R-Riches
Property Consultants Ltd.

盈卓物業
顧問有限公司

Our Ref.: DD84 Lot 207
Your Ref.: TPB/A/NE-TKL/762

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

By Email

13 June 2024

Dear Sir,

Supplementary Information

Proposed Temporary Warehouse and Open Storage of Construction Material with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone, Lot 207 in D.D. 84, Ping Che, Ta Kwu Ling, New Territories

(S.16 Planning Application No. A/NE-TKL/762)

We are writing to submit supplementary information (i.e. *a revised fire service installations proposal*) to support the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Louis TSE at (852) 2339 0884 / louistse@r-riches.com.hk or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Matthew NG
Planning and Development Manager

cc DPO/STN, PlanD (Attn.: Ms. Sheren LEE email: sswlee@pland.gov.hk)
(Attn.: Ms. Katie LEUNG email: kyyleung@pland.gov.hk)

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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.

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 THE AGGREGATE AREA OF OPENABLE WINDOWS NOT LESS THAN 6.25% OF THE FLOOR AREA OF THE STRUCTURE

1.7 VENTILATION/AIR CONDITIONING SYSTEM NOT TO BE PROVIDED.

2. HOSE REEL SYSTEM

2.1 NEW FIRE HOSE REEL SHALL BE PROVIDED AS INDICATED ON PLAN TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30m HOSE REEL TUBING.

2.2 THE WATER SUPPLY FOR HOSE REEL SYSTEM WILL BE FED FROM A NEW $2m^3$ F.S. FIBREGLASS WATER TANK VIA TWO HOSE REEL PUMPS (DUTY/STANDBY) LOCATED INSIDE FS PUMP ROOM AT EXTERNAL AREA.

2.3 HOSE REEL PUMPS SHALL BE STARTED BY ACTUATION OF ANY BREAKGLASS UNIT FITTED ASIDE EACH HOSE REEL SETS

2.4 ALL FIRE HOSE REEL OUTLETS SHOULD BE HOUSED IN GLASS FRONTED CABINET SECURED UNDER LOCK & KEY.

2.5 ALL FIRE HOSE REEL SHOULD BE PROVIDED WITH FSD APPROVED TYPE INSTRUCTION PLATE & WSD WARNING PLATE

2.6 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE FS PUMPS.

3. AUTOMATIC SPRINKLER SYSTEM

3.1 NEW 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.

3.2 ONE NEW $135m^3$ SPRINKLER WATER TANK WILL BE PROVIDED AS INDICATED ON PLAN. THE TOWN MAIN WATER SUPPLY WILL BE FED FROM SINGLE END.

3.3 TWO NEW SPRINKLER PUMPS (DUTY/STANDBY) AND ONE JOCKEY PUMP SHALL BE PROVIDED IN FS PUMP ROOM LOCATED AT EXTERNAL AREA.

3.4 NEW SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET SHALL BE PROVIDED AS INDICATED ON PLAN.

3.5 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.

3.6 ALL SUBSIDIARY STOP VALVES TO BE ELECTRIC MONITORING TYPE.

3.7 ALL ELECTRIC TYPE VALVES SHOULD GIVE VISUAL SIGNALS TO FIRE SERVICE MAIN SUPERVISORY CONTROL PANEL TO INDICATE THE STATUS (OPEN/CLOSE) OF THE VALVES.

3.8 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE SPRINKLER PUMPS.

3.9 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

4. FIRE ALARM SYSTEM

4.1 NEW FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH BS 5839 PART 1: 2017 AND FSD CIRCULAR LETTERS 6/2021

4.2 NEW BREAKGLASS UNITS AND FIRE ALARM BELLS SHALL BE PROVIDED AT ALL NEW FIRE HOSE REEL POINTS. THE FIRE ALARM INTALLATION WILL BE INTEGRATED WITH THE HOSE REEL SYSTEM.

5. EMERGENCY LIGHTING

5.1 EMERGENCY LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH "BS 5266-PART 1 :2016 AND BS EN 1838 :2013", FSD CIRCULAR LETTER 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

6. EXIT SIGN

6.1 ALL EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH "BS 5266-PART 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.

7. PORTABLE APPLIANCES

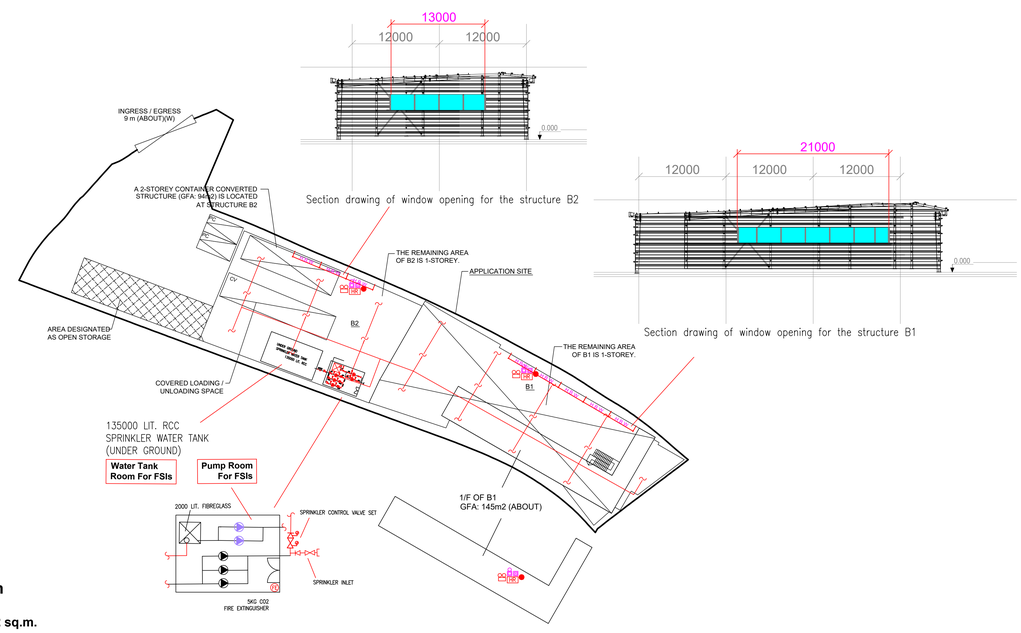
7.1 PORTABLE HAND OPERATED APPLIANCES SHALL BE PROVIDED AS INDICATED ON PLAN.

LEGEND

HR HOSE REEL
BREAK GLASS UNIT
FIRE ALARM BELL
EMERGENCY LIGHT
EXIT EXIT SIGN
SUBSIDIARY VALVE / FLOW SWITCH
FE 5KG CO2 FIRE EXTINGUISHER
SPRINKLER CONTROL VALVE SET
SPRINKLER INLET
5KG DRY POWDER FIRE EXTINGUISHER
SPRINKLER HEAD (ON PLAN)
PUMP SET

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS	520 m2 (ABOUT)	665 m2 (ABOUT)	NOT EXCEEDING 8 m (#2-STOREY)
B2	WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS, COVERED L/UL AREA, SITE OFFICE AND WASHROOM	409 m2 (ABOUT)	456 m2 (ABOUT)	NOT EXCEEDING 8 m (#2-STOREY)
	TOTAL	929 m2 (ABOUT)	1,121 m2 (ABOUT)	

#ONLY PORTIONS OF STRUCTURES B1 AND B2 ARE 2-STOREY, THE REMAINING AREA OF STRUCTURES B1 AND B2 ARE 1-STOREY.



Structure B1 Openable Windows Calculation
Area of Structure B1 = 665sq.m.
Area of High Bay Window (H.B.W.) = 2.0m(H) x 21m = 42 sq.m.
Total openable window area = 42 sq.m.
= 6.31% of floor area

Structure B2 Openable Windows Calculation
Area of Structure B2 = 409sq.m.
Area of High Bay Window (H.B.W.) = 2.0m(H) x 13m = 26 sq.m.
Total openable window area = 26 sq.m.
= 6.35% of floor area

REV	DESCRIPTION	DATE

PROJECT :
PROPOSED WAREHOUSE TEMPORARY AND OPEN STORAGE OF CONSTRUCTION MATERIAL WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND AT LOT 207 IN D.D. 84, PING CHE, TA KWU LING, NEW TERRITORIES

DRAWING TITLE :
F.S. Notes, Legend, Fire Service Installation Layout Plan

ARCHITECT :

CONSULTANT :

FIRE SERVICE CONTRACTOR :
Century Fire Service Engineering Co., Ltd.

	NAME	DATE
DRAWN BY	C.K.NG	12 Jun 2024
CHECKED BY		
APPROVED BY		

DRAWING NO : **FS-01**
REV. **0**
SCALE : 1 : 300 (A0)
SOURCE : B.O.O. Ref. BD
F.S.D. Ref. FP