
寄件者: Louis Tse <[REDACTED]>
寄件日期: 2026年06月24日星期三 17:45
收件者: tpbpd/PLAND
副本: David Chi Chiu CHENG/PLAND; Ivan Sze Yuet FUNG/PLAND; Bon Tang; Matthew Ng;
Christian Chim; Danny Ng; Grace Wong
主旨: [FI] S.16 Application No. A/YL-KTN/1222 - FI to address departmental comments
附件: FI1 for A_YL-KTN_1222 (20260624).pdf
類別: Internet Email

Dear Sir,

Attached herewith the further information to address departmental comments of the subject application.

Should you require more information, please do not hesitate to contact me. Thank you for your kind attention.

Kind Regards,

Louis TSE | Town Planner
R-riches Group (HK) Limited

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited
[REDACTED]

Our Ref. : DD104 Lot 4115 (Part)
Your Ref. : TPB/A/YL-KTN/1222

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333 Java Road,
North Point, Hong Kong

By Email

24 June 2026

Dear Sir,

1st Further Information

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary
Open Storage of Construction Materials and Facilities for a Period of 3 Years in
“Other Specified Use” annotated “Railway Reserve” Zone,
Lot 4115 (Part) in D.D. 104, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTN/1222)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Danny NG at [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited



Louis TSE
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Mr. David CHENG
(Attn.: Mr. Ivan FUNG

email: dcccheng@pland.gov.hk)
email: isyfung@pland.gov.hk)



Responses-to-Comments

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary
Open Storage of Construction Materials and Facilities for a Period of 3 Years in
“Other Specified Use” annotated “Railway Reserve” Zone,
Lot 4115 (Part) in D.D. 104, Kam Tin, Yuen Long, New Territories**

(Application No. A/YL-KTN/1222)

(i) A RtoC Table:

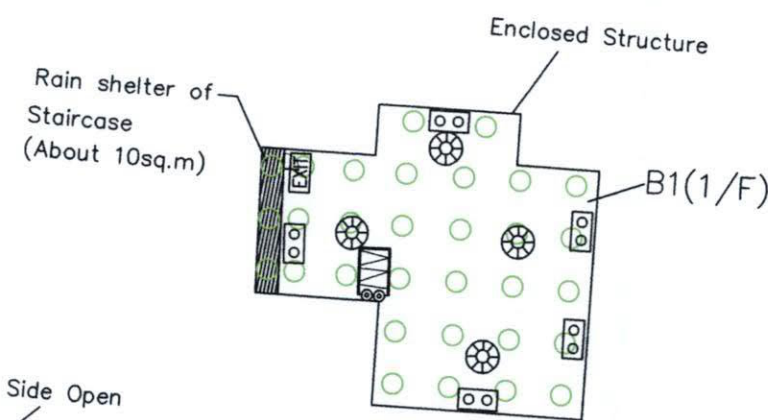
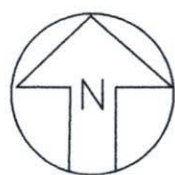
Departmental Comments		Applicant's Responses
1. Comments of the Director of Environmental Protection (Contact Person: Mr. Kelvin WONG; Tel: 2835 1117)		
(a)	Grateful if the applicant could confirm whether the proposed use would involve storage of materials of dusty nature (e.g., cement, earth, pulverized fuel ash, aggregates, silt, stonefines, sand, debris, sawdust and wooden chips). If the event that the proposed use would involve storage of dusty materials, please advise whether those materials will be packaged. Thanks.	Please be confirmed that no dusty materials, including cement, earth, pulverized fuel ash, aggregates, silt, stonefines, sand, debris, sawdust and wooden chips will be stored at the application site (the Site) at any time during the planning approval period.
2. Comments of the Chief Engineer 6/Major Works, Highways Department (Contact Person: Mr. Ryan KOWK; Tel: 2762 3643)		
(a)	Major Works Project Management Office of HyD is currently carrying out an Investigation study for the Northern Metropolis Highway (NMH). According to the latest NMH alignment, the subject site of s.16 application No. A/YL-KTN/1222 would be fall within the working area of the proposed NMH (San Tin Section).	Although the Site falls within the working area of the proposed Northern Metropolis Highway (NMH) (San Tin Section), the temporary basis of the development is considered not affecting the commencement of the NMH. The applicant will terminate the operation and vacate the Site upon government acquisition and resumption for the NMH (San Tin Section).
3. Comments of the Director of Fire Services (Contact Person: Mr. YUEN Tsz-fung; Tel: 2733 7737)		
(a)	For enclosed structure with gross floor area exceeding 230 m ² , sprinkler system, wheeled type dry chemical fire extinguisher, stand-alone fire detector, emergency lighting and directional & exit signs shall be provided;	A revised fire service installations proposal has been provided by the applicant (Annex I). The sprinkler system, wheeled type dry chemical fire extinguisher, stand-alone fire detector, emergency lighting

		and directional & exit signs are provided accordingly.
(b)	In relation to item (i) above, if two or more stand-alone fire detectors are installed in an enclosed structure, all detectors shall be interconnected (either wired or wirelessly) such that when one of the detectors is triggered, all connected detectors shall sound an alarm simultaneously;	Noted.
(c)	Stand-alone fire detectors shall be provided in accordance with the "Stand-alone Fire Detector General Guidelines on Purchase, Installation & Maintenance [Sep 2021]";	Noted.
(d)	A 20-35 kg wheeled type dry chemical fire extinguisher shall be provided in every 500 m ² on every floor of the premises and ensure that every part of the premises can be reached from a distance of not more than 30 m;	Noted and provided accordingly.
(e)	Emergency lighting shall be provided in accordance with "BS 5266-1:2016, BS EN 1838:2013 and the FSD Circular Letter No. 4/2021";	Noted.
(f)	Directional and exit signs shall be provided in accordance with "BS 5266-1:2016 and the FSD Circular Letter No. 5/2008"; and	Noted.
(g)	Modified hose reel system and fire alarm system are considered as self-upgrades and are not mandatory requirements of this Department.	Noted.

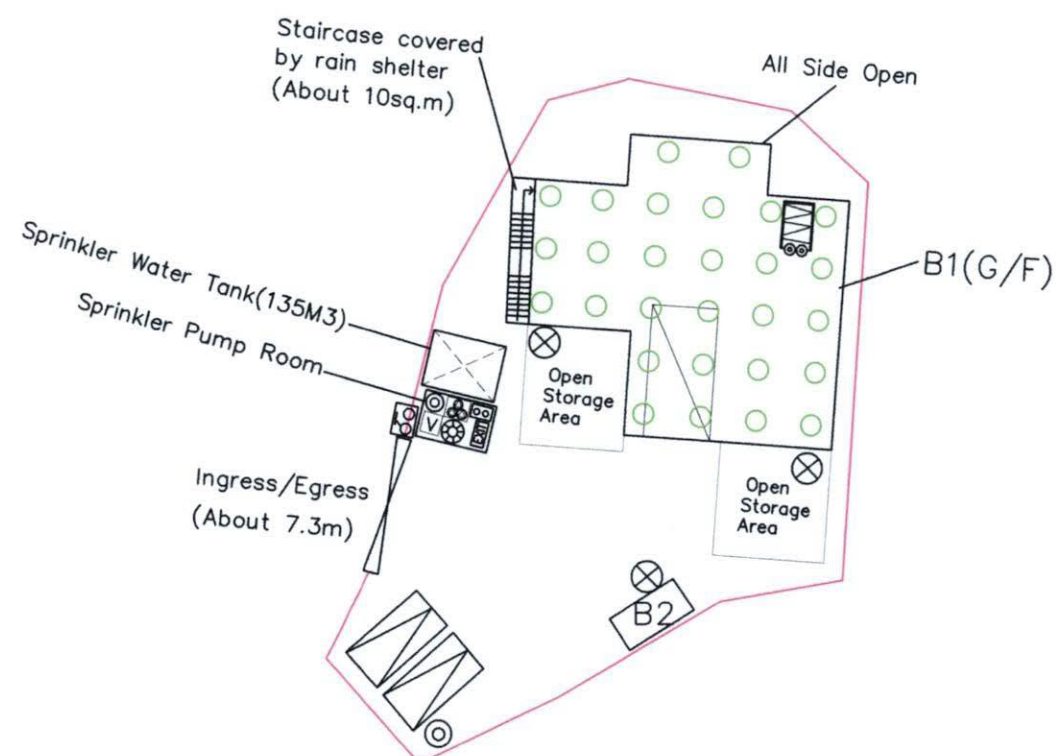
LEGEND

	SPRINKLER INLET		EMERGENCY LIGHTING
	SPRINKLER CONTROL VALVE GROUP		EXIT SIGN
	SPRINKLER PUMP SET		SPRINKLER HEAD
	20-35KG WHEELED TYPE DRY CHEMICAL TYPE FIRE EXTINGUISHER		STAND-ALONE FIRE DETECTOR
	5KG CO2 GAS TYPE FIRE EXTINGUISHER		LOADING/UNLOADING SPACE
	4KG DRY POWDER TYPE FIRE EXTINGUISHER		BOUNDARY LINE

1. Sufficient emergency lighting shall be provided throughout the entire building in accordance with BS 5266-1:2016, BS EN 1838:2013 and FSD Circular Letter no.4/2021.
2. Sufficient directional and exit sign shall be provided in accordance with BS 5266-1:2016 and FSD Circular Letter 5/2008.
3. Sufficient portable hand-operated approved appliance shall be provided as required by occupancy and as marked on plans.
4. A 20-35kg Wheeled Type Dry Chemical Fire Extinguisher in every 500sq.m on every floor of the premises B1 and shall be provided to ensure that every part of the premises B1 can be reached by wheeled type dry chemical fire extinguisher from a distance of not more than 30m.
5. Sufficient Stand-alone Fire Detector shall be provided for each enclosed structure. The Stand-alone Fire Detector shall be provided in accordance with the "Stand-alone Fire Detector General Guidelines on Purchase, Installation & Maintenance [Sep 2021]".
where two or more Stand-alone Fire Detectors are installed in an enclosed structure, all Stand-alone Fire Detectors shall be interconnected (either wired or wirelessly) such that when one of the Stand-alone Fire Detector triggered, all connected Stand-alone Detectors shall sound an alarm simultaneously.
6. An Automatic Sprinkler System Supplied by 135 m³ Sprinkler Water Tank and Hazard Class OH 3 shall be provided to the building/structure 1 in accordance with BS EN 12845:2015 and FSD Circular Letter No.5/2020. The Sprinkler Inlet and Sprinkler Control Valve Group as marked on plans. & the sprinkler water tank, Sprinkler pump room as marked on plans too.
7. The storage configuration is ST1 & ST2.
ST1: free standing or block stacking with reference to the section 6.3.2 of B.S 12845 and storage pattern is the maximum storage height shall not exceed 4m & the maximum storage areas shall be 50m² for any single block with no less than 2.4m clearance around the block as Ordinary Hazard Group 3 in accordance with LPC BS EN 12845 (Storage Category I)
ST2: Pallets in single rows, with aisles not less than 2.4m wide with reference to be section 6.3.2 of B.S 12845. Maximum storage heights shall not exceed 3.5m & Aisles between rows shall be not less than 2.4m wide as Ordinary Hazard Group 3 in accordance with LPC BS EN 12845 (Storage Category I)
8. The Sprinkler Tank & F.S water supply pipe be connected to Town Main.
9. The Sprinkler Pump (SP1, SP2, JP) shall be provided at Sprinkler Pump Room.
10. Source of secondary power supply for the proposed FSIs shall be provided.



F.S LAYOUT PLAN OF B1(1/F)



F.S LAYOUT PLAN OF B1(G/F) & B2

NATURE OF OCCUPANCY:

- B1(G/F): Staircase & All side open Structure for Storage of Goods (GFA About: 219 sq.m)
- B1(1/F): Structure for Warehouse (Excluding D.D.) & Site Office (GFA: About: 209 sq.m, G/F & 1/F Height: 8m)
- B2: 1-Storey Portable Toilet (GFA: About: 8 sq.m, Height: 3m)

INTERCEPT FIRE & SECURITY
TECHNICIANS LIMITED

Project:
Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) With Ancillary Open Storage of Construction Materials and Facilities for A Period of 3 Years at Lot 4115 (Part) in D.D.104, Kam Tin North, Yuen Long.

Title:
Proposed Fire Service Installation
Layout Plan

Drawn by:	W.C.WONG
Date:	2026-06-23
Scale:	1: 400@ A3
Ref No:	TPB/A/YL-KTN/1222
Drawing No:	2026/FS/011