

**Section 16 Planning Application for
Proposed Temporary Godown with Ancillary Office and Staff Quarters Use at
Various Lots and adjoining government land in DD100, Ying Pun, Kwu Tung South, New Territories**

(Application No. A/NE-KTS/579)

Responses to Comments from Government Departments

Comments from Government Departments	Applicant's Responses
<u>Comments from Fanling, Sheung Shui & Yuen Long East District Planning Office, Planning Department</u>	
With reference to Drawing No. SD-01 titled ‘FSD Layout Plan of Staff Dormitory’ attached in Appendix V (“Fire Services Certificates, Fire Service Installation Proposal and Layout Plans”) of the Planning Statement, please: 1. clarify whether the floor area as shown in Staff Dormitory A (i.e. 15517 平方呎) is a typo, and rectify the floor area of Staff Dormitory A on the drawing as appropriate; [Reason: 15517 sq. ft. equals to 1441.57 m² which already exceed the domestic GFA of 316 m² as provided in Table 3.1 of the planning statement. Should it be 1,551.7 sq. ft. instead?]	1. Please be clarified that the floor area of the staff quarters proposed is: Staff Quarter (A) 141.2 m² (1,520 ft²) Staff Quarter (B) 81.0 m² (872 ft²) Staff Quarter (C) 59.8 m² (644 ft²) The total domestic GFA proposed is 282m². The Planning Statement and the Layout Plans of Staff Dormitory under Appendix V (Fire Services Certificates, Fire Service Installation Proposal and Layout Plans”) have been revised and attached in Attachment 1 and Attachment 2 respectively.

2. follow from the above, clarify and provide a detailed breakdown of the domestic GFA for each staff dormitory block in both square foot and m²; [Reason: Assuming floor area for Staff Dormitory A is 1,551.7 sq. ft, the total floor area of the dormitory blocks would be 3,214.7 sq. ft. (i.e. 793+870+1551.7), which equals to 298.7 m². This is less than the domestic GFA of 316 m² as provided in Table 3.1 of the planning statement.] 3. clarify where the staircase at eastern side of the Staff Dormitory A leads to, given all dormitory blocks as shown in the Drawing are one-storey in height. Apart from the above, please clarify and provide the following information: 1. the height (in meter) and number of storeys for every (i.e. the 14 nos.) structures at the Site; 2. the details of operational hours; 3. the types of goods stored in the godown; 4. specify the existing traffic improvement measures to enhance pedestrian safety, and clarify whether these measures would be maintained at all times during the planning approval period;	2. Please refer to the responses above. 3. The staircase on the eastern side of the Staff Dormitory A leads to the rooftop for maintenance purposes. 1. The height and number of storeys for all structures at the site are shown in the table in Attachment 2. 2. The proposed operational hours are from 8 a.m. to 6 p.m. from Mondays to Saturdays. There will be no operations on Sundays and public holidays. 3. The types of goods stored in the godown include machines, electronic appliances, grocery, and water-based paint. There are no dangerous goods in the godown. 4. A 7.3m wide ingress/egress is provided to enhance vehicles manoeuvring entering and leaving the Site. A 1.5m wide footpath is provided at the south-eastern corner of the Site to improve pedestrian safety. Furthermore, we wish to add that
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5. whether the operation involves industrial workshop activities; 6. whether the operation involves the use of heavy goods vehicles, including container tractors/trailers, for transportation of goods; 7. following from (6) above, the maximum tonnes of heavy good vehicles that are allowed to/from the site. 8. Please clarify whether the existing Fire Service Installation and drainage services on Site would be maintained at all times during the planning approval period.	the traffic improvement measures will be maintained at all times during the planning approval period. 5. The operation will not involve industrial workshop activities. 6. No heavy goods vehicles exceeding 24 tonnes (including container tractors/trailers) will be used for transportation of goods during the planning approval period. 7. Ditto. 8. Yes, they are being maintained at all times.
<u>Comments of the Director of Fire Services (Contact Person: Mr. LI Chi-fung, Tel: 2733 5844)</u>	
Noted that this is a renewal application, should the applicant wish to pursue the streamlined approach for renewal cases as stated in the PlanD's memo under ref. () in TPB/G/ADM/606 dated 3.4.2019, if applicable, the following supplementary information shall be submitted for our further consideration: (i) Full set of valid F.S. 251(s) covering all the FSIs implemented on the application site (including the self-initiative stand-alone fire detector); (ii) A statement/undertaking to confirm there is no change in the layout and proposed uses as compared with the previous application.	(i) Noted. An updated FS Certificate 521 (valid from 16.7.2026 to 15.7.2027) is enclosed. (ii) The proposed use and layout are the same as the previously approved application (Planning Application No. A/NE-KTS/527). Please also refer to the undertaking letter signed by the applicant enclosed.

However, should there is change of use and/or layout for this renewal application, the applicant is advised to submit a new layout plan incorporated with the proposed FSIs to this Department for approval and further implementation. As the applicant self-initiative, the addition FSI (i.e. stand-alone fire detector), I have the following comment: (i) No objection in principle on the self-initiative for provision of stand-alone fire detector subject to the fire service installation being provided to the satisfaction of the Director of Fire Services; (ii) The standard and specification of the stand-alone fire detector shall be provided in accordance with the “Stand-alone Fire Detector General Guidelines on Purchase, Installation & Maintenance [Sep 2021]; (iii) In relation to item (ii) above, if two or more stand-alone fire detectors are installed in an enclosed structure, all detectors shall be interconnected such that when one of the detectors is triggered, all connected detectors shall sound an alarm simultaneously; and (iv) The applicant is advised to submit FSI drawings and location plans together with the Form FSI/314A to this Department in accordance with requirements stipulated in Part I & VI of FSD Circular Letter No. 4/96.	(i) Noted. The applicant, with the assistance of its AP, is sourcing the stand-alone fire detectors, based on the submitted plans, for installation to the satisfaction of the Director of Fire Services. (ii) Noted. (iii) Noted. (iv) Noted.
<u>Comments from Drainage Services Department (Contact Person: Mr. Keith LIU Qi, Tel: 3965 8905)</u>	
The applicant should advise if any sewage will be generated in relation to the use of the subject site and the corresponding treatment/disposal arrangement for EPD’s consideration.	Noted and thanks for the advice. We wish to clarify that the sewage generated from the Site is treated locally by the four underground septic tanks and not discharged to the public sewer system. With regular maintenance, the system has been working effectively for years, and no issues have been identified.

	For clarification, we have included the layout plan for the temporary godown, with the locations of the above-mentioned underground septic tanks indicated, supplemented by four site photos (please refer to Attachment 2).
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