

寄件者: [REDACTED]  
寄件日期: 2025年09月11日星期四 9:23  
收件者: tpbpd/PLAND  
副本: [REDACTED]  
主旨: Fw: S.16 Planning Application No. A/YL-KTN/1156 - Departmental Comments  
附件: Responses to Departmental Comments EPD and FSD.docx; FSI 9.9.2025.pdf

Dear [REDACTED]  
Please find the R to C for EPD and FSD as attached .  
Elaine SO  
Town Planner  
Innovative Land Use Planning Consultancy Co Ltd

Responses to Departmental Comments (A/YL-KTN/1156):

Department's Comments	Applicant's responses
<p><b>Comments from Environmental Protection Department (Contact Person: Mr. Kelvin WONG; Tel.: 2835 1117)</b></p> <p>Please advise what types of private vehicles will be stored at the site.</p>	<p>Used Saloon and SUV vehicles (Petroleum)</p>
<p><b>Comments from Fire Services Department (Contact Person: Mr. CHEUNG Wing-hei; Tel.: 2733 7737)</b></p> <p>(i) Provision of FSIs shall be demonstrated in form of FS Notes with all relevant standards and specifications;</p> <p>(ii) For enclosed structure with gross floor area not exceeding 230m<sup>2</sup>, only fire extinguisher and Stand-alone Fire Detector shall be provided;</p> <p>(iii) In relation to ii. above, where two or more Stand-alone Fire Detectors are installed in an enclosed structure, all stand-alone detectors shall be interconnected (either wired or wirelessly) such that when one of the stand-alone fire detector is triggered, all connected Stand-alone Fire Detectors shall sound an alarm simultaneously;</p>	<p>Your comments stated in (i) to (ix) are noted. Please find our FSI as attached for your further consideration. Thanks.</p>

<p>(iv) The Stand-alone Fire Detector shall be provided in accordance with the “Stand-alone Fire Detector General Guidelines on Purchase, Installation &amp; Maintenance [Sep 2021]”;</p> <p>(v) If the applicant self-initiates the provision of emergency lighting, the standards and specification shall be in accordance with “BS 5266-1:2016, BS EN 1838:2013 and the FSD Circular Letter No. 4/2021”;</p> <p>(vi) If the applicant self-initiates the provision of directional and exit signs, the standards and specification shall be in accordance with “BS 5266-1:2016 and the FSD Circular Letter No. 5/2008”;</p> <p>(vii) If the applicant self-initiates the provision of modified hose reel system, the standards and specification shall be in accordance with “Code of Practice for Minimum Fire Service Installations and Equipment 2022”;</p> <p>(viii) If the applicant self-initiates the provision of fire alarm system, the standards and specification shall be in accordance with “BS 5839-1:2017 and the FSD Circular Letter No. 6/2021”; and</p>	
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<p>(ix) Modified hose reel system, fire alarm system, emergency lighting, directional and exit signs are considered as self-upgrade and not a mandatory requirement by this Department.</p>	
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主旨: Fw: S.16 Planning Application No. A/YL-KTN/1156 - Departmental Comments  
附件: Responses to Departmental Comments Plan D and Public Comments.docx

Dear [REDACTED]  
Please find our R to public comment and Plan D's comment at the attached table.  
Elaine SO  
Town Planner  
Innovative Land Use Planning Consultancy Co. Ltd

Responses to Departmental Comments (A/YL-KTN/1156):

Public comments	Applicant's responses
<p>901 was withdrawn. That was 2 years ago. So the operation has continued without having necessary approval. Were the officilas who are supposed to monitor land use lying flat all that time?</p> <p>Now the applicant comes up with an excuse of an elderly citizen.</p> <p>Further approval should not be granted unless every conditions is already complied with.</p>	<p>Noted.</p> <p>Applicant is a 80 years old lady who has no knowledge on planning application. The consultant who was handling previous applications for her was irresponsible and not follow up the approval conditions. Indeed, she has done all the FSI and drainage implementation but applicant's previous consultant not respect the deadline as given on the approval conditions.</p> <p>Applicant now is trying to fulfil all the requirements of concerned departments prior to the consideration of the TPB.</p>
Plan D comments	
<p>Please advise if peripheral fencing will be erected along the site boundary. If affirmative, please provide the height (m) of the peripheral fencing.</p>	<p>Yes, the site is fencing off peripherally. Erection of fence is about 2.5m.</p>