

Our Ref.: DD130 Lot 2339 (Part)  
Your Ref.: TPB/A/TM-LTY/484

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

By Email

13 May 2025

Dear Sir,

**3<sup>rd</sup> Further Information**

**Temporary Wholesale Trade with Ancillary Storage  
for a Period of 3 Years in “Residential (Group D)” Zone,  
Lot 2339 (Part) in D.D. 130, Lam Tei, Tuen Mun, New Territories**

**(S.16 Planning Application No. A/TM-LTY/484)**

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

Should you require more information regarding the application, please contact the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**



**Danny NG**  
Town Planner

**Responses-to-Comments**

**Temporary Wholesale Trade with Ancillary Storage  
for a Period of 3 Years in “Residential (Group D)” Zone,  
Lot 2339 (Part) in D.D. 130, Lam Tei, Tuen Mun, New Territories**

**(Application No. A/TM-LTYT/484)**

(i) A Response-to-Comments Table:

Departmental Comments		Applicant’s Responses
<b>1. Comments from the Director of Fire Services (D of FS)</b> <b>Contact Person: Mr. CHEUNG Wing-hei (Tel.: 2739 8775)</b>		
(a)	The height of openable windows in the Section B drawing is not tally with the calculation.	Noted and revised accordingly ( <b>Annex I</b> ).

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 THE AGGREGATE AREA OF OPENABLE WINDOWS NOT LESS THAN 6.25% OF THE FLOOR AREA OF THE STRUCTURE

2. HOSE REEL SYSTEM

- 2.1 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.
- 2.2 THE WATER SUPPLY FOR HOSE REEL SYSTEM WILL BE FED FROM A NEW 2m<sup>3</sup>F.S. FIBREGLASS WATER TANK VIA TWO HOSE REEL PUMPS (DUTY/STANDBY) LOCATED INSIDE FS PUMP ROOM AT EXTERNAL AREA.
- 2.3 HOSE REEL PUMPS SHALL BE STARTED BY ACTUATION OF ANY BREAKGLASS UNIT FITTED ASIDE EACH HOSE REEL SETS
- 2.4 ALL FIRE HOSE REEL OUTLETS SHOULD BE HOUSED IN GLASS FRONTED CABINET SECURED UNDER LOCK & KEY.
- 2.5 ALL FIRE HOSE REEL SHOULD BE PROVIDED WITH FSD APPROVED TYPE INSTRUCTION PLATE & WSD WARNING PLATE
- 2.6 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE FH/HR 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, COMMENTAR AND RECOMMENDATIONS) AND FSD CIRCULAR LETTER NOTES, COMMENTAR AND RECOMMENDATIONS) AND FSD CIRCULAR LETTER NO. 5/2020 ; AND. THE CLASSIFICATION OF THE OCCUPANCIES WILL BE ORDINARY HAZARD GROUP III.
- 3.2 ONE NEW 135m<sup>3</sup> 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 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE SPRINKLER PUMPS.
- 3.6 THE SPRINKLER SYSTEM DESIGN IS BASED ON THE FOLLOWINGS:  
HAZARD CLASS : ORDINARY HAZARD GROUP III  
TYPE OF STORAGE : POST-PALLET (ST2)  
STORAGE CATEGORY : CATEGORY I  
MAXIMUM STORAGE HIEGHT : 3.5m  
SPRINKLER PROTECTION : CEILING PROTECTION ONLY  
THE MINIMUM CLEARANCE AROUND EACH SINGLE STORAGE CLOCK : 2.4m  
MAXIMUM STORAGE AREA : 50m<sup>2</sup>

4. FIRE ALARM SYSTEM

- 4.1 NEW FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH BS 5839-1:2017 AND FSD CIRCULAR LETTERS NO. 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 1838 :2013" AND FSD CIRCULAR LETTER NO. 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:-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

HR HOSE REEL

BK BREAK GLASS UNIT

FAB FIRE ALARM BELL

EL EMERGENCY LIGHT

EXIT EXIT SIGN

NRV NON-RETURN VALVE

FE 5KG CO2 FIRE EXTINGUISHER

SB SAND BUCKET

SV SUBSIDIARY VALVE / FLOW SWITCH

SCV SPRINKLER CONTROL VALVE SET

GV GATE VALVE

GMT GATE TYPE (With MONITORING)

PS PUMP SET

YS Y-TYPE STRAINER

SI SPRINKLER INLET

PG PRESSURE GAUGE

SH SPRINKLER HEAD (ON PLAN)

5KG DRY POWDER FIRE EXTINGUISHER

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	(GF)	WHOLESALE TRADE ANCILLARY STORAGE OF GOODS AND G/F OF SITE OFFICE	609 m <sup>2</sup> (ABOUT)	11m (ABOUT)(2-STOREY)*
	(GF)	1/F OF SITE OFFICE	20m <sup>2</sup> (ABOUT)	
B2	CANOPY	141 m <sup>2</sup> (ABOUT)	141 m <sup>2</sup> (ABOUT)	11m (ABOUT)(1-STOREY)
TOTAL		750 m <sup>2</sup> (ABOUT)	770 m <sup>2</sup> (ABOUT)	

\*ONLY THE OFFICE PORTION OF STRUCTURE B1 IS 2-STOREY

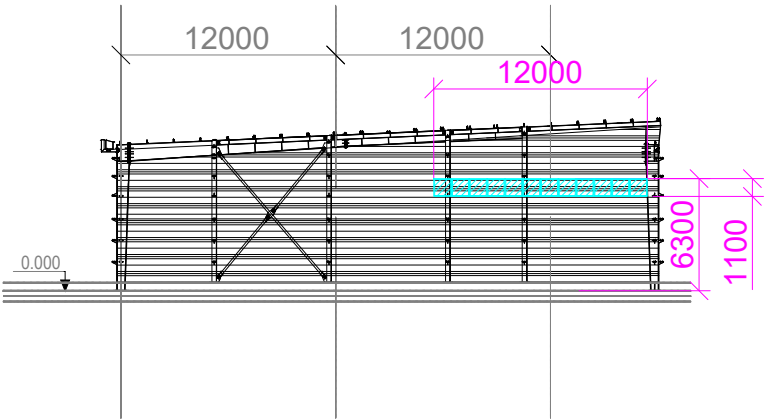
Structure B1 Openable Windows Calculation

Area of Structure B1 = 629 sq.m.

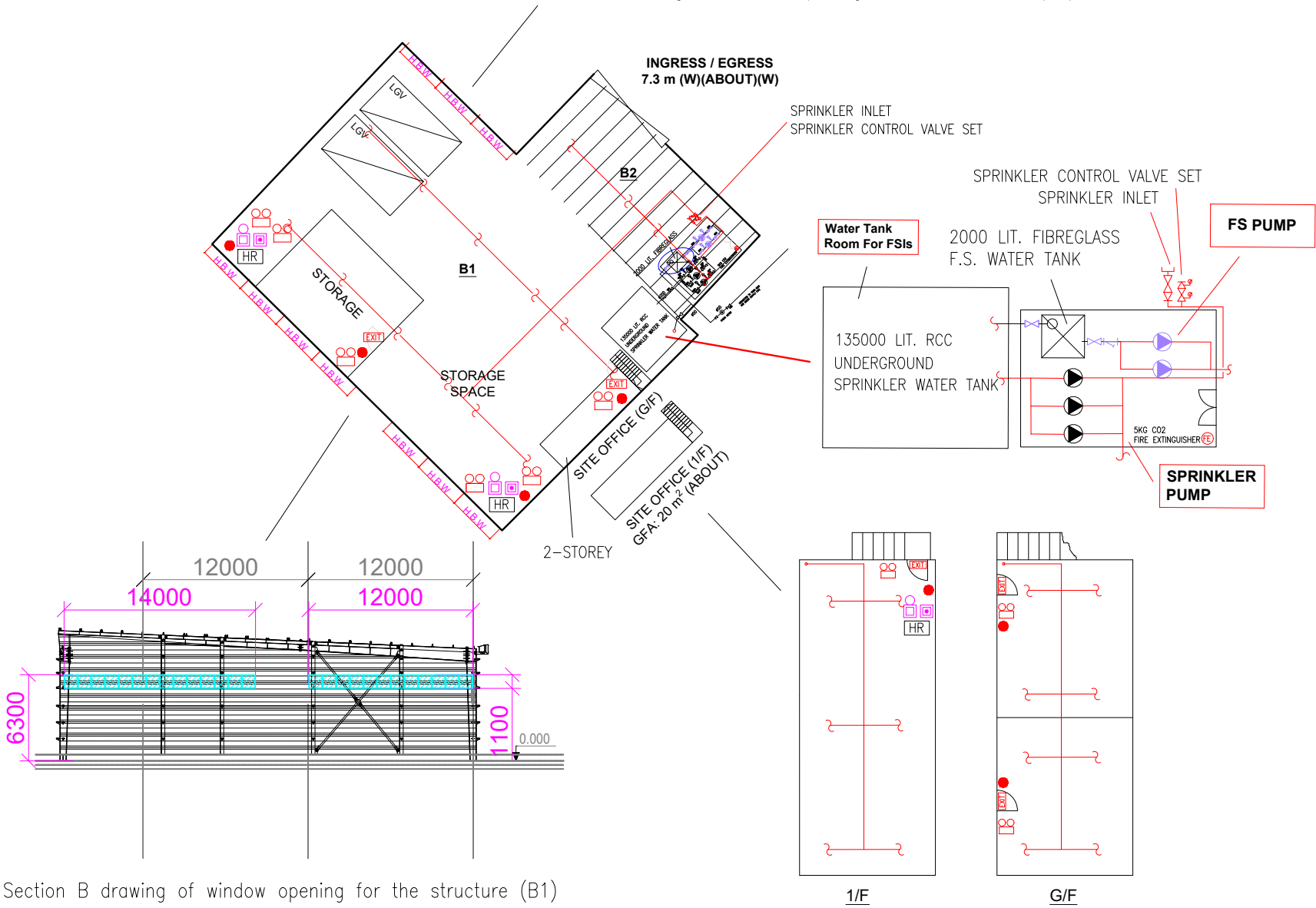
Area of High Bay Window (H.B.W.) = 1.1m(H) x 38m(total length) = 41.8 sq.m.

Total openable window area = 41.8 sq.m.

=6.64% of floor area



Section B drawing of window opening for the structure (B1)



Section B drawing of window opening for the structure (B1)

PROJECT :  
PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY STORAGE  
OF GOODS FOR A PERIOD OF 3 YEARS  
LOT 2339 (PART) IN D.D. 130, LAM TEI, TUEN MUN, NEW TERRITORIES

DRAWING TITLE :  
**F.S. Notes, Legend,  
Fire Service Installation  
Layout Plan**

REV	DESCRIPTION	DATE

ARCHITECT :

CONSULTANT :

FIRE SERVICE CONTRACTOR :

**Century Fire Service  
Engineering Co., Ltd.**

	NAME	DATE	DRAWING NO : <b>FS-01</b>	REV. <b>0</b>
DRAWN BY	C.K.NG	13 May 2025	SCALE : 1 : 150 (A0)	
CHECKED BY			SOURCE : B.O.O. Ref. BD F.S.D. Ref. FP	
APPROVED BY				