

規 劃 署

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

**APPENDIX IV: Fire Services Related Documents****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 () in TPB/A/NE-MKT/35
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2691 2806

By Post and Fax

17 October 2024

Toco Planning Consultants Ltd.

(Attn.: Ted CHAN)

Dear Sir/Madam,

**Proposed Temporary Warehouse (Timber and Other Associated
Materials) for a Period of 3 Years and Associated Filling of Land in
“Agriculture” Zone, Lot 129 S.A (Part) in D.D. 86 and Various Lots in
D.D. 90 and Adjoining Government Land, Lin Ma Hang Road, Sha Ling
(Compliance with Approval Condition (g) for Planning Application No. A/NE-MKT/35)**

I refer to your submissions received by this office on 5.9.2024 and 4.10.2024 for compliance with approval condition (g) in relation to the submission of a fire service installations (FSIs) proposal to the satisfaction of the Director of Fire Services (D of FS) or of the Town Planning Board under the captioned planning application.

D of FS (Contact person: Mr. QIU Yi; Tel.: 2733 5845) has been consulted and considered the approval condition (g) has been complied with. Please proceed to implement the accepted FSIs proposal for compliance with approval condition (h). You are advised to submit a full set of Certificate of FSI and Equipment (FS 251) incorporated with all FSIs proposed in the accepted FSIs proposal under approval condition (g) for further arrangement of FSI acceptance inspection.

Please also be reminded to observe the requirements for an application under Section 4 of the Timber Stores Ordinance (Cap. 464). Detailed fire service requirements will be formulated by the Fire Services Department upon receipt of formal submission of licensing application.

- 2 -

Should you have any queries related to planning matters, please contact Ms. Cheryl TSANG of this department at 2158 6229.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'Rico TSANG', written over a horizontal line.

(Rico TSANG)
for Director of Planning



The Secretary,
Town Planning Board
15/F, North Point Government Offices
333 Java Road,
North Point, Hong Kong
(Attn.: Ms. Leticia LEUNG)

Tel: [REDACTED]
Fax: [REDACTED]
E-mail: [REDACTED]
Website: <http://www.tocoplanning.com>

Your Ref.: TPB/A/NE-MKT/35

Dear Madam,

5 September, 2024

**Section 16 Planning Application for Proposed Temporary Rural Workshop
(Timber Yard and Sawmill) for a Period of 3 Years at Various Lots in D.D. 86 and
D.D. 90 and Adjoining Government Land, Lin Ma Hang Road, Sha Ling**

We refer to the comments from the Fire Services Department (FSD) in response to approval condition (g) in relation to the submission of a Fire Service Installations (FSI) Proposal under the captioned planning application via the letter from Sha Tin, Tai Po & North District Planning Office dated 29.8.2024.

Please find attached 3 copies of the updated FSI Proposal with the F.S. Notes revised for your attention and circulation to FSD.

Yours faithfully,

Toco Planning Consultants Ltd.





Ted Chan
Managing Director

cc Client
DPO/STN (Attn. Ms. Shirley Chan)

FIRE SERVICE NOTES :

1. A MODIFIED HOSE REEL SYSTEM WITH A 2,000 L F.S. TANK SHALL BE PROVIDED TO THE SUBJECT BUILDINGS IN ACCORDANCE WITH PARA. 5.14 OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT 2012. HOSE REEL SHALL BE PROVIDED TO ENSURE THAT EVERY PART OF THE BUILDINGS WHERE CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M OF HOSE REEL TUBING.
- 1.1 HOSE REEL SHALL BE PROVIDED AT POSITIONS AS INDICATED ON PLANS.

1.2 NO FIRE SERVICE INLET TO BE PROVIDED FOR MODIFIED HOSE REEL SYSTEM.

1.3 TWO FIXED FIRE PUMPS (DUTY/STANDY) TO BE PROVIDED.
2. FIRE DETECTION ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH BS 5839 Part 1 :2017 AND FSD CIRCULAR LETTER NO. 6/2021. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE TO BE LOCATED AT EACH HOSE REEL POINT. VISUAL ALARM SIGNALS TO BE PROVIDED. ACTUATING POINT SHALL INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO/VISUAL WARNING DEVICE INITIATION.
- 2.1 FIRE ALARM PANEL TO BE PROVIDED AND LOCATED INSIDE F.S. PUMP ROOM.
3. SUFFICIENT EMERGENCY LIGHTING WITH 2 HOURS BACK UP BATTERY TO BE PROVIDED TO THE BUILDINGS IN ACCORDANCE WITH BS 5266: PART 1 :2016 AND BS EN 1838:2013, AND FSD CIRCULAR LETTER 4/2021.
4. SUFFICIENT EXIT SIGN / DIRECTIONAL SIGN TO BE PROVIDED IN ACCORDANCE WITH BS 5266 : PART 1 AND FSD CIRCULAR LETTER NO. 5/2008.
5. FIRE EXTINGUISHERS SHALL BE PROVIDED AS INDICATED ON PLANS.
6. WHEN A VENTILATION/AIR CONDITIONING CONTROL SYSTEM TO THE AREAS/BUILDING IS REQUIRED TO BE PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT.
7. AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED TO THE ENTIRE BUILDING/STRUCTURE IN ACCORDANCE WITH LPC RULES INCORPORATING BS EN12845 : 2015 AND FSD CIRCULAR LETTER 5/2020 EXCEPT E&M PLANT ROOMS. SPRINKLER SHALL NOT BE PROVIDED TO AREAS OF COVERED SHED AS THOSE ARE METAL STRUCTURE WITH 2 SIDES OPENING.
- 7.1 HAZARD CLASSIFICATION : OH3

7.2 STORED PRODUCTS AND CATEGORIES : CATEGORY (I)

7.3 STORAGE CONFIGURATION : FREE STANDING (ST1) & POST-PALLET STORAGE (ST2)

7.4 STORAGE HEIGHT NOT EXCEEDING : 4M & 3.5M

7.5 STORAGE SHOULD BE CONFINED TO BLOCKS NOT EXCEEDING 50 SQ M. IN PLAN AREA FOR CATEGORY I.

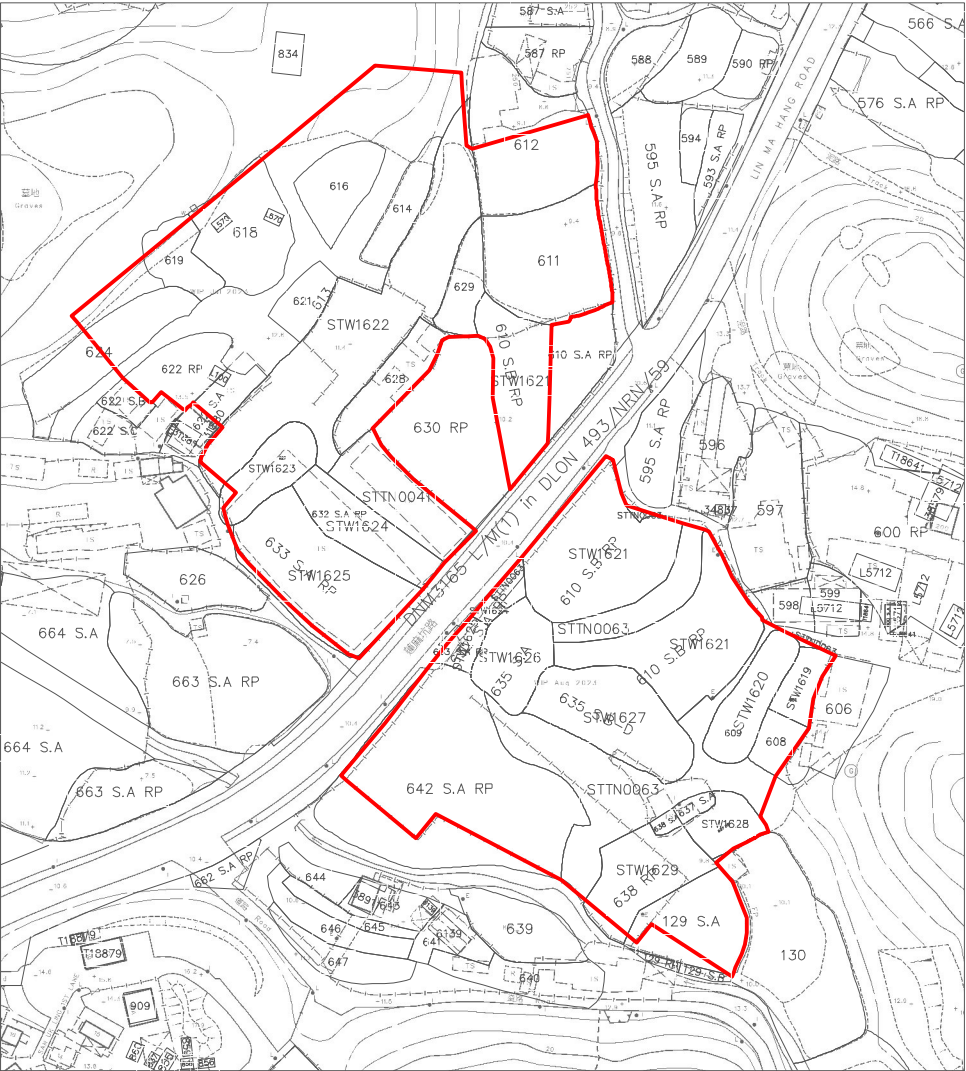
7.6 STORAGE BLOCKS SHOULD BE SEPARATED BY AISLES NO LESS THAN 2.4M WIDE.

7.7 ONE NUMBER 135,000 LITRES SPRINKLER WATER TANK TO BE PROVIDED AS INDICATED ON PLANS.

7.8 SPRINKLER PUMPS, SPRINKLER CONTROL VALVES AND SPRINKLER INLETS SHALL BE PROVIDED AS INDICATED ON PLANS.
8. SECONDARY SOURCE OF POWER SUPPLY FOR FIRE SERVICE INSTALLATIONS TO BE PROVIDED BY CONNECTION BEFORE THE MAIN SWITCH WITH AUTOMATIC CHANGE-OVER DEVICE AND SATISFACTION OF THE DIRECTOR OF FIRE SERVICES.
9. SMOKE EXTRACTION SYSTEM SHALL NOT BE PROVIDED WHEREAS THE AGGREGATE AREA OF OPENABLE WINDOWS OF THE COMPARTMENT EXCEEDS 6.25% OF THE FLOOR AREA OF THAT COMPARTMENT IN WAREHOUSES.



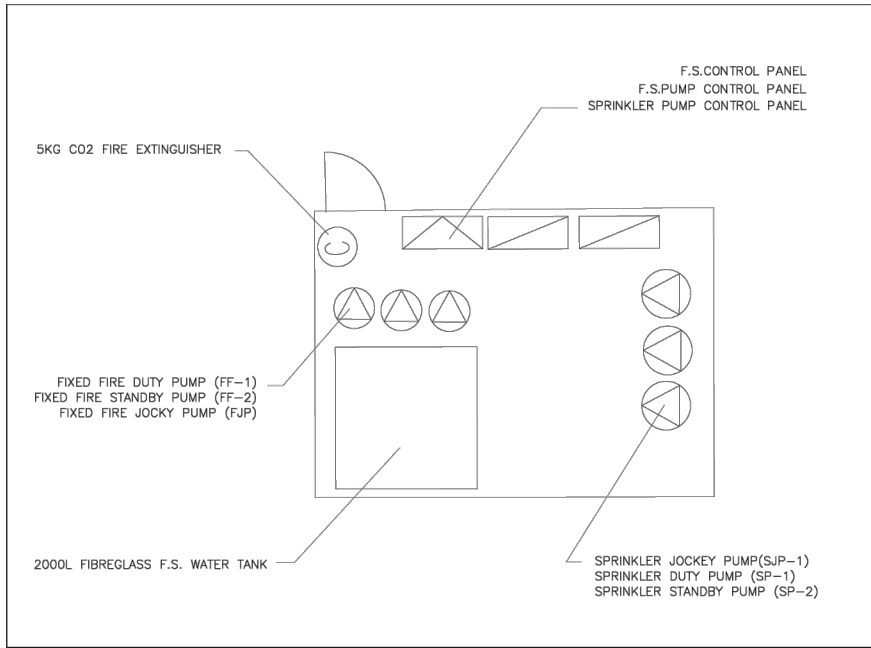
SITE LOCATION PLAN
SCALE 1:2000



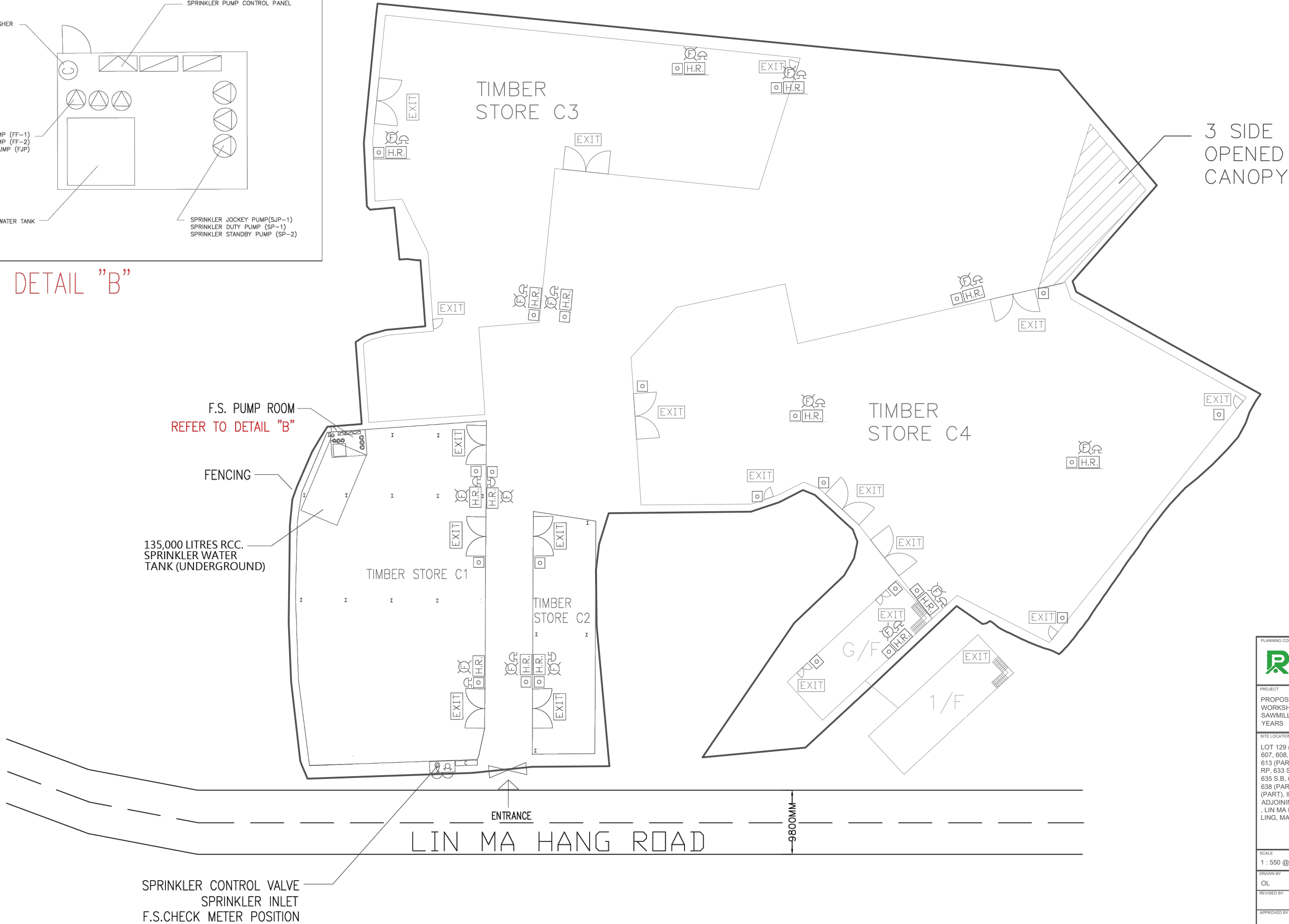
LAND STATUS PLAN
SCALE 1:2000

LEGEND	
	COVERED SHED
	METAL GATE
	FIRE ALARM BELL
	VISUAL FIRE ALARM
	MANUAL FIRE ALARM CALL POINT (BREAK GLASS TYPE)
	EXIT SIGN
	SLIDING DOOR
	HOSE REEL SET
	FIXED FIRE PUMP
	SPRINKLER CONTROL VALVE
	F.S.CHECK METER POSITION
	SPRINKLER INLET
	SKG CO2 FIRE EXTINGUISHER
	9L W/ CO2 FIRE EXTINGUISHER
	F.S.CONTROL PANEL
	F.S.PUMP STARTER CONTROL PANEL
	PEDESTAL HYDRANT (FRESH)
	FOLDING DOOR
	SAND BUCKET

PLANNING CONSULTANT	
PROJECT	
PROPOSED TEMPORARY RURAL WORKSHOP (TIMBER YARD AND SAWMILL) FOR A PERIOD 3 YEARS	
SITE LOCATION	
LOT 129 (PART) IN D.D. 86, LOTS 607, 608, 609, 610 S.B RP (PART), 613 (PART), 627 (PART), 632 S.A RP, 633 S.A RP (PART), 635 S.A, 635 S.B, 635 S.C, 635 S.D, 637, 638 (PART), AND 642 S.A RP (PART), IN D.D. 90 AND ADJOINING GOVERNMENT LAND , LIN MA HANG ROAD, SAN UK LING, MAN KAM TO	
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OL	11.03.2024
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
FSIs PROPOSAL	
DWG NO.	VER.
APPENDIX I	001



DETAIL "B"



PLANNING CONSULTANT

PROJECT

PROPOSED TEMPORARY RURAL WORKSHOP (TIMBER YARD AND SAWMILL) FOR A PERIOD 3 YEARS

SITE LOCATION

LOT 129 (PART) IN D.D. 86, LOTS 607, 608, 609, 610 S.B RP (PART), 613 (PART), 627 (PART), 632 S.A RP, 633 S.A RP (PART), 635 S.A, 635 S.B, 635 S.C, 635 S.D, 637, 638 (PART), AND 642 S.A RP (PART), IN D.D. 90 AND ADJOINING GOVERNMENT LAND, LIN MA HANG ROAD, SAN UK LING, MAN KAM TO

SCALE

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FENCING

TIMBER
STORE B1

TIMBER
STORE B2

TIMBER
STORE B3

TIMBER
STORE B4

SPRINKLER CONTROL VALVE
SPRINKLER INLET
F.S.CHECK METER POSITION

TIMBER
STORE A

135,000 LITRES RCC.
SPRINKLER WATER
TANK (UNDERGROUND)

F.S. PUMP ROOM
REFER TO DETAIL "A"

TURNAROUND AND
WAITING AREA

CAR PARK AREA

F.S.CONTROL PANEL
F.S.PUMP CONTROL PANEL
SPRINKLER PUMP CONTROL PANEL

5KG CO2 FIRE EXTINGUISHER

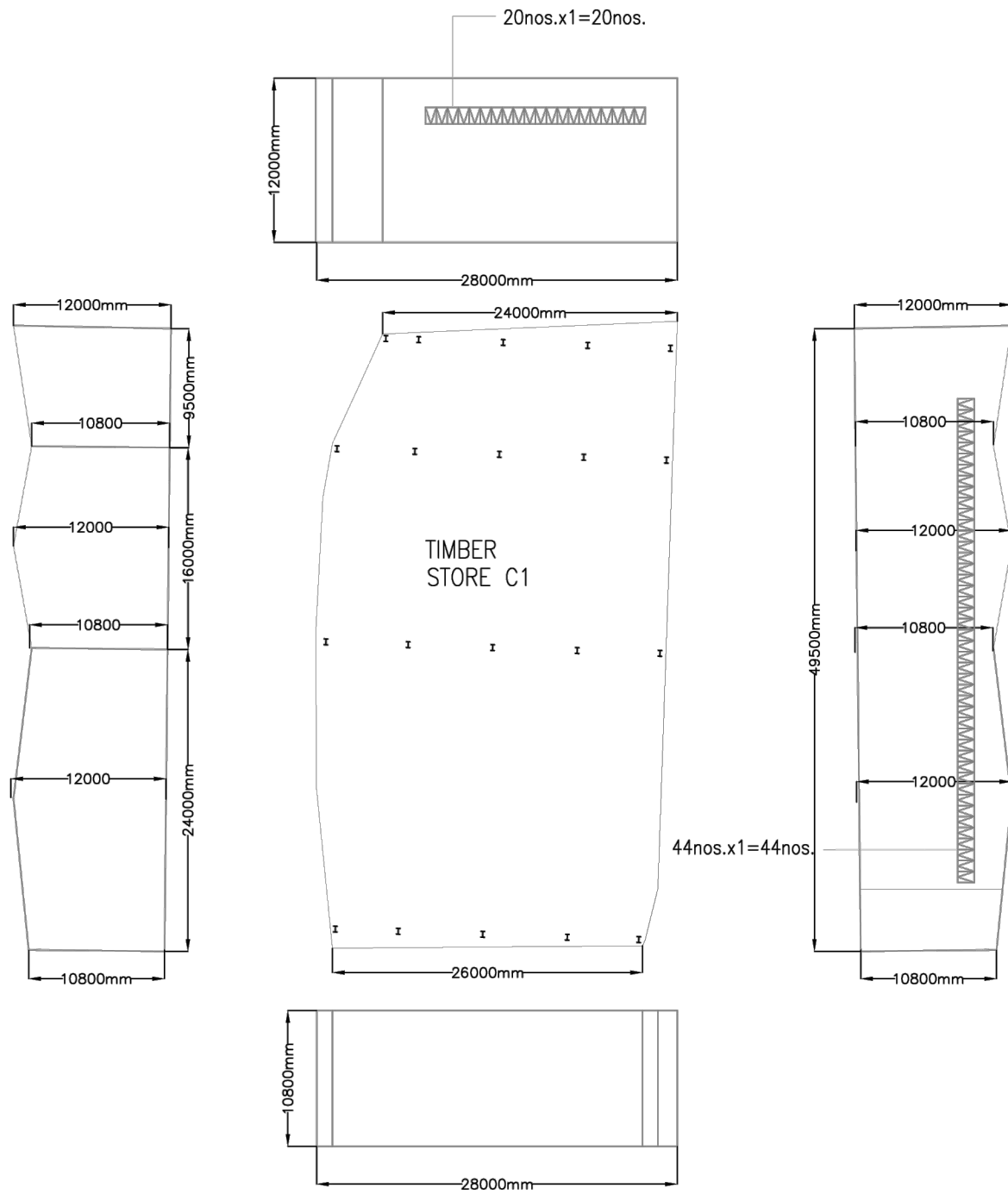
FIXED FIRE DUTY PUMP (FF-1)
FIXED FIRE STANDBY PUMP (FF-2)
FIXED FIRE JOCKY PUMP (FJP)

SPRINKLER JOCKY PUMP(SJP-1)
SPRINKLER DUTY PUMP (SP-1)
SPRINKLER STANDBY PUMP (SP-2)

2000L FIBREGLASS F.S. WATER TANK

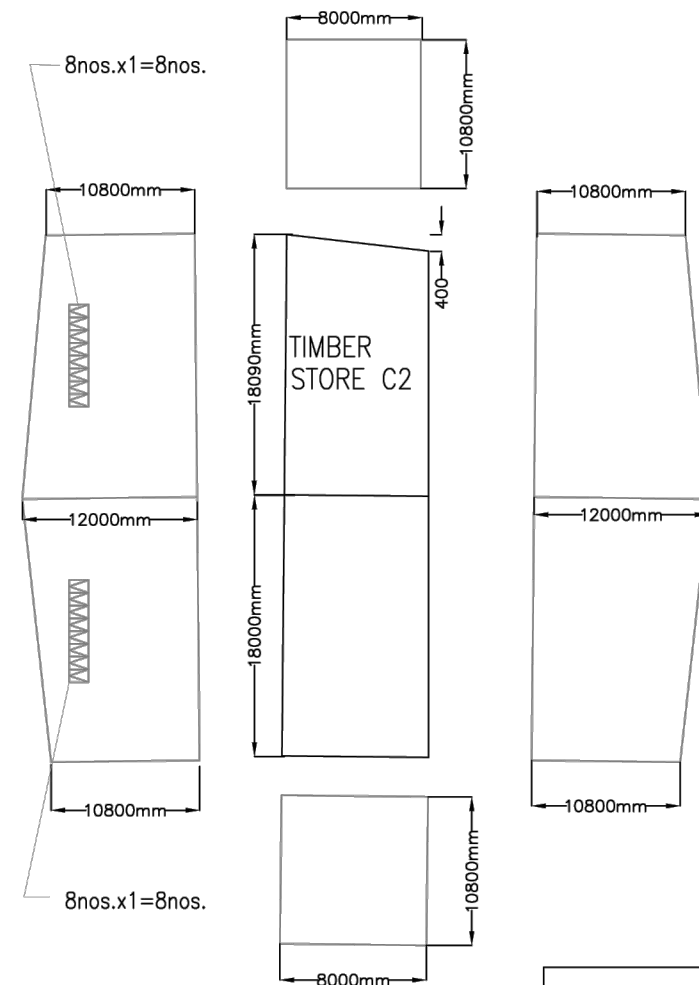
DETAIL "A"

PLANNING CONSULTANT	
PROJECT	
PROPOSED TEMPORARY RURAL WORKSHOP (TIMBER YARD AND SAWMILL) FOR A PERIOD 3 YEARS	
SITE LOCATION	
LOT 129 (PART) IN D.D. 86, LOTS 607, 608, 609, 610 S.B RP (PART), 613 (PART), 627 (PART), 632 S.A RP, 633 S.A RP (PART), 635 S.A, 635 S.B, 635 S.C, 635 S.D, 637, 638 (PART), AND 642 S.A RP (PART), IN D.D. 90 AND ADJOINING GOVERNMENT LAND, LIN MA HANG ROAD, SAN UK LING, MAN KAM TO	
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FLOOR AREA	REQUIRED OPENABLE WINDOWS
STORE-C1	1,386M ² X 6.25% = 86.63 M ²
TOTAL :	1,386M ² X 6.25% = 86.63 M ²

PROVIDED OPENABLE WINDOWS		
1M X 1.5M = 1.5 M ² X 64 = 96M ²		
TOTAL :	96 M ²	



FLOOR AREA	REQUIRED OPENABLE WINDOWS
STORE-C2	288.8 M ² X 6.25% = 18.05 M ²
TOTAL :	288.8 M ² X 6.25% = 18.05 M ²

PROVIDED OPENABLE WINDOWS 	
1M X 1.5M = 1.5 M ² X 16 = 24M ²	
TOTAL :	24 M ²

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PROJECT

PROPOSED TEMPORARY RURAL WORKSHOP (TIMBER YARD AND SAWMILL) FOR A PERIOD 3 YEARS

SITE LOCATION

LOT 129 (PART) IN D.D. 86, LOTS 607, 608, 609, 610 S.B RP (PART), 613 (PART), 627 (PART), 632 S.A RP, 633 S.A RP (PART), 635 S.A, 635 S.B, 635 S.C, 635 S.D, 637, 638 (PART), AND 642 S.A RP (PART), IN D.D. 90 AND ADJOINING GOVERNMENT LAND , LIN MA HANG ROAD, SAN UK LING, MAN KAM TO

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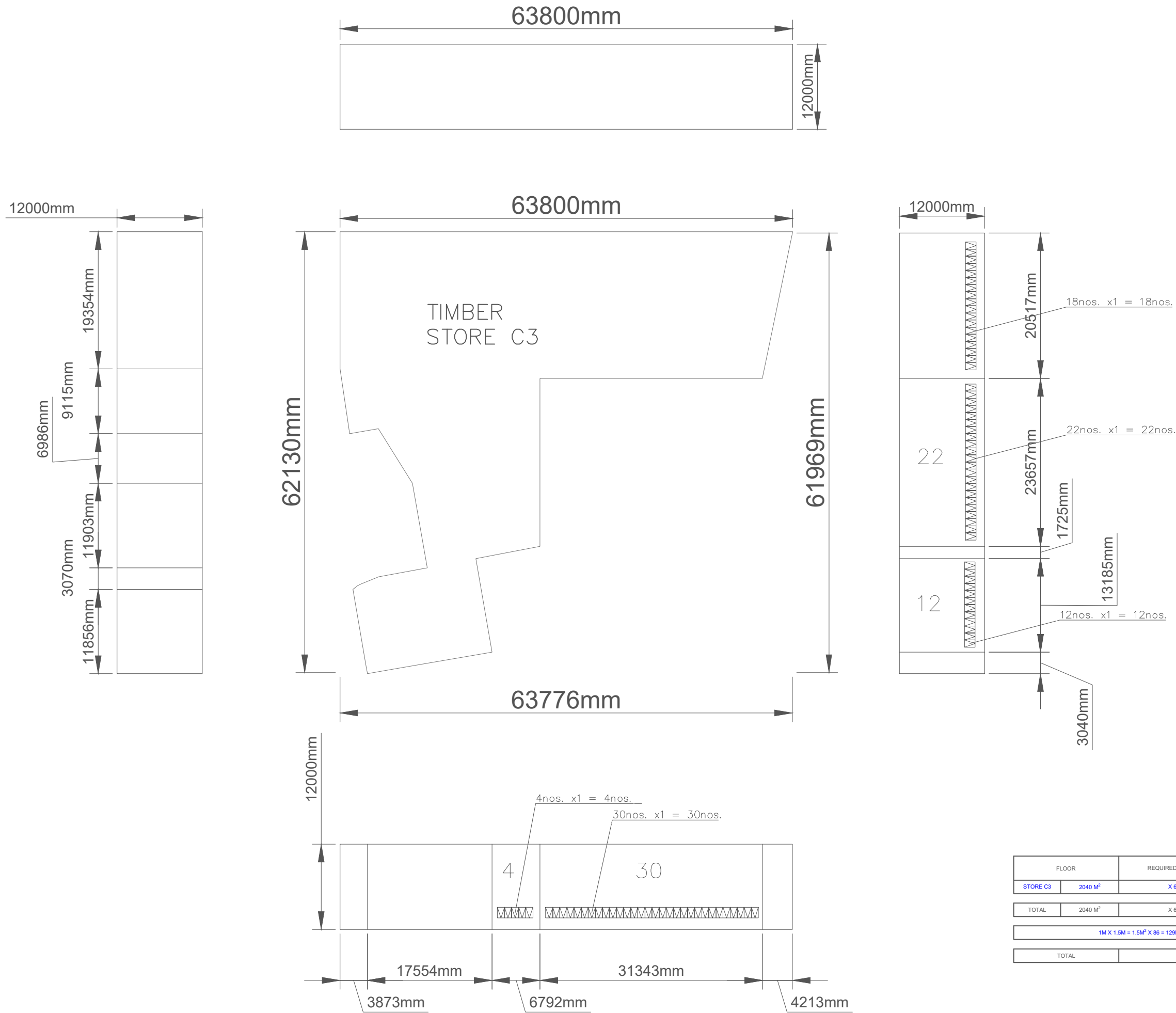
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PLANNING CONSULTANT

PROJECT

PROPOSED TEMPORARY RURAL WORKSHOP (TIMBER YARD AND SAWMILL) FOR A PERIOD 3 YEARS

SITE LOCATION

LOT 129 (PART) IN D.D. 86, LOTS 607, 608, 609, 610 S.B RP (PART), 613 (PART), 627 (PART), 632 S.A RP, 633 S.A RP (PART), 635 S.A, 635 S.B, 635 S.C, 635 S.D, 637, 638 (PART), AND 642 S.A RP (PART), IN D.D. 90 AND ADJOINING GOVERNMENT LAND , LIN MA HANG ROAD, SAN UK LING, MAN KAM TO

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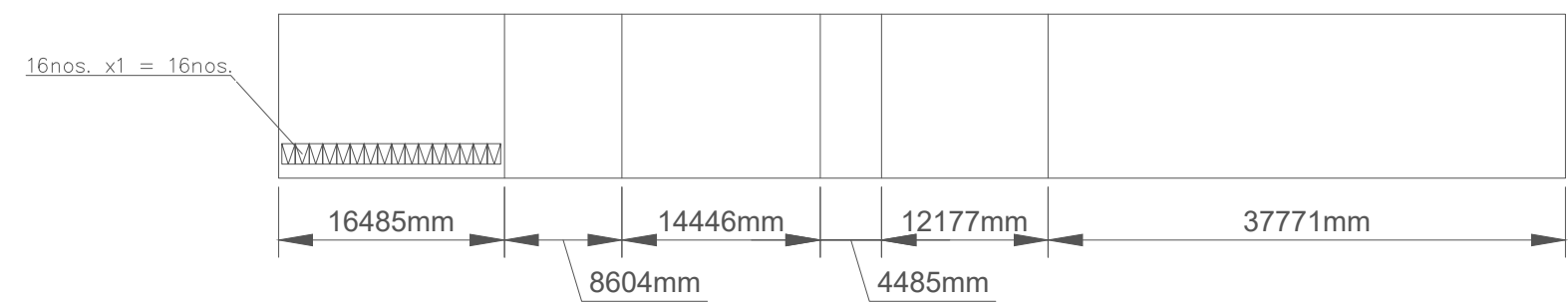
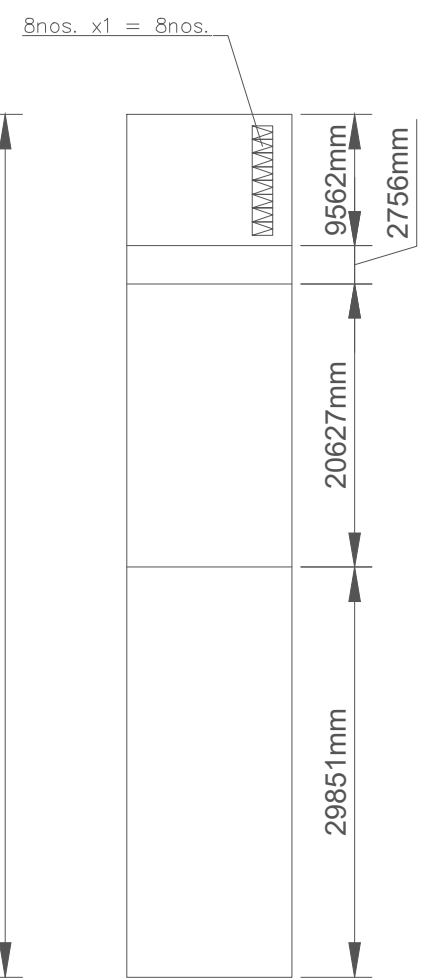
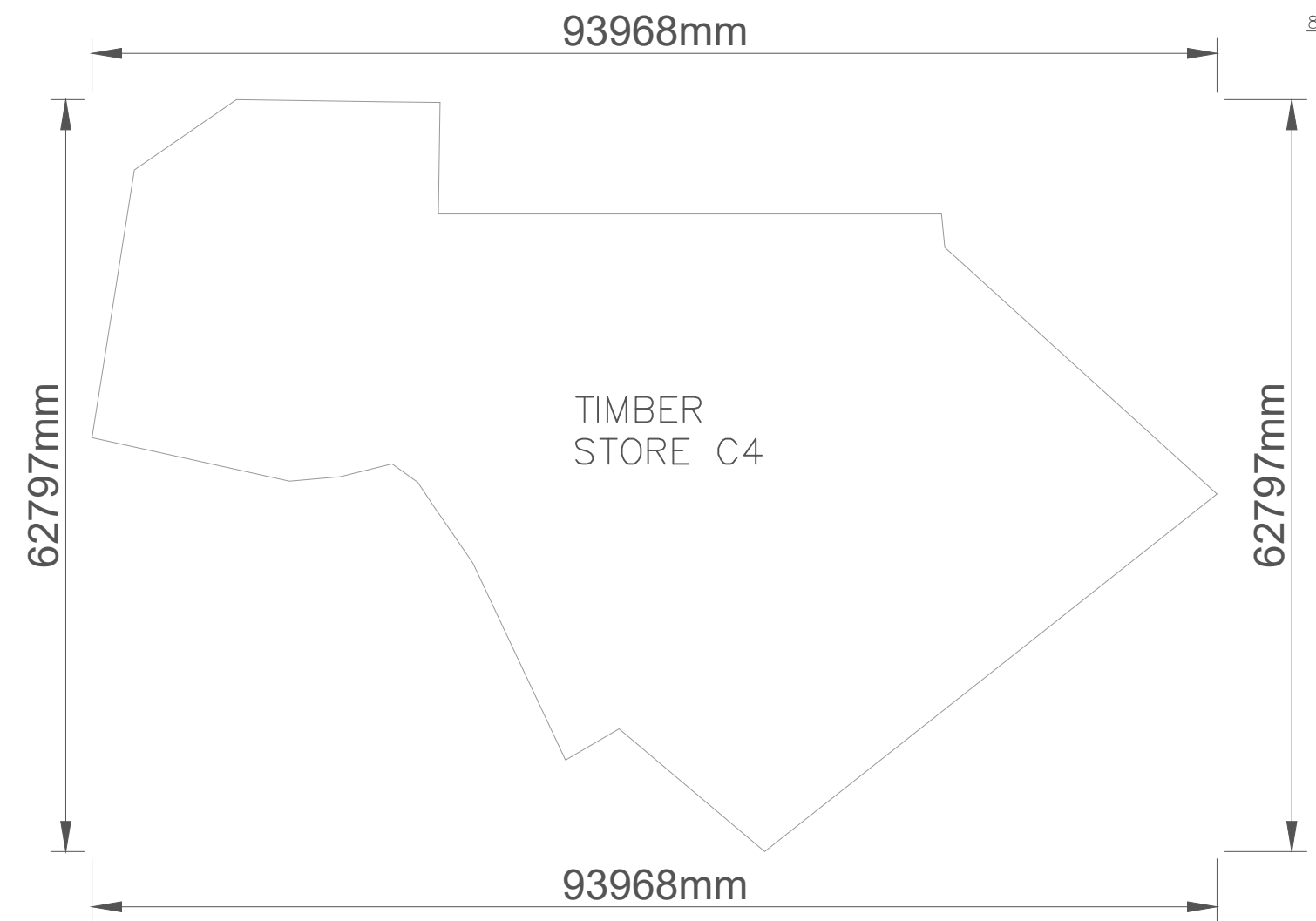
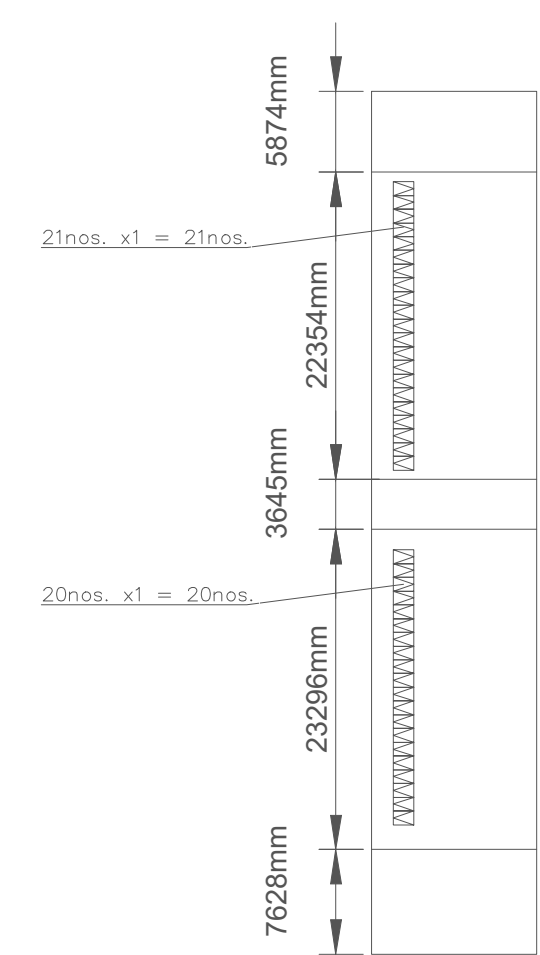
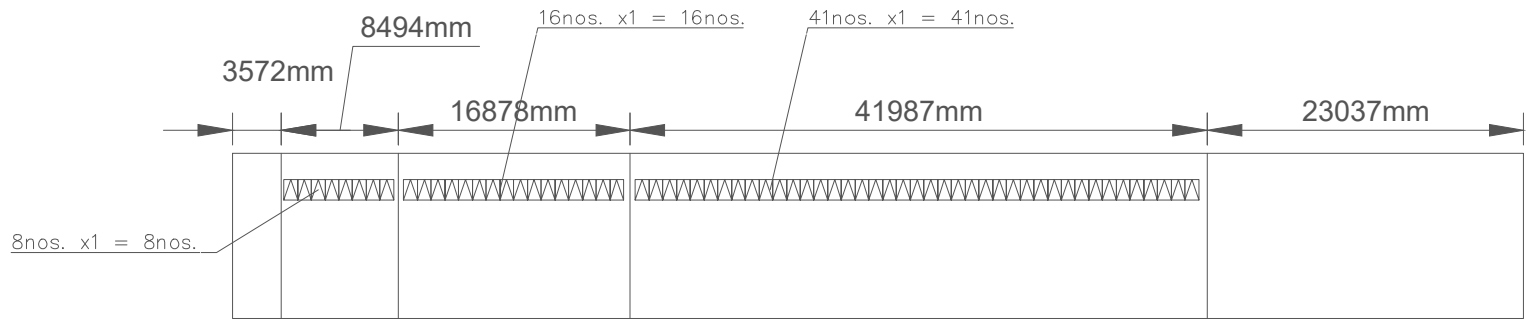
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FLOOR		REQUIRED OPENABLE WINDOWS
STORE C4	3101 M ²	XXXXXXXXXX X 6.25% = 193.8 M ²
TOTAL	3101 M ²	X 6.25% = 193.8 M ²
1M X 1.5M = 1.5M ² X 130 = 195 M ²		
TOTAL		195 M ²

PLANNING CONSULTANT



R-Riches
Property Consultants Ltd.

PROJECT

PROPOSED TEMPORARY RURAL WORKSHOP (TIMBER YARD AND SAWMILL) FOR A PERIOD 3 YEARS

SITE LOCATION

LOT 129 (PART) IN D.D. 86, LOTS 607, 608, 609, 610 S.B RP (PART), 613 (PART), 627 (PART), 632 S.A RP, 633 S.A RP (PART), 635 S.A, 635 S.B, 635 S.C, 635 S.D, 637, 638 (PART), AND 642 S.A RP (PART), IN D.D. 90 AND ADJOINING GOVERNMENT LAND , LIN MA HANG ROAD, SAN UK LING, MAN KAM TO

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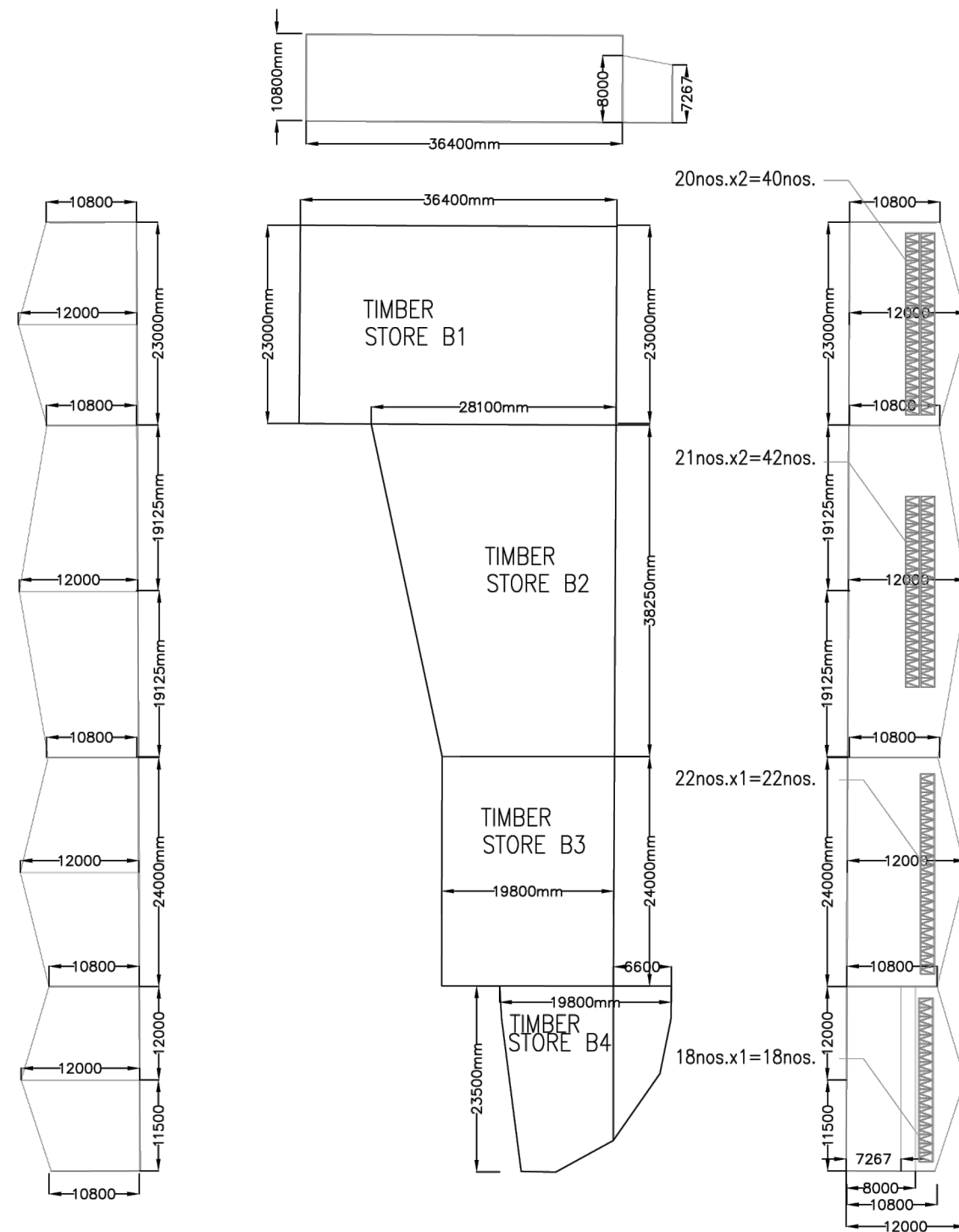
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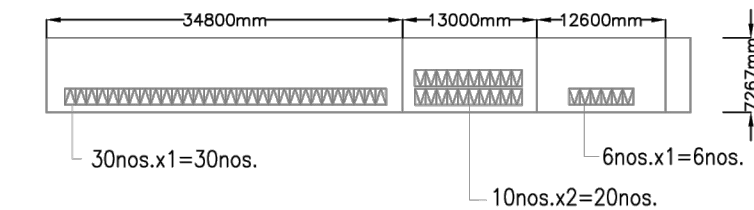
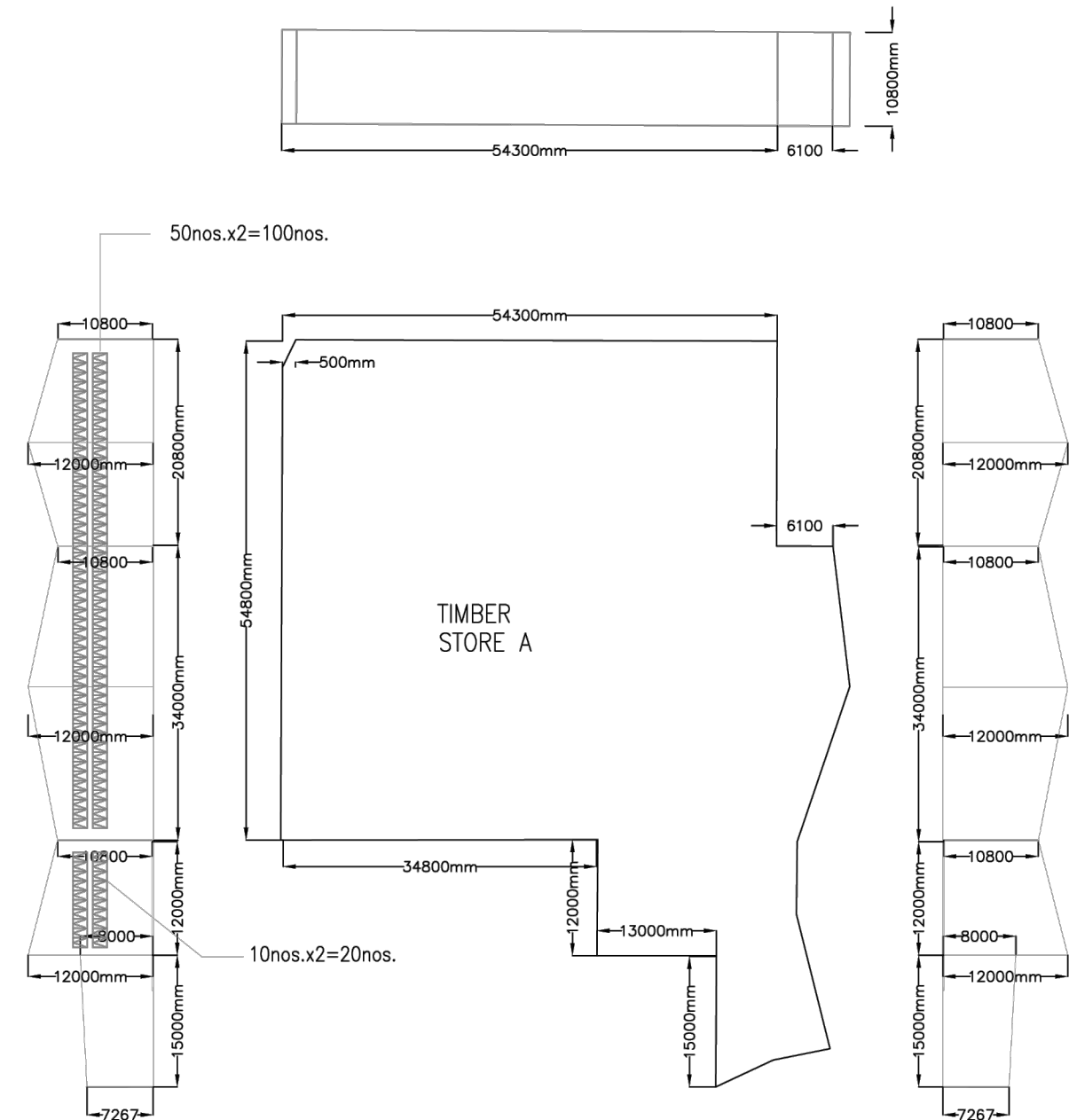


FLOOR AREA	REQUIRED OPENABLE WINDOWS
STORE- B1	837.2 M ² X 6.25% = 52.33 M ²
STORE- B2	914.2 M ² X 6.25% = 57.14 M ²
STORE- B3	475.2 M ² X 6.25% = 29.7 M ²
STORE- B4	387.8 M ² X 6.25% = 24.3 M ²

TOTAL :	2,614.4 M ² X 6.25% = 163.47 M ²
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PROVIDED OPENABLE WINDOWS
1M X 1.5M = 1.5 M ² X 40 = 60M ²
1M X 1.5M = 1.5 M ² X 42 = 63M ²
1M X 1.5M = 1.5 M ² X 22 = 33M ²
1M X 1.5M = 1.5 M ² X 18 = 27M ²

TOTAL :	183 M ²
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FLOOR AREA	REQUIRED OPENABLE WINDOWS
STORE - A	3,679.3M ² X 6.25% = 229.96 M ²
TOTAL :	3,679.3M ² X 6.25% = 229.96 M ²

PROVIDED OPENABLE WINDOWS 	
1M X 1.5M = 1.5 M ² X 176 = 264M ²	
TOTAL :	264 M ²

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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

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District Planning Office
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來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/NE-MKT/35
電話號碼 Tel. No. : 2158 6229
傳真機號碼 Fax No. : 2691 2806

By Email

Toco Planning Consultants Ltd.

17 April 2026

(Attn.: Ted Chan)

Dear Sir/Madam,

Proposed Temporary Warehouse (Timber and Other Associated Materials) for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone, Lot 129 S.A (Part) in D.D. 86 and Various Lots in D.D. 90 and Adjoining Government Land, Lin Ma Hang Road, Sha Ling (Compliance with Approval Condition (h) for Planning Application No. A/NE-MKT/35)

I refer to your submission dated 8.4.2026 and your supplementary information dated 17.4.2026 for compliance with approval condition (h) in relation to the implementation of the fire service installations (FSIs) proposal to the satisfaction of the Director of Fire Services (D of FS) or of the Town Planning Board under the captioned planning application.

The D of FS (Contact person: Mr. LI Chi Fung; Tel. No.: 2733 5844) has been consulted and advised that approval condition (h) is considered not complied with. His comments are attached at **Appendix I**.

Should you have any queries related to planning matters, please contact Ms. Cheryl TSANG of this Office at 2158 6229.

Yours faithfully,

(Cheryl TSANG)
for District Planning Officer/
Sha Tin, Tai Po & North,
Planning Department

Appendix I

Comments of the Director of Fire Services (Contact person: Mr. LI Chi Fung; Tel. No.: 2733 5844):

1. The pump room should be enclosed to form a proper compartment.
 2. The method for storage of goods shall comply with the requirement as stipulated by standards/codes of sprinkler system.
 3. All fire service inlets must be installed with pressure gauges.
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