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**By Email and Post**

Date : 11 March 2026  
Your Ref.: TPB/A/NE-LYT/868  
Our Ref. : LDS/PLAN/7221

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

Dear Sir/Madam,

**Application for Planning Permission for  
Proposed Temporary Warehouse for Storage of Construction Materials and Associated  
Filling of Land for a Period of 3 Years at Lots 1445 S.B ss.2, 1445 S.B RP, 1489, 1490, 1492  
and 1494 in D.D. 76 and Adjoining Government Land, Ng Uk Tsuen, Sha Tau Kok Road,  
Ma Mei Ha, Fanling, N.T.**

**(Application No. A/ NE-LYT/868)**

This letter serves to supersede our submission dated 6.3.2026.

We refer to the comments from the Fire Services Department and the local comments/views conveyed by the North District Office of Home Affairs Department and submit herewith our response for your consideration.

Should there be any queries, please contact our Ms. Cannis Lee or Ms. Yancy Fung at [REDACTED].

Yours faithfully,  
For and on behalf of  
**Lawson David & Sung Surveyors Limited**


Encl.

c.c. DPO/STN (Attn.: Mr. Peter Ngan) – By Email only  
Client

**Table 1: Responses to Comments from Fire Services Department and Local Comments/Views on Planning Application No. A/NE-LYT/868 (11 March, 2026)**

COMMENTS		RESPONSES	
<b>1.</b>	<b>Fire Services Department</b> (Contact Person: Mr. LI Chi-fung; Tel: 2733 5844)		
	Based on the submitted FSI proposal, he has the following comments:		
(1)	The sprinkler inlet shall be in a prominent position on the exterior of the building.	(1)	The sprinkler inlet is proposed in a prominent position on the exterior of the building (see the revised FSIs proposal attached).
(2)	Please verify whether modified hose reel system would be provided for the premises. If the applicant self-initiates the provision of a modified hose reel system, the standard and specification 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 [September 2022 revision]”.	(2)	No hose reel system would be provided for the premises.
<b>2.</b>	<b>Local Comments/View Conveyed by North District Office, Home Affairs Department</b>		
(1)	The pedestrian walkway is irregular, and the villagers' right of passage is not guaranteed.	(1)	The pedestrian walkway, which is currently used by villagers, was originally located on land owned by the Applicants. To facilitate access for residents, the Applicants have provided a temporary access route connecting Sha Tau Kok Road to the Ng Uk Tsuen village settlement. This route is currently being used by villagers and residents alike. The Applicants have taken the residents' needs into account and have proactively offered to provide a 24-hour pedestrian access route, about 1.5 metres wide and with lighting to be provided, along the southern boundary of the Application Site. This arrangement is

COMMENTS		RESPONSES	
			identical to that approved under Application No. A/NE-LYT/816.
(2)	Concern about fire safety and emergency vehicular access. The warehouse will store construction materials, many of which are flammable, explosive, or combustible.	(2)	<p>The Applicants has submitted a revised Fire Service Installations (FSIs) proposal for consideration by the Fire Services Department (FSD). The proposed FSIs will comply with the relevant standards and will include an automatic sprinkler system, a fire detector system, emergency lightings, exit signs and fire extinguishers, etc. They will be provided to the satisfaction of the FSD. The proposed warehouse will be used solely for the storage of construction materials such as steel boards, tiles, fireproof boards, etc. No dangerous goods will be stored on the Application Site.</p> <p>As far as we are aware, there is no emergency vehicular access to Ng Uk Tsuen. An existing stream, about 17 – 29 m wide running along the eastern boundary of the Application Site, separating it from Ng Uk Tsuen. An adequate buffer area has been provided between the Application Site and Ng Uk Tsuen to reduce the risk of fire spreading to Ng Uk Tsuen.</p>
(3)	Traffic safety is under threat, and the risks to villagers' daily travel have increased dramatically.	(3)	A swept path analysis has been included in the submitted planning statement. According to this analysis, manoeuvring heavy goods vehicles will not affect the existing pedestrian crossing with islands or the southbound bus stop on Sha Tau Kok Road – Ma Mei Ha. The run-in/out location does not overlap the bus stop. Adequate manoeuvring space for vehicles will also be provided within the Application Site to ensure that goods vehicles do not need to queue outside. All vehicles using the run-in/out will be restricted to turning left only. “Right turn” movements can take place at the nearby roundabout.

COMMENTS		RESPONSES	
			In addition to the revolving lights to be installed at the entrance of the Application Site, on-site staff will be deployed to manage traffic coming in and out of the site and to prevent conflicts between vehicles, pedestrians and passengers. This will ensure pedestrian and passenger safety, as well as preventing conflicts between incoming and outgoing traffic.
(4)	Public concern about noise and dust pollution.	(4)	<p>The proposed warehouse will be used solely for the storage of construction materials, which will not generate any adverse noise, air pollution or visual intrusion in the surrounding area. All operations, including loading and unloading, will be conducted within the enclosed structure, addressing the concerns of nearby residents about potential air, noise and dust impacts from open storage operations.</p> <p>No open storage and workshop activities will take place on the Application Site and relevant mitigation measures will be implemented to minimize any potential environmental impact on the surrounding area. Therefore, the proposed development will not generate pollution or have an adverse environmental impact.</p>
(5)	Land Filling	(5)	The Application Site has been filled with concrete since previous planning approval (No. A/NE-LYT/586) in 2016 by the previous occupiers. The current application only involves the regularisation of the land filling at the Application Site. The Applicants will not conduct any further land filling.

F. S. NOTES:

1. GENERAL

- 1.1 ALL TUBES AND FITTINGS SHALL BE G.M.S. TO BS1387 MEDIUM GRADE WHERE PIPEWORK UP TO #150mm.
- 1.2 ALL TUBES AND FITTINGS SHALL BE DUCTILE IRON TO BS EN545 K12 WHERE PIPEWORK ABOVE #150mm.
- 1.3 ALL DRAIN PIPES SHALL BE DISCHARGED TO A CONSPICUOUS POSITION WITHOUT THE POSSIBILITY OF BEING SUBMERGED.
- 1.4 ALL PUDDLE FLANGES SHALL BE MADE OF DUCTILE IRON
- 1.5 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.
- 1.6 VENTILATION/AIR CONDITIONING SYSTEM NOT TO BE PROVIDED.

2. AUTOMATIC SPRINKLER SYSTEM

- 2.1 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, COMMENTARY AND RECOMMENDATIONS) AND FSD CIRCULAR LETTER NO. 5/2020. THE CLASSIFICATION OF THE OCCUPANCIES WILL BE ORDINARY HAZARD GROUP III.
- 2.2 ONE 135m<sup>3</sup> SPRINKLER WATER TANK WILL BE PROVIDED AS INDICATED ON PLAN. THE TOWN MAIN WATER SUPPLY WILL BE FED FROM SINGLE END.
- 2.3 TWO SPRINKLER PUMPS (DUTY/STANDBY) AND ONE JOCKEY PUMP SHALL BE PROVIDED IN FS PUMP ROOM LOCATED AT EXTERNAL AREA.
- 2.4 SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET SHALL BE PROVIDED AS INDICATED ON PLAN.
- 2.5 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.
- 2.6 ALL SUBSIDIARY STOP VALVES TO BE ELECTRIC MONITORING TYPE.
- 2.7 ALL ELECTRIC TYPE VALVES SHOULD GIVE VISUAL SIGNALS TO FIRE SERVICE MAIN SUPERVISORY CONTROL PANEL TO INDICATE THE STATUS (OPEN/CLOSE) OF THE VALVES.
- 2.8 SECONDARY ELECTRICITY SUPPLY DIRECTLY TIE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE SPRINKLER PUMPS.
- 2.9 THE SPRINKLER SYSTEM DESIGN IS BASED ON THE FOLLOWINGS:  
 HAZARD CLASS : ORDINARY HAZARD GROUP III  
 TYPE OF STORAGE : POST-PALLET (ST2)  
 STORAGE CATEGORY : CATEGORY 1  
 MAXIMUM STORAGE HEIGHT : 3.5m  
 SPRINKLER PROTECTION : CEILING PROTECTION ONLY  
 THE MAXIMUM STORAGE AREAS SHALL BE 50m<sup>2</sup> FOR SINGLE BLOCK  
 THE MINIMUM CLEARANCE AROUND EACH SINGLE STORAGE CLOCK : 2.4m

3. FIRE DETECTOR SYSTEM

- 3.1 THE STAND-ALONE FIRE DETECTOR SHALL BE PROVIDED IN ACCORDANCE WITH THE "STAND-ALONE FIRE DETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION & MAINTENANCE [SEP 2021]"
- 3.2 WHERE TWO OR MORE STAND-ALONE FIRE DETECTORS ARE INSTALLED IN AN ENCLOSED STRUCTURE, ALL DETECTORS SHALL BE INTERCONNECTED (EITHER WIRED OR WIRELESSLY) SUCH THAT WHEN ONE OF THE DETECTORS IS TRIGGERED, ALL CONNECTED DETECTORS SHALL SOUND AN ALARM SIMULTANEOUSLY.

4. EMERGENCY LIGHTING

- 4.1 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.

5. EXIT SIGN

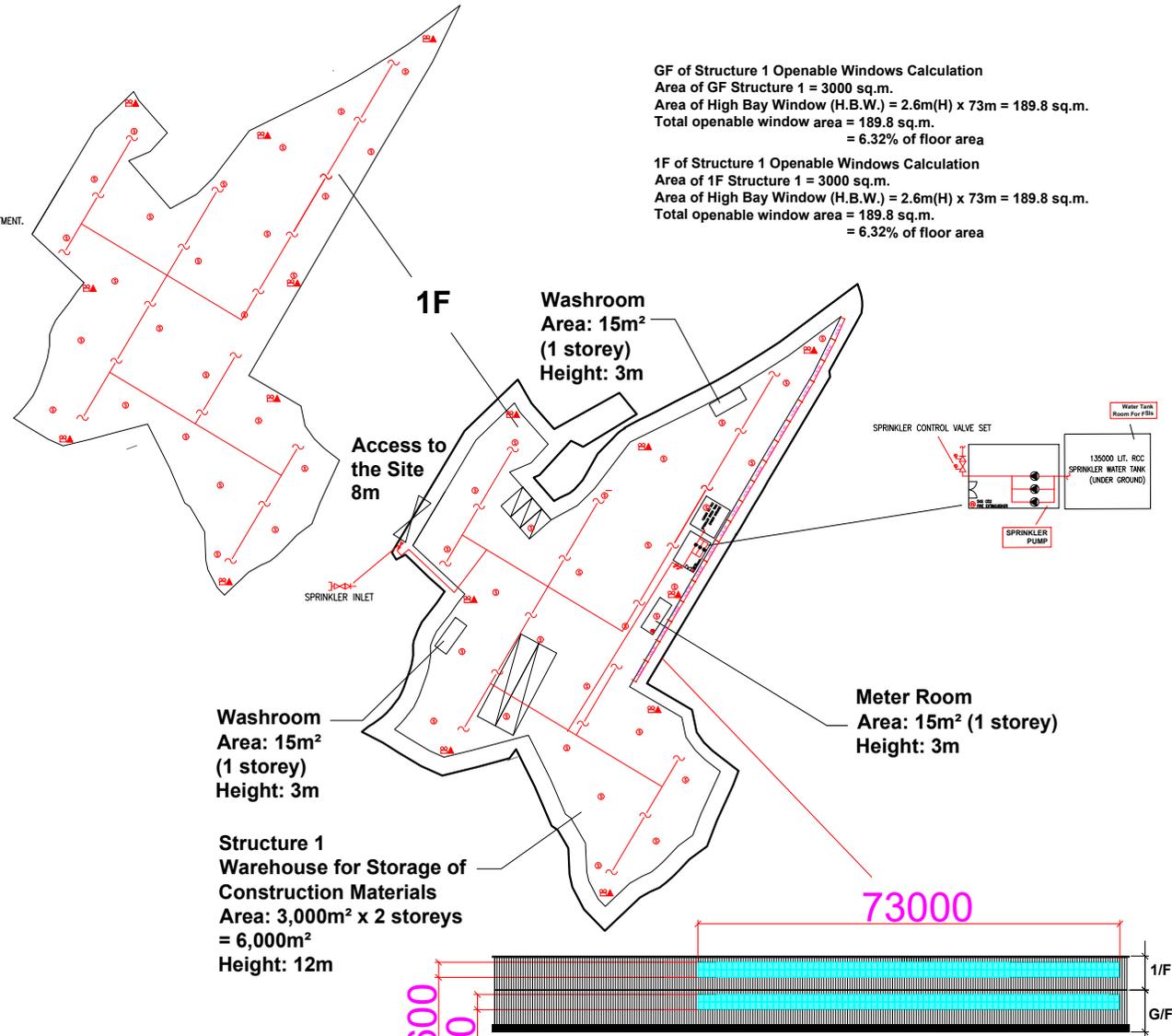
- 5.1 ALL EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266-1 :2016 AND FSD CIRCULAR LETTER NO. 5/2008, FOR THE BUILDING. EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER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

6. PORTABLE APPLIANCES

- 6.1 PORTABLE HAND OPERATED APPLIANCES SHALL BE PROVIDED AS INDICATED ON PLAN.
- 6.2 A SUITABLE TYPE OF PORTABLE FIRE EXTINGUISHER SHALL BE PROVIDED IN LOCATIONS WHERE EASILY ACCESSIBLE BY PERSON IN CHARGE WHERE THE NO. OF F.E. SHALL BE PROVIDED ACCORDING TO THE FORMULA = (STORAGE AREA) (M<sup>2</sup>) x (0.003)
- 6.3 A 20-35 KG WHEELED TYPE DRY CHEMICAL FIRE EXTINGUISHER IN EVERY 500M<sup>2</sup> ON EVERY FLOOR OF THE PREMISES AND SHALL BE PROVIDED TO ENSURE THAT EVERY PART OF THE PREMISES CAN BE REACHED BY WHEELED TYPE DRY CHEMICAL FIRE EXTINGUISHER FROM A DISTANCE OF NOT MORE THAN 30M

**GF of Structure 1 Openable Windows Calculation**  
 Area of GF Structure 1 = 3000 sq.m.  
 Area of High Bay Window (H.B.W.) = 2.6m(H) x 73m = 189.8 sq.m.  
 Total openable window area = 189.8 sq.m.  
 = 6.32% of floor area

**1F of Structure 1 Openable Windows Calculation**  
 Area of 1F Structure 1 = 3000 sq.m.  
 Area of High Bay Window (H.B.W.) = 2.6m(H) x 73m = 189.8 sq.m.  
 Total openable window area = 189.8 sq.m.  
 = 6.32% of floor area



LEGEND

- |   |  |      |                  |   |                             |   |                 |   |                                  |   |                                |
|---|--|------|------------------|---|-----------------------------|---|-----------------|---|----------------------------------|---|--------------------------------|
| ⊙ | STAND ALONE BATTERY TYPE SMOKE DETECTOR          | ⊙    | EMERGENCY LIGHT  | ⊙ | SPRINKLER CONTROL VALVE SET | ⊙ | PUMP SET        | ⊙ | PRESSURE GAUGE                   | ⊙ | SUBSIDIARY VALVE / FLOW SWITCH |
| ▲ | 25KG WHEELED TYPE DRY CHEMICAL FIRE EXTINGUISHER | EXIT | EXIT SIGN        | ⊙ | GATE VALVE                  | ⊙ | Y-TYPE STRAINER | ⊙ | SPRINKLER HEAD (ON PLAN)         | ⊙ | 5KG CO2 FIRE EXTINGUISHER      |
| ⊙ | NON-RETURN VALVE                                 | ⊙    | NON-RETURN VALVE | ⊙ | GATE TYPE (With MONITORING) | ⊙ | SPRINKLER INLET | ● | 5KG DRY POWDER FIRE EXTINGUISHER |   |                                |

Section drawing of window opening for the structure (1)

PROJECT : Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years at Lots 1445SBss2, 1445SBRP, 1489, 1490, 1492 & 1494 in DD76	DRAWING TITLE : F.S. Notes, Legend, Fire Service Installation Layout Plan	ARCHITECT :	CONSULTANT :	FIRE SERVICE CONTRACTOR : Century Fire Service Engineering Co., Ltd.	NAME C.K.NG	DATE 06 Mar 2026	DRAWING NO : FS-01	REV. 0
REV	DESCRIPTION	DATE			DRAWN BY		SCALE : 1 : 300 (A0)	
					CHECKED BY		SOURCE : B.O.O. Ref. BD F.S.D. Ref. FP	
					APPROVED BY			