

Table 1: Responses to Comments from Fire Services Department and Local Comments/Views on Planning Application No. A/NE-LYT/868 (11 March, 2026)

COMMENTS		RESPONSES	
1.	Fire Services Department (Contact Person: Mr. LI Chi-fung; Tel: 2733 5844)		
	Based on the submitted FSI proposal, he has the following comments:		
(1)	The sprinkler inlet shall be in a prominent position on the exterior of the building.	(1)	The sprinkler inlet is proposed in a prominent position on the exterior of the building (see the revised FSIs proposal attached).
(2)	Please verify whether modified hose reel system would be provided for the premises. If the applicant self-initiates the provision of a modified hose reel system, the standard and specification 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 [September 2022 revision]”.	(2)	No hose reel system would be provided for the premises.
2.	Local Comments/View Conveyed by North District Office, Home Affairs Department		
(1)	The pedestrian walkway is irregular, and the villagers' right of passage is not guaranteed.	(1)	The pedestrian walkway, which is currently used by villagers, was originally located on land owned by the Applicants. To facilitate access for residents, the Applicants have provided a temporary access route connecting Sha Tau Kok Road to the Ng Uk Tsuen village settlement. This route is currently being used by villagers and residents alike. The Applicants have taken the residents' needs into account and have proactively offered to provide a 24-hour pedestrian access route, about 1.5 metres wide and with lighting to be provided, along the southern boundary of the Application Site. This arrangement is

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			identical to that approved under Application No. A/NE-LYT/816.
(2)	Concern about fire safety and emergency vehicular access. The warehouse will store construction materials, many of which are flammable, explosive, or combustible.	(2)	<p>The Applicants has submitted a revised Fire Service Installations (FSIs) proposal for consideration by the Fire Services Department (FSD). The proposed FSIs will comply with the relevant standards and will include an automatic sprinkler system, a fire detector system, emergency lightings, exit signs and fire extinguishers, etc. They will be provided to the satisfaction of the FSD. The proposed warehouse will be used solely for the storage of construction materials such as steel boards, tiles, fireproof boards, etc. No dangerous goods will be stored on the Application Site.</p> <p>As far as we are aware, there is no emergency vehicular access to Ng Uk Tsuen. An existing stream, about 17 – 29 m wide running along the eastern boundary of the Application Site, separating it from Ng Uk Tsuen. An adequate buffer area has been provided between the Application Site and Ng Uk Tsuen to reduce the risk of fire spreading to Ng Uk Tsuen.</p>
(3)	Traffic safety is under threat, and the risks to villagers' daily travel have increased dramatically.	(3)	A swept path analysis has been included in the submitted planning statement. According to this analysis, manoeuvring heavy goods vehicles will not affect the existing pedestrian crossing with islands or the southbound bus stop on Sha Tau Kok Road – Ma Mei Ha. The run-in/out location does not overlap the bus stop. Adequate manoeuvring space for vehicles will also be provided within the Application Site to ensure that goods vehicles do not need to queue outside. All vehicles using the run-in/out will be restricted to turning left only. “Right turn” movements can take place at the nearby roundabout.

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			In addition to the revolving lights to be installed at the entrance of the Application Site, on-site staff will be deployed to manage traffic coming in and out of the site and to prevent conflicts between vehicles, pedestrians and passengers. This will ensure pedestrian and passenger safety, as well as preventing conflicts between incoming and outgoing traffic.
(4)	Public concern about noise and dust pollution.	(4)	<p>The proposed warehouse will be used solely for the storage of construction materials, which will not generate any adverse noise, air pollution or visual intrusion in the surrounding area. All operations, including loading and unloading, will be conducted within the enclosed structure, addressing the concerns of nearby residents about potential air, noise and dust impacts from open storage operations.</p> <p>No open storage and workshop activities will take place on the Application Site and relevant mitigation measures will be implemented to minimize any potential environmental impact on the surrounding area. Therefore, the proposed development will not generate pollution or have an adverse environmental impact.</p>
(5)	Land Filling	(5)	The Application Site has been filled with concrete since previous planning approval (No. A/NE-LYT/586) in 2016 by the previous occupiers. The current application only involves the regularisation of the land filling at the Application Site. The Applicants will not conduct any further land filling.