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Lawson David & Sung
SURVEYORS LIMITED



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Appendix I

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By Email and Post

Date : 2 October 2026
Your Ref : TPB/A/YL-KTS/1147
Our Ref : LDS/PLAN/7269

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

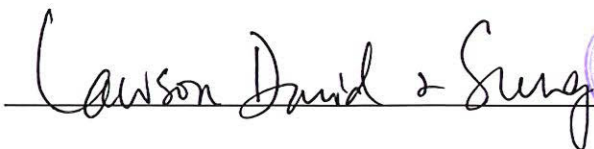
Dear Sir/Madam,

Application for Planning Permission for Proposed Temporary Warehouse for Storage of Construction Materials (Timber and Metal) and Associated Filling of Land for a Period of 3 Years at Lots 123 RP, 124 (Part), 125 (Part), 126 (Part) and 127 (Part) in D.D. 113 and Adjoining Government Land, Ma On Kong, Kam Tin South, Yuen Long, N.T.
(Application No. A/YL-KTS/1147)

In response to the comments received from the Fire Services Department, we submit our response and a revised Fire Service Installations (FSIs) Proposal for your consideration.

Should there be any queries, please contact our Ms. Cannis Lee or Ms. Yancy Fung at [REDACTED]

Yours faithfully,
For and on behalf of
Lawson David & Sung Surveyors Limited




Encl.

c.c. [REDACTED]

Client

Your Assets for Growth

Table 1: Responses to Departmental Comments (Application No. A/NE-KTS/1147) (2 October, 2026)

COMMENTS		RESPONSES
1.	Fire Services Department (Contact Person: Mr. YUEN Tsz-fung, Tel: 2733 7781)	
(i)	For enclosed structure with gross floor area not exceeding 230 m ² , i.e. FS Pump Room, portable fire extinguisher and stand-alone fire detector shall be provided;	Noted.
(ii)	A 20-35 kg wheeled type dry chemical fire extinguisher shall be provided in every 500 m ² on every floor of the premises and ensure that every part of the premises can be reached from a distance of not more than 30 m;	Noted. See F.S. Note 7.2.
(iii)	A sufficient number of wheeled type dry chemical fire extinguisher, emergency lighting and directional & exit signs shall be provided at Structures 1 & 2; and	Noted. A sufficient number of wheeled type dry chemical fire extinguisher, emergency lighting and directional & exit signs shall be provided at Structures 1 & 2.
(iv)	All accessible areas on 1/F of Structures 3, 4, & 7 are GFA accountable. In this regard, detailed layout plans with FSIs shall be provided for his further consideration.	Noted. Detailed layout plans with FSIs on 1/F of Structures 3, 4 and 7 are provided.

Proposed Temporary Warehouse for Storage of Construction Materials (Timber and Metal) for a Period of 3 Years at Lots 123 (Part), 124 (part), 125 (Part), 126 (Part), 127 (Part) in D.D.113 and Adjoining Government Land, Ma On Kong, Kam Tin South, Yuen Long, N.T.

- 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 Ø150mm.
- 1.3 ALL TUBES AND FITTINGS SHALL BE DUCTILE IRON TO BS EN545 K12 WHERE PIPEWORK ABOVE Ø150mm.
- 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 SMOKE EXTRACTION SYSTEM NOT TO BE PROVIDED.

- 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 2m³ F.S. FIBREGLASS WATER TANK VIA TWO HOSE REEL PUMPS (DUAL 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.

- 3.1 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 ALL SUBSIDIARY STOP VALVES TO BE ELECTRIC MONITORING TYPE.
- 3.6 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE SPRINKLER PUMPS.
- 3.7 THE SPRINKLER SYSTEM DESIGN IS BASED ON THE FOLLOWINGS:
HAZARD CLASS : ORDINARY HAZARD GROUP III
TYPE OF STORAGE : POST-PALLET (ST2)
STORAGE CATEGORY : CATEGORY II
MAXIMUM STORAGE HEIGHT : 3.5m
SPRINKLER PROTECTION : CEILING PROTECTION ONLY
MAXIMUM STORAGE AREA : 50M²
MINIMUM CLEARANCE AROUND EACH SINGLE BLOCK : 2.4M

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 INSTALLATION WILL BE INTEGRATED WITH THE HOSE REEL SYSTEM.

5.1 EMERGENCY LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH 'BS 5266-1 :2016 AND BS EN 1838 :2013", AND FSD CIRCULAR LETTERS 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

6.1 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.

7.1 PORTABLE HAND OPERATED APPLIANCES SHALL BE PROVIDED AS INDICATED ON PLAN.
7.2 FOR ENCLOSED STRUCTURE WITH A GROSS FLOOR AREA EXCEEDING 230M², A 20-35KG WHEELED TYPE DRY CHEMICAL FIRE EXTINGUISHER SHALL BE PROVIDED IN EVERY 500M² ON EVERY FLOOR INSIDE THE PREMISES AND SHALL ENSURE EVERY PART OF THE PREMISES CAN BE REACHED FROM A DISTANCE OF NOT MORE THAN 30M.

8.1 STAND-ALONE SMOKE DETECTOR SHALL BE PROVIDED IN ACCORDANCE WITH THE "STAND-ALONE FIRE DETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION & MAINTENANCE [SEPTEMBER 2021].

8.2 ALL DETECTORS SHALL BE INTERCONNECTED SUCH THAT WHEN ONE OF THE DETECTORS IS TRIGGERED, ALL CONNECTED DETECTORS SHALL SOUND AN ALARM SIMULTANEOUSLY.

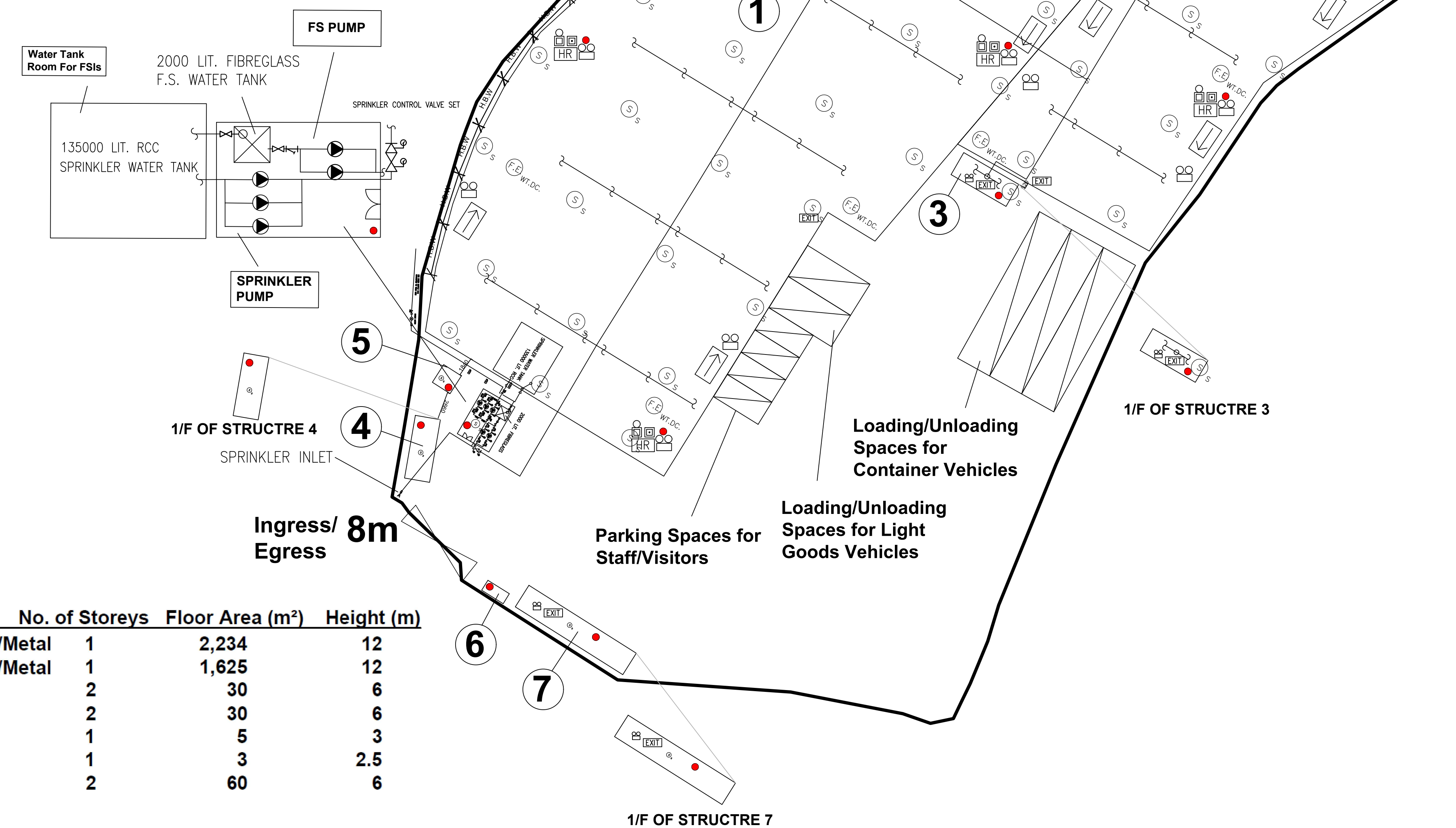
 FIRE EXTINGUISHER

Technical drawing of a bridge deck cross-section. The total width is 53000mm, divided into four segments of 12000mm each. The drawing shows reinforcement details, including longitudinal bars and cross-bracing. A central section is highlighted in cyan. Elevation markers indicate 0.000 at the base level.

Section drawing of window opening for the structure (2)

Technical drawing of a bridge structure, labeled 'A' on the left. The drawing shows a side elevation of a bridge with a central span of 70,000 units. The bridge is supported by multiple piers, with spans of 12,000 units between them. The drawing includes structural details like trusses and girders. A scale bar at the bottom right indicates 0.000 units.

Section drawing of window opening for the structure (1)



Structure No.	Uses	No. of Storeys	Floor Area (m ²)	Height (m)
1	Warehouse for Storage of Timber/Metal	1	2,234	12
2	Warehouse for Storage of Timber/Metal	1	1,625	12
3	Site Office	2	30	6
4	Containers for Storage	2	30	6
5	Meter Room	1	5	3
6	Rain Shelter	1	3	2.5
7	Site Office	2	60	6

LEGEND

PROJECT :	DRAWING TITLE :			ARCHITECT :	CONSULTANT :	FIRE SERVICE CONTRACTOR :		NAME	DATE	DRAWING NO. :	REV.	
Proposed Temporary Warehouse for Storage of Construction Materials (Timber and Metal) for a Period of 3 Years at Lots 123 (Part), 124 (part), 125 (Part), 126 (Part), 127 (Part) in D.D.113 and Adjoining Government Land, Ma On Kong, Kam Tin South, Yuen Long, N.T.	F.S. Notes, Legend, Fire Service Installation Layout Plan					East Power Engineering Limited				FS-01	3	
		3	FSD SUBMISSION	2/10				DRAWN BY :	C.K.NG	23 APR 2023	SCALE :	1 :250 (A0)
		2	FSD SUBMISSION	17/9				CHECKED BY :			SOURCE :	B.O.O. Ref. BD
		1	FSD SUBMISSION	4/9				APPROVED BY :			F.S.D. Ref. FP	
		REV	DESCRIPTION	DATE								