

寄件者: Chong Hermose [REDACTED]
寄件日期: 2026年02月04日星期三 17:52
收件者: tpbpd/PLAND
副本: Andrea Wing Yin YAN/PLAND
主旨: s16 Planning Application No. A/YL-KTN/1176 : 回應部門意見
附件: A_YL-KTN_1176_FS_Plan.pdf; A_YL-KTN_1176_Swept Path.pdf; A_YL-KTN_1176_回應部門意見.pdf

類別: Internet Email

城規會/規劃處：

有關規劃許可：A/YL-KTN/1176 的申請，現附上申請人回應部門的意見，請查收。

如有什麼問題，就隨時聯絡我。

謝謝。

Ms Chong
[REDACTED]

Planning Application No. A/YL-KTN/1176

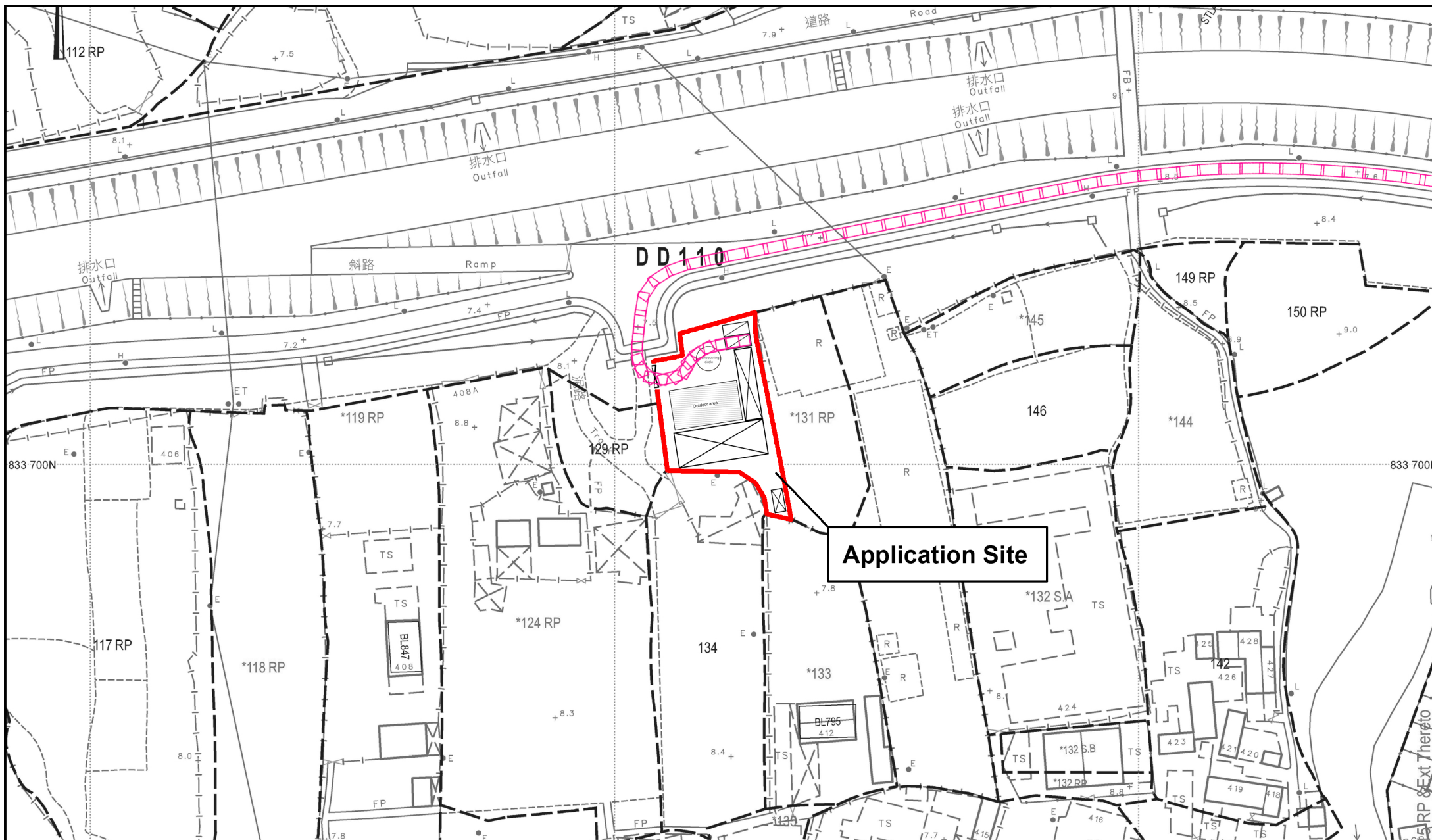
Table A: Responses to Departmental Comments

	Departmental Comments	Responses
	Comments from Fire Services Department	
(1)	<p>With regard to the submitted FSI proposal, I have the following comment:</p> <p>For enclosed structure with gross floor area not exceeding 230m², only fire extinguisher and Stand-alone Fire Detector shall be provided;</p> <p>In relation to (1.) 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>The Stand-alone Fire Detector shall be provided in accordance with the “Stand-alone Fire Detector General Guidelines on Purchase, Installation & Maintenance [Sep 2021]”; and</p> <p>Emergency lighting, directional and exit signs are considered as self-upgrade and not a mandatory requirement by this Department.</p> <p>However, the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans.</p>	<p>申請人已修正消防圖。</p> <p>請看附件的 FS Plan。</p>

	Departmental Comments	Responses
	Transport Department (Contact: Mr Phil CAI at 2399 2421)	
(1)	<p>The applicant should demonstrate the smooth manoeuvring of vehicles to / from Kam Ti Road, along the local access and within the site;</p> <p>and</p> <p>The applicant should note the local access between Kam Ti Road and the site is not managed by this Department.</p>	<p>申請人知悉。</p> <p>請看附件的Swept Path Analysis.</p>

	Departmental Comments	Responses
	Highway Department	
1	The applicant shall provide a proposal on the vehicular access arrangement including the run-in / out design for the vehicles leaving / entering the proposed use;	有關申請地點錦泰路的車輛進出口通道建議，請看下圖，現場已設置車輛出入口通道。





Project 項目名稱:

Proposed Temporary Private Club for a Period of 3 Years at Lot 130 RP in D.D.110 and Adjoining Government Land , Kam Tin, Yuen Long

Drawing Title 圖紙標題:

Swept Path (In)

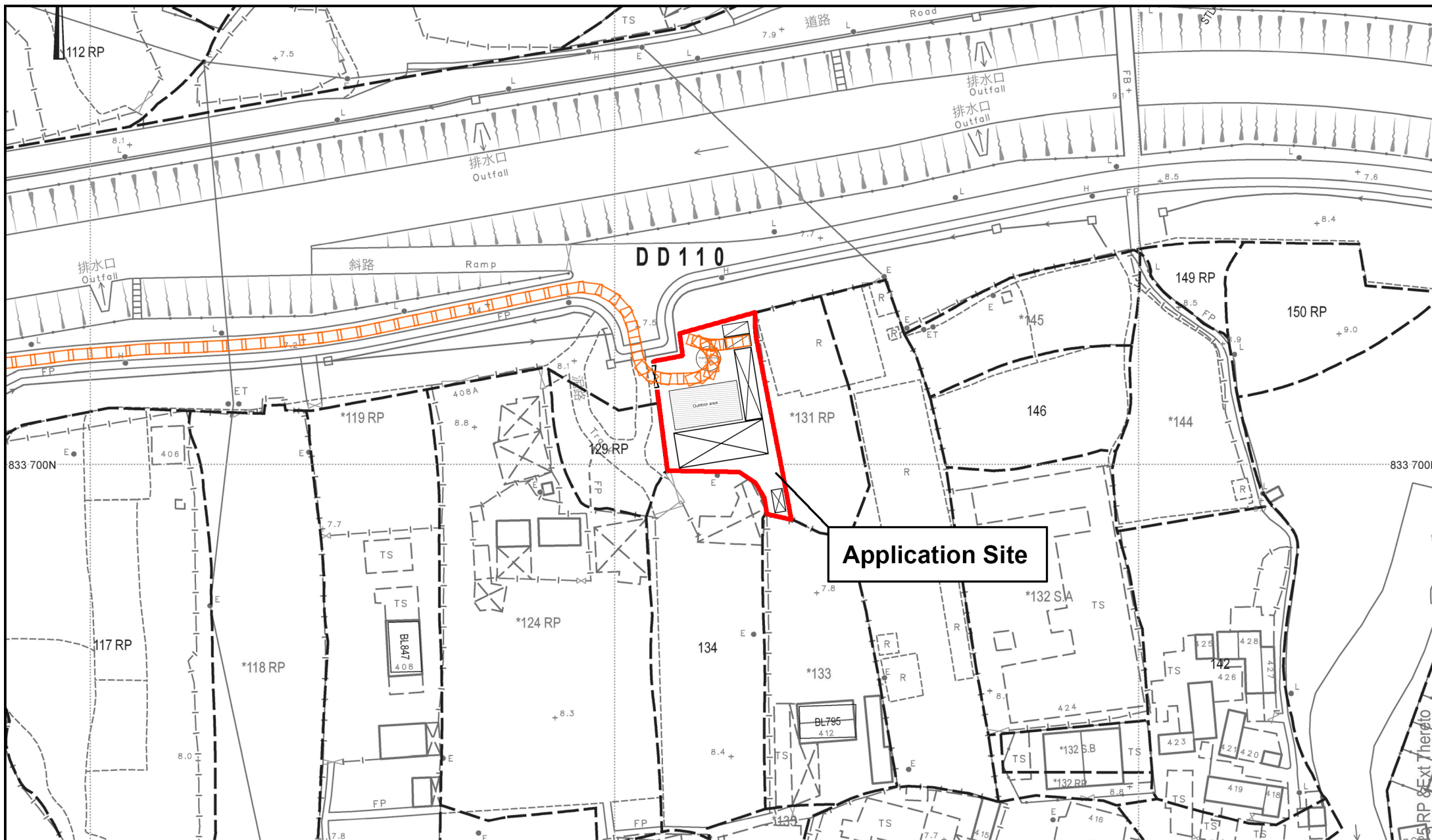
Drawing No. 圖號:

20240302

Remarks 備註:

Private car In

Private car Out



Project 項目名稱:

Proposed Temporary Private Club for a Period of 3 Years at
Lot 130 RP in D.D.110 and Adjoining Government Land ,
Kam Tin, Yuen Long

Drawing Title 圖紙標題:

Swept Path (Out)

Drawing No. 圖號:

20240302

Remarks 備註:

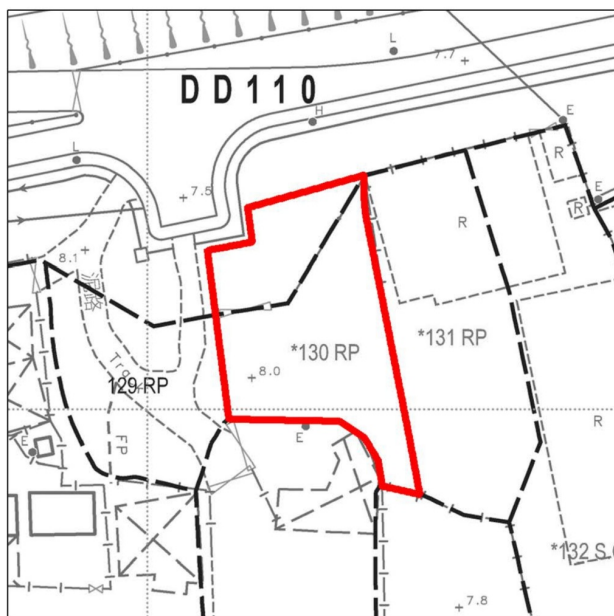
Private car In

Private car Out

F.S. NOTES :

Proposed Fire Services Installation

- 1) SUFFICIENT STAND-ALONE FIRE DETECTOR SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH "STAND-ALONE FIRE DETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION & MAINTENANCE [SEP 2021]".
- 2) IN RELATION TO 1) 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.
- 3) PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.



DD 110 Lot 130 RP and Adjoining Government Land, Kam Tin, Y.L.

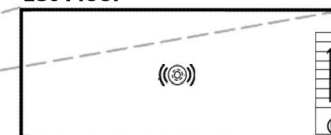
Application Site

Ingress/Egress 4m

2 parking spaces of 5m x 2.5m for private cars

Structure 2 (Metal and Glass)
Office and Storage room
GFA: 40m²(About)
No. of storey: 1
Height: Not exceeding 5m

1st Floor



Structure 1 (Metal and Glass)
Main Structure
Multi-function Room and Conference Room
GFA: 190m² (About)
No. of storey: 2
Height: Not exceeding 8m

Structure 3
Portable Toilet
GFA: 8m² (About)
No. of storey: 1
Height: Not exceeding 3m



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Proposed Temporary Private Club for a Period of 3 Years at Lot 130 RP in D.D.110 and Adjoining Government Land , Kam Tin, Yuen Long

Drawing Title 圖紙標題:

Proposed FS Plan

Drawing No. 圖號:

20260204

Remarks 備註:

⊙ Stand-Alone Fire Detector

⊕ 4 KG Dry Powder Type Fire Extinguisher