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From: lo mingkong <[REDACTED]>
Sent: 2026-07-16 Thursday 10:41:29
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: [REDACTED]
Subject: Planning Application No. A/YL-KTS/1130 - Response to the Departmental Comments
Attachment: TPB_L04 RtoC.pdf; Appendix A- Consolidated_RTC.pdf; FSIs Proposal.pdf; Appendix B-Site Photo.pdf

Dear Sir/Madam,

Please find our responses to the department comments for your consideration.

Should you have any queries or require further information, please feel free to contact the undersigned at [REDACTED].

Best Regards,

Lo Ming Kong
Top Bright Consultants Ltd.
Tel: [REDACTED]
Fax: [REDACTED]



才鴻顧問有限公司
TOP BRIGHT CONSULTANTS LIMITED

Your Ref.: A/YL-KTS/1130

Our Ref.: 26/879/L04

July 15, 2026

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

By Email

Dear Sir/Madam,

**Temporary Warehouse of Construction Materials and Associated Filling of Land
for a Period of Three Years in "Agriculture" ("AGR") Zone
at Lots 1016(Part), 1017, 1028S.A(Part), 1029(Part), 1030(Part), 1031, 1032, and
1033(Part) in DD 113, Kam Tin, Yuen Long, New Territories**

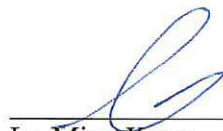
(Application No. A/YL-KTS/1130)

In response to the comments suggested by the Fire Services Department dated 3.6.2026, and the Lands Department dated 16.6.2026, we would like to submit herewith our responses for your consideration (Appendix A).

Furthermore, we would like to provide a set of photos showing the latest conditions of the application site and the surrounding conditions (Appendix B).

Should you have any queries or require further information, please feel free to contact the undersigned at [REDACTED].

Yours faithfully,
For and on behalf of
Top Bright Consultants Ltd.



Lo Ming Kong

Encl.
c.c. Useful Building Materials Trading Limited (the Applicant)



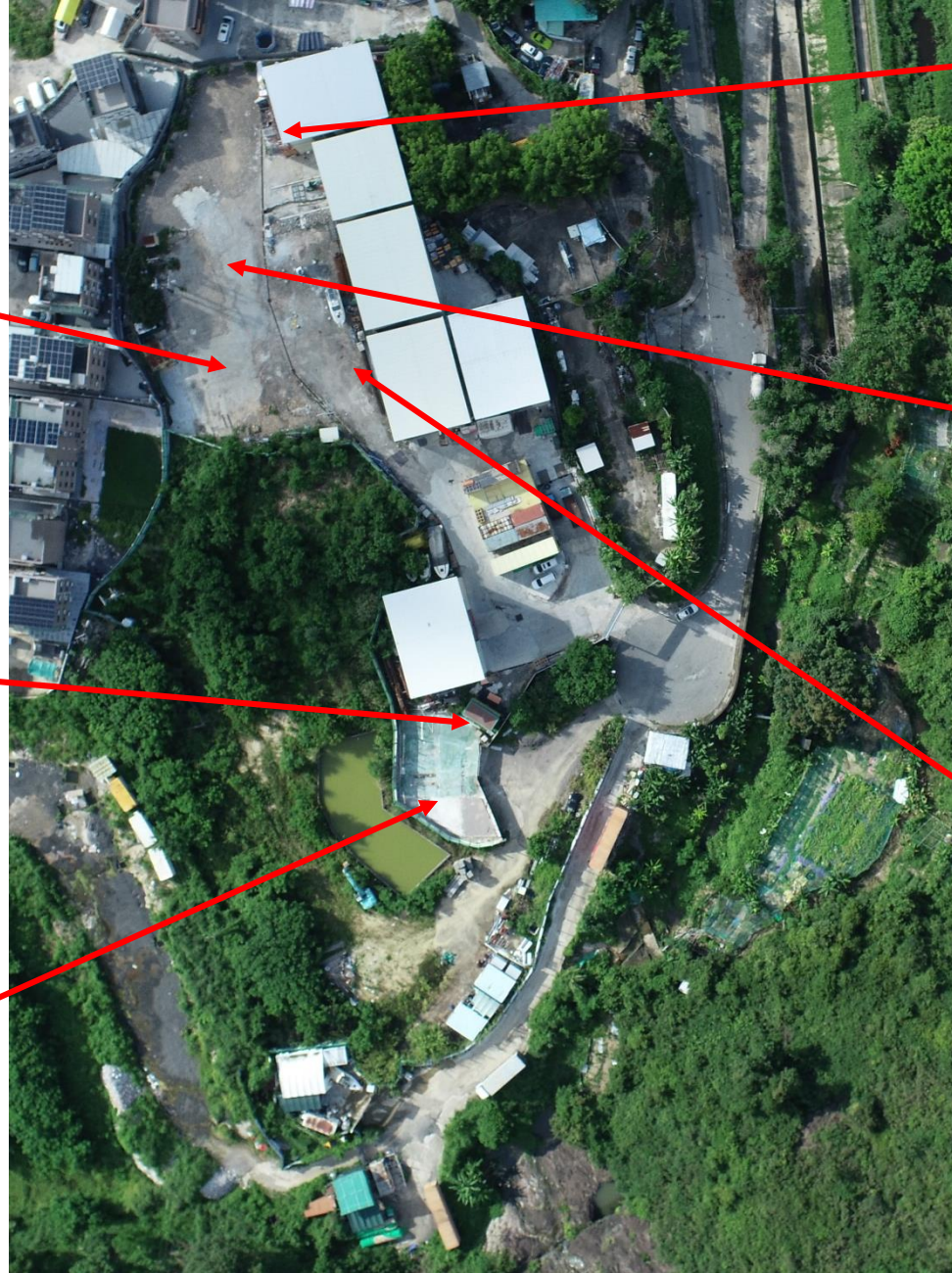
Responses to Departmental Comments

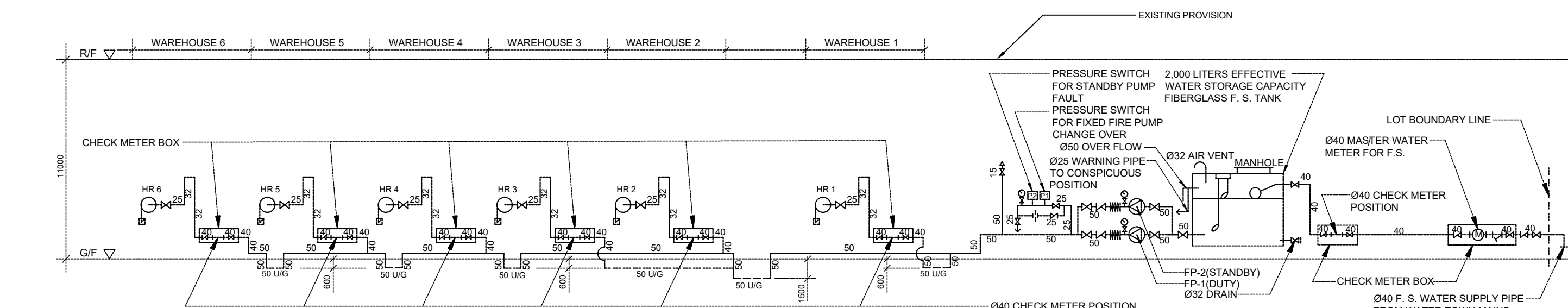
Departmental Comments		Responses
A.	Fire Services Department [Email dated 3.6.2026] (Contact Person: Mr. YUEN Tsz Fung, Tel: 2733 7781)	
	Based on the submitted FSI proposal, his comments are as follows: i. For enclosed structure with gross floor area not exceeding 230 m2, portable fire extinguisher and stand-alone fire detector shall be provided; ii. In relation to item (i) above, if 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; iii. Stand-alone fire detectors shall be provided in accordance with the “Stand-alone Fire Detector General Guidelines on Purchase, Installation & Maintenance [Sep 2021]”; iv. Separation distance between each structure shall be clearly indicated on the plan; v. In relation to item (iv) above, structures on the same site are regarded as adjoining structures if they are less than 1.8 m apart. In this regard, sprinkler system, wheeled type dry chemical fire extinguisher, stand-alone fire detector, emergency lighting and directional & exit signs shall be provided if the total floor area exceeds 230 m2; vi. Provision of FSIs shall be demonstrated in form of FS Notes with all relevant standards and specifications; vii. Modified hose reel system, fire alarm system, emergency lighting, directional and exit signs are considered as self-upgrades and are not mandatory requirements of this Department; viii. 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]”;	Please refer to the revised FSIs proposal. The Applicant will provide FSIs facilities to satisfy the requirements of the Fire Services Department accordingly.

	ix. If the applicant self-initiates the provision of a fire alarm system, the standards and specification shall be in accordance with “BS 5839-1:2017 and the FSD Circular Letter No. 6/2021”; x. If the applicant self-initiates the provision of emergency lightings, the standards and specification shall be in accordance with “BS 5266-1:2016, BS EN 1838:2013 and the FSD Circular Letter No. 4/2021”; xi. If the applicant self-initiates the provision of directional and exit signs, the standards and specification shall be in accordance with “BS 5266-1:2016 and the FSD Circular Letter No. 5/2008”; and xii. Schematic drawings are not required to be submitted for vetting.	
B.	District Lands Officer, Lands Department [Email dated 16.6.2026] (Contact Person: Ms. CHENG Sze Lai, Tel: 2443 1072)	
	<u>Unauthorised structure(s) within the said private lots) covered by the planning application</u> LandsD has reservation on the planning application since there is/are unauthorized structure(s) on Lot Nos. 1016, 1017, 1028 S.A, 1029, 1030, 1031 and 1032 in D.D. 113 which is/are already subject to lease enforcement actions according to case priority. The lot owners) should rectify/apply for regularization on the lease breaches as demanded by LandsD. If the planning application is approved, the lot owner(s) shall apply to this office for Short Term Waiver(s) (STWs) to permit the structure(s) erected within the said private lots. The application for STWs will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The application, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection. of temporary structure(s) will be considered.	Noted. The lot owners have already applied Short Term Waiver (STW) to permit the structures erected within the said private lots on 8.11.2023 (Ref. no.: DLOYL 191/YAT/2023) and pending for the approval of the Lands Department.

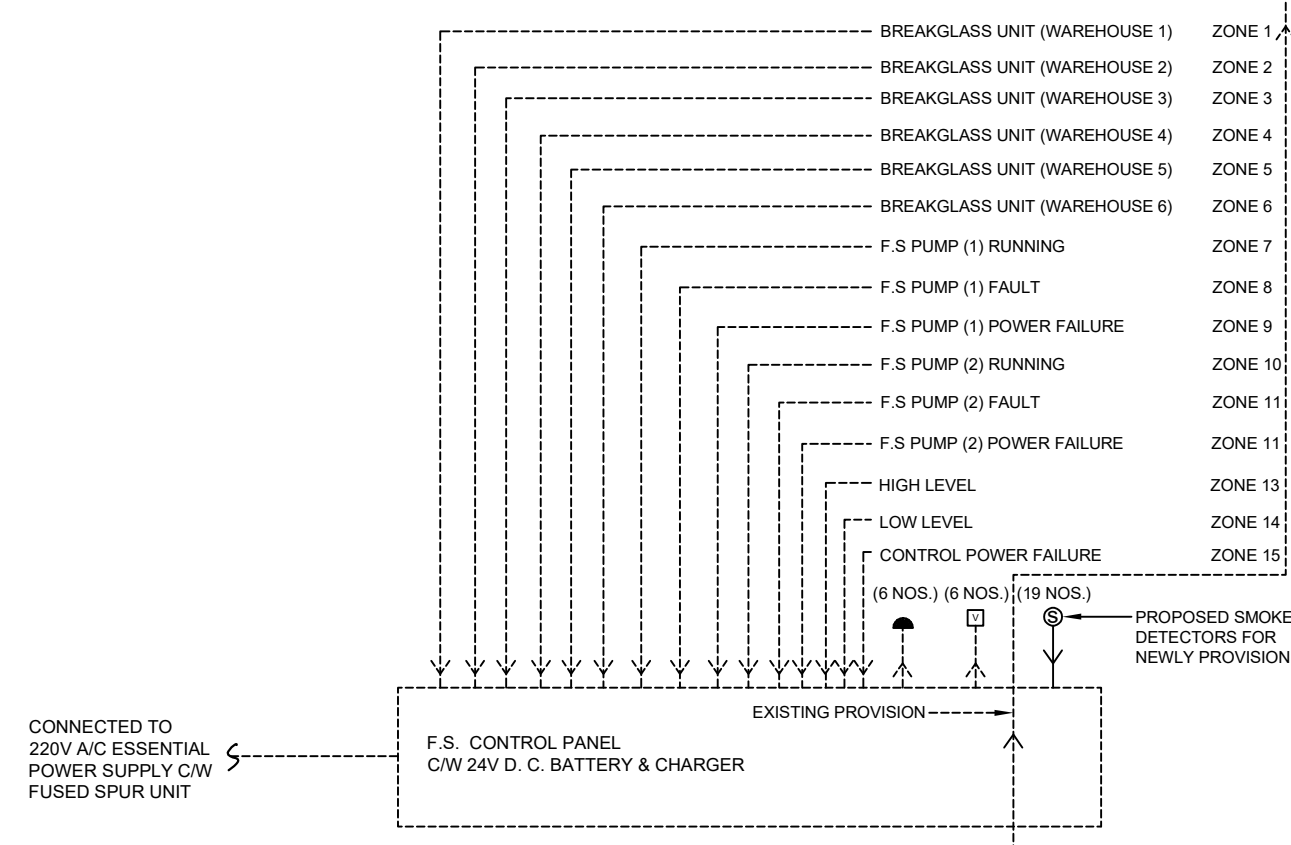
Site condition and Surrounding condition on 26.6.2026

Appendix B





SCHEMATIC PIPING DIAGRAM FOR HOSE REEL SYSTEM (N.T.S.)



SCHEMATIC CONTROL WIRING DIAGRAM FOR F. S. SYSTEM (N.T.S.)

FIRE SERVICE NOTES

1. GENERAL

1.1 ALL FIRE SERVICE INSTALLATIONS AND EQUIPMENT (FSIs) SHALL BE INSTALLED, TESTED AND COMMISSIONED IN ACCORDANCE WITH THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT AND THE RELEVANT CURRENT FSD CIRCULAR LETTERS.

1.2 ALL FSIs SHALL BE INSTALLED AND CERTIFIED BY A REGISTERED FIRE SERVICE INSTALLATION CONTRACTOR (CLASS 1, 2 AND/OR 3 AS APPROPRIATE).

2. APPLICATION SITE BOUNDARY

2.1 THE APPLICATION SITE BOUNDARY (TOTAL AREA APPROX. 4,503 SQ. M.) SHALL FULLY COMPLY WITH THE APPROVED LAYOUT PLAN UNDER THE PLANNING APPLICATION, INCLUDING THE SOUTHERN TRIANGULAR PORTION ACCOMMODATING STRUCTURE NO. 12 (FIRE SERVICE PUMP ROOM).

3. HOSE REEL SYSTEM

3.1 A FIXED FIRE SERVICE PUMP AND AN ENCLOSED FS WATER TANK WITH A MINIMUM EFFECTIVE CAPACITY OF 2,000 LITRES (AS DETAILED IN STRUCTURE NO. 12) SHALL BE PROVIDED AND MAINTAINED FOR THE HOSE REEL SYSTEM.

3.2 THERE SHALL BE SUFFICIENT HOSE REELS PROVIDED ON SITE TO ENSURE THAT EVERY PART OF STRUCTURES NO. 1 TO 11 CAN BE FULLY COVERED AND REACHED BY A LENGTH OF NOT MORE THAN 30M OF HOSE REEL TUBING.

3.3 A CLEAR OPERATING AND INSTRUCTION NOTICE FOR THE HOSE REEL SHALL BE PERMANENTLY AND SECURELY FIXED ADJACENT TO EACH HOSE REEL POINT.

4. FIRE ALARM & SMOKE DETECTION SYSTEM

4.1 AN AUTOMATIC SYSTEM-TYPE SMOKE DETECTION SYSTEM COMPLYING WITH BS 5839-1:2017 AND FSD CIRCULAR LETTER NO.

6/2021 SHALL BE INSTALLED TO COVER STRUCTURES NO. 7 TO 11.

4.2 ALL SMOKE DETECTORS INSTALLED INSIDE STRUCTURES NO. 7-10 AND NO. 11 SHALL BE PROPERLY HARD-WIRED AND CONNECTED TO THE CENTRAL FIRE ALARM CONTROL PANEL (FACP) ON SITE WITH BATTERY BACK-UP CAPABILITY.

4.3 THE SYSTEM CIRCUIT DESIGN FOR STRUCTURES NO. 7 TO 11 SHALL STRICTLY CONSIST OF DETECTORS SIGNAL LOGIC ONLY, WHERE ACTIVATION OF ANY DETECTOR SHALL REPORT TO THE CENTRAL FACP WITHOUT INDEPENDENT LOCAL AUDIBLE/VISUAL DEVICES WITHIN SAID STRUCTURES.

5. PORTABLE FIRE EXTINGUISHERS

5.1 APPROVED PORTABLE FIRE EXTINGUISHERS (5KG CO2 TYPE AS APPROPRIATE) SHALL BE PROVIDED AND SITUATED AT PROMINENT, EASILY ACCESSIBLE LOCATIONS NEAR THE ENTRANCES/EXITS OF ALL WAREHOUSES (NO. 1-6) AND CONTAINER STRUCTURES (NO. 7-11).

5.2 THE MAXIMUM TRAVEL DISTANCE TO ANY PORTABLE FIRE EXTINGUISHER SHALL NOT EXCEED 15 METERS.

6. EMERGENCY LIGHTING & EXIT SIGNS

6.1 SELF-CONTAINED EMERGENCY LIGHTING UNITS COMPLYING WITH BS 5266: PART 1 AND FSD CIRCULAR LETTERS SHALL BE INSTALLED ALONG ALL MAIN EXIT ROUTES AND INSIDE WAREHOUSES NO. 1-6 ONLY.

6.2 ILLUMINATED EXIT SIGNS AND DIRECTIONAL EXIT SIGNS COMPLYING WITH FSD REQUIREMENTS SHALL BE PROVIDED ABOVE ALL EXIT DOORS OF WAREHOUSES NO. 1-6 ONLY TO CLEARLY INDICATE THE DIRECTION OF ESCAPE.

7. BUILDING SEPARATION

7.1 A MINIMUM SEPARATION DISTANCE (AS MARKED ON THE PLAN, E.G., 7M FROM THE EASTERN SITE ACCESS) AND ADEQUATE FIRE SEPARATION SEGREGATION SHALL BE STRICTLY MAINTAINED BETWEEN ALL TEMPORARY STRUCTURES (NO. 1 TO 12) TO PREVENT FIRE SPREAD.

LEGEND

⌵ GATE VALVE (BS 5154)

⌵ FLUSHING VALVE C/W BRASS PLUG VALVE (BS 5154)

⌵ CHECK VALVE (BS 5154)

⌵ BALL FLOAT VALVE (BS 1212 PART-1)

⌵ HOSE REEL

⌵ FIXED FIRE PUMP

⌵ PRESSURE GAUGE

⌵ AUTOMATIC AIR VENT

⌵ Y-STRAINER

⌵ NON - MAINTAINED TYPE EMERGENCY LIGHT LIGHTING C/W 2 no. LED LAMP NI-MH BATTERY AND CHARGER MODULE 2 HRS. HI-MH DISCHARGE DURATION EMERGENCY BATTERY POWER PACK

⌵ LED EXIT SIGN, C/W 2 HRS. HI-MH DISCHARGE DURATION EMERGENCY BATTERY POWER PACK

⌵ F.S. PUMP (DUTY/STAND-BY)

⌵ HOSE REEL SET

⌵ BREAKGLASS UNIT

⌵ FIRE ALARM BELL

⌵ VISUAL FIRE ALARM

⌵ PRESSURE SWITCH

⌵ FLOAT SWITCH

⌵ ORIFICE PLATE

↔ CHECK METER POSITION

⌵ WATER METER

⌵ FLEXIBLE PUMP CONNECTOR

— F. S. PIPE SHOULD BE COMPLY WITH BS EN 10255 MEDIUM GRADE GALVANIZED MILD STEEL PIPE

— F. S. PIPE SHOULD BE COMPLY WITH BS EN 10255 HIGHER GRADE GALVANIZED MILD STEEL PIPE FOR UNDERGROUND

○ F.E. 5 KG CO2 FIRE EXTINGUISHER

— 50 mm F.S. PIPE

⌵ F.S. CONTROL PANEL

⌵ SMOKE DETECTOR

ABBREVIATIONS

T/A TO ABOVE

F/A FROM ABOVE

T/B TO BELOW

F/B FROM BELOW

L/L LOW LEVEL

M/L MEDIUM LEVEL

H/L HIGH LEVEL

HR HOSE REEL

F.S. FIRE SERVICES

U/G UNDERGROUND

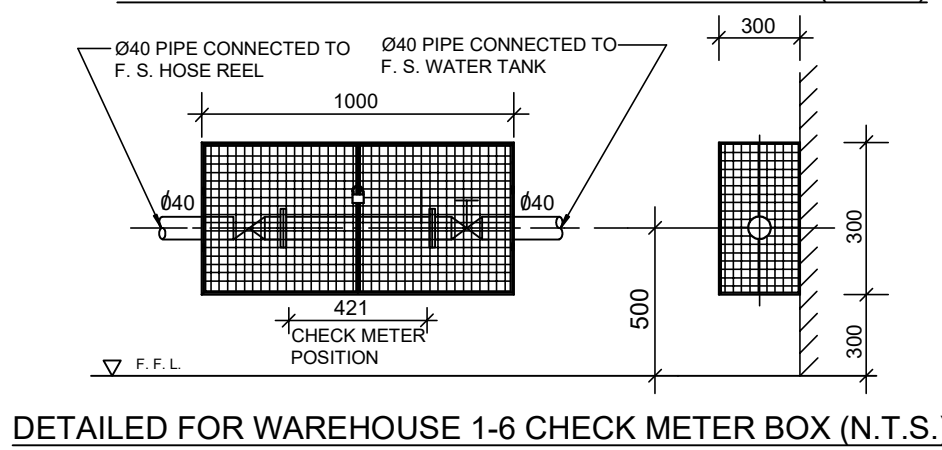
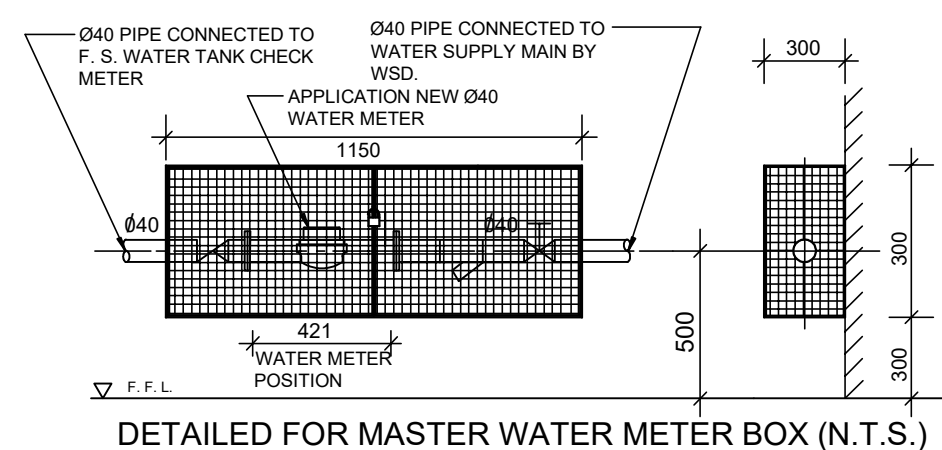
N.T.S. NOT TO SCALE

F.S. PIPE SCHEDULE

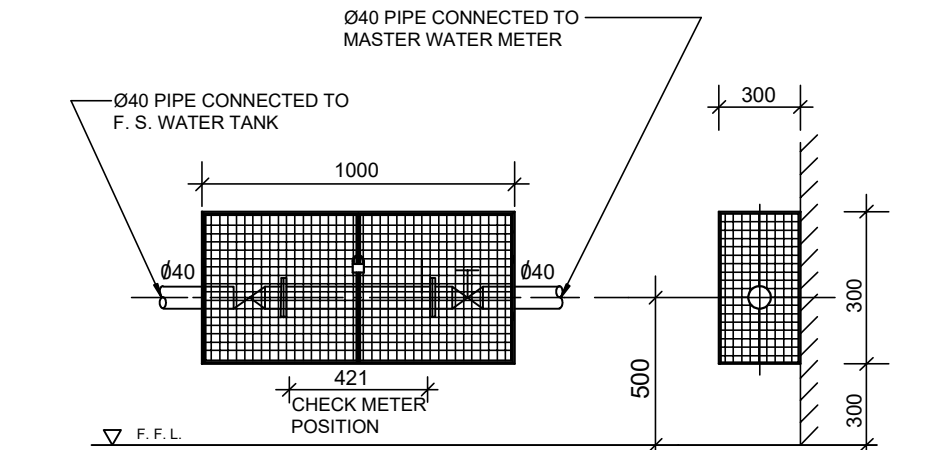
F.S. PIPE SIZE	F.S. PIPE STANDARD	INSTALL METHOD
Ø15	BS EN 10255 MEDIUM GRADE GALVANIZED MILD STEEL PIPE	SCREW JOINT
Ø25		
Ø32		
Ø40		
Ø50	BS EN 10255 HIGHER GRADE GALVANIZED MILD STEEL PIPE FOR U/G	SCREW JOINT
Ø50		

FIXED FIRE PUMP SCHEDULE

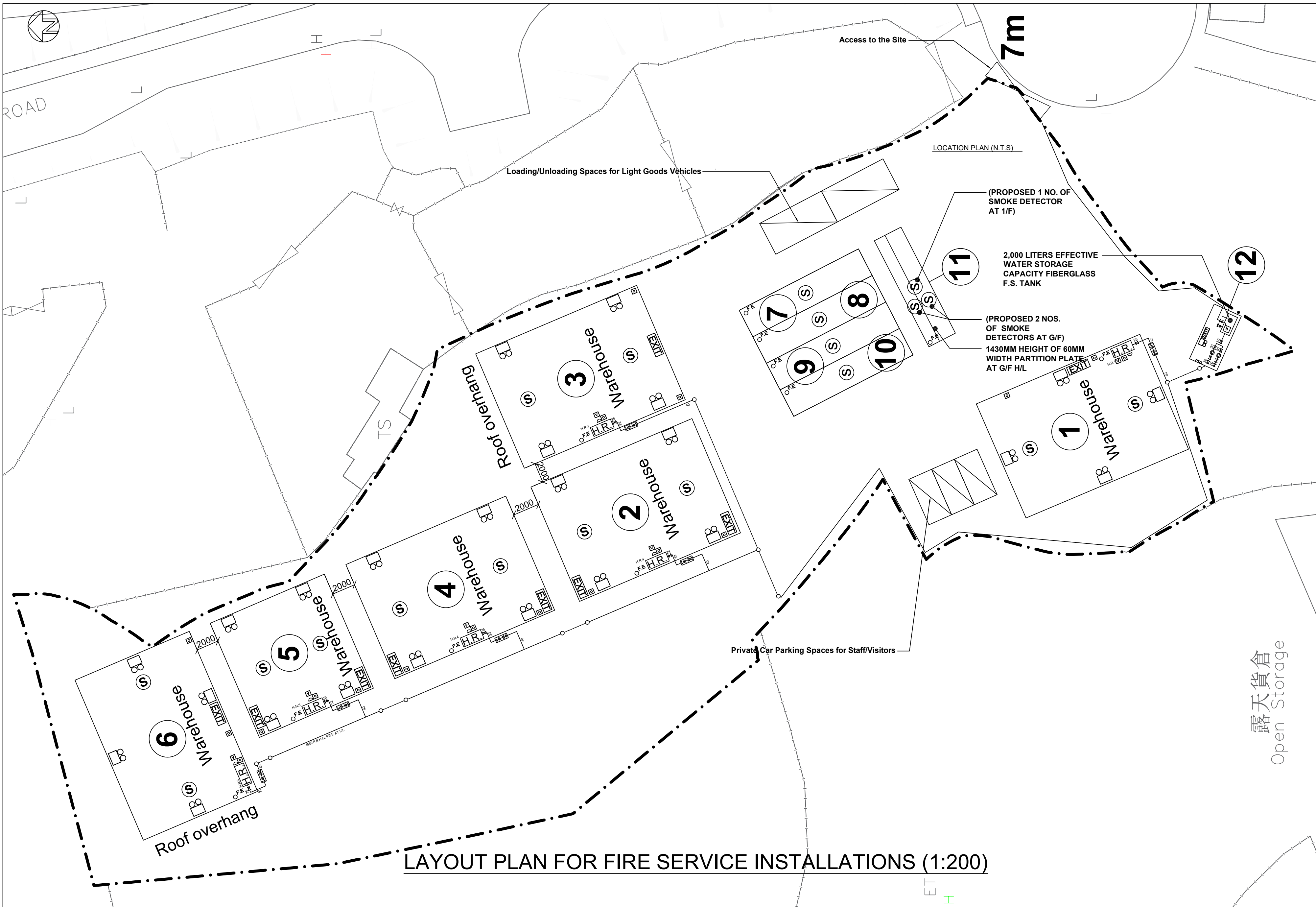
PUMP DESIGNATION	PUMP HEAD (BAR)	FLOW RATE (L/MIN)	PUMP INLET CONNECTED	PUMP OUTLET CONNECTED
FIXED FIRE PUMP FP-1 (DUTY)	6	48	Ø50	Ø50
FIXED FIRE PUMP FP-2 (STANDBY)	6	48	Ø50	Ø50



DETAILED FOR WAREHOUSE 1-6 CHECK METER BOX (N.T.S.)



DETAILED FOR F. S. WATER TANK CHECK METER BOX (N.T.S.)



LAYOUT PLAN FOR FIRE SERVICE INSTALLATIONS (1:200)

0	First Submission	06-2026	LS
REV	DESCRIPTION	DATE	BY

F. S. CONTRACTOR :
LINSION CONSTRUCTION
ENGINEERING LIMITED
利聖建築工程有限公司
[REDACTED]
[REDACTED]
[REDACTED]

TITLE
PROPOSED AMENDMENT TO LAYOUT
PLAN FOR FIRE SERVICE INSTALLATIONS

PROJECT
LOTS 1016(PART), 1017(PART),
1028 S.A(PART), 1029(PART),
1030(PART), 1031, 1032 AND
1033(PART) IN D.D. 113, KAM
TIN, YUEN LONG

DRAWN BY:	JY
CHECKED BY:	LS
SCALE:	1: 200(A1)
DRAWING NO.	FS - 01-314A
DATE:	25-06-2026