

寄件者: Louis Tse <[REDACTED]>
寄件日期: 2025年10月31日星期五 14:45
收件者: tpbpd/PLAND
副本: [REDACTED]
主旨: [FI] S.16 Application No. A/YL-KTN/1180 - FI to address departmental comments
附件: FI1 for A_YL-KTN_1180 (20251031).pdf
類別: Internet Email

Dear Sir,

Attached herewith the further information 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

Our Ref. : DD107 Lot 1505 RP & VL
Your Ref. : TPB/A/YL-KTN/1180

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

By Email

31 October 2025

Dear Sir,

1st Further Information

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years in "Agriculture" Zone, Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, N.T.

(S.16 Planning Application No. A/YL-KTN/1180)

We are writing to submit further information to address departmental comments of the subject application. Details are as follows:

- A revised fire service installations proposal (**Annex I**).

Should you require more information regarding the application, please contact our Mr. Danny NG at [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited



Louis TSE
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Andrea YAN
(Attn.: Mr. Ivan FUNG

email: awyyan@pland.gov.hk)
email: isyfung@pland.gov.hk)



FIRE SERVICES NOTES

1. HOSE REEL SYSTEM
- 1.1 HOSE REEL SHALL BE PROVIDED AT POSITIONS OF THE WAREHOUSE B1, B2, B3 & B4 AS INDICATED ON PLANS.
- 1.2 WATER SUPPLY FOR THE MODIFIED HOSE REEL SYSTEM TO BE SINGLE END FEED FROM THE GOVERNMENT TOWN MAIN.
- 1.3 A FIRE HYDRANT AND HOSE REEL SYSTEM OF 36 CUM WATER TANK TO BE PROVIDED FOR THE STRUCTURE B1, B2, B3 & B4 AS INDICATED ON PLAN.
- 1.4 TWO FIXED FIRE PUMPS & ONE JOCKEY PUMP (ONE DUTY, ONE STANDBY AND ONE JOCKEY PUMP) SHALL TO BE PROVIDED AT FS PUMP ROOM.
- 1.5 NO FIRE SERVICES INLET TO BE PROVIDED FOR THE MODIFIED HOSE REEL SYSTEM.
- 1.6 SUFFICIENT HOSE REELS SHALL BE PROVIDED TO THE PREMISES. HOSE REELS SHALL BE PROVIDED TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30 M OF HOSE REEL TUBING. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE TO BE LOCATED AT EACH HR POINT.
- 1.7 ENHANCEMENT PROVISION OF FIRE HYDRANT SYSTEM SHALL BE PROVIDED TO THE STRUCTURE B3. FIRE HYDRANT SHALL BE PROVIDED TO ENSURE THAT EVERY PART OF THE STRUCTURE B3 CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30 M OF FIRE HYDRANT. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE TO BE LOCATED AT EACH HR POINT.
2. SPRINKLER SYSTEM
- 2.1 FOR THE STRUCTURE B1, B2, B4, THE CLASSIFICATION OF THE AUTOMATIC SPRINKLER INSTALLATION TO BE ORDINARY HAZARD GROUP 3, TYPE OF STORAGE METHOD FOR THOSE WAREHOUSES ARE AS FOLLOWS:
- STORAGE CATEGORY : CATEGORY (3)
- STORAGE HEIGHT : NOT EXCEEDING 2.1M
- STORAGE : ST1
- 2.2 FOR THE STRUCTURE B3, THE CLASSIFICATION OF THE AUTOMATIC SPRINKLER INSTALLATION TO BE OF HIGH HAZARD STORAGE CATEGORY 1, HHS1. TYPE OF STORAGE METHOD FOR THOSE WAREHOUSES ARE AS FOLLOWS:
- STORAGE CATEGORY : CATEGORY (1)
- STORAGE HEIGHT : NOT EXCEEDING 2.1M
- STORAGE : ST1
- FULL HYDRALLIC CALCULATION FOR THE NUMBER OF EQUIPMENT, PIPE SIZES AND RATING SHALL BE SUBMIT TO FSD APPROVAL SEPARTELY.
- 2.3 ENHANCEMENT PROVISION OF A 370CUM SPRINKLER WATER TANK SHALL BE PROVIDED FOR THE SPRINKLER SYSTEM, AND COVERED TO THE ENTIRE WAREHOUSES (B1, B2, B3 & B4) IN ACCORDANCE WITH LPC RULES INCORPORATING BS EN12845 : 2015 AND FSD CIRCULAR LETTER 5/2020. THE SPRINKLER WATER TANK, SPRINKLER PUMP ROOM, SPRINKLER INLET AND SPRINKLER CONTROL VALVE GROUP SHALL BE AS INDICATED ON PLANS.
- 2.4 ALL INSTALLED SPRINKLER SHOULD BE CONVENTIONAL TYPE AND THE TEMPERATURE RATING OF SPRINKLER HEAD SHALL BE 68°C UNLESS OTHERWISE SPECIFIED.
- 2.5 ALL SPRINKLER PIPE SIZE SHOULD BE Ø32MM UNLESS SPECIFY.
- 2.6 STORAGE BLOCK SHOULD BE SEPARATED BY AISLES NO LESS THAN 2.4M WIDE.
- 2.7 THE MAXIMUM STORAGE AREA SHALL BE 50m² FOR ANY SINGLE BLOCK.

3. FIRE ALARM SYSTEM
- 3.1 FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT THE ENTIRE COVERED AREA OF WAREHOUSES IN ACCORDANCE WITH BS 5839-1 : 2017 AND FSD CIRCULAR LETTER 6/2021. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE SHOULD BE LOCATED AT EACH HOSE REEL POINT. THE ACTUATION POINT SHOULD INCLUDE FACILITIES FOR HOSE REEL PUMP START AND AUDIO / VISUAL WARNING DEVICE INITIATION.
- 3.2 AN ADDRESSABLE TYPE FIRE ALARM PANEL TO BE PROVIDED AND LOCATED IN FIRE CONTROL CENTER ON G/F AS INDICATED ON PLAN.

4. EMERGENCY LIGHTING
- 4.1 SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE COVERED AREA OF WAREHOUSES IN ACCORDANCE WITH BS 5266-1:2016 AND BS EN 1839:2013 AND FSD CIRCULAR LETTER 4/2021.
- 4.2 EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THOSE WAREHOUSES AND ALL EXIT ROUTES LEADING TO EXIT OF BUILDING.

5. EXIT SIGN
- 5.1 SUFFICIENT SELF-CONTAINED TYPE DIRECTIONAL AND EXIT SIGNS TO ENSURE THAT ALL EXIT ROUTES FROM ANYWHERE WITHIN THOSE WAREHOUSES ARE CLEARLY INDICATED AS REQUIRED BY THE CONFIGURATION OF EXIT ROUTE SERVING THE BUILDING.
- 5.2 DIRECTIONAL AND EXIT SIGNS SHALL BE INSTALLED IN ACCORDANCE TO BS 5266-1 : 2016 AND FSD CIRCULAR LETTER NO. 5/2008

6. EMERGENCY GENERATOR
- 6.1 NO EMERGENCY GENERATOR TO BE PROVIDED FOR SERVING THE EMERGENCY POWER. A.C. SUPPLY SOURCE WITH SECONDARY SUPPLY SHALL FEED BEFORE MAIN SWITCH.
- 6.2 DUPLICATED POWER SUPPLIES FOR ALL FIRE SERVICES INSTALLATIONS COMPRISING A CABLE CONNECTED FROM ELECTRICITY MAINS DIRECTLY BEFORE THE MAIN SWITCH.

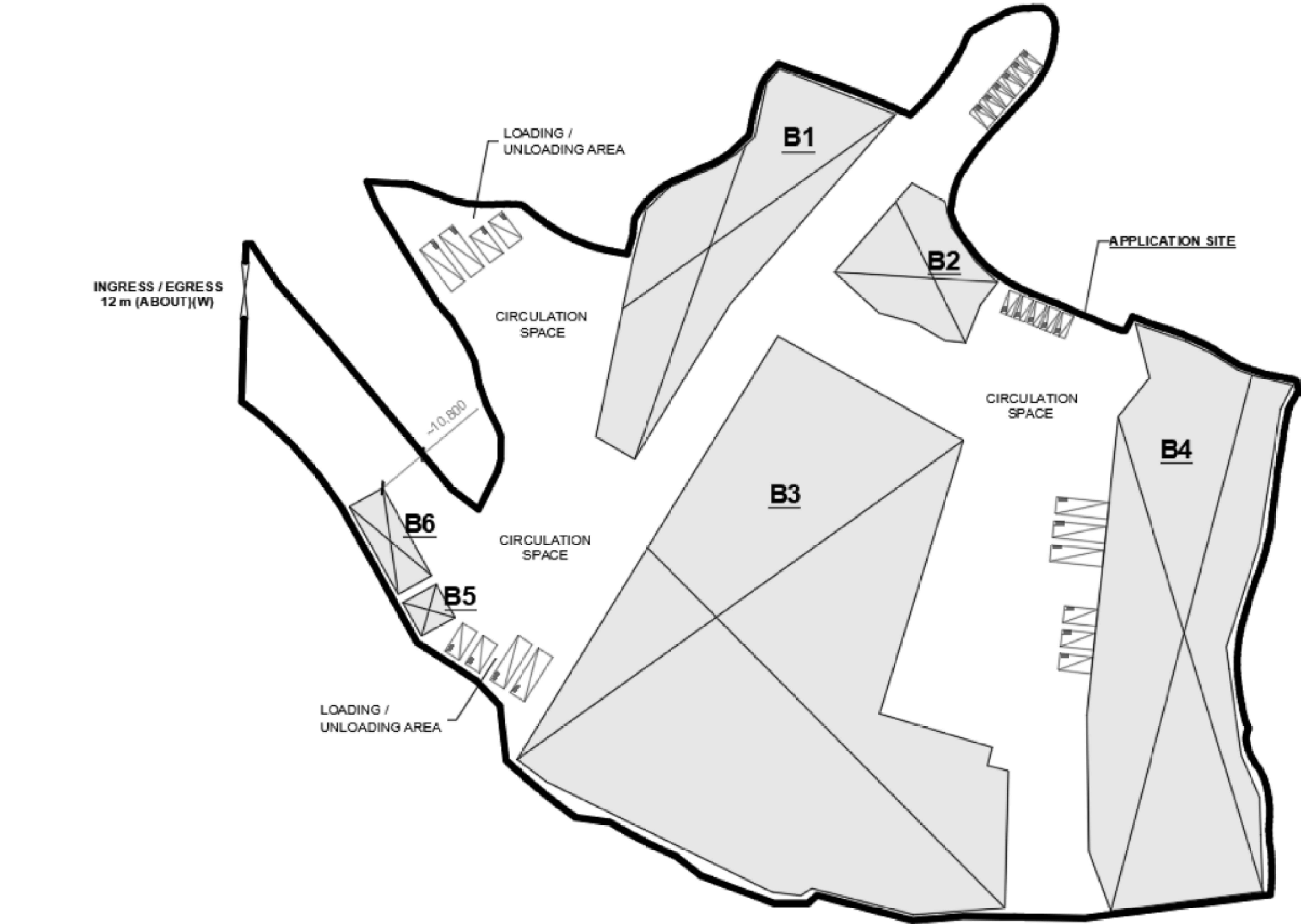
- 7 PORTABLE HAND-OPERATED APPROVED APPLIANCE
- 7.1 PORTABLE FIRE EXTINGUISHER WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATIONS AS INDICATED ON PLANS.

- 8 STATIC OR DYNAMIC SMOKE EXTRACTION SYSTEM
- 8.1 SMOKE EXTRACTION SYSTEM SHALL NOT BE PROVIDED AS THE AGGREGATE AREA OF OPENABLE WINDOWS OF THE COMPARTMENT SHALL PROVIDE MORE THAN 6.25% OF THE FLOOR AREA OF THAT COMPARTMENT.

- 9 VENTILATION/AIR CONDITIONING CONTROL SYSTEM
- 9.1 WHEN A VENTILATION/ AIR CONDITIONING CONTROL SYSTEM TO A BUILDING IS PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT.

ABBREVIATION

SPR.	SPRINKLER	F/A	FROM ABOVE
F.H.	FIRE HYDRANT	F/B	FROM BELOW
H.R.	HOSE REEL		
F.E.	FIRE EXTINGUISHER	T/A	TO ABOVE
CO ₂	CARBON DIOXIDE	T/B	TO BELOW
L.P.C.	LOSS PREVENTION COUNCIL	U/G	UNDERGROUND
F.S.I.	FIRE SERVICES INSTALLATION	F.S.	FIRE SERVICES
H/L	HIGH LEVEL		
M/L	MID LEVEL		
L/L	LOW LEVEL		



SITE LOCATION PLAN (1:1000)

LEGEND (FOR LAYOUT PLAN)

○	UPRIGHT SPRINKLER HEAD
⊙	PENTENT SPRINKLER HEAD
⊘	150mm FIRE ALARM BELL
⊠	BREAK GLASS UNIT
⊕	FLOW SWITCH
⊗	SUBSIDIARY CONTROL VALVE
⊗	SPRINKLER ZONE SUBSIDIARY CONTROL VALVE ASSEMBLY INCLUDES ZONE SUBSIDIARY CONTROL VALVE, FLOW SWITCH, TEST GATE VALVE AND DRAIN VALVE
⊗	GATE VALVE
⊗	NON RETURN VALVE
⊗	VORTEX INHIBITOR
⊗	BALL FLOAT VALVE
⊗	PRESSURE SWITCH
⊗	SPRINKLER CONTROL VALVE SET
⊗	CHECK METER POSITION
⊗	SPRINKLER / F.S. INLET
⊗	5Kg CO2 TYPE FIRE EXTINGUISHER
⊗	4Kg DRY POWDER TYPE FIRE EXTINGUISHER
⊗	20KG WHEEL TYPE DRY CHEMICAL FIRE EXTINGUISHER

⊙	PUMP	⊗	SPRINKLER CONTROL VALVE SET (SCHEMATIC DIAGRAM)
⊙	150mm WATER ALARM GONG	⊗	LEVEL SWITCH (HIGH LEVEL SIGNAL & LOW LEVEL SIGNAL)
⊙	EMERGENCY LIGHTING	⊗	FLEXIBLE CONNECTOR
⊙	EXIT SIGN	⊗	CHECK METER POSITION
⊙	FIRE ALARM PANEL	⊗	PLUG
⊙	PUMP CONTROL PANEL	⊗	Y-STRAINER
⊙	SELF-CONTAINED EMERGENCY FLUORESCENT LIGHTING UNIT	⊗	SPRINKLER / F.S. INLET
⊙	FLASH LIGHT	⊗	SPRINKLER PROVING PIPE
⊙	HOSE REEL W/ LOCKABLE GLASS FRONTED NOZZLE BOX, STRIKER, C/W FIRE ALARM BELL & BREAK GLASS UNIT (SCHEMATIC DIAGRAM)	⊗	STAND-ALONE FIRE DETECTOR
⊙	HOSE REEL W/ LOCKABLE GLASS FRONTED NOZZLE BOX, STRIKER, C/W FIRE ALARM BELL & BREAK GLASS UNIT		
⊙	MONITORED GATE VALVE		
⊙	SPRINKLER HEAD (SCHEMATIC DIAGRAM)		
⊙	GLOBE VALVE		
⊙	FLOW METER		
⊙	VORTEX INHIBITOR		
⊙	PRESSURE GAUGE WITH COCK		
⊙	AUTOMATIC AIR VENT WITH COCK		
⊙	SPRINKLER / HOSE REEL PIPE		

DRAWING LIST

DRAWING NO	DESCRIPTION
A/YL-KTN/1180-FS01	FS NOTES, LEGEND, ABBREVIATIONS AND DRAWING LIST
A/YL-KTN/1180-FS02	SPRINKLER SYSTEM FOR G/F
A/YL-KTN/1180-FS03	FS SYSTEM FOR G/F
A/YL-KTN/1180-W001	OPENABLE WINDOW AREA CALCULATION FOR STRUCTURE B1, B2 & B4
A/YL-KTN/1180-W002	OPENABLE WINDOW AREA CALCULATION FOR STRUCTURE B3

Annex I

0	TPB SUBMISSION	22-10-2025	LH
REV	DESCRIPTION	DATE	BY

FSI CONTRACTOR

East Power Engineering Limited

Flat A, 7/F., Hop Shing Commercial Building
41 Chi Kiang Street, Tokwawan, Kowloon
Fax. : 2394-3772 Tel. : 2397-3238

PROJECT

Proposed Temporary Warehouse (Excluding Dangerous Godown) with Ancillary Facilities and Associated Filling of Land and Pond for a period of 3 years

REFERENCE NO.: A/YL-KTN/1180

DRAWING TITLE

FS NOTES, LEGEND, ABBREVIATIONS AND DRAWING LIST

	INITIAL	DESIGNATION	DATE
DRAWN BY	HY	Eng.T	13-10-2025
DESIGNED BY	HY	Eng.T	13-10-2025
CHECKED BY	CM	PM	13-10-2025
APPROVED BY	-	-	-

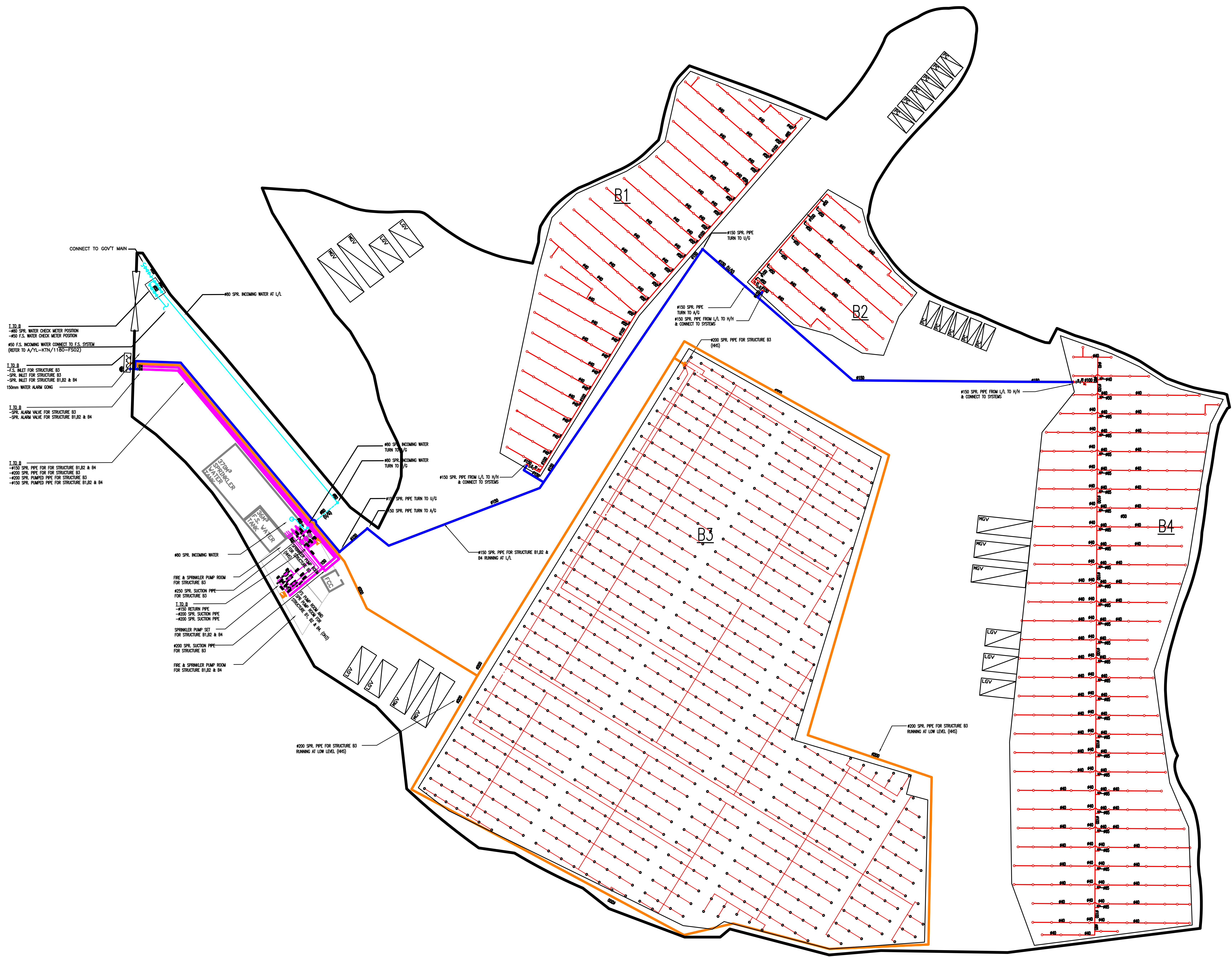
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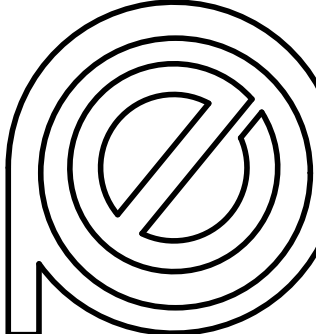
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SCALE	NTS	REVISION	0
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REFERENCE NO.: A/YL-KTN/1180

DRAWING TITLE

SPRINKLER SYSTEM FOR G/F

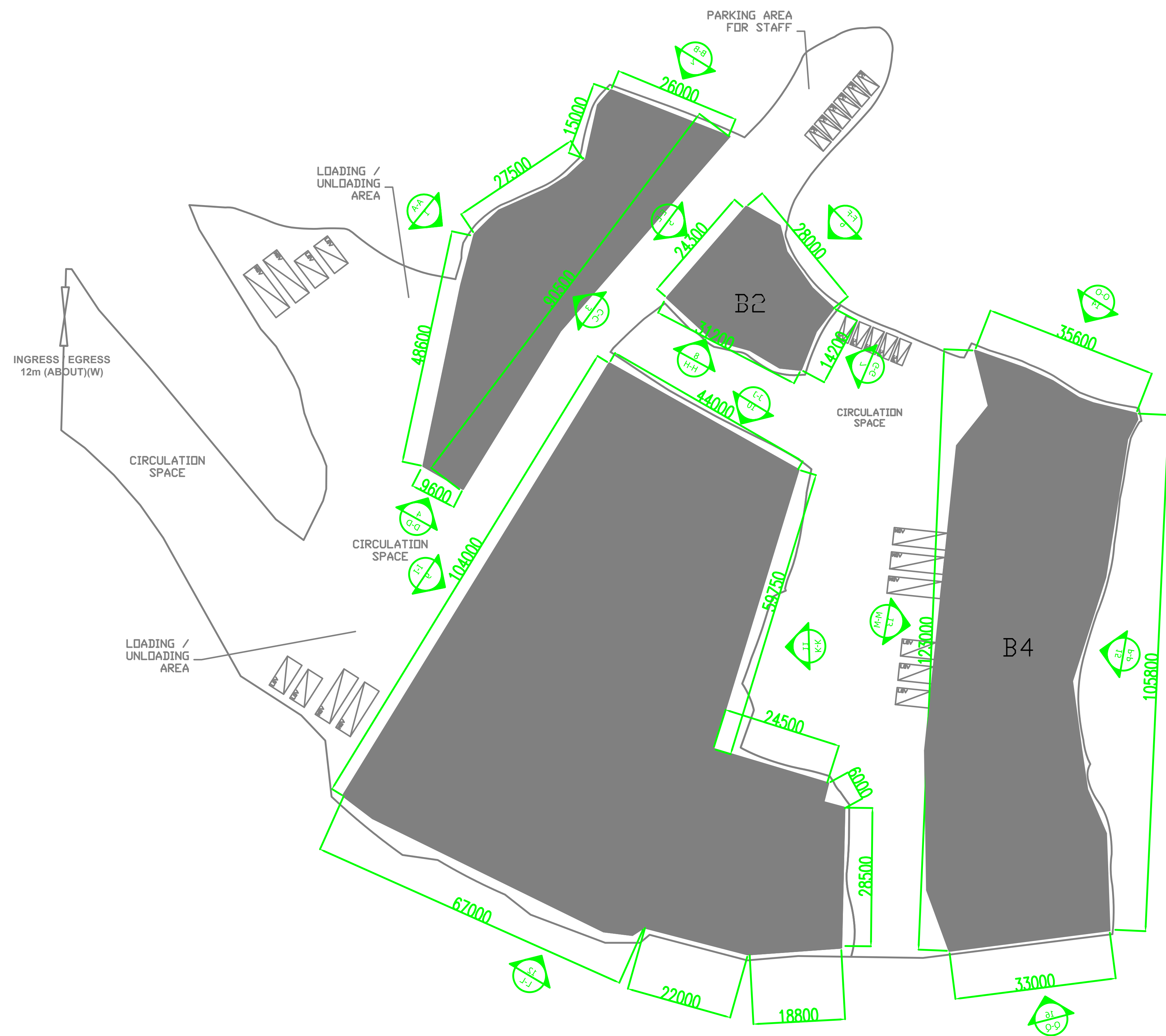
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DRAWN BY	HY	Eng.T	13-10-2025
DESIGNED BY	HY	Eng.T	13-10-2025
CHECKED BY	CM	PM	13-10-2025
APPROVED BY	-	-	-

PROJECT NO.	A/YL-KTN/1180
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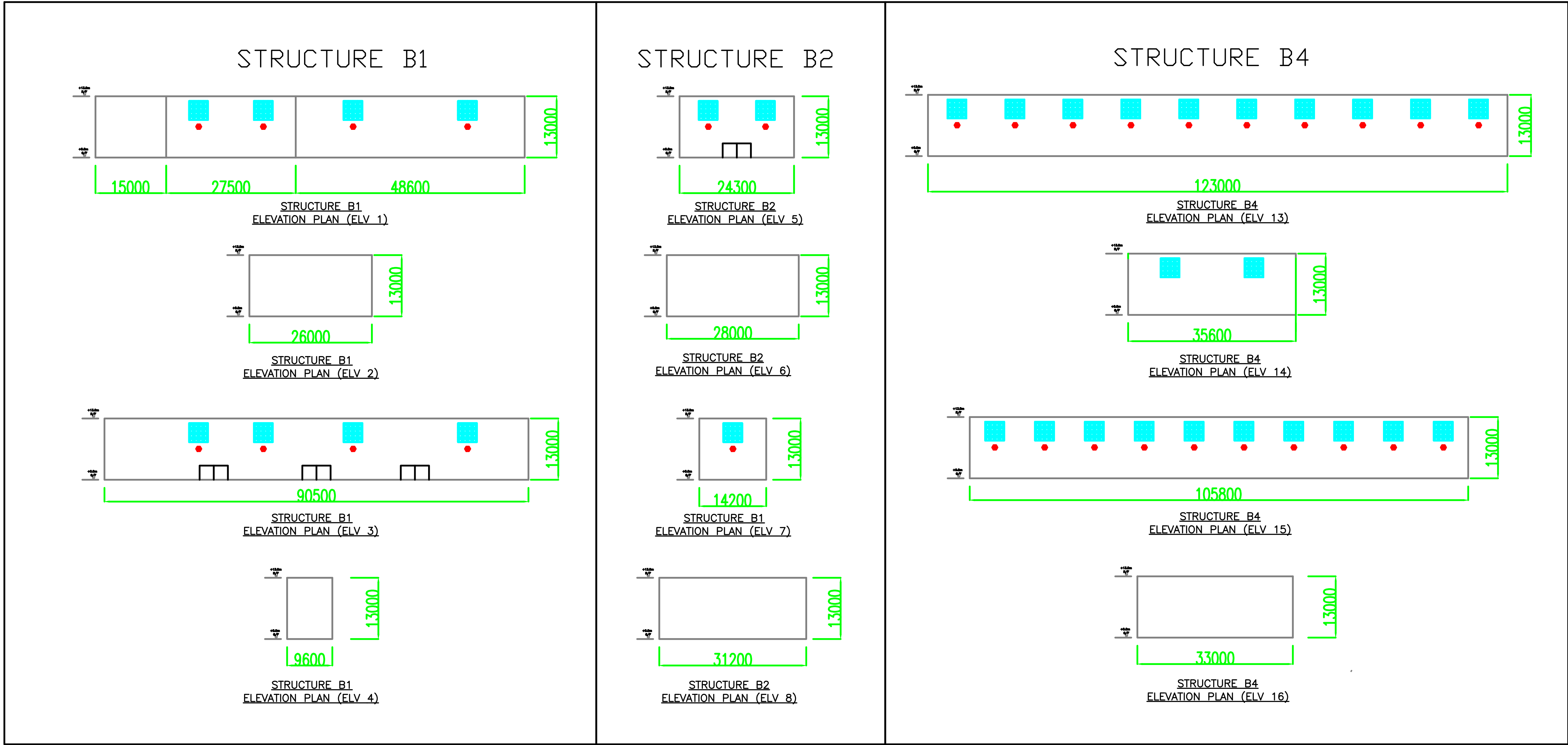
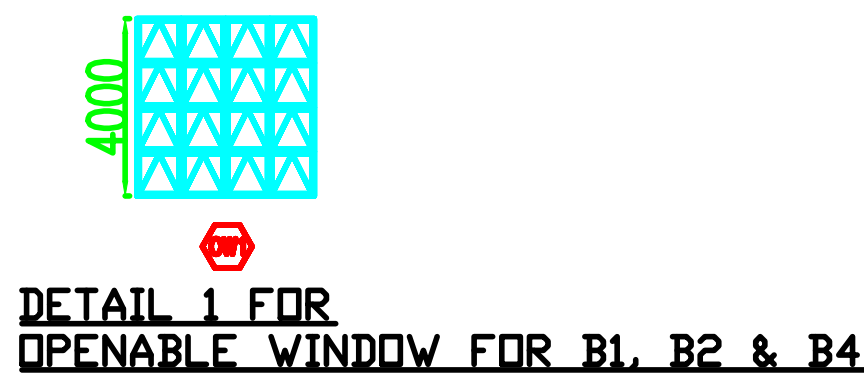
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A/YL-KTN/1180-FS02

SCALE	1:150	REVISION	0
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OPENABLE WINDOW AREA CALCULATION UNDER F.S.D. REQUIREMENT FOR COMPARTMENT EXCEEDING 7000M ²			
LOCATION	USABLE FL. AREA (m ²)	OPENABLE WINDOW AREA REQUIRED (m ²)	OPENABLE WINDOW AREA PROVIDED (m ²)
STRUCTURE B1	1784	1784 X 6.25% = 111.5	REFER TO ELEVATION 1 = 4 X (4 X 4) = 64 REFER TO ELEVATION 2 = 0 REFER TO ELEVATION 3 = 4 X (4 X 4) = 64 REFER TO ELEVATION 4 = 0 TOTAL = 128 > 111.5
STRUCTURE B2	616	616 X 6.25% = 38.5	REFER TO ELEVATION 5 = 2 X (4 X 4) = 32 REFER TO ELEVATION 6 = 0 REFER TO ELEVATION 7 = 1 X (4 X 4) = 16 REFER TO ELEVATION 4 = 0 TOTAL = 48 > 38.5
STRUCTURE B3	7154	7154 X 6.25% = 447.1	Refer TO A/YL-KTN/1180-W002 OPENABLE WINDOW AREA CALCULATION FOR STRUCTURE B3 TOTAL = 451.35 > 447.1
STRUCTURE B4	3776	3776 X 6.25% = 236	REFER TO ELEVATION 1 = 10 X (4 X 4) = 160 REFER TO ELEVATION 2 = 0 REFER TO ELEVATION 3 = 0 REFER TO ELEVATION 4 = 10 X (4 X 4) = 160 TOTAL = 320 > 236



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PROJECT

Proposed Temporary Warehouse (Excluding Dangerous Godown) with Ancillary Facilities and Associated Filling of Land and Pond for a period of 3 years

REFERENCE NO.: A/YL-KTN/1180

DRAWING TITLE

OPENABLE WINDOW AREA CALCULATION FOR STRUCTURE B1, B2 & B4

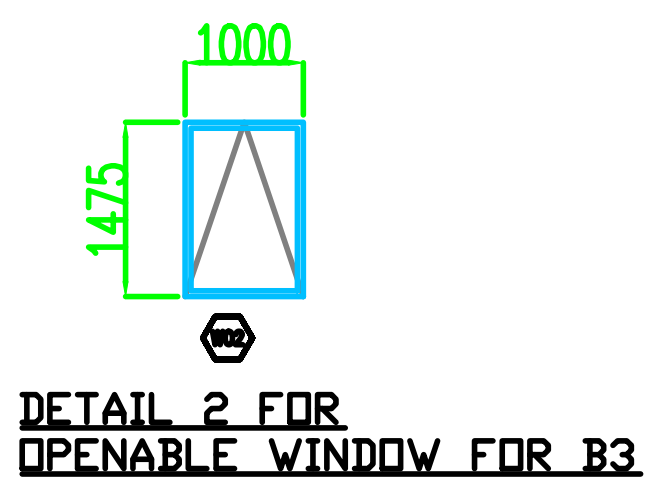
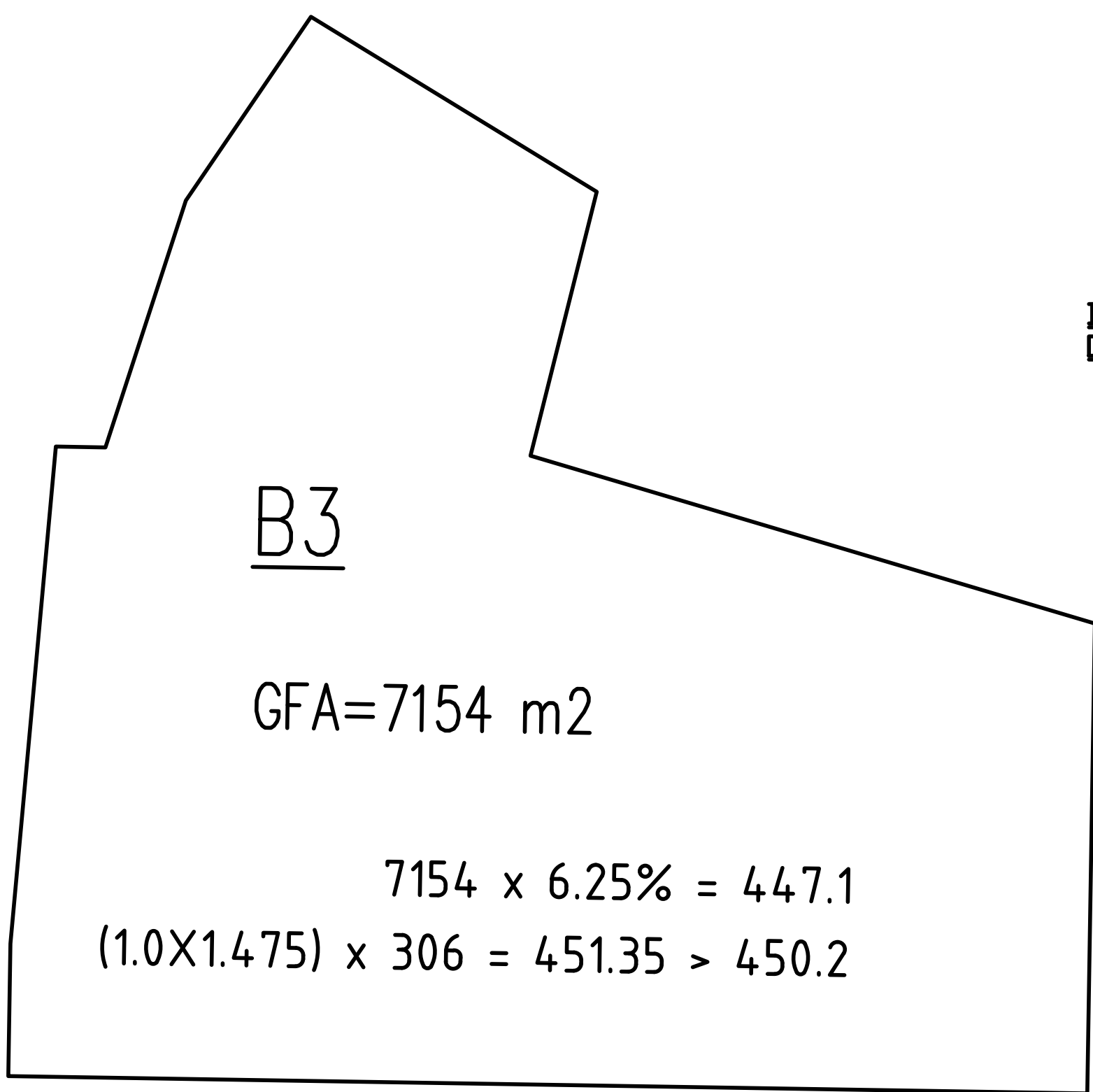
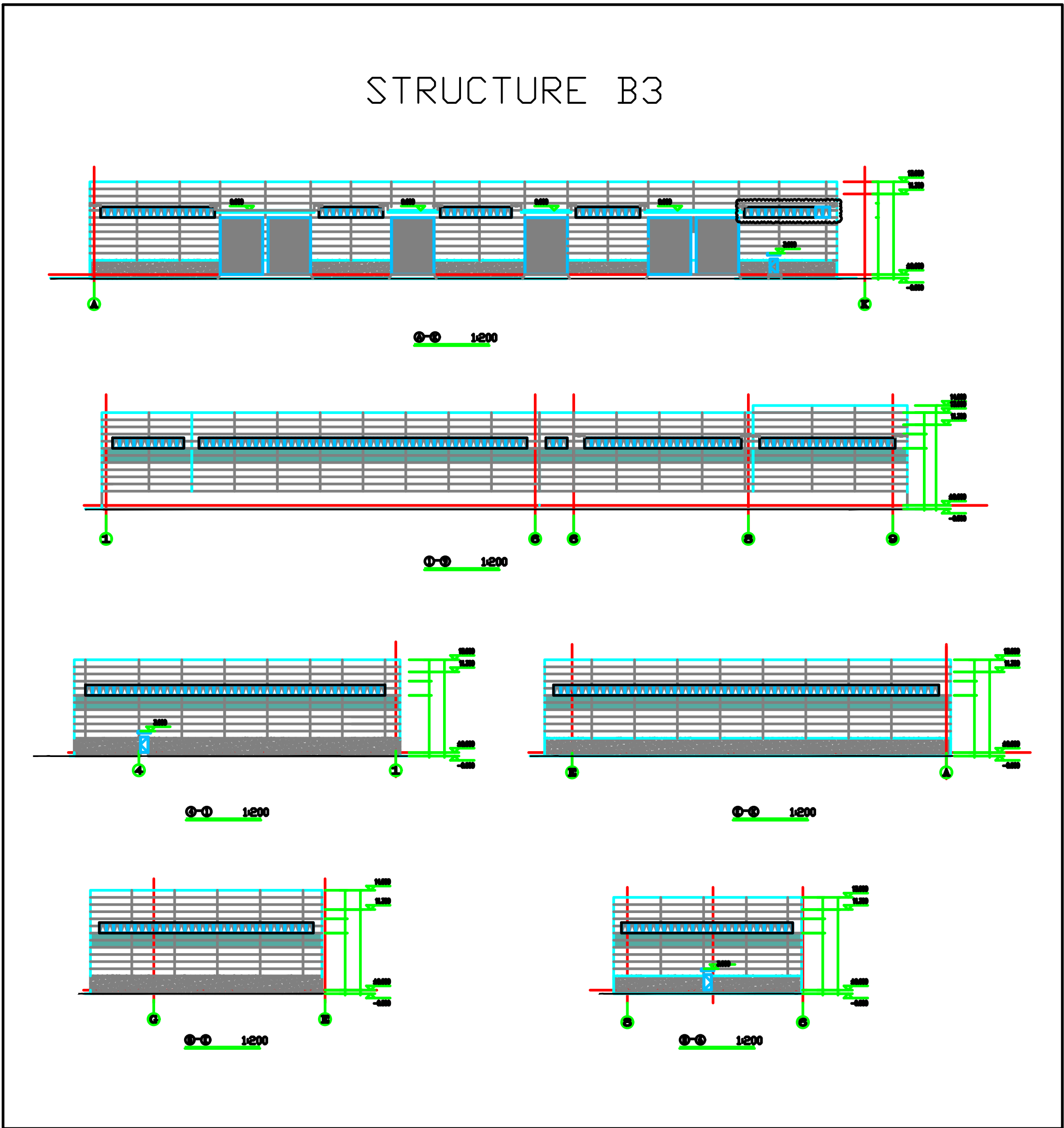
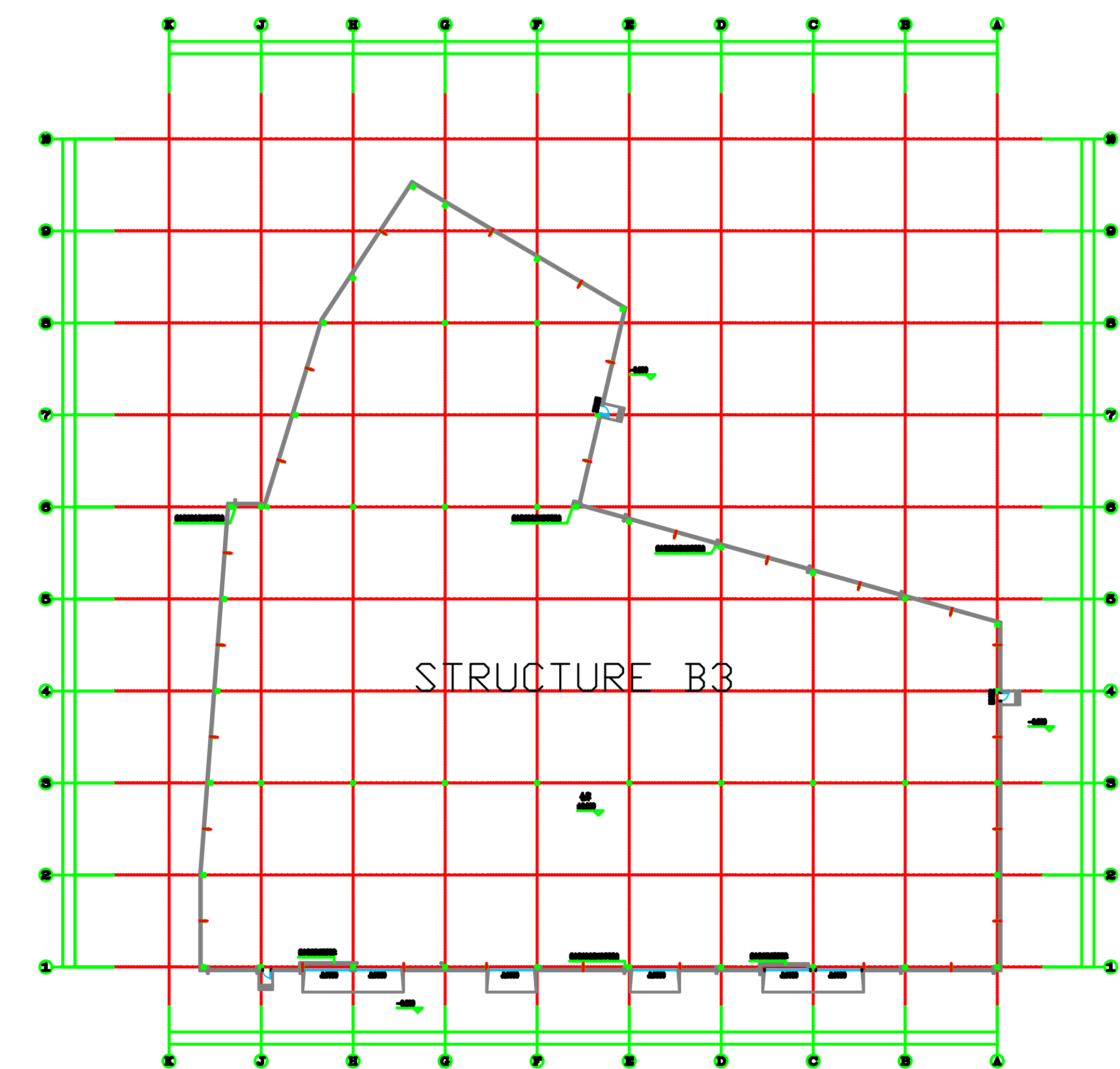
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APPROVED BY	-	-	-

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DRAWING NO.

A/YL-KTN/1180-W001

SCALE	1:150	REVISION	0
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OPENABLE WINDOW AREA CALCULATION UNDER F.S.D. REQUIREMENT FOR COMPARTMENT EXCEEDING 7000M ²				
LOCATION	USABLE FL. AREA (m ²)	OPENABLE WINDOW AREA REQUIRED (m ²)	OPENABLE WINDOW AREA PROVIDED (m ²)	
STRUCTURE B3	7154	7154 X 6.25% = 447.1	Refer To A/YL-KTN/1180-W002 (1.0x1.475) x 306 = 451.35	TOTAL = 451.35 > 447.1

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REFERENCE NO.: A/YL-KTN/1180

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OPENABLE WINDOW AREA CALCULATION FOR STRUCTURE B3

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DESIGNED BY	HY	Eng.T	13-10-2025
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A/YL-KTN/1180-W002

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