

Total: 5 pages

Date: 29 July 2026

TPB Ref.: A/NE-TKL/843

By Email

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

Dear Sir,

**Temporary Warehouse for Storage of Metal for a Period of 3 Years and Filling of Land at Lot 554 S.A ss.2 (Part) in D.D.77, Ng Chow South Road, Ta Kwu Ling, N.T.**

This letter intends to supersede our letter dated 29.7.2026. About 89% of the site (i.e. about 870m<sup>2</sup>) falls upon ‘Agriculture’ zone and about 11% of the site (i.e. about 110m<sup>2</sup>) falls upon ‘Residential (Group D)’ zone.

Our response to the comments of the Director of Fire Services is shown on the attached FSI plan.

Our response to the comments of the Transport Department is shown below:

| Transport Department's comments                                                                                                                                                                                                                                                                                                                                                                                                                        | Applicant's response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>The applicant should advise the provision of pedestrian facilities and management measures to ensure pedestrian safety;</li><li>The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site;</li><li>The applicant shall advise the measures for preventing illegal parking of visitors' vehicles outside the subject site.</li></ul> | <p>Revolving lanterns will be provided at both sides of the vehicular access to warn the pedestrians when there is a vehicle exiting from the application site.</p> <p>The entrance gate will be opened at all times during the operation hours to allow vehicle going into the site without obstruction.</p> <p>All visitors must call to reserve a car parking space in advance. If a particular timeslot of the car parking spaces is full, they will be informed to reserve other timeslots.</p> |

Our response to the comments of the Sha Tin, Tai Po and North District Planning Office is shown below:

| Sha Tin, Tai Po and North District Planning Office's comment                                                                                             | Applicant's response                                                                                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>Is the application site currently being used as the applied use?</li><li>Based on P.8 of the Application</li></ul> | <p>The application site is currently used as the applied use.</p> <p>The drawing title and page 12 of the</p> |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Form, it is understood that no further land filling be carried out within the Site. As such, please (i) retitle the drawing of your submitted “<b>Proposed</b> Site Paving Plan” to avoid confusion. Please (ii) confirm whether the entire site has been formed or only part of the site has been formed as shown on the “<b>Proposed</b> Site Paving Plan”, and (iii) supplement on the plan the current site level. (iv) What is the purpose of land filling?</p> | <p>S.16-III application form have been updated and attached below. The entire site has been formed. The As-built Site Paving Plans shows that only the portion of the site falls upon ‘Agriculture’ zone has been filled because land filling is required to be applied within ‘Agriculture’ zone. Although the portion of ‘Residential (Group D)’ has also been filled, it is not required to show on the As-built Site Paving Plan because land filling in ‘Residential (Group D)’ zone is not required to be applied.</p> <p>The current site level is shown on the As-built Site Paving Plan. The application site is formed to meet the operation needs of the warehouse.</p> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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

Yours faithfully,



Patrick Tsui

c.c. Sha Tin, Tai Po and North District Planning Office (Attn: Mr. Adrian TAM) – By Email

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. [SEP 2022]"
- 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. 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, COMMENTAR 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 TEE 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 I  
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
- THE SPRINKLER SYSTEM DESIGN IS BASED ON THE FOLLOWINGS:  
HAZARD CLASS : ORDINARY HAZARD GROUP III  
TYPE OF STORAGE : FREE STANDING  
STORAGE CATEGORY : CATEGORY I  
MAXIMUM STORAGE HEIGHT : 4m  
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

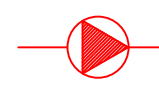
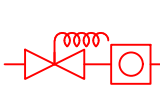
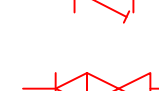
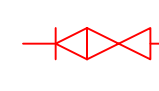
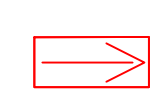
5. EXIT SIGN

- 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

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 SIGN        |  | GATE VALVE                  |  | Y-TYPE STRAINER |  | SPRINKLER HEAD (ON PLAN)         |  | 5KG CO2 FIRE EXTINGUISHER      |
|                                                                                     |                                                  |  | NON-RETURN VALVE |  | GATE TYPE (With MONITORING) |  | SPRINKLER INLET |  | 5KG DRY POWDER FIRE EXTINGUISHER |  | DIRECTIONAL SIGN               |

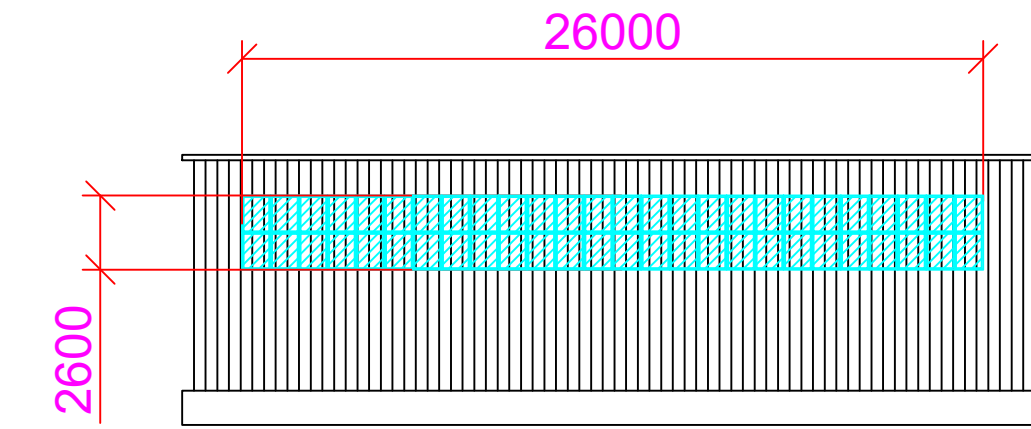
Structure 1 Openable Windows Calculation

Area of Structure 1 = 800 sq.m.

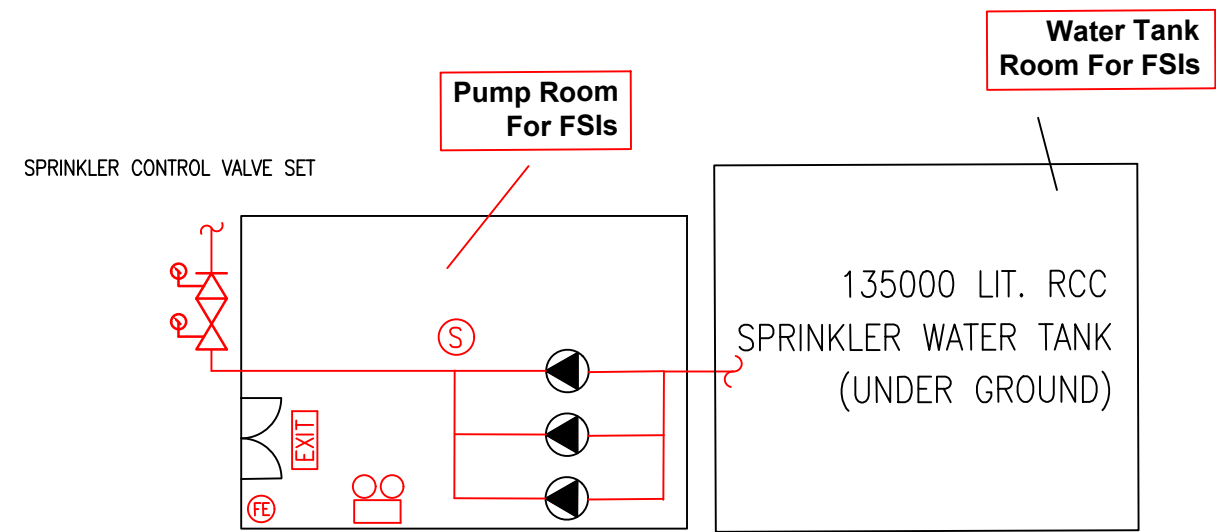
Area of High Bay Window (H.B.W.) = 2.0m(H) x 26m(total length) = 52 sq.m.

Total openable window area = 52 sq.m.

= 6.5% of floor area



Section drawing of window opening for the structure 1



Structure 1

Warehouse for storage of metal, site office & toilet

Covered land area: Not exceeding 760m<sup>2</sup>

GFA: Not exceeding 800m<sup>2</sup>

Height: Not exceeding 8m

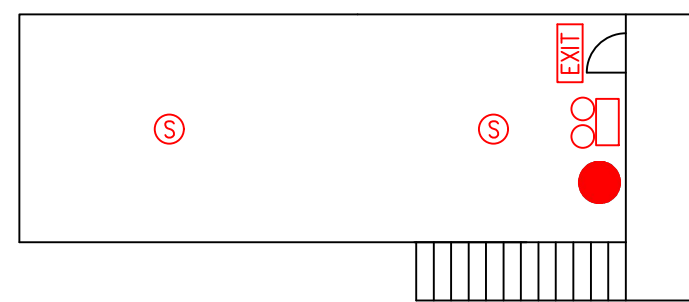
No. of storey: 1 (Warehouse & toilet)  
2 (Site office)

Proposed site office under Structure 1

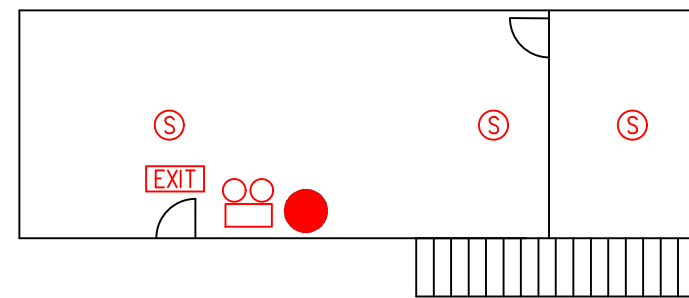
GFA: Not exceeding 80m<sup>2</sup>

Height: Not exceeding 6.5m

No. of storey: 2



1F site office



GF site office

Toilet

GFA: Not exceeding 4m<sup>2</sup>

Height: Not exceeding 3m

No. of storey: 1

Structure 2

Electricity meter room

GFA: Not exceeding 10m<sup>2</sup>

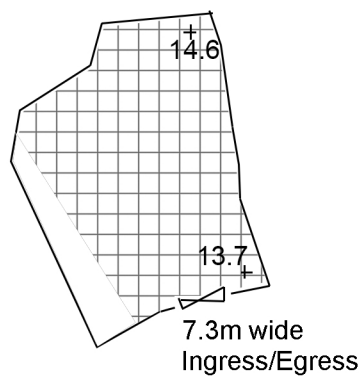
Height: Not exceeding 3m

No. of storey: 1

7.3m wide  
Ingress/Egress

SPRINKLER INLET

|                                                                                                                                                                                                                               |                                                                          |             |      |             |              |                                                                                        |  |             |               |                              |                                           |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|-------------|------|-------------|--------------|----------------------------------------------------------------------------------------|--|-------------|---------------|------------------------------|-------------------------------------------|--|--|
| PROJECT :<br>Proposed Temporary Warehouse for Storage of Food Provisions and<br>Cleaning Products for a Period of 3 Years and Associated Filling of Land for<br>a Period of 3 Years at Lot 681 RP in D.D.118, Yuen Long, N.T. | DRAWING TITLE :                                                          |             |      | ARCHITECT : | CONSULTANT : | FIRE SERVICE CONTRACTOR :<br><br><b>Century Fire Service<br/>Engineering Co., Ltd.</b> |  | NAME        | DATE          | DRAWING NO :<br><b>FS-01</b> | REV.<br><b>0</b>                          |  |  |
|                                                                                                                                                                                                                               | <b>F.S. Notes, Legend,<br/>Fire Service Installation<br/>Layout Plan</b> |             |      |             |              |                                                                                        |  | DRAWN BY    | <b>C.K.NG</b> | <b>25 Jul 2026</b>           | SCALE : 1 : 250 (A1)                      |  |  |
|                                                                                                                                                                                                                               |                                                                          |             |      |             |              |                                                                                        |  | CHECKED BY  |               |                              | SOURCE : B.O.O. Ref. BD<br>F.S.D. Ref. FP |  |  |
|                                                                                                                                                                                                                               |                                                                          |             |      |             |              |                                                                                        |  | APPROVED BY |               |                              |                                           |  |  |
|                                                                                                                                                                                                                               |                                                                          |             |      |             |              |                                                                                        |  |             |               |                              |                                           |  |  |
|                                                                                                                                                                                                                               | REV                                                                      | DESCRIPTION | DATE |             |              |                                                                                        |  |             |               |                              |                                           |  |  |



Project 項目名稱:

Temporary Warehouse for Storage of Metal & Associated Filling of Land for a Period of 3 Years at Lot 554 S.A ss.2 (Part) in D.D.77, Ng Chow South Road, Ta Kwu Ling, N.T.

Drawing Title 圖目:

As-built Site Paving Plan  
in 'Agriculture' Zone

Remarks 備註:



Paving of concrete of  
0.2m deep

Drawing No. 圖號:

Figure 4

Scale 比例:

1:1000

| Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件                                 |                          |                                     |
|-------------------------------------------------------------------------------------|--------------------------|-------------------------------------|
|                                                                                     | <u>Chinese</u><br>中文     | <u>English</u><br>英文                |
| <b><u>Plans and Drawings 圖則及繪圖</u></b>                                              |                          |                                     |
| Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖                                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Block plan(s) 樓宇位置圖                                                                 | <input type="checkbox"/> | <input type="checkbox"/>            |
| Floor plan(s) 樓宇平面圖                                                                 | <input type="checkbox"/> | <input type="checkbox"/>            |
| Sectional plan(s) 截視圖                                                               | <input type="checkbox"/> | <input type="checkbox"/>            |
| Elevation(s) 立視圖                                                                    | <input type="checkbox"/> | <input type="checkbox"/>            |
| Photomontage(s) showing the proposed development 顯示擬議發展的合成照片                        | <input type="checkbox"/> | <input type="checkbox"/>            |
| Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖                             | <input type="checkbox"/> | <input type="checkbox"/>            |
| Others (please specify) 其他（請註明）                                                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <u>As-built drainage plan, site plan and swept path analysis (PC)</u>               |                          |                                     |
| <u>As-built Site Paving Plan in Agriculture Zone</u>                                |                          |                                     |
| <b><u>Reports 報告書</u></b>                                                           |                          |                                     |
| Planning Statement/Justifications 規劃綱領/理據                                           | <input type="checkbox"/> | <input type="checkbox"/>            |
| Environmental assessment (noise, air and/or water pollutions)<br>環境評估（噪音、空氣及／或水的污染） | <input type="checkbox"/> | <input type="checkbox"/>            |
| Traffic impact assessment (on vehicles) 就車輛的交通影響評估                                  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Traffic impact assessment (on pedestrians) 就行人的交通影響評估                               | <input type="checkbox"/> | <input type="checkbox"/>            |
| Visual impact assessment 視覺影響評估                                                     | <input type="checkbox"/> | <input type="checkbox"/>            |
| Landscape impact assessment 景觀影響評估                                                  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Tree Survey 樹木調查                                                                    | <input type="checkbox"/> | <input type="checkbox"/>            |
| Geotechnical impact assessment 土力影響評估                                               | <input type="checkbox"/> | <input type="checkbox"/>            |
| Drainage impact assessment 排水影響評估                                                   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Sewerage impact assessment 排污影響評估                                                   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Risk Assessment 風險評估                                                                | <input type="checkbox"/> | <input type="checkbox"/>            |
| Others (please specify) 其他（請註明）                                                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <u>estimated traffic generation</u>                                                 |                          |                                     |
| Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號                               |                          |                                     |

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。