

Total: 3 pages

Date: 5 June 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.

This letter intends to supersede our letter dated 31.5.2024. We are glad to submit the proposed FSI plans in the attachment for the consideration of the Director of Fire Services (D of FS).

The food provisions to be stored at the application site includes canned food and milk powder. The electronic products to be stored at the application site includes brand new mobile phones and tablets. The construction materials to be stored at the application site includes tiles and sanitary wares.

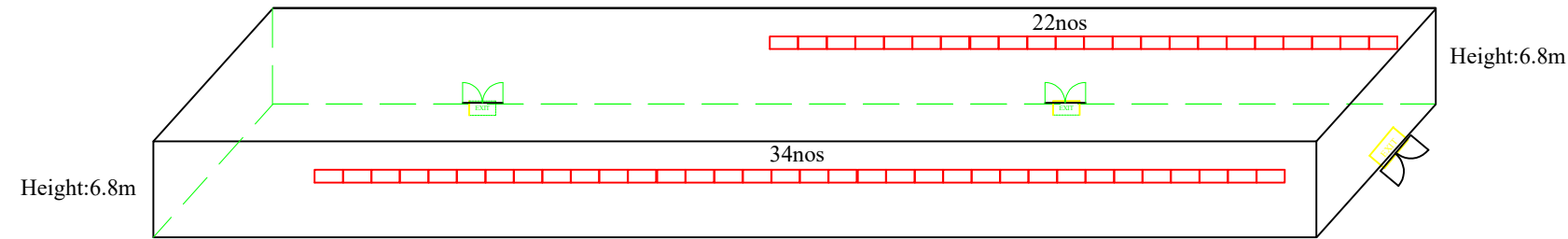
Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] [REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui

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



Legend:

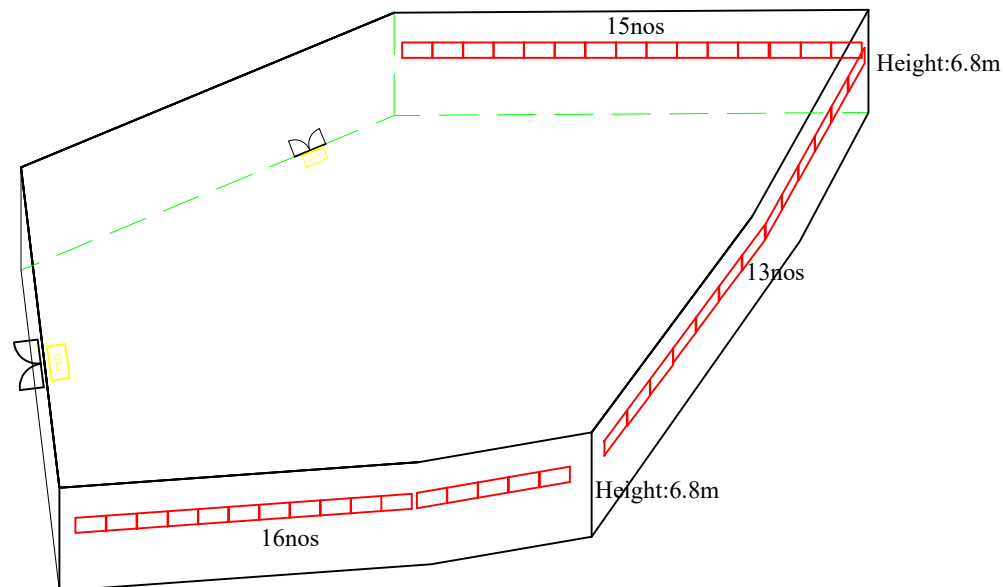
□ Openable window (Area: 0.9m X 2m=1.8sq.m)

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

OPENABLE WINDOWS LAYOUT OF WAREHOUSE "3"

Calculate:

The aggregated area of openable window is:
 1.8sq.m x (22+34) nos =100.8sq.m
 6.25% of the floor area is:1308 sq.m x 6.25%=81.75sq.m
 100.8sq.m >81.75sq.m



Legend:

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

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

OPENABLE WINDOWS LAYOUT OF WAREHOUSE "5"

Calculate:

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

**INTERCEPT FIRE & SECURITY
 TECHNICIANS LTD.**

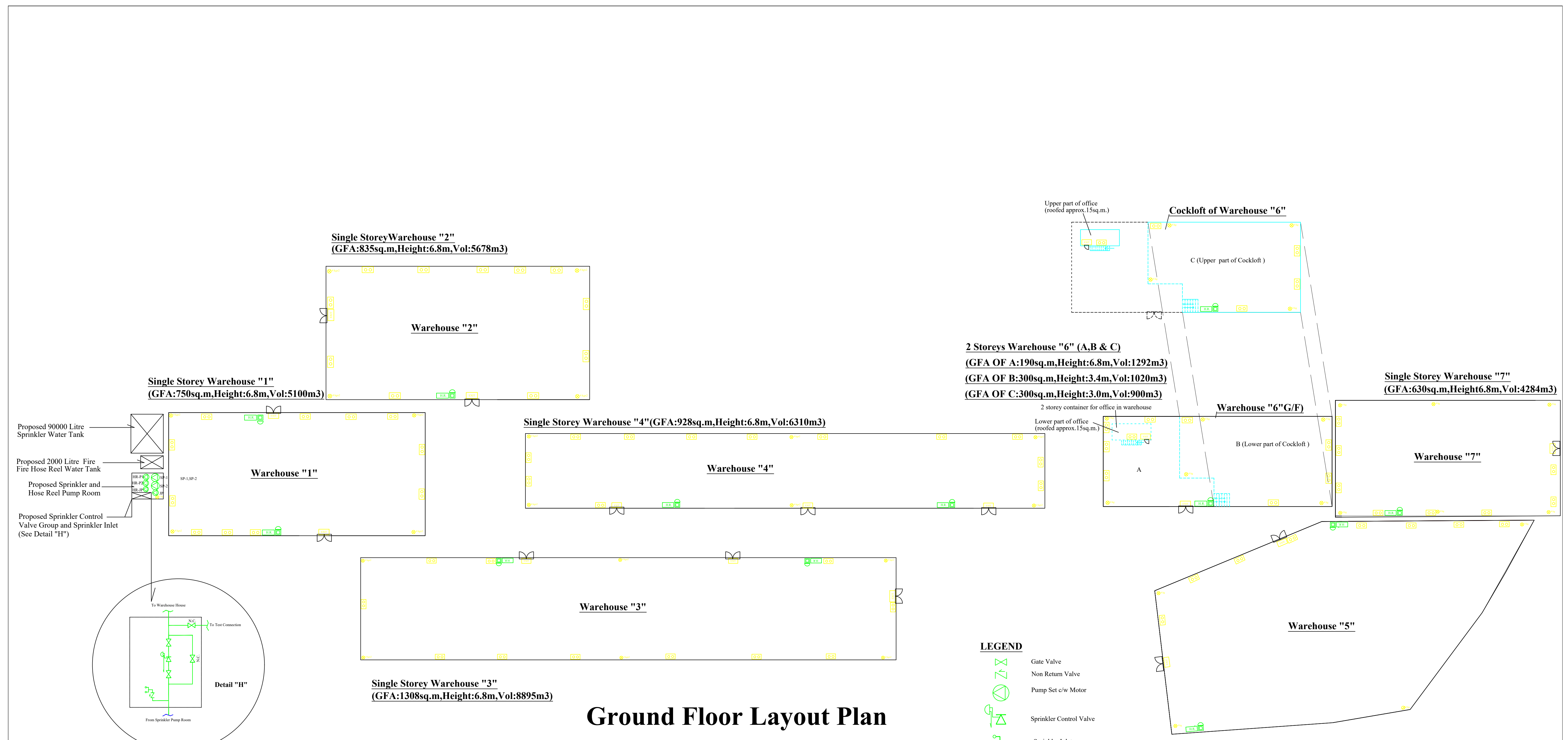
8/F, Block L, Wah Fung Industrial Center, Phase 2,
 33-39 Kwai Fung Street, Kwai Chung , Hong Kong

Tel:24255404,Fax:24285932

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 :
OPENABLE WINDOWS LAYOUT

Drawn By :	C.W WONG
Date :	2021-12-11
Scale :	1 : 500 @A3
Ref. No :	TPB/AYL-TYST/1270
Revise Date:	2024-05-30



F.S. Notes:

- Sufficient emergency lighting shall be provided throughout the entire buildings/structures in accordance with B.S.5266:Part 1:2016 and EN 1838:2013, And FSD Circular Letter 4/2021.
- Sufficient directional and exit sign shall be provided in accordance with B.S.5266:Part 1 and FSD circular letter 5/2008 .
- 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;
- 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 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.

- Portable hand-operated Approved appliances shall be provided for warehouse.
- 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.
- 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.
- No open storage area is provided throughout the site.
- A direct line shall connect to Fire Services Communication Centre.
- 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)
- Source of secondary power supply shall be provided.
- Fire detection system shall be provided in areas not covered by sprinkler system.
- Ventilation/air conditioning control system shall not be provided as there is no mechanical ventilating system.
- 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.

Ground Floor Layout Plan

- LEGEND**
- Gate Valve
 - Non Return Valve
 - Pump Set c/w Motor
 - Sprinkler Control Valve
 - Sprinkler Inlet
 - Fire Hose Reel Set c/w Break Glass and Alarm Bell
 - JP
 - SP-1, SP-2
 - HR-P1, HR-P2
 - H.R-JP
 - 4.0 kg Dry Powder type fire extinguisher
 - 9.0 litre Foam type fire extinguisher
 - 5.0 kg CO2 type fire extinguisher
 - Emergency Lighting
 - Exit Sign

**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,

Drawn By :	C.W WONG
Date :	2021-12-11
Scale :	1 : 300 @A1
Ref. No :	TPB/A/YL-TYST/1270
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