



才鴻顧問有限公司
TOP BRIGHT CONSULTANTS LIMITED

Your Ref.: A/YL-KTS/1130

Our Ref.: 26/879/L05

August 12, 2026

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

By Email

Dear Sir/Madam,

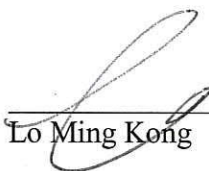
**Temporary Warehouse of Construction Materials and Associated Filling of Land
for a Period of Three Years in "Agriculture" ("AGR") Zone
at Lots 1016(Part), 1017, 1028S.A(Part), 1029(Part), 1030(Part), 1031, 1032, and
1033(Part) in DD 113, Kam Tin, Yuen Long, New Territories**

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

In response to the comments suggested by the Fire Services Department dated 27.7.2026, we would like to submit herewith a revised FSIs Proposal for your consideration.

Should you have any queries regarding the FSIs Proposal, please contact the application's representative, Mr. Henry Yu at [REDACTED].

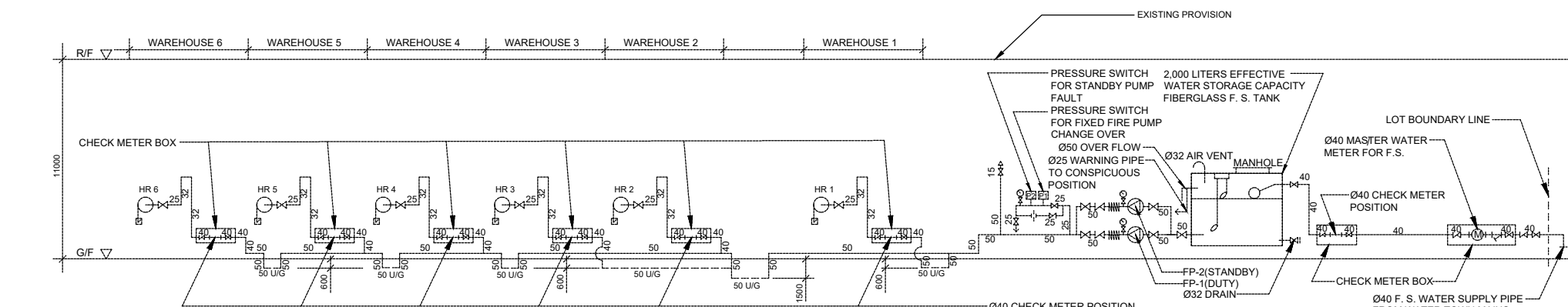
Yours faithfully,
For and on behalf of
Top Bright Consultants Ltd.


Lo Ming Kong

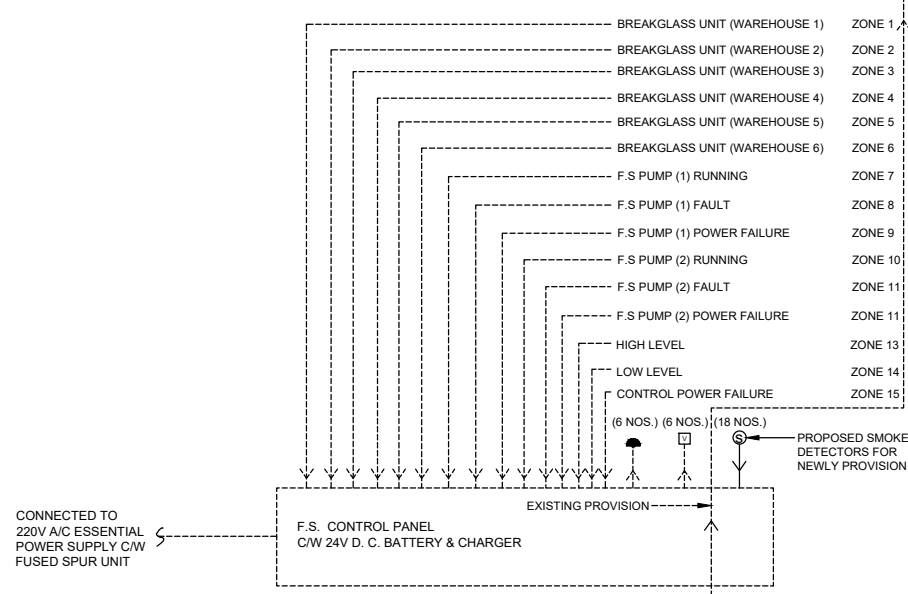
Encl.

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





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.

NOTE:

THE FIRE HOSE REEL PLATE AND OPERATION INSTRUCTION NOTICE PLATE/WARNING MESSAGE PLATE SHOULD BE SECURELY FIXED ON OR NEAR EVERY HOSE REEL OUTLET

消防喉轆 FIRE HOSE REEL

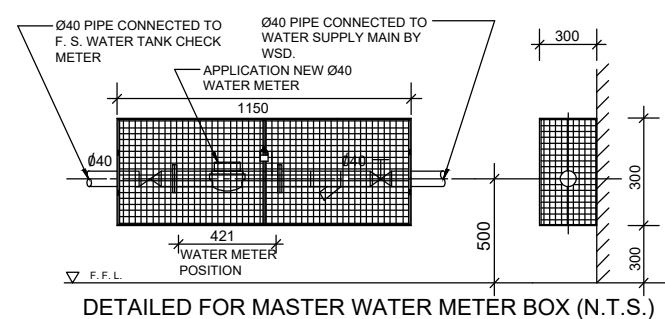
TO OPERATE FIRE HOSE REEL
使用消防喉轆

- 1.) BREAK GLASS OF THE FIRE ALARM CALL POINT
打破火警喉轆玻璃
- 2.) OPEN CONTROL VALVE BEFORE RUNNING OUT HOSE
先開放水喉, 再拉出喉轆
- 3.) TURN ON WATER AT NOZZLE AND DIRECT JET AT
BASE OF FIRE
將喉轆對準火之底部

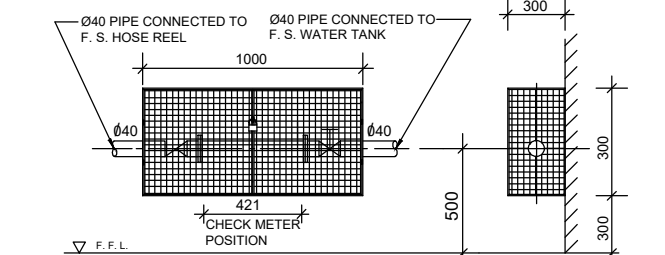
(NOT SUITABLE FOR ELECTRICAL FIRES)
不適用於電火

消防用水
嚴禁作其他用途

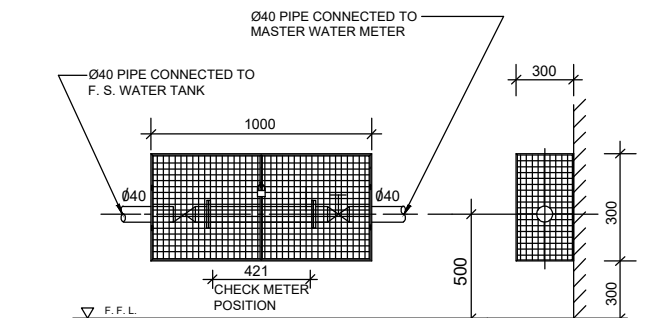
USE OF WATER FROM FIRE SERVICES
FOR PURPOSES OTHER THAN FIRE
FIGHTING IS STRICTLY PROHIBITED
水喉服務開水喉, 嚴禁作其他用途



DETAILED FOR MASTER WATER METER BOX (N.T.S.)



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



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

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

5 KG CO2 FIRE EXTINGUISHER

50 mm F.S. PIPE

F.S. CONTROL PANEL

SMOKE DETECTOR

DOUBLE LAYER SMOKE DETECTORS FOR 2-STOREY STRUCTURE (1 PER STOREY)

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

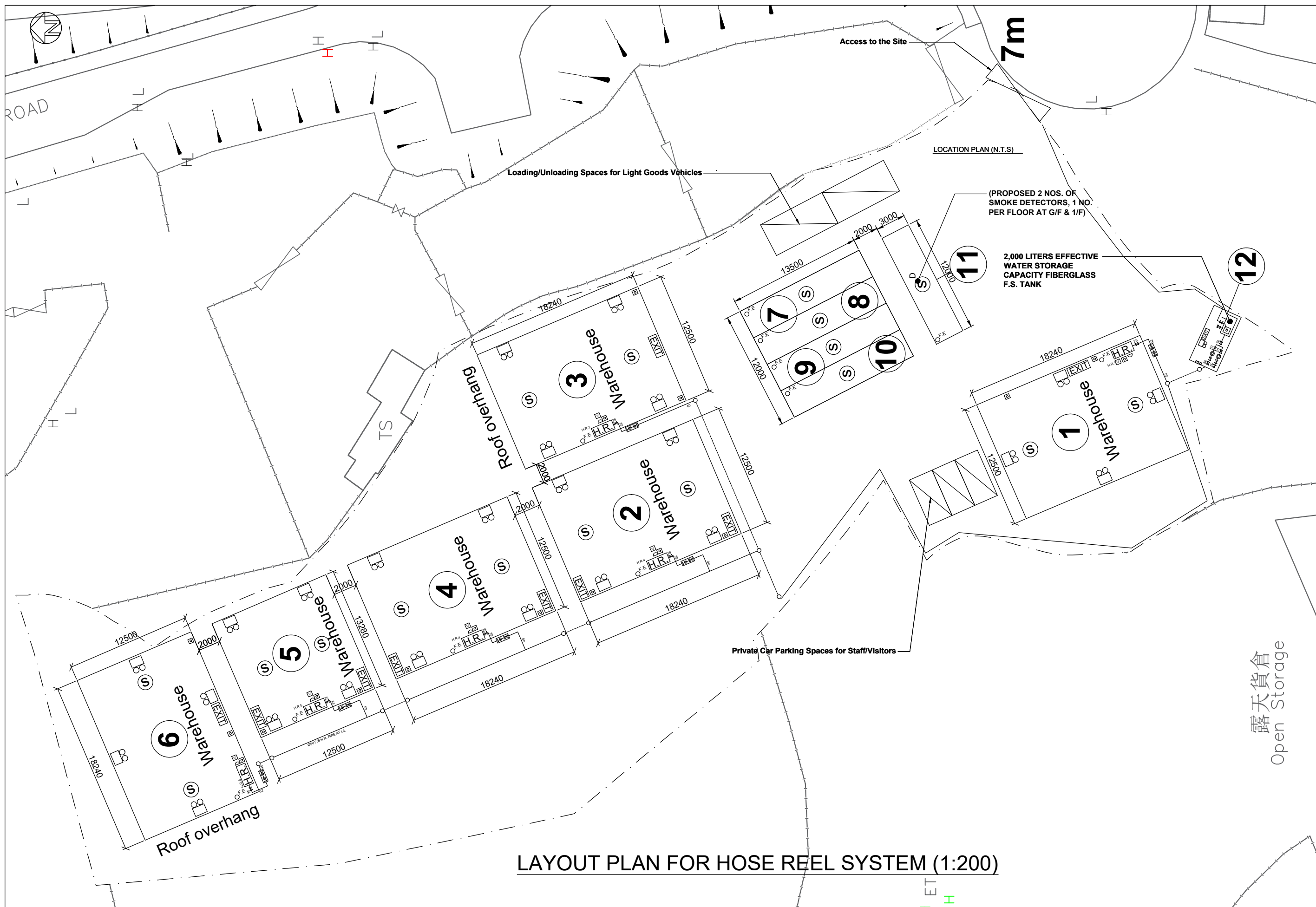
HR HOSE REEL
F.S. FIRE SERVICES
U/G UNDERGROUND
N.T.S. NOT TO SCALE

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



LAYOUT PLAN FOR HOSE REEL SYSTEM (1:200)

0	First Submission	06-2026	LS
REV	DESCRIPTION	DATE	BY

F. S. CONTRACTOR: 消防承辦商

LINSON CONSTRUCTION
ENGINEERING LIMITED
利聖建築工程有限公司

TITLE 圖名

LAYOUT PLAN FOR HOSE REEL SYSTEM
,EMERGENCY LIGHT , EXIT SIGN &
FIRE EXTINGUISHER, SMOKE DETECTOR.

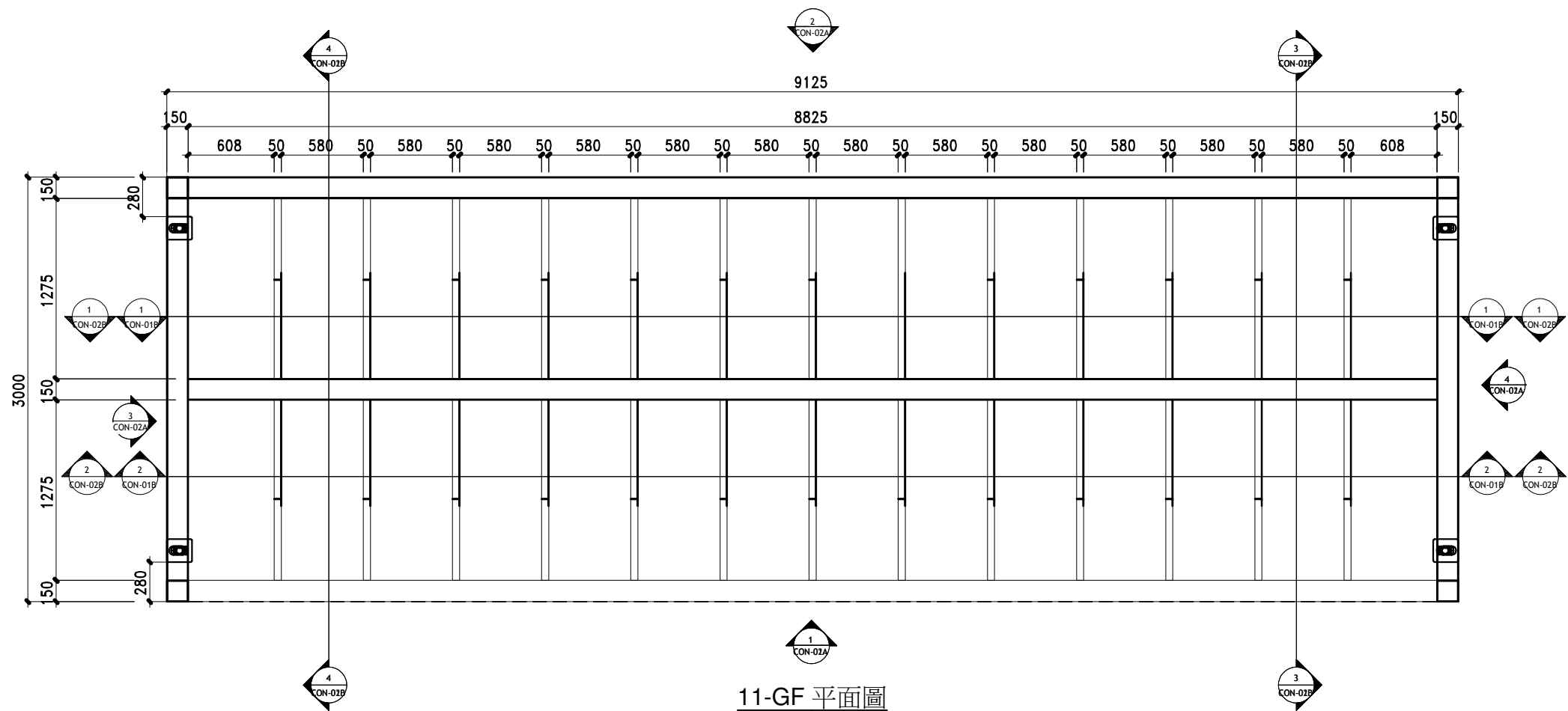
PROJECT 工程

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

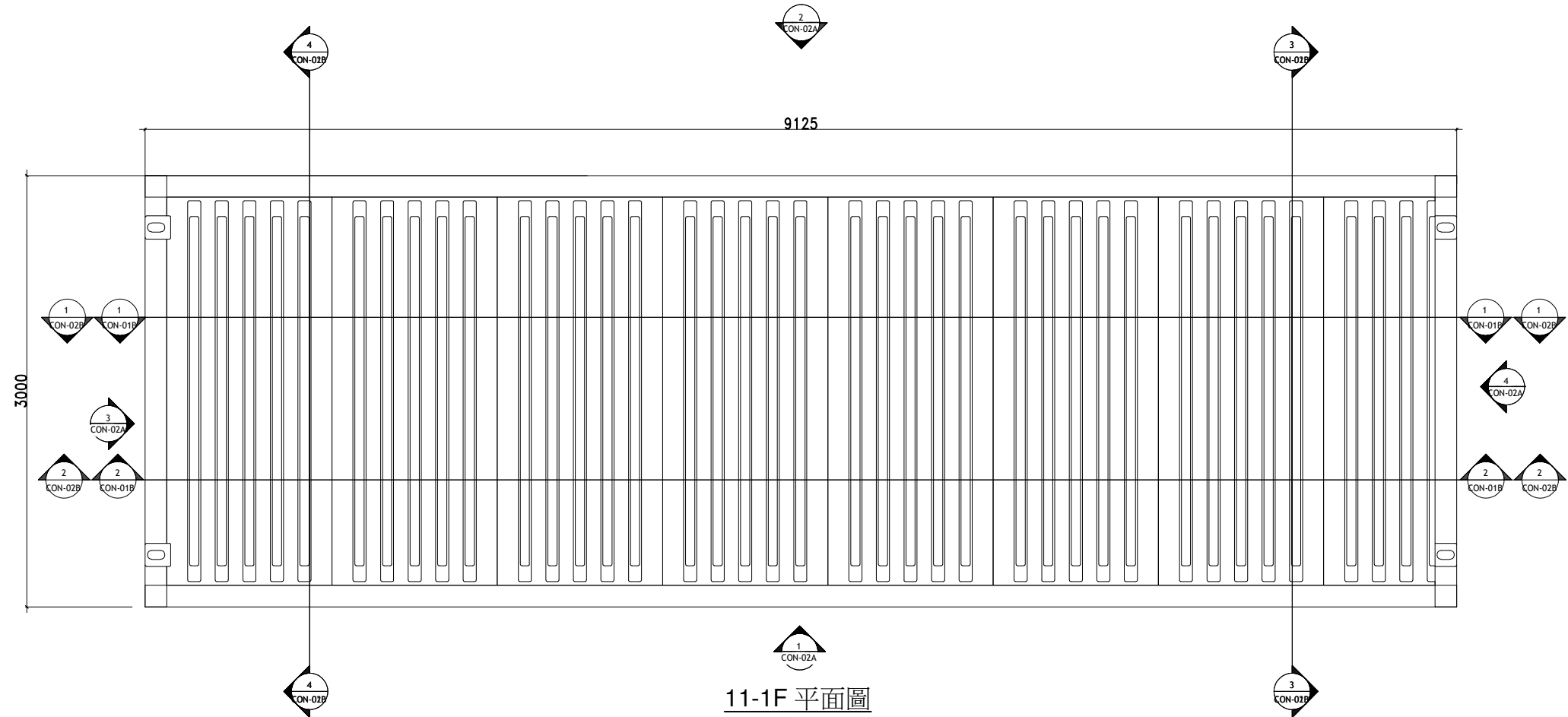
DRAWN BY:	制圖	JY
CHECKED BY:	校核	LS
SCALE:	比例	1: 200(A1)
DRAWING NO.	圖號	FS - 01-314A
DATE:	日期	10-08-2026

STRUCTURE NO.	USES	NO. OF STOREY	FLOOR AREA (m ²)	HEIGHT (m)
1	Warehouse	1	228	11
2	Warehouse	1	228	11
3	Warehouse	1	228	11
4	Warehouse	1	228	11
5	Warehouse	1	166	11
6	Warehouse	1	228	11
7	Containers for Storage	1	162	3
8	Containers for Storage	1		3
9	Containers for Storage	1		3
10	Containers for Storage	1		3
11	Container Structure for Storage	2	36x2=72	6
12	Fire Service Pump Room	1	18	3

0	First Submission	06-2026	LS
REV	DESCRIPTION	DATE	BY
F. S. CONTRACTOR 消防承辦商 LINSION CONSTRUCTION ENGINEERING LIMITED 利聖建築工程有限公司 			
TITLE 圖名 TABLE OF TOTAL FLOOR AREA OF EACH STRUCTURE			
PROJECT 工程 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:	制圖	JY	
CHECKED BY:	校核	LS	
SCALE:	比例	1 : 200(A1)	
DRAWING NO.	圖號	FS - 01-314A	
DATE:	日期	10-08-2026	



11-GF 平面圖



11-1F 平面圖

REV	DESCRIPTION	DATE	BY

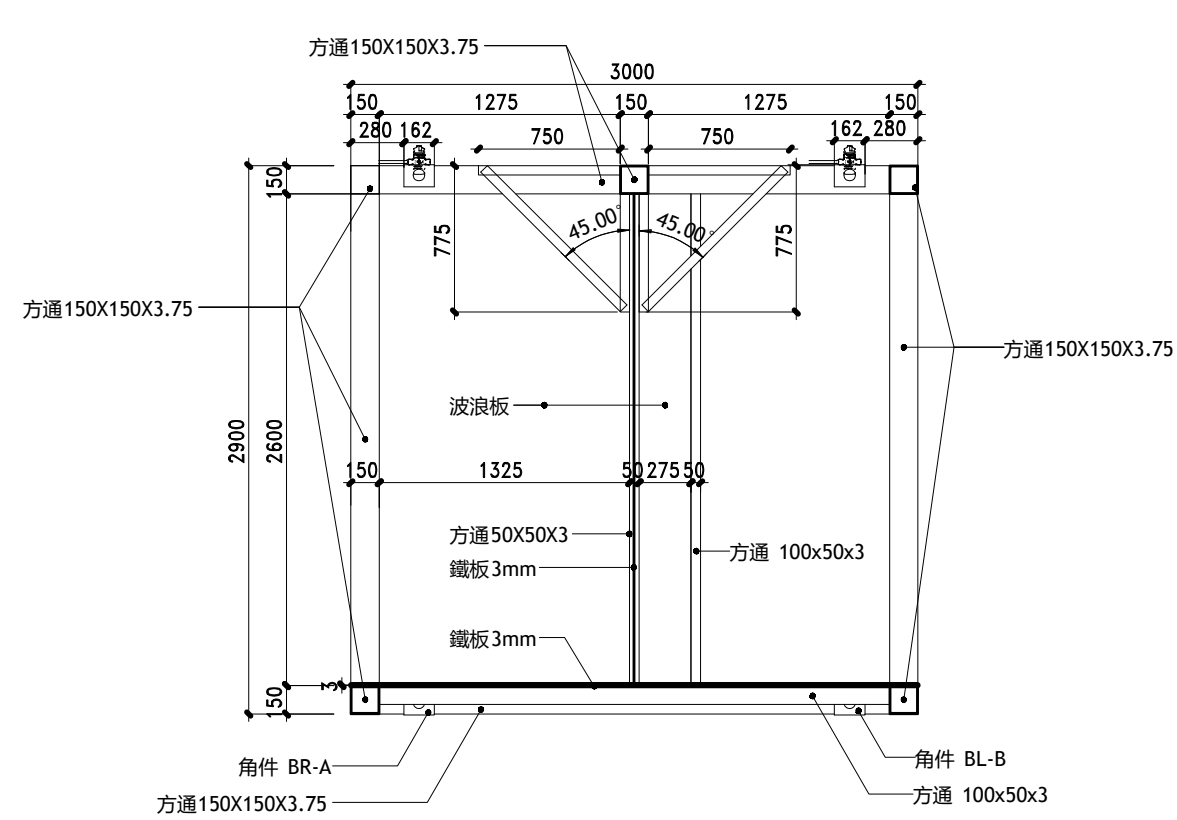
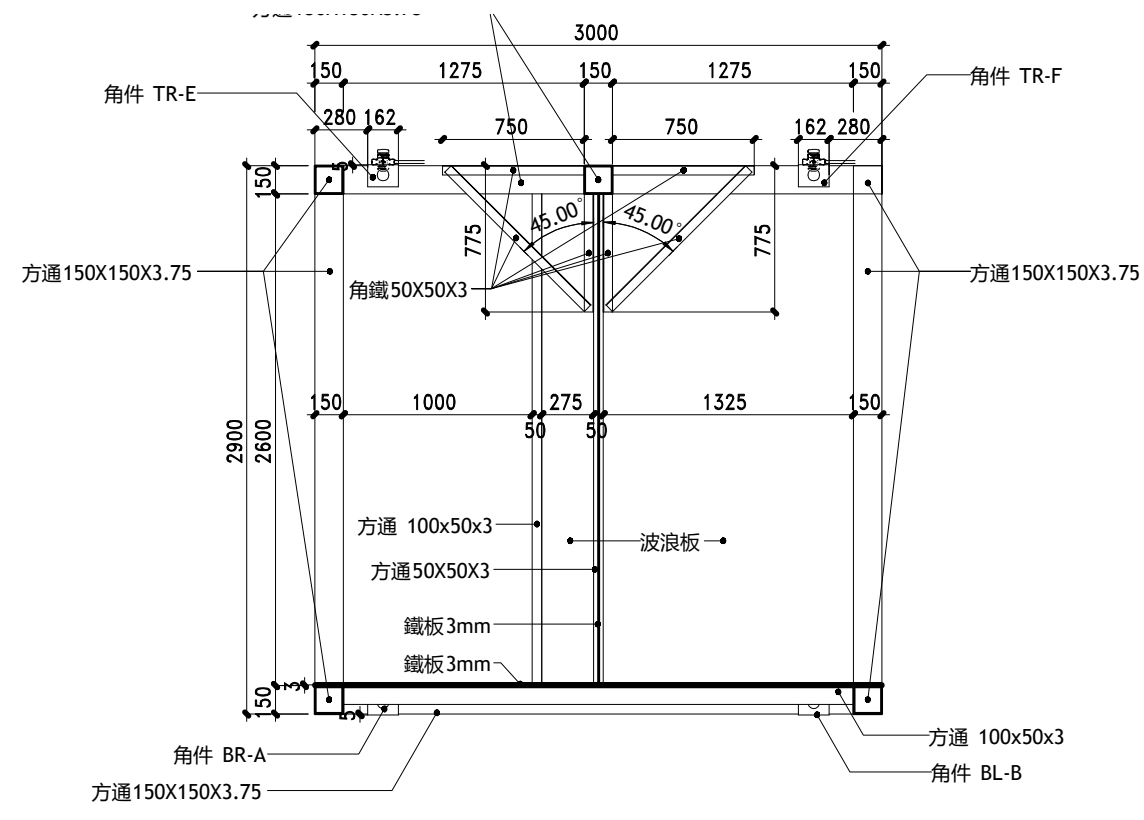
F. S. CONTRACTOR 消防承辦商
LINSION CONSTRUCTION
ENGINEERING LIMITED
利聖建築工程有限公司

TITLE 圖名
LAYOUT PLAN FOR HOSE REEL SYSTEM
,EMERGENCY LIGHT , EXIT SIGN &
FIRE EXTINGUISHER, SMOKE DETECTOR.

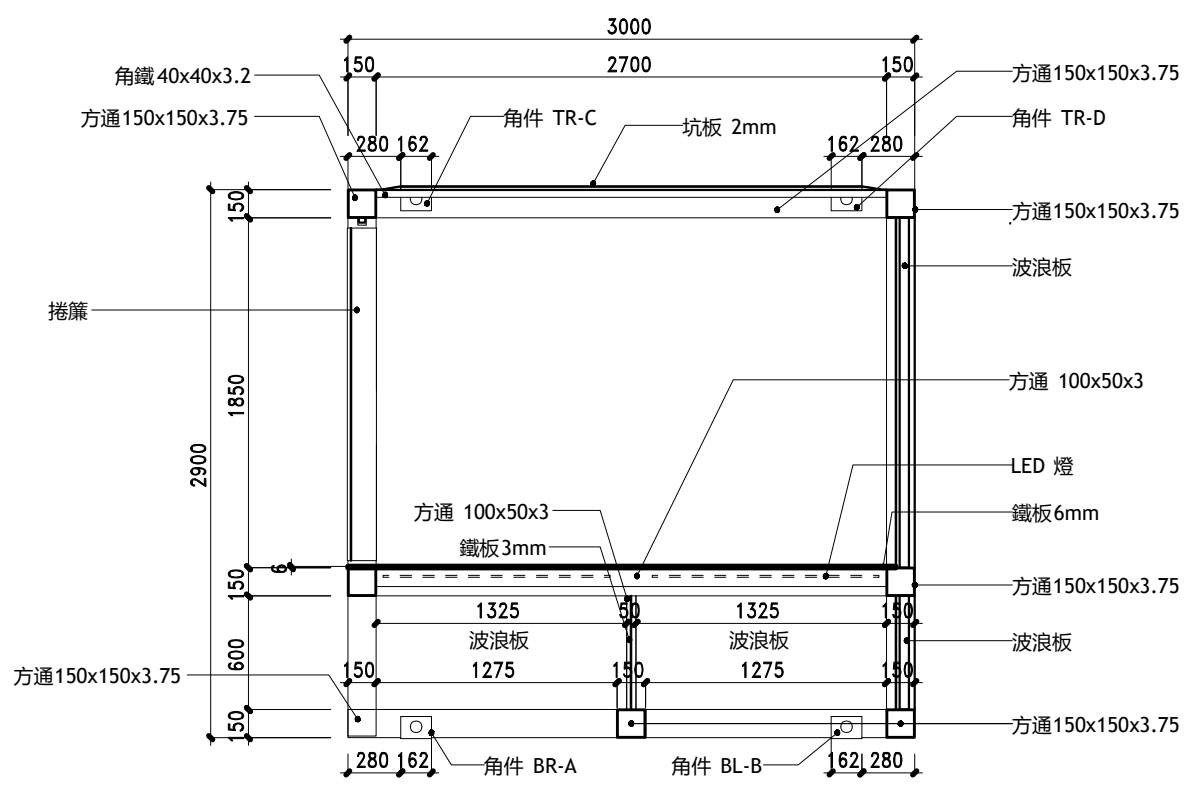
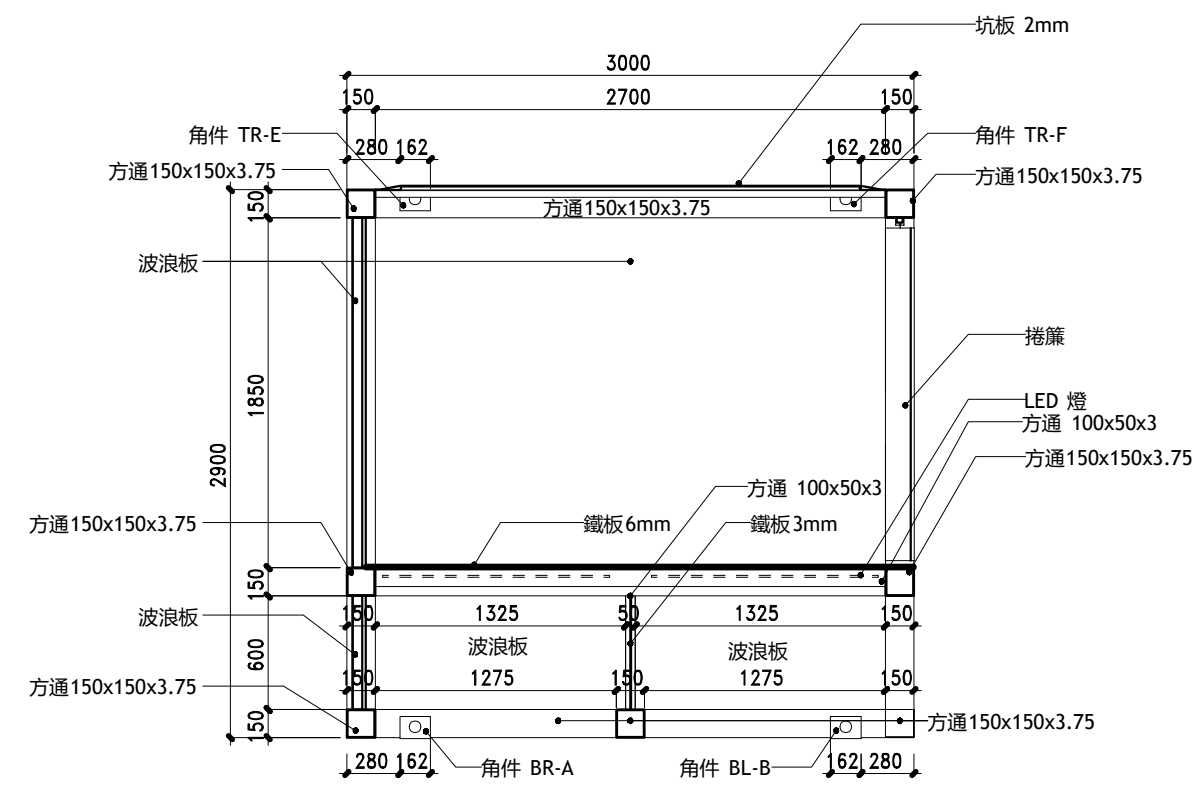
PROJECT 工程

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:	制圖	
CHECKED BY:	校核	
SCALE:	比例	1 : 200(A1)
DRAWING NO.	圖號	FS - 01
DATE:	日期	15-06-2026



11-GF 剖面圖



11-1F 剖面圖

REV	DESCRIPTION	DATE	BY
F. S. CONTRACTOR 消防承辦商			
LINSION CONSTRUCTION ENGINEERING LIMITED			
利聖建築工程有限公司			
[Redacted]			
TITLE 圖名			
SECTION VIEW FOR CONTAINER STRUCTURE FOR STORAGE			
PROJECT 工程			
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: 制圖			
CHECKED BY: 校核			
SCALE: 比例		1 : 200(A1)	
DRAWING NO. 圖號		FS - 01	
DATE: 日期		15-06-2026	