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**Jessie Sin Yee LAU/PLAND**

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**From:** Louis Tse <[REDACTED]>  
**Sent:** 2025年12月10日星期三 12:03  
**To:** tpbpd/PLAND  
**Cc:** Jessie Sin Yee LAU/PLAND; Anna Ka Yan TONG/PLAND; Bon Tang; Matthew Ng; Christian Chim; Danny Ng; Grace Wong  
**Subject:** [FI] S.16 Application No. A/YL-MP/395 - FI to address departmental comments  
**Attachments:** FI1 for A\_YL-MP\_395 (20251210).pdf  
  
**Categories:** 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**

[REDACTED]

Our Ref. : DD104 Lot 3250 S.B ss.24 S.A RP & VL  
Your Ref. : TPB/A/YL-MP/395

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

**By Email**

10 December 2025

Dear Sir,

**1<sup>st</sup> Further Information**

**Temporary Eating Place and Associated Filling of Land for a Period of 3 Years in  
"Commercial/Residential" and "Residential (Group D)" Zones, Lots 3250 S.B ss.24 S.A RP and  
3250 S.B ss.34 RP in D.D.104 and Adjoining Government Land, Mai Po, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-MP/395)**

We are writing to submit further information to address departmental comments of the subject application (**Appendix 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. Jessie LAU  
(Attn.: Ms. Anna TONG

email: [REDACTED] )  
email: [REDACTED] )

[REDACTED]

## Responses-to-Comments

**Temporary Eating Place and Associated Filling of Land for a Period of 3 Years in  
"Commercial/Residential" and "Residential (Group D)" Zones, Lots 3250 S.B ss.24 S.A RP and  
3250 S.B ss.34 RP in D.D.104 and Adjoining Government Land, Mai Po, Yuen Long, New Territories**

**(Application No. A/YL-MP/395)**

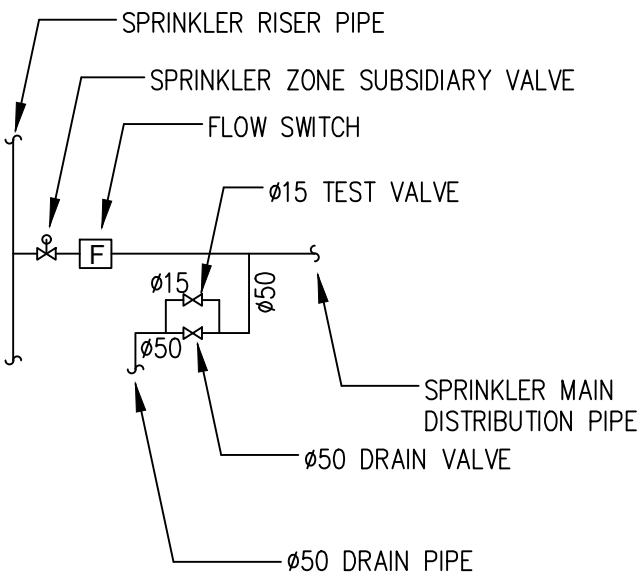
(i) A RtoC Table:

| Departmental Comments                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                | Applicant's Responses                                                                                                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|
| <b>1. Comments of the Commissioner for Transport (C for T)<br/>(Contact Person: Mr. Donald LEUNG; Tel: [REDACTED])</b>                                                                             |                                                                                                                                                                                                                                                                                                                                |                                                                                                                                    |
| (a)                                                                                                                                                                                                | As no parking space or loading/ unloading space would be proposed within the site. Please confirm that no vehicles would access the site at all time during the planning approval period.                                                                                                                                      | Please be confirmed that no vehicles would access the application site (the Site) at any time during the planning approval period. |
| (b)                                                                                                                                                                                                | Please note that right turn movement is prohibited for westbound traffic on Fairview Park Boulevard at the junction of Fairview Park Boulevard / Kam Pok Road. Please update the proposed access route.                                                                                                                        | Noted. Please refer to the revised location plan showing the proposed access route ( <b>Plan 1</b> ).                              |
| <b>2. Comments of the District Planning Officer/Fanling, Sheung Shui &amp; Yuen Long East Office, Planning Department (DPO/FSYLE, PlanD)<br/>(Contact Person: Ms. Jessie LAU; Tel: [REDACTED])</b> |                                                                                                                                                                                                                                                                                                                                |                                                                                                                                    |
| (a)                                                                                                                                                                                                | please advise the use of the areas marked as "circulation space" as stipulated on the Layout Plan (e.g. whether they are for pedestrian and/or vehicle circulation purpose);                                                                                                                                                   | The circulation space is reserved for pedestrians only.                                                                            |
| (b)                                                                                                                                                                                                | please confirm whether the proposed two ingress/egress points are for pedestrians only;                                                                                                                                                                                                                                        | Please be confirmed that the proposed two ingress/egress points are for pedestrians only.                                          |
| (c)                                                                                                                                                                                                | noted a landscaping area was proposed at the south of the application site under previous application No. A/YL-MP/342, please advise whether: <ul style="list-style-type: none"> <li>- the previously proposed landscape area will be retained; and</li> <li>- the current application involves any landscape area.</li> </ul> | The entire Site has already been hard paved. No landscape area is proposed for the current application.                            |

| <b>3. Comments of the Director of Fire Services (D of FS)</b><br><b>(Contact Person: Mr. CHEUNG Wing-hei; Tel: [REDACTED])</b> |                                                                                                                                                                                                                                                                                                                                               |                                                                                                                    |
|--------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
| (a)                                                                                                                            | For enclosed structure with gross floor area exceeding 230m <sup>2</sup> , sprinkler system, wheeled type dry chemical fire extinguisher, Stand-alone Fire Detector, emergency lighting, directional and exit signs shall be provided;                                                                                                        | Noted and revised accordingly. Please refer to the revised fire service installations proposal ( <b>Annex I</b> ). |
| (b)                                                                                                                            | All proposed FSIs shall be incorporated in the FSI proposal and demonstrated in form of F.S. Notes with all relevant standards and specifications;                                                                                                                                                                                            |                                                                                                                    |
| (c)                                                                                                                            | In relation to (i) above, where two or more Stand-alone Fire Detectors are installed in an enclosed structure, all stand-alone detectors shall be interconnected (either wired or wirelessly) such that when one of the stand-alone fire detector is triggered, all connected Stand-alone Fire Detectors shall sound an alarm simultaneously; |                                                                                                                    |
| (d)                                                                                                                            | The Stand-alone Fire Detector shall be provided in accordance with the "Stand-alone Fire Detector General Guidelines on Purchase, Installation & Maintenance [Sep 2021]";                                                                                                                                                                     |                                                                                                                    |
| (e)                                                                                                                            | An automatic sprinkler system shall be provided in accordance with LPC BS EN 12845:2015 and the FSD Circular Letter No. 5/2020. The sprinkler tank, sprinkler pump room, sprinkler inlet and sprinkler control valve group shall be clearly marked on plans;                                                                                  |                                                                                                                    |
| (f)                                                                                                                            | Should the improvised sprinkler system is proposed, the applicant is required to submit two sets of FSI drawings and location plans with Form FSI/314A to his Department in accordance with the requirements stipulated in FSD Circular Letter No. 4/96 for further consideration.                                                            |                                                                                                                    |

## **Annex I**

### **Fire Service Installations Proposal**



DETAIL INSTALLATION OF SPRINKLER  
FLOW SWITCH ASSEMBLY  
(NOT TO SCALE)

PIPE COLOUR CODE

| PIPE SIZE<br>mm | COLOUR CODE |                                           |
|-----------------|-------------|-------------------------------------------|
| 25              | GREEN       | <span style="color: green;">—</span>      |
| 32              | RED         | <span style="color: red;">—</span>        |
| 40              | PURPLE      | <span style="color: purple;">—</span>     |
| 50              | YELLOW      | <span style="color: yellow;">—</span>     |
| 65              | LIGHT BLUE  | <span style="color: lightblue;">—</span>  |
| 80              | DARK GREEN  | <span style="color: darkgreen;">—</span>  |
| 100             | LIGHT BROWN | <span style="color: lightbrown;">—</span> |
| 150             | BROWN       | <span style="color: brown;">—</span>      |
| 200             | DARK BLUE   | <span style="color: darkblue;">—</span>   |

ABBREVIATION

|     |                          |
|-----|--------------------------|
| FS  | FIRE SERVICES            |
| SPR | SPRINKLER                |
| T/A | TO ABOVE                 |
| T/B | TO BELOW                 |
| F/A | FROM ABOVE               |
| F/B | FROM BELOW               |
| H/L | HIGH LEVEL               |
| M/L | MIDDLE LEVEL             |
| L/L | LOW LEVEL                |
| C/W | COMPLETE WITH            |
| AAV | AUTOMATIC AIR VENT       |
| FSD | FIRE SERVICES DEPARTMENT |
| UG  | UNDERGROUND              |
| FR  | FIRE RESISTANT           |

FS NOTES

- AN IMPROVISED SPRINKLER SYSTEM WITH WATER SUPPLIED FROM A DIRECT CONNECTION TO THE CITY TOWN MAINS AND IN ACCORDANCE WITH LOSS PREVENTION COUNCIL RULES FOR AUTOMATIC SPRINKLER INSTALLATIONS SHALL BE PROVIDED FOR THE PREMISES. THE HAZARD GROUP IS ORDINARY HAZARD GROUP 1 (OH1).
- SYSTEM ALARM OF THE IMPROVISED SPRINKLER SYSTEM SHALL BE CONNECTED TO THE FIRE SERVICES COMMUNICATION CENTRE OF FIRE SERVICES DEPARTMENT BY DIRECT TELEPHONE LINE.
- FOR HEADROOM BELOW 2 METERS, SPRINKLER GUARD SHALL BE PROVIDED FOR SPRINKLER HEAD.
- FS WATER SUPPLY SYSTEM IS SUBJECT TO THE REQUIREMENT AND APPROVAL OF THE WATER SUPPLIES DEPARTMENT (WSD). THE SIZE AND LOCATION OF THE WATER CHECK METER SHOULD BE DETERMINED BY THE WSD.
- ALL ASSOCIATED BUILDING WORKS ARE SUBJECT TO THE CONTROL UNDER THE BUILDINGS ORDINANCE. APPROVAL/CONSENT FROM THE BUILDINGS DEPARTMENT IS REQUIRED PRIOR TO THE COMMENCEMENT OF THE INSTALLATION WORKS.
- ALL NEWLY INSTALLED ELECTRICAL INSTALLATION WORKS SHALL BE COMPLIED WITH THE COP FOR THE ELECTRICITY (WIRING) REGULATIONS. SUPPLY RULES OF RELEVANT SUPPLY COMPANY AND ALLIED WITH THE EXISTING ELECTRICAL INSTALLATIONS.
- THE MEANS OF ESCAPE SHOULD NOT BE OBSTRUCTED BY ANY FS INSTALLATIONS.
- THIS SUBMISSION IS THE EXTEND OF AN EXISTING IMPROVISED SPRINKLER SYSTEM.
- EXISTING FIRE SERVICES INSTALLATION SHOULD BE REMAINED UNCHANGED AND SHOWN IN DOTTED LINE, NEW INSTALLATION SHOWN IN CONTINUOUS LINE IS NEW INSTALLATION IN THIS SUBMISSION.
- SPRINKLER EXTENSION AREAS ARE APPROXIMATELY 600 AND 490 SQUARE METER FOR G/F AND 1/F RESPECTIVELY.

LEGEND

— NEW INSTALLATION/PIPEWORK/EQUIPMENT/CABLE  
---- EXISTING INSTALLATION/PIPEWORK/EQUIPMENT/CABLE

- 15mm SPRINKLER HEAD OPERATED AT 68 °C (UNDER SLAB)
- ⊗ 15mm SPRINKLER HEAD OPERATED AT 68 °C (UNDER FALSE CEILING)
- ⊙ 15mm SPRINKLER HEAD OPERATED AT 68 °C UNDER OBSTRUCTION
- ⊕ 15mm SPRINKLER HEAD OPERATED AT 93 °C NEAR STOVES UNDER EXHAUST HOOD WITH PROTECTIVE GUARD
- ▽ 15mm SPRINKLER HEAD (FOR SCHEMATIC PIPING DIAGRAM)

- ⋈ GATE VALVE
- ⋈ GATE VALVE WITH PLUG
- ⋈ ZONE SUBSIDIARY STOP VALVE C/W ELECTRICAL MONITORING DEVICE
- ⋈ NON-RETURN VALVE
- ⋈ Y-STRAINER
- ⊕ SPRINKLER FLOW SWITCH ASSEMBLY REFER TO DETAIL INSTALLATION
- ⊕ SPRINKLER FLOW SWITCH
- ⋈ FIRE ALARM BELL (w DENOTES WEATHERPROOF)
- ⊕ PRESSURE SWITCH FOR 0.5 BAR PRESSURE DROP SIGNAL

- ⋈ SPRINKLER INLET WITH NON-RETURN VALVE
- AAV AUTOMATIC AIR VENT
- ⊕ CHECK METER POSITION

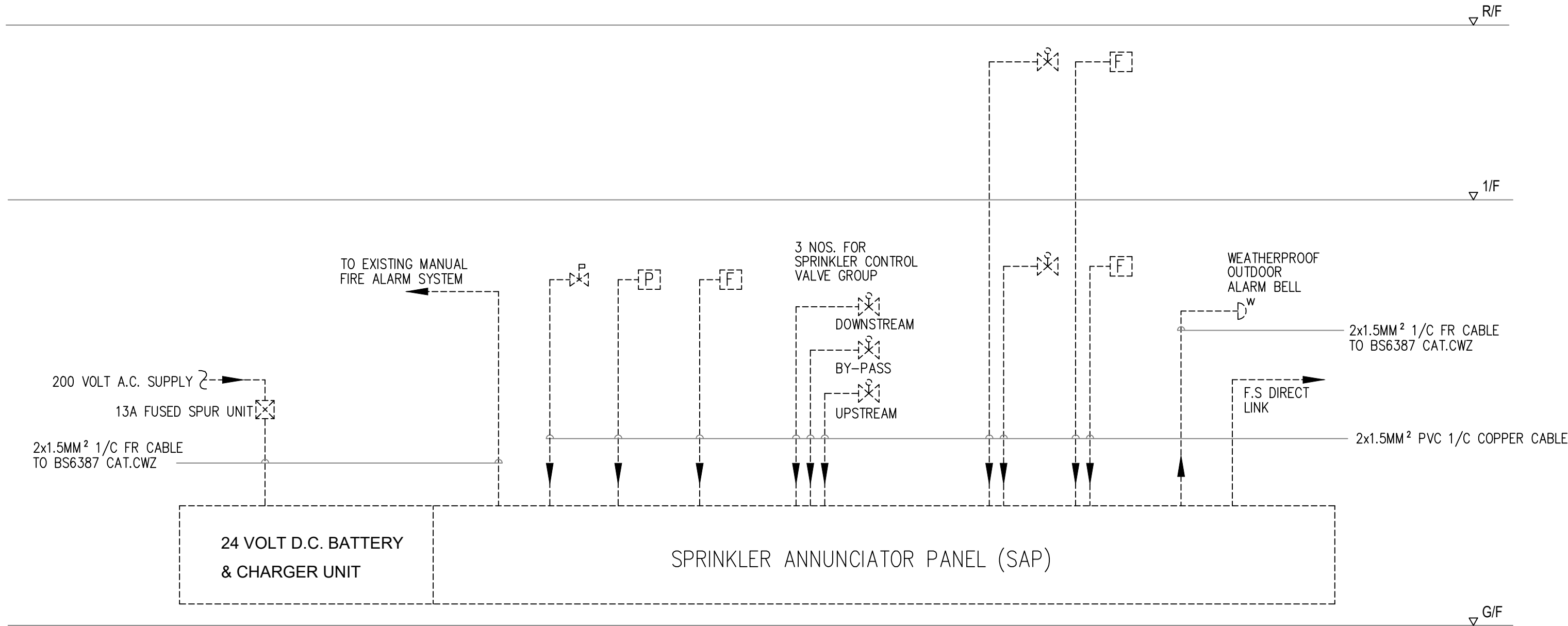
- ⊕ SPRINKLER ANNUNCIATOR PANEL

- ⊕ SPRINKLER ALARM CONTROL VALVE WITH WATER MOTOR ALARM GONG

- ⊕ SPR PROVING PIPE

- ⊕ ANTI-POLLUTION VALVE WITH ELECTRICAL MONITORING DEVICE (MONITORED BUTTERFLY VALVE)

## SCHEMATIC PIPING DIAGRAM FOR IMPROVISED SPRINKLER SYSTEM



## SCHEMATIC CONTROL WIRING DIAGRAM FOR IMPROVISED SPRINKLER SYSTEM

|            |
|------------|
| FSD REF:   |
| FEHD REF:  |
| V. D. REF: |
| WWO. REF:  |

| REV                                                                                                                                                                                                                                                | DATE | DESCRIPTION |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|-------------|
| <b>CONTRACTOR :</b><br>新聯消防工程有限公司<br>SUN'S FIRE ENGINEERING CO., LTD.<br>九龍長沙灣彌敦道383號廣實花園地下115<br>115, G/F, Lai Bau Gids. Comm. Complex, 383 Pao On Rd.,<br>Chung Shu Wai, Kowloon<br>Tel: 2786 2662 Fax: 2786 1112 Email: support@sunsfire.com.hk |      |             |

|                                                                                                                                                                                                                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PROJECT:</b><br>"COMMERCIAL/RESIDENTIAL" AND<br>"RESIDENTIAL (GROUP D)" ZONES,<br>LOTS 3250 S.B. ss.24 S.A. RP AND 3250<br>S.B. ss.34 RP IN D.D. 104 AND ADJOINING<br>GOVERNMENT LAND, MAI PO, YUEN LONG,<br>N.T. |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                                                                                                                                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TITLE:</b><br>FS NOTES, LEGEND, PIPE SCHEDULE<br>& COLOUR CODE, ABBREVIATION,<br>SCHEMATIC PIPING LINE<br>DIAGRAM AND SCHEMATIC<br>CONTROL WIRING DIAGRAM FOR<br>IMPROVISED SPRINKLER SYSTEM |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|               |              |
|---------------|--------------|
| DRAWN BY :    |              |
| CHECKED BY:   |              |
| APPROVED BY : |              |
| JOB NO. :     |              |
| SCALE :       | NOT TO SCALE |
| DATE :        | 05/11/2025   |
| REVISION :    | D            |
| DWG. NO.:     | FS-1         |









HYDRAULIC CALCULATION FOR IMPROVISED SPRINKLER SYSTEM

Ordinary Hazard (OH1) Installation  
The installation is designed from the pre-calculated table in LPC rule and is determined by two sections:  
1) The friction loss shall not exceed 0.5 bar at a flow of 1000 l/min. for the highest design point and the sprinkler main valve.

equivalent length of pipe and fittings from the alarm valve to the design point B at 1/F is calculated below:

| Pipe size (mm) | no. of turns (3.04m per turn) | no. of tee (6.1m per tee) | no. of gate valve (0.81m per valve) | no. of control valve (5.07m per valve) | Total equivalent length (m) | Pipe length (m) | Total pipe length (m) | friction loss per meter (mbar) | Total friction loss (mbar) |
|----------------|-------------------------------|---------------------------|-------------------------------------|----------------------------------------|-----------------------------|-----------------|-----------------------|--------------------------------|----------------------------|
| 100            | 6                             | 2                         | 2                                   | 1                                      | 37.13                       | 34.64           | 71.77                 | 4.4                            | 315.79                     |

100mm total equivalent length = 6x3.04 + 2x6.1 + 2x0.81 + 5.07 = 37.13 m

Pressure loss per unit of pipe for design flow rates in OH installation shall be refer to LPC table 59  
Total friction loss = 315.79 mbar  
Refer to LPC rule, the friction loss at 1000 l/min. is 315.79 mbar which is less than 500 mbar as required.

2) From LPC clause 15.2 table 15, for OH1; minimum pressure require at highest sprinkler:

=375 l/min. @1 bar & 540 l/min. @0.7 bar

\*S is the static pressure difference between the 'C' gauge and the highest sprinkler in the installation.

| Pipe run from Government main to control valve | Pipe size (mm) | no. of turns (3.04m per turn) | no. of tee (6.1m per tee) | no. of gate valve (0.81m per valve) | no. of non-return valve (5.07m per valve) | no. of butterfly valve (4.56m per valve) | Total equivalent length (m) | Pipe length (m) | Total pipe length (m) |
|------------------------------------------------|----------------|-------------------------------|---------------------------|-------------------------------------|-------------------------------------------|------------------------------------------|-----------------------------|-----------------|-----------------------|
|                                                | 100            | 10                            | 1                         | 3                                   | 2                                         | 1                                        | 53.63                       | 44.36           | 97.99                 |

100mm total equivalent length = 10x3.04 + 6.1 + 3x0.81 + 2x5.07 + 4.56 = 53.63 m

From LPC, clause 18.22 hydraulic calculation is as following:

k = 1.24 x 10<sup>-5</sup> (for 100mm dia. Pipe)

P<sub>loss</sub> = k x Q<sup>1.85</sup> x L

Pipe pressure loss from government town main to control valve :

a. At 375 l/min.  
P<sub>loss</sub> = 1.24 x 10<sup>-5</sup> x 375<sup>1.85</sup> x 97.99 = 0.07 bar

b. At 540 l/min.  
P<sub>loss</sub> = 1.24 x 10<sup>-5</sup> x 540<sup>1.85</sup> x 97.99 = 0.138 bar

Pipe pressure loss from control valve to design point B (L refer item 1)

c. At 375 l/min.  
P<sub>loss</sub> = 1.24 x 10<sup>-5</sup> x 375<sup>1.85</sup> x 71.77 = 0.051 bar

d. At 540 l/min.  
P<sub>loss</sub> = 1.24 x 10<sup>-5</sup> x 540<sup>1.85</sup> x 71.77 = 0.101 bar

Static head difference from control valve to highest sprinkler head (\*S)

1.74 + 2.6 = 4.34 m. = 0.43 bar

Therefore, minimum main pressures required at the highest sprinkler head to control valve:

For 375 l/min. @1 bar  
= (1 + 0.43 + 0.051) bar = 1.481 bar

For 540 l/min. @0.7 bar  
= (0.7 + 0.43 + 0.101) bar = 1.231 bar

Static head difference from Government town main to control valve (\*\*T)

1+1.2 = 2.2m = 0.22 bar

Pressure obtains at control valve from Government main:

Government town main water pressure provided = 2 bar

Pressure available at control valve:

Pressure at 375 l/min. = 2.0 - 0.07 - 0.22 = 1.71 bar > pressure required 1.481 bar

Pressure at 540 l/min. = 2.0 - 0.138 - 0.22 = 1.642 bar > pressure required 1.231 bar

Finally, minimum main pressures required at highest sprinkler head to Government town main:

= {pressure required + static (\*S+\*T) + pipe pressure loss} < Government pressure available

For 375 l/min. @1 bar:  
= (1 + 0.43 +0.22 + 0.07 + 0.051) bar = 1.771 bar < pressure available at Government main (2 bar)

For 540 l/min. @0.7 bar:  
= (0.7 + 0.43 + 0.22 + 0.138 + 0.101) bar = 1.589 bar < pressure available at Government main (2 bar)

CONCLUSION: THE GOVERNMENT MAIN SUPPLY WATER PRESSURE CAN CATER THE FLOW REQUIRED AT HE HIGHEST SPRINKLER HEAD AND THE DESIGN OPERATING PRESSURES AT CONTROL VALVE AT REQUIRED WATER PRESSURE ACCORDING TO THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT AND CIRCULAR LETTER NO. 4/96 AS FOLLOWS:

REQUIRED

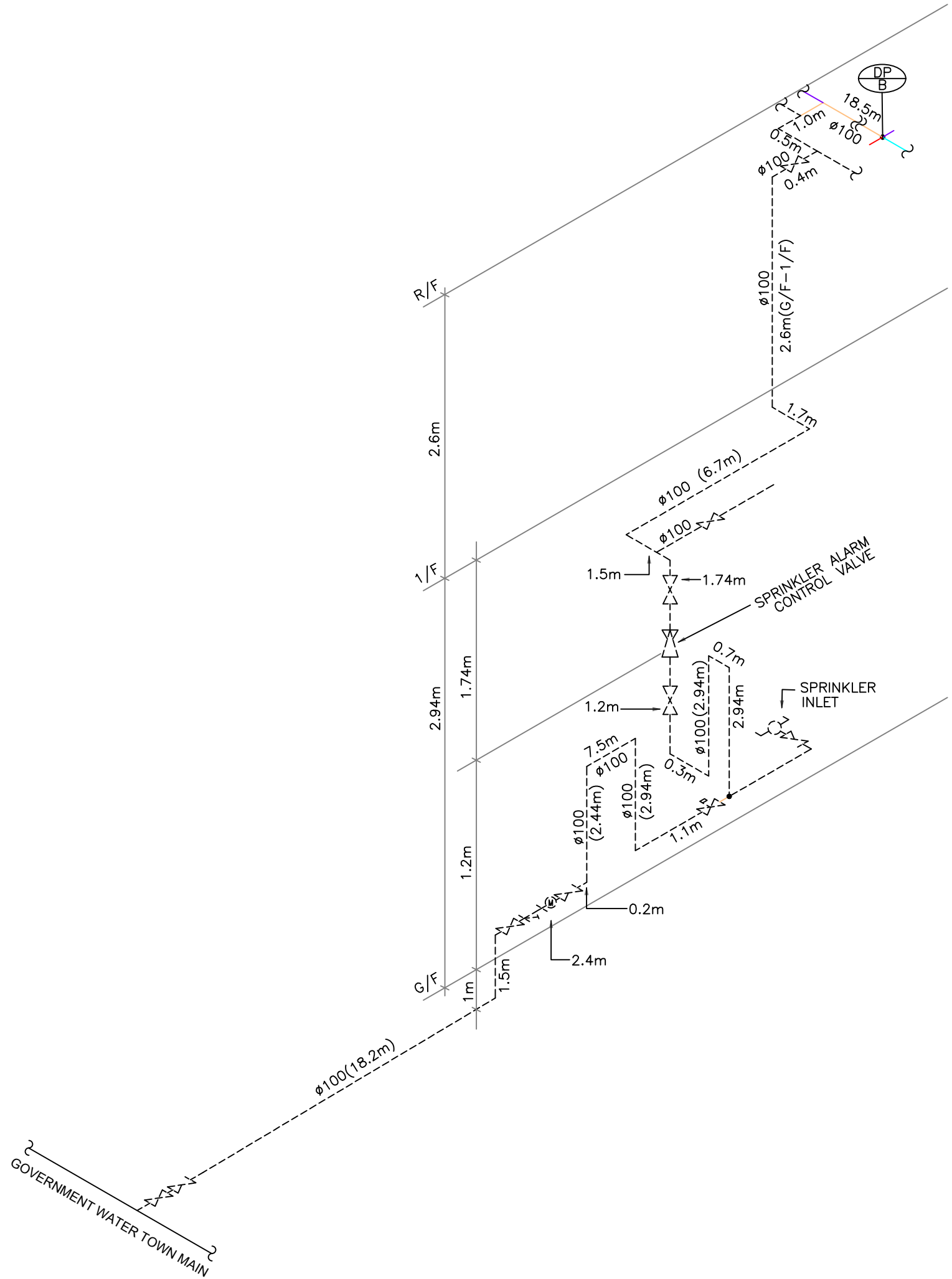
For 375 l/min. @1.481 bar

For 540 l/min. @1.231 bar

PROVIDED

For 375 l/min. @1.71 bar

For 540 l/min. @1.642 bar



ISOMETRIC VIEW FOR CALCULATION OF IMPROVISED SPRINKLER SYSTEM (NOT TO SCALE)

FSD REF:

FEHD REF:

V. D. REF:

WWO. REF:

A 07/23 REVISED AS PER FSD'S COMMENT ON 3/7/2023

| REV | DATE | DESCRIPTION |
|-----|------|-------------|
|-----|------|-------------|

CONTRACTOR :

新聯消防工程有限公司  
SUN'S FIRE ENGINEERING CO., LTD.  
九龍長沙灣彌敦道383號萬寶花園地下112  
112, G/F, Lai Bao Garden, Comm. Complex, 383 Po On Rd.,  
Cheung Sha Wan, Kowloon  
Tel: 2786 2662 Fax: 2786 1112 Email: support@sunsfire.com.hk

PROJECT:  
"COMMERCIAL/RESIDENTIAL" AND  
"RESIDENTIAL (GROUP D)" ZONES,  
LOTS 3250 S.B. ss.24 S.A. RP AND 3250  
S.B.ss.34 RP IN D.D. 104 AND ADJOINING  
GOVERNMENT LAND. MAI PO, YUEN LONG,  
N.T.

TITLE:

HYDRAULIC CALCULATION  
AND ISOMETRIC VIEW FOR  
IMPROVISED SPRINKLER  
SYSTEM

DRAWN BY :

CHECKED BY:

APPROVED BY :

JOB NO. :

SCALE : NOT TO SCALE

DATE : 05/11/2025

REVISION : D

DWG. NO.: FS-4

## **REVISED PLANS**

**Plan 1**                      Location plan

# LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,213 m<sup>2</sup> (ABOUT)

## VEHICULAR ACCESS

ACCESSIBLE FROM FAIRVIEW PARK BOULEVARD VIA KAM POK ROAD

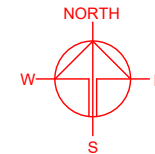
You Pok Road Light Public Housing (South)

APPLICATION SITE

ACCESSIBLE FROM FAIRVIEW PARK BOULEVARD

## LEGEND

APPLICATION SITE



PLANNING CONSULTANT



PROJECT

TEMPORARY EATING PLACE AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 3250 S.B SS.24 S.A RP, 3250 S.B SS.34 RP IN D.D. 104 AND ADJOINING GOVERNMENT LAND, MAI PO, YUEN LONG, NEW TERRITORIES

SCALE

1:2000 @ A4

DRAWN BY

MN

DATE

19.8.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LOCATION PLAN

DWG NO.

PLAN 1

VER.

001

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.