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Fw: [FI] S.16 Application No. A/HSK/493 - FI to address departmental comments

20/11/2023 11:35

From: tmylwdpo_pd/PLAND/HKSARG
To: Charlotte Cheuk Ying LAM/PLAND/HKSARG@PLAND
Cc: Simon PH CHAN/PLAND/HKSARG@PLAND, Charlie Siu Hin TSUI/PLAND/HKSARG@PLAND
File Ref:

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From: tpbpd/PLAND/HKSARG
To: tmylwdpo@pland.gov.hk
Cc: Yuki Man Yin YIU/PLAND <ymyiu@pland.gov.hk>
Date: 20/11/2023 10:14
Subject: Fw: [FI] S.16 Application No. A/HSK/493 - FI to address departmental comments

----- Forwarded by tpbpd/PLAND/HKSARG on 20/11/2023 10:13 -----

From: [REDACTED]
To: Town Planning Board <tpbpd@pland.gov.hk>
Cc: "ccylam@pland.gov.hk" <ccylam@pland.gov.hk>, "cshtsui@pland.gov.hk" <cshtsui@pland.gov.hk>, [REDACTED]
Date: 17/11/2023 18:11
Subject: [FI] S.16 Application No. A/HSK/493 - FI to address departmental comments

Dear Sir,

Attached herewith the FI to address departmental comments of the subject application.

Should you require more information, please do not hesitate to contact me. Thank you for your kind attention.

Kind Regards,

Louis TSE | Town Planner

R-riches Group (HK) Limited

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited

A: Block D, The Richfield, 236 Kat Hing Wai, Kam Tin, New Territories, Hong Kong



FI1 for A_HSK_493 (20231117).pdf

Our Ref.: DD124 Lot 2238 S.A RP
Your Ref.: TPB/A/HSK/493

The Secretary
Town Planning Board
15/F, North Point Government office
333 Java Road
North Point, Hong Kong

By Email

17 November 2023

Dear Sir,

1st Further Information

Temporary Warehouse for a Period of 3 Years in "Residential (Group B) 3" Zone, Lot 2238 S.A RP (Part) in D.D.124 and Adjoining Government Land, Hung Shui Kiu, Yuen Long, New Territories

(S.16 Planning Application No. A/HSK/493)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at (852) [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Louis TSE
Town Planner

cc DPO/TMYLW, PlanD

(Attn.: Ms. Charlotte LAM
(Attn.: Mr. Charlie TSUI

email: ccylam@pland.gov.hk)
email: cshtsui@pland.gov.hk)

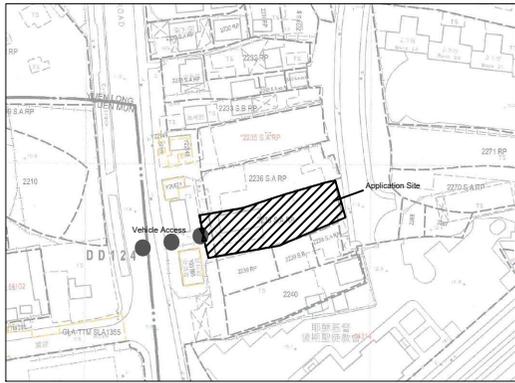
Responses-to-Comments

Temporary Warehouse for a Period of 3 Years in “Residential (Group B) 3” Zone, Lot 2238 S.A RP (Part) in D.D.124 and Adjoining Government Land, Hung Shui Kiu, Yuen Long, New Territories

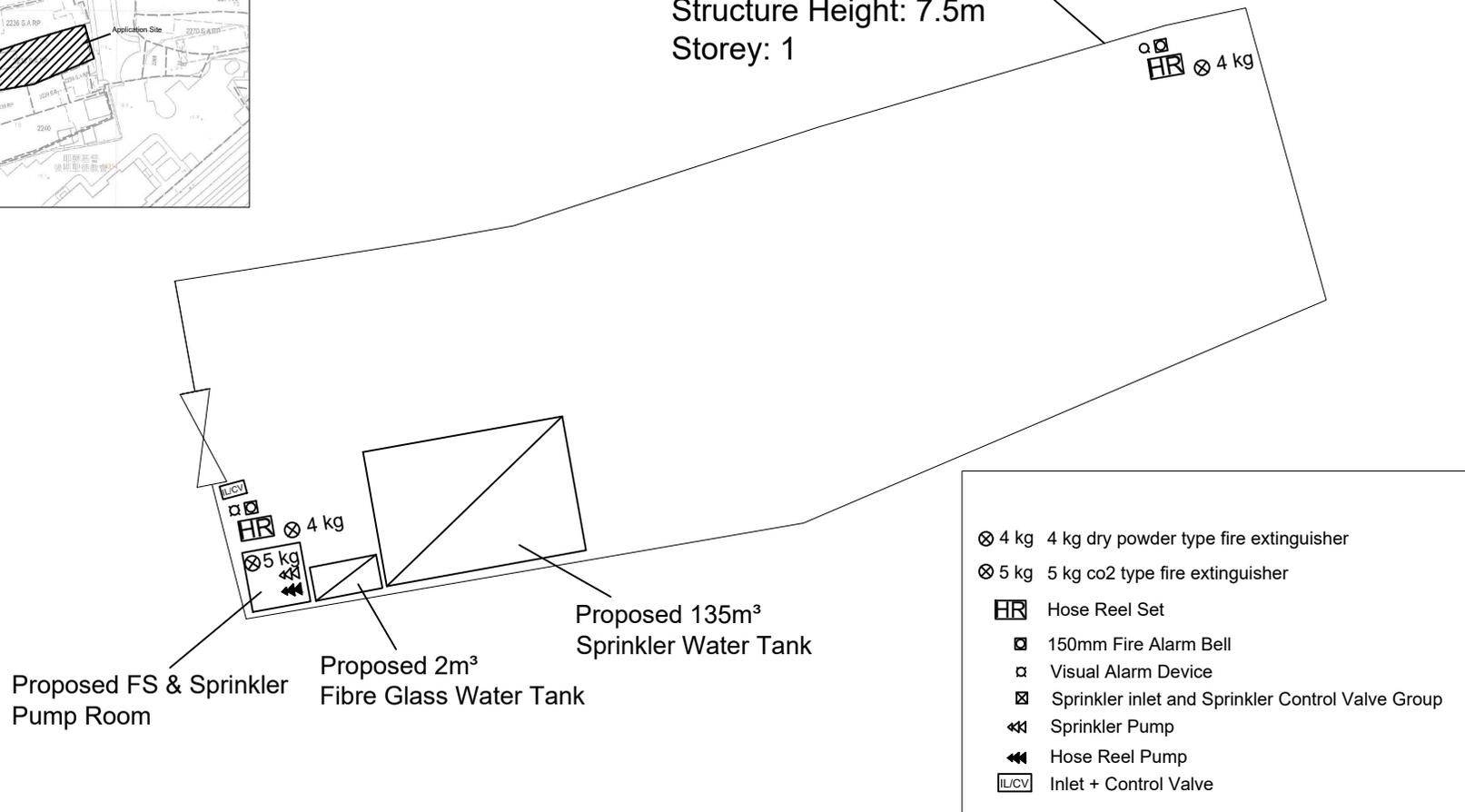
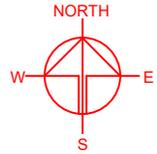
(Application No. A/HSK/493)

(i) A RtoC Table:

Departmental Comments		Applicant’s Responses
1. Comments of Director of Fire Services (D of FS) (Contact Person: Mr. CHAU Nai-yin; Tel: 2733 7781)		
(a)	The standards and specifications of the proposed emergency lighting shall be revised as 'BS 5266-1:2016, BS EN 1838:2013 and the FSD Circular Letter No. 4/2021'.	Noted and revised accordingly. Please refer to the revised fire service installations proposal (Annex I).
(b)	The standards and specifications of the proposed automatic sprinkler system shall be revised as 'LPC BS EN 12845:2015 and the FSD Circular Letter No. 5/2020'.	
(c)	Item 8 in FS Notes shall be deleted.	
(d)	The maximum storage area of a single block shall be specified in the FS Notes.	
(e)	The minimum clearance around each single storage block (i.e. 2.4 m) shall be specified in the FS Notes; and	
(f)	The standards and specification of the proposed fire alarm system shall be revised as 'BS 5839-1:2017 and the FSD Circular Letter No. 6/2021'.	



Structure A
 Use: Warehouse(Furniture Storage)
 Covered Area: 752m²
 Structure Height: 7.5m
 Storey: 1



⊗ 4 kg	4 kg dry powder type fire extinguisher
⊗ 5 kg	5 kg co2 type fire extinguisher
HR	Hose Reel Set
⊠	150mm Fire Alarm Bell
⊠	Visual Alarm Device
⊠	Sprinkler inlet and Sprinkler Control Valve Group
⊠	Sprinkler Pump
⊠	Hose Reel Pump
ILCV	Inlet + Control Valve

FS Notes:

- Sufficient emergency lighting shall be provided throughout the entire building in accordance with BS5266-1: 2016, BS EN 1838: 2013 and the FSD Circular Letter No. 4/2021.
- Sufficient directional and exit sign shall be provided in accordance with BS 5266: Part 1 and FSD Circular letter 5/2008.
- Sufficient portable hand-operated approved appliance as required by occupancy and as marked on plans.
- An Automatic Sprinkler System Supplied by 135 m³ Sprinkler Water Tank and Hazard Class OH 3 shall be provided to all Structure in accordance with LPC 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 plans.
- An hose reel system should be supplied by a 2.0m³ F.S Water tank.
There shall be sufficient hose reel to ensure that every part of each building can be reached by a length of not more than 30m of hose reel tubing. The F.S water tank, F.S pump room and hose reel shall be clearly marked on plans.
- 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 actuation point and one audio warning device to be located at each hose reel point.
The actuation point should include facilities for fire pump start and audio/visual warning device initiation.
- One No.5.0 kg CO2 F.E shall be provided for F.S Pump Room & Sprinkler Pump Room.
- Sprinkler pump(SP1,SP2,JP) & Hose Reel pump (HR-1,HR-2,JP) shall be provided at F.S pump Room.
- A Secondary power supply shall be provided to electrical fire services installations.
- Type of storage method for the building is as follows:
 - Type of Storage method for the building is as follows: Storage Category: Category (I)
 - Storage Height: Not less than 2.4m
 - Storage: ST1

Pump Schedule

Designation	Flow Rate (Litre/min)	Discharge Head (Kpa)	Motor Rating (Kw)
SP1, SP2	2250/1350/1100	140/290/320	18.5
SP-JP	60	450	2.2
HR-1,HR-2	100	600	2.2
HR-JP	60	400	2.2

Annex I

Drawing No. P02	Ver. 02
Project PROPOSED TEMPORARY WAREHOUSE FOR A PERIOD OF 3 YEARS	
LOT 2238 S.A RP (PART) IN D.D. 124 AND ADJOINING GOVERNMENT LAND	
Drawing Title FSIs Proposal	
Scale of A4 1 : 300	
Drawn	Date 17.11.2023
Revised	Date