Total: 4 pages

Date: 17 October 2026

TPB Ref.: A/YL-TYST/1378

By Email

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

Dear Sir,

Proposed Temporary Warehouse for Storage of Construction Materials, Food Provisions, Vehicles, Vehicle Parts and Electronic Products for a Period of 3 Years at Lots 1265 (Part), 1266 (Part), 1269 (Part), 1270 (Part), 1271 (Part), 1272 (Part), 1273 (Part), 1275 RP (Part), 1276 (Part), 1277 S.A, 1277 RP (Part), 1279 S.B ss.1 S.F, 1279 S.B ss.2 (Part), 1279 S.B ss.3 in D.D. 119 & Adjoining Government Land, Pak Sha Tsuen, Yuen Long, N.T.

We are glad to submit the proposed FSI plans in the attachment for the consideration of the Director of Fire Services (D of FS).

We confirm that septic tank and soakaway system will be provided at the captioned site. The septic tank and soakaway system will be designed and constructed according to the requirements of EPD's ProPECC PN 1/23, including requirements for minimum clearance distance, percolation test and certification by Authorized Person.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [redacted] at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Mr. Jethro FUNG) – By Email

FIRE SERVICES NOTES:

1. MISCELLANEOUS F.S. INSTALLATION

1.1 PORTABLE FIRE EXTINGUISHER WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATIONS AS INDICATED ON PLANS.

1.2 SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDINGS/STRUCTURES IN ACCORDANCE WITH BS 5266-1:2016, BS EN 1838:2013 AND FSD CIRCULAR LETTER NO. 4/2021.

1.3 SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266-1:2016 AND FSD CIRCULAR LETTER 5/2008.

1.4 NO EMERGENCY GENERATOR TO BE PROVIDED FOR SERVING THE EMERGENCY POWER. DUPLICATED POWER SUPPLIES FOR ALL FIRE SERVICES INSTALLATIONS COMPRISING A CABLE CONNECTED FROM ELECTRICITY MAINS DIRECTLY BEFORE THE MAIN SWITCH.

1.5 WHEN A VENTILATION/AIR CONDITIONING CONTROL IS PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIR COMPARTMENT.

1.6 NO DYNAMIC SMOKE EXTRACTION SYSTEM SHALL BE PROVIDED SINCE EITHER THERE BE NO FIRE COMPARTMENT EXCEEDING 7000 CUBIC METRES OR THE AGGREGATE AREA OF OPENABLE WINDOWS OF THE RESPECTIVE COMPARTMENT EXCEEDS 6.25% OF THE FLOOR AREA OF THAT COMPARTMENT.

1.7 FIRE DETECTION SYSTEM SHALL BE PROVIDED IN AREAS NOT COVERED BY SPRINKLER SYSTEM.

1.8 A DIRECT LINK SHALL CONNECT TO FIRE SERVICES COMMUNICATION CENTRE.

2. HOSE REEL SYSTEM

2.1 HR SYSTEM TO BE PROVIDED AND INSTALLED FOR THE STRUCTURE IN ACCORDANCE WITH THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT 2022.

2.2 HOSE REELS SHALL BE PROVIDED AT THE POSITIONS INDICATED ON PLAN.

2.3 SUFFICIENT HOSE REELS TO BE PROVIDED TO ENSURE THAT EVERY PART OF THE AREA CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30m OF HOSE REEL TUBING.

2.4 AN MODIFIED HOSE REEL SYSTEM WITH 2,000 LITERS F.S. WATER TANK TO BE PROVIDED AS INDICATED ON PLAN.

2.5 TWO FIXED FIRE PUMPS (DUTY & STANDBY) TO BE PROVIDED IN THE PUMP ROOM.

2.6 NO FIRE SERVICES INLET TO BE PROVIDED FOR THE MODIFIED HOSE REEL SYSTEM.

2.7 AN INSTRUCTION PLATE SHALL BE PROVIDED NEXT TO THE BREAK GLASS UNIT FOR OPERATION OF HOSE REEL

3. AUTOMATIC SPRINKLER SYSTEM

3.1 AUTOMATIC SPRINKLER SYSTEM SUPPLIED BY A 135,000L SPRINKLER WATER TANK AND HAZARD CLASS OH3 SHALL BE PROVIDED TO THE ENTIRE BUILDING/STRUCTURE IN ACCORDANCE WITH LPC RULES INCORPORATING BS EN12845 : 2015 AND FSD CIRCULAR LETTER 5/2020. THE SPRINKLER TANK, SPRINKLER PUMP ROOM, SPRINKLER INLET AND SPRINKLER CONTROL VALVE GROUP SHALL BE CLEARLY MARKED ON PLANS.

3.2 THE CLASSIFICATION OF THE AUTOMATIC SPRINKLER INSTALLATION TO BE ORDINARY HAZARD GROUP 3.

3.3 ONE NUMBER 90,000 LITRES SPRINKLER WATER TANK TO BE PROVIDED AS INDICATED ON PLANS.

3.4 ALL INSTALLED SPRINKLER SHOULD BE PENDENT TYPE AND THE TEMPERATURE RATING OF SPRINKLER HEAD SHALL BE 68°C UNLESS OTHERWISE SPECIFIED.

3.5 SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET TO BE PROVIDED AS INDICATED ON PLANS.

3.6 ALL SPRINKLER PIPE SIZE SHOULD BE ø32mm UNLESS SPECIFY.

3.7 TYPE OF STORAGE METHOD FOR THE BUILDING IS AS FOLLOWS:
(A) STORAGE CATEGORY : CATEGORY (I)
(B) STORAGE HEIGHT : NOT EXCEEDING 4M
(C) STORAGE : ST1

3.8 STORAGE BLOCK SHOULD BE SEPARATED BY AISLES NO LESS THAN 2.4m WIDE.

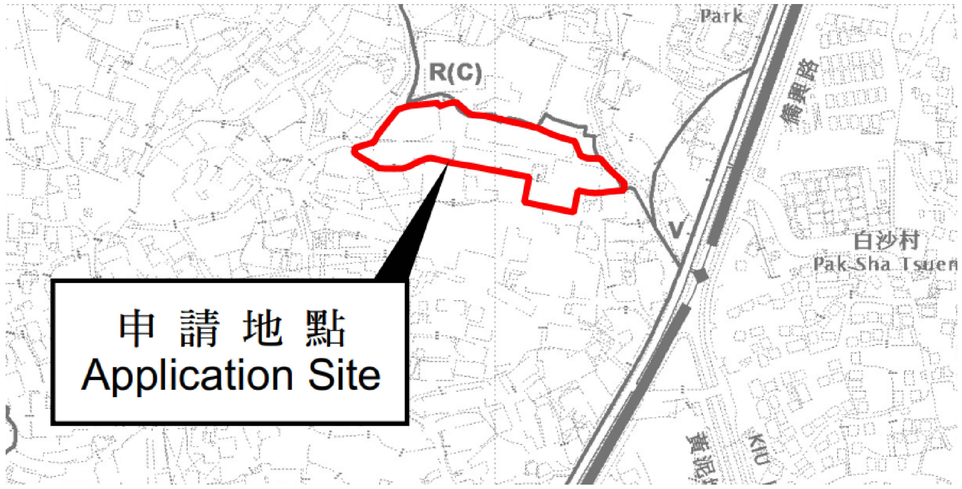
3.9 STORAGE SHOULD BE CONFINED TO BLOCKS NOT EXCEEDING 50m² IN PLAN AREA FOR CATEGORY I.

3.10 A SPRINKLER PUMP CONTROL PNAEL, WHICH RECEIVE FIRE ALARM SIGNALS FROM THE SPRINKLER SYSTEM, SHALL BE LOCATED AT SPR PUMP ROOM.

4. FIRE ALARM SYSTEM

4.1 FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT ALL THE STRUCTURE IN ACCORDANCE WITH BS 5839-1 : 2017 AND FSD CIRCULAR LETTER NO.6 /2021. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE SHOULD BE LOCATED AT EACH HOSE REEL POINT. THE ACTUATION POINT SHOULD INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO / VISUAL WARNING DEVICE INITIATION.

4.2 A CONVENTIONAL TYPE FIRE ALARM PANEL TO BE PROVIDED AND LOCATED INSIDE F.S. & SPRINKLER PUMP ROOM.



LOCATION PLAN (SCALE : N.T.S)

LEGEND (FOR LAYOUT PLAN)

	150mm FIRE ALARM BELL
	BREAK GLASS UNIT
	SPRINKLER HEAD
	SPRINKLER HEAD (DOUBLE LAYER)
F	FLOW SWITCH
	MONITORED GATE VALVE
F	SPRINKLER ZONE SUBSIDIARY CONTROL VALVE ASSEMBLY INCLUDES ZONE SUBSIDIARY CONTROL VALVE, FLOW SWITCH, TEST GATE VALVE AND DRAIN VALVE
	GATE VALVE
	NON RETURN VALVE
	VORTEX INHIBITOR
	BALL FLOAT VALVE
	SPRINKLER / HOSE REEL PIPE
P	PRESSURE SWITCH
	SPRINKLER CONTROL VALVE SET
	CHECK METER POSITION
	SPRINKLER / F.S. INLET
F.E $_{CO2}$	5Kg CO2 TYPE FIRE EXTINGUISHER
F.E $_{D.P}$	4Kg DRY POWDER TYPE FIRE EXTINGUISHER
	PUMP
	150mm WATER ALARM GONG
	EMERGENCY LIGHTING
EXIT	EXIT SIGN
	PUMP CONTROL PANEL
WHEEL F.E	WEELED TYPE DRY CHEMICAL FIRE EXTINGUISHER
S	STAND-ALONE SMOKE DETECTOR (220V WITH BATTERY BACKUP)

ABBREVIATION

H.R.	HOSE REEL
F.S.	FIRE SERVICES
SPR.	SPRINKLER
U/G	UNDERGROUND
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
W/	WITH
FFL	FINISHED FLOOR LEVEL
FE	FIRE EXTINGUISHER
DP	DESIGN POINT

COLOUR CODE

PIPE SIZES	COLOUR
ø25mm	LIGHT GREEN
ø32mm	RED
ø40mm	PURPLE
ø50mm	YELLOW
ø65mm	BLUE
ø80mm	GREEN
ø100mm	LIGHT BROWN
ø150mm	DEEP BROWN

DRAWING LIST:

DRAWING NO.	REVISION	DRAWING TITLE
FS-01	A	FS NOTES, LEGEND, ABBREVIATIONS AND DRAWING LIST
FS-02	A	SPRINKLER WATER SYSTEM FOR G/F
FS-03	A	FS SYSTEM FOR G/F

REV	DESCRIPTION	DATE	BY
A	FSD SUBMISSION	16-10-2026	LC

FSI CONTRACTOR

East Power Engineering Limited

[redacted]

PROJECT

Various Lots in D.D. 119 and Adjoining Government Land, Pak Sha Tsuen, Yuen Long, New Territories

DRAWING TITLE

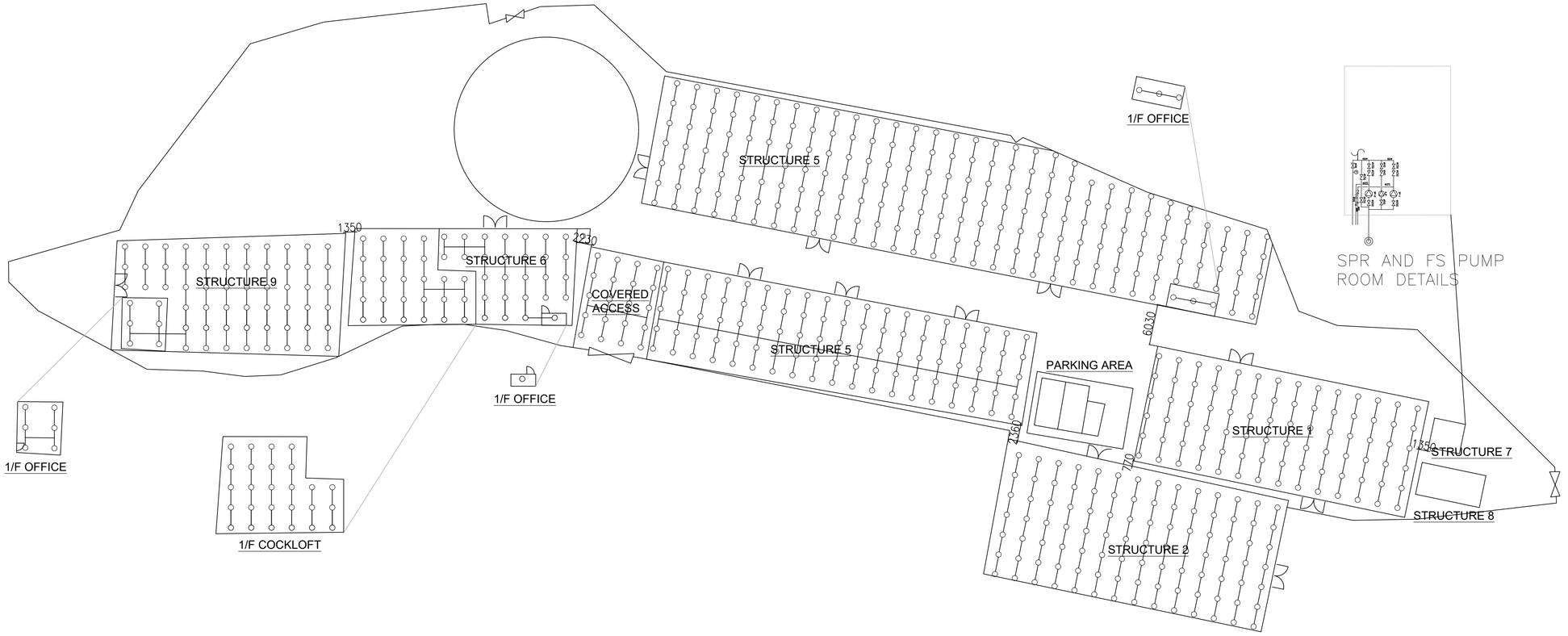
FS NOTES, LEGEND, ABBREVIATIONS AND DRAWING LIST

	INITIAL	DESIGNATION	DATE
DRAWN BY	WC	CAD	16-10-2026
DESIGNED BY	WC	SEng	16-10-2026
CHECKED BY	CM	PM	16-10-2026
APPROVED BY	-	-	-
PROJECT NO.	A/YL-TYST/1270		
PAPER SIZE	A3	PLOT SCALE	1 : 1

DRAWING NO.

EP-260824-FS01

SCALE	N. T. S.	REVISION	A



Structure No.	*Proposed Use(s) of Temporary structure*	*Covered area*	*Non-domestic gross floor area (GFA)*	*Approximate height of temporary structure*	*No. of Storey*
1	Warehouse for storage of electronic products	750m²	750m²	6.8m	1
2	Warehouse for storage of electronic products	835m²	835m²	6.8m	1
3	Open shed (rain shelter)	130m²	130m²	6m	1
4	Warehouse for storage of construction materials	1,308m²	1,323 m²	6.8m	2
5	Warehouse for storage of vehicle parts & covered access	928m²	928m²	6.8m	1
6	Warehouse for storage of construction materials and toilet	490m²	805m²	6.8m	2
7	Fire service installations (pump house)	20m²	20m²	3.5m	1
8	Fire service installations (water tank)	70m²	70m²	3.5m	1
9	Warehouse for storage of vehicle	630m²	663m²	6.8m	2

REV	DESCRIPTION	DATE	BY
A	FSD SUBMISSION	16-10-2026	WC

FSI CONTRACTOR

East Power Engineering Limited

[redacted]

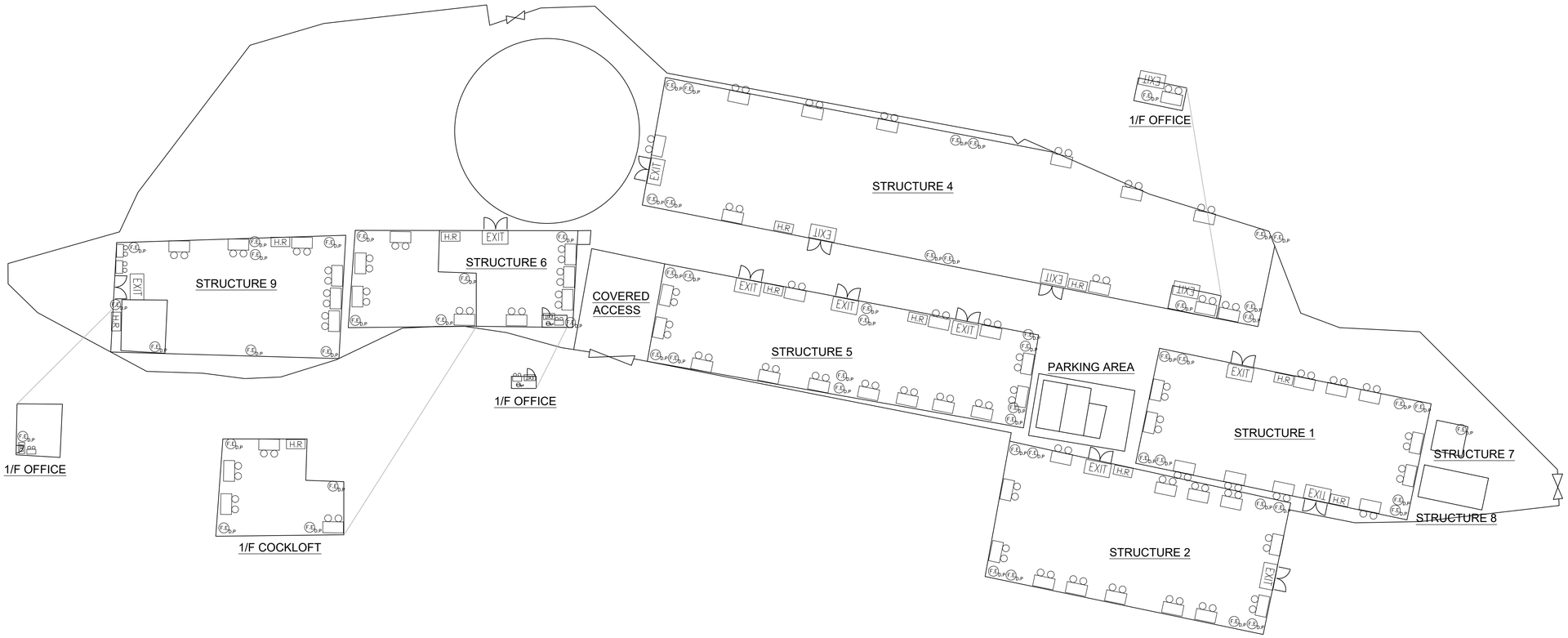
PROJECT

Various Lots in D.D. 119 and Adjoining Government Land, Pak Sha Tsuen, Yuen Long, New Territories

DRAWING TITLE

PROPOSED FIRE SERVICE INSTALLATION LAYOUT PLAN

	INITIAL	DESIGNATION	DATE
DRAWN BY	WC	CAD	16-10-2026
DESIGNED BY	WC	SEng	16-10-2026
CHECKED BY	CM	PM	16-10-2026
APPROVED BY	–	–	–
PROJECT NO.	A/YL-TYST/1270		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO.	EP-20349-FS02		
SCALE	1 : 400@A3	REVISION	A



FS LAYOUT PLAN

REV	DESCRIPTION	DATE	BY
A	FSD SUBMISSION	16-10-2026	WC

FSI CONTRACTOR

East Power Engineering Limited

[redacted]

PROJECT

Various Lots in D.D. 119 and Adjoining Government Land, Pak Sha Tsuen, Yuen Long, New Territories

DRAWING TITLE

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DRAWN BY	WC	CAD	16-10-2026
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APPROVED BY	-	-	-
PROJECT NO.	A/YL-TYST/1270		
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