

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 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 SMOKE EXTRACTION SYSTEM(S) SHALL NOT BE PROVIDED AS THE AGGREGATE AREA OF OPERABLE WINDOW OF STRUCTURE EXCEEDS 6.25% OF THE FLOOR AREA OF THE COMPARTMENT.
- 1.7 VENTILATION/AIR CONDITIONING SYSTEM NOT TO BE PROVIDED.

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 2m³ F.S. FIBREGASS 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 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 (ST2)
 STORAGE CATEGORY : CATEGORY I
 MAXIMUM STORAGE HEIGHT : 3.5m
 SPRINKLER PROTECTION : CEILING PROTECTION ONLY
 THE MAXIMUM STORAGE AREAS SHALL BE 50m FOR SINGLE BLOCK
 THE MINIMUM CLEARANCE AROUND EACH SINGLE STORAGE CLOCK : 2.4m

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 ALL³ 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 5266-1 :2016 AND BS EN 1838 :2013', AND THE 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

HOSE REEL	EMERGENCY LIGHT	5KG CO2 FIRE EXTINGUISHER	SPRINKLER CONTROL VALVE SET	PUMP SET	PRESSURE GAUGE
BREAK GLASS UNIT	EXIT SIGN	5KG DRY POWDER FIRE EXTINGUISHER	GATE VALVE	Y-TYPE STRAINER	SPRINKLER HEAD (ON PLAN)
FIRE ALARM BELL	NON-RETURN VALVE	SUBSIDIARY VALVE / FLOW SWITCH	GATE TYPE (With MONITORING)	SPRINKLER INLET	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	LOGISTIC CENTRE	9,840m ² (ABOUT)	9,840m ² (ABOUT)	11m (ABOUT)(1-STOREY)
B2	LOGISTIC CENTRE	6,884m ² (ABOUT)	6,884m ² (ABOUT)	11m (ABOUT)(1-STOREY)
B3	LOGISTIC CENTRE	5,168m ² (ABOUT)	5,168m ² (ABOUT)	11m (ABOUT)(1-STOREY)
B4	SITE OFFICE	53m ² (ABOUT)	106m ² (ABOUT)	6.5m (ABOUT)(2-STOREY)
B5	SITE OFFICE	80m ² (ABOUT)	160m ² (ABOUT)	6.5m (ABOUT)(2-STOREY)
B6	GUARDROOM	9m ² (ABOUT)	9m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B7	WASHROOM	30m ² (ABOUT)	30m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B8	SITE OFFICE	27m ² (ABOUT)	54m ² (ABOUT)	6m (ABOUT)(2-STOREY)
B9	METER ROOM	41m ² (ABOUT)	41m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B10	SITE OFFICE	70m ² (ABOUT)	140m ² (ABOUT)	6.5m (ABOUT)(2-STOREY)
B11	SITE OFFICE	94m ² (ABOUT)	188m ² (ABOUT)	6.5m (ABOUT)(2-STOREY)
B12	RAIN SHELTER	84m ² (ABOUT)	84m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B13	CANTEEN (G/F) & SITE OFFICE (1/F)	470m ² (ABOUT)	940m ² (ABOUT)	8m (ABOUT)(2-STOREY)
B14	RAIN SHELTER	20m ² (ABOUT)	20m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B15	SITE OFFICE	27m ² (ABOUT)	54m ² (ABOUT)	6.5m (ABOUT)(2-STOREY)
B16	TRANSFORMER ROOM	63m ² (ABOUT)	63m ² (ABOUT)	6m (ABOUT)(1-STOREY)
B17	METER ROOM	8m ² (ABOUT)	8m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B18	PUMP ROOM	9m ² (ABOUT)	9m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B19	FIRE SERVICES WATER TANK	38m ² (ABOUT)	38m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B20	SITE OFFICE	94m ² (ABOUT)	188m ² (ABOUT)	6.5m (ABOUT)(2-STOREY)
		23,109m ² (ABOUT)	24,024m ² (ABOUT)	

Structure B1 Openable Windows Calculation

Area of Structure B1 = 9840 sq.m.
 Area of High Bay Window (H.B.W.) = 2.6m(H) x 240m = 624 sq.m.
 Total openable window area = 624 sq.m.
 = 6.34% of floor area

Structure B2 Openable Windows Calculation

Area of Structure B2 = 6884 sq.m.
 Area of High Bay Window (H.B.W.) = 2.6m(H) x 170m = 442 sq.m.
 Total openable window area = 442 sq.m.
 = 6.42% of floor area

Structure B3 Openable Windows Calculation

Area of Structure B3 = 5168 sq.m.
 Area of High Bay Window (H.B.W.) = 2.6m(H) x 125m = 325 sq.m.
 Total openable window area = 325 sq.m.
 = 6.28% of floor area



PROJECT : PROPOSED TEMPORARY LOGISTICS CENTRE WITH ANCILLARY CANTEEN AND SITE OFFICE FOR A PERIOD OF 3 YEARS VARIOUS LOTS IN D.D. 129, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES	DRAWING TITLE : F.S. Notes, Legend, Fire Service Installation Layout Plan	ARCHITECT :	CONSULTANT :	FIRE SERVICE CONTRACTOR : Century Fire Service Engineering Co., Ltd.	NAME	DATE	DRAWING NO : FS-01	REV. 0												
					DRAWN BY C.K.NG	07 Mar 2025	SCALE : 1 : 1000 (A1)	SOURCE : B.O.O. Ref. BD F.S.D. Ref. FP												
<table border="1"> <thead> <tr> <th>REV</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>					REV	DESCRIPTION	DATE										CHECKED BY	APPROVED BY		
REV	DESCRIPTION	DATE																		

By Post & Fax (2323 3662)**規 劃 署**

屯門及元朗西規劃處
香港新界沙田上禾輦路1號
沙田政府合署14樓

**Planning Department**

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T. Hong Kong

來函檔號 Your Reference [REDACTED]
本署檔號 Our Reference () in TPB/A/YL-LFS/521
電話號碼 Tel. No.: 2158 6290
傳真機號碼 Fax No.: 2489 9711

22 January 2025

Dear Sir/Madam,

Planning Application No. A/YL-LFS/521
Compliance with Approval Condition (b)

I refer to your submission dated 12.11.2024 for compliance with the captioned approval condition on the submission of a condition record of the existing drainage facilities on the site. The relevant department has been consulted on your submission. Your submission is considered:

- Acceptable. The captioned condition has been **complied with**.
- Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- Not acceptable. The captioned condition has not been complied with.

Should you have any queries, please contact Miss Jessica KWAN (Tel: 2300 1444) of the Drainage Services Department direct.

Yours faithfully,

Wilfred
(Wilfred CHU)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

C.C.
CE/MN, DSD (Attn.: Miss Jessica KWAN)

Internal
CTP/TPB(2)

Our Ref. [REDACTED]
Your Ref. : TPB/A/YL-LFS/521

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

By Email

12 November 2024

Dear Sir,

Compliance with Approval Condition (b)

Renewal of Planning Application for Temporary Logistics Centre with Ancillary Canteen and Site Office for a Period of 3 Years in “Residential (Group E)” Zone, Various Lots in D.D. 129, Lau Fau Shan, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-LFS/521)

We are writing to submit a response-to-comments table and a set of photographic records of the existing drainage facilities prepared by the applicant for compliance with approval condition (b) of the subject application, i.e. *the submission of records of the existing drainage facilities on the site (Appendices I and II)*.

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

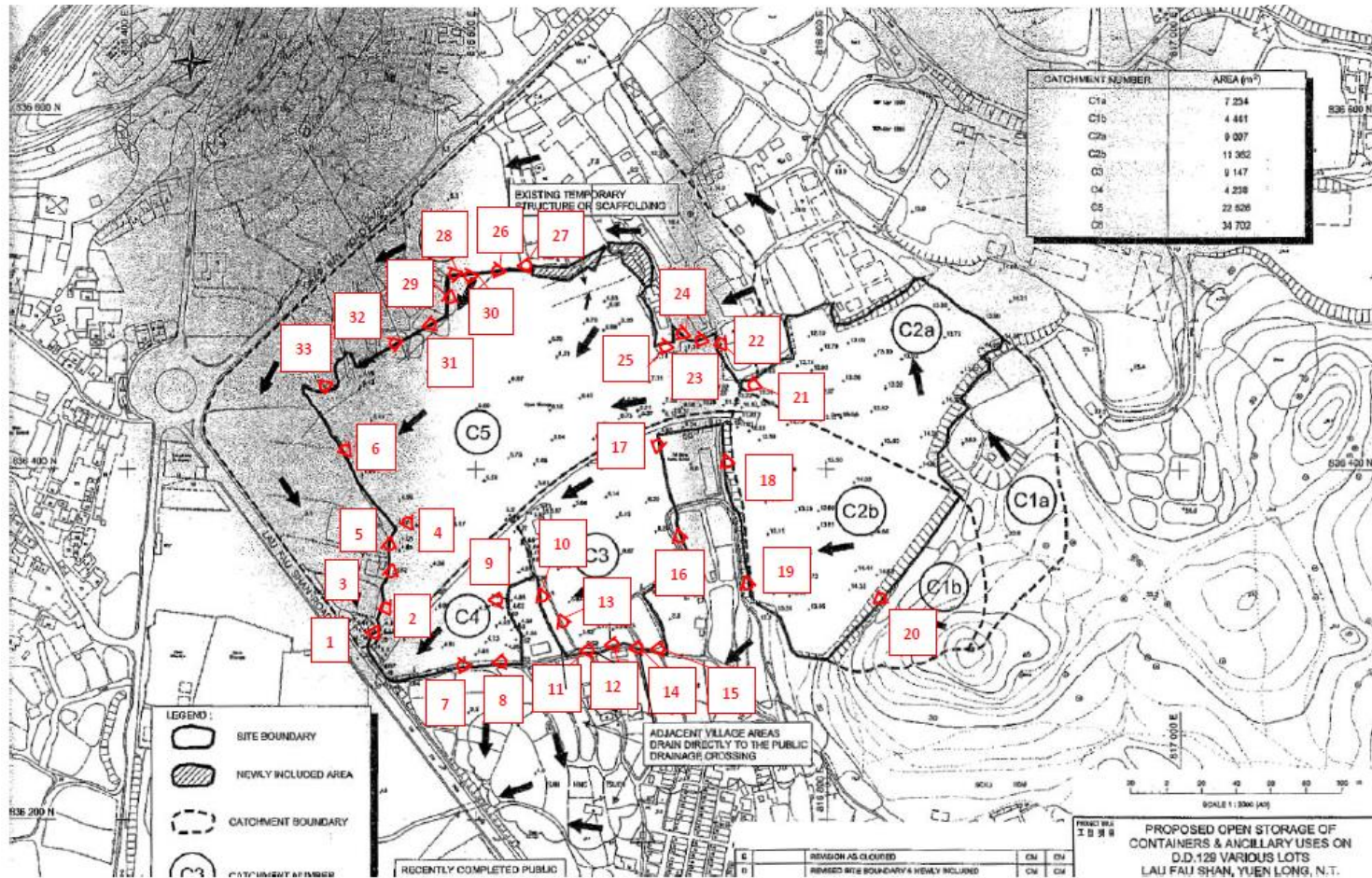
Appendix I – Response to the Comments of Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD)

Comments of the CE/MN, DSD (Contact Person: Miss Jessica KWAN, Tel: 2300 1444)	
(1)	<p>In submitted photos 10 and 11, debris was found in existing surface channel that water flow would be obstructed.</p> <p>Noted. The applicant has cleared up the debris on 24th October 2024, which was also the date where the respective photos were taken (Appendix II).</p>



Photographic Record of Existing Drainage Facilities

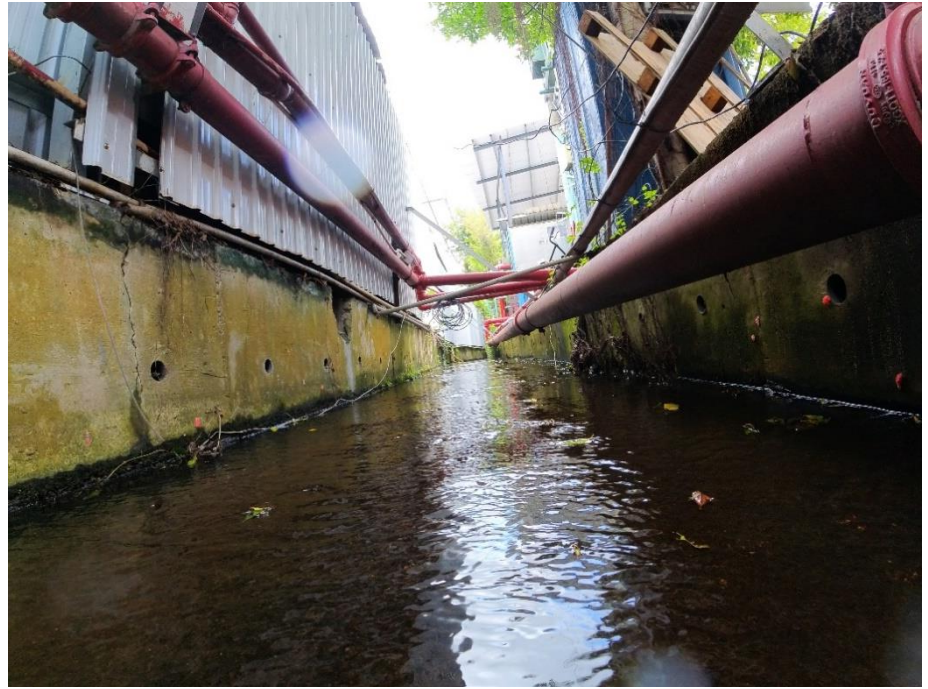
Temporary Logistics Centre with Ancillary Canteen and Site Office for a Period of 3 Years in "Residential (Group E)" Zone,
 Various Lots in D.D. 129, Lau Fau Shan, Yuen Long, New Territories



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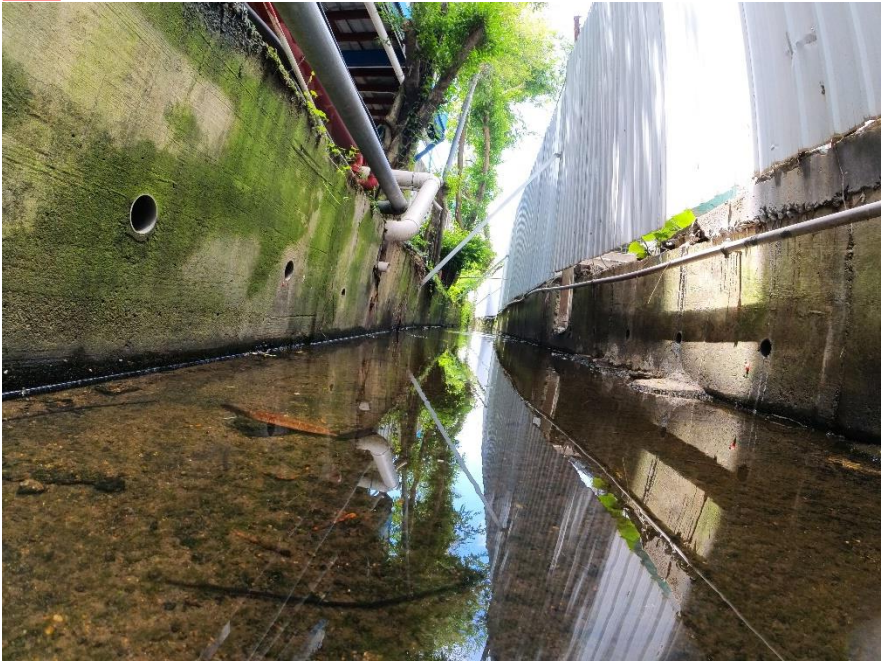
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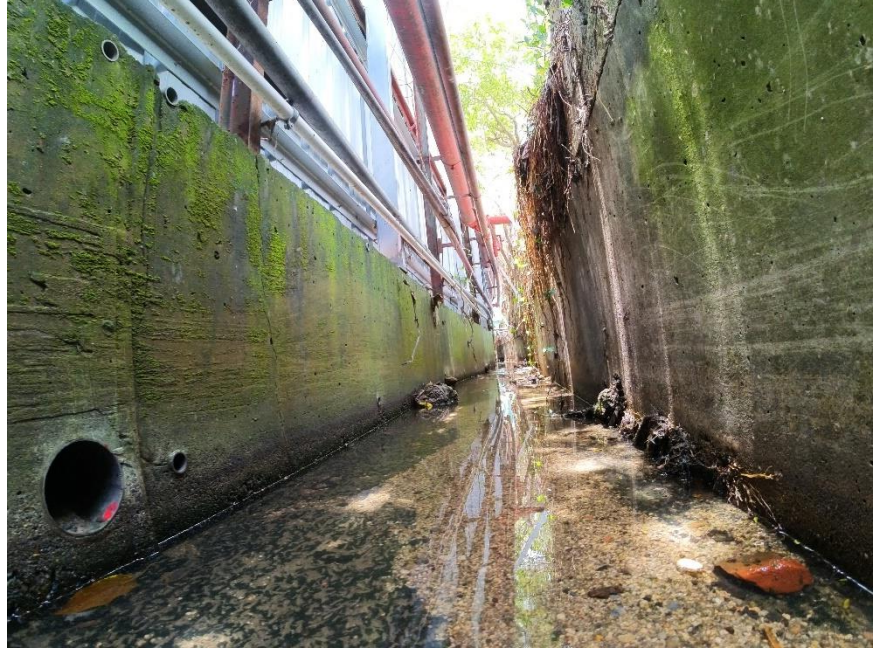
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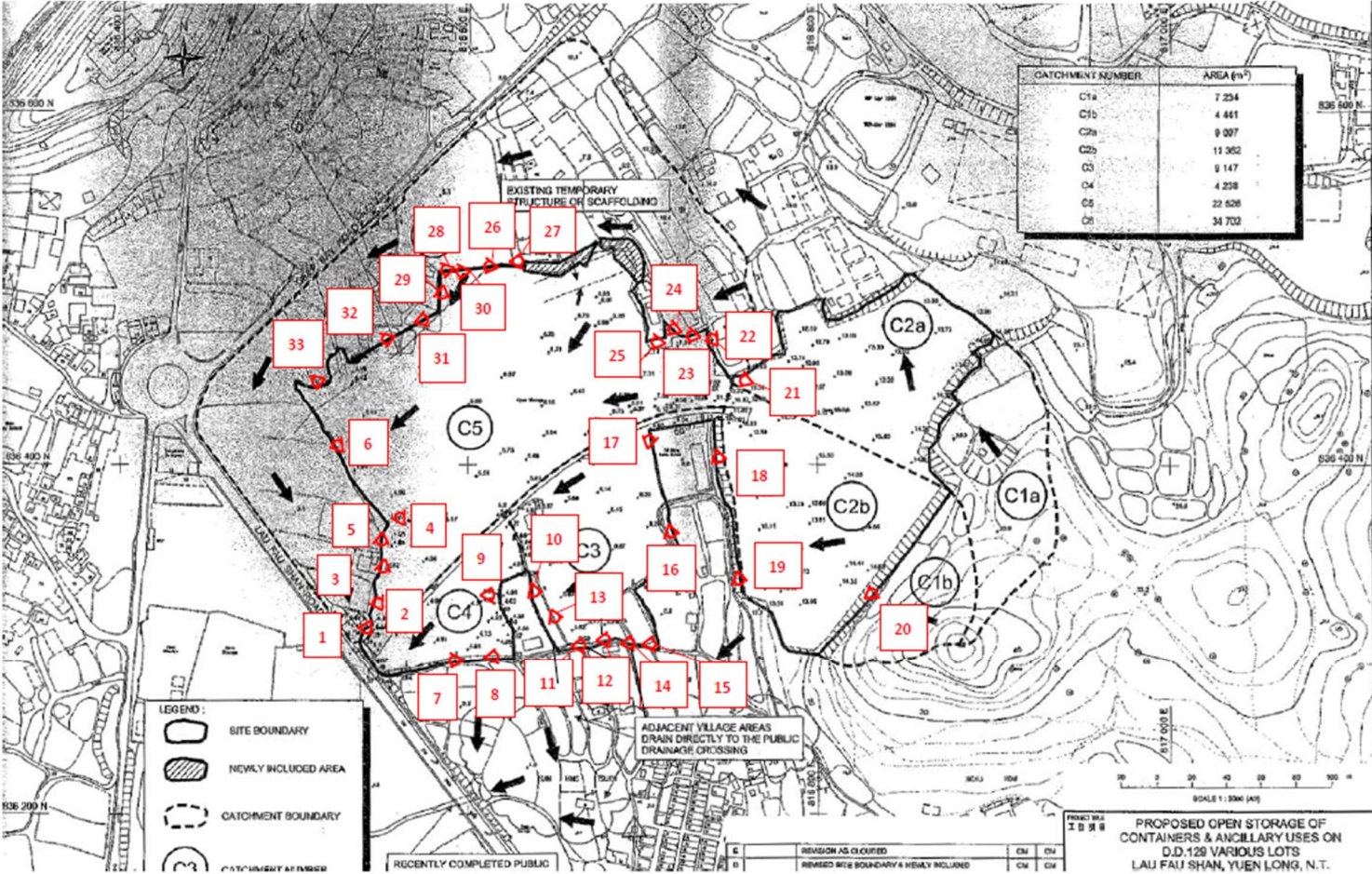
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Photographic Record of Existing Drainage Facilities

Temporary Logistics Centre with Ancillary Canteen and Site Office for a Period of 3 Years in "Residential (Group E)" Zone,
 Various Lots in D.D. 129, Lau Fau Shan, Yuen Long, New Territories



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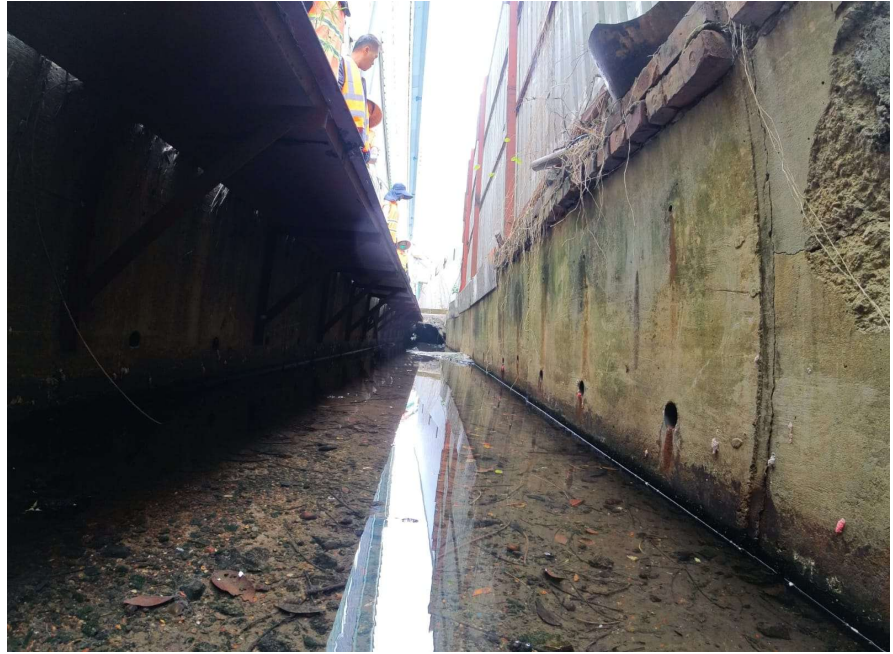
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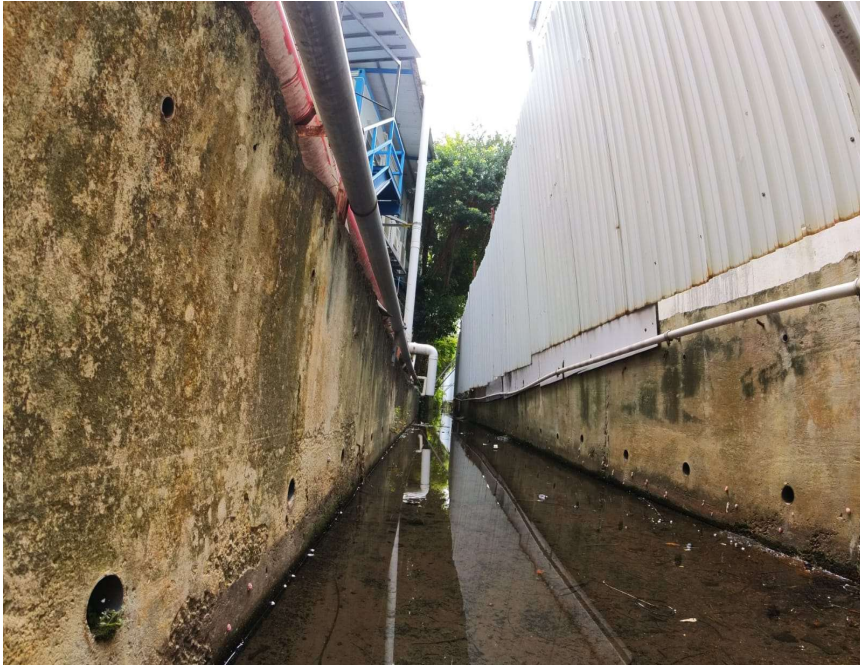
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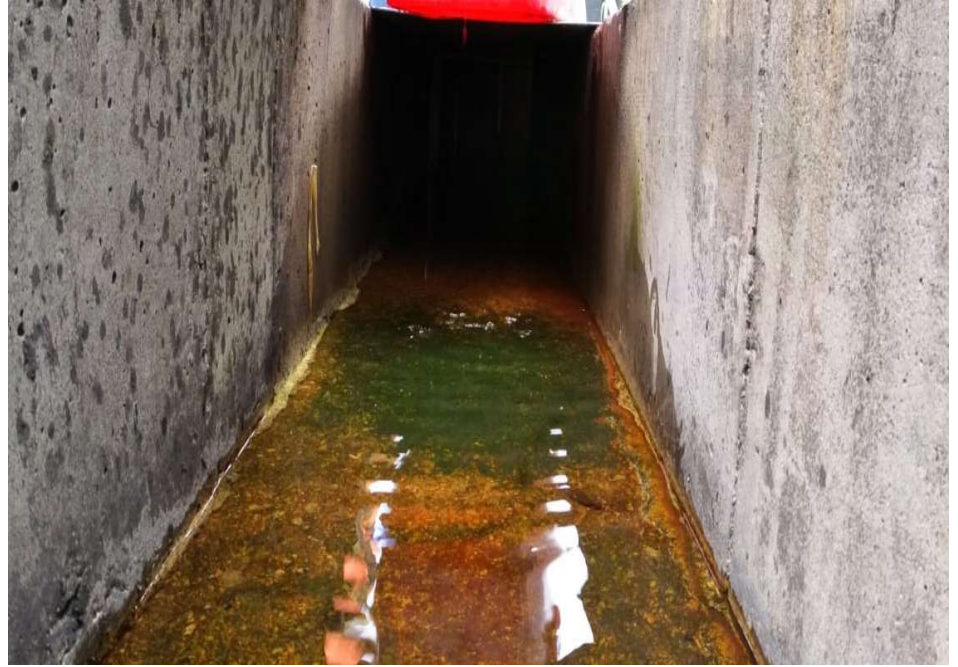
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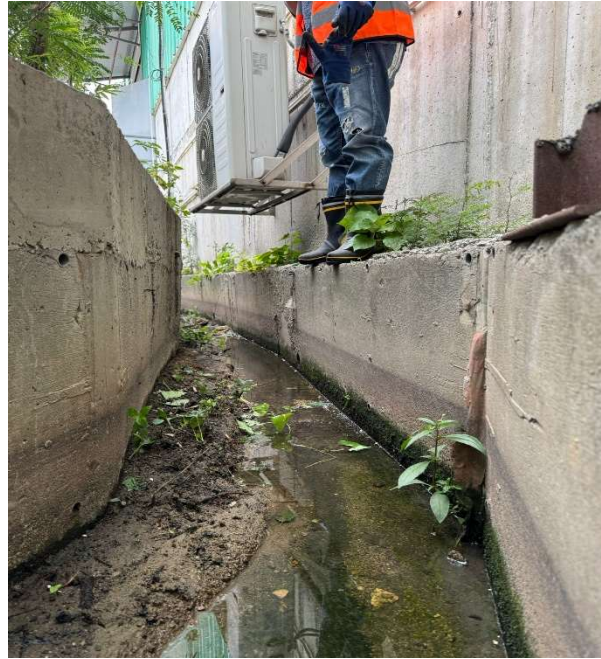
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