

Urgent Return receipt Expand Group Restricted Prevent Copy

Adrian Tsz Hin TAM/PLAND

寄件者: king king <[REDACTED]>
寄件日期: 2026年06月19日星期五 9:37
收件者: tpbpd/PLAND
副本: Sheren Si Wai LEE/PLAND; Adrian Tsz Hin TAM/PLAND; Johnny Chung Yin LAM/PLAND
主旨: A/NE-TKL/843
附件: TKL843-ltr-01.pdf

類別: Internet Email

Dear Sir,

Please see attached letter. Thank you.

Best Regards,

Patrick Tsui

Mobile: 5114 9258

Total: 4 pages

Date: 19 June 2026

TPB Ref.: A/NE-TKL/843

By Email

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

Dear Sir,

Proposed Temporary Warehouse for Storage of Metal for a Period of 3 Years and Filling of Land at Lot 554 S.A ss.2 (Part) in D.D.77, Ng Chow South Road, Ta Kwu Ling, N.T.

There is no change to the use, layout and development parameters compared to the last approved application No. A/NE-TKL/767.

The applicant has report the completion of the implementation of FSI proposal on 27.4.2026. Although the expiry date of the planning condition (d) for the implementation of FSI proposal pf last planning permission No. A/NE-TKL/767 was 16.5.2026, FSD and the representative of the applicant, i.e., the registered fire service installations contractor can only meet at the site on 18.5.2026 for the joint site inspection. As such, the last planning permission No. A/NE-TKL/767 was revoked.

We are glad to submit the FSI plan and FS251 certificates herewith in support of the captioned application.

In view of that regularization of filling of land is required in the ‘Agriculture’ (“AGR”) zone, the page 6 of the S.16-III application form and site paving plan are intended to apply for the regularization of the land filling at the “AGR” zone. No further land filling will be carried out within the application site.

Should you have any enquiries, please feel free to contact the undersigned at 5114 9258.

Yours faithfully,



Patrick Tsui

c.c. Sha Tin, Tai Po and North District Planning Office (Attn: Ms. Sheren LEE) – By Email

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防（裝置及設備）規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A9732548

FSD Ref.: _____
消防處檔號

Name of Client : _____
顧客姓名

Name of Building : Lot 554 SAss2 (Part)
樓宇名稱

Street No./Town Lot : DD 77 Street/Road/Estate Name : Ng Chow South Road
門牌號數/市地段 街道/屋苑名稱

Block : _____ District : Ta Kwu Ling Area : HK 香港 K 九龍 NT 新界
座 分區 地區

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) |
|----------------|--------------------|----------------|--------------------------------|--------------------------------|-------------------------------|
| 28 | Sprinkler System | G/F | Conforms with FSD Requirements | 29/3/2026 | 28/3/2027 |
| 23 | Hose Reel System | G/F | Conforms with FSD Requirements | 29/3/2026 | 28/3/2027 |
| 13 | Fire Alarm System | G/F | Conforms with FSD Requirements | 29/3/2026 | 28/3/2027 |
| 12 | Exit Sign | G/F | Conforms with FSD Requirements | 29/3/2026 | 28/3/2027 |
| 11 | Emergency Lighting | G/F | Conforms with FSD Requirements | 29/3/2026 | 28/3/2027 |

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。

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.

Authorized Signature : _____
受權人簽署

Name : _____
姓名

FSD/RC No. : _____
消防處註冊號碼

Company Name : _____
公司名稱

Telephone : _____
聯絡電話

Date : _____
日期



[Handwritten Signature]

KWOK CHUNG YIN

RC1/389 RC2/554

Century Fire Service

Engineering Co. Ltd

29/3/2026

For FSD use only:

Inspected

Key-in

Verified

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防 (裝置及設備) 規例

(Regulation 9(1))

(第九條 (1) 款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A 9732570

FSD Ref.: _____
消防處檔號

Name of Client : _____
顧客姓名

Name of Building : Lot 554 SAss2 (Part)
樓宇名稱

Street No./Town Lot : DD 77 Street/Road/Estate Name : Ng Chow South Road
門牌號數/市地段 街道/屋苑名稱

Block : _____ District : Ta Kwu Ling Area : HK K NT
座 分區 地區 香港 九龍 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 消防泵房 | Conforms with FSD Requirements (10 No. of 5kg Dry Powder Type F.B) (1 No. of 5kg CO2 Gas Type F.B) | 29/3/2026 | 28/3/2027 |

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 |
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| | | | | |

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。

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.

Authorized Signature : _____
受權人簽署
Name : Au Yeung Chi Ming
姓名
FSD/RC No. : RC3 / 474
消防處註冊號碼
Company Name : New Power Fire Eng.Co.
公司名稱
Telephone : _____
聯絡電話
Date : 29/3/2026
日期

For FSD use only:
Inspected
Key-in
Verified

F. S. NOTES:

1. GENERAL

- 1.1 FIRE SERVICE INSTALLATIONS SHALL BE PROVIDED IN ACCORDANCE WITH THE CODES OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT AND INSPECTION, TESTING AND MAINTENANCE OF INSTALLATIONS AND EQUIPMENT 2022 (COP 2022), FSD CIRCULAR LETTERS AND THE HONG KONG WATERWORKS STANDARD REQUIREMENTS.
- 1.2 ALL TUBES AND FITTINGS SHALL BE G.M.S. TO BS1387 MEDIUM GRADE WHERE PIPEWORK UP TO $\phi 150\text{mm}$.
- 1.3 ALL TUBES AND FITTINGS SHALL BE DUCTILE IRON TO BS EN545 K12 WHERE PIPEWORK ABOVE $\phi 150\text{mm}$.
- 1.4 ALL DRAIN PIPES SHALL BE DISCHARGED TO A CONSPICUOUS POSITION WITHOUT THE POSSIBILITY OF BEING SUBMERGED.
- 1.5 ALL PUDDLE FLANGES SHALL BE MADE OF DUCTILE IRON
- 1.6 THE AGGREGATE AREA OF OPENABLE WINDOWS NOT LESS THAN 6.25% OF THE FLOOR AREA OF THE STRUCTURE
- 1.7 VENTILATION/AIR CONDITIONING SYSTEM NOT TO BE PROVIDED.

2. HOSE REEL SYSTEM

- 2.1 HOSE REEL SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH THE FSI CODES OF PRACTICE 2022
- 2.2 NEW FIRE HOSE REEL SHALL BE PROVIDED AS INDICATED ON PLAN TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30m HOSE REEL TUBING.
- 2.3 THE WATER SUPPLY FOR HOSE REEL SYSTEM WILL BE FED FROM A NEW 2m³ F.S. FIBREGLASS WATER TANK VIA TWO HOSE REEL PUMPS (DUTY/STANDBY) LOCATED INSIDE FS PUMP ROOM AT EXTERNAL AREA.
- 2.4 HOSE REEL PUMPS SHALL BE STARTED BY ACTUATION OF ANY BREAKGLASS UNIT FITTED ASIDE EACH HOSE REEL SETS
- 2.5 ALL FIRE HOSE REEL OUTLETS SHOULD BE HOUSED IN GLASS FRONTED CABINET SECURED UNDER LOCK & KEY.
- 2.6 ALL FIRE HOSE REEL SHOULD BE PROVIDED WITH FSD APPROVED TYPE INSTRUCTION PLATE & WSD WARNING PLATE
- 2.7 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE FS PUMPS.

3. AUTOMATIC SPRINKLER SYSTEM

- 3.1 NEW AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH LPC RULES FOR AUTOMATIC SPRINKLER INSTALLATIONS INCORPORATING BS EN 12845: 2015 (INCLUDING TECHNICAL BULLETINS, NOTES, COMMENTARY AND RECOMMENDATIONS) AND FSD CIRCULAR LETTER NO. 5/2020. THE CLASSIFICATION OF THE OCCUPANCIES WILL BE ORDINARY HAZARD GROUP III.
- 3.2 ONE NEW 135m³ SPRINKLER WATER TANK WILL BE PROVIDED AS INDICATED ON PLAN. THE TOWN MAIN WATER SUPPLY WILL BE FED FROM SINGLE END.
- 3.3 TWO NEW SPRINKLER PUMPS (DUTY/STANDBY) AND ONE JOCKEY PUMP SHALL BE PROVIDED IN FS PUMP ROOM LOCATED AT EXTERNAL AREA.
- 3.4 NEW SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET SHALL BE PROVIDED AS INDICATED ON PLAN.
- 3.5 A TEST VALVE SHALL BE PROVIDED FOR EACH ZONE OF SPRINKLER PIPE. THIS VALVE SHALL BE AT A CONSPICUOUS POSITION THAT WATER CAN BE DRAINED AWAY EASILY.
- 3.6 ALL SUBSIDIARY STOP VALVES TO BE ELECTRIC MONITORING TYPE.
- 3.7 ALL ELECTRIC TYPE VALVES SHOULD GIVE VISUAL SIGNALS TO FIRE SERVICE MAIN SUPERVISORY CONTROL PANEL TO INDICATE THE STATUS (OPEN/CLOSE) OF THE VALVES.
- 3.8 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE SPRINKLER PUMPS.
- 3.9 THE SPRINKLER SYSTEM DESIGN IS BASED ON THE FOLLOWINGS:
 HAZARD CLASS : ORDINARY HAZARD GROUP III
 TYPE OF STORAGE : POST-PALLET (S12)
 STORAGE CATEGORY : CATEGORY I
 MAXIMUM STORAGE HEIGHT : 3.5m
 SPRINKLER PROTECTION : CEILING PROTECTION ONLY
 MAXIMUM STORAGE AREA : 50m²
 MINIMUM CLEARANCE AROUND : 2.4m

4. FIRE ALARM SYSTEM

- 4.1 NEW FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH BS 5839 PART 1: 2017 AND FSD CIRCULAR LETTERS 6/2021
- 4.2 NEW BREAKGLASS UNITS AND FIRE ALARM BELLS SHALL BE PROVIDED AT ALL NEW FIRE HOSE REEL POINTS. THE FIRE ALARM INTALLATION WILL BE INTEGRATED WITH THE HOSE REEL SYSTEM.

5. EMERGENCY LIGHTING

- 5.1 EMERGENCY LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH "BS 5266-PART 1 :2016 AND BS EN 1839 :2013", FSD CIRCULAR LETTER 4/2021, COVERING ALL AREA. EMERGENCY LIGHTINGS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE

6. EXIT SIGN

- 6.1 ALL EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH "BS 5266-PART 1 :2016 AND FSD CIRCULAR LETTER NO. 5/2008, FOR THE BUILDING. EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE.

7. PORTABLE APPLIANCES

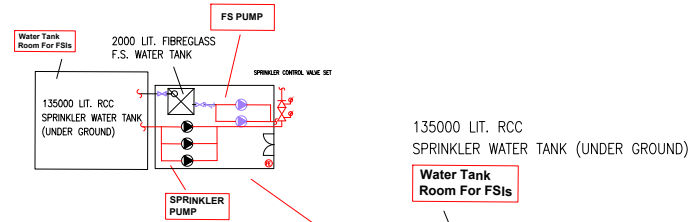
- 7.1 PORTABLE HAND OPERATED APPLIANCES SHALL BE PROVIDED AS INDICATED ON PLAN.

LEGEND

| | | | |
|------------------|--------------------------------|-----------------------------|----------------------------------|
| HOSE REEL | EMERGENCY LIGHT | 5KG CO2 FIRE EXTINGUISHER | 5KG DRY POWDER FIRE EXTINGUISHER |
| BREAK GLASS UNIT | EXIT SIGN | SPRINKLER CONTROL VALVE SET | SPRINKLER HEAD (ON PLAN) |
| FIRE ALARM BELL | SUBSIDIARY VALVE / FLOW SWITCH | SPRINKLER INLET | PUMP SET |

Structure 1 Openable Windows Calculation

Area of Structure 1 = 800 sq.m.
 Area of High Bay Window (H.B.W.) = 2.0m(H) x 26m(total length) = 52 sq.m.
 Total openable window area = 52 sq.m.
 = 6.5% of floor area

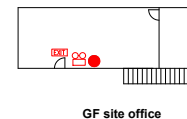
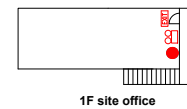


Structure 1
 Warehouse for storage of metal, site office & toilet
 Covered land area: Not exceeding 760m²
 GFA: Not exceeding 800m²
 Height: Not exceeding 8m
 No. of storey: 1 (Warehouse & toilet)
 2 (Site office)

Proposed site office under Structure 1
 GFA: Not exceeding 80m²
 Height: Not exceeding 6.5m
 No. of storey: 2

Toilet
 GFA: Not exceeding 4m²
 Height: Not exceeding 3m
 No. of storey: 1

Structure 2
 Electricity meter room
 GFA: Not exceeding 10m²
 Height: Not exceeding 3m
 No. of storey: 1



| | | | | | | | | |
|--|--|-------------|--------------|---|------------------------|---------------------|--|-----------|
| PROJECT : Proposed Temporary Warehouse for Storage of Metal for a Period of 3 Years & Filling of Land at Lot 554 S.A ss.2 (Part) in D.D.77, Ng Chow South Road, Ta Kwu Ling, N.T. | DRAWING TITLE : F.S. Notes, Legend, Fire Service Installation Layout Plan | ARCHITECT : | CONSULTANT : | FIRE SERVICE CONTRACTOR : Century Fire Service Engineering Co., Ltd. | NAME C.K.NG | DATE 26 AUG 2024 | DRAWING NO : FS-01 | REV. 0 |
| | | | | | SCALE : 1 : 350 @ (A1) | | SOURCE : B.O.O Ref. BD F.S.D. Ref. FP | |
| REV | | | | | CHECKED BY | | APPROVED BY | |
| DESCRIPTION | | | | | DATE | | | |