

LIST OF APPENDICES

- Appendix I** FSIs proposal accepted under the previous application
Appendix II F.S. 251 accepted under the previous application
Appendix III Recent drainage condition records



Appendix I

FSIs proposal accepted under the previous application



規 劃 署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中染大廈 22 樓 2202 室



By Fax [REDACTED] and Post
Planning Department

Fanling, Sheung Shui &
Yuen Long East
District Planning Office
Unit 2202, 22/F., CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

本函檔號 Your Reference DD101 Lot 20 RP
本署檔號 Our Reference () in TPB/A/YL-MP/306
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074

5 January 2022

Dear Sir,

Compliance with Approval Condition (h) The Submission of Fire Service Installations Proposal

**Temporary Shop and Services (Metal Hardware Shop and Household Item Retail Shop)
for a Period of 5 Years in "Open Space" Zone, Lot 20 RP in D.D. 101, Mai Po, Yuen Long
(Planning Application No. A/YL-MP/306)**

I refer to your letter dated 22.12.2021 regarding the submission of fire service installations proposal for compliance with approval condition (h) of the subject application. 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.** Please find the detailed comments.

Please refer to the advisory comments from the Director of Fire Services (D of FS) at **Appendix I**. Should you have any queries, please contact Mr. WONG Ho-yin (Tel.: 2733 7737) or Mr. LI Leong-kiu (Tel: 2733 7781) of the Fire Services Department.

- 2 -

Yours sincerely,



(Anthony LUK)

District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department

c.c.

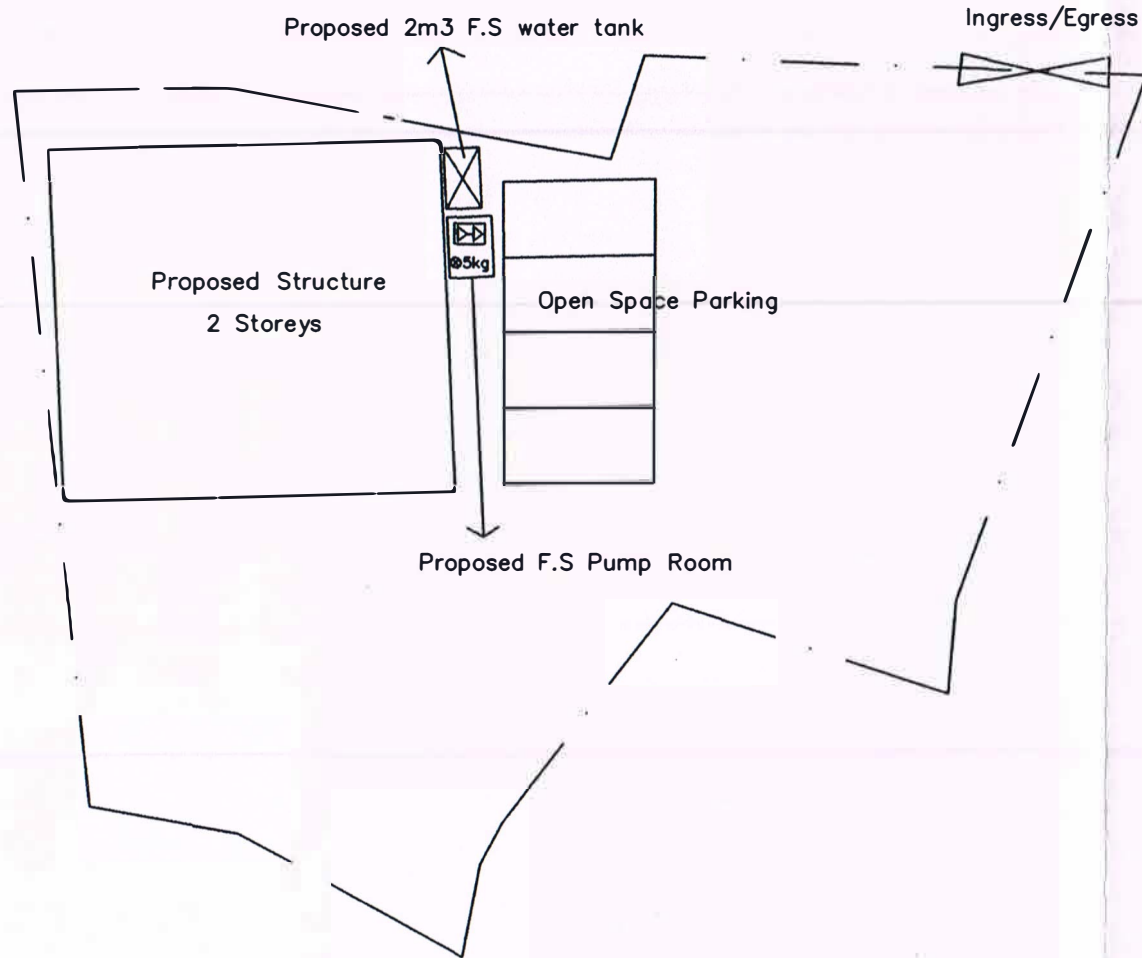
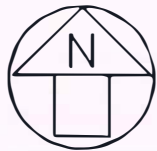
D of FS (Attn.: Mr. WONG Ho-yin)
CTP/TPB(2)

AI/CC/AC/BT

Appendix

Detailed Comments of D of FS

The installation/maintenance/modification/repair work of fire service installations shall be undertaken by an Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to D of FS.

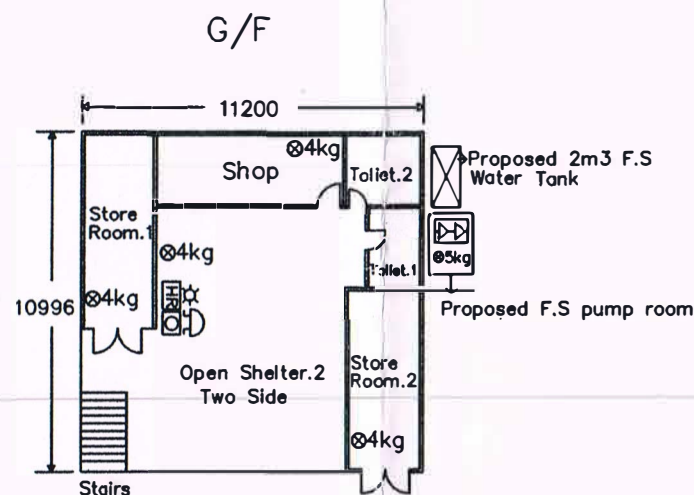
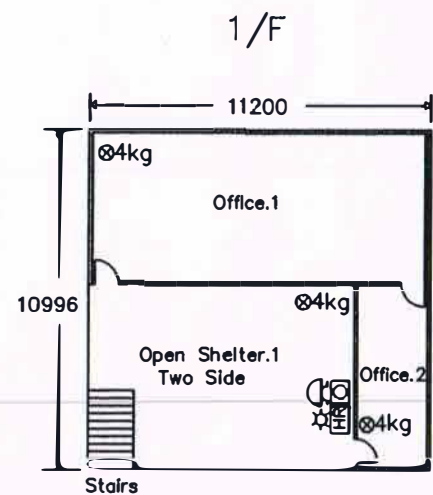


Legend:

- ⊗4kg 4kg Dry Powder type fire extinguisher
- ⊗5kg 5 kg Co2 type fire extinguisher
- HR Fire Hose Reel
- 🔔 Fire Alarm Bell
- ☐ Break Glass Call Point
- ☀ Visual Fire Alarm
- 🔧 F.S Hose Reel Pump
- - - Lot Boundary
- New installations

Fire Notes:

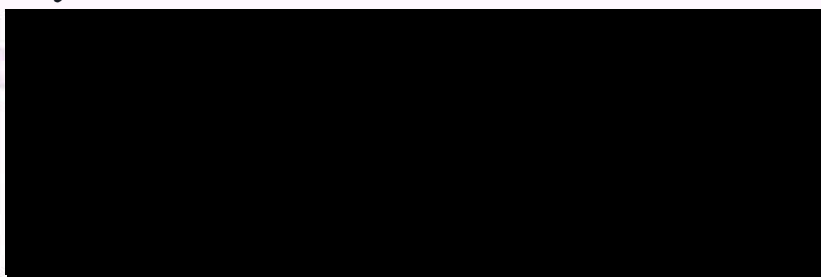
1. Sufficient emergency lighting shall be provided throughout the entire building in accordance with BS5266:Part 1 and BS EN 1838.
2. Sufficient directional and exit sign shall be provided in accordance with BS 5266: Part 1 and FSD Circulars letter 5/2008.
3. Sufficient portable hand-operated approved appliance shall be provided as required by occupancy and as marked on plans.
4. A hose reel system should be supplied by a 2.0m³ F.S Water tank. There shall be sufficient hose reel to ensure that every part of each building can be reached by a length of not more than 30m of hose reel tubing. The F.S water tank, F.S pump room and hose reel shall be clearly marked on plans.
5. Fire alarm system shall be provided throughout the entire building in accordance with BS 5839-1:2002+A2:2008 and FSD Circular Letter 1/2009. One actuation point and one audio warning device to be located at each hose reel point. The actuation point should include facilities for fire pump start and audio/Visual warning device initiation.
6. Hose Reel pump(HR-P1&HR-P2) and 1.no 5kg co2 type fire extinguisher shall be provided at F.S pump Room.



		Dimension	GFA
G/F	Shop	6.4m x 2.4m	15.36s.q.m
	Toilet.1	2.6m x 1.7m	4.42s.q.m
	Toilet.2	2.4m x 2.4m	5.76s.q.m
	Store room.1	6.3m x 2.4m	15.12s.q.m
	Store room.2	6.1m x 2.4m	14.64s.q.m
	Open Shelter.2	67.9	0
1/F	Office.1	4.9m x 11.2m	54.88s.q.m
	Office.2	2.4m x 6.1m	14.64s.q.m
	Open Shelter.1	56.32	0
Total GFA:			124.82s.q.m

Structure F.S Layout Plan

INTERCEPT FIRE & SECURITY TECHNICIANS LIMITED
Registered Address:



Project:
Proposed Temporary Shop and Services
(Metal Hardware Shop and Household Items
Retail Store) for a Period of 3 Years
At Lot 20 RP in D.D101, Mai Po, Yuen Long

Title:
Proposed Fire Service
Installation Layout Plan

Drawn by:	W.C.WONG
Scale:	1:250@ A3
Ref No:	TPB/A/YL-MP/306
Drawing No:	2016/FS/007

Appendix II

F.S. 251 accepted under the previous application



規 劃 署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中染大廈 22 樓 2202 室

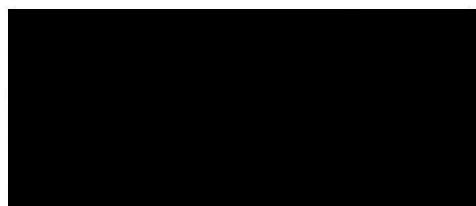


By Fax [REDACTED] and Post
Planning Department

Fanling, Sheung Shui &
Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

本函檔號 Your Reference DD101 Lot 20 RP
本署檔號 Our Reference () in TPB/A/YL-MP/306
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074

11 April 2022



Dear Sir/Madam,

Compliance with Approval Condition (i) Implementation of Fire Service Installations Proposal

**Temporary Shop and Services (Metal Hardware Shop and Household Item Retail Shop)
for a Period of 5 Years in "Open Space" Zone, Lot 20 RP in D.D. 101, Mai Po, Yuen Long
(Planning Application No. A/YL-MP/306)**

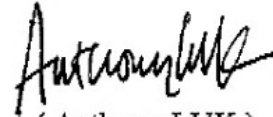
I refer to your letter dated 3.3.2022 regarding the submission of Certificate of Fire Service Installation and Equipment (FS 251) for compliance with approval condition (i) of the subject application. The relevant department has been consulted on your submission. Your submission is considered:

- 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.** Please find the detailed comments.

Should you have any queries, please contact Mr. WONG Ho-yin (Tel. 2733 7737) or Mr. LI Lcong-kiu (Tel: 2733 7781) of Fire Services Department.

- 2 -

Yours faithfully,



(Anthony LUK)

District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department

c.c.

D of FS
CTP/TPB(2)

(Attn.: Mr. WONG Ho Yin)

Site Record

AL/CC/AC/BT

Our Ref.: DD101 Lot 20 RP
Your ref.: TPB/A/YL-MP/306

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

By Email

3 March 2022

Dear Sir,

Compliance with Approval Condition (i)

Proposed Temporary Shop and Services (Metal Hardware Shop and Household Item Retail Store) for a Period of 5 Years in "Open Space" Zone, Lot 20 RP in D.D. 101, Mai Po, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-MP/306)

We are writing to submit a certificate of fire service installation and equipment (FS 251) (**Appendix I**) for compliance with approval condition (i) of the subject application, i.e. the implementation of fire services installations proposal. Your kind attention to the matter is much appreciated.

Should you require more information regarding the application, please contact me at [REDACTED] or the undersigned at your convenience.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Orpheus LEE
Planning and Development Consultant

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例
(Regulation 9(1))
(第九條(1)款)

A 8588564

FSD Ref.: _____
消防處檔號

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT
消防裝置及設備證書

Name of Client: **五環建築工程有限公司**
顧客姓名

Name of Building: _____
樓宇名稱

Street No./Town Lot: **Lot 20 RP in D.D.101** Street/Road/Estate Name: **MAIPO**
門牌號數/市地段 街道/屋苑名稱

Block: _____ District: **YUEN LONG** Area: HK 香港 K 九龍 NT 新界
座 地區

Type of Building 樓宇類型: Industrial 工業 Commercial 商業 Domestic 住宅 Composite 綜合 Licensed premises 持牌處所 Institutional 社團

Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款，擁有裝置在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DDMM/YY)
13	2 x 消防警鐘及手動火警鐘擊連消防閃燈	As above	Conform with FSD Requirements	03-Mar-2022	02-Mar-2023
23	2 x 消防喉轆盤, 射咀, 射咀箱	As above	Conform with FSD Requirements	03-Mar-2022	02-Mar-2023
23	2 x 消防喉轆系	As above	Conform with FSD Requirements	03-Mar-2022	02-Mar-2023
23	1 x 消防喉轆補壓泵	As above	Conform with FSD Requirements	03-Mar-2022	02-Mar-2023
23	1 x 消防喉轆系控制箱	As above	Conform with FSD Requirements	03-Mar-2022	02-Mar-2023
11	7 x 應急照明燈 ("Zebra" Model: Z12)	As above	Conform with FSD Requirements	03-Mar-2022	02-Mar-2023
12	5 x 出口指示牌("a & b")	As above	Conform with FSD Requirements	03-Mar-2022	02-Mar-2023

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
			NIL		

Part 3 第三部 Defects 損壞事項

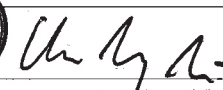
Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
			NIL	

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗，證明性能良好，符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格，損壞事項列於第三部。

如證書涉及年檢事項，應張貼於大廈或處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized Signature: 
受權人簽署
Name: **CHAN KWONG KI ERIC**
姓名
FSD/RC No.: **RC1/467 RC2/638 RC3/793**
消防處註冊號碼
Company Name: **Fong's Building Service Ltd**
公司名稱
Telephone: _____
聯絡電話
Date: **03-March-2022**
日期

For FSD use only:

Inspected

Key-in

Verified

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例
(Regulation 9(1))
(第九條(1)款)

A 8588565

FSD Ref.: _____
消防處檔號

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT
消防裝置及設備證書

Name of Client: **五環建築工程有限公司**
顧客姓名

Name of Building: _____
樓宇名稱

Street No./Town Lot: **Lot 20 RP in D.D.101** Street/Road/Estate Name: **MAIPO**
門牌號數/市地段 街道/屋苑名稱

Block: _____ District: **YUEN LONG** Area: HK K NT
座 分區 地區 香港 九龍 新界

Type of Building 樓宇類型: Industrial 工業 Commercial 商業 Domestic 住宅 Composite 綜合 Licensed premises 持牌處所 Institutional 社團

Part 1 Annual Inspection ONLY 第一部 只適用於年檢事項		In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。			
Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	1x 5Kg Co2 TYPE F.E.	泵房	Conforms with FSD Requirements	03-Mar-2022	02-Mar-2023
24	3 x 4Kg Dry Power TYPE F.E.	樓上	Conforms with FSD Requirements	03-Mar-2022	02-Mar-2023
24	4 x 4Kg Dry Power TYPE F.E.	地下	Conforms with FSD Requirements	03-Mar-2022	02-Mar-2023

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作					
Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
			NIL		

Part 3 第三部 Defects 損壞事項				
Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
			NIL	

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

**如證書涉及年檢事項, 應張貼於大廈
或處所當眼處以供消防處人員查核**
This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized Signature: 
受權人簽署
Name: **CHAN KWONG KI ERIC**
姓名
FSD/RC No.: **RC1/467 RC2/638 RC3/793**
消防處註冊號碼
Company Name: **Fong's Building Service Ltd**
公司名稱
Telephone: _____
聯絡電話
Date: **03-March-2022**
日期

For FSD use only:

Inspected

Key-in

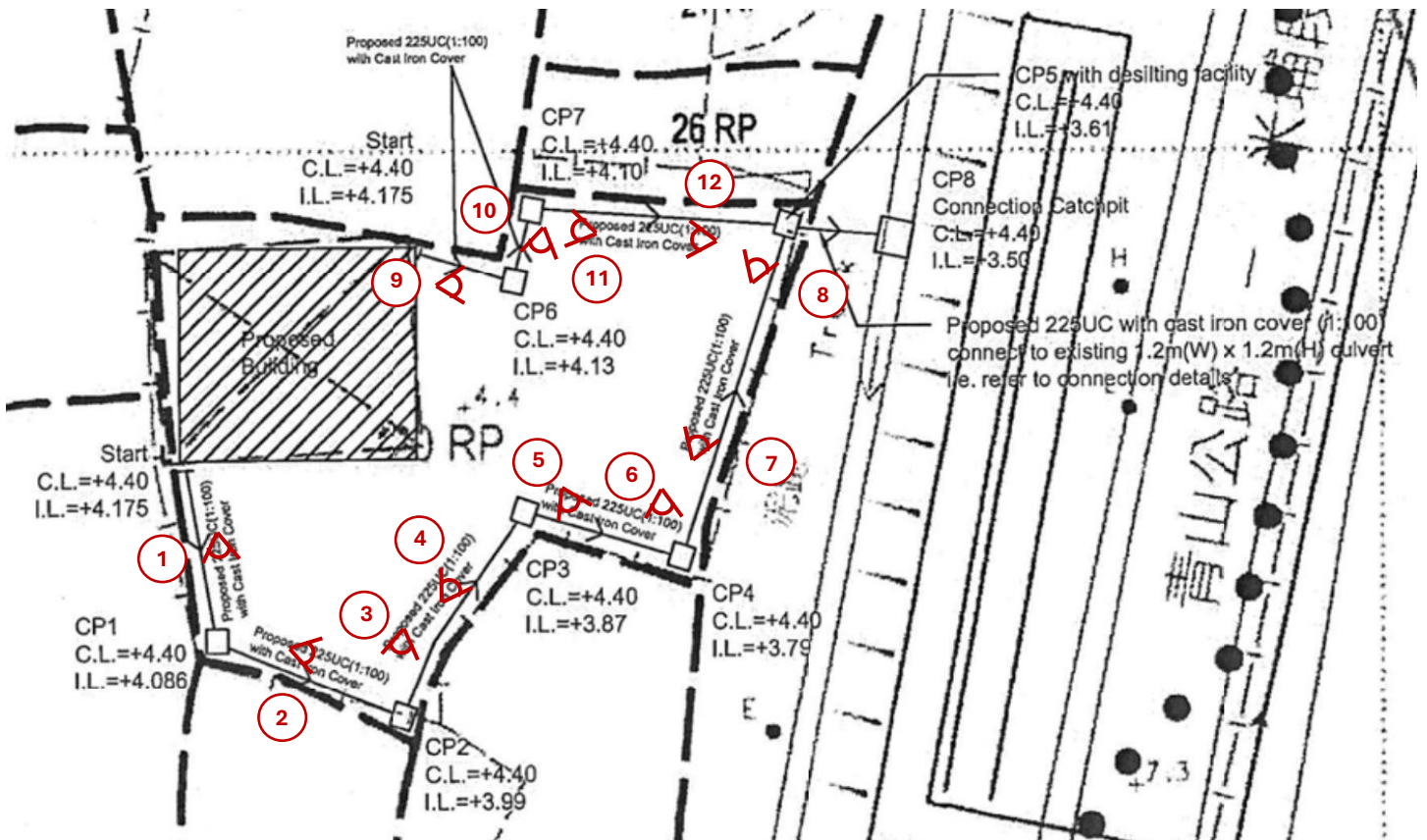
Verified

Appendix III

Recent drainage condition records



Photographic record of the existing drainage facilities (taken on 20.03.2026)



* Extracted from the drainage proposal implemented and accepted by the Drainage Authority under planning application No. A/YL-MP/244, and maintained under planning application Nos. A/YL-MP/269 & 306.



Viewpoint 1



Viewpoint 2



Viewpoint 3



Viewpoint 4



Viewpoint 5



Viewpoint 6



Viewpoint 7



Viewpoint 8



Viewpoint 9



Viewpoint 10



Viewpoint 11



Viewpoint 12