

Total: 3 pages

Date: 27 May 2024

TPB Ref.: A/YL-TYST/1270

By Email

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

Dear Sir,

**Proposed Temporary Warehouse for Storage of Construction Materials, Food Provisions, Vehicles, Vehicle Parts and Electronic Products for a Period of 3 Years at Lots 1265 (Part), 1266 (Part), 1269 (Part), 1270 (Part), 1271 (Part), 1272 (Part), 1273 (Part), 1275 RP (Part), 1276 (Part), 1277 S.A, 1277 RP (Part), 1279 S.B ss.1 S.F, 1279 S.B ss.2 (Part), 1279 S.B ss.3 in D.D. 119 & Adjoining Government Land, Pak Sha Tsuen, Yuen Long, N.T.**

We are glad to submit the proposed FSI plans in the attachment for the consideration of the Director of Fire Services (D of FS).

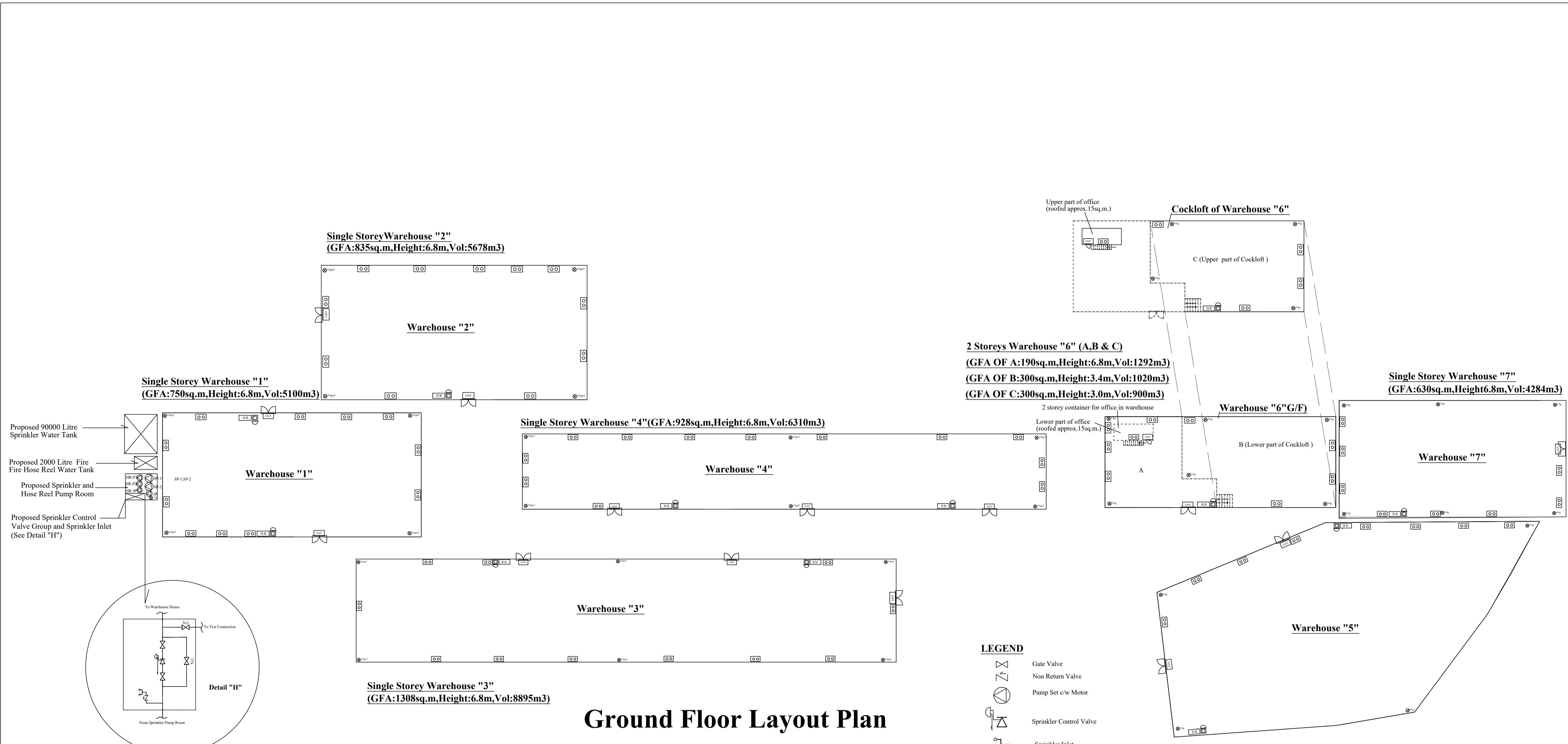
Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] [REDACTED] at your convenience.

Yours faithfully,

The image shows a handwritten signature in blue ink, which appears to be 'Patrick Tsui'. To the right of the signature is a purple circular stamp. The stamp contains the text 'TOWN PLANNING & DEVELOPMENT COMPANY LIMITED' around the perimeter and '都市規劃及發展顧問有限公司' in the center.

Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Mr. Edwin YEUNG) – By Email



## Ground Floor Layout Plan

**F.S. Notes:**

1. Sufficient emergency lighting shall be provided throughout the entire buildings/structures in accordance with B.S.5266:Part 1 and EN 1838.
2. Sufficient directional and exit sign shall be provided in accordance with B.S.5266:Part 1 and FSD circular letter 5/2008 .
3. An Automatic sprinkler system supplied by 90000L sprinkler water tank and Hazard class: OH III should be provided to the entire building / structure in accordance with BS EN 12845: 2015 and FSD circular 5/2020 . The sprinkler water tank, sprinkler pump room, sprinkler inlet, sprinkler control valve group shall be clearly marked on plans. Temporary warehouse built by metal (framework : angle iron and roofed cover : metal sheet), for storage of Sanitary Ware and Metal Ware;
4. The storage configuration is ST1 & ST2. Storage Category I.  
ST1: free standing or block stacking with reference to the section 6.3.2 of B.S.12845. and storage pattern is the maximum storage height shall not exceed 4 m & the maximum storage areas shall be 50m2 for any single block. with no less than 2.4m clearance around the block as Ordinary Hazard Group 3 in accordance with LPC BS EN 12845.  
ST2: Post pallets in single rows, with aisles not less than 2.4m wide with reference to be section 6.3.2 of B.S.12845. Maximum storage heights shall not exceed 3.5m & Aisles between rows shall be not less than 2.4m wide as Ordinary Hazard Group 3 in accordance with LPC BS EN 12845.

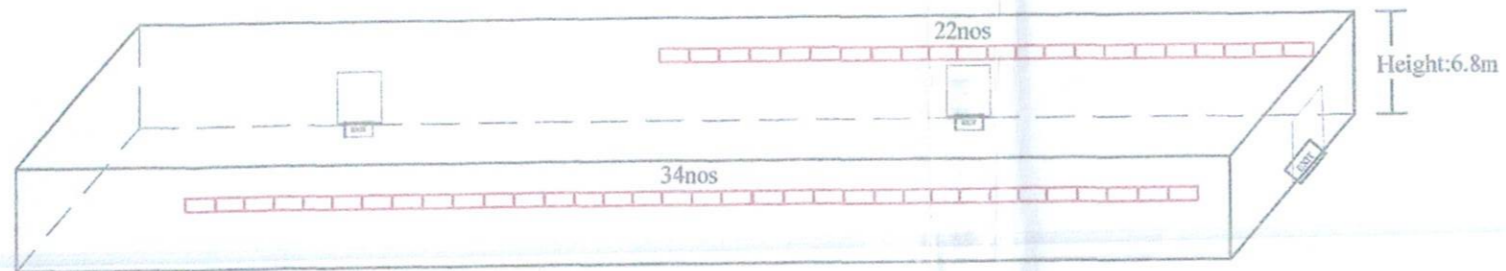
5. Portable hand-operated Approved appliances shall be provided for warehouse.
6. A modified hose reel system supplied by a 2000 litre FS water tank shall be provided. There shall be sufficient hose reels to ensure that every part of each building can be reached by a length of not more than 30m of hose reel tubing. The FS water tank, FS pump room and hose reel shall be clearly marked on plans.
7. Fire alarm system shall be provided throughout the entire building in accordance with BS 5839 : Part 1 : 2002 + A2:2008 and FSD Circular Letter 1/2009&3/2010. One actuation point and audio warning devices to be located at each hose reel point. This actuation point should include facilities for fire pump start and audio/visual warning devices.
8. No open storage area is provided throughout the site.
9. A direct line shall connect to Fire Communication Centre.
10. Static or dynamic smoke extraction system is not provided. The openable windows of warehouse "3" & "5" with aggregate area exceeding 6.25% of the floor area (WAREHOUSE "3" & "5" as marked on plans. (Detail see openable window layout plan)
11. Source of secondary power supply shall be provided.
12. Fire detection system shall be provided in areas not covered by sprinkler system.
13. Ventilation/air conditioning control system shall not be provided as there no mechanical ventilating system.
14. Any intended storage or use of dangerous goods as defined in Chapter 295 of the Laws of Hong Kong should be notified to the Director of Fire Services.

**INTERCEPT FIRE & SECURITY  
TECHNICIANS LTD.**  
8/F, Block L, Wah Fung Industrial Center, Phase 2, 33-39 Kwai Fung Street, Kwai Chung , Hong Kong  
Tel:24255404,Fax:24285932

**Project :**  
Temporary Warehouse For Storage of Construction Materials, Food Provisions And Electronic Products for a Period of 3 Years At zones, Lots 1265(Part), 1266(Part), 1269(Part), 1270(Part), 1271(Part), 1272(Part), 1273(Part), 1275RP(Part), 1276(Part), 1277 S.A., 1277 RP (Part), 1279 S.B ss 1 (Part) S.F, 1279 S.B ss.2(Part), 1279S.B ss.3 in DD119 And Adjoining Government Land, Pak Sha Tsuen, Yuen Long.

**Title :**  
Proposed Automatic Sprinkler and Modified Hose Reel System For Warehouse 1, 2, 3, 4, 5, 6, 7,

<b>Drawn By :</b>	<b>C.W WONG</b>
<b>Date :</b>	<b>2021-12-11</b>
<b>Scale :</b>	<b>1 : 300 @A1</b>
<b>Ref. No :</b>	<b>TPB/A/YL-TYST/1100</b>
<b>Revise Date:</b>	<b>2023-12-18</b>



**Warehouse "3"**  
(GFA:1308sq.m,Height:6.8m,Vol:8895m3)

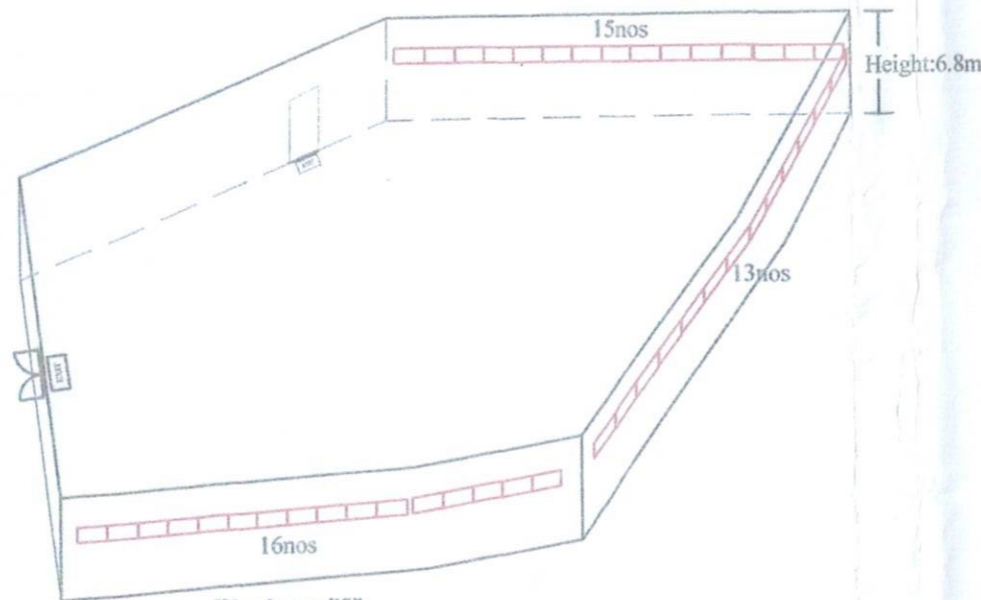
**OPENABLE WINDOWS LAYOUT OF WAREHOUSE "3"**

**Legend:**

□ Openable window (Area: 0.9m X 2m=1.8sq.m)

**Calculate:**

The aggregated area of openable window is:  
 $1.8\text{sq.m} \times (22+34) \text{ nos} = 100.8\text{sq.m}$   
 6.25% of the floor area is:  $1308 \text{ sq.m} \times 6.25\% = 81.75\text{sq.m}$   
 $100.8\text{sq.m} > 81.75\text{sq.m}$



**Warehouse "5"**  
(GFA:1260sq.m,Height:6.8m,Vol:8568m3)

**OPENABLE WINDOWS LAYOUT OF WAREHOUSE "5"**

**Legend:**

□ Openable window (Area: 1m x 2m=2sq.m)

**Calculate:**

The aggregated area of openable window is:  
 $2\text{sq.m} \times (15+13+16) \text{ nos} = 88\text{sq.m}$   
 6.25% of the floor area is:  $1260 \text{ sq.m} \times 6.25\% = 78.75\text{sq.m}$   
 $88\text{sq.m} > 78.75\text{sq.m}$

**INTERCEPT FIRE & SECURITY  
TECHNICIANS LTD.**

8/F, Block L, Wah Fung Industrial Center, Phase 2,  
33-39 Kwai Fung Street, Kwai Chung, Hong Kong

Tel:24255404,Fax:24285932

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Temporary Warehouse For Storage of Construction Materials,Food  
Provisions And Electronic Products for a Period of 3 Years At  
zones,Lots 1265(Part),1266(Part),1269(Part),1270(Part),1271(Part),1272  
(Part),1273(Part),1275RP(Part),1276(Part),1277 S.A.,1277 RP (Part), 1279  
S.B ss 1 (Part) S.F,1279 S.B ss.2(Part),1279S.B ss.3 in DD119 And  
Adjoining Government Land, Pak Sha Tsuen, Yuen Long.

Title :  
**OPENABLE WINDOWS LAYOUT**

Drawn By :	C.W WONG
Date :	2021-09-24
Scale :	1 : 500 @A3
Ref. No :	TPB/A/VL-TYST/I100
Revise Date:	2023-12-18