

Christy Sze Wing YEE/PLAND

主旨: Fw: S.16 Planning Application No. A/YL-KTN/1255 - Submission of Further Information (3)
附件: A_YL-KTN_1255_FI3_Attachment 2_FSIs Proposal.pdf; A_YL-KTN_1255_FI13_Attachment 1_RtoC Table.pdf

From: tiffany [REDACTED]
Sent: Wednesday, October 7, 2026 11:57 AM
To: tpbd/PLAND [REDACTED]
Cc: Andrea Wing Yin YAN/PLAND [REDACTED]; David Chi Chiu CHENG/PLAND [REDACTED]
Subject: S.16 Planning Application No. A/YL-KTN/1255 - Submission of Further Information (3)

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 (3)

Reference is made to the captioned planning application and the departmental comments received via email from the Planning Department on 7.8.2026.

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

Attachment 1 – Response-to-Comments Table
Attachment 2 – Revised FSIs Proposal

A revised FSIs proposal with the latest layout of the captioned application has been prepared. 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

[REDACTED]
[REDACTED]
[REDACTED]

S.16 Planning Application for Temporary Shop and Services (Motor-vehicle Showroom) with Ancillary Parking of Vehicles for a Period of 5 Years in “Comprehensive Development Area” Zone, Lots 3316 RP, 3331 RP (Part), 3337 RP, 3338 RP (Part), 3339 (Part), 3340 RP, 3341 RP (Part), 3342 (Part), 3343 (Part), 3344, 3345, 3346, 3347 (Part), 3348 (Part), 3349 RP, 3350, 3351 (Part), 3359 RP (Part) and 3360 RP in D.D. 104 and Adjoining Government Land, Long Ha, Yuen Long, New Territories

FI(3)

Attachment 1

Response-to-Comments Table

Attachment 1 - Response-to-Comments Table

No.	Comments	Responses
1	Fire Services Department (Contact Person: Mr. YUEN Tsz-fung), dated 7.8.2026 i. For enclosed structure with gross floor area not exceeding 230 m², Structures B6-B8, portable fire extinguisher and stand-alone fire detector shall be provided;	Please refer to the FSI's proposal with the latest layout of the captioned application on Attachment 2.
	ii. Separation distance between each structure shall be clearly indicated on the plan;	Noted and revised accordingly.
	iii. In relation to item (ii) above, structures on the same site are regarded as adjoining structures if they are less than 1.8 m apart. In this regard, sprinkler system, wheeled type dry chemical fire extinguisher, stand-alone fire detector, emergency lighting and directional & exit signs shall be provided if the total floor area exceeds 230 m²;	All structures less than 1.8m apart are either open shed or total floor area less than 230 m².
	iv. The total floor area of Structure B5, including the canopy, shall be clearly stated on the plan;	Noted and stated on plan.
	v. Fire extinguishers shall be provided at the canopy adjoining Structure B; and	Noted and revised accordingly.

	vi. Structures B1, B2 & B4 shall be clarified as to whether it is a shed with 2 or more sides open.	Structures B1, B2 and B4 are open sheds with 2 or more sides open.
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S.16 Planning Application for Temporary Shop and Services (Motor-vehicle Showroom) with Ancillary Parking of Vehicles for a Period of 5 Years in “Comprehensive Development Area” Zone, Lots 3316 RP, 3331 RP (Part), 3337 RP, 3338 RP (Part), 3339 (Part), 3340 RP, 3341 RP (Part), 3342 (Part), 3343 (Part), 3344, 3345, 3346, 3347 (Part), 3348 (Part), 3349 RP, 3350, 3351 (Part), 3359 RP (Part) and 3360 RP in D.D. 104 and Adjoining Government Land, Long Ha, Yuen Long, New Territories

FI(3)

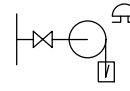
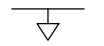
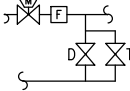
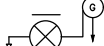
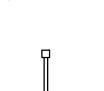
Attachment 2

Revised FSIs Proposal

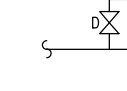
FIRE SERVICES NOTES:

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
	WHEELED 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

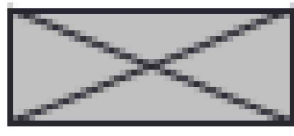
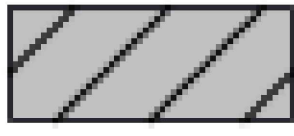
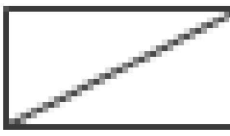
PIPE SIZES	COLOUR
ø25mm	LIGHT GREEN
ø32mm	RED
ø40mm	PURPLE
ø50mm	YELLOW
ø65mm	BLUE
ø80mm	GREEN
ø100mm	LIGHT BROWN
ø150mm	DEEP BROWN

DRAWING LIST:

DRAWING NO.	REVISION	DRAWING TITLE
FS-01	A	F.S. NOTES., BLOCK PLAN, LEGEND, ABBREVIATION, DRAWING LIST, PIPE MATERIAL SCHEDULE, PUMP SCHEDULE, VERTICAL LINE DIAGRAM,
FS-02	A	FIRE SERVICES INSTALLATION LAYOUT PLAN

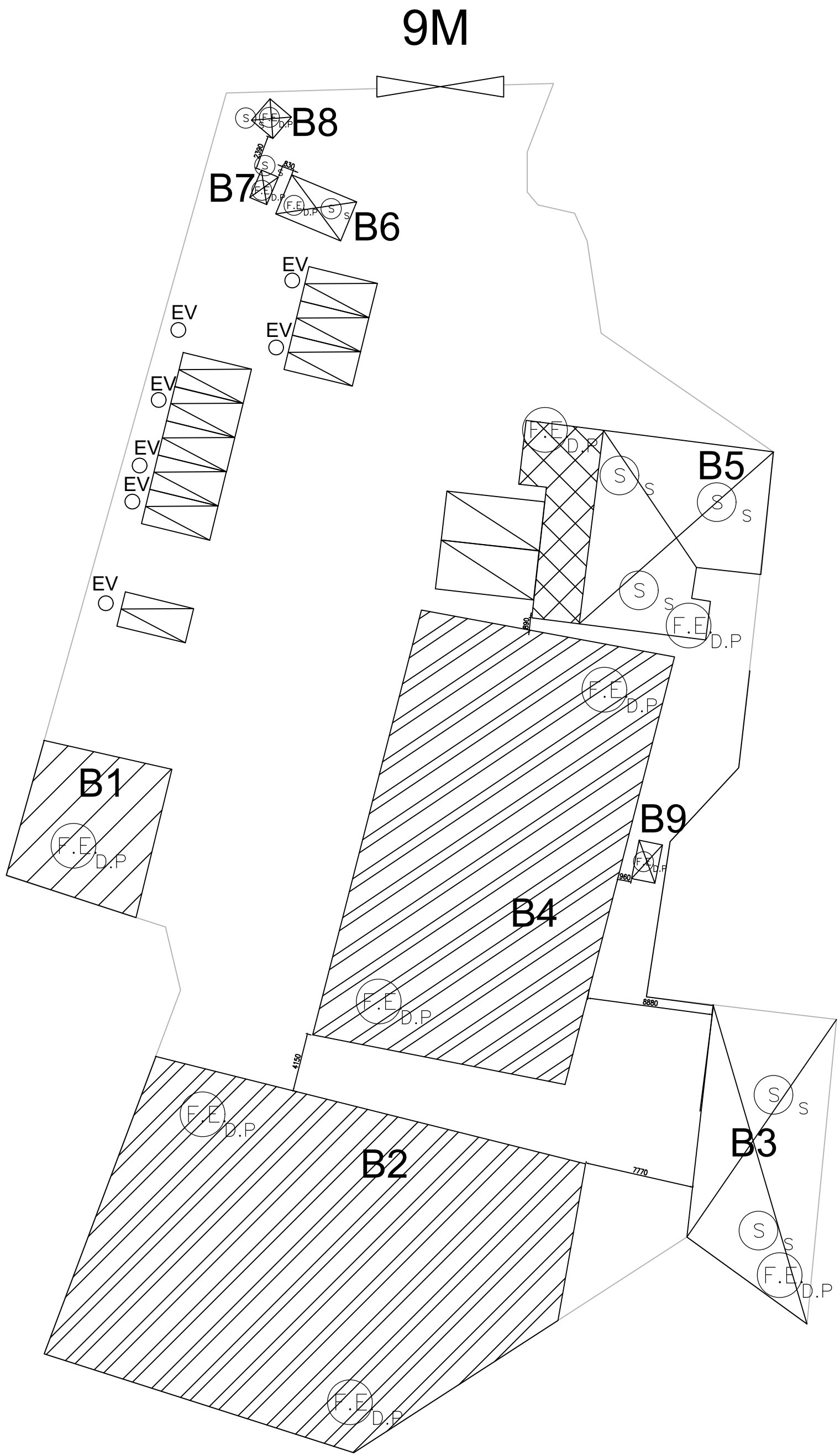
A	FSD SUBMISSION	06-10-2026	LC
REV	DESCRIPTION	DATE	BY
FSI CONTRACTOR			
East Power Engineering Limited			
			
PROJECT FIRE SERVICES INSTALLATION WORK AT VARIOUS LOTS IN D.D. 104 AND ADJOINING GOVERNMENT LAND, LONG HA, SAN TIN, YUEN LONG, NEW TERRITORIES			
DRAWING TITLE F.S. NOTES, BLOCK PLAN, LEGEND, 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/YL-KTN/1255			
PAPER SIZE	A1	PLOT SCALE	1 : 1
DRAWING NO. EP-10248-FS01			
SCALE	N.T.S	REVISION	A

LEGEND

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

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)	620 m ² (ABOUT)	620 m ² (ABOUT)	3.5 m (NOT MORE THAN) (1-STOREY)
*B3	SHOP AND SERVICES (VEHICLE SHOWROOM)	142 m ² (ABOUT)	142 m ² (ABOUT)	3.5 m (NOT MORE THAN) (1-STOREY)
B4	SHOP AND SERVICES (VEHICLE SHOWROOM)	592 m ² (ABOUT)	592 m ² (ABOUT)	3.5 m (NOT MORE THAN) (1-STOREY)
*B5	SITE OFFICE AND WASHROOM (INCLUDING CANOPY)	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)
*B9	ELECTRIC METER ROOM	2 m ² (ABOUT)	2 m ² (ABOUT)	2 m (NOT MORE THAN) (1-STOREY)
TOTAL		1,684 m ² (ABOUT)	1,684 m ² (ABOUT)	

*STRUCTURES B1, B3, B5, B6, B7, B8 AND B9 ARE EXISTING STRUCTURES, WHILE STRUCTURES B2 AND B4 ARE PROPOSED STRUCTURES.



STRUCTURE B1, B2 & B4 ARE SHED WITH 2 OR MORE SIDES OPEN.

A	FSD SUBMISSION	06-10-2026	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			
	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/YL-KTN/1255			
PAPER SIZE	A1	PLOT SCALE	1 : 1
DRAWING NO. EP-10729-FS02			
SCALE	1 : 300 @A1	REVISION	A