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**From:** pang hingyeun <[REDACTED]>  
**Sent:** 2026-05-27 Wednesday 17:43:01  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>; Edmond Hei Yeung CHAN/PLAND <ehychan@pland.gov.hk>  
**Subject:** A/NE-KTS/570  
**Attachment:** Site Layout Plan.pdf; Routing Plan.pdf; FSI.pdf

Dear Sir/Madam,

This email supersedes the ones submitted on May 24, 2026, at 3:37 PM and May 27, 2026, at 3.32 PM.

We reply to Planning Department' s comments

Due to the previous planning application (A/NE-KTS/514), the planner from the Planning Department stated that the fire water tank did not need to be included in the gross floor area, resulting in a total gross floor area of 1113.02 square meters for that application. However, in this current planning application (A/NE-KTS/570), the planner has included the fire water tank (21.16 square meters) in the gross floor area, leading to discrepancies.

In the previous planning application (A/NE-KTS/514), there were 5 structures, whereas there are now 7 structures. This change is because the fire water tank (5) is considered one structure, and the office (3) beneath Structure (2) (太陽遮棚) is also classified as a structure this time. Consequently, there are now 7 structures, but the actual structures on site remain the same as before.

Regarding the earlier application, the total gross floor area was 1,167.58 square meters. For the current application, the total gross floor area is 1,134.18 square meters. The difference is because this application excludes the office (Structure 3) area of 33.4 square meters, i.e., (1,167.58 - 33.4 = 1,134.18).

The height of the fire water tank in the layout plan was just a typographical error, the tank height is 3.35m, which is the same as before.

Attached is the corrected layout plan and FSI proposal for your reference.

We reply to Transport Department' s comments

1. Please refer to the routing plan.
2. We will install signage at the entrance indicating that vehicles are not allowed to wait outside the site. We will assign staff to manage vehicle entry and exit issues. Additionally, vehicles that need to enter the site must notify us in advance to ensure that there are available parking spaces before proceeding.
3. We will obtain consent of the owners/managing departments of the concerned local track for using it as the vehicular access to the subject site.

Thank You !

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Regards,  
H.Y.Pang

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