

Total: 39 pages

Date: 11th April, 2025

TPB Ref.: A/YL-TYST/1286

By Email

Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point, Hong Kong
(Attn.: The Secretary)

Dear Sir/Madam,

S.16 Application for Temporary Warehouse (excluding Dangerous Goods Godown) and Open Storage of Building Materials and Construction Machinery with Ancillary Workshop Activities for a Period of 3 Years at Various Lots in D.D. 119 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, N.T.

Referring to captioned application, please kindly find our response to the comments received from Drainage Services Department (DSD) as below:

DSD's comments: I would like to advise that Drainage Impact Assessment (DIA) is required for this application;

The DIA is prepared and is provided via the link below:

https://drive.google.com/file/d/1n_fuEeOYesLvXpo432gLjFkdpOqivFy_/view?usp=drive_link

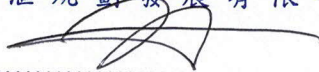
Furthermore, I hereby attached the Fire Services Installation proposal for the consideration by the relevant Department.

The above information serves as a response to comments of relevant Government Departments under the Section 5(c) of the TPB Guideline No. 32, and we would like to seek an exemption from publication and recounting requirement. In case you decide that the above information is accepted but not exempted from publication and recounting requirement, we would like to proceed with the application with the further information.

Should you have any enquiries, please feel free to contact the undersigned at
[REDACTED] at your convenience.

Yours faithfully,

For and on behalf of
Ever United Planning and Development Limited
恒匯規劃發展有限公司



.....
Authorized Signature(s)

Cyrus TANG

C.C. Tuen Mun and Yuen Long West District Planning Office
14/F, Sha Tin Government Offices
1 Sheung Wo Che Road
Sha Tin, N.T.
(Attn.: Mr. YEUNG Wai Shing, Edwin)

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. FIBREGLASS 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 HIEGHT : 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

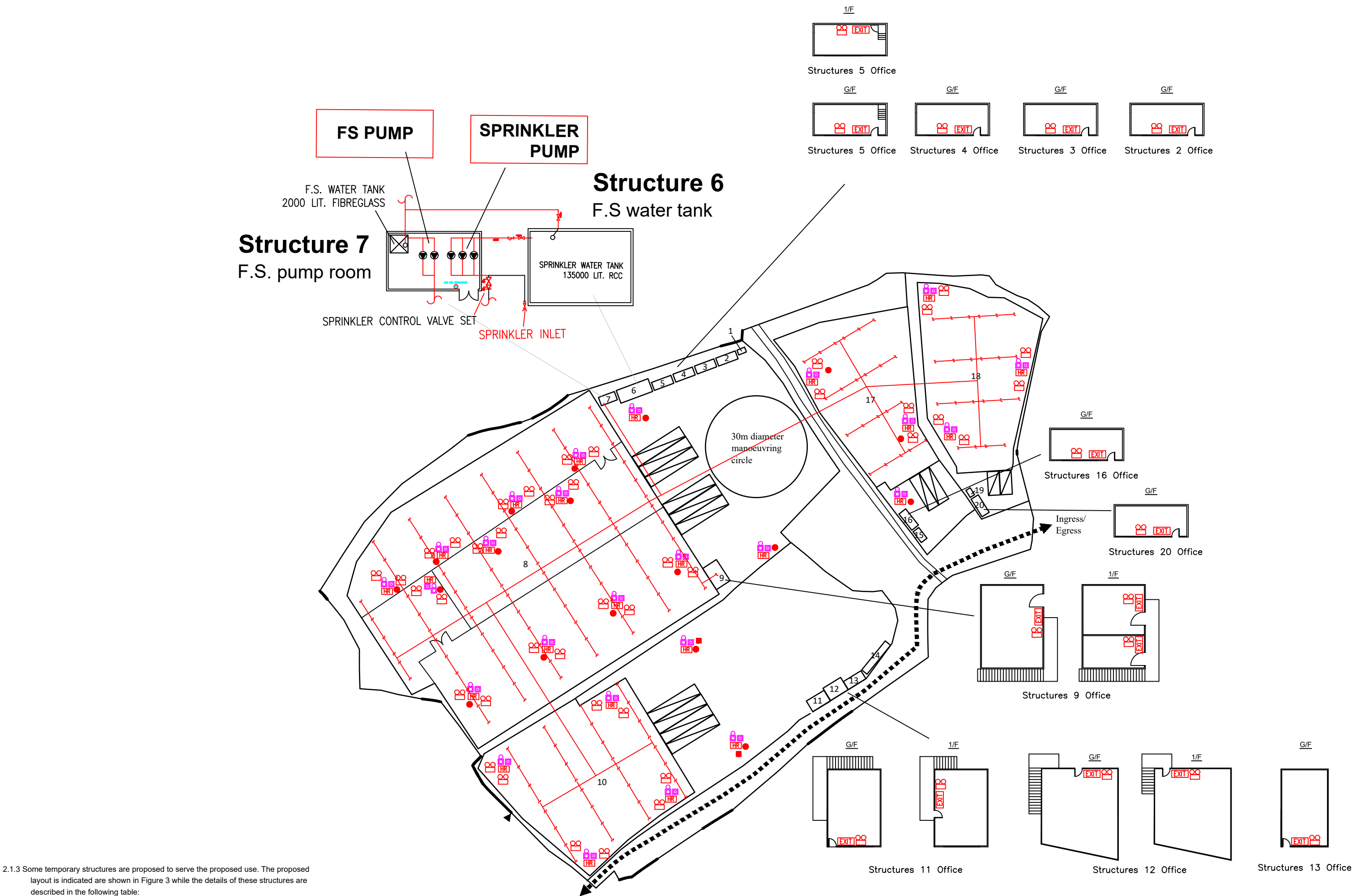
- 6.1 ALL EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266-1 :2016 AND FSD CIRCULAR LETTER NO. 5/2008, FOR THE BUILDING. EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE.

7. PORTABLE APPLIANCES

- 7.1 PORTABLE HAND OPERATED APPLIANCES SHALL BE PROVIDED AS INDICATED ON PLAN.

LEGEND

-  HOSE REEL
-  BREAK GLASS UNIT
-  FIRE ALARM BELL
-  EMERGENCY LIGHT
-  EXIT SIGN
-  NON-RETURN VALVE
-  5KG CO2 FIRE EXTINGUISHER
-  9L WATER CO2 FIRE EXTINGUISHER
-  SUBSIDIARY VALVE / FLOW SWITCH



2.1.3 Some temporary structures are proposed to serve the proposed use. The proposed layout is indicated as shown in Figure 3 while the details of these structures are described in the following table:

Structure	No. of Storey	Dimension (L x W x H) (m)	Covered Area (about) (m2)	Total Floor Area (about) (m2)	Use
1	1	2.5 x 1.6 x 2.5	4	4	Toilet
2	1	6.1 x 2.5 x 2.5	15.25	15.25	Office
3	1	6.1 x 2.5 x 2.5	15.25	15.25	Office
4	1	6.1 x 2.5 x 2.5	15.25	15.25	Office
5	2	6.1 x 2.5 x 2.5	15.25	30.5	Office
6	1	10 x 4 x 4	40	40	F.S. Water Tank
7	1	5 x 2.6 x 3	13	13	F.S. Pump Room
8	1	Irregular shape with 12m (H)	6,348 (Warehouse: 6,084 Rain Shelter: 264)	6,348 (Warehouse: 6,084 Rain Shelter: 264)	Warehouse for Storage
9	2	9 x 7 x 5	35*	68*	Office
10	1	Irregular shape with 12m (H)	2,000	2,000	Warehouse for Storage & ancillary workshop activities
11	2	6.2 x 3.6 x 6	22.32	44.64	Office
12	2	6.2 x 4.1 x 6	25.42	50.84	Office
13	1	6.1 x 3 x 3	18.3	18.3	Office
14	1	11 x 2 x 2.5	22	22	Rain Shelter for Storage
15	1	4 x 2 x 2.5	8.8	8.8	Toilet
16	1	6.1 x 2.5 x 2.5	15.25	15.25	Office
17	1	Irregular shape with 12m (H)	1,440 (Warehouse: 1,382 Rain Shelter: 48)	1,440 (Warehouse: 1,382 Rain Shelter: 48)	Warehouse for Storage
18	1	Irregular shape with 12m (H)	1,522 (Warehouse: 1,462 Rain Shelter: 30)	1,522 (Warehouse: 1,462 Rain Shelter: 30)	Warehouse for Storage
19	1	2.5 x 1.6 x 2.5	4	4	Toilet
20	1	6.1 x 2.5 x 2.5	15.25	15.25	Office
Total			11,594.34m2	11,720.33m2	

- * Structure 9 is partially covered by Rain Shelter of Structure 8
□ Covered area of Structure 9 = Footprint of S9 (63m2) - Area covered by S8 (28m2) = 35m2
Structure 9 is partially covered by Rain Shelter of Structure 9
□ Total Floor Area of Structure 9 = GFA of S9 (126m2) - Area covered by S8 (28m2) = 98m2

Structure 8 Openable Windows Calculation
Area of Structure 8 = 6348 sq.m.
Area of High Bay Window (H.B.W.) = 2.6m(H) x 153m = 397.8 sq.m.
Total operable window area = 397.8 sq.m.
= 6.26% of floor area

Structure 10 Openable Windows Calculation
Area of Structure 10 = 2000 sq.m.
Area of High Bay Window (H.B.W.) = 2.6m(H) x 48m = 127.4 sq.m.
Total operable window area = 127.4 sq.m.
= 6.37% of floor area

Structure 17 Openable Windows Calculation
Area of Structure 17 = 1440 sq.m.
Area of High Bay Window (H.B.W.) = 2.6m(H) x 35m = 91 sq.m.
Total operable window area = 91 sq.m.
= 6.31% of floor area

Structure 18 Openable Windows Calculation
Area of Structure 18 = 1522 sq.m.
Area of High Bay Window (H.B.W.) = 2.6m(H) x 37m = 96.2 sq.m.
Total operable window area = 96.2 sq.m.
= 6.32% of floor area

PROJECT : Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Open Storage of Building Materials and Construction Machinery with Ancillary Workshop Activities for a Period of 3 Years at Various Lots in D.D. 119 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, N.T.	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	09 Jun 2024	SCALE : 1 : 1000 (A1)		
							CHECKED BY			SOURCE : B.O.O. Ref. BD F.S.D. Ref. FP		
							APPROVED BY					
	REV	DESCRIPTION	DATE									