Total: 2 pages

Date: 30 October 2026

TPB Ref.: A/YL-KTS/1154

By Email

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

Dear Sir,

Temporary Logistics Centre with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot 403 RP (Part) in D.D. 103 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories

We are glad to submit the FSI proposal in support of the captioned application.

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. Fanling, Sheung Shui and Yuen Long East District Planning Office (Attn: Ms. Selena SIN) – 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.

1.8 A FIRE ALARM CONTROL PANEL SHALL BE PROVIDED TO RECEIVE ALL FIRE ALARM SIGNALS FROM SPRINKLER FLOW SWITCHES AND TRANSMIT THE SAME TO THE CFATS VIA DIRECT LINK.

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 90m^3 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 HIEGHT : 3.5m
SPRINKLER PROTECTION : CEILING PROTECTION ONLY
THE MAXIMUM STORAGE AREAS SHALL BE 50m^2 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.

3.3 FIRE DETECTION SYSTEM SHALL COMPLY WITH BRITISH STANDARD BS 5839-1: 2017 (INCORPORATING CORRIGENDUM NO.1) AND FSD CIRCULAR LETTER NO. 6/2021.

4. FIRE ALARM SYSTEM

4.1 FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH BS 5839-1:2002 +A2:2008 AND FSD CIRCULAR LETTERS NO. 1/2009 & 3/2010.

4.2 FIRE ALARM BELLS AND VISUAL FIRE ALARM SHALL BE PROVIDED AT ALL WHEELED TYPE DRY CHEMICAL FIRE EXTINGUISHER.

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

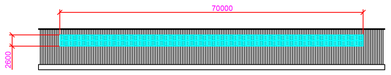
5.1 ALL EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266-1 :2016 AND FSD CIRCULAR LETTER NO. 5/2008, FOR THE BUILDING. EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE.

6. PORTABLE APPLIANCES

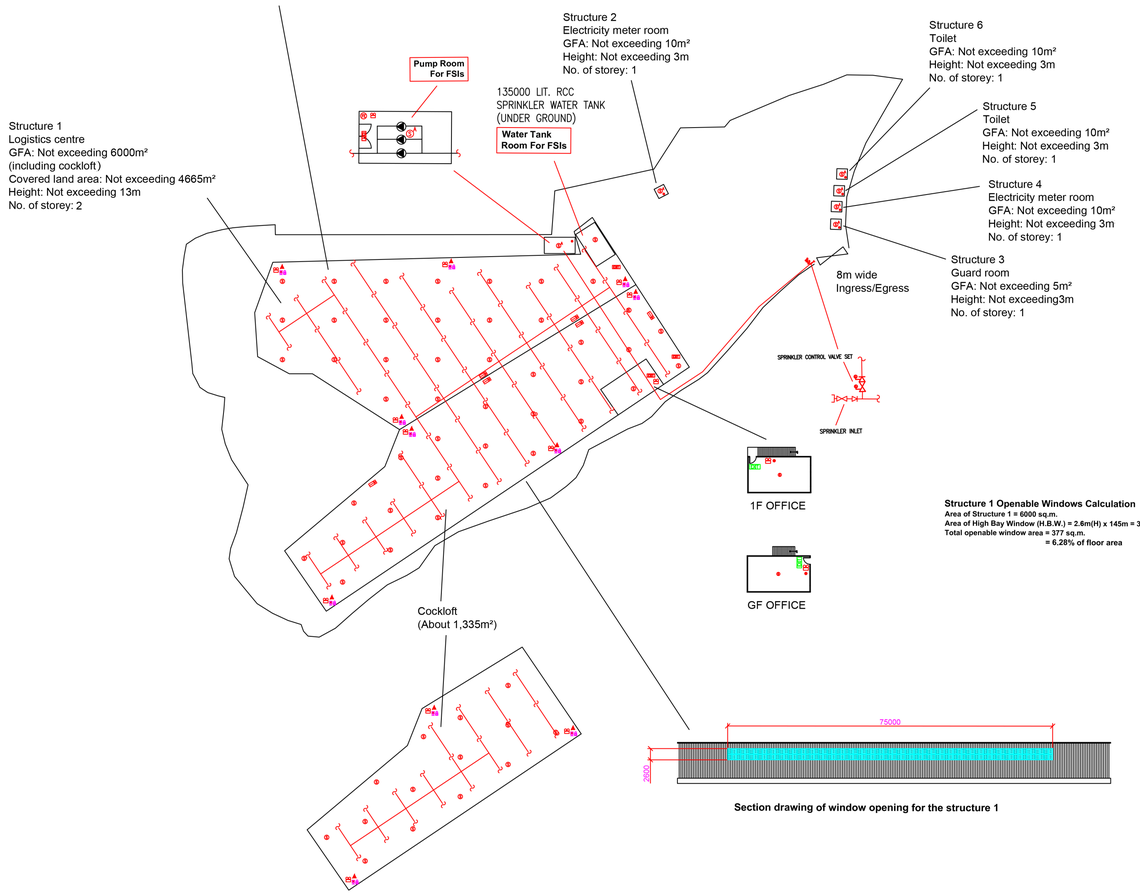
6.1 PORTABLE HAND OPERATED APPLIANCES SHALL BE PROVIDED AS INDICATED ON PLAN.

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^2) X (0.003]

6.3 A 20-35 KG WHEELED TYPE DRY CHEMICAL FIRE EXTINGUISHER IN EVERY 500M^2 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



Section drawing of window opening for the structure 1



Section drawing of window opening for the structure 1

LEGEND

STAND ALONE BATTERY TYPE SMOKE DETECTOR	EMERGENCY LIGHT	SPRINKLER CONTROL VALVE SET	PUMP SET	PRESSURE GAUGE	SUBSIDIARY VALVE / FLOW SWITCH	FLASHING LIGHT UNIT
30KG WHEELED TYPE DRY CHEMICAL FIRE EXTINGUISHER	EXIT SIGN	GATE VALVE	Y-TYPE STRAINER	SPRINKLER HEAD (68°C)	5KG CO2 FIRE EXTINGUISHER	ADDRESSABLE TYPE SMOKE DETECTOR
	NON-RETURN VALVE	GATE TYPE (With MONITORING)	SPRINKLER INLET	5KG DRY POWDER FIRE EXTINGUISHER	EXIT SIGN	FIRE ALARM BELL

PROJECT : Temporary Logistics Centre with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot 403 RP (Part) in D.D. 103 & Adjoining Government Land, Kam Tin, Yuen Long, New Territories	DRAWING TITLE : **F.S. Notes, Legend, Fire Service Installation Layout Plan**	REV	DESCRIPTION	DATE	ARCHITECT :	CONSULTANT :	FIRE SERVICE CONTRACTOR : **Century Fire Service Engineering Co., Ltd.**	DRAWN BY: C.K. NG — 30 Oct 2026; CHECKED BY; APPROVED BY
								DRAWING NO : **FS-01** REV. **0**; SCALE : 1 : 500 (A0); SOURCE : B.O.O. Ref. BD, F.S.D. Ref. FP