

Total: 3 pages

Date: 11<sup>th</sup> September, 2024

TPB Ref.: A/YL-TYST/1280

By Email

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

Dear Sir/Madam,

**S.16 Application for Proposed Temporary Warehouse for Storage of Electronic Goods for a Period of 3 Years at Lots 1532 (Part), 1533 S.A, 1533 S.B, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543 and 1544 (Part) in D.D. 119, Tong Yan San Tsuen, Yuen Long, N.T.**

This letter serves as the further information for S.16 planning application No. A/YL-TYST/1280 and supersedes the e-mail and documents which I submitted at 2:59 p.m. on 10.9.2024.

Referring to captioned application, the fire service installations proposal is attached for consideration by the concerned departments.

Besides, as per information given by the applicant, the demonstration unit in one warehouse of the site is just shown up temporarily. To strive for being an equipment and service provider of a contract, the applicant provided a demonstration in one warehouse in order to show his ability in electronic engineering sector. This demonstration unit will be disassembled as soon as possible in order to release the storage capacity of the warehouse. Upon the approval of this planning application, only electronic goods will be stored in the site. The examples of electronic goods being stored includes lightening, audio equipment, televisions, cameras, ventilation equipment, etc.

The above information serves as a response to comments of relevant Government Departments under the Section 5(c) of the TPB Guideline No. 32, and we would like to

seek an exemption from publication and recounting requirement. In case you decide that the above information is accepted but not exempted from publication and recounting requirement, we would like to proceed with the application with the further information.

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

Yours faithfully,

*For and on behalf of*  
Ever United Planning and Development Limited  
恒匯規劃發展有限公司

  
.....  
*Authorized Signature(s)*

Cyrus TANG

C.C. Tuen Mun and Yuen Long West District Planning Office  
14/F, Sha Tin Government Offices,  
1 Sheung Wo Che Road,  
Sha Tin, N.T.  
(Attn.: Mr. YEUNG Wai Shing, Edwin)

APPENDIX I

Proposed Temporary Warehouse for Storage of Electronic Goods for a Period of 3 Years at Lots 1532 S.A, 1533 S.B, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, and 1544 (Park) in D.D. 119, Tong Yan San Tsuen, Yuen Long, N.T.

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 2012 (COP 2012), FSD CIRCULAR LETTERS AND THE HONG KONG WATERWORKS STANDARD REQUIREMENTS.
- 1.2 ALL TUBES AND FITTINGS SHALL BE DUCTILE IRON TO BS EN545 K12 WHERE PIPEWORK ABOVE Ø150mm.
- 1.3 ALL DRAIN PIPES SHALL BE DISCHARGED TO A CONSPICUOUS POSITION WITHOUT THE POSSIBILITY OF BEING SUBMERGED.
- 1.4 THE AGGREGATE AREA OF OPENABLE WINDOWS NOT LESS THAN 6.25% OF THE FLOOR AREA OF THE STRUCTURE

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 2m³ 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 FH/HR 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, COMMENTAR AND RECOMMENDATIONS) AND FSD CIRCULAR LETTER NOTES, COMMENTAR AND RECOMMENDATIONS) AND FSD CIRCULAR LETTER NO. 5/2020. THE CLASSIFICATION OF THE OCCUPANCIES WILL BE ORDINARY HAZARD GROUP III.
- 3.2 ONE NEW 135m³ 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 ALL SUBSIDIARY STOP VALVES TO BE ELECTRIC MONITORING TYPE.
- 3.6 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE SPRINKLER PUMPS.
- 3.7 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

4. FIRE ALARM SYSTEM

- 4.1 NEW 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 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', 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

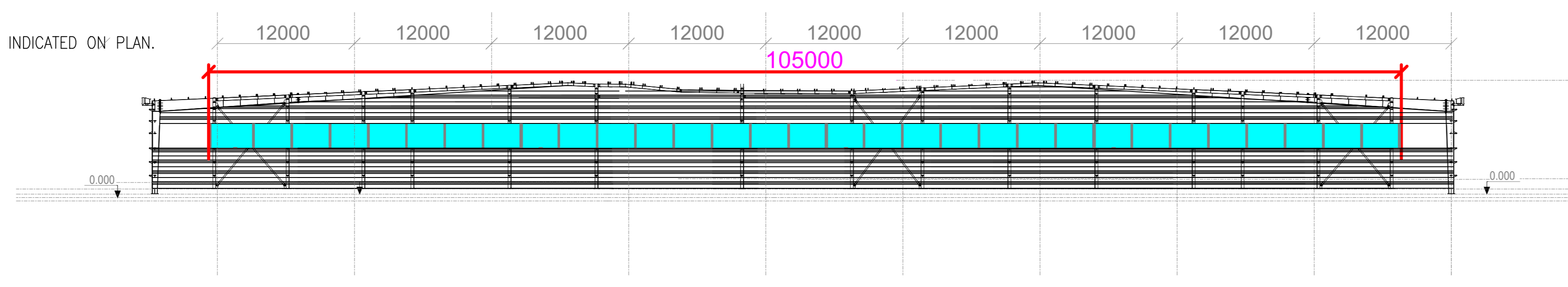
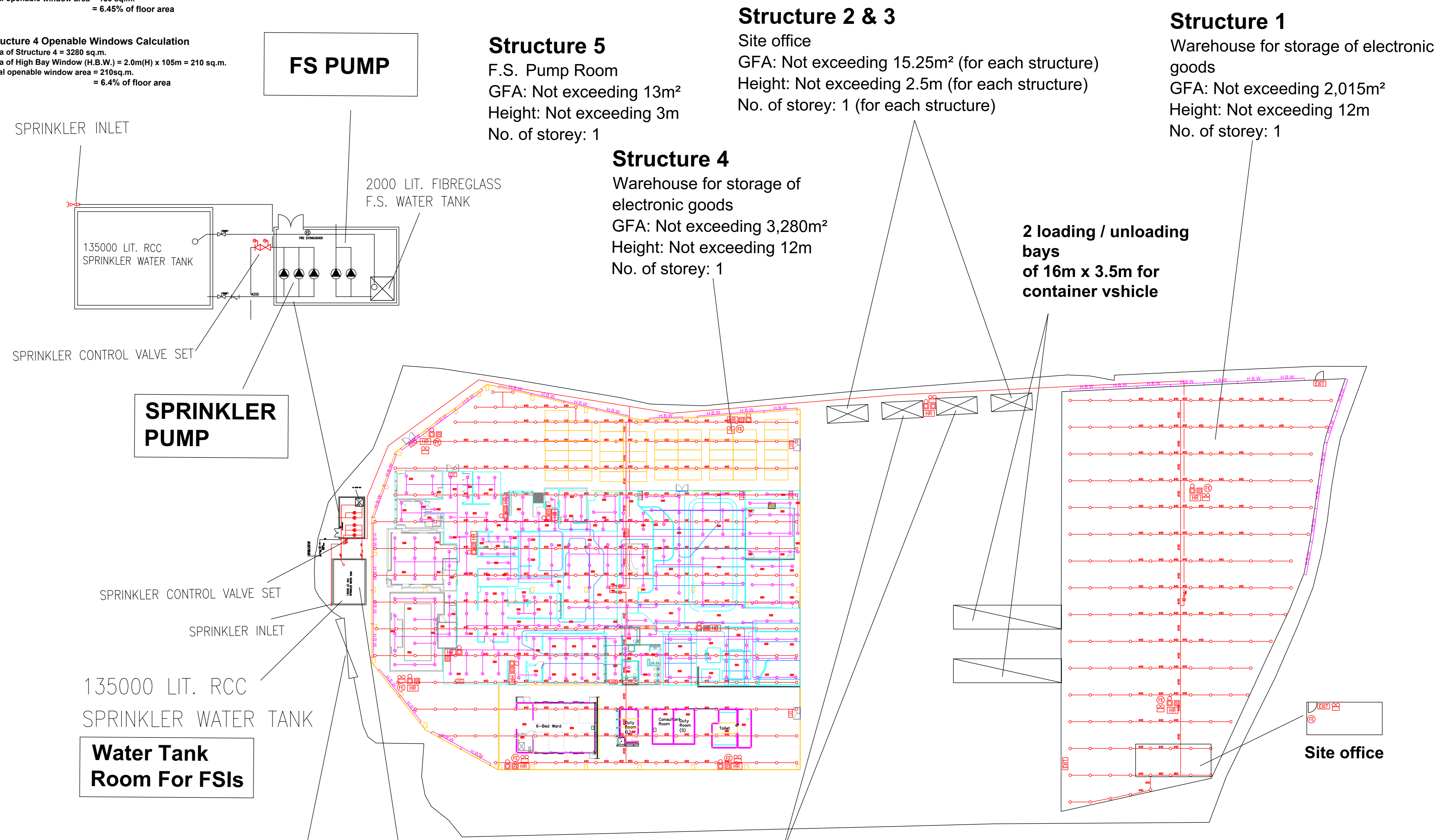
- 6.1 ALL EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 5.10 OF COP 2012 AND FSD CIRCULAR LETTER NO. 5/2008, FOR THE BUILDING. EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE.

7. PORTABLE APPLIANCES

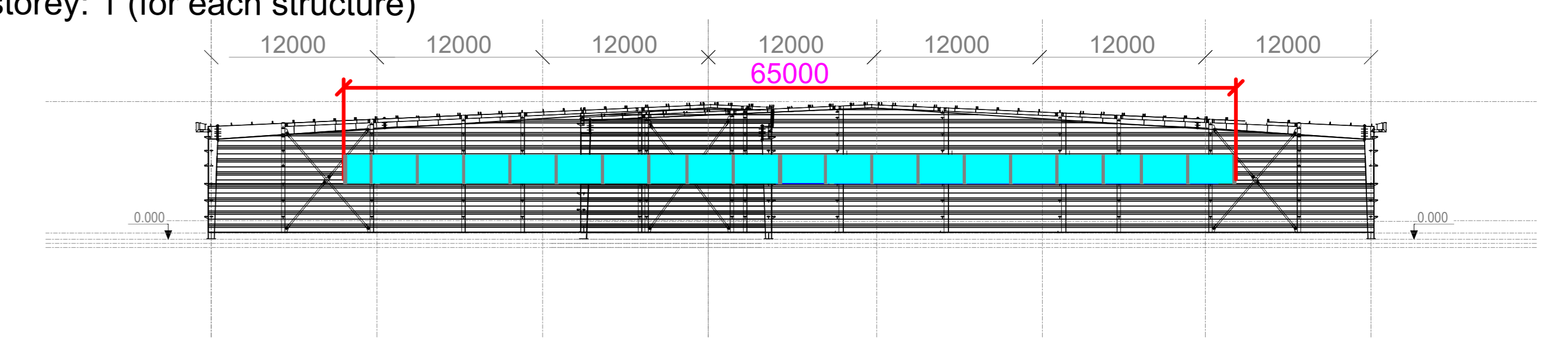
- 7.1 PORTABLE HAND OPERATED APPLIANCES SHALL BE PROVIDED AS INDICATED ON PLAN.

**Structure 1 Openable Windows Calculation**  
Area of Structure 1 = 2015 sq.m.  
Area of High Bay Window (H.B.W.) = 2.0m(H) x 65m = 130 sq.m.  
Total openable window area = 130 sq.m.  
= 6.45% of floor area

**Structure 4 Openable Windows Calculation**  
Area of Structure 4 = 3280 sq.m.  
Area of High Bay Window (H.B.W.) = 2.0m(H) x 105m = 210 sq.m.  
Total openable window area = 210sq.m.  
= 6.4% of floor area



Section drawing of window opening for the structure (4) SCALE : 1 : 300 (A0)



Section drawing of window opening for the structure (1) SCALE : 1 : 300 (A0)

LEGEND

- [HR] HOSE REEL
- [EMERGENCY LIGHT SYMBOL] EMERGENCY LIGHT
- [FE] 5KG DRY POWDER FIRE EXTINGUISHER
- [SPRINKLER CONTROL VALVE SET SYMBOL] SPRINKLER CONTROL VALVE SET
- [PUMP SET SYMBOL] PUMP SET
- [PRESSURE GAUGE SYMBOL] PRESSURE GAUGE
- [BREAK GLASS UNIT SYMBOL] BREAK GLASS UNIT
- [EXIT] EXIT SIGN
- [SB] SAND BUCKET
- [GATE VALVE SYMBOL] GATE VALVE
- [Y-TYPE STRAINER SYMBOL] Y-TYPE STRAINER
- [SPRINKLER HEAD UNDER STRUCTURAL SLAB SYMBOL] SPRINKLER HEAD UNDER STRUCTURAL SLAB
- [FIRE ALARM BELL SYMBOL] FIRE ALARM BELL
- [NON-RETURN VALVE SYMBOL] NON-RETURN VALVE
- [SUBSIDIARY VALVE / FLOW SWITCH SYMBOL] SUBSIDIARY VALVE / FLOW SWITCH
- [GATE TYPE (With MONITORING) SYMBOL] GATE TYPE (With MONITORING)
- [SPRINKLER INLET SYMBOL] SPRINKLER INLET
- [SPRINKLER HEAD UNDER FALSE CEILING SYMBOL] SPRINKLER HEAD UNDER FALSE CEILING

PROJECT : Proposed Temporary Warehouse for Storage of Electronic Goods for a Period of 3 Years at Lots 1532 S.A, 1533 S.B, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, and 1544 (Park) in D.D. 119, Tong Yan San Tsuen, Yuen Long, N.T	DRAWING TITLE : <b>F.S. Notes, Legend, Fire Service Installation Layout Plan</b>		ARCHITECT :	CONSULTANT :	FIRE SERVICE CONTRACTOR : <b>Century Fire Service Engineering Co., Ltd.</b>	NAME <b>C.K.NG</b>	DATE <b>06 SEP 2024</b>	DRAWING NO : <b>FS-01</b>	REV. <b>0</b>
		REV	DESCRIPTION	DATE				SCALE : 1 : 300 (A0)	SOURCE : B.O.O. Ref. BD F.S.D. Ref. FP