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Ref: LDS/PLAN/7102

## **Section 16 Planning Application**

**Temporary Warehouse for Storage of Exhibition Equipment for a Period of 3 Years  
at Lots 617 S.B ss.1 and 618 S.B RP (Part) in D.D. 9 and Adjoining Government  
Land, Nam Wa Po, Kau Lung Hang, Tai Po, N.T.**

## **Planning Statement**

Applicants

**LEE Chit Ming, MOK Tai Wai and LEE Chuen Cheung**

Prepared by

**Lawson David and Sung Surveyors Limited**

October 2024

## Executive Summary

This Planning Statement is submitted to the Town Planning Board (the “Board”) in support of a planning application for temporary warehouse for storage of exhibition equipment (“the proposed development”) for a period of 3 years at Lots 617 S.B ss.1 and 618 S.B RP (Part) in D.D. 9 and Adjoining Government Land, Nam Wa Po, Kau Lung Hang, Tai Po, N.T. (the “Application Site”).

The Application Site, covering an area of about 530 sq.m. (including Government Land of about 17 sq.m.), falls within an area zoned “Green Belt” (“GB”) on the Approved Kau Lung Hang Outline Zoning Plan (OZP) No. S/NE-KLH/11 gazetted on 27.10.2006. According to the Notes of the OZP, the proposed development is not under either “Column 1” or “Column 2” use of “GB” zone. Meanwhile, temporary use or development of any land or building not exceeding a period of three years requires permission from the Board.

The Application Site, or part of it, is the subject of 9 previous planning approvals of open storage and warehouse uses. The last application (No. A/NE-KLH/605) was approved for a temporary warehouse for storage of exhibition equipment on 20.5.2022 for a period of 3 years. It was later revoked on 5.2.2024 due to non-compliance with approval condition (g) on implementation of the proposal for fire service installations (FSIs) and water supplies for fire-fighting. While the Applicants had made genuine effort to comply with all other approval conditions of the last application, the Applicants encountered financial difficulties during the last approval period, in which they were not able to finance the installation works of the FSIs. Taken into consideration of the consequence of revocation of the last planning application, the Applicants understand that they are liable to comply with approval condition within the specified time limit and therefore have appointed relevant professionals to conduct the implementation of FSIs.

The Application Site is currently occupied by a warehouse for storage of exhibition equipment. There will be no changes in the layout and the development parameters of the proposed development from the last application. The existing 1-storey warehouse on site will be maintained as its current condition with a height of not exceeding 6m and a total floor area of about 514 sq.m. The proposed development is a passive storage facility with no workshop activities or works that will generate pollution carried out in the site. The proposed hours of operation at the Application Site will be 9am to 6pm from Mondays to Saturdays. There will be no operation on Sundays and public holidays.

The justifications of this application are:

1. The Application Site is subject of previous planning approvals of similar uses;
2. Similar approval for warehouse use has been given in the same “GB” zone;
3. The proposed development will not contravene the planning intention of “GB” zone;
4. The proposed development is in compliance with TPB-PG No.10;
5. The proposed development will be generate adverse drainage, traffic, environmental and visual impacts on the surrounding areas; and
6. The proposed development will allow maximization of land utilization.

In view of the justifications as presented in this planning statement, it is hoped that members of the Board and 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,旨在支持在新界大埔九龍坑南華莆丈量約份第 9 約地段第 617 號 B 分段第 1 小分段及第 618 號 B 分段餘段(部分)及毗連政府土地(“申請地點”)作為期三年的臨時存放展覽用品貨倉(“擬議發展”)用途的規劃申請。

申請地點的面積約 530 平方米(包括政府土地約 17 平方米),座落於在 2006 年 10 月 27 日刊憲的九龍坑分區計劃大綱核准圖(圖則編號:S/NE-KLH/11)上的「綠化地帶」。根據該大綱圖的註釋,擬議發展不屬於「綠化地帶」的第一及第二欄用途,然而,不超過三年土地或建築物的臨時用途或發展,需先向城規會提出申請。

申請地點或其部分涉及 9 宗規劃許可,全皆為露天貯物或貨倉用途的申請。最後一次申請(編號:A/NE-KLH/605)於 2022 年 5 月 20 日獲批准作臨時存放展覽用品貨倉(為期三年)。鑑於申請人未能於限期前履行有關落實消防裝置和滅火水源建議的規劃許可附帶條件(g)項,此規劃許可已於 2024 年 2 月 5 日被撤銷。雖然申請人已履行上次申請其他所有規劃許可附帶條件,但申請人於上次規劃許可期間遇到財政困難,未能進行消防裝置的安裝工程。在考慮到上次規劃許可被撤銷後的影響,申請人明白他們有責任在規定時限內履行規劃許可附帶條件,因此已委任相關專業人士進行消防裝置的安裝工程。

申請地點現時用作存放展覽用品貨倉。是次申請的發展參數及佈局與上次獲批申請相同,現時 1 層高的貨倉(高度不超過 6 米,總樓面面積約為 514 平方米)將會維持使用。擬議發展主要為貯物用途,申請地點內不會進行任何工場活動或任何導致污染的工程。申請地點的營運時間為星期一至六上午九時至下午六時,星期日及公眾假期不會運作。

本規劃申請的理據為:

1. 申請地點之前獲相近用途的規劃許可;
2. 申請地點座落的「綠化地帶」有類近貨倉用途獲得規劃許可;
3. 擬議發展不會違背「綠化地帶」的規劃意向;
4. 擬議發展符合城規會規劃指引編號 10 的要求;
5. 擬議發展不會對附近的排水、交通、環境及視覺構成不良的影響;及
6. 擬議發展可容許更有效利用土地。

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是項申請,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 is submitted to the Town Planning Board (“the Board”) in support of a planning application for temporary warehouse for storage of exhibition equipment (the “proposed development”) for a period of 3 years at Lots 617 S.B ss.1 and 618 S.B RP(Part) in D.D.9 and Adjoining Government Land, Nam Wa Po, Kau Lung Hang, Tai Po, 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 per **Figure 2**.

The Application Site, covering an area of about 530 sq.m. (including Government Land of about 17 sq.m.), falls within an area zoned “Green Belt” (“GB”) on the Approved Kau Lung Hang Outline Zoning Plan (OZP) No. S/NE-KLH/11 gazetted on 27.10.2006. According to the Notes of the OZP, ‘Warehouse’ is not under either “Column 1” or “Column 2” use of “GB” zone, and temporary use or development of any land or building not exceeding a period of three years requires permission from the Board.

The Application Site, or part of it, is the subject of 9 previous applications. The last application (No. A/NE-KLH/605), which was applied by the Applicants, was approved for a temporary warehouse for storage of exhibition equipment on 6.5.2022 for a period of 3 years. The application was later revoked on 5.2.2024 due to non-compliance with approval condition (g) on implementation of the proposal for fire service installations (FSIs) and water supplies for fire-fighting. While the Applicants had made genuine effort to comply with all other approval conditions of the last application, the Applicants encountered financial difficulties during the last approval period, in which they were not able to finance the installation works of the FSIs. Taken into consideration of the consequence of revocation of the last planning application, the Applicants understand that they are liable to comply with approval condition within the specified time limit and therefore have appointed relevant professionals to conduct the implementation of FSIs.

The Application Site is currently occupied by the tenant of the Applicants and the Applicants intend to continue to use the Application Site at its existing state as a warehouse for storage of exhibition equipment to meet the operational needs of the tenant. There will be no changes in the layout and the development parameters of the proposed development from the last application. Upon approval of this application, the Applicants commit to provide FSIs to the satisfaction of the Fire Services Department (FSD).

### 1.2 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 Site Location

As shown in **Figure 1**, the Application Site is situated at the locality of Nam Wa Po, Kau Lung Hang, Tai Po, N.T. It is located to the west of Tai Wo Service Road West and Fanling Highway.

## 2.2 Existing Site Condition

The Application Site, with an area of 530 sq.m. (including government land of about 17 sq.m.), is a piece of flat, hard-paved land and currently occupied by a warehouse for storage of exhibition equipment. The existing warehouse occupies nearly the entire site area (see **Site Photos**).

## 2.3 Surrounding Land Uses

The surrounding areas are predominantly rural in character and comprise of fallow agricultural land and residential dwellings, intermixed with open storage yards and warehouses. To the immediate east of the Application Site is a warehouse. At its further northern direction, a mixture of fallow agricultural land, open storage and temporary structures can be found. To its immediate south across the local road is an approved warehouse with ancillary office (Application No. A/NE-KLH/629) by the Board on 22.9.2023. An area zoned "Open Storage" with similar open storage and warehouse uses is situated about 20m to the southeast. To the west of the Application Site across a drainage channel is the residential settlements of Nam Wa Po Village. To the further east sees Tai Wo Service Road West and Fanling Highway.

## 2.4 Accessibility

The Application Site enjoys good accessibility to strategic road network. It can be easily accessible by existing road leading to Tai Wo Service Road West and Fanling Highway, which connect to other parts of the New Territories. The proposed development would be using the existing road with the surrounding warehouses and open storage yards. A plan showing the vehicular access to the Application Site is provided at **Figure 3**.

## 2.5 Land Status

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

The Applicants are the registered owners of the Application Site. The Applicants had applied for a Short Term Waiver (STW) to the Lands Department (LandsD) to regularize the existing warehouse on the Application Site for the last application (No. A/NE-KLH/605) but the application was not proceeded by the LandsD due to revocation of the last application. Should this application be approved, the Applicants will re-apply for a STW and a Short Term Tenancy (STT) for the use of government land to the LandsD.

# 3. Planning Context

## 3.1 Outline Zoning Plan

The Application Site falls within "Green Belt" ("GB") zone on the Approved Kau Lung Hang Outline Zoning Plan (OZP) No. S/NE-KLH/11 gazetted on 27.10.2006 (see **Figure 1**).

As stipulated in the Notes attached to the OZP, the planning intention of "GB" zone is primarily for "defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets." There is a general presumption against development within this zone.

The proposed development (i.e. “warehouse”) is not under either ‘Column 1’ or ‘Column 2’ use of the “GB” zone. Meanwhile, temporary use or development of any land or building not exceeding a period of three years requires permission from the Board.

### 3.2 Previous Applications

The Application Site, or part of it, is involved in 9 previously approved planning applications as follows:

Application No.	Applied Use	Decision	Decision Date
A/NE-KLH/48	Temporary Open Storage of Ceramic Tiles for a Period of 12 Months	Approved with Conditions on Review	29.12.1995
A/NE-KLH/139	Open Storage of Ceramic Tiles for a Temporary Period of 12 Months	Approved with Conditions	19.12.1997
A/NE-KLH/202	Temporary Open Storage of Ceramic Tiles for a Period of 3 Years	Approved with Conditions	3.12.1999
A/NE-KLH/313	Temporary Warehouse for Storage of Ceramic Tiles for a Period of 3 Years	Approved with Conditions	13.6.2003
A/NE-KLH/373	Temporary Warehouse for Storage of Ceramic Tiles for a Period of 3 Years	Approved with Conditions	5.9.2008
A/NE-KLH/420	Temporary Warehouse for Storage of Ceramic Tiles for a Period of 3 Years	Approved with Conditions	15.10.2010
A/NE-KLH/447	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	Approved with Conditions	7.12.2012
A/NE-KLH/525	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	Approved with Conditions	7.4.2017
A/NE-KLH/605	Temporary Warehouse for Storage of Exhibition Equipment for a Period of 3 Years	Approved with Conditions	20.5.2022

The latest application (No. A/NE-KLH/605) for temporary warehouse for storage of exhibition equipment for a period of 3 years was approved by the Board on 20.5.2022 but was revoked on 5.2.2024 due to non-compliance of condition (g) on the implementation of FSIs and water supplies for fire-fighting proposal.

Other than the aforementioned condition (g), the Applicants have complied the approval conditions (b), (c), (d), (e) and (f) in respect of the last application (No. A/NE-KLH/605) as follows:

Approval Conditions	Approval Date	Approval Letter
(b) submission of a proposal of preventive measures against water pollution within the upper indirect water gathering grounds	27.7.2022	see <b>Appendix 1</b>
(c) implementation of the proposal of preventive measures against water pollution within the upper indirect water gathering grounds	15.8.2022	see <b>Appendix 1</b>
(d) submission of a drainage proposal	5.9.2022	see <b>Appendix 2</b>
(e) implementation of the drainage proposal	22.11.2022	see <b>Appendix 2</b>
(f) submission of a proposal for FSIs and water supplies for fire-fighting	2.2.2023	see <b>Appendix 3</b>

### 3.3 Similar Application within the same “GB” Zone

Other than the 9 previously approved planning applications at the Application Site, one application for similar warehouse use was approved by the Board in the last three years within the same “GB” zone of the Kau Lung Hang OZP as below:

Application No.	Site Location	Applied Use	Decision (Date of Approval)
A/NE-KLH/629	Lots 617 S.B RP, 618 S.B ss.1, 622 S.B RP (Part) in D.D.9, Nam Wa Po, Tai Po, N.T.	Temporary Warehouse with Ancillary Office for a Period of 3 Years	Approved with conditions (22.9.2023)

### 3.4 Town Planning Board Guidelines No. 10 (TPB PG-No.10)

According to TPB PG-No.10, as the Application Site falls within the “GB” zone, the proposed development is subject to the following relevant planning criteria: -

- (a) The design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment;
- (b) The vehicular access road and parking provision proposed should be appropriate to the scale of the development and comply with relevant standards. Access and parking should not adversely affect existing trees or other natural landscape features. Tree preservation and landscaping proposals should be provided;
- (c) The proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply. It should not adversely affect drainage or aggravate flooding in the area;
- (d) The proposed development must comply with the development controls and restrictions of areas designated as water gathering grounds; and
- (e) The proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution.

## 4. Development Proposal

### 4.1 Site Configuration and Layout

The Applicants seek planning permission to use the Application Site for temporary warehouse for storage of exhibition equipment for a period of 3 years. The proposed development is a passive storage facility in supporting exhibition events in Hong Kong.

The layout and development parameters of the proposed development will be the same as the last application (No. A/NE-KLH/605). The existing 1-storey warehouse onsite will be maintained as its current condition with a height of not exceeding 6m and a total floor area of about 514 sq.m. (see Layout Plan at **Figure 4**). The canopy of the warehouse is supported by steel frames, metal sheets and canvas.



The development parameters of the application are shown below:

Applied Use	Temporary Warehouse for Storage of Exhibition Equipment for a period of 3 years
Site Area	About 530 sq.m.
Total Floor Area (Non-domestic)	About 514 sq.m.
No. of Structure	1
Height of Structure	Not more than 6m (1-storey)
Operation Hours	9am to 6pm Mondays to Saturdays (excluding Sundays and Public Holidays)

#### 4.2 Site Operations

The proposed hours of operation at the Application Site are 9am to 6pm from Mondays to Saturdays. There will be no operation on Sundays and public holidays. The main use of the Application Site will be same as the last application (No. A/NE-KLH/605), which is storage of exhibition equipment. The Applicants also confirm that no workshop activities; nor sinking of wells, blasting, drilling, piling works that will generate pollution will be carried out in the site.

#### 4.3 Landscape and Tree Preservation Proposal

Since the layout and development parameters of the proposed development remain the same, the Applicants will adopt the submitted Landscape and Tree Preservation Proposal from the last application (No. A/NE-KLH/605), in which all 5 existing trees and landscape plantings will be maintained at the western boundary of the site (see Landscape and Tree Preservation Proposal at **Figure 5**). The existing trees are in good conditions 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 be considered compatible with the surrounding setting of the neighbourhood without causing any significant visual impact.

#### 4.4 Traffic Arrangement

The Applicants will continue using the existing ingress/egress point of the Application Site, which is about 5m wide and located at the western boundary connecting to the local track to Tai Wo Service Road West. Similar to the last application (No. A/NE-KLH/605), no parking space will be provided at the Application Site.

Given no change in development parameters and parking arrangement, the submitted swept path analysis of the last application (see **Figures 6A** and **6B**) would be able to demonstrate that satisfactory manoeuvring of light goods vehicle 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 vehicle is reserved at the western portion such that no vehicles have to queue back to public road or reverse onto/from the public road under any circumstances.

In addition, according to the Applicants, loading and unloading of stocks and goods via light goods vehicles (under 5.5 tonnes) will not be more than 2 trips daily at non-peak hours (between 10am – 4pm). Only one light goods vehicle is allowed to enter the Application Site at once and will leave the Application Site immediately after loading/unloading. As no parking spaces will be provided, staff will take public transport to the Application Site. As a result, the traffic generated on the existing road will be minimal and could be absorbed by the existing road.

The estimated traffic arising from the proposed development is as follows:

Time	No. of Trips (Light Goods Vehicles)
08:00-09:00 (peak hour)	0
09:00-10:00 (peak hour)	0
10:00-11:00	1
11:00-12:00	0
12:00-13:00	0
13:00-14:00	0
15:00-16:00	1
16:00-17:00	0
17:00-18:00 (peak hour)	0

#### 4.5 Preventive Measures against Water Pollution

The approval conditions (b) and (c) of submission and implementation of the proposal of preventive measures against water pollution within the upper indirect water gathering ground of the last application (No. A/NE-KLH/605) have been approved by the Water Supplies Department on 27.7.2022 and 15.8.2022 respectively (see **Appendix 1**). Since the layout and development parameters of the proposed development remain the same, the Applicants will maintain the existing approved preventive measures (i.e. provision of drainage facilities to discharge rainwater from the Application Site to the local stream) on site.

#### 4.6 Drainage Proposal

The approval conditions (d) and (e) of submission and implementation of the drainage proposal of the last application (No. A/NE-KLH/605) have been approved by the Drainage Services Department on 5.9.2022 and 22.11.2022 respectively (see **Appendix 2**).

With no change in layout and development parameters, the Applicants will maintain the existing drainage facilities including gutters, downpipes and u-channels to collect the surface runoff and discharge to the existing government pipe and surface channel.

#### 4.7 Fire Service Installations Proposal

The approval condition (f) of submission of the FSIs and water supplies for fire-fighting proposal of the last application (No. A/NE-KLH/605) has been approved by the FSD on 2.2.2023 (see **Appendix 3**). The Applicants did not implement the approved proposal for the last application due to financial difficulties, which led to non-compliance of approval condition (g) and subsequent revocation of the last application.

Since there will be no change in layout and development parameters, the Applicants will adopt the approved proposal for FSIs and water supplies for fire-fighting and are in the process of providing the FSIs with support from relevant professionals.

## 5. Planning Justifications

### 5.1 Subject of Previous Planning Approvals of Similar Uses at the Application Site

The Application Site is subject of 9 previous planning approvals of similar uses from 1995 to 2022. The last application (No. A/NE-KLH/605), which was for the same use and development parameters as the current application, was approved by the Board for a period of 3 years on 20.5.2022. As the Applicants will not make any alteration on the existing warehouse for the proposed development, there is no major change in planning circumstances since the last planning approval.

In addition, while the last application was revoked due to non-compliance of approval condition (g) of implementation of FSIs and water supplies for fire-fighting proposal, the Applicants are in the process of providing the FSIs with support from relevant professionals to ensure the compliance of the relevant requirements. The Applicants commit to comply with the approval condition of implementation of FSIs to the satisfaction of FSD upon approval of this application.

### 5.2 Similar Application approved within the Same “GB” Zone

Other than previous planning approvals at the Application Site, an application of similar warehouse use (No. A/NE-KLH/629) within the same “GB” zone of the Kau Lung Hang OZP has been approved by the Board on 22.9.2023. As the proposed development is similar in nature with this application, it could be considered that the proposed development at the Application Site can be considered tolerable by the Board and is in line with the previous decision of the Board.

### 5.3 Not Contravene the Planning Intention of “GB” Zone

The Application Site falls within the “GB” zone on the Kau Lung Hang OZP No. S/NE-KLH/11 and it has been used as storage purpose in the form of open storage in 1990s and later warehouse since mid-2000s with valid planning approvals.

In view of the surrounding environment of the Application Site, similar open storage and warehouse uses can be observed in the same “GB” zone, which are either existing uses or have received planning approvals, the planning intention of the “GB” zone has therefore not been materialized. Additionally, the Application Site would not favour urban sprawl in the locality with its small scale in development. As such, the proposed development does not contravene the planning intention of “GB” zone.

### 5.4 Compliance with TPB PG-No.10

The Application Site falls within the “GB” zone on the Kau Lung Hang OZP, which is subject to TPB PG-No.10 as noted in Section 3.4 of this Planning Statement. The proposed development could be considered in compliance of the planning criteria stipulated in TPB PG-No.10 as follows: -

#### (a) Compatibility of Proposed Development

The proposed development will use the existing warehouse at its existing condition with no planned alteration, which is of 1-storey and not exceeding 6m tall. It could therefore be considered compatible with the surrounding environment of open storage, warehouses and low-rise village type houses with no foreseeable adverse visual impact.

In addition, the Applicants will maintain and upkeep the existing natural vegetation and landscape planting along the western boundary of the Application Site as the submitted landscape and tree preservation proposal of the last application (No. A/NE-KLH/605).

(b) Vehicular Access and Traffic Impact

The Applicants will maintain the existing ingress/egress point at the western boundary of the Application Site. Similar to the last application (No. A/NE-KLH/605), no more than 2 trips daily will be made by light goods vehicle to/from the Application Site during non-peak hours (10-4pm). Only one light goods vehicle is allowed to enter the Application Site at once and will leave the Application Site immediately after loading/unloading. With no change in development parameters from the last application, the traffic generated by the proposed development to the existing road networks will be minimal and no need for goods vehicle queuing up outside the Application Site under any circumstances. As such, no foreseeable traffic impact will be incurred from the proposed development.

(c) Capacity of Existing and Planned Infrastructure (e.g. drainage and sewerage)

The Applicants will maintain the existing drainage facilities, in which the provision of drainage facilities from the last planning approval was considered satisfactory by Drainage Services Department. Meanwhile, sewerage from the washroom of the Application Site is also connected to the existing sewage system for treatment. Therefore, no overstrain of the capacity of the existing infrastructure can be foreseen.

(d) Compliance with Development Control and Restrictions of Areas designed as Water Gathering Grounds

The submission of proposal and implementation of preventive measures against water pollution within the upper indirect water gathering ground required in the last planning approval were considered satisfactory by Water Supplies Department. The Applicants will maintain the existing preventive measures on site to adhere with restrictions.

(e) Potential Environmental Impacts

As adhered to the previous planning approval, no workshop activities or works that will generate pollution will be carried out in the Application Site. Therefore, the proposed development itself will not be the source of pollution.

As such, the proposed development can be deemed compatible with all the relevant planning criteria listed in TPB PG-No.10 and be considered a tolerable development within the "GB" zone at the Application Site.

## 5.5 No Adverse Impacts on the Surrounding Areas

Owing to the nature of the proposed use and small scale in development, no adverse impacts are anticipated on the surrounding areas, as discussed below:

### Drainage

The approval condition (e) of provision of drainage facilities of the last application (No. A/NE-KLH/605) was considered satisfactory by Drainage Services Department. With no change in nature and development parameters of the proposed development, the Applicants will maintain the existing drainage facilities on the Application Site. As such, no adverse drainage impact is anticipated.

### Traffic

As mentioned in Section 4.4, the number of generated trips of light goods vehicles from the Application Site will be during off-peak hours and be limited to 2 trips per day. With no change in use and development parameters at the Application Site, all loading/unloading activities will be conducted within the warehouse with sufficient manoeuvring spaces provided, therefore, no vehicles will be allowed to queue back or reverse onto/from public road at any time. As such, no adverse traffic impact is anticipated.

### Environment

As adhered to the previous planning approval, no workshop activities or works that will generate pollution will be carried out in the Application Site. Approval conditions (b) and (c) of the last application (No. A/NE-KLH/605) of the submission of proposal and implementation of preventive measures against water pollution were also considered satisfactory by Water Supplies Department. There was also no environment complaint from the surrounding users and residents in the past three years.

Additionally, the Applicants will maintain and upkeep the existing trees and landscape planting along the western boundary of the Application Site (see **Figure 5**) to soften the building footprint. The Application Site is also connected to the existing sewage system to treat the sewage from the washroom of the Application Site. Therefore, the proposed development will not generate any pollution or adverse environmental impacts on the surrounding areas.

### Visual

As the Applicants will retain the existing warehouse with no change in nature of use (i.e. storage of exhibition equipment), the existing 1-storey warehouse with height of not more than 6m, could be considered compatible with the surrounding environment of open storage, warehouses and low-rise village type houses. No foreseeable adverse visual impact will be inflicted to the surrounding areas.

## 5.6 Maximizing Land Utilization

With the planning intention of “GB” zone not being materialized and no foreseeable recreational development planned in the Application Site according to the Kau Lung Hang OZP, the proposed development could be considered as maximizing the interim land use with its existing use as a warehouse of storage purpose.

On the other hand, in consideration of the history of the Application Site and the surrounding area as open storage and warehouse uses, the proposed development can be considered compatible and a suitable use in the locality that maximize the land utilization of the Application Site.

## 6. Conclusion

The Application Site falls within “GB” zone on the Kau Lung Hang OZP. The Applicants are proposing a temporary warehouse for storage of exhibition equipment on the Application Site. While the proposed development is not under either “Column 1” or “Column 2” use of “GB” zone, the Application Site is the subject of 9 previous planning approvals with similar storage and warehouse uses.

Since the planning intention of “GB” zone is not materialized and similar applications were approved in the vicinity, the proposed use, which is a passive storage facility, would not generate adverse impacts with the technical concerns of relevant Government departments could be addressed through the implementation of approval conditions. The proposed development is therefore considered acceptable in maximizing the interim land use and in compliance with TPB PG-No.10.

The Applicants are in the process of providing the FSIs and commit to complete the installation works to the satisfaction of the Fire Services Department.

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

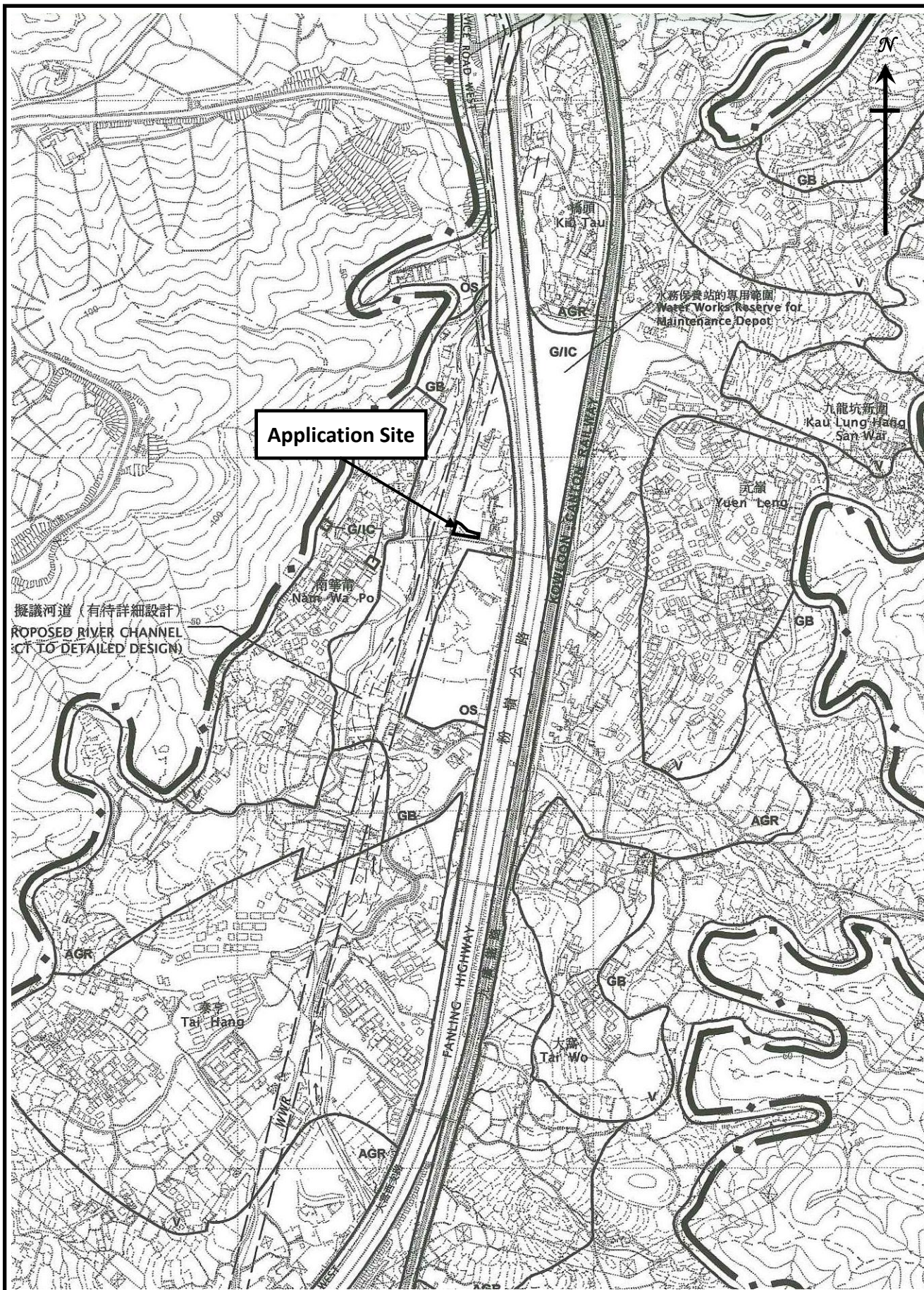
Lawson David & Sung Surveyors Limited  
October 2024

# Figures

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- Figure 1 Location Plan
- Figure 2 Lot Index Plan
- Figure 3 Vehicular Access to the Site
- Figure 4 Indicative Layout Plan
- Figure 5 Landscape and Tree Preservation Proposal
- Figure 6A Swept Path Analysis (In)
- Figure 6B Swept Path Analysis (Out)





Location Plan  
 (Extract from Approved Kau Lung Hang Outline Zoning  
 Plan No. S/NE-KLH/11)

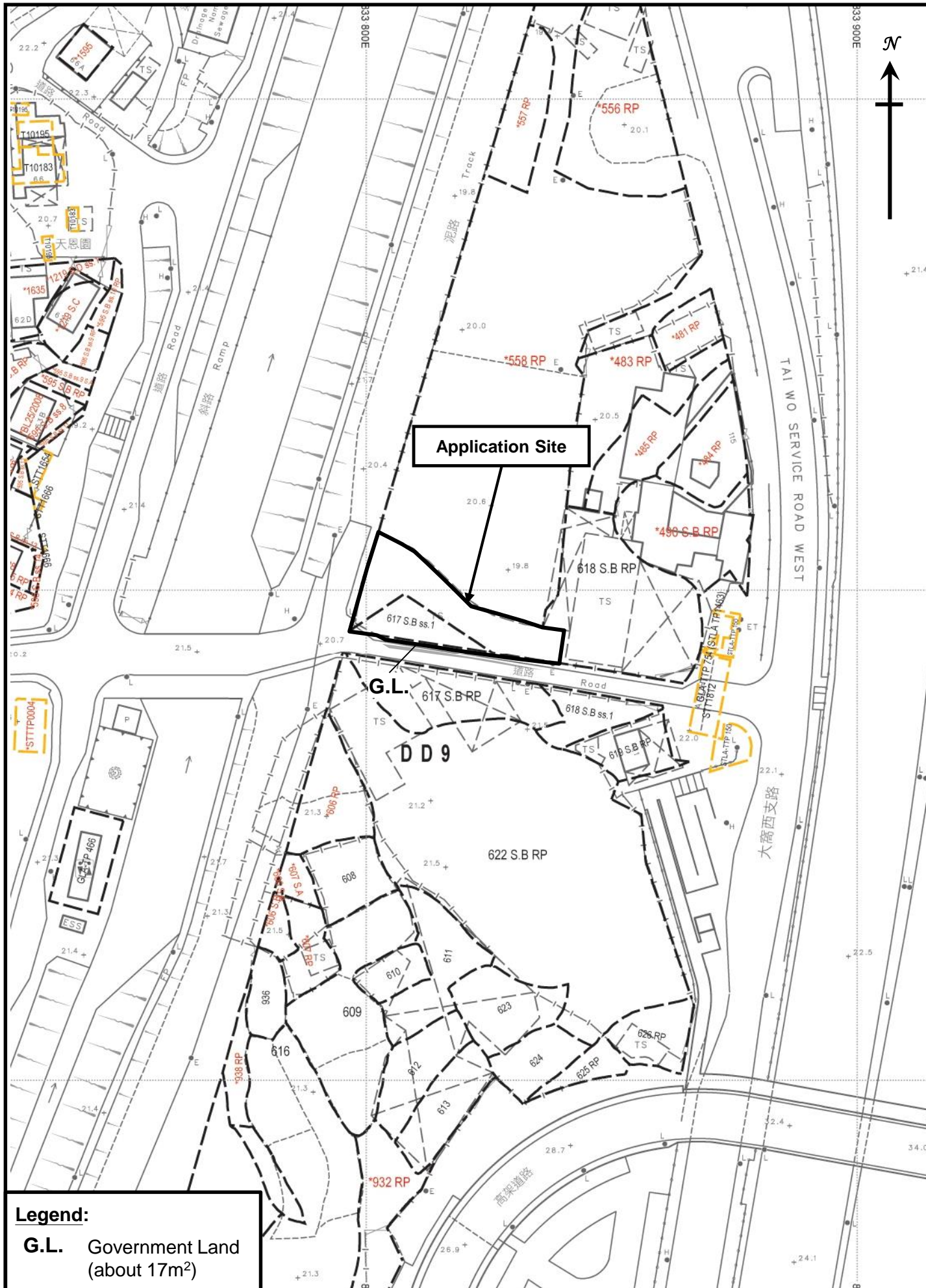
Figure 1

1 : 7500



羅迅測計師行  
**Lawson David & Sung**  
 SURVEYORS LIMITED  
 Property Consultants • Planning • Valuers • Auctioneers  
 Estate Agency Licence No. C-066328





**Legend:**

**G.L.** Government Land  
(about 17m<sup>2</sup>)

**Lot Index Plan**

Figure 2

1 : 1000

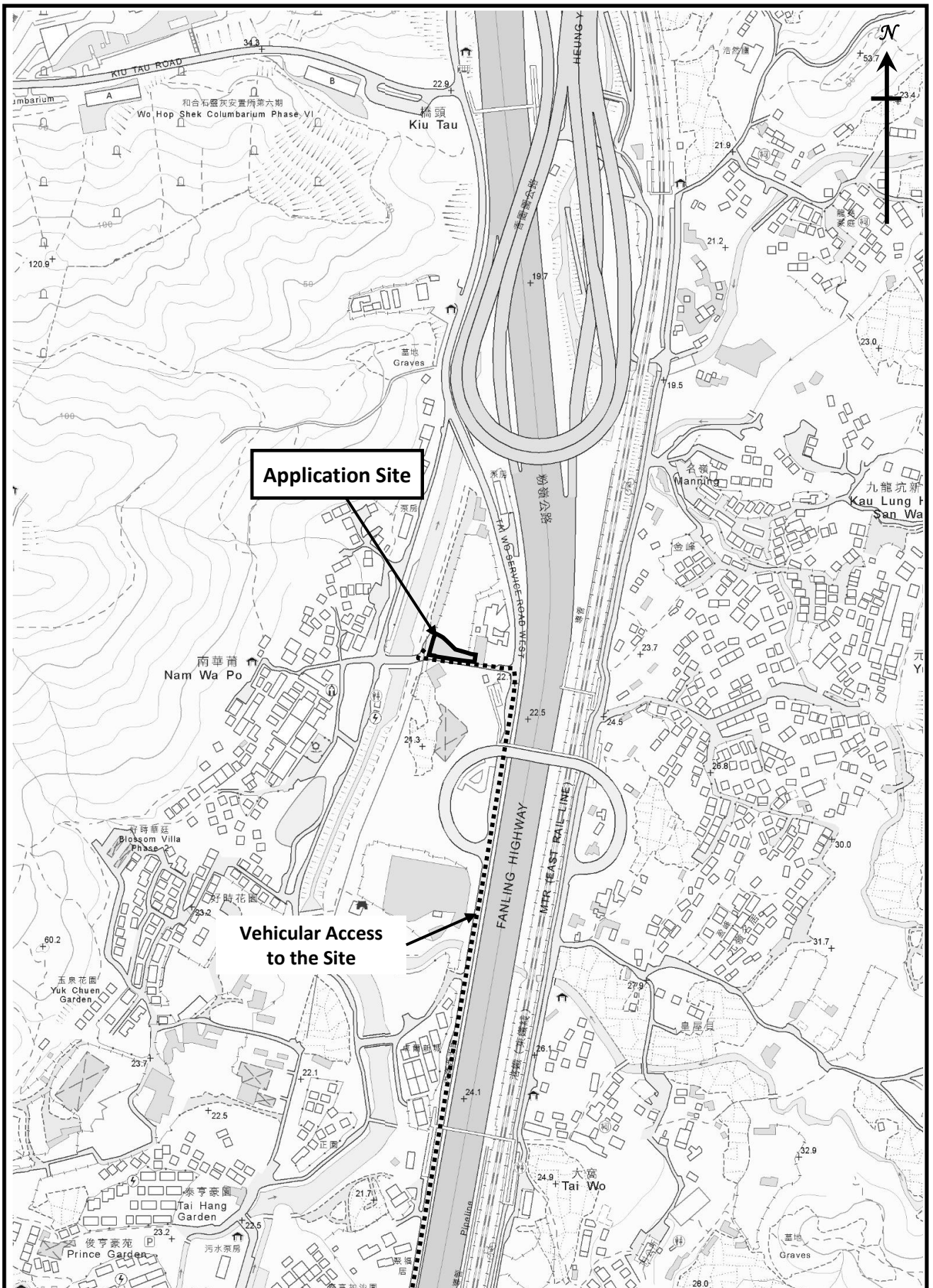


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Estate Agency Licence No. C-006328



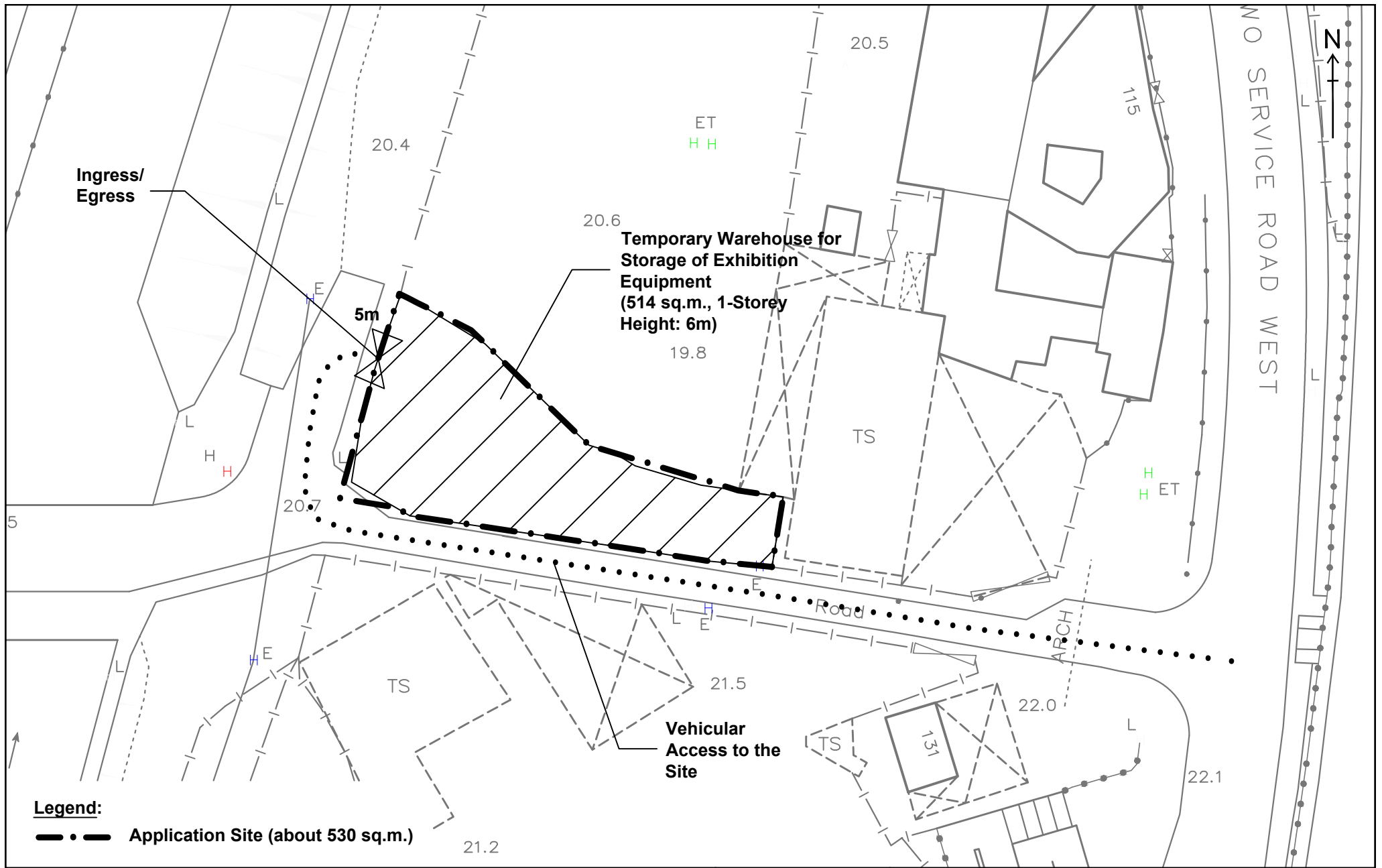
**Vehicular Access to the Site**

**Figure 3**

**1 : 5000**



**羅迅測計師行**  
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 Estate Agency Licence No. C-000328



**Legend:**

— • — Application Site (about 530 sq.m.)

**Indicative Layout Plan**

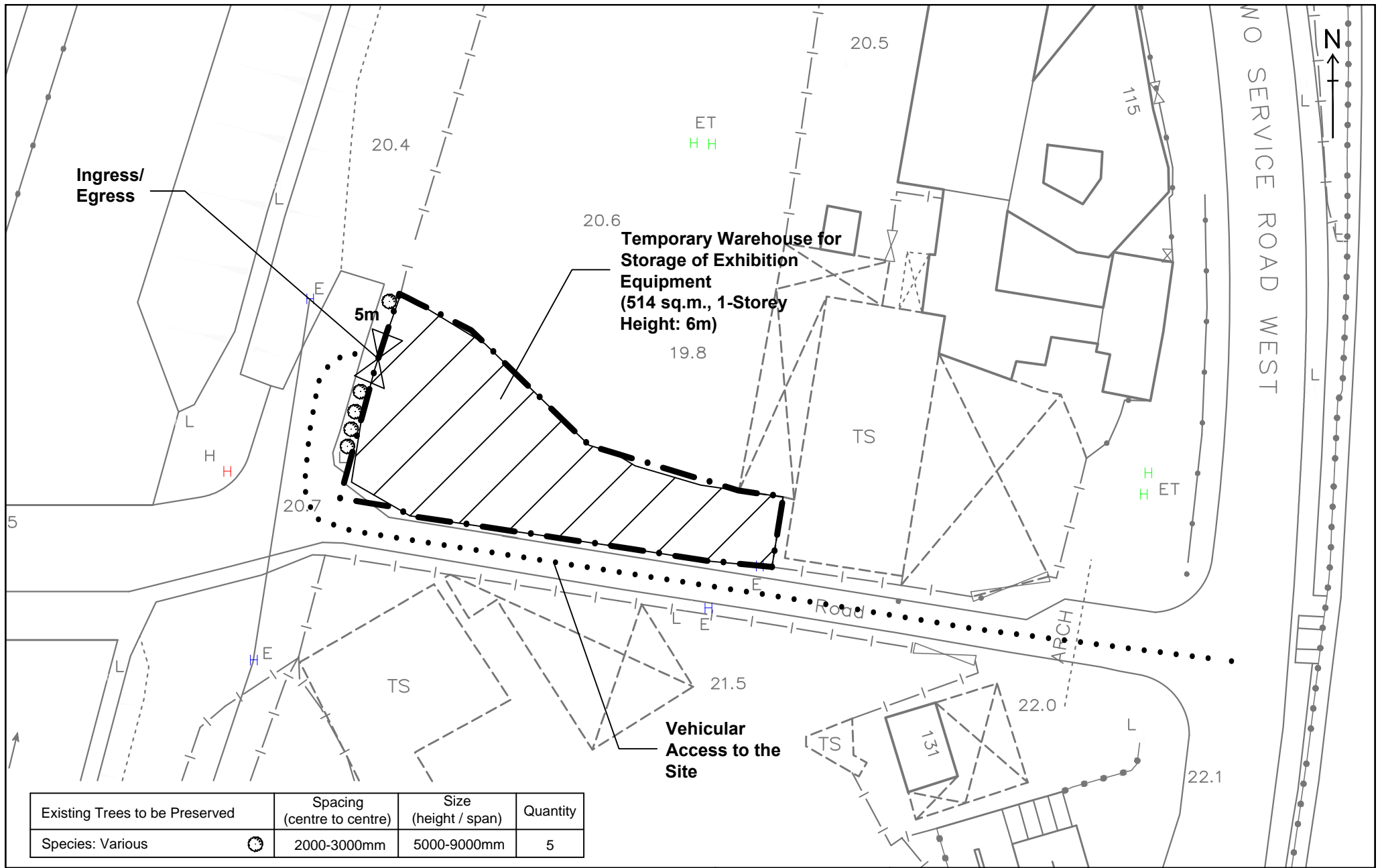
**FIGURE 4**

Scale 1:500 (A4)



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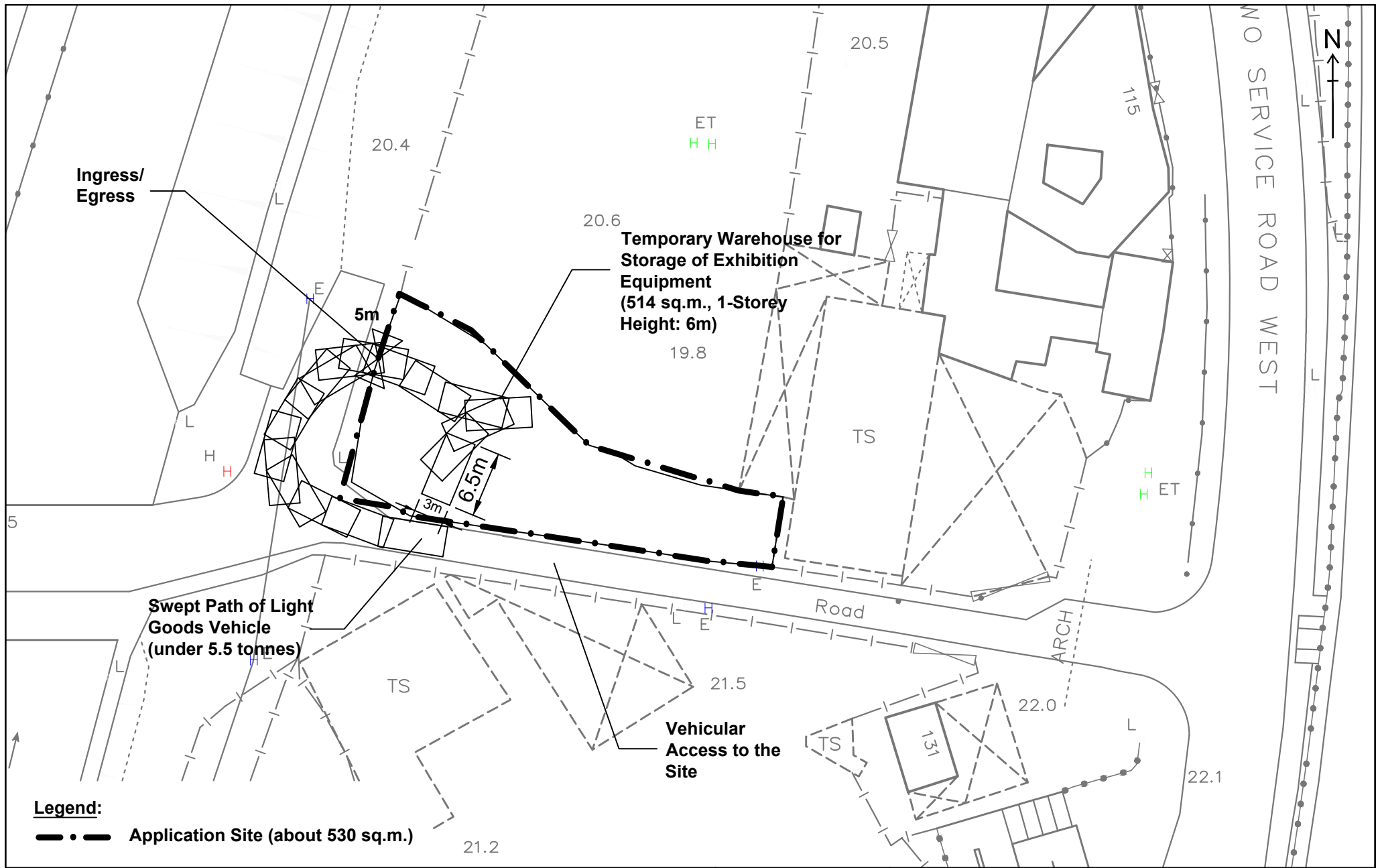
**Landscape and Tree Preservation Proposal**

**FIGURE 5**

Scale 1:500 (A4)



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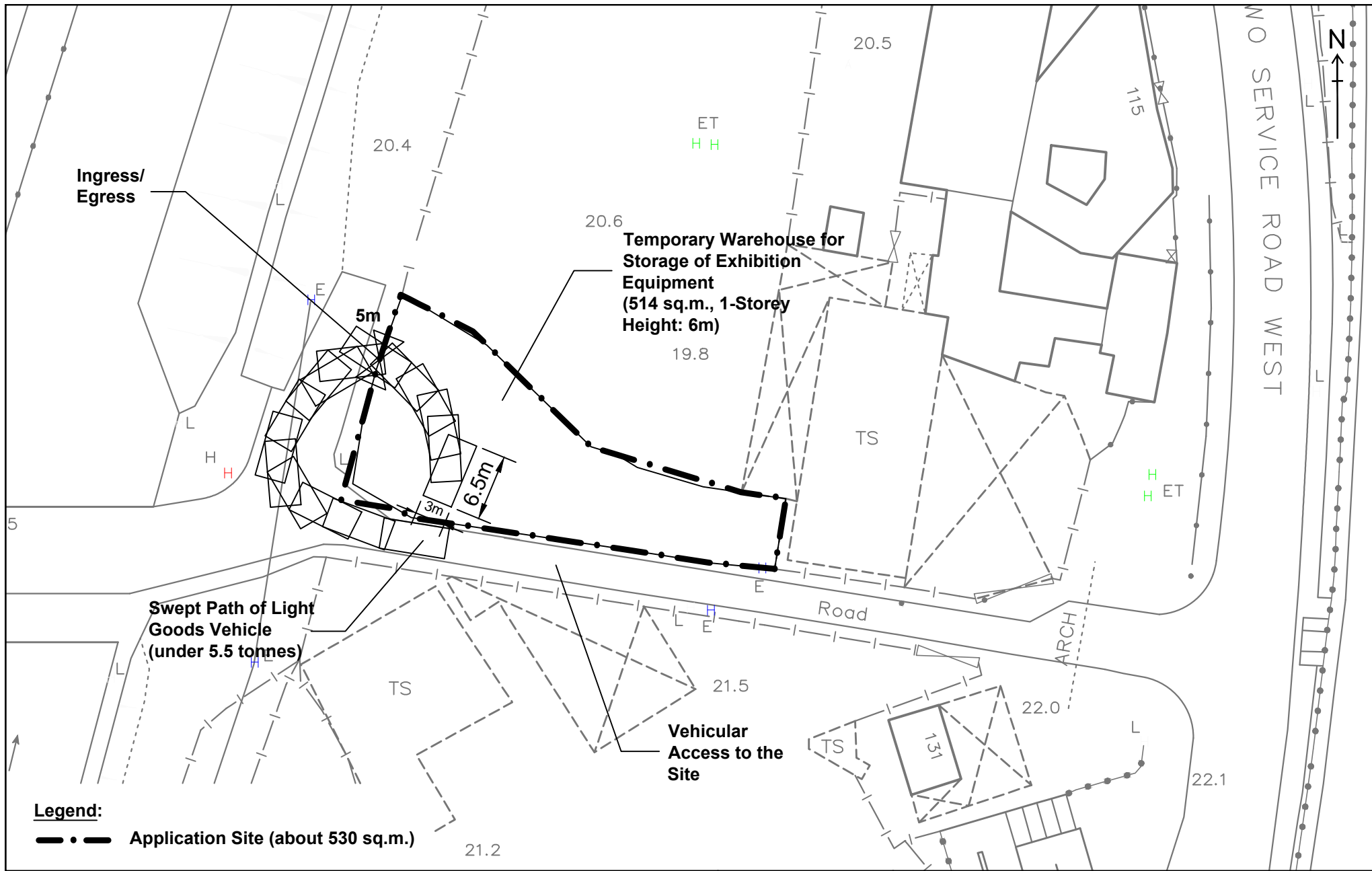
**Swept Path Analysis (In)**

**FIGURE 6A**

Scale 1:500 (A4)



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**Swept Path Analysis (Out)**

**FIGURE 6B**

Scale 1:500 (A4)

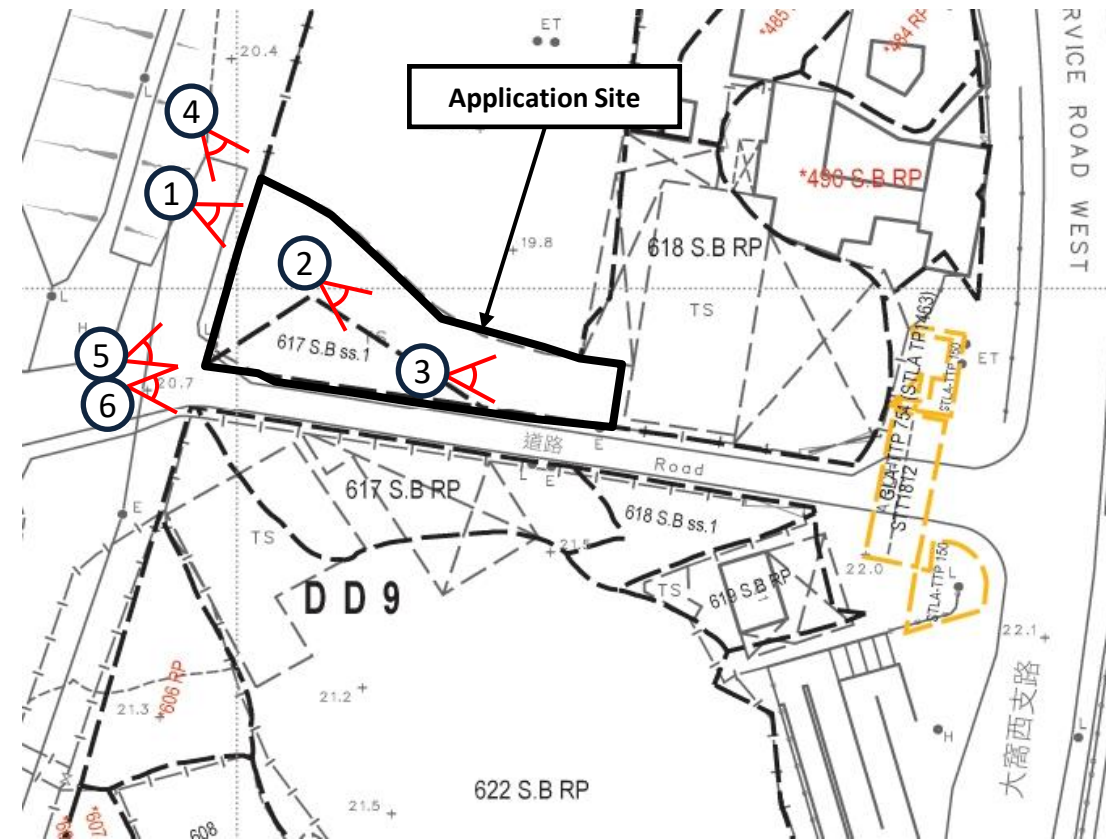


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## Site Photos

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Legend:

-  Viewpoint of the Photo
-  Photo No.

Existing Condition of the Application Site

Site Photos



# Appendix 1

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Approval Letters for Compliance with Approval Conditions (b) and (c)  
of last application No. A/NE-KLH/605

## 規 劃 署

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



## Planning Department

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

來函檔號 Your Reference LDS/PLAN/6102  
本署檔號 Our Reference TPB/A/NE-KLH/605  
電話號碼 Tel. No.: 2158 6220  
傳真機號碼 Fax No.: 2691 2806

**By Post & Fax (2524 0355)**  
(1 page)

27 July 2022

Lawson David & Sung Surveyors Limited  
Room 1601, South China Building  
1-3 Wyndham Street  
Central, Hong Kong  
(Attn.: Ms. Cannis LEE/Mr. Jeremy POON)

Dear Sir/Madam,

**Compliance with Approval Condition (b)  
Temporary Warehouse for Storage of Exhibition Equipment  
for a Period of 3 Years in "Green Belt" Zone, Lots 617 S.B ss.1  
and 618 S.B RP (Part) in D.D. 9, Nam Wa Po, Kau Lung Hang, Tai Po  
(Application No. A/NE-KLH/605)**

I refer to your submission dated 23.6.2022 received by our office on 27.6.2022 for compliance with approval condition (b), i.e. "*the submission of a proposal of preventive measures against water pollution within the upper indirect water gathering grounds to the satisfaction of the Director of Water Supplies or of the TPB*" of the captioned planning application.

The Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) has been consulted and advised that your submission is acceptable. As such, approval condition (b) as stated in the approval letter (Ref. TPB/A/NE-KLH/605) dated 20.5.2022 has been complied with.

Should you have any queries, please contact Ms. Jenny CHAN (Tel: 2158 6235) of this Office.

Yours faithfully,

(Margaret CHAN)  
for Director of Planning

c.c.

CE/C, WSD

(Attn.: Ms. Victoria SUEN)

(Fax No. 2351 6949)

Internal.

CTP/TPB(1)  
Site Record

MC/HL/JY/jy

## 規 劃 署

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



## Planning Department

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

來函檔號 Your Reference LDS/PLAN/6102  
本署檔號 Our Reference TPB/A/NE-KLH/605  
電話號碼 Tel. No.: 2158 6220  
傳真機號碼 Fax No.: 2691 2806

**By Post & Fax (2524 0355)**

(1 page)

15 August 2022

Lawson David & Sung Surveyors Limited  
Room 1601, South China Building  
1-3 Wyndham Street  
Central, Hong Kong  
(Attn.: Ms. Cannis LEE/Mr. Jeremy POON)

Dear Sir/Madam,

### **Compliance with Approval Condition (c)**

#### **Temporary Warehouse for Storage of Exhibition Equipment for a Period of 3 Years** **Lots 617 S.B ss.1 and 618 S.B RP (Part) in D.D. 9, Nam Wa Po, Kau Lung Hang, Tai Po** **(Application No. A/NE-KLH/605)**

I refer to your submission dated 2.8.2022 received by our office on the same day for compliance with approval condition (c), i.e. *“the implementation of the proposal of preventive measures against water pollution within the upper indirect water gathering grounds to the satisfaction of the Director of Water Supplies or of the TPB”* of the captioned planning application.

The Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) has been consulted and advised that your submission is acceptable. As such, approval condition (c) as stated in the approval letter (Ref. TPB/A/NE-KLH/605) dated 20.5.2022 has been complied with.

Should you have any queries, please contact Ms. Jenny CHAN (Tel: 2158 6235) of this Office.

Yours faithfully,

(Margaret CHAN)  
for Director of Planning

c.c.

CE/C, WSD

(Attn.: Ms. Victoria SUEN)

(Fax No. 2351 6949)

Internal.

CTP/TPB(1)

Site Record

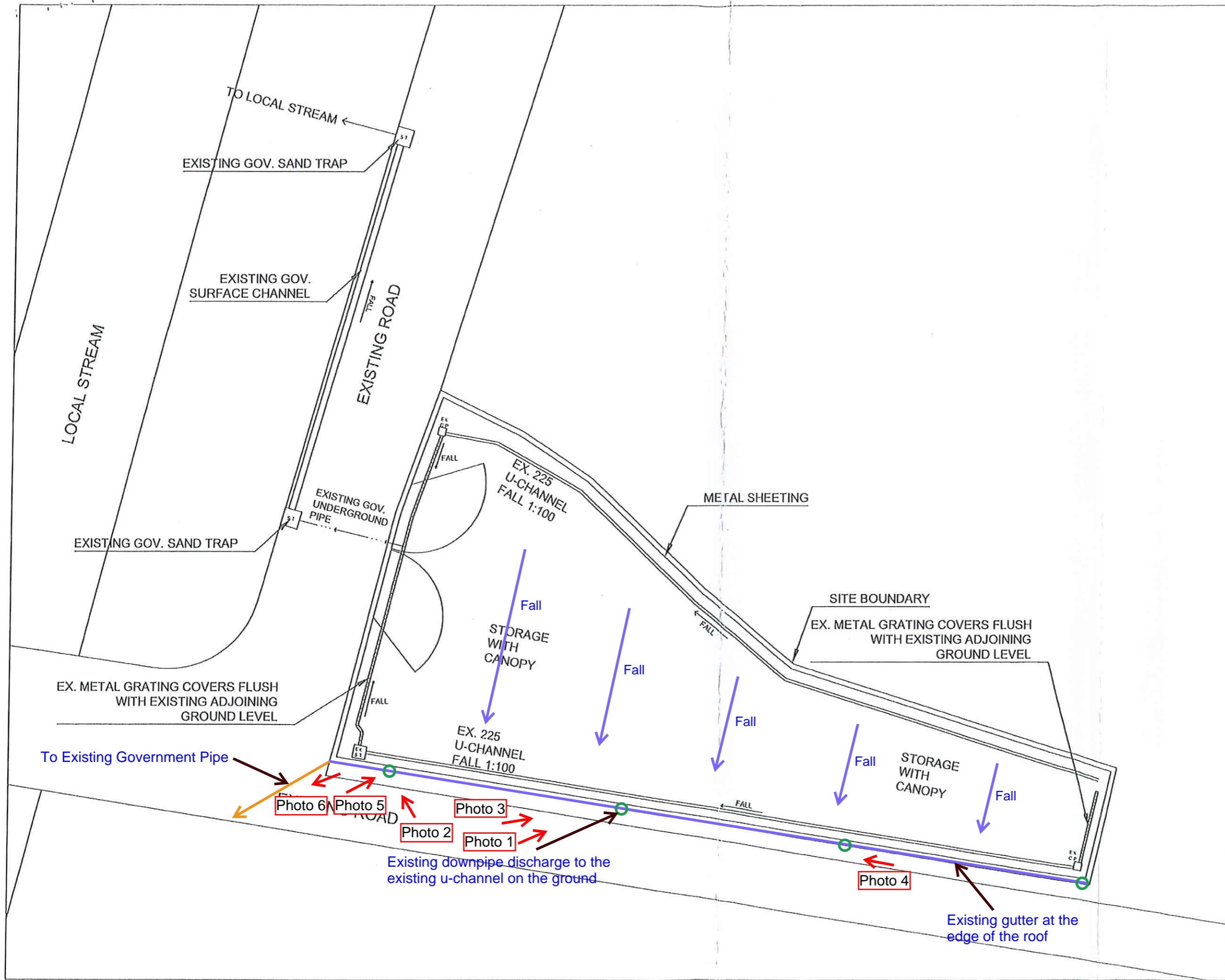
MC/HL/JC/JY/jy

## Appendix 2

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Approved Drainage Proposal and Approval Letters for Compliance with  
Approval Conditions (d) and (e) of last application No. A/NE-KLH/605





B.O. Ref No.		
I.S.D. Ref No.		
U.S.D. Ref No.		
Per.	Date	Description
CLIENT		
<small>ALL MEASUREMENTS SHALL BE CHECKED AT THE SITE - DO NOT SCALE DRAWING - ALL DIMENSIONS SHOWN AND THEIR LOCATIONS ARE THE PROPERTY OF DOMINION PROJECTS ENGINEERS AND SHALL BE RETURNED AT THE COMPLETION OF THE WORK - THIS DRAWING IS NOT VALID FOR CONSTRUCTION PURPOSES UNLESS OTHERWISE NOTED.</small>		
<small>INDICATIVE FOR SUBMISSION</small>		
 HOKON IIA ARCHITECTS LTD. 卓兆民建築師有限公司		
PROJECT NO.		
SCALE	1:200	
Date	10 May 2017	
Project Title	TEMPORARY WAREHOUSE FOR STORAGE OF RECREATIONAL EQUIPMENTS FOR A PERIOD OF 3 YEARS IN "GREEN BELT" ZONE, LOTS NO. 617 S B SS 1 AND 618 S B RP (PART) IN D O 9, NAM WA PO, KAU HANG, TAI PO (TPB/ANE/KH/SIS)	
Drawing Title	DRAINAGE PROPOSAL	
Drawing No.	Per.	
DP-01		

## 規 劃 署

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



## Planning Department

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

來函檔號 Your Reference LDS/PLAN/6102  
本署檔號 Our Reference TPB/A/NE-KLH/605  
電話號碼 Tel. No. : 2158 6220  
傳真機號碼 Fax No. : 2691 2806

**By Post & Fax (2524 0355)**  
(1 page + attachment)

5 September 2022

Lawson David & Sung Surveyors Limited  
Room 1601, South China Building  
1-3 Wyndham Street  
Central, Hong Kong  
(Attn.: Ms. Cannis LEE/Mr. Jeremy POON)

Dear Sir/Madam,

**Compliance with Approval Condition (d)**  
**Temporary Warehouse for Storage of Exhibition Equipment for a Period of 3 Years**  
**Lots 617 S.B ss.1 and 618 S.B RP (Part) in D.D. 9, Nam Wa Po, Kau Lung Hang, Tai Po**  
**(Application No. A/NE-KLH/605)**

I refer to your submission received by our office on 2.8.2022 for compliance with approval condition (d), i.e. "*the submission of a drainage proposal to the satisfaction of the Director of Drainage Services or of the TPB*" of the captioned planning application.

The Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) has been consulted and advised that your submission is acceptable. As such, approval condition (d) as stated in the approval letter (Ref. TPB/A/NE-KLH/605) dated 20.5.2022 has been complied with. His advisory comments are at **Appendix I**.

Should you have any queries, please contact Ms. Jenny CHAN (Tel: 2158 6235) of this Office.

Yours faithfully,

(Margaret CHAN)  
for Director of Planning

c.c.  
CE/MN, DSD

(Attn.: Mr. Daniel CHAN)

(Fax No. 2770 4761)

Internal.  
CTP/TPB(1)  
Site Record

MC/HL/JC/JY/jy



**Application No. A/NE-KLH/605**  
**Compliance with Approval Condition (d)**

**Comments from the Chief Engineer/Mainland North of Drainage Services Department (CE/MN, DSD):**

Contact: Mr. Daniel CHAN (Tel: 2332 2471)

The applicant should be reminded of the general comments/requirements on the drainage works as stated in our letter dated 1.8.2022 as recapitulated below:

- (1) The proposed drainage works, whether within or outside the lot boundary, should be constructed and maintained by the lot owner at his expense.
- (2) The lot owner/developer is required to rectify/modify the drainage system if it is found to be inadequate or ineffective during operation. The lot owner/developer shall also be liable for and shall indemnify Government against claims and demands arising out of damage or nuisance caused by failure of the system.
- (3) For works to be undertaken outside the lot boundary, prior consent and agreement from DLO/TP, DO(TP) and/or relevant private lot owners should be sought.
- (4) The lot owner/developer should take all precautionary measures to prevent any disturbance, damage and pollution from the development to any parts of the existing drainage facilities in the vicinity of the lot. In the event of any damage to the existing drainage facilities, the lot owner/developer would be held responsible for the cost of all necessary repair works, compensation and any other consequences arising therefrom.
- (5) A minimum soil cover of 450mm and 900mm should be provided for the connection pipe constructed under footpath and carriageway respectively.
- (6) The lot owner/developer should also 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 receive the flows collected from his lot.

## 規 劃 署

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



## Planning Department

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

來函檔號 Your Reference  
本署檔號 Our Reference TPB/A/NE-KLH/605  
電話號碼 Tel. No. : 2158 6220  
傳真機號碼 Fax No. : 2691 2806

**By Post & Fax (2524 0355)**

(2 pages + attachment)

22 November 2022

Lawson David & Sung Surveyors Ltd.  
Room 1601, South China Building  
1-3 Wyndham Street  
Central, Hong Kong  
(Attn.: Ms. Cannis LEE)

Dear Sir/Madam,

### Compliance with Approval Condition (e)

**Temporary Warehouse for Storage of Exhibition Equipment for a Period of 3 Years  
Lots 617 S.B ss.1 and 618 S.B RP (Part) in D.D. 9, Nam Wa Po, Kau Lung Hang, Tai Po  
(Application No. A/NE-KLH/605)**

I refer to your submission received by our office on 7.9.2022 for compliance with approval condition (e), i.e. *“the implementation of the drainage proposal to the satisfaction of the Director of Drainage Services or of the TPB”* of the captioned planning application.

The Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) has been consulted and advised that your submission is acceptable. As such, approval condition (e) as stated in the approval letter (Ref. TPB/A/NE-KLH/605) dated 20.5.2022 has been complied with. Detailed comments from CE/MN, DSD are attached at **Appendix I** for your information.

Should you have any queries on the implementation of the drainage proposal, please contact Mr. Daniel CHAN (Tel: 2332 2471) of Drainage Services Department. Should have you other queries, please contact Ms. Jenny CHAN (Tel: 2158 6235) of this Office.

Yours faithfully,

(Margaret CHAN)  
for Director of Planning



C.C.  
CE/MN, DSD

(Attn.: Mr. Daniel CHAN)

(Fax No. 2770 4761)

Internal.  
CTP/TPB(1)  
Site Record  
MC/HL/JC/KL/kl

**Appendix I**

**Application No. A/NE-KLH/605**  
**Compliance with approval condition (e)**

**Comments from the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):**

Contact: Mr. Daniel CHAN (Tel: 2332 2471)

The concerned owner is reminded to maintain his/her drainage facilities in good condition without causing adverse drainage impact to the adjacent area at all times.

## Appendix 3

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Approved Fire Service Installations Proposal and Approval Letter for  
Compliance with Approval Condition (f) of last application No. A/NE-KLH/605

**FIRE SERVICES NOTES:**

**1. HOSE REEL SYSTEM**

- 1.1 HOSE REEL SHALL BE PROVIDED AT POSITIONS AS INDICATED ON PLANS.
- 1.2 THERE SHALL BE SUFFICIENT HOSE REELS TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M OF HOSE REEL TUBING. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE TO BE LOCATED AT EACH HR POINT. THE ACTUATING POINT SHOULD INCLUDE FACILITIES FOR THE FIRE PUMP START DEVICE INITIATION.
- 1.3 A MODIFIED HOSE REEL SYSTEM OF 2000 LITRES WATER TANK TO BE PROVIDED FOR THE ENTIRE BUILDING AS INDICATED ON PLAN.
- 1.4 NO FIRE SERVICES INLET TO BE PROVIDED FOR THE MODIFIED HOSE REEL SYSTEM.
- 1.5 WATER SUPPLY FOR THE MODIFIED HOSE REEL SYSTEM TO BE SINGLE END FEED FROM THE GOVERNMENT TOWN MAIN.
- 1.6 TWO FIXED FIRE PUMPS (DUTY/STANDBY) TO BE PROVIDED AT SPR. & FS. PUMP ROOM.
- 1.7 THE HR SYSTEM INSTALLED SHOULD BE IN ACCORDANCE WITH PARA. 5.14 OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATION AND EQUIPMENT 2012.
- 1.8 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 SUPPLIED BY A 135,000L SPRINKLER WATER TANK AND HAZARD CLASS OH3 SHALL BE PROVIDED TO THE ENTIRE STRUCTURE 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 ONE NUMBER 135,000 LITRES SPRINKLER WATER TANK TO BE PROVIDED AS INDICATED ON PLANS.
- 2.4 ALL INSTALLED SPRINKLER SHOULD BE PENDENT TYPE AND THE TEMPERATURE RATING OF SPRINKLER HEAD SHALL BE 68°C UNLESS OTHERWISE SPECIFIED.
- 2.5 SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET TO BE PROVIDED AS INDICATED ON PLANS.
- 2.6 ALL SPRINKLER PIPE SIZE SHOULD BE  $\phi 32\text{mm}$  UNLESS SPECIFY.
- 2.7 TYPE OF STORAGE METHOD FOR THE BUILDING IS AS FOLLOWS:  
(A) STORAGE CATEGORY : CATEGORY (I)  
(B) STORAGE HEIGHT : NOT EXCEEDING 4M  
(C) STORAGE : ST1
- 2.8 STORAGE BLOCK SHOULD BE SEPARATED BY AISLES NO LESS THAN 2.4m WIDE.
- 2.9 THE MAXIMUM STORAGE AREA SHALL BE  $50\text{m}^2$  FOR ANY SINGLE BLOCK.












**3. FIRE ALARM SYSTEM**

- 3.1 FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING 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.
- 3.2 AN ADDRESSABLE TYPE FIRE ALARM PANEL TO BE PROVIDED AND LOCATED INSIDE G/F SPR. & F.S. PUMP ROOM.

















**4. MISCELLANEOUS F.S. INSTALLATION**

- 4.1 PORTABLE FIRE EXTINGUISHER WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATIONS AS INDICATED ON PLANS.
- 4.2 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.
- 4.3 SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
- 4.4 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.
- 4.5 WHEN A VENTILATION/ AIR CONDITIONING CONTROL SYSTEM TO A BUILDING IS PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT.
- 4.6 NO DYNAMIC SMOKE EXTRACTION SYSTEM SHALL BE PROVIDED SINCE FIRE COMPARTMENT EXCEEDING 7000 CUBIC METRES AND THE AGGREGATE AREA OF OPENABLE WINDOWS OF THE RESPECTIVE COMPARTMENT EXCEEDS 6.25% OF THE FLOOR AREA OF THAT COMPARTMENT.
- 4.7 GFA OF THIS STRUCTURE WERE  $508.6\text{M}^2$ .
- 4.8 SECONDARY ESSENTIAL POWER SUPPLY WOULD BE PROVIDE FROM CLP.

**LEGEND (FOR SCHEMATIC DIAGRAM)**

-  HOSE REEL W/ LOCKABLE GLASS FRONTED NOZZLE BOX, STRIKER, C/W FIRE ALARM BELL & BREAK GLASS UNIT
-  150mm FIRE ALARM BELL
-  BREAK GLASS UNIT
-  GATE VALVE
-  NON RETURN VALVE
-  VORTEX INHIBITOR
-  BALL FLOAT VALVE
-  PRESSURE SWITCH
-  PRESSURE GAUGE WITH COCK
-  AUTOMATIC AIR VENT WITH COCK
-  HOSE REEL PIPE

**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
-  GATE VALVE
-  NON RETURN VALVE
-  BALL FLOAT VALVE
-  PRESSURE SWITCH
-  HOSE REEL PIPE
-  CHECK METER POSITION
-  5Kg CO2 TYPE FIRE EXTINGUISHER
-  4Kg DRY POWDER TYPE FIRE EXTINGUISHER
-  PUMP
-  EMERGENCY LIGHTING
-  EXIT SIGN
-  ADDRESSABLE TYPE FIRE ALARM PANEL
-  PUMP CONTROL PANEL

**ABBREVIATION**

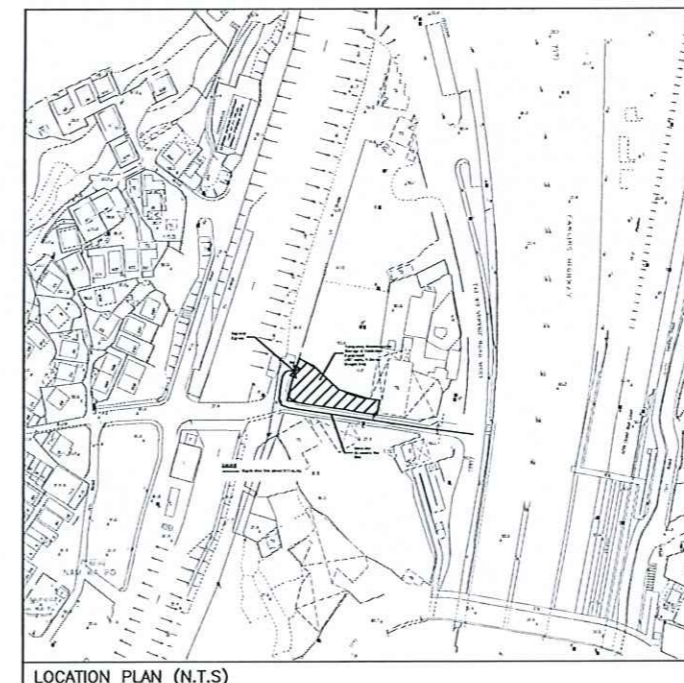
- H.R. HOSE REEL
- F.S. FIRE SERVICES
- SPR. SPRINKLER
- U/G UNDERGROUND
- T/A TO ABOVE
- T/B TO BELOW
- F/A FROM ABOVE
- F/B FROM BELOW
- H/L HIGH LEVEL
- M/L MIDDLE LEVEL
- L/L LOW LEVEL
- W/ WITH
- FFL FINISHED FLOOR LEVEL
- FE FIRE EXTINGUISHER
- DP DESIGN POINT

**COLOUR CODE**

PIPE SIZES	COLOUR
$\phi 25\text{mm}$	LIGHT GREEN
$\phi 32\text{mm}$	RED
$\phi 40\text{mm}$	PURPLE
$\phi 50\text{mm}$	YELLOW
$\phi 65\text{mm}$	BLUE
$\phi 80\text{mm}$	GREEN
$\phi 100\text{mm}$	LIGHT BROWN
$\phi 150\text{mm}$	DEEP BROWN

**DRAWING LIST:**

DRAWING NO.	REVISION	DRAWING TITLE
FS-01	A	F.S. NOTES, BLOCK PLAN, LEGEND, ABBREVIATION, DRAWING LIST, PIPE MATERIAL SCHEDULE, PUMP SCHEDULE, VERTICAL LINE DIAGRAM,
FS-02	A	FIRE SERVICES INSTALLATION LAYOUT PLAN
FS-03	A	WINDOW DETAIL & CALCULATION



LOCATION PLAN (N.T.S)

REV	DESCRIPTION	DATE	BY
A	P.D. SUBMISSION	27-2-2022	WC

FSI CONTRACTOR

**East Power Engineering Limited**  
 Flat A, 7/F, Hop Shing Commercial Building  
 41 Chi Kiang Street, Tsimshatsui, Kowloon  
 Tel. : 2384-3772 Fax. : 2387-3235

PROJECT

DRAWING TITLE  
 F.S. NOTES, ABBREVIATION, DRAWING LIST, PIPE MATERIAL SCHEDULE, PUMP SCHEDULE, VERTICAL LINE DIAGRAM FOR SPRINKLER AND HOSE REEL SYSTEM, SPRINKLER PIPE LOSS CALCULATION.

INITIAL	DESCRIPTION	DATE
CAO	CAO	27-2-2022
WHL	S.DWG	27-2-2022
CM	PM	27-2-2022
-	-	-

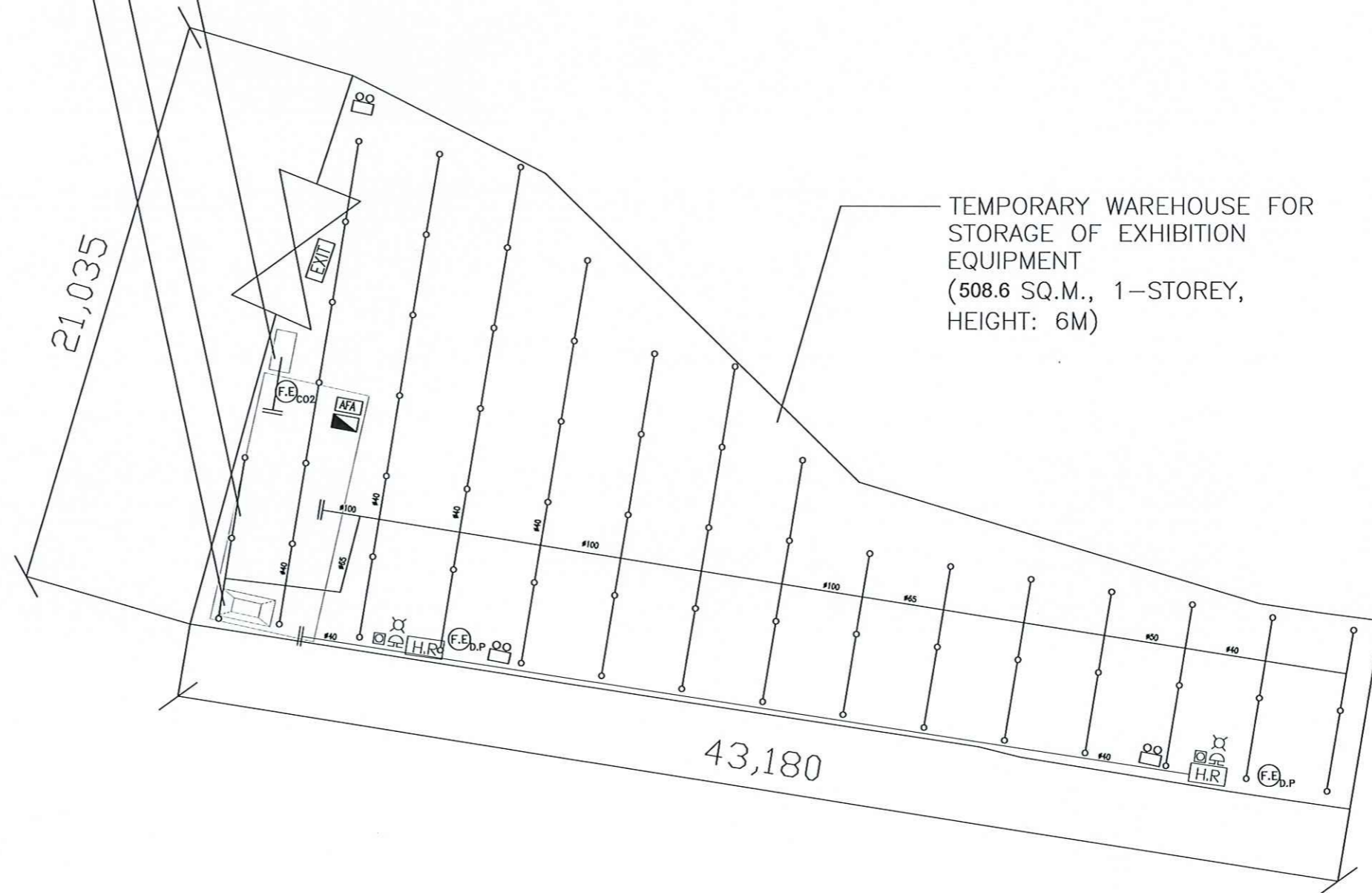
PROJECT NO. 201203  
 PAPER SIZE A1 PLOT SCALE 1 : 1  
 DRAWING NO. EP-201202-F301  
 SCALE N. T. S. REVISION A



SPRINKLER CONTROL VALVE GROUP  
AND SPRINKLER INLET

F.S. & SPR. PUMP ROOM WITH  
135,000 LITERS SPR WATER TANK

2,000 LITERS FIBRE GLASS  
F.S WATER TANK



SCALE

1 : 200 @A3

REV	DESCRIPTION	DATE	BY
A	P.D SUBMISSION	27-2-2022	WC
FIS CONTRACTOR			
East Power Engineering Limited			
 Flat A, 7/F., Hoq Shing Commercial Building 41 Oni King Street, Tsimshoan, Kowloon Tel. : 2364-3772 Fax : 2367-3235			
PROJECT			
FIRE SERVICES INSTALLATION WORK AT Lots 617 S.B. 66.1 and 618 S.B. 66.2 at S.D. 9, Nam Wo Poo, Kow Lung Hang, Tai Po, N.T.			
DRAWING TITLE			
FIRE SERVICES INSTALLATION LAYOUT PLAN			
INITIAL	DESCRIPTION	DATE	
DRAWN BY	CAO	CAO	27-2-2022
DESIGN BY	WHPLE	SJNG	27-2-2022
CHECK BY	CM	FM	27-2-2022
APPROVED BY	-	-	-
PROJECT NO.	201203		
PAPER SIZE	A1	PLOT SCALE	1 : 1
DRAWING NO.	EP-201202-1502		
SCALE	1 : 400	REVISION	A

## 規 劃 署

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



## Planning Department

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

來函檔號 Your Reference LDS/PLAN/6102  
本署檔號 Our Reference TPB/A/NE-KLH/605  
電話號碼 Tel. No.: 2158 6220  
傳真機號碼 Fax No.: 2691 2806

**By Post and Fax (2524 0355)**  
(2 pages + attachment)

2 February 2023

Lawson David & Sung Surveyors Ltd.  
Room 1601, 16/F, South China Building  
1-3 Wyndham Street  
Central, Hong Kong  
(Attn.: Miss Cannis LEE)

Dear Sir/Madam,

**Compliance with Approval Condition (f)  
Temporary Warehouse for Storage of Exhibition Equipment  
for a Period of 3 Years in "Green Belt" Zone, Lots 617 S.B ss.1  
and 618 S.B RP (Part) in D.D. 9, Nam Wa Po, Kau Lung Hang, Tai Po  
(Application No. A/NE-KLH/605)**

I refer to your submission received by our office on 10.1.2022 for compliance with approval condition (f), i.e. "*the submission of proposals for fire services installations and water supplies for fire-fighting to the satisfaction of the Director of Fire Services or of the TPB*" of the captioned planning application.

The Director of Fire Services has been consulted and advised that your submission is acceptable. As such, approval condition (f) as stated in the approval letter (Ref. TPB/A/NE-KLH/605) dated 20.5.2022 has been complied with. His advisory comments are at **Appendix I**.

Should you have any queries on the fire service installations and water supplies for fire-fighting, please contact Mr. John CHOI (Tel: 2733 7735) of Fire Services Department. Should you have any other queries, please contact Ms. Jenny CHAN (Tel: 2158 6235) of this Office.

Yours faithfully,

(Margaret CHAN)  
for Director of Planning

c.c.

D of FS  
DLO/TP, LandsD

(Attn.: Mr. John CHOI)  
(Attn.: Mr. HUI Hon Kit)

(Fax No. 2739 8775)  
(Fax No. 2650 9896)

Internal

CTP/TPB(1)  
Site Record

MC/HL/JC/KL/kl

Application No. A/NE-KLH/605  
Compliance with approval condition (f)

**Comments from the Director of Fire Services (D of FS):**

Contact: Mr. John CHOI (Tel: 2733 7735)

The installation/ maintenance/ modification/ repair work of fire service installation (FSI) shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/ maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to the D of FS.