traffic Management Measures & location Plan of Previous Operation</u>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☒
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☒
<u>Swept Path Analysis, Drainage Proposal and Fire Service Installations Proposal</u>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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



羅迅測計師行
Lawson David & Sung
SURVEYORS LIMITED
Property Consultants • Planning • Valuers • Auctioneers
Estate Agency Licence No. C-006328

Ref: LDS/PLAN/7309

Section 16 Planning Application

Proposed Temporary Warehouse for Storage of Construction Materials (Metal) for a Period of 3 Years at Lots 1364 S.B RP and 1364 S.B ss.1 RP in D.D. 78, Lin Ma Hang Road, Ta Kwu Ling, N.T.

Planning Statement

Applicant

Hang Sing Limited (行陸有限公司)

Prepared by

Lawson David & Sung Surveyors Limited

July 2026

Executive Summary

This planning statement is submitted to the Town Planning Board (the “Board”) in support of a planning application for Proposed Temporary Warehouse for Storage of Construction Materials (Metal) for a Period of 3 Years at Lots 1364 S.B RP and 1364 S.B ss.1 RP in D.D. 78, Lin Ma Hang Road, Ta Kwu Ling, N.T. (“the Application Site”).

The Application Site, covering an area of about 1,105 sq.m., falls within an area zoned “Recreation” (“REC”) on the Approved Ta Kwu Ling North Outline Zoning Plan (OZP) No. S/NE-TKLN/2 gazetted on 13.5.2016. According to the Notes of the OZP, ‘Warehouse’ is neither a Column 1 nor Column 2 use of the “REC” zone, and temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Board.

The Applicant has been running their business in Yuen Long since the early 2000s. Their business activities involve construction materials (metal), machinery, vehicle parts, and electronic goods. The Applicant was one of the business operators affected by the land resumption for the Second Phase Development of the Yuen Long South Development Area. The Board previously approved Application No. A/NE-TKLN/85 for the Application Site for warehouse use on 20.9.2024, and the Applicant has accordingly relocated their operations to the Application Site.

The Applicant had complied with approval conditions (a), (b) and (e) of the previous application. Regarding condition (d), relating to the implementation of the accepted fire service installations (FSIs) proposal, the Applicant has provided the FSIs, including the pump room, fire alarm, emergency lighting, fire hose reel system, and automatic sprinkler system. Due to the time constraints in waiting for water supply connection and the total compliance period of 18 months for the approval conditions of the previous application has already exceeded half of the duration of the temporary approval (three years), the Board will not grant any further extensions. Accordingly, a fresh planning application is hereby submitted for the proposed development.

The proposed development comprises a 1-storey warehouse for the storage of construction materials, with a GFA of about 678 sq.m. and a BH not exceeding 13m, located at the northern portion of the Application Site. The southern portion is used for a 1-storey open-sided shelter (GFA: about 312 sq.m, BH: 13m) to accommodate loading/unloading activities and vehicular manoeuvring near the ingress/egress point. The Applicant will retain the existing 8-metre-wide ingress/egress at the southern boundary, which connects directly to Lin Ma Hang Road. There will be 1 loading/unloading space for medium goods vehicle, and 2 private car parking spaces for staff/visitors. The operation hours of the Application Site are between 9am to 7pm from Mondays to Saturdays. There will be no operation on Sundays and public holidays.

The justifications for this application are as follows:

1. The proposed development will support the construction industry in Hong Kong;
2. The proposed development is in line with the future planning intention of Northern Metropolis;
3. The Application Site is the best location choice for the Applicant;
4. The proposed development does not contravene the planning intention of “REC” zone;
5. Similar applications have been approved within the same “REC” zone;
6. There has been an unexpected delay in complying with the approval condition;
7. The proposed development optimises the use of valuable land resources;
8. The proposed development is compatible with surrounding land uses;
9. The proposed development will not have an adverse impact on traffic, environment and drainage in the surrounding areas;
10. The proposed development will not set an undesirable precedent.

In view of the justifications as presented in this planning statement, it is hoped that members of the Board and the relevant Government departments will approve this application for a period of 3 years.

行政摘要

此規劃報告書向城市規劃委員會(“城規會”)呈交，旨在支持在新界打鼓嶺蓮麻坑路丈量約份第 78 約地段第 1364 號 B 分段餘段及第 1364 號 B 分段第 1 小分段餘段(“申請地點”)，作為期三年的臨時存放建築材料(五金物料)貨倉(“擬議發展”)的規劃申請。

申請地點的面積約 1,105 平方米，座落於在 2016 年 5 月 13 日刊憲的打鼓嶺北分區計劃大綱核准圖(圖則編號：S/NE-TKLN/2)上的「康樂」地帶。根據該大綱圖的註釋，「貨倉」不屬「康樂」地帶內的第一欄或第二欄用途，然而不超過三年土地或建築物的臨時用途或發展，須先向城規會提出申請。

申請人自 2000 年代初期起便在元朗經營業務。其業務範圍涵蓋建築材料(金屬)、機械、汽車零件及電子產品。申請人乃受元朗南發展區第二期發展項目收地影響的商戶之一。城規會曾於 2024 年 9 月 20 日批准有關申請地點作貨倉用途的申請(編號：A/NE-TKLN/85)，申請人已據此將業務遷往申請地點。

申請人已履行先前申請的附帶條件(a)、(b)及(e)項。關於條件(d)，即落實已獲接納的消防設施建議，申請人已提供相關消防裝置，包括泵房、火警警報系統、緊急照明、消防喉轆及自動灑水系統。鑑於等待接駁供水所受的時間限制，且前次申請之附帶條件總履行期限(18 個月)已超過臨時批准期限(三年)的一半，城規會將不予批准任何進一步的延期。因此，申請人就擬議發展項目提交一份新的規劃申請。

擬議發展包括一座用作存放建築材料的單層貨倉，總樓面面積約為 678 平方米，建築高度不超過 13 米，位於申請地點的北部。南面部份則用作單層及四面敞開的遮蔽處(總樓面面積：約 312 平方米，建築高度：13 米)，以供在出入口附近進行裝卸及車輛調頭。申請人將保留位於南面邊界、闊 8 米且直接連接蓮麻坑路的現有出入口。申請地點將設有 1 個供中型貨車使用的上落貨位，以及 2 個供職員/訪客使用的私家車泊車位。申請地點的營運時間為星期一至星期六上午 9 時至下午 7 時。星期日及公眾假期將不進行營運。

本規劃申請的理據為：

1. 擬議發展有助支持本港的建造業；
2. 擬議發展符合北部都會區的未來規劃意向；
3. 申請地點是申請人最理想的選址；
4. 擬議發展不會違反「康樂」地帶的規劃意向；
5. 申請地點座落的同一「康樂」地帶內曾有類似申請獲得批准；
6. 在履行附帶條件方面出現了意外延誤；
7. 擬議發展可優化寶貴土地資源的利用；
8. 擬議發展與周邊土地用途相容；
9. 擬議發展項目不會對周邊地區的交通、環境及排水造成負面影響；
10. 擬議發展項目不會樹立不良先例。

基於本規劃報告書所述的理據，敬希 各城規會委員及有關政府部門能批准此項申請，作為期三年的臨時用途。

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1. Introduction

1.1 Purpose

Pursuant to Section 16 of the Town Planning Ordinance, this Planning Statement Report is submitted to the Town Planning Board (“the Board”) in support of a planning application for Proposed Temporary Warehouse for Storage of Construction Materials (Metal) (the “proposed development”) for a period of 3 years at Lots 1364 S.B RP and 1364 S.B ss.1 RP in D.D. 78, Lin Ma Hang Road, Ta Kwu Ling, N.T. (hereafter referred to as “the Application Site”). **Figure 1** shows the location of the Application Site and the Lot Index Plan indicating the concerned lots is shown as **Figure 2**.

The Application Site, covering an area of about 1,105 sq.m., falls within an area zoned “Recreation” (“REC”) on the Approved Ta Kwu Ling North Outline Zoning Plan (OZP) No. S/NE-TKLN/2 gazetted on 13.5.2016. According to the Notes of the OZP, ‘Warehouse’ is neither a Column 1 nor Column 2 use of the “REC” zone, and temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Board.

1.2 Background of the Application

The Applicant, **Hang Sing Limited** (hereafter “the Applicant”), has been operating their business of construction materials, machinery, vehicles parts and electronic goods in Yuen Long since the early 2000s, in which they supply assorted goods to different construction companies and hardware stores in the market.

The Application Site involved a previous approved planning application (Application No. A/NE-TKLN/85), which was submitted by the same Applicant for the same use, covering the same site with similar layout and development parameters. The application was approved by the Board on 20.9.2024 to facilitate the relocation of the Applicants’ former warehouses at various lots in D.D. 119 and D.D. 121 at Shan Ha Tsuen, Yuen Long, N.T with multiple open storage and warehouses in the locality (see **Appendix A**). These former warehouses were affected by land resumption for the Second Phase development of Yuen Long South Development Area.

The Applicant had complied with approval conditions (a), (b) and (e) of the previous application (Application No. A/NE-TKLN/85), which required the submission of a drainage proposal, the provision of drainage facilities, and the implementation of traffic management measures, respectively (see **Appendix B** for the relevant compliance letters). Regarding condition (d), relating to the implementation of the accepted fire service installations (FSIs) proposal, the Applicant constructed the warehouse on site after obtaining the LandsD’s approval for the Short Term Waiver (STW). The FSIs have been completed, including the pump room, fire alarm, emergency lighting, fire hose reel system, and automatic sprinkler system (see **Site Photos**). However, approval from the Water Supplies Department (WSD) for the provision of water supply connection from the government mains is still pending. The Applicant has made a genuine effort to comply with the approval conditions within the compliance period.

Due to the time constraints in waiting for water supplies connection and the total compliance period of 18 months for the approval conditions of the previous application has already exceeded half of the duration of the temporary approval (three years), the Board will not grant any further extensions. Accordingly, a fresh planning application is hereby submitted for the proposed development.

1.3 Organization of the Planning Statement

This planning statement is divided into 6 chapters. Chapter 1 is an introduction outlining the above background of the planning application. Chapter 2 will then illustrate the site context and land status followed by Chapter 3 which describes the planning context in details. Chapter 4 gives the particulars of the proposed development. Detailed accounts of planning justifications of the proposed development are presented in Chapter 5. The planning statement finally concludes with a summary in Chapter 6.

2. Site Context

2.1 The Application Site and Its Existing Condition

The Application Site, with an area of about 1,105 sq.m., abuts Lin Ma Hang Road near Heung Yuen Wai Border Control Point (BCP) in Ta Kwu Ling, N.T. The Application Site is generally flat, formed and currently occupied by the applied use. It is fenced off by corrugated metal sheets of about 2.5m in height (see **Site Photos**).

2.2 Surrounding Land Use

The surrounding area of the Application Site is located in a rural area comprising vacant land, temporary structures, open storage facilities and villages. The Application Site is currently surrounded by vacant land, but the Board has approved various planning applications in the vicinity in recent years and months. To the immediate north is a temporary open storage yard and warehouse for storage of construction materials (Application No. A/NE-TKLN/123). To the further north is a temporary open storage and warehouse for storage of vehicle parts (Application No. A/NE-TKLN/114). To the southwest is a temporary warehouse (Application No. A/NE-TKLN/86). To the south and southeast, across Lin Ma Hang Road, is a temporary logistics centre, warehouse and container vehicle park (Application No. A/NE-TKLN/116). Further north of the site are scattered temporary structures, with the Heung Yuen Wai Border Control Point (BCP) situated across the Heung Yuen Wai Highway.

2.3 Accessibility

The Application Site enjoys good accessibility to strategic road network. The ingress and egress of the Application Site is located at the southern boundary, which is about 8m wide. It has direct access to Lin Ma Hang Road, which connects to Heung Yuen Wai Highway and provides quick access to the Heung Yuen Wai BCP to Mainland China. The Application Site is also conveniently connected to other parts of the New Territories via the Heung Yuen Wai Highway. A plan showing the vehicular access to the Application Site is provided at **Figure 3**.

2.4 Land Status

According to the records of Land Registry, the Subject Lots are held under Block Government Lease and demised for agricultural use with a lease term for 75 years, commenced from 1.7.1898, and are renewable for a further term of 24 years.

Application for a Short Term Waiver (STW) for the proposed warehouse was approved by the Lands

Department (LandsD) under the previous application (No. A/NE-TKLN/85). The floor area of the warehouse and open-sided shelter has been adjusted with reference to the latest survey plan from the LandsD. The Applicant will apply for rectification of the STW upon approval of this application.

3. Planning Context

3.1 Outline Zoning Plan

The Application Site falls within an area zoned “Recreation” (“REC”) on the Approved Ta Kwu Ling North Outline Zoning Plan (OZP) No. S/NE-TKLN/2 gazetted on 13.5.2016 (see **Figure 1**). The planning intention of “REC” zone is “primarily for low-density recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the low-density recreational developments may be permitted subject to planning permission.”

Despite the fact that the proposed development (‘warehouse’) is neither one of the Column 1 or Column 2 uses under the Schedule of Uses for the subject “REC” zone, the Board may grant planning permission (with or without conditions) for a maximum period of three years under section 16 of the TPO.

3.2 Previous Application

The Application Site is the subject of the following planning application:

Application No.	Applied Use	Location	TPB’s Decision (Date)
A/NE-TKLN/85*	Proposed Temporary Warehouse for Storage of Construction Materials (Metal) for a Period of Three Years	Lots 1364 S.B RP and 1364 S.B ss.1 RP in D.D. 78, Ta Kwu Ling North, Lin Ma Hang Road, New Territories	Approved with condition(s) for a period of 3 years (20.9.2024)

*Applied by the Applicant

The Applicant has complied with approval conditions (a), (b) and (e) of the previous application (Application No. A/NE-TKLN/85), which required the submission of a drainage proposal, the provision of drainage facilities, and the implementation of traffic management measures, respectively (see **Appendix B** for the relevant compliance letters). Regarding condition (d), relating to the implementation of the accepted fire service installations (FSIs) proposal, the Applicant constructed the warehouse on site after obtaining the LandsD’s approval for the Short Term Waiver. The FSIs have been completed, including the pump room, fire alarm, emergency lighting, fire hose reel system, and automatic sprinkler system (see **Site Photos**). However, approval from the Water Supplies Department (WSD) for the provision of water supply connection from the government mains is still pending. The Applicant has made a genuine effort to comply with the approval conditions within the compliance period.

3.3 Similar Applications

There are 4 applications for similar warehouses use approved by the Board in the recent years within the same “REC” zone. The approved applications are summarized as below:

Application No.	Applied Use	Site Area (sq.m.)	Date of Approval
A/NE-TKLN/123	Proposed Temporary Open Storage and Warehouse for Storage of Construction Materials and Machineries and Rural Workshop with Ancillary Facilities for a Period of 3 Years	8,250	5.6.2026
A/NE-TKLN/116	Proposed Temporary Logistics Centre, Warehouse (Excluding Dangerous Goods Godown) and Container Vehicle Park with Ancillary Facilities for a Period of 3 Years	120,642	6.2.2026
A/NE-TKLN/114	Proposed Temporary Open Storage and Warehouse for Storage of Vehicle Parts with Ancillary Vehicle Repair Workshop for a Period of 3 Years	1,230	13.3.2026
A/NE-TKLN/86	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years	24,446	20.9.2024

4. Development Proposal

4.1 Site Configuration and Layout

The Applicant seeks planning permission for a temporary warehouse for storage of construction materials (metal) for a period of 3 years. The proposed development is to facilitate the relocation and continuation of the Applicants' business affected by the Second Phase development of Yuen Long South Development Area.

The Application Site has an area of about 1,105 sq.m. The layout of the proposed development is largely the same as that of the previous application (No. A/NE-TKLN/85), except for a minor increase in the warehouse GFA from 607 sq.m. to 678 sq.m., and the replacement of a 2 sq.m. guard room with a washroom (GFA: 3 sq.m.; BH: 2.5m) to meet operational needs. As a result, the current proposal comprises a 1-storey warehouse for the storage of construction materials (metal) with a GFA of 678 sq.m. and a BH of 13m, an open-sided shelter (GFA: 312 sq.m, BH: 13m) for loading/unloading and vehicle manoeuvring, together with a 1-storey washroom (GFA: 3 sq.m., BH of 2.5m). The current proposal therefore only involves a slight increase in development parameters due to operational requirements, and as the proposed structures are already in use, no adverse impact on the surrounding area is expected (see Layout Plan at **Figure 4**).

The Application Site has been fenced off by the existing 2.5m high corrugated metal sheets on all sides. To minimize any potential noise and environmental impacts to the surrounding area, no workshop activities will be conducted within the Application Site.

The major differences between the current application and the previous application (No. A/NE-TKLN/85) are summarized below:

Major Development Parameters	Previous Application (No. A/NE-TKLN/85) (a)	Current Application (b)	Difference (b)-(a)
Applied Use	Proposed Temporary Warehouse (Storage of Building Materials and Metal) for a Period of Three Years	Proposed Temporary Warehouse for Storage of Construction Materials (Metal) for a Period of Three Years	No difference
Site Area	About 1,105 sq.m.	About 1,105 sq.m	No difference
Total Floor Area (Non-domestic)	885 sq.m	990 sq.m	+105 sq.m (+12%)
No. of Structures	3 - 1 warehouse - 1 open-sided shelter - 1 guard room	2 - 1 warehouse - 1 open-sided shelter (washroom under)	-1 (guard room changed to washroom)
Height of Structures	2.5m - 13m (1 storey)	2.5m - 13m (1 storey)	No difference
No. of Parking Spaces	4 nos. (private cars for staff/visitors use)	4 nos. (private cars for staff/visitors use)	No difference
Loading/unloading Spaces	1 for medium goods vehicle	1 for medium goods vehicle	No difference

4.2 Vehicular Access and Parking Arrangement

The proposed development will continue using the existing ingress/egress point at the southern boundary of the Application Site, which is about 8m wide and connects to the Lin Ma Hang Road. The run-in/out has been constructed by the Applicant in accordance with the Highways Department (HyD)'s standard drawings Nos. H1113C and H1114B. Under the previous application (No. A/NE-TKLN/85), the Applicant had already complied with approval condition (e) regarding the implementation of traffic management measures (see **Figure 5** and **Site photos**). As such, it is demonstrated that the existing traffic arrangements are satisfactory to the Transport Department.

The Applicant will continue to provide 1 loading/unloading space (3.5m x 11m) for medium goods vehicle and 2 private car parking spaces (2.5m x 5m) for staff/visitors. A swept path analysis (see **Appendix C**) is prepared to demonstrate that satisfactory manoeuvring of vehicles entering to and exiting from the Application Site and manoeuvring within the Application Site. There will be no difficulties in internal traffic circulation sense as sufficient space for manoeuvring of vehicles is reserved at the southern portion such that no waiting or queuing of goods vehicles along Lin Ma Hang Road will arise under any circumstances. In addition, according to the Applicant, trips for transporting the construction materials to/from the Application Site made by the goods vehicles will not be more than 3 round trips daily at non-peak hours (between 10am – 4pm) with the materials stored within the Application Site remaining stagnant all the time. There will be no more than 5 working staff on-site. Considering the business nature and operational needs, staff can take public transport to the Application Site and the traffic generated by private vehicles (staff) can be minimized. The estimated traffic arising from the proposed development is as follows:

Time	No. of Trips (Medium Goods Vehicles)		No. of Trips (Private Cars)	
	In	Out	In	Out
08:00-09:00 (peak hour)	0	0	1	0
09:00-10:00 (peak hour)	0	0	1	0
10:00-11:00	1	0	0	0
11:00-12:00	1	1	0	0
12:00-13:00	0	1	0	0
13:00-14:00	0	0	0	0
15:00-16:00	1	1	0	0
16:00-17:00	0	0	0	0
17:00-19:00 (peak hour)	0	0	0	2

4.3 Site Operations

The operation hours of the Application Site are between 9am to 7pm from Mondays to Saturdays. There will be no operation on Sundays and public holidays. The main use of the Application Site will be storage purpose of construction materials (metal). To minimize any potential noise and environmental impacts to the surrounding area, the proposed warehouse will be enclosed with no workshop activities to be conducted within the Application Site.

4.4 Landscape and Tree Preservation

There are no existing trees within the Application Site. Meanwhile, existing trees of various species are found immediate outside the northern, western and eastern boundary of the Application Site. These existing trees will not be disturbed by the Applicant and would act as the natural hedges bounding the edge of the development and thus soften the building footprint of the proposed development. As a result, the proposed development would fit well into the setting in the neighborhood without causing any significant visual impact.

4.5 Drainage Proposal

The Applicant had already complied with approval condition (a) regarding the submission of a drainage proposal (see **Appendix D**) and condition (b) regarding the provision of drainage facilities to the satisfaction of the Drainage Services Department (DSD) under the previous application (No. A/NE-TKLN/85). Peripheral 225mm U-channels and catchpits with sand traps are constructed to collect and divert surface runoff from the Application Site to the U-channel outside the southern boundary. The Applicant will maintain the existing drainage facilities on site.

4.6 Fire Service Installations Proposal

The FSIs proposal of the previous application has been approved by the FSD. To minimize fire hazards, the Applicant has already implemented the fire service installations (FSIs) (see **Site Photos**). The only outstanding matter is the provision of water supply by the WSD to enable the FSIs to operate to the satisfaction of the Fire Services Department (FSD). A revised FSIs proposal (see **Appendix E**) for the current application is submitted for approval by the FSD.

4.7 Environmental Consideration

The nature of the proposed use merely involves the storage of construction materials. To minimize the possible environmental nuisance, the Applicant will follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' and undertake to provide the following mitigation measures:

- (a) No workshop activities will be conducted at the Application Site;
- (b) All stocks will be stored within the proposed enclosed warehouse;
- (c) The existing 2.5m high corrugated metal fencing will be maintained along the site boundary;
- (d) The operating hours will be restricted from 9 am to 7 pm on Mondays to Saturdays and there will be no operation on Sundays and public holidays; and
- (e) No more than 3 round trips by goods vehicles daily to minimize the traffic and noise impact.

5. Planning Justifications

5.1 Support the Construction Industry in Hong Kong

With the ongoing land resumption projects in the Northern Metropolis area, a significant number of operators in the construction industry have been or will be affected as their operation sites are resumed. The Applicant has already relocated their operations to the current Application Site, which is used as a warehouse for the storage of construction materials.

As announced in the recent Policy Address, it is anticipated that there will be an increasing number of development projects in the coming years, including public works for various New Development Areas, new public housing sites, and new transport systems. The Applicant has already relocated to the current Application Site, demonstrating cooperation in vacating their original site in Yuen Long South to facilitate Government development. As such, retaining operations at the current Application Site is reasonable and necessary. Approval of this application would allow the Applicant to sustain their business and continue contributing to Hong Kong's construction industry.

5.2 In Line with the Future Planning Intention of Northern Metropolis

With reference to the Northern Metropolis Action Agenda published in October 2023, the Application Site is within the "Boundary Commerce and Industry Zone", in which the area near the Heung Yuen Wai BCP is intended for modern logistics development and upgrading of traditional industries. The proposed development, which is to support the Applicant's business in terms of logistics arrangement of construction materials, would be in line with the future planning intention of logistics development of the area.

5.3 Not Contravene the Planning Intention of "REC" Zone

The Application Site falls within an area zoned "REC" on the Ta Kwu Ling North OZP No. S/NE-TKLN/2. In view of the surrounding developments of the Application Site, which will be occupied by the recently approved warehouses, open storage yards and logistics centres, the planning intention of the "REC" zone has not been materialized. It should also be noted that there is no known long-term recreational development at the Application Site or its surrounding area within the

applied planning period. Additionally, the proposed development is a temporary use which would not jeopardize the long-term planning intention of “REC” zone.

5.4 Similar Application Approved within the Same “REC” Zone

As mentioned in Section 3.3, four applications of similar warehouse uses (No. A/NE-TKLN/86, 114, 116 and 123) within the same “REC” zone of the Ta Kwu Ling North OZP has been approved by the Board in recent years. The approval of these applications indicates that the subject locality is receptive to warehouse/logistics uses, which aligns with the future planning intention for the area under the Northern Metropolis Action Agenda. The proposed development, being of a similar temporary warehouse nature, is therefore considered tolerable by the Board.

5.5 Optimization of Valuable Land Resources

The Application Site is currently occupied by the proposed warehouse. The proposed development provides an interim solution to maximize land utilization on the Application Site rather than leaving the Application Site idle and deteriorating. The proposed development would take full advantage of the location and the exceptional physical state of the Application Site i.e. direct access to Lin Ma Hang Road with close proximity to Heung Yuen Wai BCP for transportation of construction materials to and from Mainland China. The proposed development is considered fully commensurate with its local geographical setting and ideal to attain utmost land use maximization without inflicting undesirable impacts on the environment.

5.6 Not Incompatible with Surrounding Land Uses

The proposed development is considered not incompatible with the surrounding land uses. The area surrounding the Application Site currently comprises scattered temporary structures, open storage and unused vacant land. On 6.2.2026, the Board approved a site with the area of 123,320 sq.m. to the southeast of the Application Site for a temporary logistic centre, warehouse (excluding dangerous goods godown) and container vehicle park with ancillary facilities was approved by the Board (Application No. A/NE-TKLN/116). Similar applications have been approved to the north and south of the Application Site, and the future landscape of this area will change. Taking into account the mitigation measures proposed by the Applicant, including operating within the enclosed warehouse and restricting operation hours, the proposed development could coexist well with all the surrounding land uses without having an adverse environmental impact. As the proposed development is considered not incompatible with other developments/facilities in the adjacent areas in terms of the nature and scale of use, approval of the application would therefore not result in any interface problems with the surrounding areas.

5.7 Unexpected Delay in Compliance with Approval Conditions

The Applicant had complied with approval conditions (a), (b) and (e) of the previous application (Application No. A/NE-TKLN/85). However, compliance with approval condition (d) was hindered due to unexpected delays in the processing of the water supply connections by the WSD. Given the Applicants' genuine efforts to fulfil the approval conditions mentioned in this planning statement, the Applicants seek sympathetic consideration from the Board in approving this application.

5.8 No Adverse Traffic Impact

The Application Site is directly accessible via Lin Ma Hang Road and no more than 3 round trips daily will be made by goods vehicles to/from the Application Site. Most of the vehicles will enter to/get out of the Application Site at non-peak hours (between 10am – 4pm). Thus, it is anticipated that traffic generated by the proposed development to Lin Ma Hang Road will be very minimal and not be overloaded should the application be approved. In addition, sufficient space has been reserved at the southern portion of the Application Site for loading/unloading and vehicular manoeuvring, and traffic management measures have already been implemented. As such, there will be no need for goods vehicles to queue outside the Application Site under any circumstances.

5.9 No Adverse Environmental Impacts on the Surrounding Areas

As reiterated in Section 4.7, the proposed warehouse will only be used solely for the storage of construction materials, with all operations confined to the enclosed space. No workshop activities will take place on the Application Site and relevant mitigation measures have been implemented to minimize potential environmental impacts on the surrounding areas. In addition, operating hours will be restricted from 9am to 7pm. The proposed development is unlikely to have a significant adverse environmental impact on the surrounding areas.

As the surrounding area is characterized by various rural and storage uses, and as the proposed storage use will be confined within an enclosed structure, no adverse environmental impact on the surrounding area is anticipated.

5.10 No Adverse Drainage Impact

As drainage facilities had already been implemented under the previous application (No. A/NE-TKLN/85), 225mm U-channels and catchpits with sand traps were used to collect and divert surface runoff from the Application Site to the U-channel located outside the southern boundary along Lin Ma Hang Road. As the Applicant will maintain the existing drainage facilities, no adverse drainage impact is anticipated.

5.11 No Creation of Undesirable Precedent

Having realized the Board is entitled to consider planning applications, there may be concerns about setting an undesirable precedent by approving the current application. The proposed development is an exceptional case which is justified on the demand for relocation of warehouse due to land resumption to support the construction industry in Hong Kong. The proposed development at the Application Site would be able to support the construction industry, especially with the increasing development projects in Hong Kong in the coming years. Therefore, it is proposed that the permission is only given to the development under this application.

As the Board will consider each planning application on its individual merits, which in a sense, physical states of and surrounding the Application Site are always assessed individually and differently even if they are of similar nature. Approving the current application should therefore not entail to the approval of other similar applications under any circumstances.

6. Conclusion

The Application Site is located within the “REC” zone on the approved Ta Kwu Ling North OZP. The Applicant, who was previously operating at Shan Ha Tsuen in Yuen Long, has already relocated their operations to the Application Site in response to the Government’s resumption of land for the Second Phase Development of the Yuen Long South Development Area. This demonstrates the Applicant’s cooperation in vacating their former site to facilitate the government project.

Under the previous application (No. A/NE-TKLN/85), the Applicant had already complied with most of the approval conditions, including (a) the submission of a drainage proposal, (b) the provision of drainage facilities to the satisfaction of the DSD, and (e) the implementation of traffic management measures. Regarding condition (d), which relates to the implementation of FSIs, the Applicant has already completed the construction of the FSIs, and the only outstanding matter is the water supply connection from the WSD.

Due to the limited availability of suitable relocation sites, the Applicant has relocated their operations to the Application Site. This site is the most practical option due to its locational advantages, compatibility with surrounding land uses, and readiness for warehouse operations. Various mitigation measures have been implemented to ensure that the warehouse use at the Application Site will not have adverse impact on the surrounding environment. As the Applicant has already invested in relocation and lacks the financial means to move again, approval of this application is both reasonable and necessary to sustain their business.

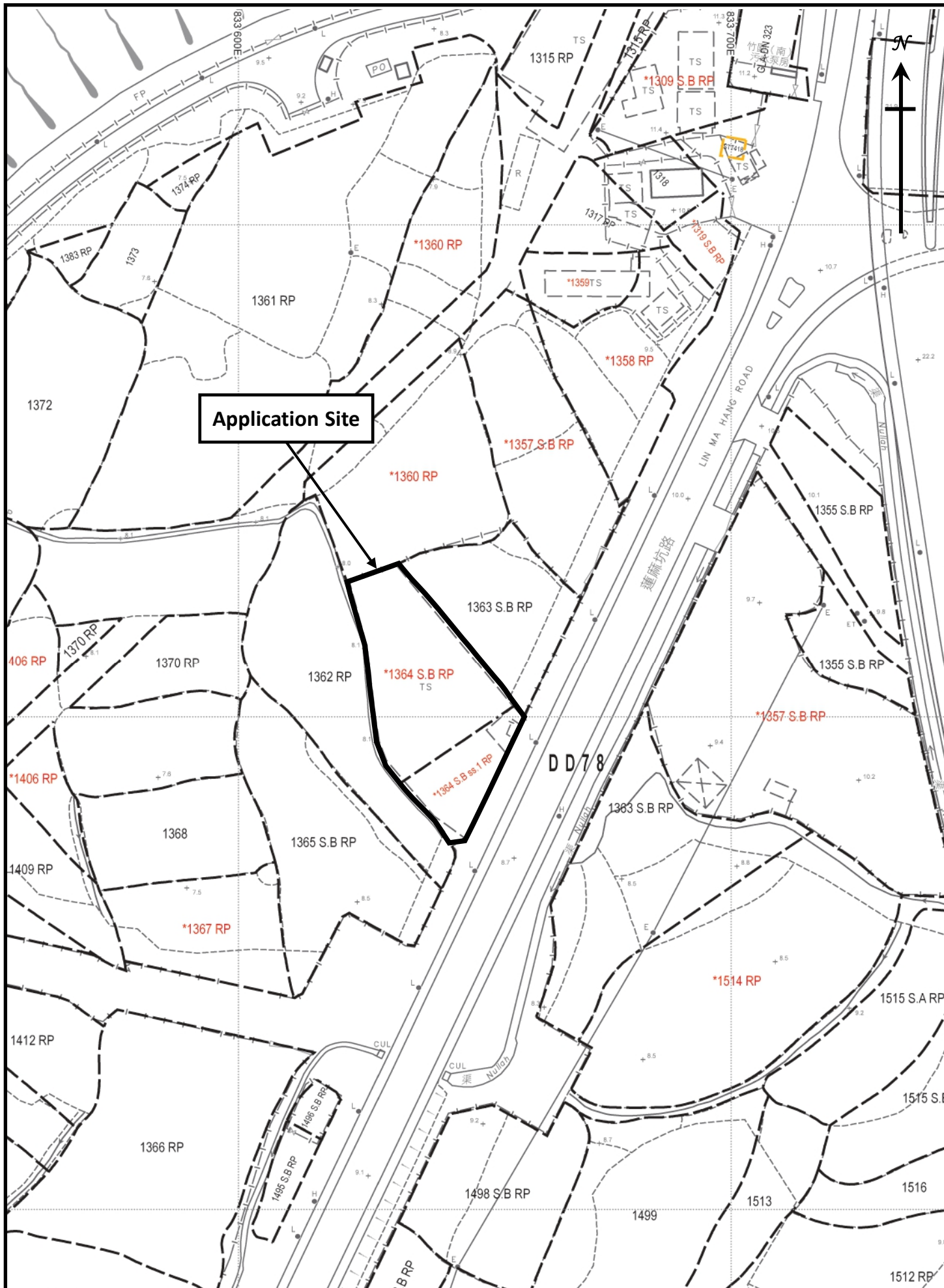
Despite the fact that the Application Site falls within the “REC” zone, the planning intention of “REC” zone is unlikely to be materialized, as there are no long-term plans for recreational development in the area. In contrast, the proposed interim development at the Application Site is not deemed unsuitable for temporary use. Furthermore, rather than the Application Site being underutilized, the proposed development would encourage the optimization and revitalization of its land use whilst contributing to Hong Kong’s construction industry.

In light of the justifications presented in this planning statement, it is respectfully submitted that the Board and the relevant government departments will approve this application for a period of 3 years.

Lawson David & Sung Surveyors Ltd.
July 2026

Figures

- Figure 1 Location Plan
- Figure 2 Lot Index Plan
- Figure 3 Vehicular Access to the Site
- Figure 4 Indicative Layout Plan
- Figure 5 Traffic Management Measures



Lot Index Plan

Figure 2

1 : 1000

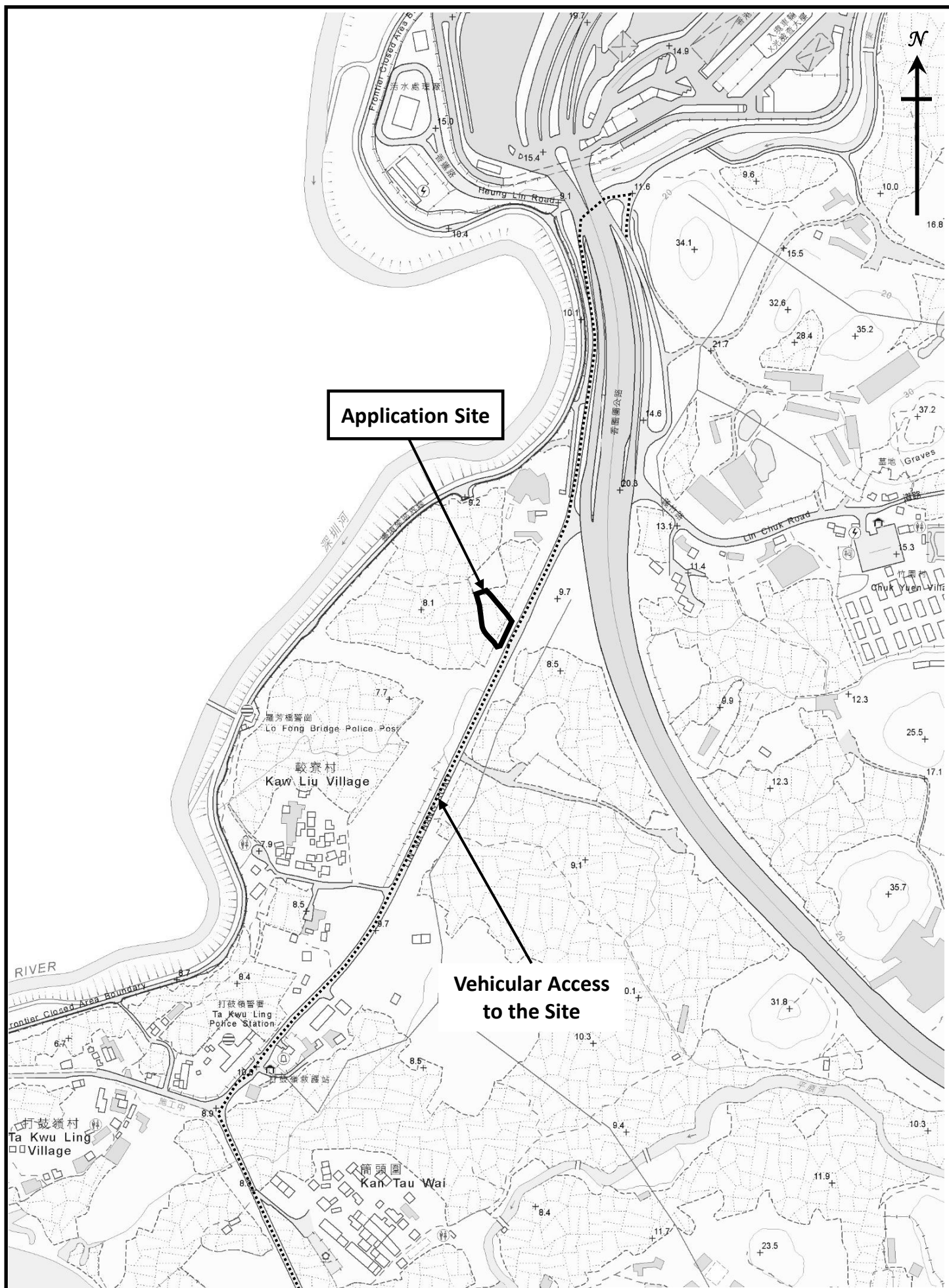


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Vehicular Access to the Application Site

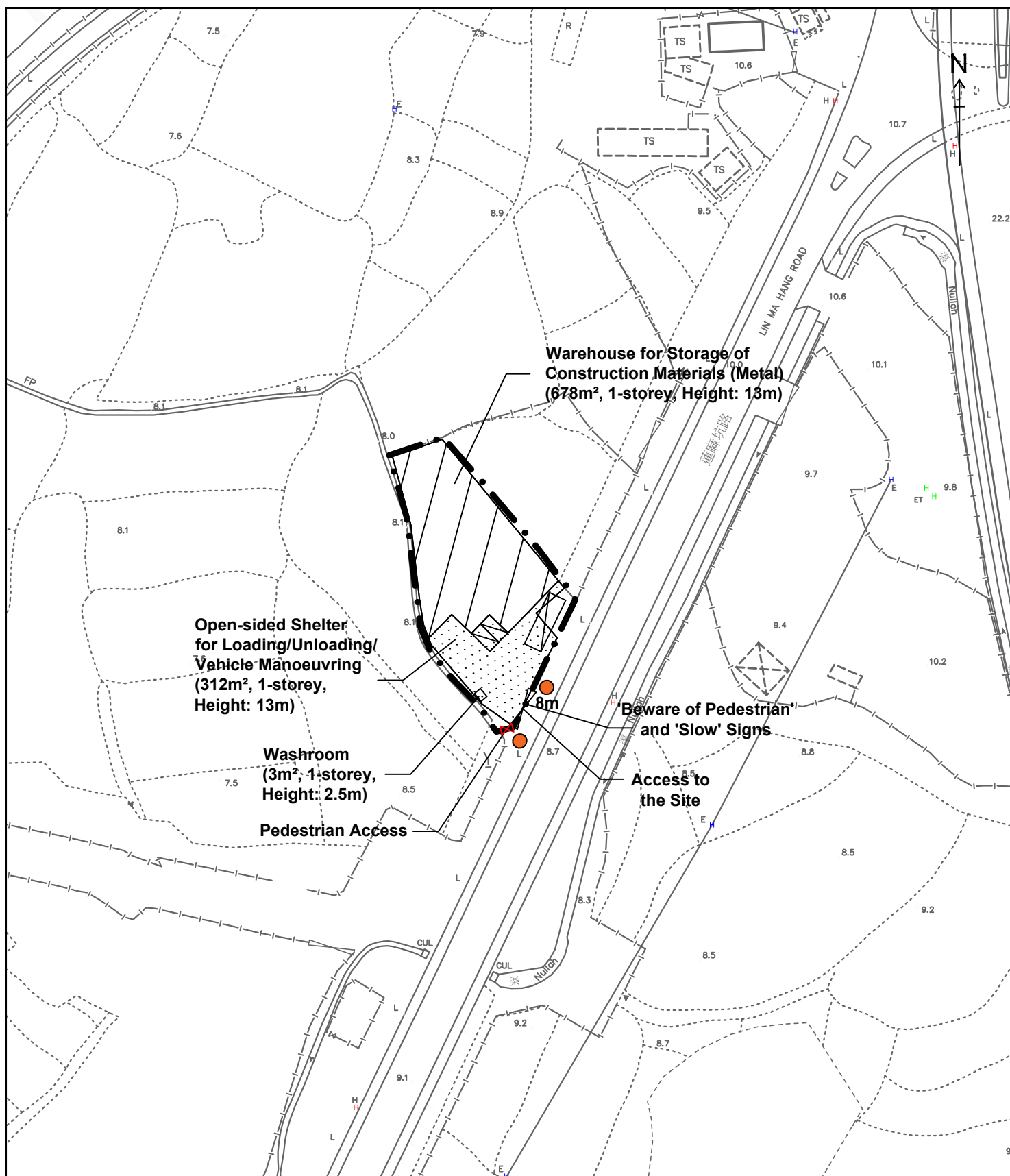
Figure 3

1 : 5000



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Legend:

- Application Site (about 1,105 sq.m.)
- Warehouse for Storage of Construction Materials (Metal)
- Loading/Unloading Space for Medium Goods Vehicle (3.5m x 11m) (1 no.)
- Parking Spaces for Staff/Visitors (2.5m x 5m) (2 nos.)
- Revolving Lantern

For Identification Purpose

Traffic Management Measures

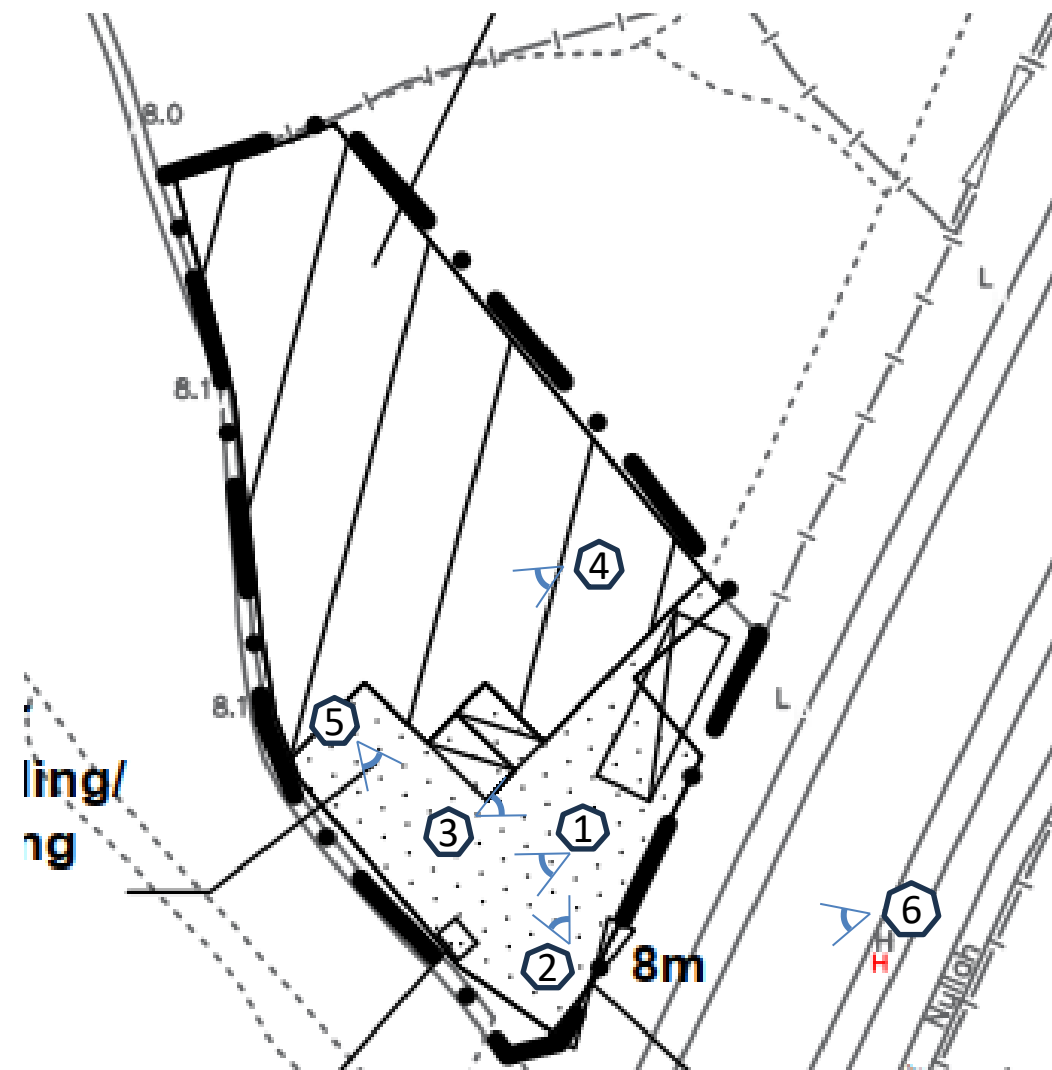
Figure 5

Scale 1:1000



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Site Photos



Legend:

-  Viewpoint of the Photo
-  Photo No.



Existing Condition of the Application Site

Site Photos



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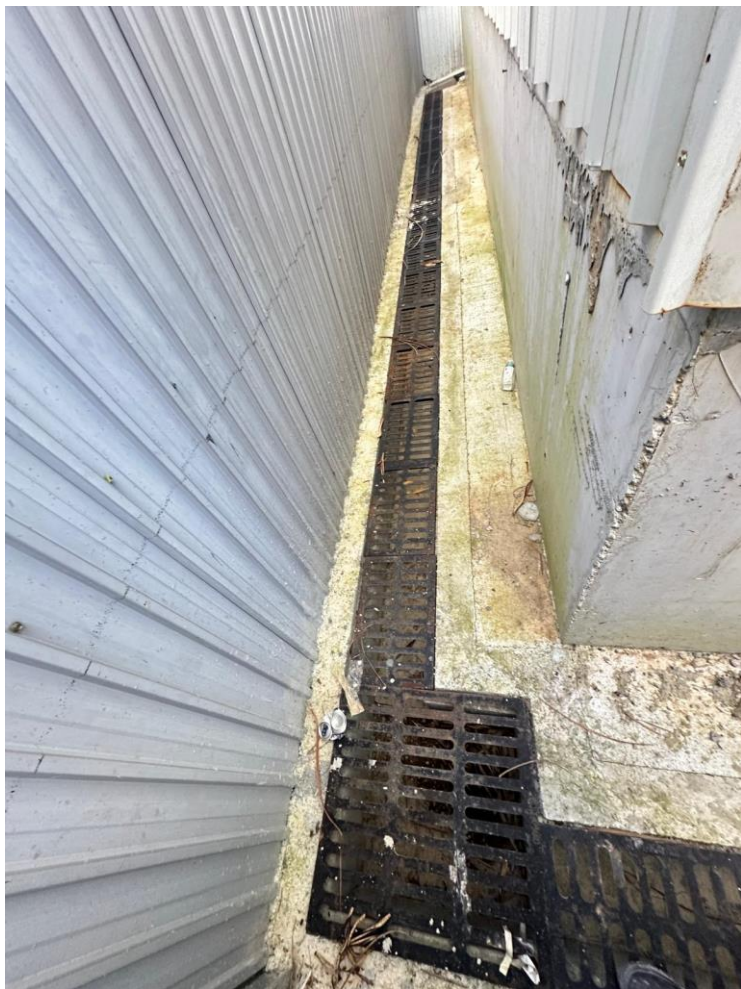


Fire Service Installations within the Application Site

Site Photos



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Drainage Facilities Provided within the Application Site

Site Photos



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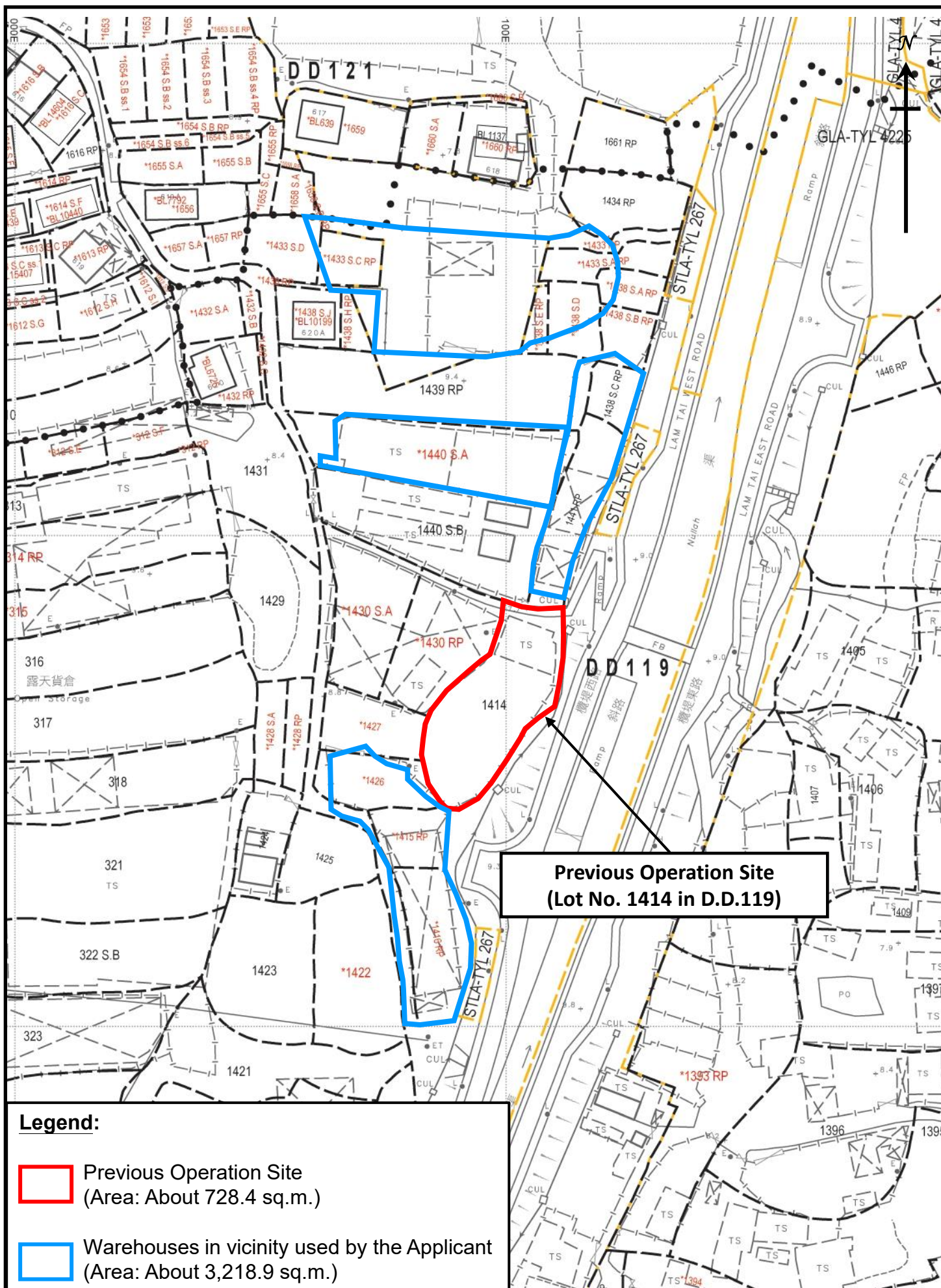
Road signs at the entrance



Revolving lights at the entrance

Appendix A

Location Plan of Previous Operation



Legend:



Previous Operation Site
(Area: About 728.4 sq.m.)



Warehouses in vicinity used by the Applicant
(Area: About 3,218.9 sq.m.)

Location Plan of Previous Operation Site at
Sha Ha Tsuen

Appendix A

Not to scale



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Appendix B

Compliance letters for the Approval Conditions under Application
No. A/NE-TKLN/85

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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	LDS/PLAN/7007
本署檔號	Our Reference	() in TPB/A/NE-TKLN/85
電話號碼	Tel. No. :	2158 6220
傳真機號碼	Fax No. :	2691 2806

By Email and Fax

Lawson David & Sung Surveyors Ltd.

27 February 2025

(Attn.: Cannis LEE)

Dear Sir/Madam,

**Proposed Temporary Warehouse (Storage of Building Materials and Metal)
for a Period of 3 Years in “Recreation” Zone, Lots 1364 S.B RP and
1364 S.B ss.1 RP in D.D. 78, Lin Ma Hang Road, Ta Kwu Ling North
(Compliance with Approval Condition (a) for Planning Application No. A/NE-TKLN/85)**

I refer to your submission dated 11.2.2025 for compliance with approval condition (a) in relation to the submission of a drainage proposal to the satisfaction of the Director of Drainage Services or of the Town Planning Board under the captioned planning application.

The Chief Engineer/Mainland North, Drainage Services Department (Contact person: Mr. Wilson TAI; Tel.: 2300 1693) has been consulted and considered that approval condition (a) has been complied with. Her advisory comments are attached at **Appendix I** for your reference. Please proceed to implement the accepted drainage proposal for compliance with approval condition (b).

Should you have any other queries related to planning matters, please contact Mr. Timothy WU of this Office at 2158 6031.

Yours faithfully,

(Rico TSANG)
for Director of Planning



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Appendix I

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD)
(Contact person: Mr. Wilson TAI; Tel. No.: 2300 1693):

- (i) the applicant should be advised that the limited desk-top checking by Government on the drainage proposal covers only the fundamental aspects of the drainage design which will by no means relieve his obligations to ensure that (i) the proposed drainage works will not cause any adverse drainage or environmental impacts in the vicinity; and (ii) the proposed drainage works and the downstream drainage systems have the adequate capacity and are in good conditions to accommodate all discharge water collected from his lot and all upstream catchments. The applicant shall effect any subsequent upgrading of these proposed works and the downstream drainage systems whenever necessary;
- (ii) the cover levels of proposed u-channels and catch pits should be flush with the adjoining ground level;
- (iii) the applicant should check and ensure that the existing drainage system to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the subject lot. He should also ensure that the flow from this site will not overload the existing drainage system;
- (iv) the applicant is reminded that where walls are erected or kerbs are laid along the boundary of the site, peripheral channels should be provided on both sides of the walls or kerbs with details to be agreed by DSD;
- (v) the existing discharge location to which the applicant proposed to discharge the stormwater from the subject site is not maintained by DSD. The applicant should identify the owner of the existing discharge location to which the proposed connection will be made and obtain agreement from the owner prior to commencement of proposed works;
- (vi) the applicant is reminded that all existing flow paths as well as the run-off falling onto and passing through the site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drain, channels and watercourses on or in the vicinity of the subject site any time during or after the works;
- (vii) the proposed drainage works, whether within or outside the lot boundary, should be constructed and maintained by the applicant at his own expense;
- (viii) for works to be undertaken outside the lot boundary, the applicant should obtain prior agreement from District Lands Officer/North, Lands Department and/or relevant private lot owners;

- (ix) the applicant should make good all the adjacent affected areas upon the completion of the drainage works;
- (x) the applicant should construct and maintain the proposed drainage works properly and rectify the system if it is found to be inadequate or ineffective during operation;
- (xi) as usual, the Government should be empowered to inspect conditions of the private drainage system and to enforce its cleansing by the owners, if necessity arises (e.g. upon receipt of complaints); and
- (xii) the existing drainage facilities, watercourse, river, channel and the like should not be affected and obstructed by the construction materials, waste or debris from the proposed development.

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1 Sheung Wo Che Road, Sha Tin,
N.T., Hong Kong

來函檔號 Your Reference LDS/PLAN/7007

本署檔號 Our Reference () in TPB/A/NE-TKLN/85

電話號碼 Tel. No. : 2158 6220

傳真機號碼 Fax No. : 2691 2806

By Email and Fax ()

Lawson David & Sung Surveyors Ltd.

3 October 2025

(Attn.: Cannis LEE)

Dear Sir/Madam,

**Proposed Temporary Warehouse (Storage of Building Materials and Metal)
for a Period of 3 Years in “Recreation” Zone, Lots 1364 S.B RP and
1364 S.B ss.1 RP in D.D. 78, Lin Ma Hang Road, Ta Kwu Ling North
(Compliance with Approval Condition (b) for Planning Application No. A/NE-TKLN/85)**

I refer to your submission dated 18.9.2025 for compliance with approval condition (b) in relation to the provision of drainage facilities to the satisfaction of the Director of Drainage Services or of the Town Planning Board under the captioned planning application.

The Chief Engineer/Mainland North, Drainage Services Department (Contact person: Mr. Wilson TAI; Tel.: 2300 1693) has been consulted and considered that approval condition (b) has been complied with.

Should you have any other queries related to planning matters, please contact Mr. Timothy WU of this Office at 2158 6031.

Yours faithfully,

(Rico TSANG)
for Director of Planning



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Planning Department

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District Planning Office
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電話號碼	Tel. No. :	2158 6220
傳真機號碼	Fax No. :	2691 2806

By Email and Fax

Lawson David & Sung Surveyors Ltd.

13 October 2025

(Attn.: Cannis LEE)

Dear Sir/Madam,

**Proposed Temporary Warehouse (Storage of Building Materials and Metal)
for a Period of 3 Years in "Recreation" Zone, Lots 1364 S.B RP and
1364 S.B ss.1 RP in D.D. 78, Lin Ma Hang Road, Ta Kwu Ling North
(Compliance with Approval Condition (e) for Planning Application No. A/NE-TKLN/85)**

I refer to your submission dated 10.9.2025 for compliance with approval condition (e) in relation to the implementation of the traffic management measures to the satisfaction of the Commissioner for Transport or of the Town Planning Board under the captioned planning application.

The Commissioner for Transport (Contact person: Mr. TAM Kam-fai; Tel.: 2399 2405) has been consulted and considered the approval condition (e) has been complied with.

Should you have any other queries related to planning matters, please contact Mr. Timothy WU of this Office at 2158 6031.

Yours faithfully,

(Rico TSANG)
for Director of Planning



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b.c.c.

C for T

(Attn.: Mr. TAM Kam-fai)

Fax No. 2381 3799

Internal

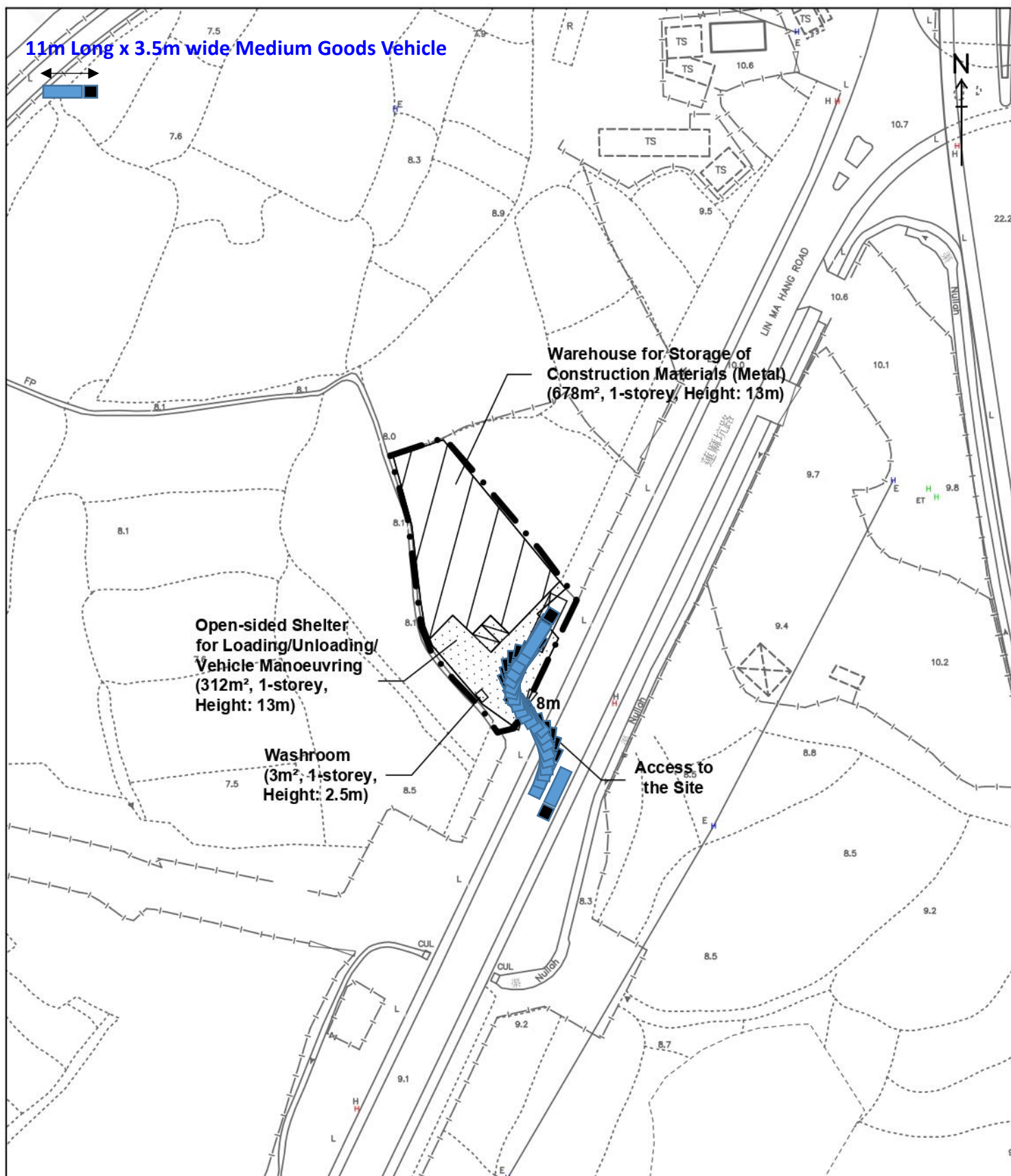
CTP/TPB(1)

Site Record

RT/IW/TW/BC/bc

Appendix C

Swept Path Analysis



Legend:

- Application Site (about 1,105 sq.m.)
- Warehouse for Storage of Construction Materials (Metal)
- Loading/Unloading Space for Medium Goods Vehicle (3.5m x 11m) (1 no.)
- Parking Spaces for Staff/Visitors (2.5m x 5m) (2 nos.)

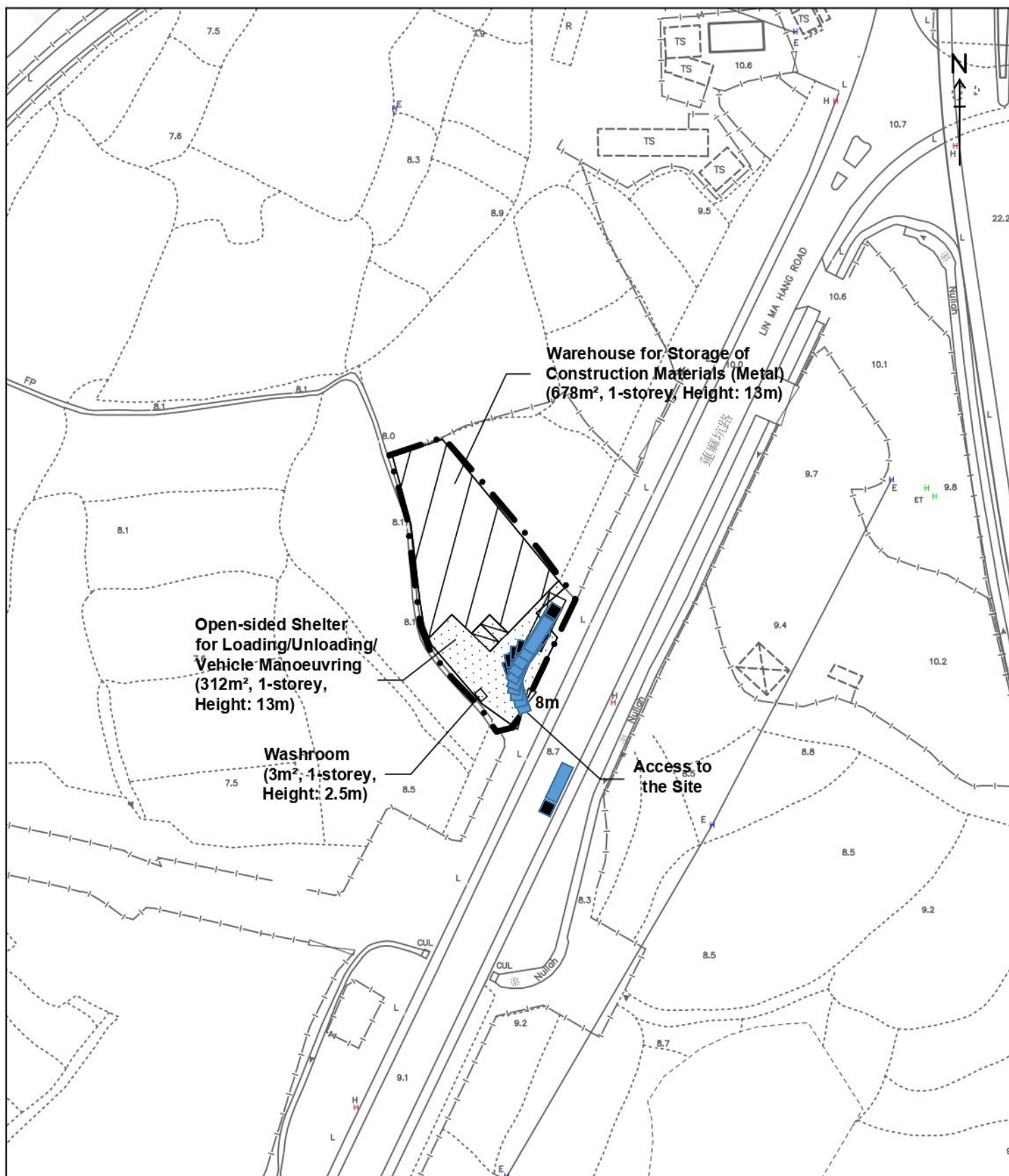
For Identification Purpose

Swept Path Analysis 1

Ingress route from the northbound of Lin Ma Hang Road

Scale 1:1000

Drawing No. LMH 01A



Legend:

- Application Site (about 1,105 sq.m.)
- Warehouse for Storage of Construction Materials (Metal)
- Loading/Unloading Space for Medium Goods Vehicle (3.5m x 11m) (1 no.)
- Parking Spaces for Staff/Visitors (2.5m x 5m) (2 nos.)

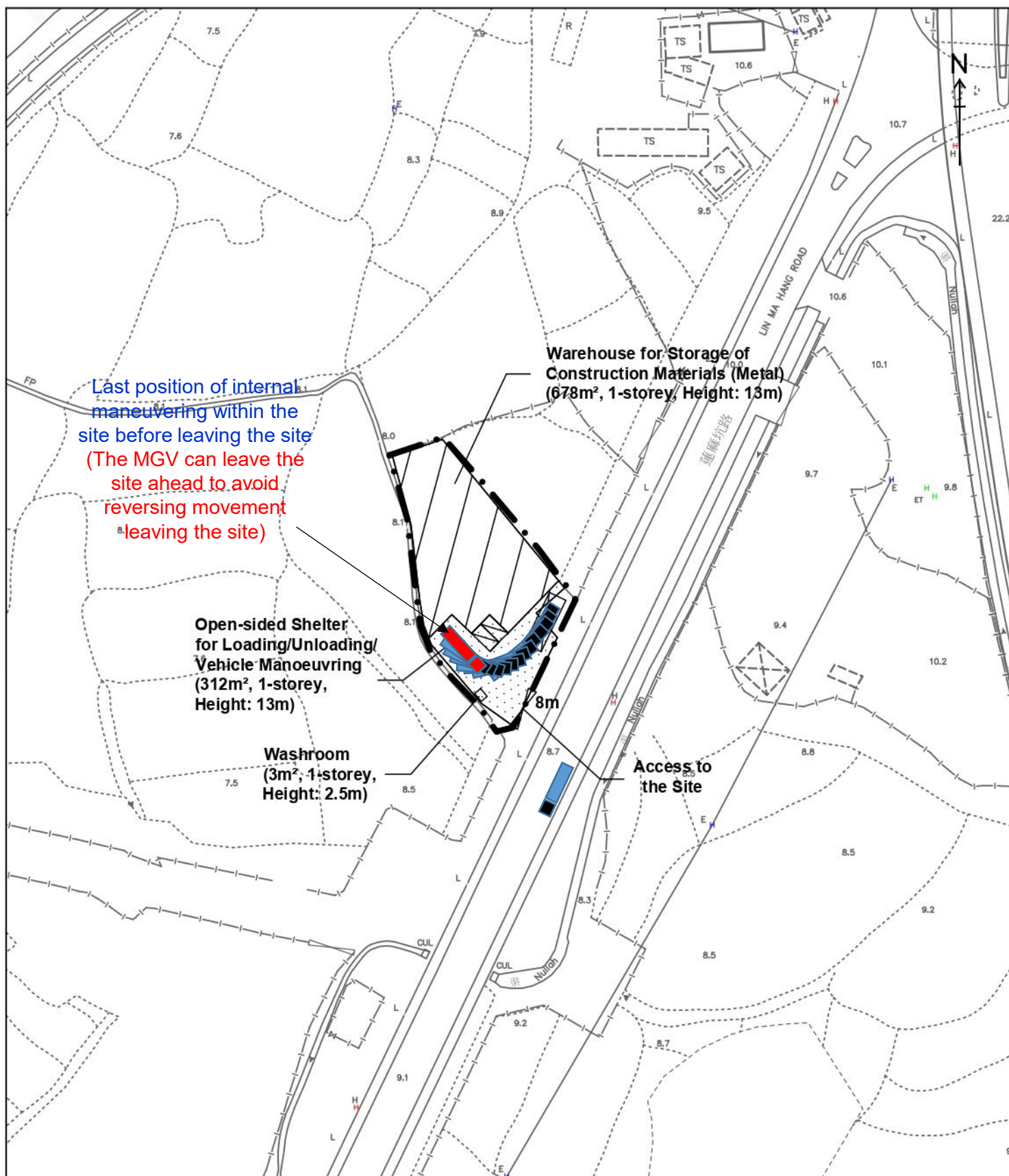
For Identification Purpose

Swept Path Analysis 3

Internal manoeuvring within the site entering the loading/unloading space

Scale 1:1000

Drawing No. LMH 03



Legend:

- Application Site (about 1,105 sq.m.)
- Warehouse for Storage of Construction Materials (Metal)
- Loading/Unloading Space for Medium Goods Vehicle (3.5m x 11m) (1 no.)
- Parking Spaces for Staff/Visitors (2.5m x 5m) (2 nos.)

For Identification Purpose

Swept Path Analysis 4

Internal manoeuvring within the site leaving the loading/unloading space

Scale 1:1000

Drawing No. LMH 04

Appendix D

Approved Drainage Proposal under Application No. A/NE-TKLN/85

Drainage Design for the site at DD78

Lin Ma Hang Road

DSD - STORMWATER DRAINAGE MANUAL

7.5.2 Rational Method

$$Q_p = 0.278 C_i A$$

where Q_p = peak runoff in m^3/s

C = runoff coefficient (dimensionless)

i = rainfall intensity in mm/hr

A = catchment area in km²

In Hong Kong, a value of $C = 1.0$ is commonly used in developed urban areas. In less developed areas, appropriate C values in order to ensure that the design would be fully cost-effective.

Surface Characteristics Runoff coefficient, C*

Asphalt	0.70 - 0.95
Concrete	0.80 - 0.95
Brick	0.70 - 0.85
Grassland (heavy soil**)	
Flat	0.13 - 0.25
Steep	0.25 - 0.35
Grassland (sandy soil)	
Flat	0.05 - 0.15
Steep	0.15 - 0.20

The surface of the site will be covered by Asphalt, the C should be 0.85 (Mid value)

6.6.1 Village Drainage and Main Rural Catchment Drainage Channels

‘Village Drainage’ refers to the local stormwater drainage system within a village. A stormwater drain conveying stormwater runoff from an upstream catchment but happens to pass through a village may need to be considered as either a ‘Main Rural Catchment Drainage Channel’ or ‘Village Drainage’, depending on the nature and size of the upstream catchment. In any case, the impact of a 50-year event should be assessed in the planning and design of village drainage system to check whether a higher standard than 10 years is justified. 50 Years is used.

Table 2d – Intensity-Duration-Frequency (IDF) Relationship of North District Area
for durations not exceeding 240 minutes

Duration (min)	Extreme Intensity x (mm/h) for various Return Periods						
	T(year)						
	2	5	10	20	50	100	200
240	28.5	37.7	43.4	48.6	54.9	59.4	63.6
120	42.2	54.7	62.5	69.6	78.4	84.7	90.8
60	61.0	75.7	84.3	92.0	101	108	114
30	84.0	100	110	118	128	135	142
15	106	127	139	150	163	173	182
10	119	141	155	168	184	196	208
5	138	161	177	193	216	234	254

i (rainfall intensity) = 101mm/hr (Duration of 60min is used)

$$Q_p = 0.278CiA$$

C = 0.85 (Asphalt)(mid value) (Application Site)

C = 0.15 (Grass Land (Sandy Soil) (Adjacent Area)

i = 92 mm/hr

A = 1,105² (0.001105km²) (Application Site)

+ 1,105m² (0.001105km²) (Adjacent Area = 100% of Application Site)

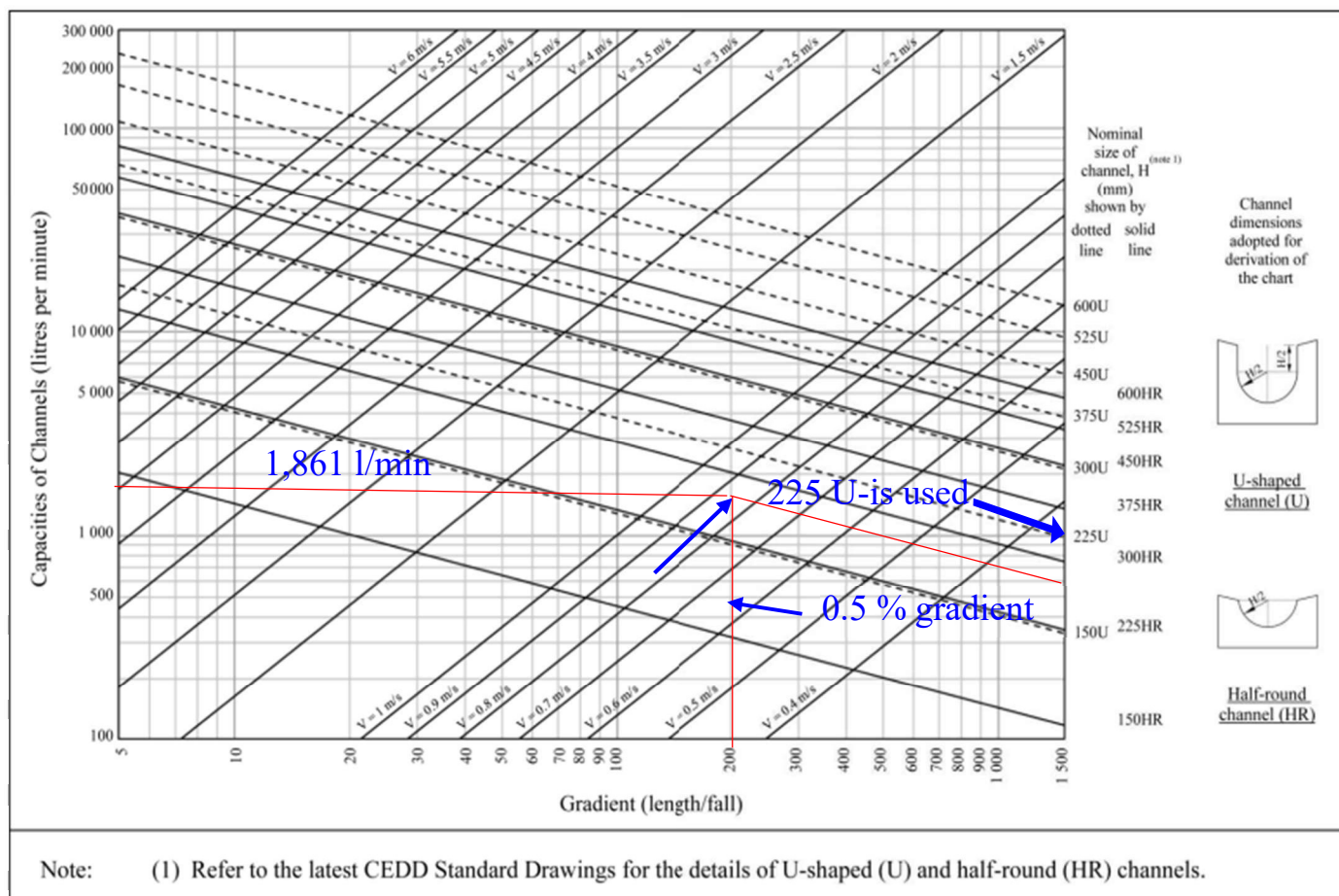
$$Q_p = 0.278 \times 101 \times ((0.85 \times 0.001105) + (0.15 \times 0.001105))$$

$$Q_p = 0.0310 \text{ m}^3/\text{s} \text{ or } 1,861 \text{ l/min}$$

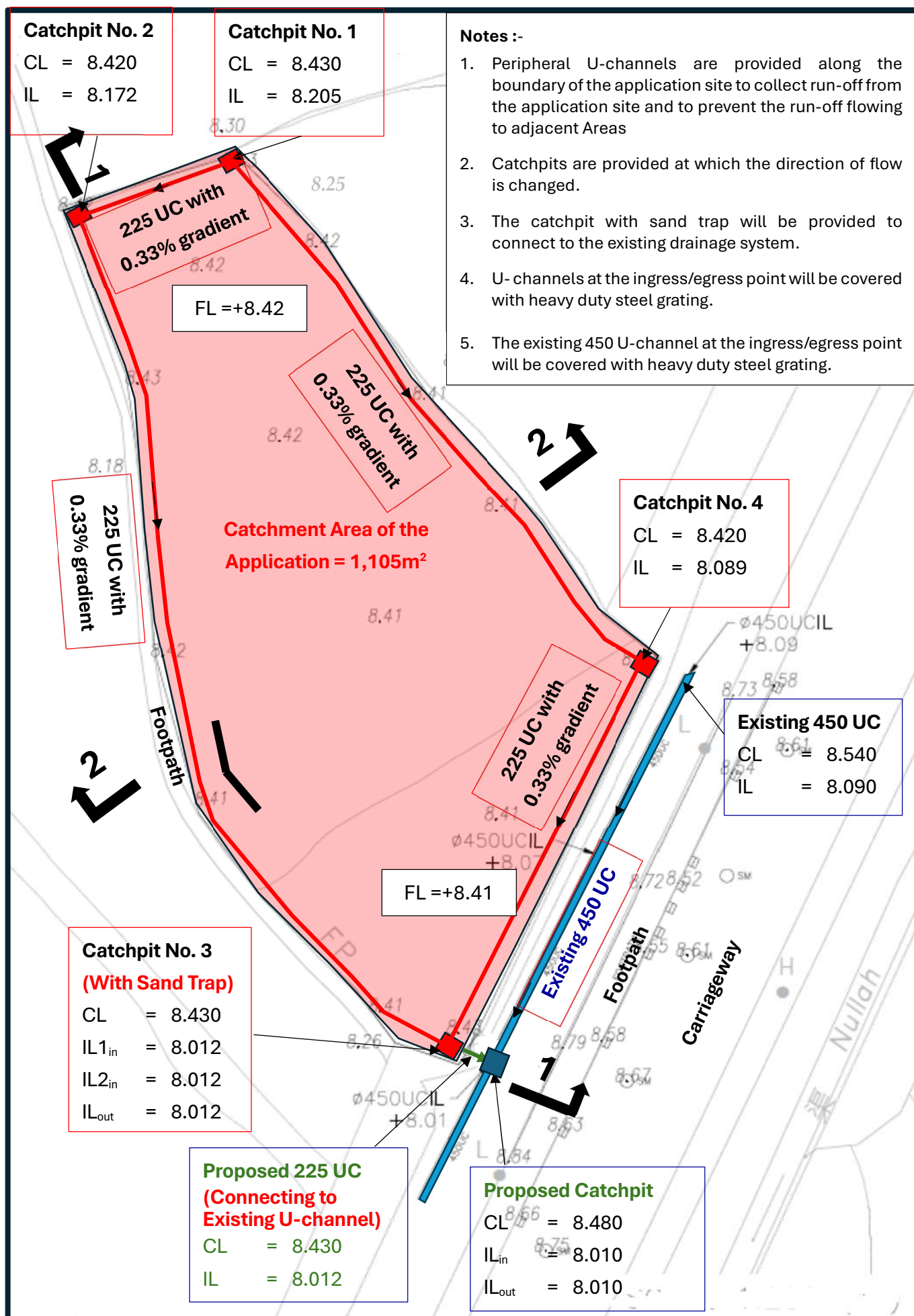
For conservative calculations, all catchment areas are combined for all U-Channels.

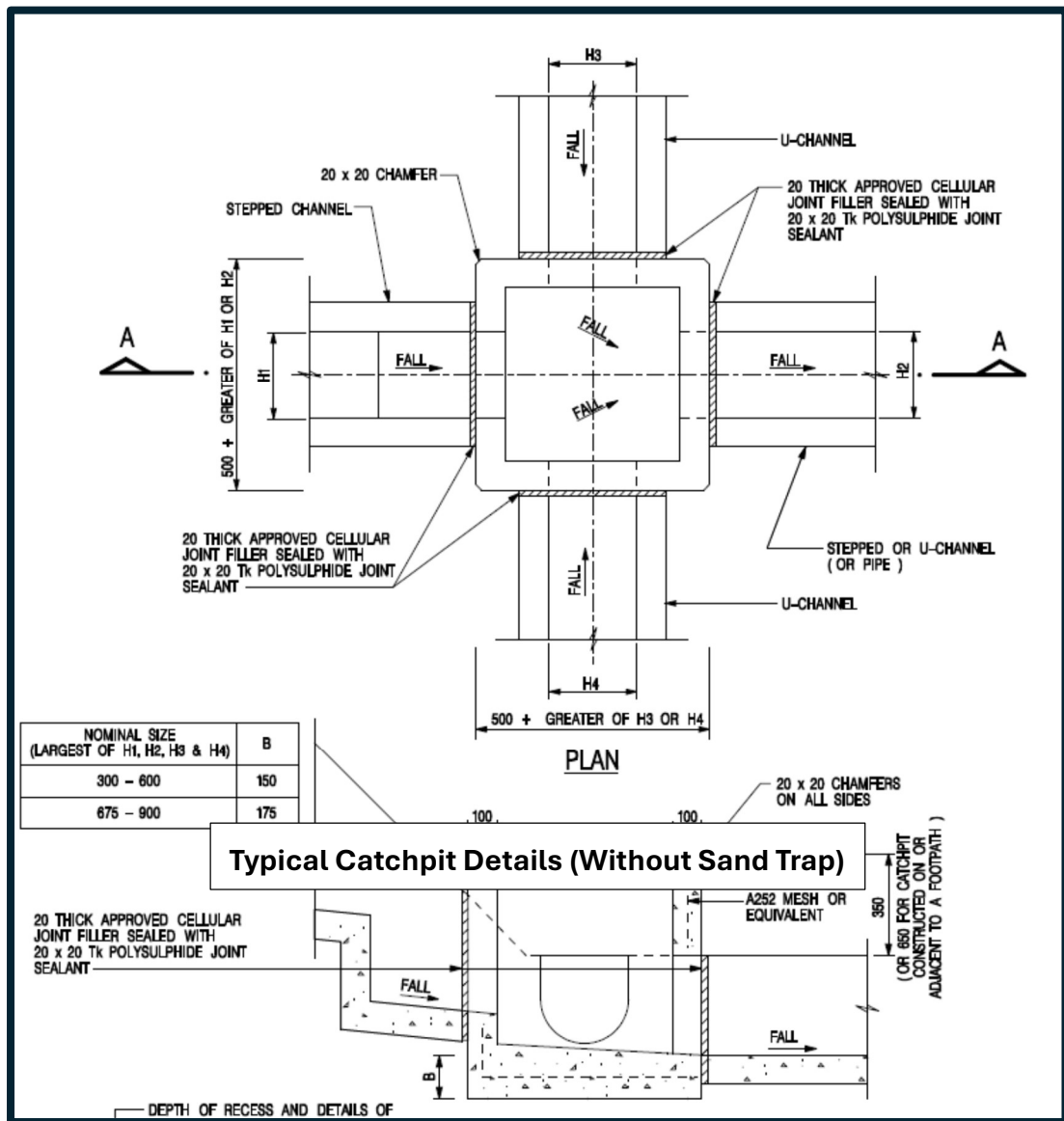
GEO Technical Guidance Note No. 43 (TGN 43) Guidelines on Hydraulic Design of U-shaped

Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm



For 1,861 l/min, 225 U-channel is used.





Typical Catchpit Details (Without Sand Trap)



Typical Steel Grating on existing U-channels

Appendix E

Fire Service installations Proposal

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 $\phi 150\text{mm}$.
- 1.3 ALL TUBES AND FITTINGS SHALL BE DUCTILE IRON TO BS EN545 K12 WHERE PIPEWORK ABOVE $\phi 150\text{mm}$.
- 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.

- 2.1 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 (ST2)
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 CLOCK : 2.4m

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

4.1 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

5.1 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.

6.1 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 = $[\text{STORAGE AREA}] (M^2) \times (0.003)$

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



 STAND ALONE BATTERY TYPE
SMOKE DETECTOR

 25KG WHEELED TYPE DRY
CHEMICAL FIRE EXTINGUISHER

	EMERGENCY LIGHT
	EXIT SIGN
	NON-RETURN VALVE

	SPRINKLER CONTROL VALVE SET
	GATE VALVE
	GATE TYPE (With MONITORING)

 PUMP SET
 Y-TYPE STRAINER
 SPRINKLER INLET

 PRESSURE GAUGE
 SPRINKLER HEAD (ON PLAN)
 5KG DRY POWDER FIRE EXTINGUISHER

 SUBSIDIARY VALVE / FLOW SWITCH
 5KG CO2
FIRE EXTINGUISHER
 DIRECTIONAL SIGN

[illegible]