
寄件者: tiffany.hui [REDACTED]
寄件日期: 2026年08月04日星期二 10:21
收件者: tpbpd/PLAND
副本: Andrea Wing Yin YAN/PLAND; David Chi Chiu CHENG/PLAND; Ivan Sze Yuet FUNG/PLAND; [REDACTED]
主旨: S. 16 Planning Application No. A/YL-KTN/1255 - Submission of Further Information (1)
附件: A_YL_KTN_1255_FI(1)_Revised Plan 1.pdf; A_YL_KTN_1255_FI(1)_Revised Plan 4.pdf;
A_YL-KTN_1255_FI1_Attachment 1_RtoC.pdf; A_YL-KTN_1255_FI1_Attachment 2_FSIs
Proposal.pdf

類別: Internet Email

Your Ref.: TPB/A/YL-KTN/1255

Dear Sir/Madam,

**Application for Permission under Section 16 of the Town Planning Ordinance (Cap.131)
Temporary Shop and Services (Motor-vehicle Showroom) with Ancillary Parking of Vehicles for a Period of 5
Years
in “Comprehensive Development Area” Zone at Various Lots in D.D. 104 and Adjoining Government Land, Long
Ha, Yuen Long
(Planning Application No. A/YL-KTN/1255)**

Submission of Further Information (1)

Reference is made to the captioned planning application and the departmental comments received via email from the Planning Department on 17.7.2026, 21.7.2026, 27.7.2026 and 3.8.2026.

In response to the concerned departmental comments, we are pleased to submit further information including the following documents for your consideration:

Attachment 1 – Responses-to-Comments Table

Attachment 2 – FSIs Proposal

Plan 1 – Revised Layout Plan

Plan 4 – Revised Swept Path Analysis Plan

Should you have any queries or require further clarification, please do not hesitate to contact the undersigned at [REDACTED].
Thank you.

Best regards,

Tiffany HUI

Town Planner

Tensor Planning and Surveying Limited

Direct Line: [REDACTED] Fax: [REDACTED]
[REDACTED]

Attachment 1 - Response-to-Comments Table

No.	Comments	Responses
1	Environmental Protection Department (Contact Person: Mr Kelvin WONG), dated 17.7.2026 (a) The applicant shall advise whether vehicles exceeding 5.5 tonnes would be allowed to enter/exit or to be parked/stored/displayed at the Site.	Please be confirmed that no vehicles exceeding 5.5 tonnes would be allowed to enter/exit or to be parked/stored/displayed at the Site.
2	Fire Services Department (Contact Person: Mr. YUEN Tsz-fung), dated 21.7.2026 i. For enclosed structure with gross floor area not exceeding 230 m², portable fire extinguisher and stand-alone fire detector shall be provided;	Please refer to the FSIs proposal with the latest layout of the captioned application on Attachment 2.
	ii. 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.
	iii. Stand-alone fire detectors shall be provided in accordance	Noted.

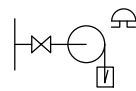
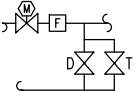
	with the “Stand-alone Fire Detector General Guidelines on Purchase, Installation & Maintenance [Sep 2021]”;	
	iv. Modified hose reel system and fire alarm system are considered as self-upgrades and are not mandatory requirements of this Department;	Noted and omitted.
	v. Schematic drawings are not required to be submitted for vetting; and	Noted and omitted.
	vi. The planning application no. for all submissions should be A/YL-KTN/1255.	Noted and revised accordingly.
3	Fanling, Sheung Shui, Yuen Long East District Planning Office (Contact Person: Ms. Andrea YAN), dated 27.7.2026 (a) According to the site photos, there are existing trees along the eastern and western boundaries of the site. Please clarify whether the trees within the Site will be retained and whether any of the proposed structures (in particular structures B3 and B4) are in conflict with the trees.	The Site has already been hard-paved and it is observed that there are existing trees along the site boundary. The development would retain all trees within the Site. As shown on the revised Plan 1 and Plan 4, the disposition of the proposed structure B4 has been slightly adjusted (5m setback from the site boundary) so as to preserve and provide adequate growing spaces for the existing trees along the eastern boundary of the Site. In addition, structure B3 is an existing structure by which there would be no revision on the form and disposition.
4	Environment and Ecology Bureau (Contact Person: Mr. Vincent FONG), dated 3.8.2026	

	(a) It is noted from P.4 of the Planning Statement that the proposed site will provide nine private car parking spaces, with seven served with 170kW DC chargers. Please advise whether each of the seven parking spaces could be provided with EV charging power of 170kW simultaneously (i.e., when all the seven parking spaces are occupied by EVs and re-charging at the same time, each of the seven parking spaces could still be provided with 170kW EV charging).	Please be advised that each of the seven parking spaces could be provided with EV charging of power of 170kW simultaneously.
	(b) Any plans for the installation of EV chargers for the remaining two private car parking spaces.	When determining the installation of EV chargers for the parking spaces, infrastructural constraints such as electricity supply, financial viability, and market factors have been taken into account. However, the applicant will explore opportunities to provide EV chargers for the remaining two private car parking spaces.

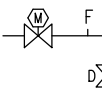
FIRE SERVICES NOTES:

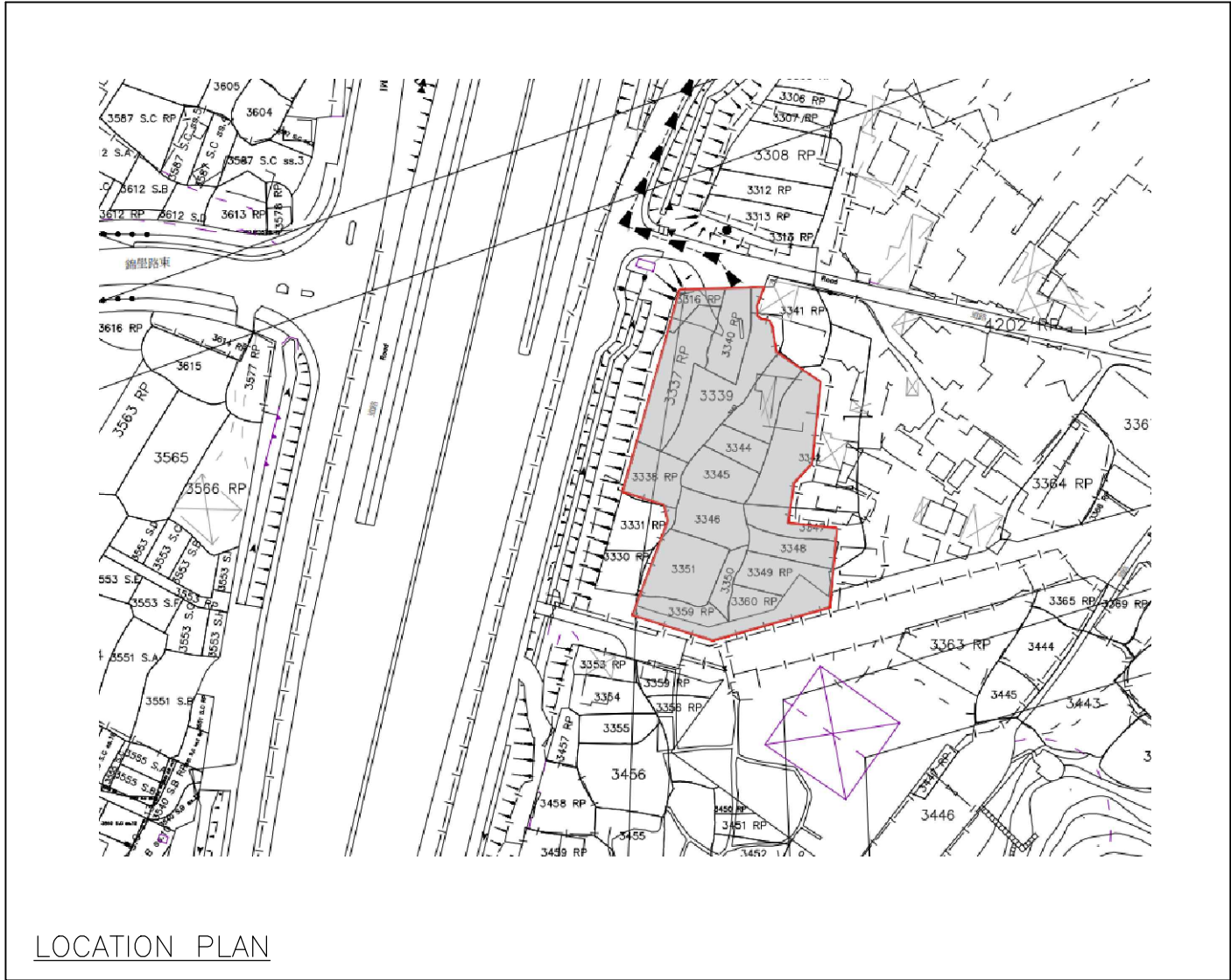
1. MISCELLANEOUS F.S. INSTALLATION
- 1.1 PORTABLE FIRE EXTINGUISHER WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATIONS AS INDICATED ON PLANS.
- 1.2 SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDINGS/STRUCTURES IN ACCORDANCE WITH BS 5266-1:2016, BS EN 1838:2013 AND FSD CIRCULAR LETTER NO. 4/2021.
- 1.3 SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266-1:2016 AND FSD CIRCULAR LETTER 5/2008.
- 1.4 NO EMERGENCY GENERATOR TO BE PROVIDED FOR SERVING THE EMERGENCY POWER. DUPLICATED POWER SUPPLIES FOR ALL FIRE SERVICES INSTALLATIONS COMPRISING A CABLE CONNECTED FROM ELECTRICITY MAINS DIRECTLY BEFORE THE MAIN SWITCH.
- 1.5 WHEN A VENTILATION/AIR CONDITIONING CONTROL IS PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIR COMPARTMENT.
- 1.6 NO DYNAMIC SMOKE EXTRACTION SYSTEM SHALL BE PROVIDED SINCE EITHER THERE BE NO FIRE COMPARTMENT EXCEEDING 7000 CUBIC METRES OR THE AGGREGATE AREA OF OPENABLE WINDOWS OF THE RESPECTIVE COMPARTMENT EXCEEDS 6.25% OF THE FLOOR AREA OF THAT COMPARTMENT.
- 1.7 FOR ENCLOSED STRUCTURE WITH A GROSS FLOOR AREA EXCEEDING 230M², A 20-35KG WHEELED TYPE DRY CHEMICAL FIRE EXTINGUISHER SHALL BE PROVIDED IN EVERY 500M² ON EVERY FLOOR INSIDE THE PREMISES AND SHALL ENSURE EVERY PART OF THE PREMISES CAN BE REACHED FROM A DISTANCE OF NOT MORE THAN 30M.
2. STAND-ALONE FIRE DETECTOR
- 2.1 STAND-ALONE SMOKE DETECTOR SHALL BE PROVIDE IN ACCORDANCE WITH THE "STAND-ALONE FIRE DETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION & MAINTENANCE [SEPTEMBER 2021].
- 2.2 ALL DETECTORS SHALL BE INTERCONNECTED SUCH THAT WHEN ONE OF THE DETECTORS IS TRIGGERED, ALL CONNECTED DETECTORS SHALL SOUND AN ALARM SIMULTANEOUSLY.

LEGEND (FOR SCHEMATIC DIAGRAM)

	HOSE REEL W/ LOCKABLE GLASS FRONTED NOZZLE BOX, STRIKER, C/W FIRE ALARM BELL & BREAK GLASS UNIT
	150mm FIRE ALARM BELL
	BREAK GLASS UNIT
	FAST RESPONSE TYPE SPRINKLER HEAD
	FLOW SWITCH
	MONITORED GATE VALVE
	SPRINKLER ZONE SUBSIDIARY CONTROL VALVE ASSEMBLY INCLUDES ZONE SUBSIDIARY CONTROL VALVE, FLOW SWITCH, TEST GATE VALVE AND DRAIN VALVE
	GATE VALVE
	NON RETURN VALVE
	VORTEX INHIBITOR
	BALL FLOAT VALVE
	PRESSURE SWITCH
	PRESSURE GAUGE WITH COCK
	AUTOMATIC AIR VENT WITH COCK
	SPRINKLER / HOSE REEL PIPE
	SPRINKLER CONTROL VALVE SET
	LEVEL SWITCH (HIGH LEVEL SIGNAL & LOW LEVEL SIGNAL)
	FLEXIBLE CONNECTOR
	CHECK METER POSITION
	PLUG
	Y-STRAINER
	SPRINKLER / F.S. INLET
	SPRINKLER PROVING PIPE

LEGEND (FOR LAYOUT PLAN)

	HOSE REEL W/ LOCKABLE GLASS FRONTED NOZZLE BOX, STRIKER, C/W FIRE ALARM BELL & BREAK GLASS UNIT
	150mm FIRE ALARM BELL
	BREAK GLASS UNIT
	SPRINKLER HEAD
	SPRINKLER HEAD (DOUBLE LAYER)
	FLOW SWITCH
	MONITORED GATE VALVE
	SPRINKLER ZONE SUBSIDIARY CONTROL VALVE ASSEMBLY INCLUDES ZONE SUBSIDIARY CONTROL VALVE, FLOW SWITCH, TEST GATE VALVE AND DRAIN VALVE
	GATE VALVE
	NON RETURN VALVE
	VORTEX INHIBITOR
	BALL FLOAT VALVE
	SPRINKLER / HOSE REEL PIPE
	PRESSURE SWITCH
	SPRINKLER CONTROL VALVE SET
	CHECK METER POSITION
	SPRINKLER / F.S. INLET
	5Kg CO2 TYPE FIRE EXTINGUISHER
	4Kg DRY POWDER TYPE FIRE EXTINGUISHER
	PUMP
	150mm WATER ALARM GONG
	EMERGENCY LIGHTING
	EXIT SIGN
	ADDRESSABLE TYPE FIRE ALARM PANEL
	PUMP CONTROL PANEL
	WETTED TYPE DRY CHEMICAL FIRE EXTINGUISHER (20KG)
	STAND-ALONE SMOKE DETECTOR (220V WITH BATTERY BACKUP)



ABBREVIATION

H.R.	HOSE REEL
F.S.	FIRE SERVICES
SPR.	SPRINKLER
U/G	UNDERGROUND
T/A	TO ABOVE
T/B	TO BELOW
F/A	FROM ABOVE
F/B	FROM BELOW
H/L	HIGH LEVEL
M/L	MIDDLE LEVEL
L/L	LOW LEVEL
W/	WITH
FFL	FINISHED FLOOR LEVEL
FE	FIRE EXTINGUISHER
DP	DESIGN POINT

COLOUR CODE

PIPE SIZES	COLOUR
ø25mm	LIGHT GREEN
ø32mm	RED
ø40mm	PURPLE
ø50mm	YELLOW
ø65mm	BLUE
ø80mm	GREEN
ø100mm	LIGHT BROWN
ø150mm	DEEP BROWN

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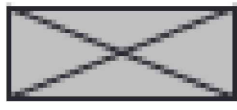
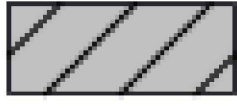
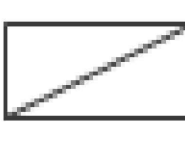
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FS-02	A	FIRE SERVICES INSTALLATION LAYOUT PLAN

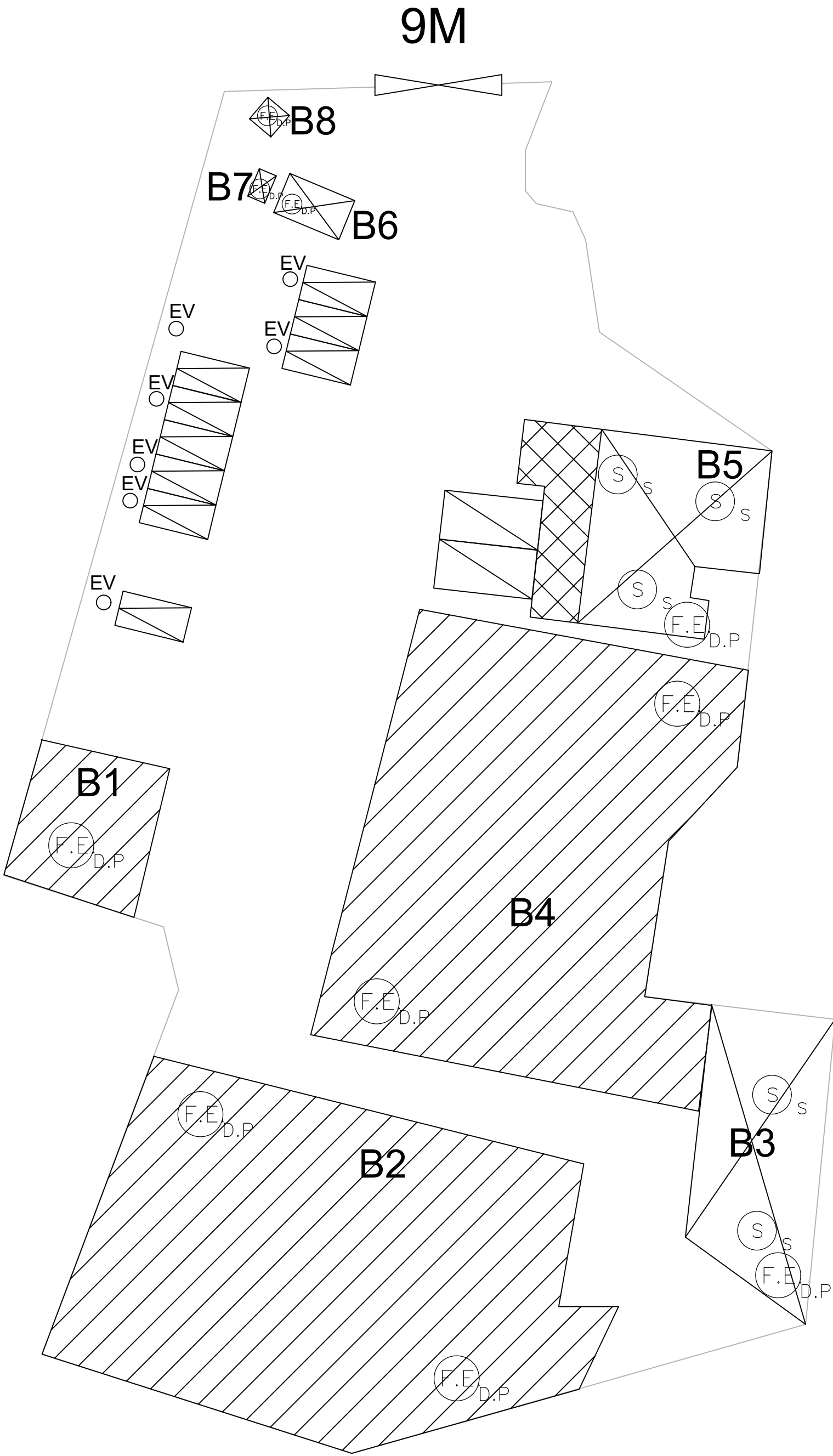
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REV	DESCRIPTION	DATE	BY	
FSI CONTRACTOR				
East Power Engineering Limited				
				
PROJECT FIRE SERVICES INSTALLATION WORK AT VARIOUS LOTS IN D.D. 104 AND ADJOINING GOVERNMENT LAND, LONG HA, SAN TIN, YUEN LONG, NEW TERRITORIES				
DRAWING TITLE F.S. NOTES, BLOCK PLAN, LEGEND, ABBREVIATION, DRAWING LIST, PIPE MATERIAL SCHEDULE, PUMP SCHEDULE, VERTICAL LINE DIAGRAM,				
	INITIAL	DESIGNATION	DATE	
DRAWN BY	LC	A. ENG	29-7-2026	
DESIGN BY	CM	PM	29-7-2026	
CHECK BY	CM	PM	29-7-2026	
APPROVED BY	-	-	-	
PROJECT NO.	A/1/L-KTN/1255			
PAPER SIZE	A1	PLOT SCALE	1 : 1	
DRAWING NO. EP-10248-FS01				
SCALE	N.T.S	REVISION	A	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
*B1	SHOP AND SERVICES (VEHICLE SHOWROOM)	99 m ² (ABOUT)	99 m ² (ABOUT)	3.5 m (NOT MORE THAN) (1-STOREY)
B2	SHOP AND SERVICES (VEHICLE SHOWROOM)	765 m ² (ABOUT)	765 m ² (ABOUT)	3.5 m (NOT MORE THAN) (1-STOREY)
*B3	SHOP AND SERVICES (VEHICLE SHOWROOM)	174 m ² (ABOUT)	174 m ² (ABOUT)	3.5 m (NOT MORE THAN) (1-STOREY)
B4	SHOP AND SERVICES (VEHICLE SHOWROOM)	746 m ² (ABOUT)	746 m ² (ABOUT)	3.5 m (NOT MORE THAN) (1-STOREY)
*B5	SITE OFFICE AND WASHROOM	207 m ² (ABOUT)	207 m ² (ABOUT)	3.5 m (NOT MORE THAN) (1-STOREY)
*B6	E&M FACILITY	15 m ² (ABOUT)	15 m ² (ABOUT)	2 m (NOT MORE THAN) (1-STOREY)
*B7	ELECTRIC METER ROOM	3 m ² (ABOUT)	3 m ² (ABOUT)	2 m (NOT MORE THAN) (1-STOREY)
*B8	ELECTRIC METER ROOM	4 m ² (ABOUT)	4 m ² (ABOUT)	2 m (NOT MORE THAN) (1-STOREY)
TOTAL		2,013 m ² (ABOUT)	2,013 m ² (ABOUT)	

*STRUCTURES B1, B3, B5, B6, B7 AND B8 ARE EXISTING STRUCTURES, WHILE STRUCTURES B2 AND B4 ARE PROPOSED STRUCTURES.

LEGEND

-  APPLICATION SITE
-  STRUCTURE (ENCLOSED)
-  STRUCTURE (CANOPY)
-  STRUCTURE (OPEN SHED)
-  PARKING SPACE
2.5 m (W) X 5 m (L)
-  L/U/L SPACE
(Light Goods Vehicles)
3.5 m (W) X 7 m (L)
-  ENTRANCE / EXIT
-  ELECTRIC VEHICLE CHARGING STAND



A	FSD SUBMISSION	29-7-2026	LC																													
REV	DESCRIPTION	DATE	BY																													
FSI CONTRACTOR																																
East Power Engineering Limited																																
																																
PROJECT FIRE SERVICES INSTALLATION WORK AT VARIOUS LOTS IN D.D. 104 AND ADJOINING GOVERNMENT LAND, LONG HA, SAN TIN, YUEN LONG, NEW TERRITORIES																																
DRAWING TITLE FIRE SERVICES INSTALLATION LAYOUT PLAN																																
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SCALE	1 : 300 @A1	REVISION	A																													

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA : 3,967 m² (ABOUT)
COVERED AREA : 2,013 m² (ABOUT)
UNCOVERED AREA : 1,954 m² (ABOUT)

PLOT RATIO	: 0.51	(ABOUT)
SITE COVERAGE	: 51%	(ABOUT)

NO. OF STRUCTURE	: 8
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 2,013 m ² (ABOUT)
TOTAL GFA	: 2,013 m ² (ABOUT)

BUILDING HEIGHT : 3.5 m (NOT MORE THAN)
NO. OF STOREY : 1 (NOT MORE THAN)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
*B1	SHOP AND SERVICES (VEHICLE SHOWROOM)	99 m ² (ABOUT)	99 m ² (ABOUT)	3.5 m (NOT MORE THAN) (1-STOREY)
B2	SHOP AND SERVICES (VEHICLE SHOWROOM)	765 m ² (ABOUT)	765 m ² (ABOUT)	3.5 m (NOT MORE THAN) (1-STOREY)
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**STRUCTURES B1, B3, B5, B6, B7 AND B8 ARE EXISTING STRUCTURES, WHILE STRUCTURES B2 AND B4 ARE PROPOSED STRUCTURES.*

INTERNAL TRANSPORT FACILITIES

NO. OF PRIVATE CAR PARKING SPACE : 9
DIMENSIONS OF PARKING SPACE : 5 m (L) X 2.5 m (W)

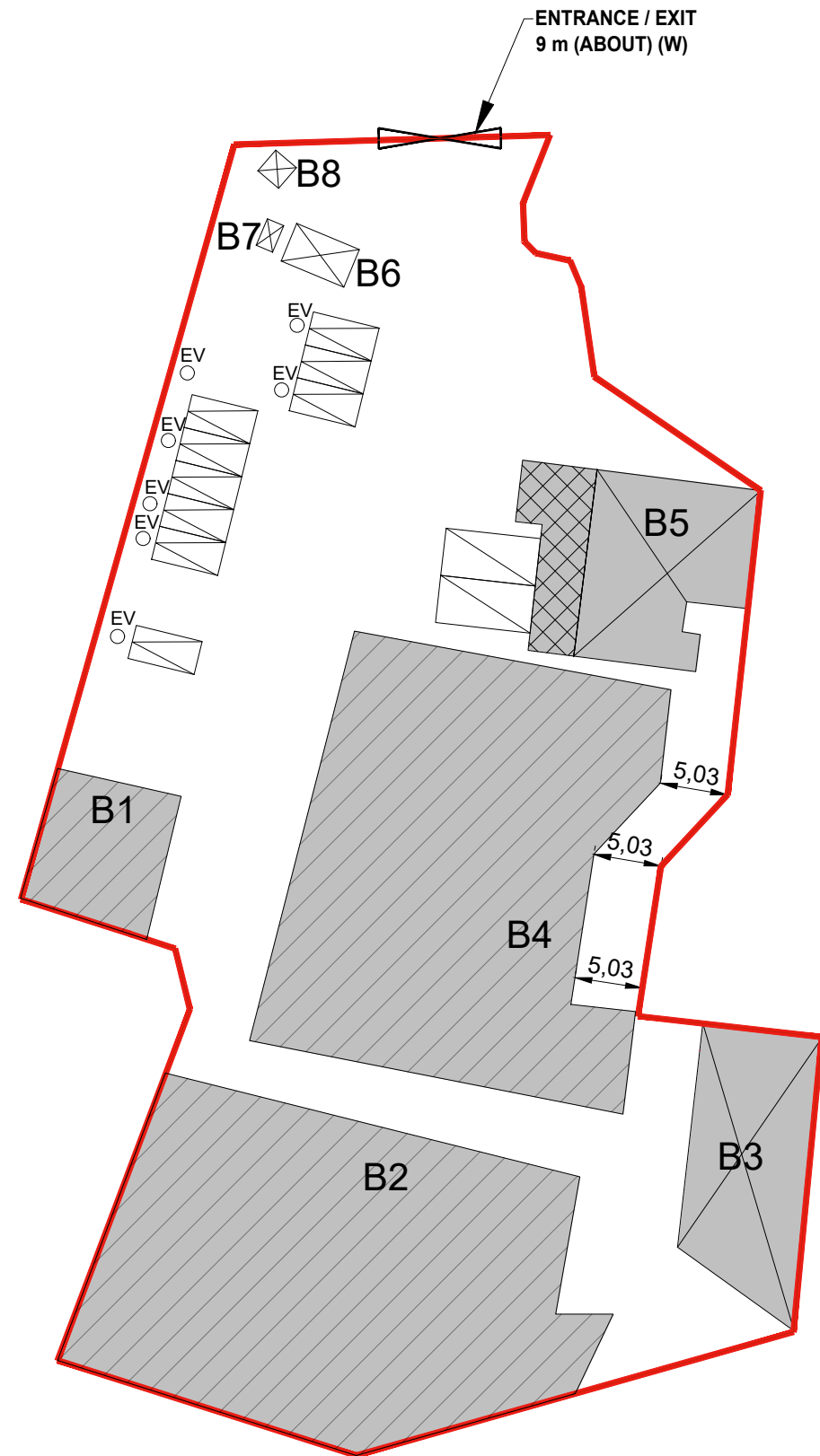
NO. OF LIGHT GOODS VEHICLES L/UL SPACE : 2
DIMENSIONS OF L/UL SPACE : 7 m (L) X 3.5 m (W)



- ALL DIMENSIONS ARE IN MILLIMETER EXCEPT OTHERWISE NOTED
- DO NOT SCALE DRAWING

LEGEND

- | | |
|---|--|
|  | APPLICATION SITE |
|  | STRUCTURE
(ENCLOSED) |
|  | STRUCTURE
(CANOPY) |
|  | STRUCTURE
(OPEN SHED) |
|  | PARKING SPACE
2.5 m (W) X 5 m (L) |
|  | L/U/L SPACE
(Light Goods Vehicles)
3.5 m (W) X 7 m (L) |
|  | ENTRANCE / EXIT |
|  | ELECTRIC VEHICLE
CHARGING STAND |



–	LAYOUT PLAN	17 JUN 2026

REVISION		
	name	
drawn	CY	- DATE
checked	-	- DATE
approved	-	- DATE

contract no. -

project no.

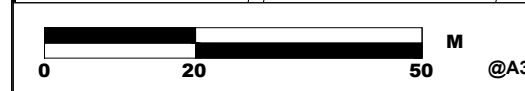
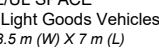
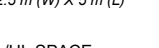
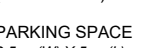
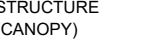
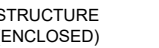
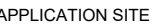
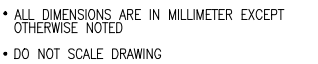
TITLE :
TEMPORARY SHOP AND SERVICES
(MOTOR-VEHICLE SHOWROOM) WITH ANCILLARY
PARKING OF VEHICLES FOR A PERIOD OF 5
YEARS

SITE LOCATION :
VARIOUS LOTS IN D.D. 104 AND
ADJOINING GOVERNMENT LAND, LONG
HA, SAN TIN, YUEN LONG, NEW
TERRITORIES

LAYOUT PLAN

drawing no.	rev.	scale
PLAN 1	-	N.T.S.

TYPE OF VEHICLE	: LIGHT GOODS VEHICLE
DIMENSION OF VEHICLE	: 2.3 m (W) X 6.45 m (L)
WIDTH IN ENTRANCE / EXIT	: 10 m (ABOUT)



-	LAYOUT PLAN	17 JUN 2026	
REVISION			
	name		
drawn	CY		- DATE
checked	-		- DATE
approved	-		- DATE
contract no. -			
project no.			
TITLE : TEMPORARY SHOP AND SERVICES (MOTOR-VEHICLE SHOWROOM) WITH ANCILLARY PARKING OF VEHICLES FOR A PERIOD OF 5 YEARS			
SITE LOCATION : VARIOUS LOTS IN D.D. 104 AND ADJOINING GOVERNMENT LAND, LONG HA, SAN TIN, YUEN LONG, NEW <u>TERRITORIES</u>			
drawing title. SWEPT PATH PLAN			
drawing no.		rev.	scale
PLAN 4		-	N.T.S.