

寄件者: ip_ken [REDACTED]
寄件日期: 2026年03月12日星期四 17:53
收件者: Jason Sek Hei WONG/PLAND
副本: lao_fionne; Travis Tsz Ki KWOK/PLAND; Athena Pui Yin LAI/PLAND; Yen PY LEUNG/PLAND
主旨: 回覆: [Departmental Comments] Planning Application No. A/YL-SK/445 - Temporary Logistics Centre and Workshop for a Period of 3 Years
附件: Form No. S16-III P.2, 5, 11.pdf
郵件標幟: 待處理
標幟狀態: 已標幟
類別: Internet Email

Dear Jason,

Form No. S16-III 更改了的部份是 P. 2, 5 & 11, 以黃色螢光筆 High light.

Ken Ip/ Director
Golden Honest Investment Development Ltd.

寄件者: ip_ken [REDACTED]
已傳送: 星期四, 2026 年 3 月 12 日 下午 05:21
收件者: [REDACTED]
副本: [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]
主旨: 回覆: [Departmental Comments] Planning Application No. A/YL-SK/445 - Temporary Logistics Centre and Workshop for a Period of 3 Years

寄件者: ip_ken [REDACTED]
寄件日期: 2026 年 3 月 12 日 下午 05:20
收件者: [REDACTED]
副本: [REDACTED]
主旨: 回覆: [Departmental Comments] Planning Application No. A/YL-SK/445 - Temporary Logistics Centre and Workshop for a Period of 3 Years

Dear Jason,

繼 3 月 6 日和 3 月 9 日給你們的 email, 現在給你最 update 的版本, 包括新的規劃圖, 消防圖, 申請理由. 因 FORM No. S16-III 過大, 所以在下一 email 發出.

Ken Ip/ Director
Golden Honest Investment Development Ltd.

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

- 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)

Golden Honest Investment Development Limited

金誠投資發展有限公司

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

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	新界元朗. 石崗 丈量約份第114 約地段Lot 595號 及 598SB號 (部份)DD114 Lot 580 (部份)
(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 <u>1713.95</u>sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 <u>1400.34</u>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)	<u>-0-</u> sq.m 平方米 ☐ About 約

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	臨時物流中心及工場(為期3年) (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	☒ year(s) 年 3 ☐ month(s) 個月
(c) Development Schedule 發展細節表 Proposed uncovered land area 擬議露天土地面積 358.61sq.m ☒ About 約 Proposed covered land area 擬議有上蓋土地面積 1355.34sq.m ☒ About 約 Proposed number of buildings/structures 擬議建築物/構築物數目 6 Proposed domestic floor area 擬議住用樓面面積 Not Applicablesq.m ☐ About 約 Proposed non-domestic floor area 擬議非住用樓面面積 1385.34sq.m ☒ About 約 Proposed gross floor area 擬議總樓面面積 1400.34sq.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) 申請地點有兩個建構物作貯物貨倉用途，兩構築物都是樓高一層。DD114 Lot595貨倉建成金字頂，最高位9.7米。其上蓋面積554.81平方米，DD114 LOT 598SB及580部份貯物倉庫建成斜頂，最高約9.7米。面積約800.53平方米。兩地段諸物倉內均設有兩層高貨櫃作臨時辦公室樓高5.2米。各約地面積30平方米，作辦公行政用途 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 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) Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 2 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	1400.34 ☒ About 約 ☐ Not more than 不多於	0.82 ☒ About 約 ☐ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	6	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 ☐ (Not more than 不多於)	
		Storeys(s) 層 ☐ (Not more than 不多於)	
	Non-domestic 非住用	9.7 m 米 ☒ (Not more than 不多於)	
		Storeys(s) 層 ☐ (Not more than 不多於)	
(iv) Site coverage 上蓋面積	79 % ☒ About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		2

申請理由

1. 兩個建構物同樣樓高一層.DD114 LOT 595 部份貯物倉庫建成金字頂 最高物為 9.7 米, 低位約 8.9 米, 上蓋面積約 554.81 米. 貯物倉內設有兩層高以貨櫃改建的臨時寫字樓.臨時寫字樓約高 5.2 米 . 佔地面積約 30 平方米. 負責一般行政用途, 一兩格廁所櫃, 佔地面積約 5.3 平方米.

DD114 Lot 598SB 部份 及 580 部份貯物倉庫建成斜頂. 最高物為 9.2 米, 低位約 7.40 米., 上蓋面積約 800.53 平方米. 貯物倉內設有兩層高以貨櫃改建的臨時寫字樓.臨時寫字樓約高 5.2 米 . 佔地面積約 30 平方米. 負責一般行政用途. 一平台置物小室佔地面積約 15 平方米. 兩建構物上蓋共佔面積 1355.34 平方米. 樓面面積共佔 1400.34 平方米. 經營者及有關工作人員不會在工作地點及建構物內留宿.

2.: 臨時物流中心及工場, 以物流及貯物為主. 包括將貨品包裝, 標籤及分流. 及有時將外購零件組裝,. 再交由貨車運走. 全部屬貯存及臨時性質.申請地點會使用 5.5 噸或以下小型貨車作運輸用途.

申請地點兩地段部份. LOT595 和 LOT598B 部份+580 部份 各有停車位供輕型貨車上落貨

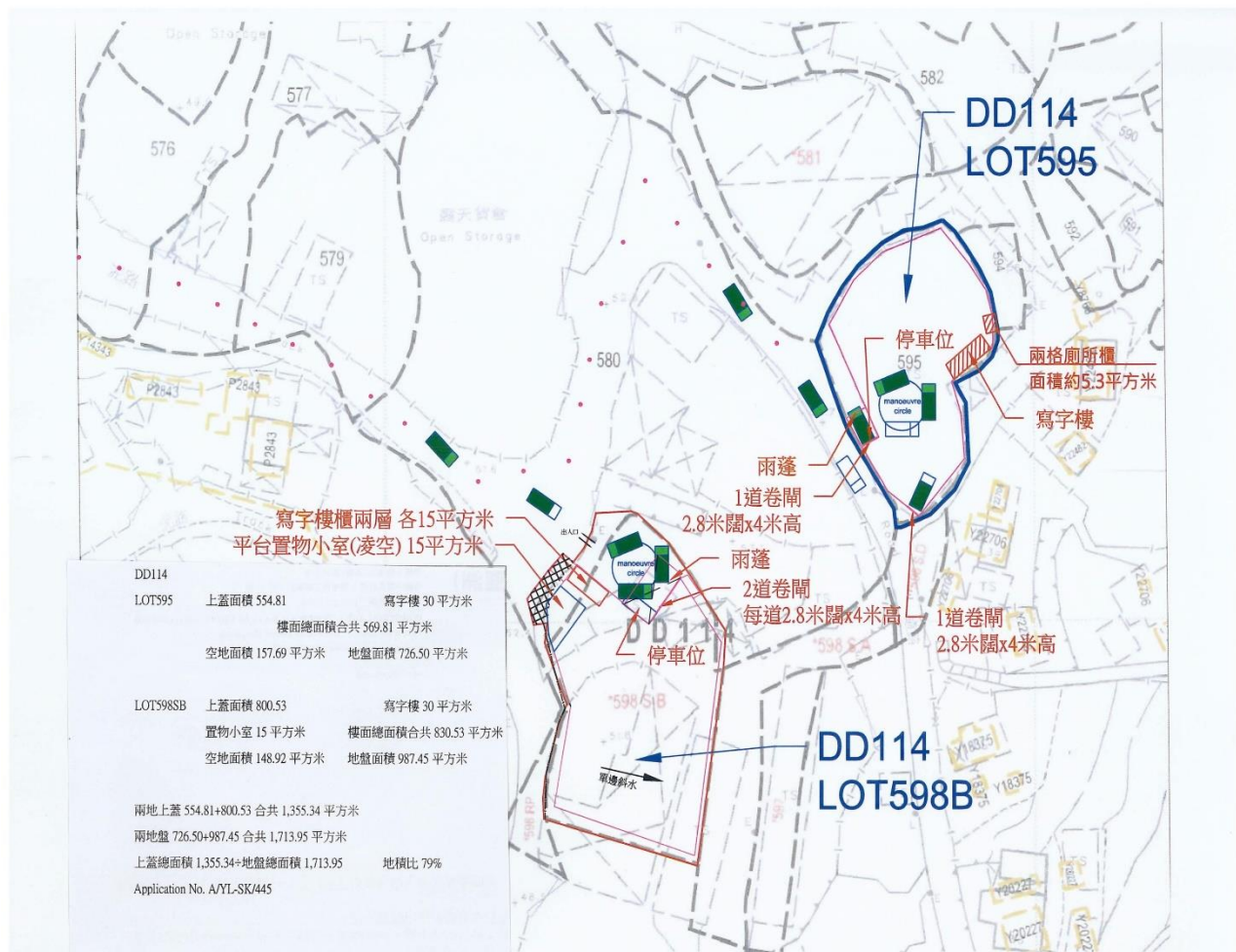
停車位:. 兩個上落車位共 48 平方米. DD114 LOT 595 部份上落貨車位設於貯物貨倉西南面延伸貨倉伸縮簷篷下面. DD114 LOT 598SB 部份+580 部份上落貨車位設於貯物貨倉西北面延伸貨倉伸縮簷篷下面. 上落車位供給貨車上落貨停泊短暫使用. 由於申請地點每處都只有一輛貨車使用(共兩貨車使用), 故不會出現車輛排隊輪侯的情況.

5.5 噸小型貨車



3. 申請地點面積有限, 出入車流不多. 衍生的交通流量極低, 申請地點貯存貨物貴重. 不需要經常交收. 5.5 噸小型貨車每週會送貨或進貨一次, 兩申請地段同樣一星期只有不足一次交收, 一個月約有四次運輸工作, 共有約 16 駕次汽車流量。由於車流微不足道, 不會出現車輛輪候或阻塞交通的情況。兩申請地段都有足夠空間作迴旋轉動(直徑 10 米的迴旋圈), 5.5 噸小型貨車不需以倒車方式進入場地, 對附近交通不會構成影響, 不會構成道路安全問題。申請人在此保證, 除了上述車輛外, 不會有超過 5.5 噸的車輛出入申請地點, 或使用申請地點內設的泊車位。(可參閱附圖 2)

行車路線圖



車輛流量預算表

時間	貨櫃車 入	貨櫃車 出	貨車入	貨車出	私家車 入	私家車 出	每小時車輛出入 次數
08:00- 09:00	0	0	0	0	0	0	0
09:00- 10:00	0	0	0	0	0	0	0
10:00- 11:00	0	0	2	0	0	0	2
11:00- 12:00	0	0	0	2	0	0	2
12:00- 13:00	0	0	0	0	0	0	0
13:00- 14:00	0	0	0	0	0	0	0
14:00- 15:00	0	0	0	0	0	0	0
15:00- 16:00	0	0	2	0	0	0	2
16:00- 17:00	0	0	0	2	0	0	2
17:00- 18:00	0	0	0	0	0	0	0
18:00- 19:00	0	0	0	0	0	0	0
19:00- 20:00	0	0	0	0	0	0	0

申請地點開放時間，為星期一至星期六，每日早上八時至晚上八時，星期日及公眾假期休息。通常產生車輛流量時間為早上十時至十二時及下午三時至五時。由於進出申請地點的車輛數目極為穩定，A 及 B 兩部份都有只有一輛 5.5 噸小型貨車，共兩輛 5.5 噸小型貨車。申請地點的車輛流量都可在預計之內。

4. 基於保安考慮, 兩申請地點不歡迎閒雜車輛進入, 故此不會設定訪客泊車位。申請地點運輸工作並無迫切性, 貨車裝卸貨物, 都會事先安排, 使用者可完全控制運輸時間, 避過繁忙時段, 對附近交通不會構成壓力。上落貨車司機身兼倉務員, 負責開啟倉庫。若無需上落貨, 申請地點不會有員工上班。
5. 申請地點兩部份即 DD114 LOT595 及 DD114 LOT598SB 部份+580 部份 都設有出入口。DD114 LOT595 有兩閘門。其中貯物倉向北面的形式為上落貨台, 而向南面的是車可直接入倉, 而 DD598SB 部份+580 部份 有兩對共 6.5 米闊的電動捲閘。兩地段出入口位置均寬敞明確, 有足夠空間可供如消防車之類的緊急車輛進入。
6. 申請地點位於元朗石崗, 有行車通道(即磚窰路及連接村路)連接錦田公路, 可經由錦田公路接通新界道路網。行車通道已使用多年, 為一條山邊村路, 少有行人, 長度約數十米, 車道平坦彎位少, 平均闊度都有 4 米以上, 兼且磚窰路都鋪設成混凝土路面。而且沿路亦有一些避車位置, 相信行車通道可供 5.5 噸小型貨車安全使用。行車通道屬公眾通道, 非由運輸署負責管理。申請人已取得涉及行車通道的業主同意, 獲准許使用行車通道。申請人會與當地同業協調, 一同負擔起維修及補養的責任。
7. 兩個倉是物流中心和小型工場用途, 都是戶內經營和工作, 不會阻礙其他途人。工場的日常工作, 是裝嵌/組裝/修理外面交來或購入零配件。

行車通道實況照片



行車通道通往 Lot595 和 598SB 部份+580 部份倉



PARKING



行車通道沿路有一些避車位置



8.現時同一「工業丁類」(II(D))地帶內,有不少已發展的場地,已有貨車使用由錦田公路接駁至申請地點的路徑(即磚窰路及連接村路)。磚窰路與連接村路呼應「工業丁類」(II(D))地帶的規劃意向,對車輛沒有任何限制條件或使用要求。

9.我們已聘請具經驗的公司協助,提交排水建議計劃及消防裝置建議計劃(消防及渠務建議附加檔案)並會做好規劃許可所有附帶條件工程,包括綠化、渠務、消防裝置及紓緩環境措施。這些附帶條件工程會符合有關方面要求。并在兩處申請地段舖能承載大型車輛行駛的水泥地.,及裝設了在有光

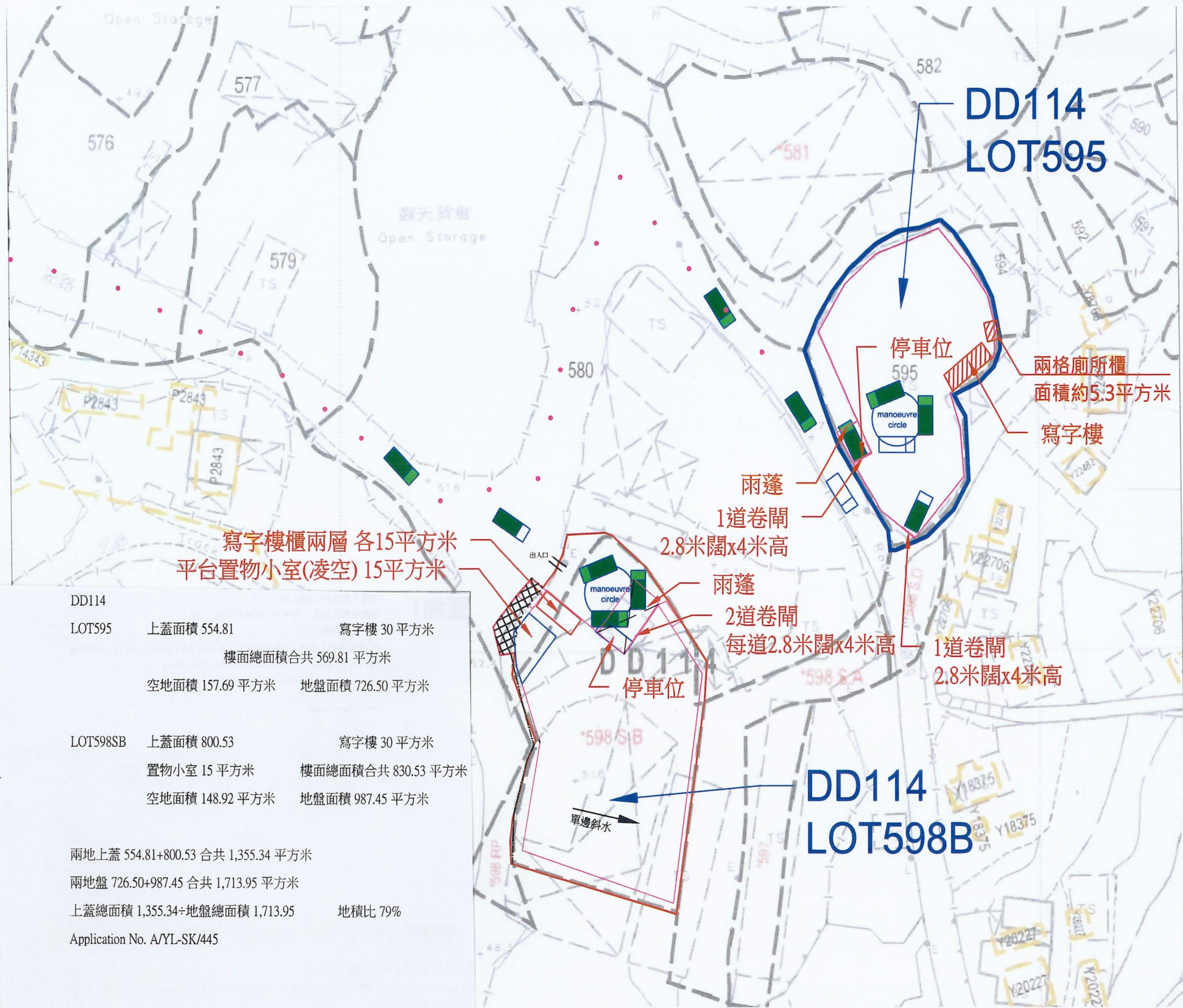
暗開關的射燈,令整體視野美觀,降低水浸的機會;各政府部門和附近居民所關注的問題,均能透過實施附帶條件而獲得解決。(排水工程已完成并已獲城規批准.(請見附件) 另外: 消防建議書已獲城規批發及也完成了機器按裝并報完工. 現在兩申請地段正由水務安排驗水程序.

10.申請人願意承擔場內所有排水設施的興建和維修保養責任。為防止出現阻塞及狀況變壞,申請人會安排專人定期檢驗及維修排水設施,並按時清理沙井內的雜物,確保有關設施能運作良好,不會令申請地點及鄰近地區出現水浸問題。

我們會在申請地點會委託專業管理公司負責管理,按時派員收集和清理垃圾,噴灑防蚊藥水,確保環境衛生及美觀。相信申請地點發展後,亦能繼續與社區保持和諧。在完善管理下,亦可避免土地荒廢或被人胡亂傾倒泥頭或廢物,減少細菌及蚊蟲滋生的可能。

11.此申請能有意義及靈活地善用地點資源,善用鄉郊土地。政府亦可將發展納入規管,有助於抑制同區其他違規發展,對規劃及環境均帶有好處及產生正面作用。

12.此申請經過周詳計劃,顧慮周全,對各方面都能平衡及協調,不會對規劃及地方環境帶來負面影響。於提交申請前,我們已廣泛向地區人士徵詢意見,區內人士對擬議發展並無反對意見。城規會可在規劃許可加入適當的附帶條件和指引性質條款,盡量減少擬議發展對環境可能造成的影響



DD114
LOT595

DD114
LOT598B

寫字樓櫃兩層 各15平方米
平台置物小室(凌空) 15平方米

停車位
兩格廁所櫃
面積約5.3平方米
寫字樓

雨蓬
1道卷閘
2.8米闊x4米高

雨蓬
2道卷閘
每道2.8米闊x4米高
1道卷閘
2.8米闊x4米高
停車位

DD114		
LOT595	上蓋面積 554.81	寫字樓 30 平方米
	樓面總面積合共 569.81 平方米	
	空地面積 157.69 平方米	地盤面積 726.50 平方米
LOT598SB	上蓋面積 800.53	寫字樓 30 平方米
	置物小室 15 平方米	樓面總面積合共 830.53 平方米
	空地面積 148.92 平方米	地盤面積 987.45 平方米
兩地上蓋 554.81+800.53 合共 1,355.34 平方米		
兩地盤 726.50+987.45 合共 1,713.95 平方米		
上蓋總面積 1,355.34÷地盤總面積 1,713.95 地積比 79%		
Application No. A/YL-SK/445		

FIRE SERVICES NOTES:

1. HOSE REEL SYSTEM

- 1.1 HR SYSTEM TO BE PROVIDED AND INSTALLED FOR THE STRUCTURE B IN ACCORDANCE WITH THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT.
- 1.2 HOSE REELS SHALL BE PROVIDED AT THE POSITIONS INDICATED ON PLAN.
- 1.3 SUFFICIENT HOSE REELS TO BE PROVIDED TO ENSURE THAT EVERY PART OF THE AREA CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30m OF HOSE REEL TUBING.
- 1.4 AN MODIFIED HOSE REEL SYSTEM WITH 2000L F.S. WATER TANK TO BE PROVIDED AND TO BE SINGLE END FEED FROM TOWN MAIN. THE LOCATION OF THE FS WATER TANK AND FS PUMP ROOM ARE CLEARLY MARKED ON PLANS.
- 1.5 TWO FIXED FIRE PUMPS (DUTY & STANDBY) TO BE PROVIDED IN THE PUMP ROOM.
- 1.6 NO FIRE SERVICES INLET TO BE PROVIDED FOR THE MODIFIED HOSE REEL SYSTEM.
- 1.7 AN INSTRUCTION PLATE SHALL BE PROVIDED NEXT TO THE BREAK GLASS UNIT FOR OPERATION OF HOSE REEL

2. AUTOMATIC SPRINKLER SYSTEM

- 2.1 AUTOMATIC SPRINKLER SYSTEM TO BE PROVIDED TO STRUCTURE B CORRESPONDINGLY IN ACCORDANCE WITH LPC RULES INCORPORATING BS EN12845 : 2015 AND FSD CIRCULAR LETTER 5/2020. THE SPRINKLER TANK, SPRINKLER PUMP ROOM, SPRINKLER INLET AND SPRINKLER CONTROL VALVE GROUP SHALL BE CLEARLY MARKED ON PLANS.
- 2.2 THE CLASSIFICATION OF THE AUTOMATIC SPRINKLER INSTALLATION TO BE ORDINARY HAZARD GROUP 3.
- 2.3 A 135,000 LITERS SPRINKLER WATER TANK TO BE PROVIDED AS INDICATED ON PLAN.
- 2.4 SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET TO BE PROVIDE AT GROUND FLOOR AND THE LOCATION AS INDICATED ON PLAN.
- 2.5 TWO FIXED FIRE PUMPS (DUTY & STANDBY) AND ONE SPRINKLER JOCKEY PUMP TO BE PROVIDED FOR SERVING THE STRUCTURE AND LOCATED IN PUMP ROOM.
- 2.6 ALL SPRINKLER PIPE SIZE SHOULD BE ø32mm UNLESS SPECIFY.
- 2.7 ALL INSTALLED SPRINKLER SHOULD BE PENDENT TYPE AND THE TEMPERATURE RATING OF SPRINKLER HEAD SHALL BE 68°C UNLESS OTHERWISE SPECIFIED.
- 2.8 CATEGORY I MATERIAL ARE STORED IN STRUCTURE B. THE MATERIAL ARE STORED IN POST PALLETS IN SINGLE ROWS, WITH AISLES NOT LESS THAN 2,4 M WIDE (ST2). THE MAXIMUM STORAGE HEIGHT IS 3.5M.
- 2.9 STORAGE SHOULD BE CONFINED TO BLOCKS NOT EXCEEDING 50M² IN PLAN AREA FOR CATEGORY I.

3. FIRE DETECTION AND ALARM SYSTEM

- 3.1 FIRE DETECTION AND ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH BS 5839-1 : 2017 AND FSD CIRCULAR LETTER NO.6/2021.
- 3.2 ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE SHOULD BE LOCATED AT EACH HOSE REEL POINT. THE ACTUATION POINT SHOULD INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO / VISUAL WARNING DEVICE INITIATION. MANUAL CALL POINT SHOULD BE PROVIDED ADJACENT TO ALL EXITS TO OPEN AIR ON G/F.
- 3.3 FIRE DETECTION SYSTEM IS TO PROVIDED TO PROTECT THE AREA NOT COVERED BY AUTOMATIC SPRINKLER SYSTEM. HEAT DETECTORS WILL BE PROVIDED FOR THE TWO SPRINKLER PUMP ROOMS IN STRUCTURE B.
- 3.4 AN ADDRESSABLE TYPE FIRE ALARM PANEL TO BE PROVIDED AND LOCATED INSIDE PUMP ROOM.

4. EMERGENCY LIGHTING

- 4.1 SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDINGS/STRUCTURES IN ACCORDANCE WITH BS 5266: PART 1 AND BS EN 1838 AND FSD CIRCULAR LETTER 4/2021.

5. EXIT SIGN

- 5.1 SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.

6. MISCELLANEOUS F.S. INSTALLATION

- 6.1 PORTABLE FIRE EXTINGUISHERS WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATION AS INDICATED ON PLANS.
- 6.2 NO EMERGENCY GENERATOR TO BE PROVIDED FOR SERVING THE EMERGENCY POWER. DUPLICATED POWER SUPPLIES FOR ALL FIRE SERVICES INSTALLATIONS COMPRISING A CABLE CONNECTED FROM ELECTRICITY MAINS DIRECTLY BEFORE THE MAIN SWITCH.
- 6.3 NO DYNAMIC SMOKE EXTRACTION SYSTEM SHALL BE PROVIDED SINCE FIRE COMPARTMENT OF STRUCTURE A & B NOT EXCEEDING 7000 CUBIC METERS.
- 6.4 ANY INTENDED STORAGE OR USE OF DANGEROUS GOODS AS DEFINED IN CHAPTER 295 OF THE LAWS OF HONG KONG SHOULD BE NOTIFIED TO THE DIRECTOR OF FIRE SERVICES

7. NOTES FOR WATERWORKS

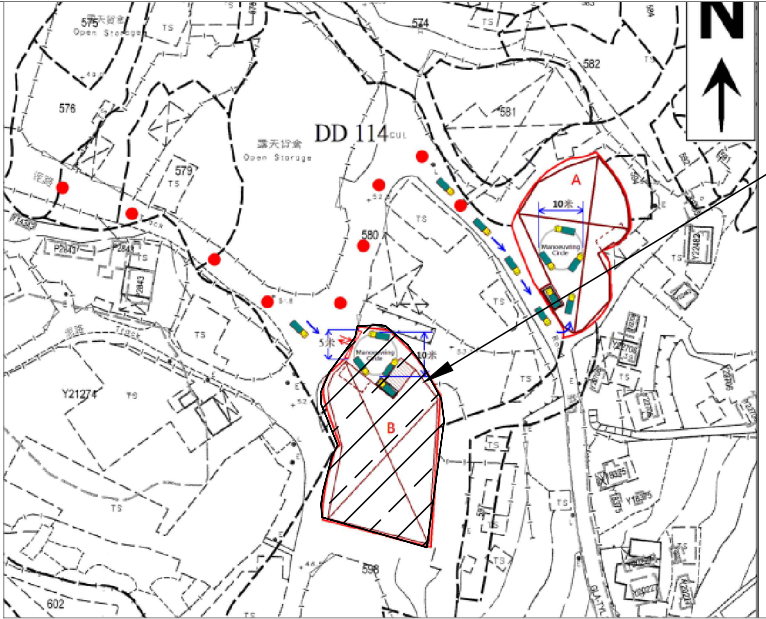
- 7.1 ALL EQUIPMENT USED IN THE INSTALLATION SHALL BE OF THE APPROVED TYPE AND APPROVED MAKE BY THE H.K.F.S.D.
- 7.2 ALL OVERFLOW PIPE OF WATER TANKS SHALL BE DISCHARGED IN A CONSPICUOUS POSITION TO THE COMMUNAL AREA WHERE IT IS EASILY VISIBLE AND ACCESSIBLE BY THE OCCUPANTS.
- 7.3 ALL ABOVE GROUND PIPEWORKS UP TO INCLUDING ø150mm SHALL BE GALVANIZED MILD STEEL (G.M.S.) PIPES TO BS 1387 MEDIUM GRADE AND JOINTED WITH SCREWED FITTINGS, SCREWED FLANGES, OR SCREWED UNIONS.
- 7.4 ALL UNDERGROUND PIPEWORKS UP TO AND INCLUDING ø150mm SHALL BE GALVANIZED MILD STEEL (G.M.S) PIPE TO BS 1387 HEAVY GRADE AND JOINTED WITH SCREWED FITTINGS, SCREWED FLANGES, OR SCREWED UNIONS.
- 7.5 ALL PIPEWORKS FROM ø150mm UPWARDS SHALL BE DUCTILE IRON (D.I) TO BS 4722 AND JOINTED WITH FLANGE AND FLANGED FITTINGS.
- 7.6 ALL COPPER ALLOY GATE VALVE SHALL CONFORM TO BS 5154 AND CHECK VALVES CONFORM TO BS 5153.

- 7.7 ALL BALL FLOAT VALVES SHALL CONFORM TO BS 1221, PART 1.

- 7.8 NO WATER PIPE SHALL BE EMBEDDED WITHIN LOAD BEARING STRUCTURAL ELEMENTS SUCH AS COLUMNS, BEAMS AND SLABS IN LONGITUDINAL DIRECTION.

Appendix Ib

LOTS 598 S.B. IN D.D. 114



SITE LOCATION PLAN (N.T.S)

LEGEND (FOR LAYOUT PLAN)

	HOSE REEL W/ LOCKABLE GLASS FRONTED NOZZLE BOX, STRIKER, C/W FIRE ALARM BELL & BREAK GLASS UNIT
	150mm FIRE ALARM BELL
	BREAK GLASS UNIT
	SPRINKLER HEAD
	FLOW SWITCH
	MONITORED GATE VALVE
	SPRINKLER ZONE SUBSIDIARY CONTROL VALVE ASSEMBLY INCLUDES ZONE SUBSIDIARY CONTROL VALVE, FLOW SWITCH, TEST GATE VALVE AND DRAIN VALVE
	GATE VALVE
	NON RETURN VALVE
	VORTEX INHIBITOR
	BALL FLOAT VALVE
	PRESSURE SWITCH
	SPRINKLER / HOSE REEL PIPE
	SPRINKLER CONTROL VALVE SET
	CHECK METER POSITION
	SPRINKLER INLET
	Y-STRAINER
	5Kg CO2 TYPE FIRE EXTINGUISHER
	4Kg DRY POWDER TYPE FIRE EXTINGUISHER
	HEAT DETECTOR
	HOSE REEL / SPRINKLER PUMP
	150mm WATER ALARM GONG
	ADDRESSABLE TYPE FIRE ALARM PANEL
	PUMP CONTROL PANEL
	EMERGENCY LIGHT (2 HOURS BATTERY BACK UP)
	EXIT SIGN
	PRESSURE GAUGE
	FLEXIBLE CONNECTOR
	SPRINKLER CONTROL VALVE
	AUTOMATIC AIR VENT
	SPRINKLER WATER ALARM GONG

ABBREVIATION

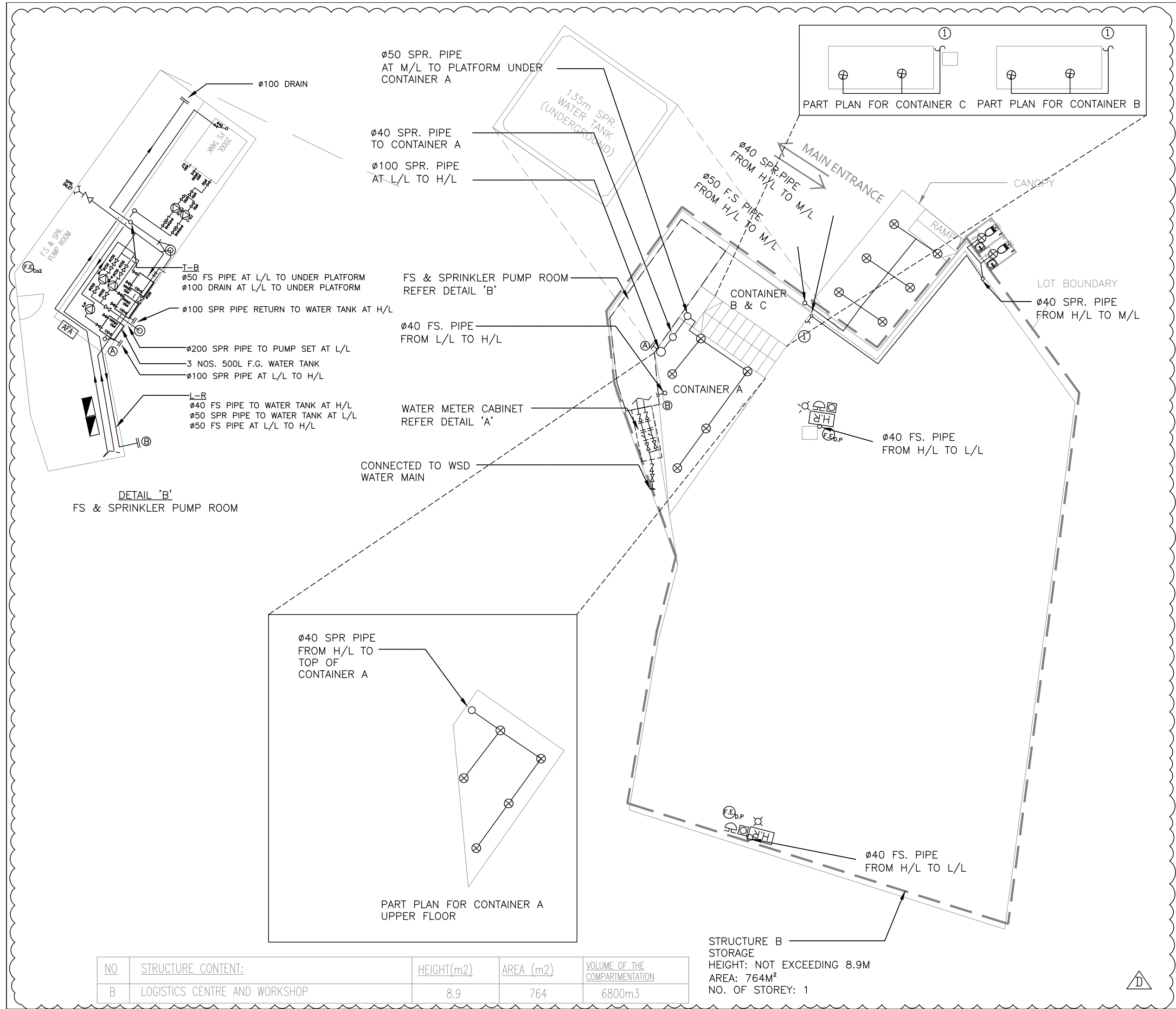
SPR.	SPRINKLER
H.R.	HOSE REEL
F.E.	FIRE EXTINGUISHER
CO ₂	CARBON DIOXIDE
L.P.C.	LOSS PREVENTION COUNCIL
F.S.I.	FIRE SERVICES INSTALLATION
H/L	HIGH LEVEL
M/L	MID LEVEL
L/L	LOW LEVEL
F/A	FROM ABOVE
F/B	FROM BELOW
T/A	TO ABOVE
T/B	TO BELOW
U/G	UNDERGROUND
F.S.	FIRE SERVICES

COLOUR CODE

PIPE SIZES	COLOUR
ø25mm	LIGHT GREEN
ø32mm	RED
ø40mm	PURPLE
ø50mm	YELLOW
ø63mm	BLUE
ø80mm	GREEN
ø100mm	LIGHT BROWN
ø150mm	DEEP BROWN

DRAWING LIST

DRAWING NO	DESCRIPTION
EP-20338B-FS01	FS NOTES, LEGEND, ABBREVIATIONS AND DRAWING LIST
EP-20338B-FS02	PROPOSED FSI LOW LEVEL LAYOUT PLAN FOR STRUCTURE B
EP-20338B-FS02A	PROPOSED FSI HIGH LEVEL LAYOUT PLAN FOR STRUCTURE B
EP-20338B-FS03	PROPOSED FSI SCHEMATIC DIAGRAM FOR SPRINKLER SYSTEM
EP-20338B-FS04	PROPOSED FSI SCHEMATIC DIAGRAM FOR HOSE REEL SYSTEM



D	WSD SUBMISSION	DEC-2025	DL
C	WSD SUBMISSION	JULY-2025	DL
B	WSD SUBMISSION	02-06-2024	WC
A	WSD SUBMISSION	04-04-2024	WC
REV	DESCRIPTION	DATE	BY

FSI CONTRACTOR

East Power Engineering Limited

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

PROJECT

GOLDEN HONEST INVESTMENT DEVELOPMENT

元朗八鄉磚窰路 黃竹園村27號 (DD114 LOT 598SB)

DRAWING TITLE

PROPOSED FSI LOW LEVEL LAYOUT PLAN FOR STRUCTURE B

	INITIAL	DESIGNATION	DATE
DRAWN BY	HY	Eng.T	22-11-2015
DESIGNED BY	HY	Eng.T	22-11-2015
CHECKED BY	CM	PM	22-11-2015
APPROVED BY	-	-	-
PROJECT NO.	20338-SK279		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO.	EP-20338B-FS02		
SCALE	1 : 200	REVISION	D

L TO R
ø50 SPR.PIPE
FROM H/L TO L/L
ø40 SPR.PIPE
FROM H/L TO M/L

ø100 SPR. PIPE
FROM H/L TO L/L
ø40 FS. PIPE
FROM H/L TO L/L

ø40 FS. PIPE
FROM H/L TO L/L

ø40 F.S PIPE
FROM H/L TO L/L

NO	STRUCTURE CONTENT:	HEIGHT(m2)	AREA (m2)	VOLUME OF THE COMPARTMENTATION
B	LOGISTICS CENTRE AND WORKSHOP	8.9	764	6800m3

GROUND FLOOR HIGH LEVEL PLAN

D	WSD SUBMISSION	DEC-2025	DL
C	WSD SUBMISSION	JULY-2025	DL
B	WSD SUBMISSION	02-06-2024	WC
A	WSD SUBMISSION	04-04-2024	WC
REV	DESCRIPTION	DATE	BY

FSI CONTRACTOR

East Power Engineering Limited



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

PROJECT
GOLDEN HONEST INVESTMENT
DEVELOPMENT
元朗八鄉磚窯路 黃竹園村27號
(DD114 LOT 598SB)

DRAWING TITLE
PROPOSED FSI HIGH LEVEL LAYOUT PLAN FOR
STRUCTURE B

	INITIAL	DESIGNATION	DATE
DRAWN BY	HY	Eng.T	22-11-2015
DESIGNED BY	HY	Eng.T	22-11-2015
CHECKED BY	CM	PM	22-11-2015
APPROVED BY	-	-	-
PROJECT NO.	20338-SK279		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO.	EP-20338B-FS02A		
SCALE	1 : 200	REVISION	D

PUMP SCHEDULE

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

CALCULATION OF SPRINKLER PIPE PRESSURE LOSS FOR SPR. CONTROL VALVE SET

RUN OF DISTRIBUTION PIPE FROM CONTROL VALVE TO DESIGN POINT	PIPE SIZE (mm)	PIPE LENGTH (m)	FITTINGS	NOS.	EQU. LENGTH OF FITTINGS	TOTAL EQUIV. LENGTH OF FITTINGS	TOTAL EQUIV PIPE LENGTH
PIPE TO DESIGN POINT D	150	65.2	TEE	0			84.6
			GATE VALVE	2	1.1	2.2	
			90° ELBOW	4	4.3	17.2	
PIPE TO DESIGN POINT D	100	9	TEE	0			9
			GATE VALVE	0			
			90° ELBOW	0			

REMARK:

IN ALL SECTIONS THE PRESSURE LOSS IN THE DISTRIBUTION PIPE IS LESS THAN 500 mb (0.5 BAR)
THE CALCULATION OF PIPE FRICTION LOSS IS BASED ON HAZEN-WILLIAMS FORMULA

$$P_1 = \frac{6.05 \times 10^5}{C^{1.85} \times d^{4.87}} \times L \times Q^{1.85} \quad (\text{FOR } 150\text{mm}) \quad P_2 = \frac{6.05 \times 10^5}{C^{1.85} \times d^{4.87}} \times L \times Q^{1.85} \quad (\text{FOR } 100\text{mm})$$

$$P_1 = (0.2 \times 10^{-8}) \times L \times Q^{1.85}$$

$$P_2 = (1.5 \times 10^{-8}) \times L \times Q^{1.85}$$

$$P_1 = 0.065 \text{ BAR}$$

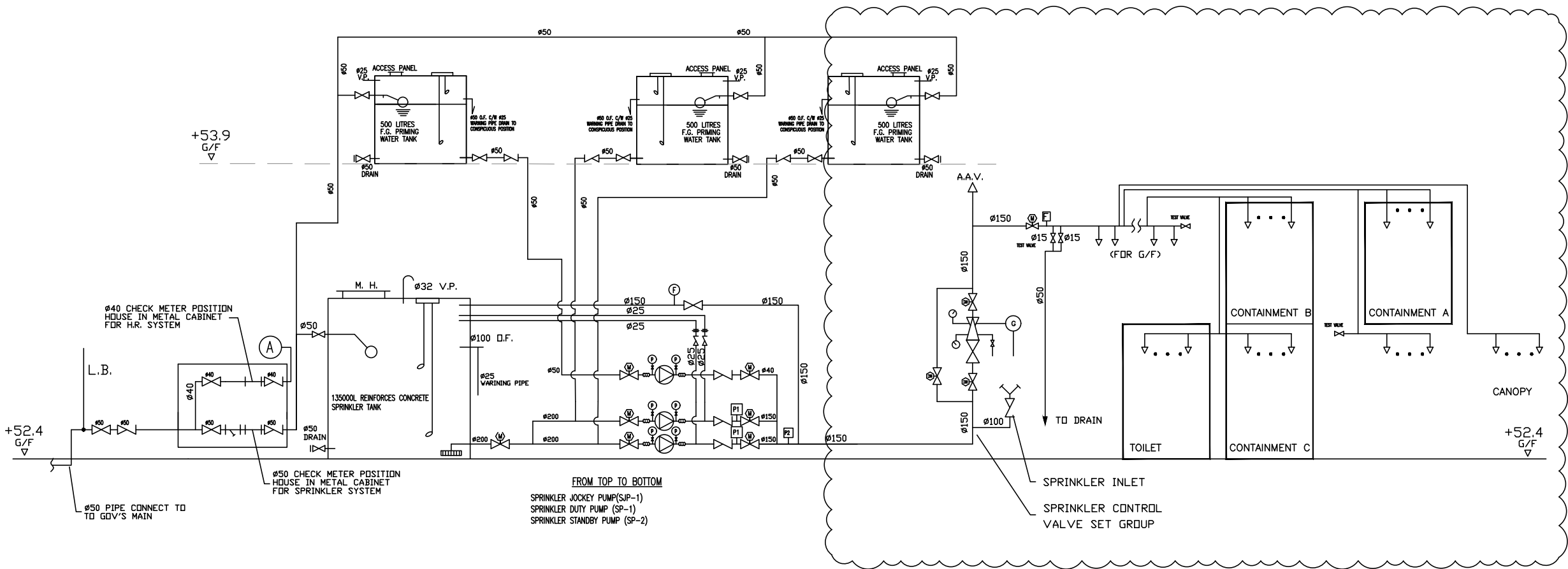
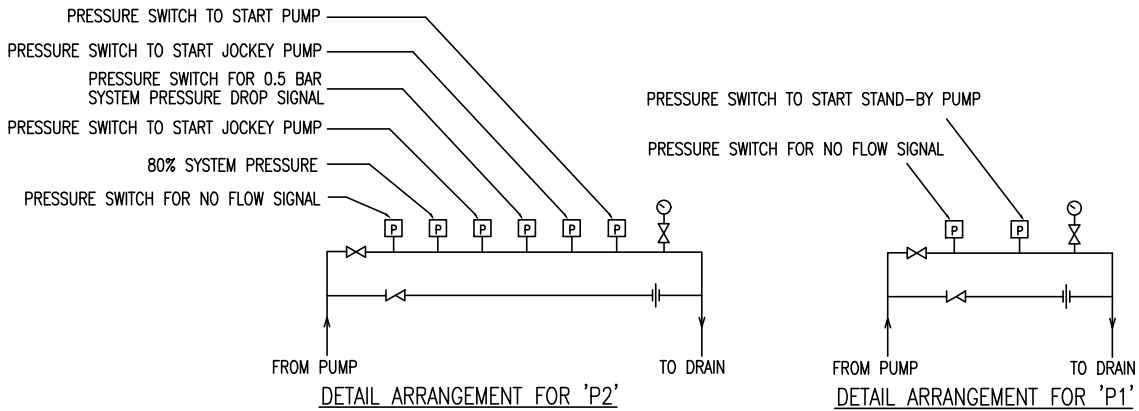
$$P_2 = 0.050 \text{ BAR}$$

TOTAL PRESSURE LOSS IN DISTRIBUTION PIPE FORM SPRINKLER CONTROL VALVE TO DESIGN POINT:

$$P = P_1 + P_2$$

$$P = 0.065 + 0.050$$

$$P = 0.115 \text{ (LESS THAN } 0.5 \text{ BAR)}$$



SCHEMATIC DIAGRAM FOR SPRINKLER SYSTEM

D	WSD SUBMISSION	DEC-2025	DL
C	WSD SUBMISSION	JULY-2025	DL
B	WSD SUBMISSION	02-06-2023	WC
A	WSD SUBMISSION	04-04-2023	WC
REV	DESCRIPTION	DATE	BY

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

PROJECT
GOLDEN HONEST INVESTMENT DEVELOPMENT
元朗八鄉磚窰路 黃竹園村27號
(DD114 LOT 598SB)

DRAWING TITLE
SCHEMATIC DIAGRAM FOR SPRINKLER SYSTEM

	INITIAL	DESIGNATION	DATE
DRAWN BY	HY	Eng.T	22-11-2015
DESIGNED BY	HY	Eng.T	22-11-2015
CHECKED BY	CM	PM	22-11-2015
APPROVED BY	-	-	-

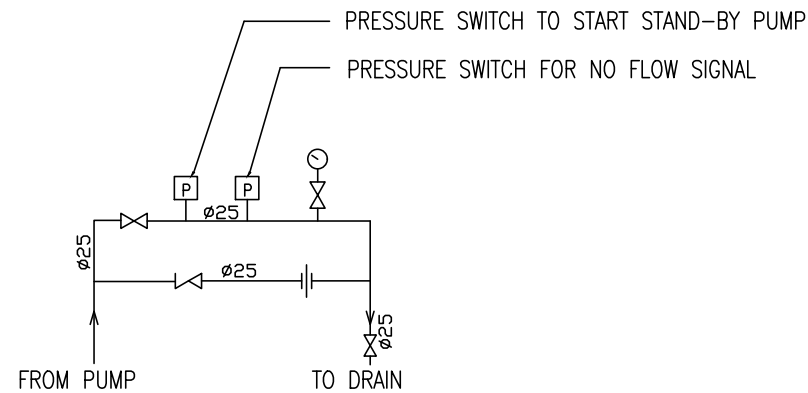
PROJECT NO.	20338-SK279
PAPER SIZE	A3
PLOT SCALE	1 : 1

DRAWING NO.
EP-20338B-FS03

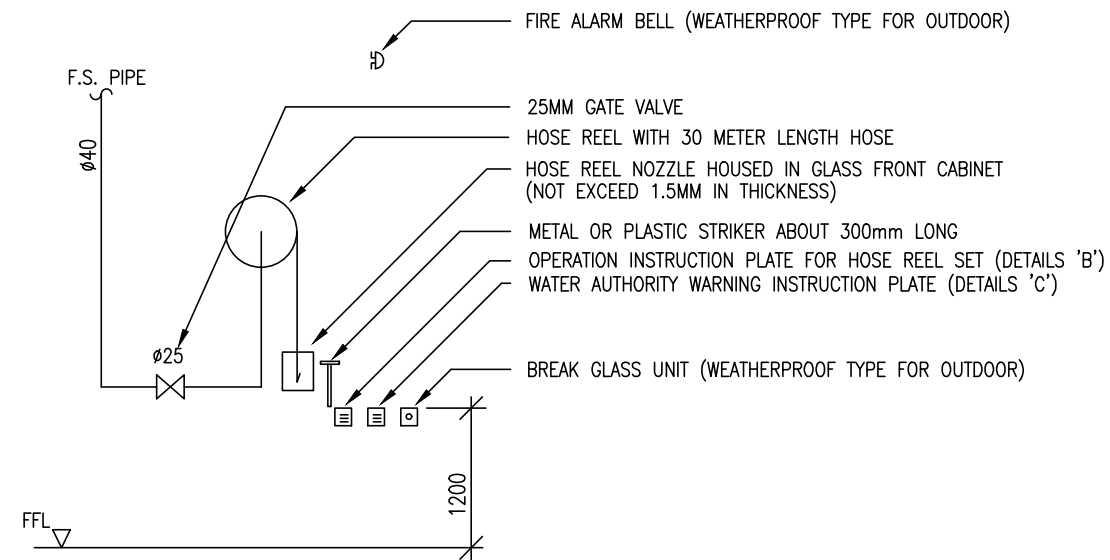
SCALE	N. T. S.	REVISION	D
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PUMP SCHEDULE

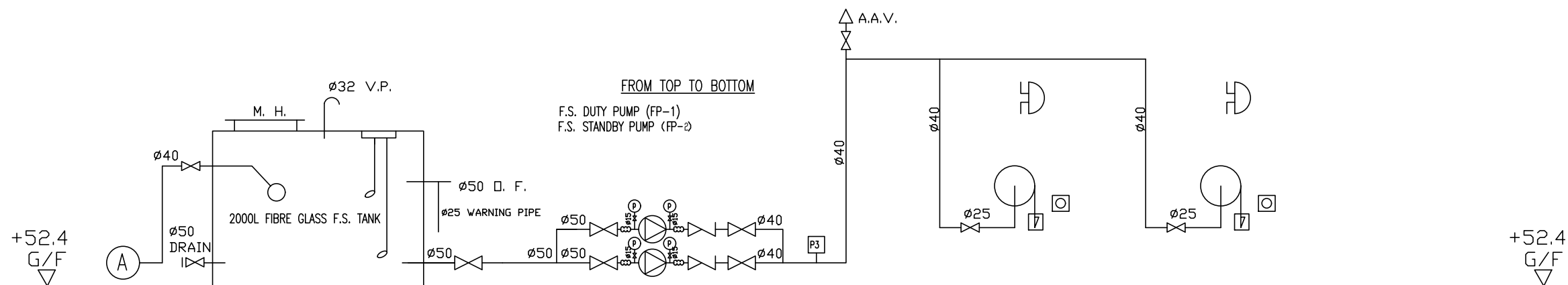
DESCRIPTION	PRESSURE (BAR)	FLOW (L/MIN.)	PUMP SPEED (RPM)	PUMP RATING (KW)	POWER SUPPLY (volts/phases/Hz)
TWO FIRE SERVICES PUMPS (FP-1 AS DUTY & FP-2 AS STANDBY PUMP)	6	3.3	2900 MAXIMUM	2.2KW	380/3/50



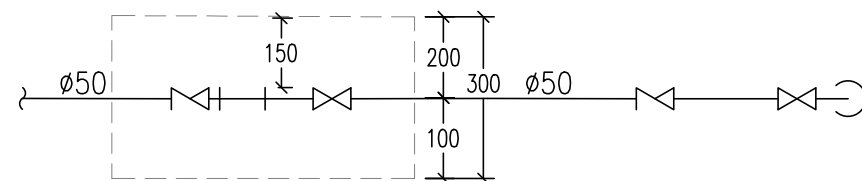
DETAIL ARRANGEMENT FOR 'P3'



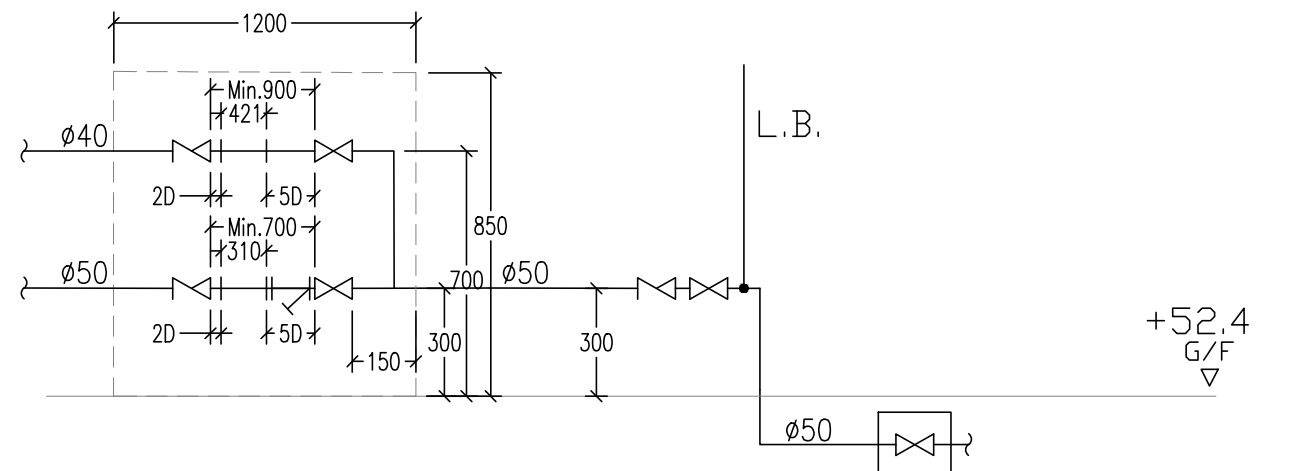
TYPICAL ARRANGEMENT OF HOSE REEL



SCHEMATIC DIAGRAM FOR HOSE REEL SYSTEM



FS WATER METER POSITION (PLAN VIEW)



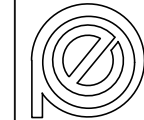
FS WATER METER POSITION

— VALVE PIT BY WSD

D	WSD SUBMISSION	DEC-2025	DL
C	WSD SUBMISSION	JULY-2025	DL
B	WSD SUBMISSION	02-06-2023	WC
A	WSD SUBMISSION	04-04-2023	WC
REV	DESCRIPTION	DATE	BY

FSI CONTRACTOR

East Power Engineering Limited



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

PROJECT

GOLDEN HONEST INVESTMENT
DEVELOPMENT

元朗八鄉磚窯路 黃竹園村27號
(DD114 LOT 598SB)

DRAWING TITLE

SCHEMATIC DIAGRAM FOR HOSE REEL SYSTEM

	INITIAL	DESIGNATION	DATE
DRAWN BY	HY	Eng.T	22-11-2015
DESIGNED BY	HY	Eng.T	22-11-2015
CHECKED BY	CM	PM	22-11-2015
APPROVED BY	-	-	-

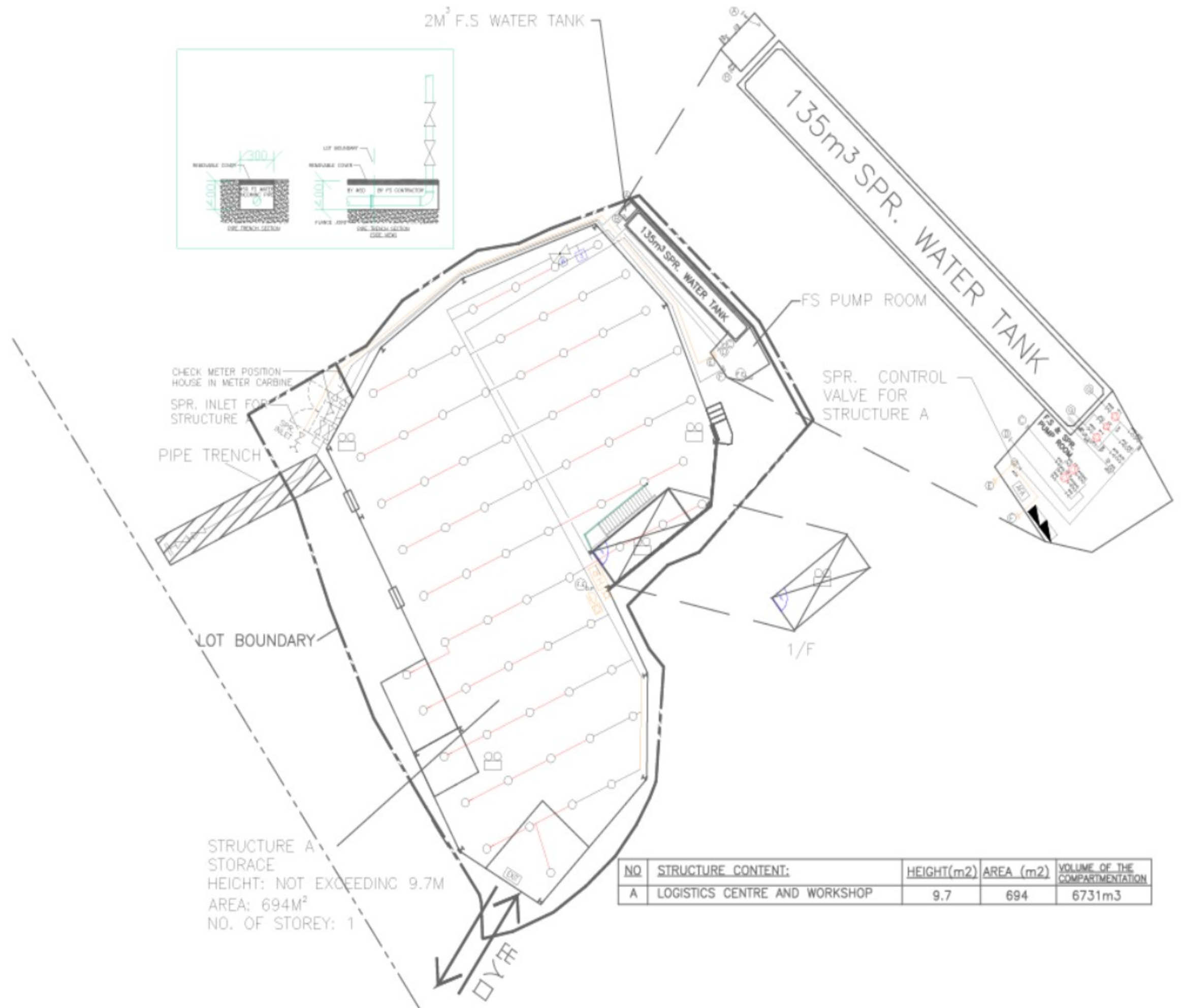
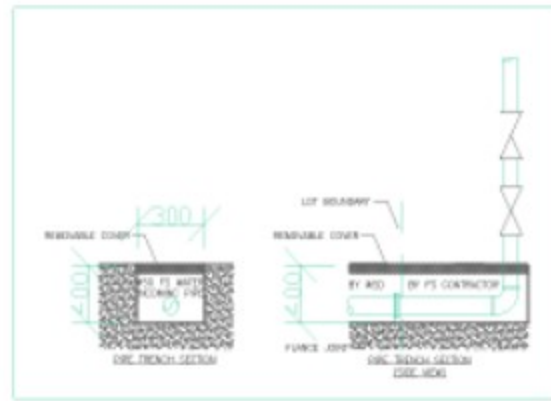
PROJECT NO.	20338-SK279
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PAPER SIZE	A3	PLOT SCALE	1 : 1
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DRAWING NO.

EP-20338B-FS04

SCALE	N. T. S.	REVISION	D
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NO	STRUCTURE CONTENT:	HEIGHT(m2)	AREA (m2)	VOLUME OF THE COMPARTMENTATION
A	LOGISTICS CENTRE AND WORKSHOP	9.7	694	6731m3

FIRE SERVICES NOTES:

1. HOSE REEL SYSTEM

- 1.1
- HR SYSTEM TO BE PROVIDED AND INSTALLED FOR THE STRUCTURE 1 & 2 IN ACCORDANCE WITH THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT.

- 1.2
- HOSE REELS SHALL BE PROVIDED AT THE POSITIONS INDICATED ON PLAN.

- 1.3
- SUFFICIENT HOSE REELS TO BE PROVIDED TO ENSURE THAT EVERY PART OF THE AREA CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30m OF HOSE REEL TUBING.

- 1.4
- AN MODIFIED HOSE REEL SYSTEM WITH 2,000 LITERS F.S. WATER TANK TO BE PROVIDED AS INDICATED ON PLAN.

- 1.5
- TWO FIXED FIRE PUMPS (DUTY & STANDBY) TO BE PROVIDED IN THE PUMP ROOM.

- 1.6
- NO FIRE SERVICES INLET TO BE PROVIDED FOR THE MODIFIED HOSE REEL SYSTEM.

- 1.7
- AN INSTRUCTION PLATE SHALL BE PROVIDED NEXT TO THE BREAK GLASS UNIT FOR OPERATION OF HOSE REEL

2. AUTOMATIC SPRINKLER SYSTEM

- 2.1
- AN AUTOMATIC SPRINKLER SYSTEM TO BE PROVIDED TO THE STRUCTURE 1 IN ACCORDANCE WITH LPC RULES INCORPORATING BS EN12845 : 2015 AND FSD CIRCULAR LETTER 5/2020. THE SPRINKLER TANK, SPRINKLER PUMP ROOM, SPRINKLER INLET AND SPRINKLER CONTROL VALVE GROUP SHALL BE CLEARLY MARKED ON PLANS.

- 2.2
- THE CLASSIFICATION OF THE AUTOMATIC SPRINKLER INSTALLATION TO BE ORDINARY HAZARD GROUP 3.

- 2.3
- A 135,500 LITERS SPRINKLER WATER TANK TO BE PROVIDED AS INDICATED ON PLAN.

- 2.4
- SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET TO BE PROVIDED AT GROUND FLOOR AND THE LOCATION AS INDICATED ON PLAN.

- 2.5
- TWO FIXED FIRE PUMPS (DUTY & STANDBY) AND ONE SPRINKLER JOCKEY PUMP TO BE PROVIDED FOR SERVING THE STRUCTURE AND LOCATED IN PUMP ROOM.

- 2.6
- ALL SPRINKLER PIPE SIZE SHOULD BE ø32mm UNLESS SPECIFY.

- 2.7
- ALL INSTALLED SPRINKLER SHOULD BE PENDENT TYPE AND THE TEMPERATURE RATING OF SPRINKLER HEAD SHALL BE 68°C UNLESS OTHERWISE SPECIFIED.

- 2.8
- STORAGE BLOCKS SHOULD BE SEPARATED BY AISLES NO LESS THAN 2.4m WIDE.

- 2.9
- STORAGE SHOULD BE CONFINED TO BLOCKS NOT EXCEEDING 150m IN PLAN AREA FOR CATEGORY I.

3. FIRE ALARM SYSTEM

- 3.1
- FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT THE STRUCTURE 1 IN ACCORDANCE WITH BS 5839-1 : 2017 AND FSD CIRCULAR LETTER NO.6 /2021. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE SHOULD BE LOCATED AT EACH HOSE REEL POINT. THE ACTUATION POINT SHOULD INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO / VISUAL WARNING DEVICE INITIATION. MANUAL CALL POINTS SHOULD BE PROVIDED ADJACENT TO ALL EXITS TO OPEN AIR ON G/F.

- 3.2
- AN ADDRESSABLE TYPE FIRE ALARM PANEL TO BE PROVIDED AND LOCATED INSIDE F.S. & SPRINKLER PUMP ROOM.

4. EMERGENCY LIGHTING

- 4.1
- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDINGS/STRUCTURES IN ACCORDANCE WITH BS 5266: PART 1, BS EN 1838 AND FSD CIRCULAR LETTER 1/2006.

5. EXIT SIGN

- 5.1
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.

6. MISCELLANEOUS F.S. INSTALLATION

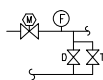
- 6.1
- PORTABLE FIRE EXTINGUISHERS WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATION AS INDICATED ON PLAN.

- 6.2
- NO EMERGENCY GENERATOR TO BE PROVIDED FOR SERVING THE EMERGENCY POWER. DUPLICATED POWER SUPPLIES FOR ALL FIRE SERVICES INSTALLATIONS COMPRISING A CABLE CONNECTED FROM ELECTRICITY MAINS DIRECTLY BEFORE THE MAIN SWITCH.

- 6.2
- WHEN A VENTILATION / AIR CONDITIONING CONTROL SYSTEM TO A BUILDING IS PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT.

- 6.3
- NO DYNAMIC SMOKE EXTRACTION SYSTEM SHALL BE PROVIDED SINCE THE FIRE COMPARTMENT OF STRUCTUR 1 & 2 NOT EXCEEDING 7000 CUBIC METRES.

LEGEND (FOR LAYOUT PLAN)

	HOSE REEL W/ LOCKABLE GLASS FRONTED NOZZLE BOX, STRIKER, C/W FIRE ALARM BELL & BREAK GLASS UNIT
	150mm FIRE ALARM BELL
	BREAK GLASS UNIT
	SPRINKLER HEAD
	FLOW SWITCH
	MONITORED GATE VALVE
	SPRINKLER ZONE SUBSIDIARY CONTROL VALVE ASSEMBLY INCLUDES ZONE SUBSIDIARY CONTROL VALVE, FLOW SWITCH, TEST GATE VALVE AND DRAIN VALVE
	GATE VALVE
	NON RETURN VALVE
	VORTEX INHIBITOR
	BALL FLOAT VALVE
	PRESSURE SWITCH
	SPRINKLER / HOSE REEL PIPE
	SPRINKLER CONTROL VALVE SET
	CHECK METER POSITION
	SPRINKLER / F.S. INLET
	5Kg CO2 TYPE FIRE EXTINGUISHER
	4Kg DRY POWDER TYPE FIRE EXTINGUISHER
	PUMP
	150mm WATER ALARM GONG
	EMERGENCY LIGHTING
	EXIT SIGN
	ADDRESSABLE TYPE FIRE ALARM PANEL
	PUMP CONTROL PANEL
	SELF-CONTAINED EMERGENCY FLUORESCENT LIGHTING UNIT
	EXISTING F. S. INSTALLTION

ABBREVIATION

H.R.	HOSE REEL
F.S.	FIRE SERVICES
SPR.	SPRINKLER
U/G	UNDERGROUND
T/A	TO ABOVE
T/B	TO BELOW
F/A	FROM ABOVE
F/B	FROM BELOW
H/L	HIGH LEVEL
M/L	MIDDLE LEVEL
L/L	LOW LEVEL
W/	WITH
FFL	FINISHED FLOOR LEVEL
FE	FIRE EXTINGUISHER
DP	DESIGN POINT

DRAWING LIST

DRAWING NO	DESCRIPTION
EP-20338-FS01	FS NOTES, LEGEND, ABBREVIATIONS AND DRAWING LIST
EP-20338-FS02	FSI LAYOUT PLAN – STRUCTURE 1
EP-20338-FS03	FSI LAYOUT PLAN – STRUCTURE 2

消防設計附圖(1)

A	REVISION	20-12-2021	JN
REV	DESCRIPTION	DATE	BY

FSI CONTRACTOR

East Power Engineering Limited



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PROJECT

TEMPORARY LOGISTICS CENTRE AND WORKSHOP FOR A PERIOD OF 3 YEARS AT LOTS 580(PART), 595, 598 S.A.(PART) AND 598 S.B.(PART) IN D.D. 114, SHEK KONG, YUEN LONG.

DRAWING TITLE

FS NOTES, LEGEND, ABBREVIATIONS AND DRAWING LIST

	INITIAL	DESIGNATION	DATE
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DESIGNED BY	CM	PM	30-05-2020
CHECKED BY	CM	PM	01-06-2020
APPROVED BY	-	-	-
PROJECT NO.	20338 – YL-SK/279		
PAPER SIZE	A3	PLOT SCALE	1 : 1
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