

## **Supplementary Statement**

### **1) Background**

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Various Lots in D.D. 129, Lau Fau Shan, Yuen Long, New Territories* (the Site) for '**Renewal of Planning Application for Temporary Logistics Centre with Ancillary Canteen and Site Office for a Period of 3 Years**' (proposed development) (**Plan 1**).
- 1.2 Due to the increasing demand for logistic and supply chain in recent years, the applicant would like to continue to operate the logistic centre at the Site in order to support the local trading and logistic industry in Lau Fau Shan.

### **2) Planning Context**

- 2.1 The Site falls within an area zoned as "Residential (Group E)" zone on the Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No.: S/YL-LFS/11 (**Plan 2**). According to the Notes of the OZP, 'Logistics Centre' use is not a column one nor column two use within these zones, which required permission from the Board.
- 2.2 The applied use is considered not incompatible with surrounding land use which is dominated by logistics centre, and open storage yards. Although the applied use is not entirely in line with the planning intention of "R(E)" zone, the Site falls within Category 2 area under the Town Planning Board Planning Guidelines No. 13G, which is considered suitable for open storage and port back-up uses. Therefore, approval of the application on a temporary basis will not jeopardize the long term planning intention of the "R(E)" zone.
- 2.3 The Site is the subject of several previous approved S.16 planning applications for the same use (logistics centre), within which the latest S.16 planning application No. A/YL-LFS/397 for the same use which submitted by the same applicant as the current application, was approved by the Board on 23.7.2021. The application site of the similar S.16 planning application (No. A/YL-LFS/353) for the same use is adjoining the Site, which was approved by the Board in 2020, approval of the current application will not set an undesirable precedent and in line with the Board's previous decision.
- 2.4 When compared with the previous application (No. A/YL-LFS/397), all development

parameters, layout and operation mode remain unchanged. The applicant has complied with all approval conditions of the previous application (No. A/YL-LFS/397), details are shown at **Table 1** below. In support of the current application, the applicant submitted an as-built drainage plan, photographic records of the existing drainage facilities, the accepted fire service installations (FSIs) proposal and a set of valid certificate of fire service installation and equipment (FS 251) to support the current application (**Appendices I to IV**).

**Table 1** – Details of Compliance with Approval Condition of the Previous Application

Approval Conditions of Application No. A/YL-LFS/397		Date of Compliance
(e)	The submission of a condition record of the existing drainage facilities	20/12/2021
(h)	The implementation of the accepted fire service installation proposal	27/07/2023

### 3) Development Proposal

3.1 The area of the Site is 34,800 m<sup>2</sup> (about) (**Plan 3**). The operation hours of the Site are Monday to Saturday from 08:00 to 20:00. No operation on Sunday and public holiday. A total of 20 structures are provided at the Site for logistics centre, site offices, staff canteen, guardroom, washroom, meter rooms, pump room, fire service water tank and rain shelters with total GFA of 24,024 m<sup>2</sup> (about) (**Plan 4**). The ancillary site office is to provide indoor workspace for the administrative staff to support the operation of the proposed development. The ancillary canteen will only serve staff working at the Site. It is estimated that 40 staff will work at the Site. As the Site is proposed for 'logistics centre' use with no shopfront, no visitor is anticipated at the Site. Details of development parameters are shown at **Table 2** below:

**Table 2** – Major Development Parameters

<b>Application Site Area</b>	34,800 m <sup>2</sup> (about)
<b>Covered Area</b>	23,109 m <sup>2</sup> (about)
<b>Uncovered Area</b>	11,691m <sup>2</sup> (about)
<b>Plot Ratio</b>	
	0.7 (about)
<b>Site Coverage</b>	
	66% (about)
<b>Number of Structure</b>	
	20
<b>Total GFA</b>	
- Domestic GFA	Not applicable
- Non-Domestic GFA	24,024 m <sup>2</sup> (about)

<b>Building Height</b>	3 m to 11 m (about)
<b>No. of Storey</b>	1 to 2

3.2 The Site is accessible from Lau Fau Shan Road (**Plan 1**). 12 loading/unloading (L/UL) spaces for medium/heavy goods vehicles (MGV/LGV) and 12 L/UL spaces for container vehicle (CV) are provided at the Site (**Plan 4**). Details of L/UL spaces are shown at **Table 3** below:

**Table 3 – Parking and L/UL Provisions**

Type of Space	No. of Space
L/UL Space for MGV/HGV - 3.5 m (W) x 11 m (L)	12
L/UL Space for CV - 3.5m (W) x 16m (L)	12

3.3 Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 5**). As the Site is intended for 'logistics centre' with infrequent trips as shown at **Table 3** below, therefore, adverse traffic impact to the surrounding road network should not be anticipated.

**Table 4 – Trip Generation and Attraction of the Site**

Time Period	MGV/LGV		CV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (i.e. 07:00 – 08:00)	6	2	6	2	16
Trips at <u>AM peak</u> per hour (i.e. 08:00 – 09:00)	6	2	6	2	16
Trips at <u>PM peak</u> per hour (i.e. 18:00 – 19:00)	2	6	2	6	16
Trips at <u>PM peak</u> per hour (i.e. 19:00 – 20:00)	2	6	2	6	16
Traffic trip per hour (i.e. 09:00 – 18:00)	2	2	1	1	6

3.4 The applicant will follow 'Control of Oil Fume and Cooking Odour from Restaurants and Food Business' issued by EPD to control oily fume and cooking odour emissions generated from the eating place for the operation. Adequate air pollution control equipment is provided at the kitchen ventilation system for treating cooking fume emissions before being discharged to the

odour environment, in order to fulfill the requirements of the Air Pollution Control Ordinance.

- 3.5 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by the EPD to minimize all possible environmental impacts on the nearby sensitive receivers. The applicant will implement good practices under the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) when designing on-site sewage system with the Site. No storage of recyclable materials, dismantling, assembling, repairing or other workshop activities will be carried out at the Site at any time during the planning approval period.

#### **4) Conclusion**

- 4.1 The proposed development will not create significant nuisance to the surrounding area. Adequate mitigation measures are provided by the applicant (i.e. submission of the as-built drainage plan, an accepted FSIs proposal of the previous application and a valid certificate of FS251 in order to mitigate any adverse impact arising from the proposed development **(Appendices I to III)**).
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for **'Renewal of Planning Application for Temporary Logistics Centre with Ancillary Canteen and Site Office for a Period of 3 Years'**.

**R-riches Property Consultants Limited**

**April 2024**

## **LIST OF PLANS**

<b>Plan 1</b>	Location Plan
<b>Plan 2</b>	Plan Showing the Zoning of the Application Site
<b>Plan 3</b>	Plan Showing the Land Status of the Application Site
<b>Plan 4</b>	Layout Plan
<b>Plan 5</b>	Swept Path Analysis
<b>Plan 6</b>	Swept Path Analysis

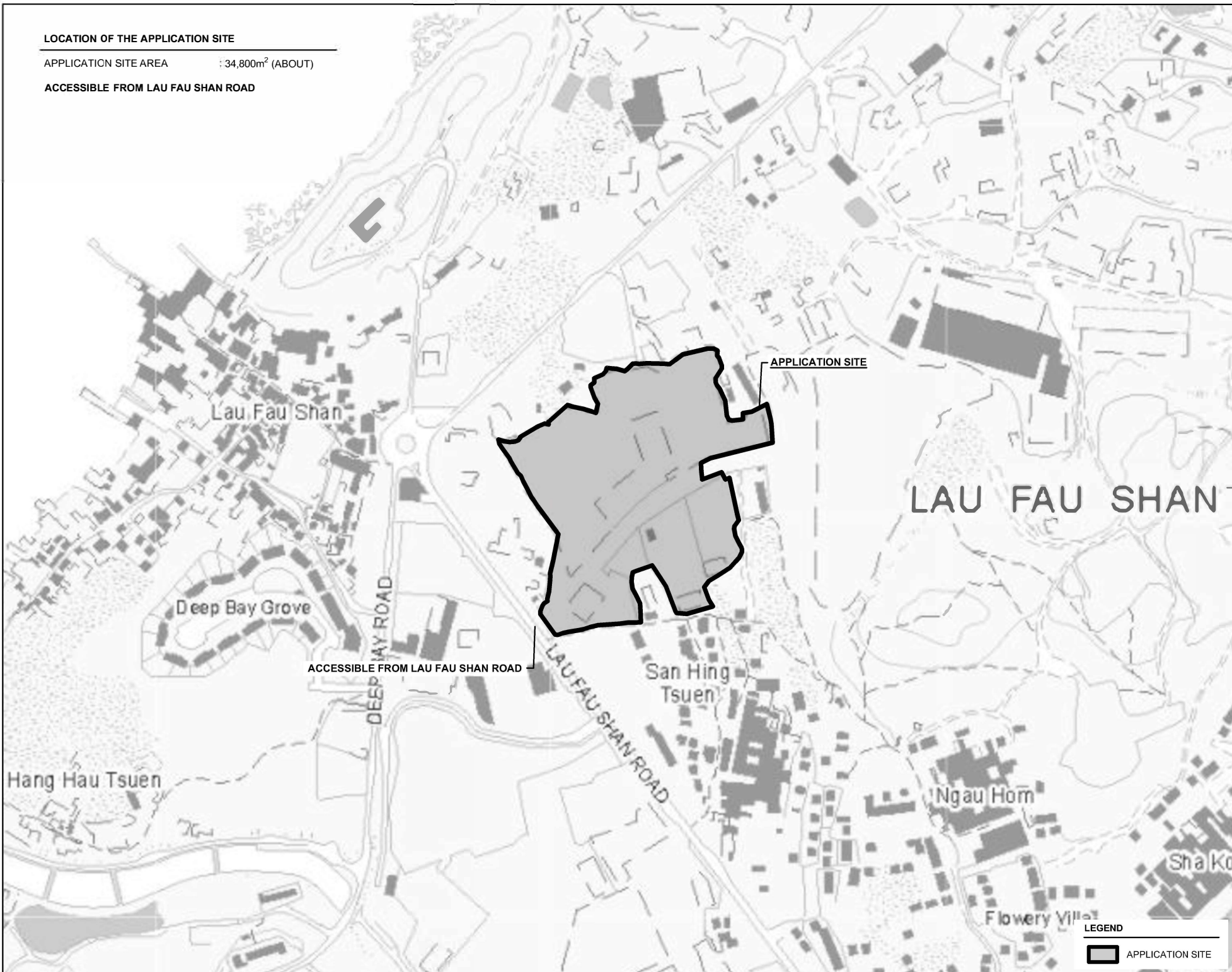
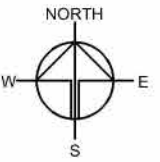
## **APPENDICES**

<b>Appendix I</b>	As-built Drainage Plan
<b>Appendix II</b>	Photographic Records of the Existing Drainage Facilities
<b>Appendix III</b>	Accepted Fire Service Installations Proposal of Application No. A/YL-LFS/397
<b>Appendix IV</b>	A Valid Certificate of Fire Service Installations and Equipment

**LOCATION OF THE APPLICATION SITE**

APPLICATION SITE AREA : 34,800m<sup>2</sup> (ABOUT)

ACCESSIBLE FROM LAU FAU SHAN ROAD



LAU FAU SHAN

APPLICATION SITE

Lau Fau Shan

Deep Bay Grove

ACCESSIBLE FROM LAU FAU SHAN ROAD

San Hing Tsuen

Hang Hau Tsuen

Ngau Horn

Flowerly Villa

Sha Ko

**LEGEND**

 APPLICATION SITE

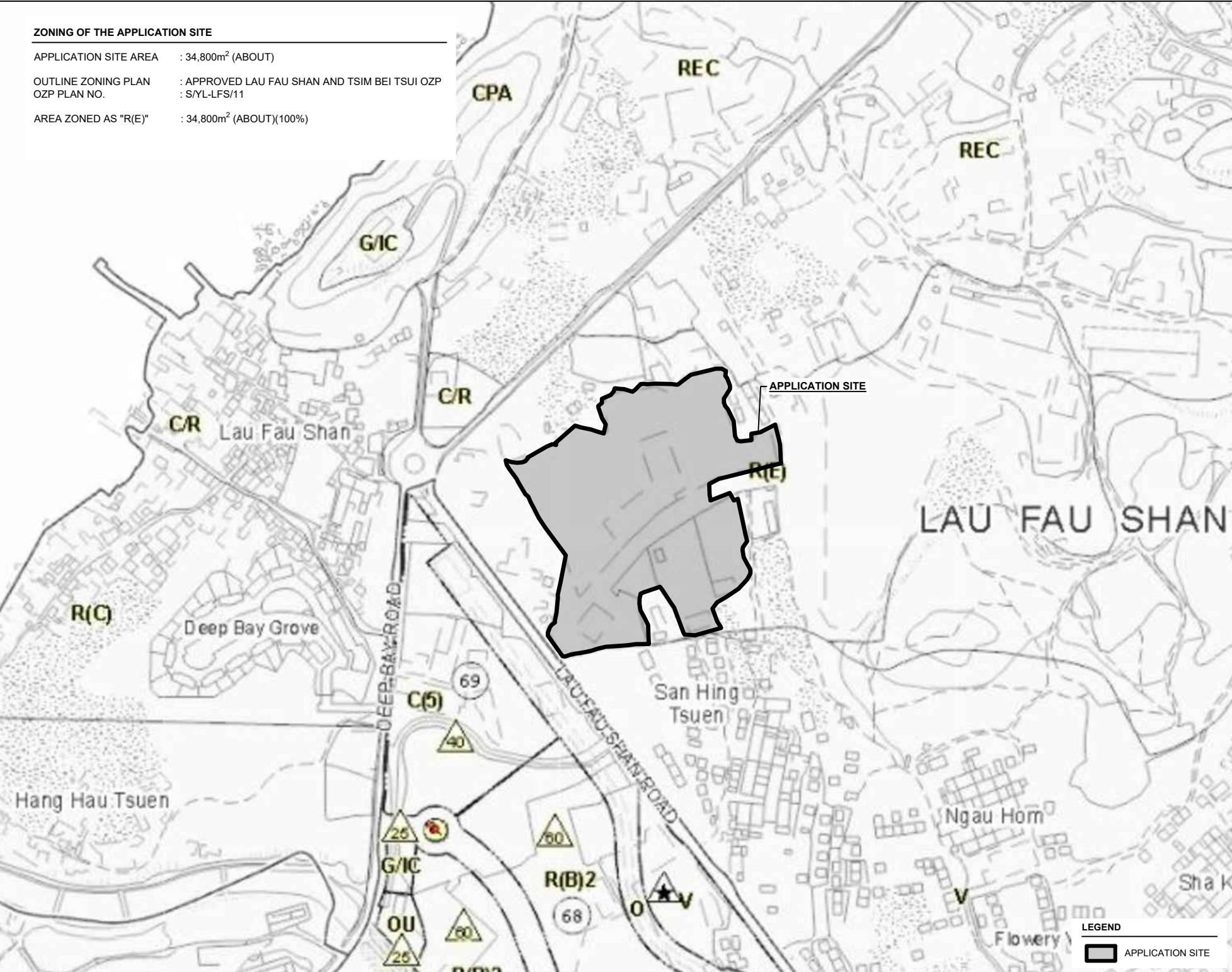
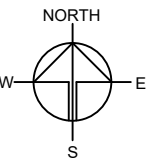
Drawing No.	Ver
<b>PLAN 1</b>	<b>01</b>
Project	
TEMPORARY LOGISTICS CENTRE WITH ANCILLARY CANTEN AND SITE OFFICE FOR A PERIOD OF 3 YEARS	
VARIOUS LOTS IN D.D. 129, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES	
Drawing Title	
LOCATION PLAN	
Scale of A4	
1 : 4000	
Drawn	Date
	24.3.2024
Revised	Date

**ZONING OF THE APPLICATION SITE**

APPLICATION SITE AREA : 34,800m<sup>2</sup> (ABOUT)


OUTLINE ZONING PLAN : APPROVED LAU FAU SHAN AND TSIM BEI TSUI OZP  
OZP PLAN NO. : S/YL-LFS/11

AREA ZONED AS "R(E)" : 34,800m<sup>2</sup> (ABOUT)(100%)



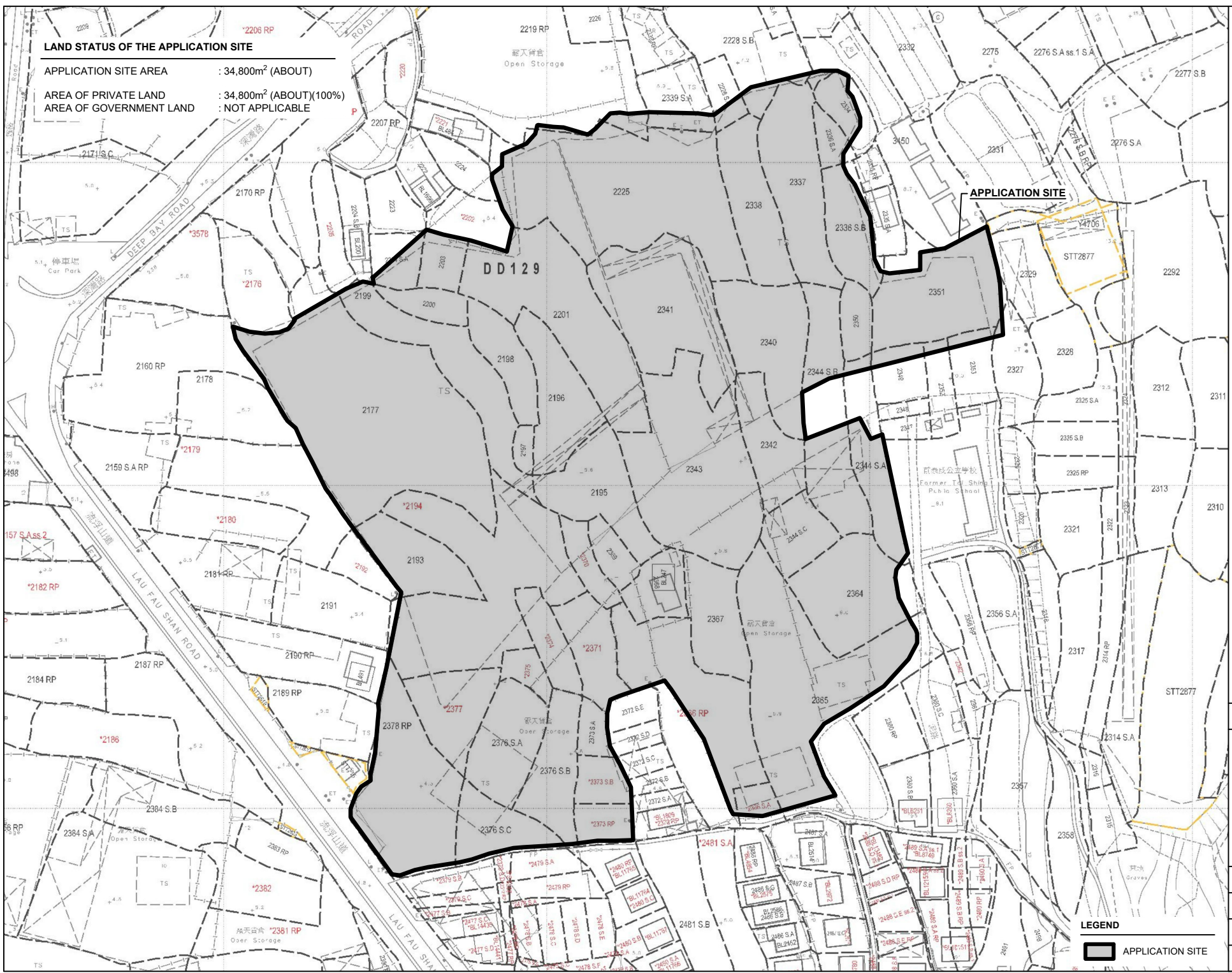
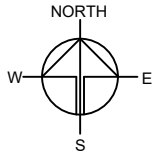
Drawing No. PLAN 2	Ver. 01
Project TEMPORARY LOGISTICS CENTRE WITH ANCILLARY CANTEN AND SITE OFFICE FOR A PERIOD OF 3 YEARS	
VARIOUS LOTS IN D.D. 129, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES	
Drawing Title ZONING OF THE SITE	
Scale of A4 1 : 4000	
Drawn	Date 24.3.2024
Revised	Date

**LEGEND**

 APPLICATION SITE

**LAND STATUS OF THE APPLICATION SITE**

APPLICATION SITE AREA : 34,800m<sup>2</sup> (ABOUT)  
 AREA OF PRIVATE LAND : 34,800m<sup>2</sup> (ABOUT)(100%)  
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



APPLICATION SITE

DD 129

Farmer Tai Shing Public School

**LEGEND**  
 APPLICATION SITE

Drawing No.	Ver.
PLAN 3	01
Project	
TEMPORARY LOGISTICS CENTRE WITH ANCILLARY CANTEN AND SITE OFFICE FOR A PERIOD OF 3 YEARS	
VARIOUS LOTS IN D.D. 129, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES	
Drawing Title	
LAND STATUS OF THE SITE	
Scale of A4	
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Drawn	Date
	24.3.2024
Revised	Date



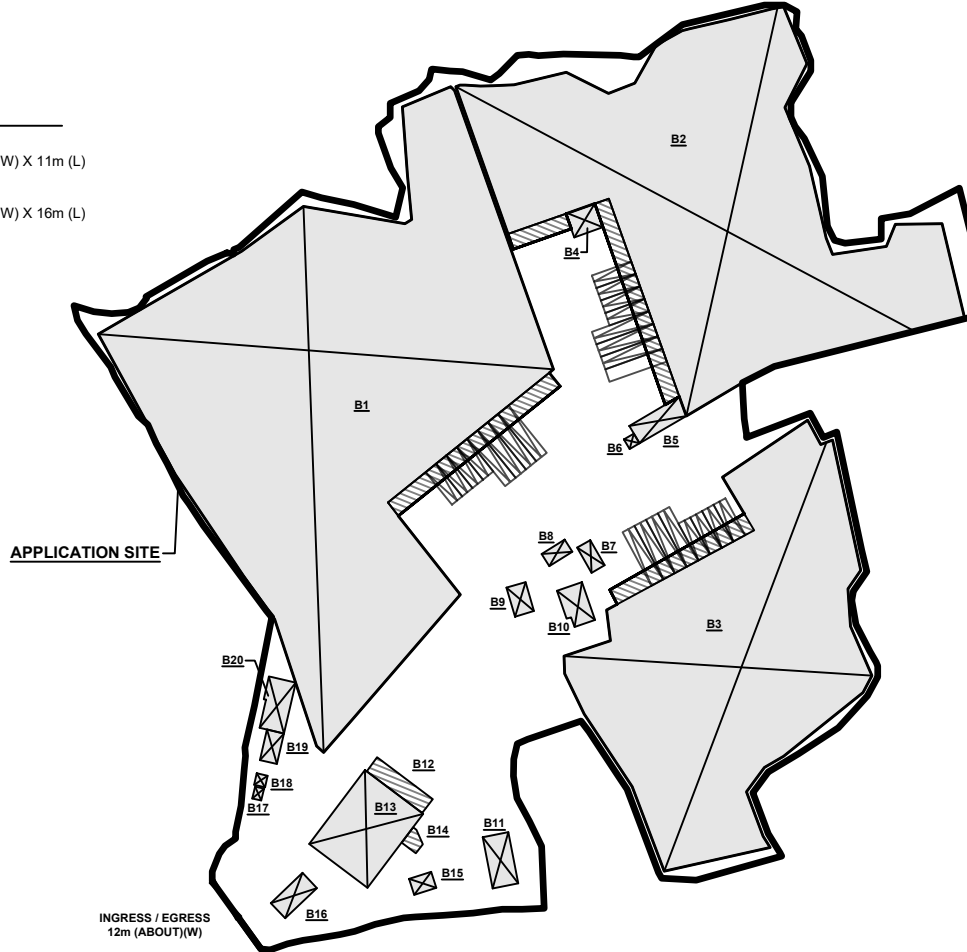
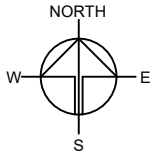
**DEVELOPMENT PARAMETERS**

APPLICATION SITE AREA	: 34,800m <sup>2</sup> (ABOUT)
COVERED AREA	: 23,109m <sup>2</sup> (ABOUT)
UNCOVERED AREA	: 11,691m <sup>2</sup> (ABOUT)
PLOT RATIO	: 0.7 (ABOUT)
SITE COVERAGE	: 66% (ABOUT)
NO. OF STRUCTURE	: 20
DOMESTIC GFA	: N/A
NON-DOMESTIC GFA	: 24,024m <sup>2</sup> (ABOUT)
BUILDING HEIGHT	: 3m - 11m (ABOUT)
NO. OF STOREY	: 1 - 2

**LOADING/UNLOADING PROVISIONS**

NO. OF L/UL SPACE FOR MEDIUM/HEAVY GOODS VEHICLE	: 12
DIMENSION OF L/UL SPACE	: 3.5m (W) X 11m (L)
NO. OF L/UL SPACE FOR CONTAINER VEHICLE	: 12
DIMENSION OF L/UL SPACE	: 3.5m (W) X 16m (L)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	LOGISTIC CENTRE	9,840m <sup>2</sup> (ABOUT)	9,840m <sup>2</sup> (ABOUT)	11m (ABOUT)(1-STOREY)
B2	LOGISTIC CENTRE	6,884m <sup>2</sup> (ABOUT)	6,884m <sup>2</sup> (ABOUT)	11m (ABOUT)(1-STOREY)
B3	LOGISTIC CENTRE	5,168m <sup>2</sup> (ABOUT)	5,168m <sup>2</sup> (ABOUT)	11m (ABOUT)(1-STOREY)
B4	SITE OFFICE	53m <sup>2</sup> (ABOUT)	106m <sup>2</sup> (ABOUT)	6.5m (ABOUT)(2-STOREY)
B5	SITE OFFICE	80m <sup>2</sup> (ABOUT)	160m <sup>2</sup> (ABOUT)	6.5m (ABOUT)(2-STOREY)
B6	GUARDROOM	9m <sup>2</sup> (ABOUT)	9m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STOREY)
B7	WASHROOM	30m <sup>2</sup> (ABOUT)	30m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STOREY)
B8	SITE OFFICE	27m <sup>2</sup> (ABOUT)	54m <sup>2</sup> (ABOUT)	6m (ABOUT)(2-STOREY)
B9	METER ROOM	41m <sup>2</sup> (ABOUT)	41m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STOREY)
B10	SITE OFFICE	70m <sup>2</sup> (ABOUT)	140m <sup>2</sup> (ABOUT)	6.5m (ABOUT)(2-STOREY)



STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B11	SITE OFFICE	94m <sup>2</sup> (ABOUT)	188m <sup>2</sup> (ABOUT)	6.5m (ABOUT)(2-STOREY)
B12	RAIN SHELTER	84m <sup>2</sup> (ABOUT)	84m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STOREY)
B13	CANTEEN (G/F) & SITE OFFICE (1/F)	470m <sup>2</sup> (ABOUT)	940m <sup>2</sup> (ABOUT)	8m (ABOUT)(2-STOREY)
B14	RAIN SHELTER	20m <sup>2</sup> (ABOUT)	20m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STOREY)
B15	SITE OFFICE	27m <sup>2</sup> (ABOUT)	54m <sup>2</sup> (ABOUT)	6.5m (ABOUT)(2-STOREY)
B16	TRANSFORMER ROOM	63m <sup>2</sup> (ABOUT)	63m <sup>2</sup> (ABOUT)	6m (ABOUT)(1-STOREY)
B17	METER ROOM	8m <sup>2</sup> (ABOUT)	8m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STOREY)
B18	PUMP ROOM	9m <sup>2</sup> (ABOUT)	9m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STOREY)
B19	FIRE SERVICE WATER TANK	38m <sup>2</sup> (ABOUT)	38m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STOREY)
B20	SITE OFFICE	94m <sup>2</sup> (ABOUT)	188m <sup>2</sup> (ABOUT)	6.5m (ABOUT)(2-STOREY)
		23,109m <sup>2</sup> (ABOUT)	24,024m <sup>2</sup> (ABOUT)	

**LEGEND**

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (CANOPY)
- L/UL SPACE
- INGRESS / EGRESS

Drawing No.	Ver.
PLAN 4	01

Project  
 TEMPORARY LOGISTICS CENTRE WITH ANCILLARY CANTEEN AND SITE OFFICE FOR A PERIOD OF 3 YEARS

VARIOUS LOTS IN D.D. 129, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

Drawing Title  
 LAYOUT PLAN

Scale of A4  
 1 : 2000

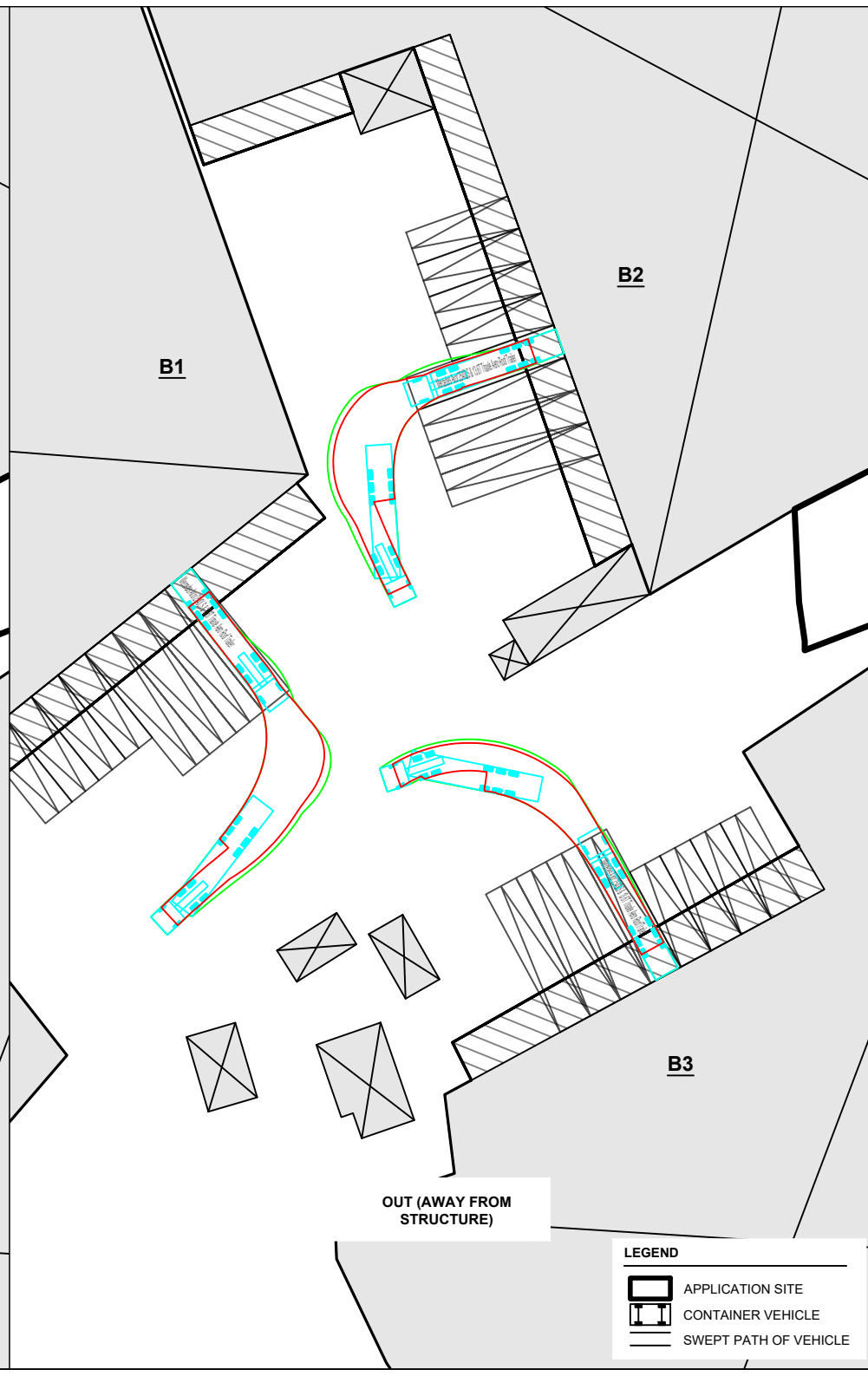
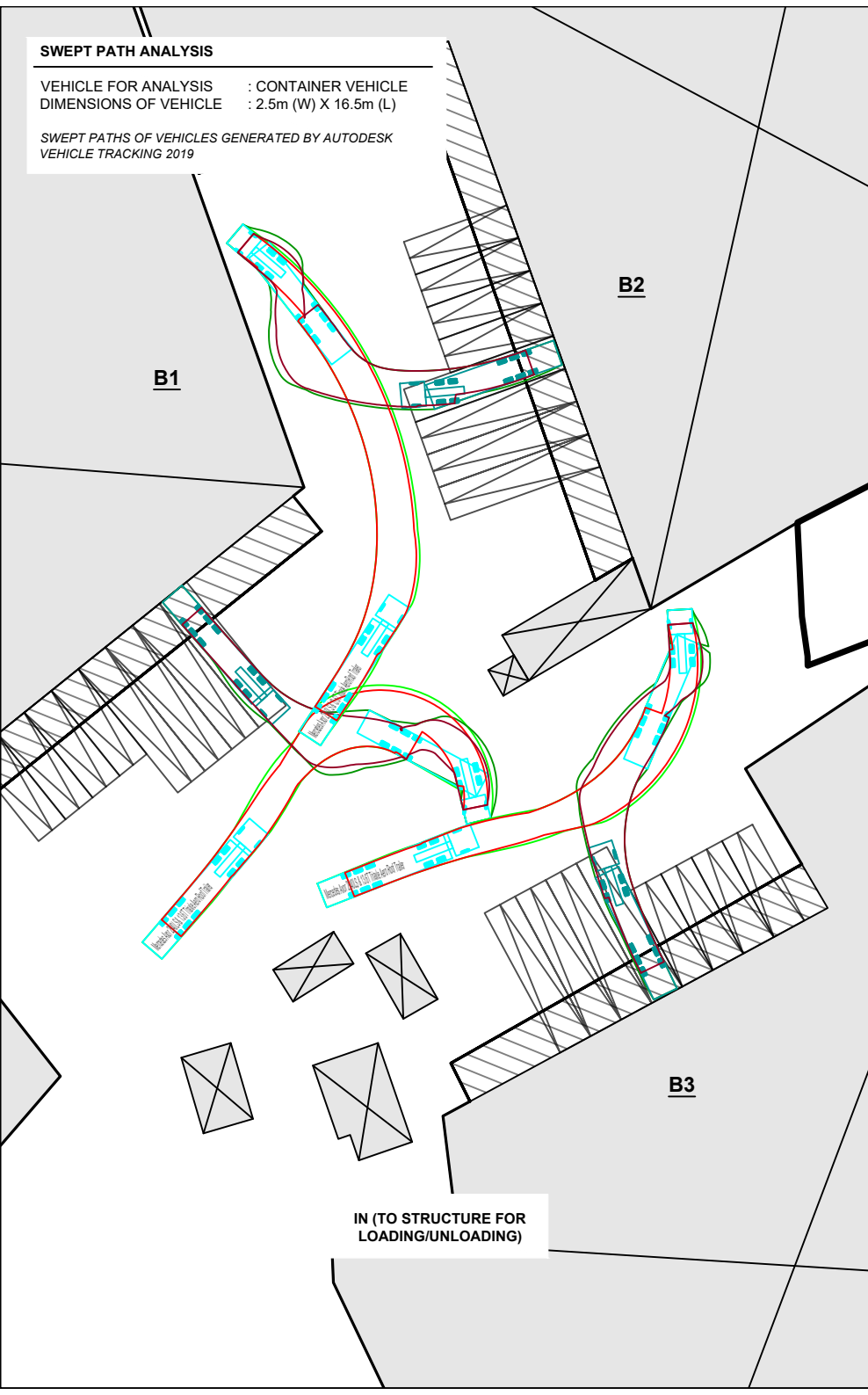
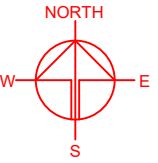
Drawn	Date
	1.4.2024

Revised	Date

**SWEPT PATH ANALYSIS**

VEHICLE FOR ANALYSIS : CONTAINER VEHICLE  
 DIMENSIONS OF VEHICLE : 2.5m (W) X 16.5m (L)

SWEPT PATHS OF VEHICLES GENERATED BY AUTODESK  
 VEHICLE TRACKING 2019



**LEGEND**

	APPLICATION SITE
	CONTAINER VEHICLE
	SWEPT PATH OF VEHICLE

Drawing No.	Ver.
<b>PLAN 5</b>	01

Project

TEMPORARY LOGISTICS CENTRE WITH ANCILLARY CANTEEN AND SITE OFFICE FOR A PERIOD OF 3 YEARS

VARIOUS LOTS IN D.D. 129, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

Drawing Title  
**SWEPT PATH ANALYSIS**

Scale of A4  
**1 : 700**

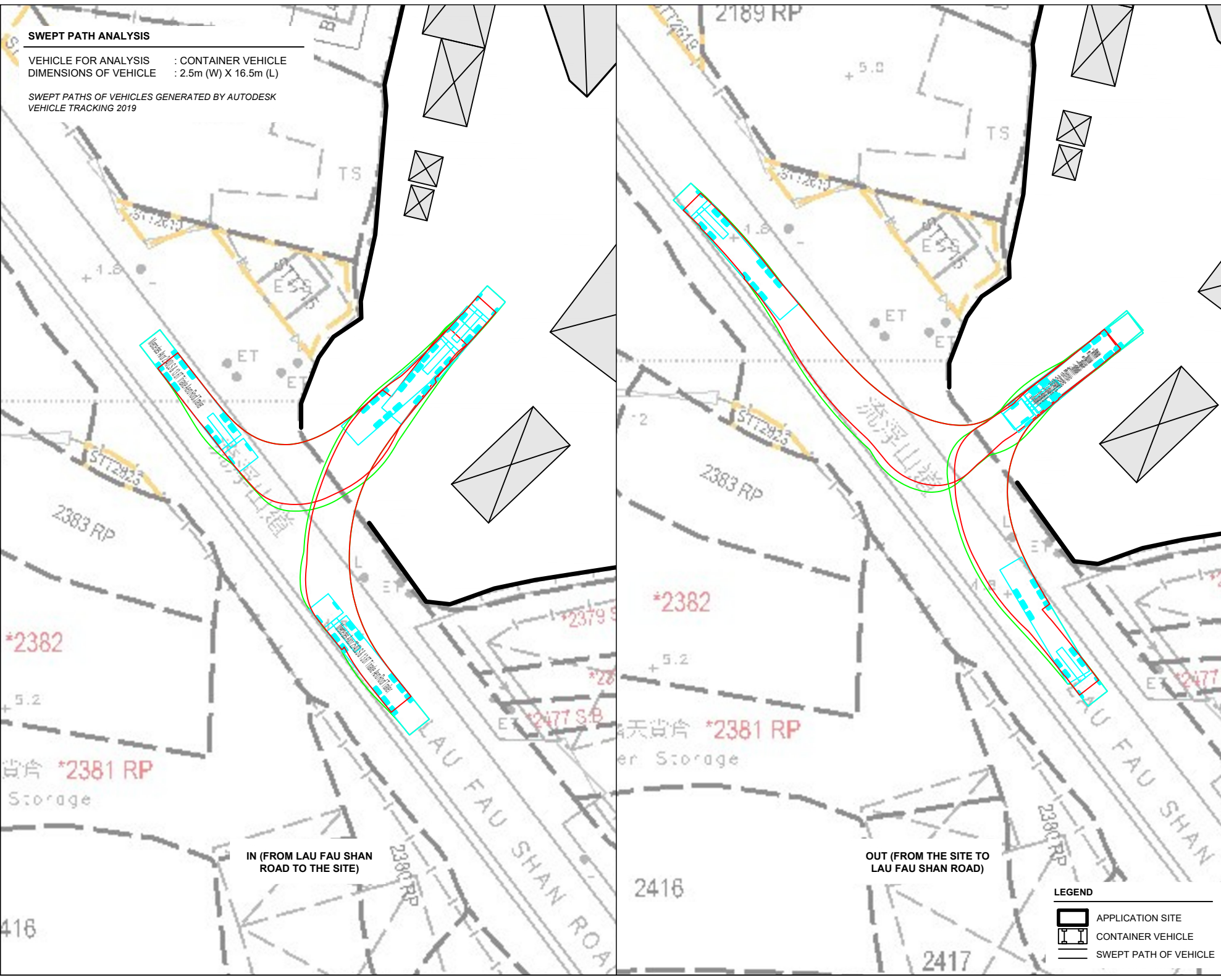
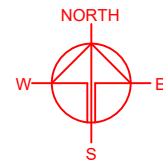
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Revised	Date

**SWEPT PATH ANALYSIS**

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 DIMENSIONS OF VEHICLE : 2.5m (W) X 16.5m (L)

SWEPT PATHS OF VEHICLES GENERATED BY AUTODESK  
 VEHICLE TRACKING 2019



Drawing No.	Ver.
<b>PLAN 6</b>	01

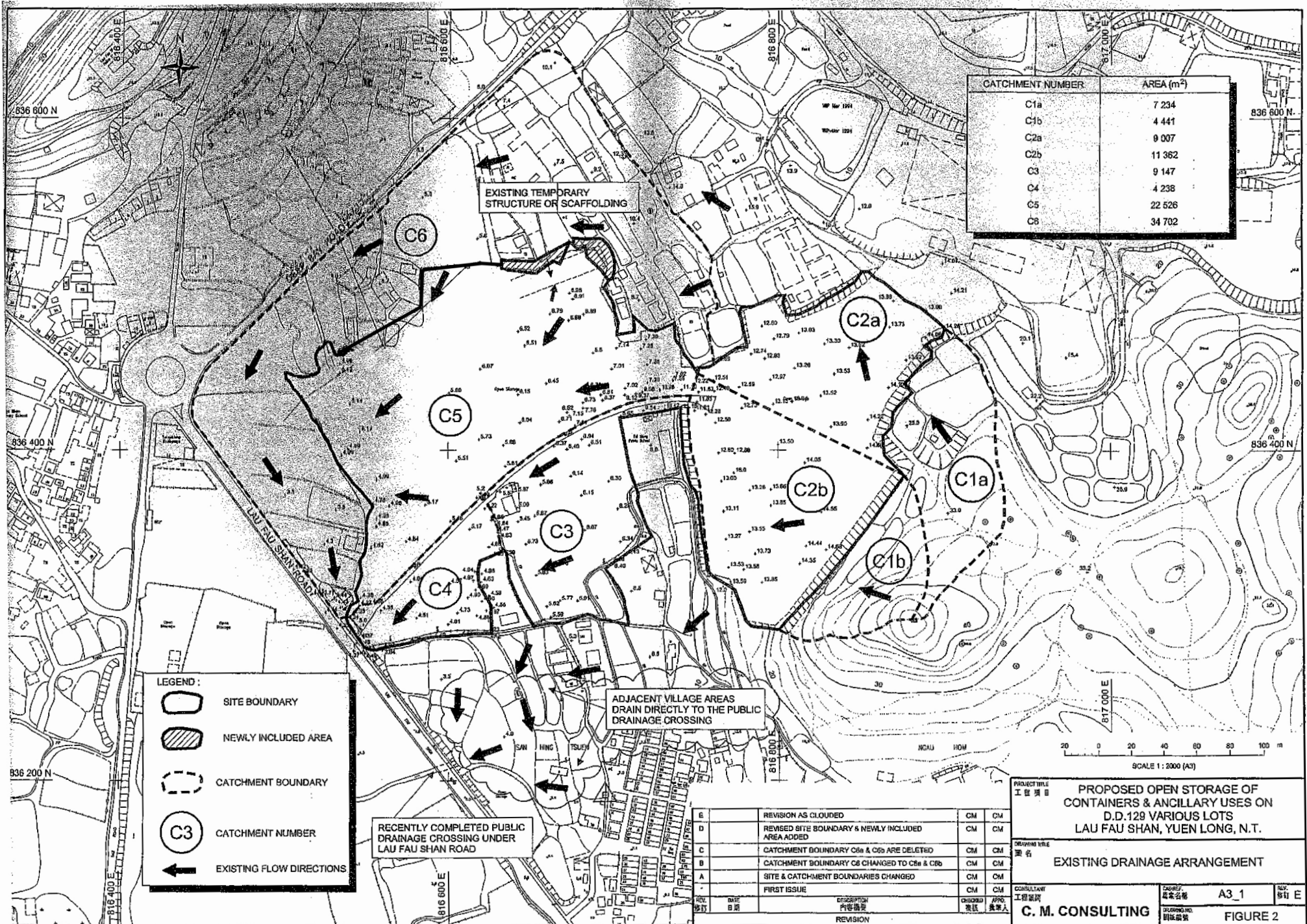
Project  
 TEMPORARY LOGISTICS CENTRE WITH ANCILLARY CANTEEN AND SITE OFFICE FOR A PERIOD OF 3 YEARS

VARIOUS LOTS IN D.D. 129, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

Drawing Title  
**SWEPT PATH ANALYSIS**

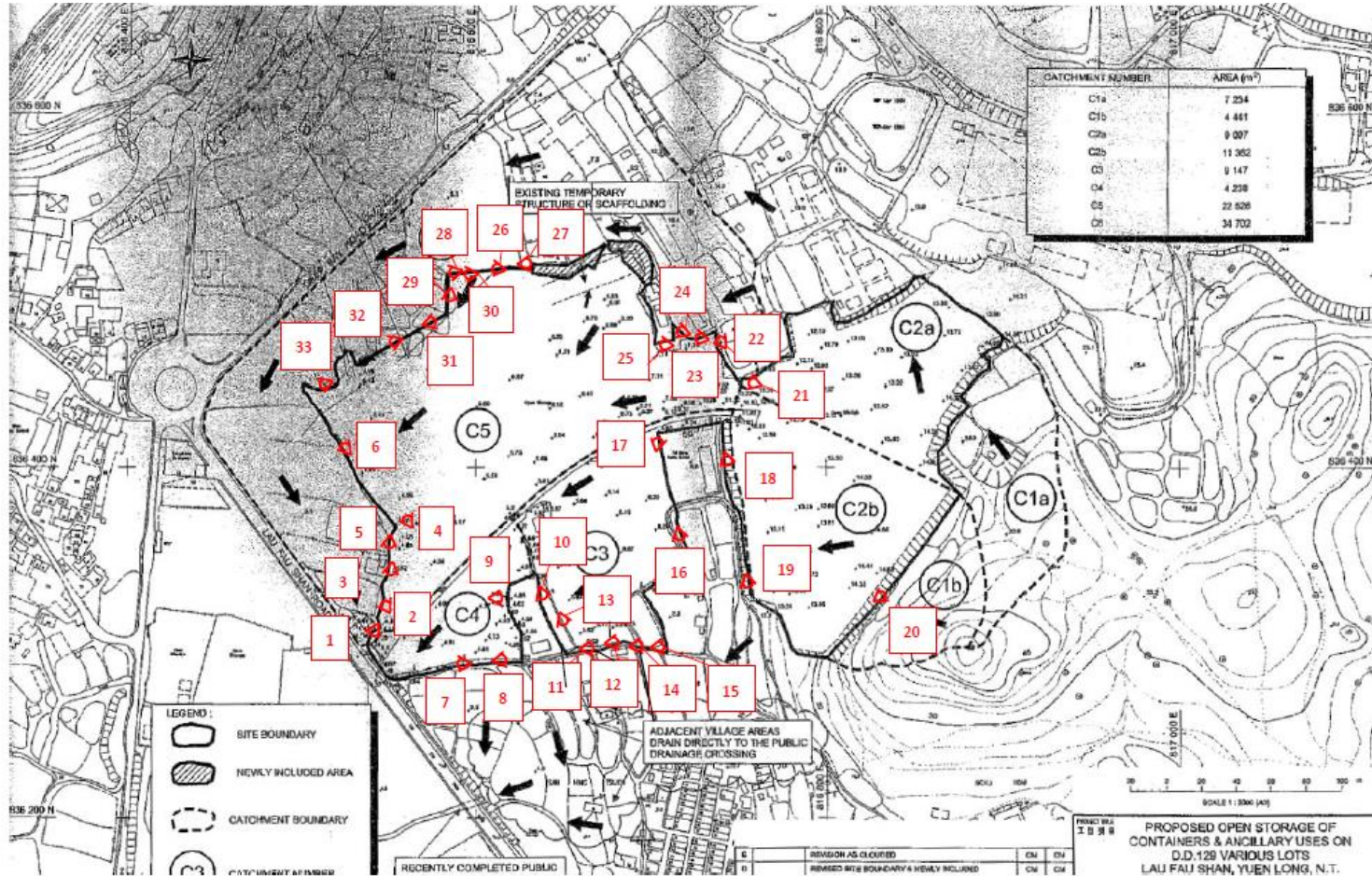
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Drawn	Date
	14.4.2024
Revised	Date



Photographic Record of Existing Drainage Facilities

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



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Legends :

- Hose Reel
- Manual Fire Alarm Call Point
- Fire Alarm Bell
- 5 kg Co<sup>2</sup> Gase Type Fire Extinguisher
- Sand Bucket
- EXIT
- Emergency Light
- Gate valve (with monitoring)
- Subsidiary valve / Flow switch
- Pressure switch
- Pressure gauge
- Gate valve (normal close)
- Sprinkle INLET
- Non Return Valve
- Water alarm bell
- Control / Alarm valve
- Proving pipe assembly
- Openable window exceeding 6.25% of the floor area of the structure
- Rain shelter

Site Office Detail & F.S Notes  
Please reference site office details  
Drawing No: LOP-D/334/FS (P.1) and  
Drawing No: LOP-D/334/FS (P.1.2)

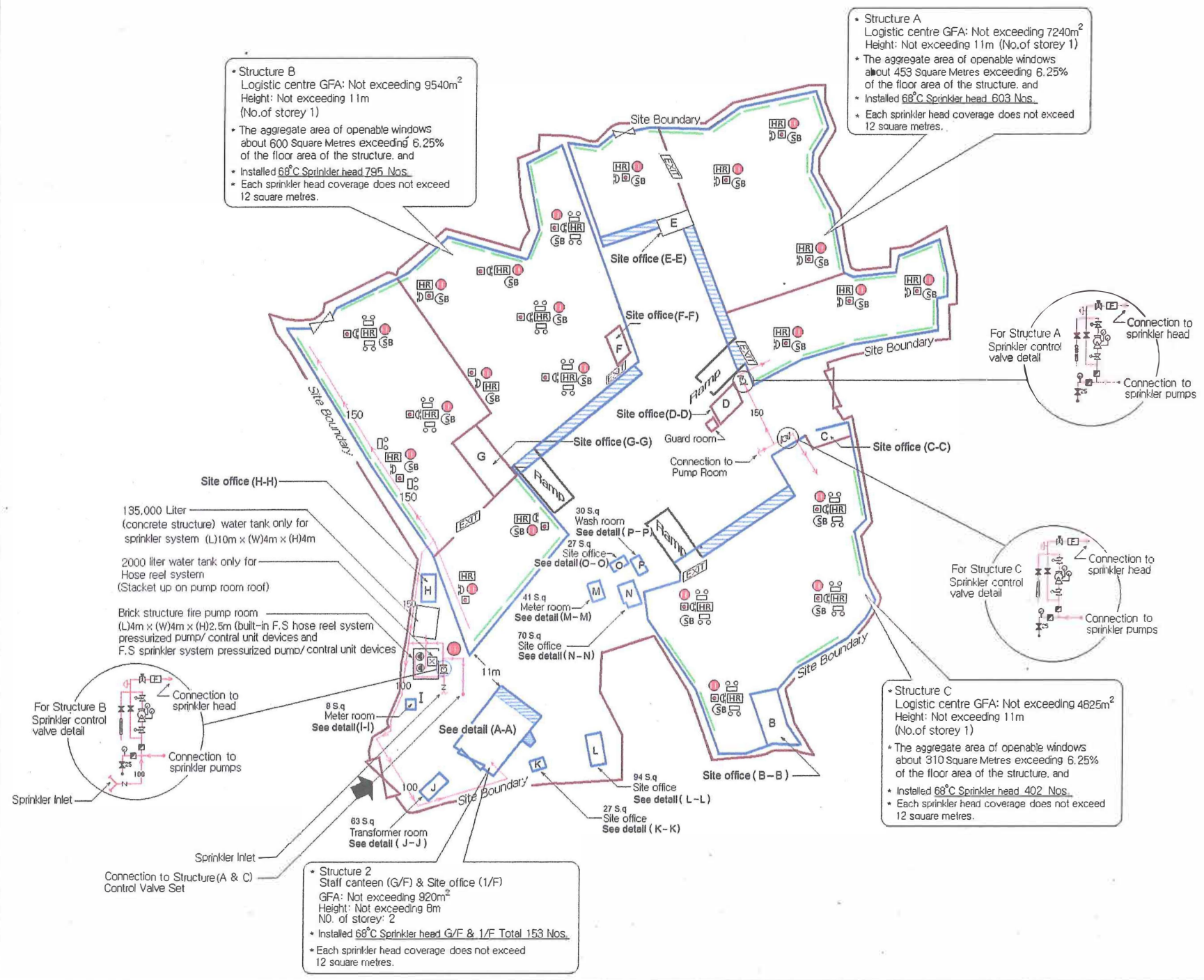
Appendix 1  
S.16 Planning Application No.  
A/YL-LFS/397

• Structure B  
Logistic centre GFA: Not exceeding 9540m<sup>2</sup>  
Height: Not exceeding 11m  
(No.of storey 1)  
• The aggregate area of openable windows about 600 Square Metres exceeding 6.25% of the floor area of the structure, and  
• Installed 68°C Sprinkler head 795 Nos.  
• Each sprinkler head coverage does not exceed 12 square metres.

• Structure A  
Logistic centre GFA: Not exceeding 7240m<sup>2</sup>  
Height: Not exceeding 11m (No.of storey 1)  
• The aggregate area of openable windows about 453 Square Metres exceeding 6.25% of the floor area of the structure, and  
• Installed 68°C Sprinkler head 603 Nos.  
• Each sprinkler head coverage does not exceed 12 square metres.

• Structure C  
Logistic centre GFA: Not exceeding 4825m<sup>2</sup>  
Height: Not exceeding 11m  
(No.of storey 1)  
• The aggregate area of openable windows about 310 Square Metres exceeding 6.25% of the floor area of the structure, and  
• Installed 68°C Sprinkler head 402 Nos.  
• Each sprinkler head coverage does not exceed 12 square metres.

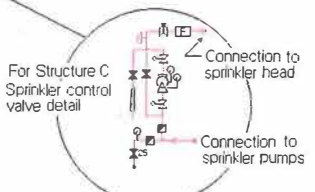
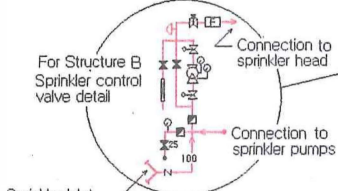
• Structure 2  
Staff canteen (G/F) & Site office (1/F)  
GFA: Not exceeding 920m<sup>2</sup>  
Height: Not exceeding 6m  
NO. of storey: 2  
• Installed 68°C Sprinkler head G/F & 1/F Total 153 Nos.  
• Each sprinkler head coverage does not exceed 12 square metres.



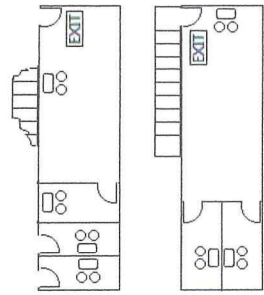
135,000 Liter  
(concrete structure) water tank only for  
sprinkler system (L)10m x (W)4m x (H)4m

2000 liter water tank only for  
Hose reel system  
(Stacked up on pump room roof)

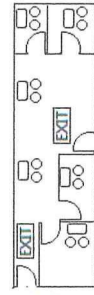
Brick structure fire pump room  
(L)4m x (W)4m x (H)2.5m (built-in F.S hose reel system  
pressurized pump/ control unit devices and  
F.S sprinkler system pressurized pump/ control unit devices



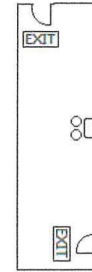
Temporary Structure for Site Office Detail



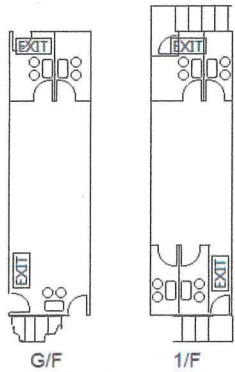
G/F  
1/F  
Detail (D-D)



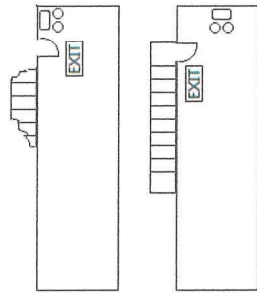
G/F  
Detail (C-C)



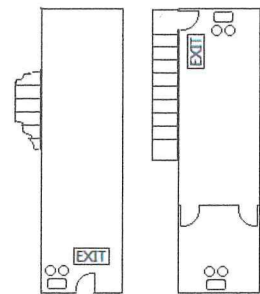
Detail (B-B)



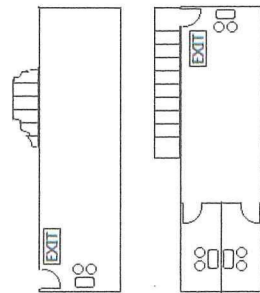
G/F  
1/F  
Detail (G-G)



G/F  
1/F  
Detail (F-F)



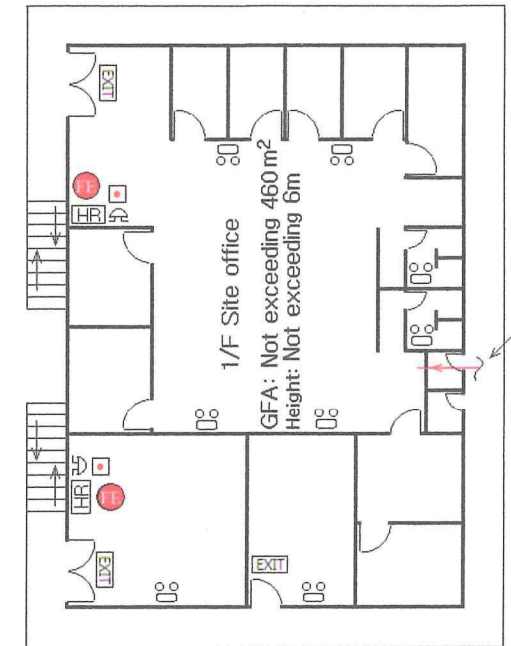
G/F  
1/F  
Detail (E-E)



G/F  
1/F  
Detail (H-H)

Detail (A-A)

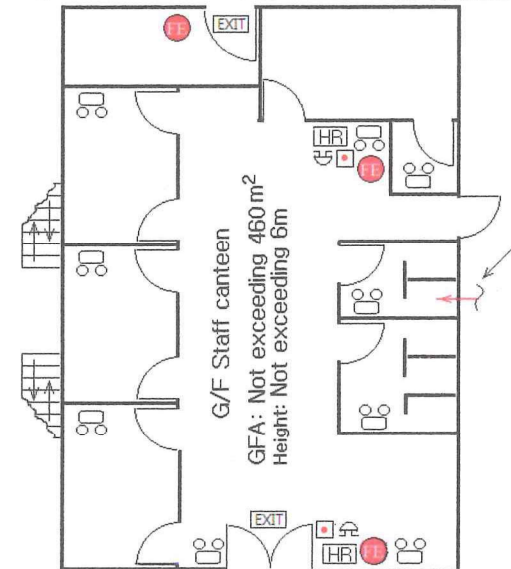
Office Ceiling upper & lower  
all installed according to specifications 68° sprinklers head



1/F Site office  
GFA: Not exceeding 460m<sup>2</sup>  
Height: Not exceeding 6m

100mm G.I. pipe Connection to  
G/F Tee joint

Canteen Ceiling upper & lower  
all installed according to specifications 68° sprinklers head



G/F Staff canteen  
GFA: Not exceeding 460m<sup>2</sup>  
Height: Not exceeding 6m

100mm G.I. pipe connection to main sprinkler  
conduit and tee for 1/F sprinkler head

Notes:

(Detail B & C) Single 20ft x 8 ft container converted to temporary structure for site office use

(Detail D, E, F, G, H,) 2 Nos. 20ft x 8 ft containers stacked up converted to 2 storeys temporary structure for site office use

S.16 Planning Application No. A/YL-LFS/397

Drawing Title : Office Detail

Drawing No: LOP-D/334/FS (p.t 1)

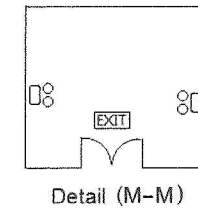
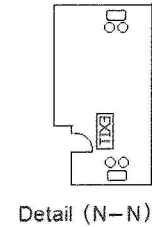
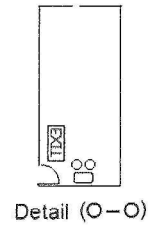
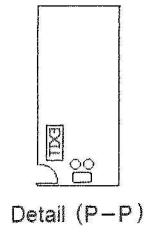
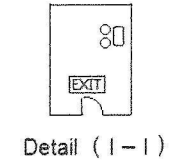
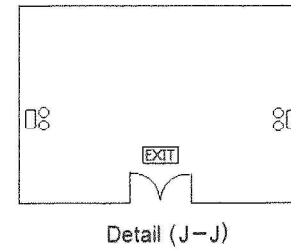
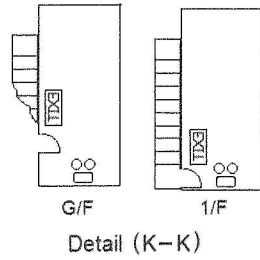
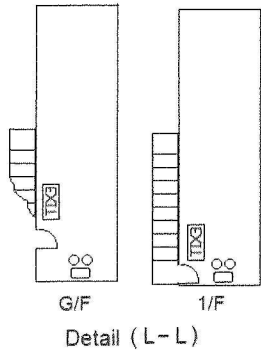
Drawing By : K.W.Lee

Scale : As Show

Date : 7 July 2021



Temporary Structure for Site Office Detail



Notes:

- (Detail I ) Single 5ft x 8 container converted for temporary Meter room
- ( Detail J ) Concrete structure for CLP Transformer
- ( Detail K ) 2 Nos. 10ft x 8 ft containers stacked up converted to 2 storeys temporary structure for site office use
- ( Detail L ) 2 Nos. 20ft x 8 ft containers stacked up converted to 2 storeys temporary structure for site office use
- ( Detail M ) 2 Nos. 10ft x 8 ft combination container converted for temporary Meter room
- ( Detail N ) Concrete structure for site office use
- (Detail O & P) Single 10ft x 8 ft container converted to temporary structure for site office use

S.16 Planning Application No. A/YL-LFS/397

Drawing Title : Office Detail

Drawing No: LOP-D/334/FS (P.t 2)

Drawing By : K.W.Lee

Scale : As Show

Date : 7 July 2021

## Appendix I ( F.S. Notes, Addition explanation for item B. 5 )

S.16 Planning Application No. A/YL-LFS/397

Date: 12 July 2021

### F.S. Notes :

- A. Hose Reel System to provided and installed for the structure in accordance with the Code of practice for minimum Fire service installation and equipment 2012.
1. Hose Reel shall be provided at the position indicated on plan.
  2. There shall be sufficient Hose Reel to ensure that every part of the area can be reached by a length of not more than 30m of Hose Reel Tubing.
  3. An modified Hose Reel system with 2000 L F.S. Water Tank shall be provided. There shall be single end water supply will be feed from Town Main. The location of this F.S. Water Tank and F.S. Pump Room are clearly marked on plans.
  4. No F.S. Inlet to provides in this area.
  5. An instruction plate shall be provided next to the Break Glass unit for operation of Hose Reel.
- B. An Automatic Sprinkler System shall be provided to the entire structure in accordance with LPC rules incorporating BS EN 12845:2015 and FSD Circular Letter No. 5/2020
1. Sufficient Emergency Lighting shall be provided throughout the entire building /structures. in accordance with BS 5226: part 1 and BS EN 1838
  2. Sufficient directional and Exit Sign shall be provided in accordance with BS 5266 : part 1 and FSD Circular Letter 5/2008.
  3. Sufficient Portable Fire extinguishers to be provided at location clearly indicated on plan and Sprinkler Pump room.
  4. An automatic Sprinkler system supplied by 135,000 Liter Sprinkler Water Tank single end water supply will be feed from Town Main and Hazard Class OH3 shall be provided to Structure in accordance with BS EN 12845: 2015 and FSD Circular Letter No.5/2020. The Sprinkler water tank, Sprinkler Pump room, Sprinkler Inlet and Sprinkler Control Valve Group shall be clearly marked on Plan.
  5. The secondary source of electrical supply should be provides.(No Emergency Generator to be provided for Serving the emergency power supplies for all Fire Services installation comprising a cable connected form electricity main directly before the main switch).
  6. Fire alarm system shall be provided throughout the entire structure in accordance with BS 5839: Part 1 :2002 +A2: 2008 and FSD Circular Letter 1/2009.
  7. The material are stored in free-standing storage (ST1), The maximum storage height not exceeding 4m & Post-pallet storage (ST2 ). The maximum storage height not exceeding 3.5m and Single row with 2.4m aisles.
  8. Storage shall be confined to blocks not exceeding 150m<sup>2</sup> in plan area for category 1.
  9. No Smoke extraction system well be provided for the structure as the aggregate exact area of openable windows for the warehouse (including the ancillary workshop) shall be provided as the required 6.25% of the total area Would be [(Structure "A" 7240 sq.m x 6.25% = 452.5 sq.m), (Structure "B" 9540 sq.m x 6.25% = 596.25 sq.m) & (Structure "C" 4825 sq.m x 6.25% = 302 sq.m)] wich is greater than the area of openable window provided.

## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

A 9074084

FSD Ref.:  
消防處稽號

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client:

顧客姓名

Planning Application No. AYL-LFS/397 Various Lots in D.D.129

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

Street/Road/Estate Name:

街道/屋苑名稱

Lau Fau Shan Road

Block:

座

District:

分區

Yuen Long, N.T.

Area:

地區

 HK

香港

 K

九龍

 INT

新界

Type of Building 樓宇類型:

 Industrial 工業 Commercial 商業 Domestic 住宅 Composite 綜合 Licensed premises 持牌處所 Institutional 社團

## Part 1 Annual Inspection ONLY

## 第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
	Fire Alarm System (MFA)	G/F Existing Installed	Conforms with FSD Requirements	18 July 2023	17 July 2024
	Hose Reel System				
	Sprinkler System				
	Emergency Lighting				
	Exit Sign				

## Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)

## Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

Authorized Signature:

受權人簽署

Name:

Chu Ying Kit

FSD/RC No.:

消防處註冊號碼

RC1/490 &amp; RC2/663

Company Name:

公司名稱

E W Consultant Limited

Telephone:

聯絡電話

2669-4303

Date:

日期

18 July 2023

Site Contact: 9080-2250 Lee Kai Wing

**如證書涉及年檢事項, 應張貼於大廈  
或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.



For FSD use only:

Inspected

Key-in

Verified

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

火警預防 (裝置及設備) 規例

(Regulation 9(1))

A 8176000

FSD Ref.:  
消防處檔號

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client / 顧客姓名: Planning No. A/YL-LFS / 397 Various Lots in DD 129

Name of Building / 樓宇名稱: [Blank]

Street No./Town Lot / 門牌號數/市地段: DD119 Street/Road/Estate Name / 街道/屋苑名稱: Lau Pau Shan

Block / 座: [Blank] District / 分區: Yuen Long Area:  HK 香港  K 九龍  NT 新界

Type of Building 樓宇類型:  Industrial 工業  Commercial 商業  Domestic 住宅  Composite 綜合  Licensed premises 持牌處所  Institutional 社團

Part 1 Annual Inspection ONLY  
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	Portable Fire Extinguisher	G/F	Conforms With FSD Requirements (30 Nos of 5Kg CO2 Gas Type F.E)	29/1/2024	28/1/2025
25	Sand Buckets		(30 Nos of Sand Buckets)		

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

Authorized Signature / 受權人簽署: [Signature]

Name / 姓名: Ting Ka Hin

FSD/RC No. / 消防處註冊號碼: RC3/98

Company Name / 公司名稱: POLLY FIRE PREVENTION SERVICE ENGINEERING CO.

Telephone / 聯絡電話: 2393 8468 / 2765 8255

Date / 日期: 29/1/2024

For FSD use only:

Inspected

Key-in

Verified

如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.