

From: Howard Tong <[REDACTED]>
Sent: 05 February 2026 18:49
To: tpbpd/PLAND
Cc: [REDACTED]
Subject: s.16 Planning Application No. A/YL-KTS/1079 - Reply to Departmental Comment (FSD/TD/EPD/PlanD)
Attachments: Attachment 1 - Fire Services Proposal-R1.pdf; Attachment 6 - Pedestrian Routing at Kam Sheung Road.pdf
Categories: Internet Email

Attn: Town Planning Board Secretariat

Dear Sir/Madam,

I refer to the captioned s.16 planning application No. A/YL-KTS/1079, please find below our reply to departmental comments (FSD/EPD/TD/PlanD) in **RED** for TPB consideration:

1. Reply to FSD comment (5/2/2026)

Please find attached Revised Fire Services Proposal (Drawing No. FS-01 Rev. A and FS-02 Rev. A) (**Attachment 1 - Fire Services Proposal-R1**) which superseded previous proposal submitted on 3/2/2026.

2. Reply to TD comment (4/7/2025)

- Estimated hourly traffic trips:

1 Trip. (Peak hours are 3 trips occurred at 8:00 am - 9:00 am / 5:00 pm - 6:00 pm)

- Estimated nos. of staff/visitor/trainee arriving/leaving the application site per hour:

2 nos./hr. (Peak hours are 40 nos. occurred at 8:00 am - 9:00 am / 5:00 pm - 6:00 pm)

- Pedestrian routing from the site to the bus stops at each bound of Kam Sheung Road:

Refer to attached pedestrian routing drawing (Drawing No. TD-01 - Pedestrian Trip from Site to Bus Stop) (**Attachment 6 - Pedestrian Routing at Kam Sheung Road**)

3. Reply to EPD comment (21/7/2025)

- whether the proposed use will involve drilling or ground breaking activities;

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No drilling/ ground breaking activities will be involved.

- whether the proposed use will involve use of powered mechanical equipment and if affirmative, please advise the fuel type of the equipment;

Proposed use will involve course of truck-mounted crane operation. Mechanical equipment involved is truck-mounted crane and equipped with Diesel engine.

- whether the proposed workshops at the site are enclosed;

Proposed workshops at the site are separated and enclosed with metallic roof enclosure / brick walls.

- Any environmental mitigation measures/practices will be adopted to control potential environmental impacts, in particular noise, from the proposed use.
1. Potential noise emitting activities will be carried out within site structure. To control potential noise emission, site structure is covered with metallic roof enclosure and 3m parapet walls alongside the application site boundary. All semi-enclosed areas will also be covered by noise barriers whenever required.
 2. All training courses which may generate noise (e.g., metal works, metal scaffolding and welding works) will be carried out from 9:00 am to 5:30 pm within enclosed structures equipped with soundproofing materials. Only indoor lecture courses without noise generated will be carried out from 5:30 pm to 10:30 pm.
 3. Additional noise measures (e.g., noise absorption materials) will be adopted when necessary.

4. Reply to PlanD comment (4/9/2025)

- Training courses for construction industry organized by Hong Kong Federation of Trade Unions/ Hong Kong Construction Industry Employees General Union, which are currently dedicated for Employees Retraining Board (ERB);

Training courses for construction industry dedicated for ERB are listed below:

1. Foundation Certificate in Decorative Waterproof Worker Training for Renovation 裝修防水助理基礎證書
2. Foundation Certificate in Electrical Wireman Training (Intermediate Trade Test) 電氣佈線工(中級工藝測試)基礎證書
3. Foundation Certificate in Painter and Decorator Training for Interior Renovation (Intermediate Trade Test) 裝修髹漆及裝飾工(中級工藝測試)基礎證書
4. Foundation Certificate in Plumber Training for Interior Renovation (Intermediate Trade Test) 裝修水喉工(中級工藝測試)基礎證書
5. Foundation Certificate in Mandatory Basic Safety Training (Construction Work) (Part-time) 強制性基本安全訓練(建築工程)基礎證書(兼讀制)
6. Foundation Certificate in Mandatory Basic Safety Revalidation Training (Construction Work) (Part-time) 強制性基本安全訓練重新甄審資格(建築工程)基礎證書(兼讀制)

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- The number of these training courses to be held at the subject site in the future.

All the above-mentioned 6 nos. of ERB courses are currently organized in other locations and targeting to be applied / held at the subject site in future.

Should you have any query, please feel free to contact the undersigned at 

Regards,
Howard Tong

For or on behalf to HKFTU/ HKCIEGU

FIRE SERVICES NOTES:

- 1) THE TRAINING CENTER WILL BE USED FOR EDUCATIONAL PURPOSE TO PROVIDE TRAINING FOR CONSTRUCTION WORKERS.
- 2) SECONDARY SOURCE OF SUPPLY SHALL BE PROVIDED TO MAINTAIN EMERGENCY LIGHTING, ESSENTIAL FIRE SERVICES INSTALLATION BEFORE MAIN SWITCH IN THE EVENT OF MAIN POWER FAILURE.
- 3) EMERGENCY LIGHTING C/W AT LEAST TWO HOUR BATTERY BACKUP TYPE TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH BS 5266-1:2016, BS EN 1838:2013 AND THE FSD CIRCULAR LETTER NO. 4/2021.
- 4) SUFFICIENT DIRECTIONAL AND EXIT SIGN TO BE PROVIDED AS INDICATED ON PLAN AND INSTALLED IN ACCORDANCE WITH BS5266-1:2016 AND FSD CIRCULAR LETTER NO. 5/2008 TO ENSURE THAT ALL EXIT ROUTE FROM ANY AREA WITHIN THE ENCLOSED STRUCTURE ARE CLEARLY INDICATED AS REQUIRED BY THE CONFIGURATION OF FIRE EXIT DOOR SERVING THE ENCLOSED STRUCTURE.
- 5) STAND ALONE DETECTOR WILL BE PROVIDED FOR ALL ENCLOSED COMPARTMENTS OF THE TRAINING CENTER EXCEPT SERVICES DUCTS, WATER/ELEC. METER CABINETS, SPRINKLER CONTROL VALVE CABINET.
- 6) THE STAND ALONE DETECTOR WILL BE INSTALLED IN ACCORDANCE WITH THE "STAND-ALONE FIRE DETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION & MAINTENANCE (SEP2021)". ALL STAND ALONE DETECTORS WILL BE INTERCONNECTED. UPON ACTIVATION OF ANY ONE STAND ALONE DETECTOR WITHIN SAME ENCLOSED COMPARTMENT AS LISTED IN ABOVE ITEM 5, ALL OTHER STAND ALONE DETECTORS WILL SOUND.
- 7) WHEELED TYPE 25KG DRY POWDER CAPACITY FIRE EXTINGUISHER WILL BE PROVIDED AND INSTALLED AT POSITION AS INDICATED ON PLAN.
- 8) AN AUTOMATIC SPRINKLER SYSTEM TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THE LPC RULES INCORPORATING BS EN 12845 : 2015 AND FSD CIRCULAR LETTER NO. 5/2020. THE CLASSIFICATION OF THE OCCUPANCIES TO BE ORDINARY HAZARD GROUP 1.
 - a) SPRINKLERS TO BE PROVIDED FOR THE TRAINING CENTER EXCEPT E/M PLANT ROOMS, SERVICES DUCTS, WATER / ELEC. METER CABINET, SPRINKLER CONTROL VALVE CABINET.
 - b) NEW 37 CU. M SPRINKLER TANK WILL BE PROVIDED AT POSITION AS INDICATION ON PLAN C/W DUTY, STANDBY AND JOCKEY PUMP.
 - c) SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET TO BE PROVIDED AS INDICATED ON PLANS.
 - d) ALL SPRINKLER ALARM SIGNALS WILL BE TRANSMITTED TO THE SPRINKLER ANNUNCIATOR PANEL LOCATED AT POSITION AS INDICATED ON PLAN
 - e) SPRINKLER ALARM WILL BE CONNECTED TO THE FIRE SERVICES COMMUNICATIONS CENTER VIA F.S DIRECT TELEPHONE LINK.
- 9) SMOKE EXTRACTION SYSTEM WILL NOT BE PROVIDED AS ANY FIRE COMPARTMENT NOT EXCEED 7000 cu.m.
- 10) ANY INTENDED STORAGE OR USE OF DANGEROUS GOODS AS DEFINED IN CHAPTER 295 OF THE LAWS OF HONG KONG TO BE NOTIFIED TO THE DIRECTOR OF FIRE SERVICES.

LEGEND

SYMBOL	DESCRIPTION
	MOTOR PUMP SET
	GATE VALVE
	GATE VALVE C/W PLUG
	CHECK VALVE
	DRAIN VALVE C/W PLUG
	GATE VALVE WITH MICRO-SWITCH
	BUTTERFLY VALVE WITH MICRO-SWITCH
	BUTTERFLY VALVE
	BALL FLOAT VALVE
	AUTOMATIC AIR VENT
	F.S. INLET/SPRINKLER INLET
	FIRE HOSE REEL SET
	PRESSURE GAUGE WITH STOP CORK
	SPRINKLER CONTROL VALVE SET
	LEVEL SWITCH
	VORTEX INHIBITOR
	FLOW SWITCH
	DIRECT READING FLOW METER
	68°C SPRINKLER HEAD UNDER THE STRUCTURAL SLAB
	68°C SPRINKLER HEAD UNDER THE FALSE CEILING
	68°C DOUBLE LAYERS SPRINKLER HEAD
	WHEELED TYPE 25KG DRY POWDER CAPACITY F.E.
	STAND ALONE DETECTOR
	REMOTE INDICATING LAMP FOR DETECTOR
	FIRE ALARM BELL
	BREAKGLASS UNITS
	PUMP PANEL
	FIRE CONTROL PANEL
	2 HOURS BATTERY SELF CONTAINED TYPE EXIT SIGN
	2 HOURS BATTERY SELF-CONTAINED TYPE EMERGENCY LIGHTING



SITE PLAN

PIPEWORK MATERIAL SCHEDULE

NOMINAL PIPE SIZE	SPECIFICATION
ø150mm & BELOW (ABOVE-GROUND)	GALVANIZED STEEL PIPE CONFORMING TO BS 1387 (BS EN 10255:2004), MEDIUM GRADE
ø200mm & ABOVE (ABOVE-GROUND)	DUCTILE IRON PIPE CONFORMING TO BS EN 545, CLASS K12
ø150mm & BELOW (UNDERGROUND)	GALVANIZED STEEL PIPE CONFORMING TO BS 1387 (BS EN 10255:2004), HEAVY GRADE

REV.	DATE	DESCRIPTION
A	05/11	2ND SUBMISSION
0	03/10	1ST SUBMISSION

REVISION

- ALL MEASUREMENT MUST BE CHECKED AT THE SITE
- DO NOT SCALE DRAWING FIGURED DIMENSIONS TO BE OBSERVED
- READ THIS DRAWING IN CONNECTION WITH GENERAL ARCHITECTURAL PLANS AND OTHER RELATED DOCUMENTS
- THE M&E CONSULTANT TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY FOUND HEREIN

ARCHITECT:

K.A. KHO & ASSOCIATES
 ARCHITECTS & CONSULTANTS LTD.
 許金安副總裁有限公司
 170 TAI YAU BUILDING, 181 JOHNSON ROAD, HONG KONG. TEL: 8522888-8813

F.S. CONTRACTOR:

堅英工程有限公司
 KIN YING CONTRACTING LIMITED
 Unit B & C, 1/F., R. & T. Centre,
 No.81-83 Lorch St., ToloKkui.

PROJECT

TRAINING CENTRE
 LOTS NO. 602 S.B.(Part), 602 S.C.(Part), 602 R.P., 603 S.C.(Part), 603 S.D.(Part), 603 R.P., IN D.D. 106, KAM SHING ROAD, KAM TIN, YUEN LONG.

TITLE

F.S. NOTES , PUMP SCHEDULES AND SITE PLAN

DRAWN BY	LY	SCALE	NIL
DESIGNED BY	LY	DATE	10/2025
CHECKED BY	H.F.FOK	DRAWING NO.	REV.
APPROVED BY		FS-01	A



LOCATION PLAN

REV.	DATE	DESCRIPTION
A	05/11	2ND SUBMISSION
0	03/10	1ST SUBMISSION

REVISION

- ALL MEASUREMENT MUST BE CHECKED AT THE SITE
- DO NOT SCALE DRAWING FIGURED DIMENSIONS TO BE OBSERVED
- READ THIS DRAWING IN CONNECTION WITH GENERAL ARCHITECTURAL PLANS AND OTHER RELATED DOCUMENTS
- THE M&E CONSULTANT TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY FOUND HEREIN

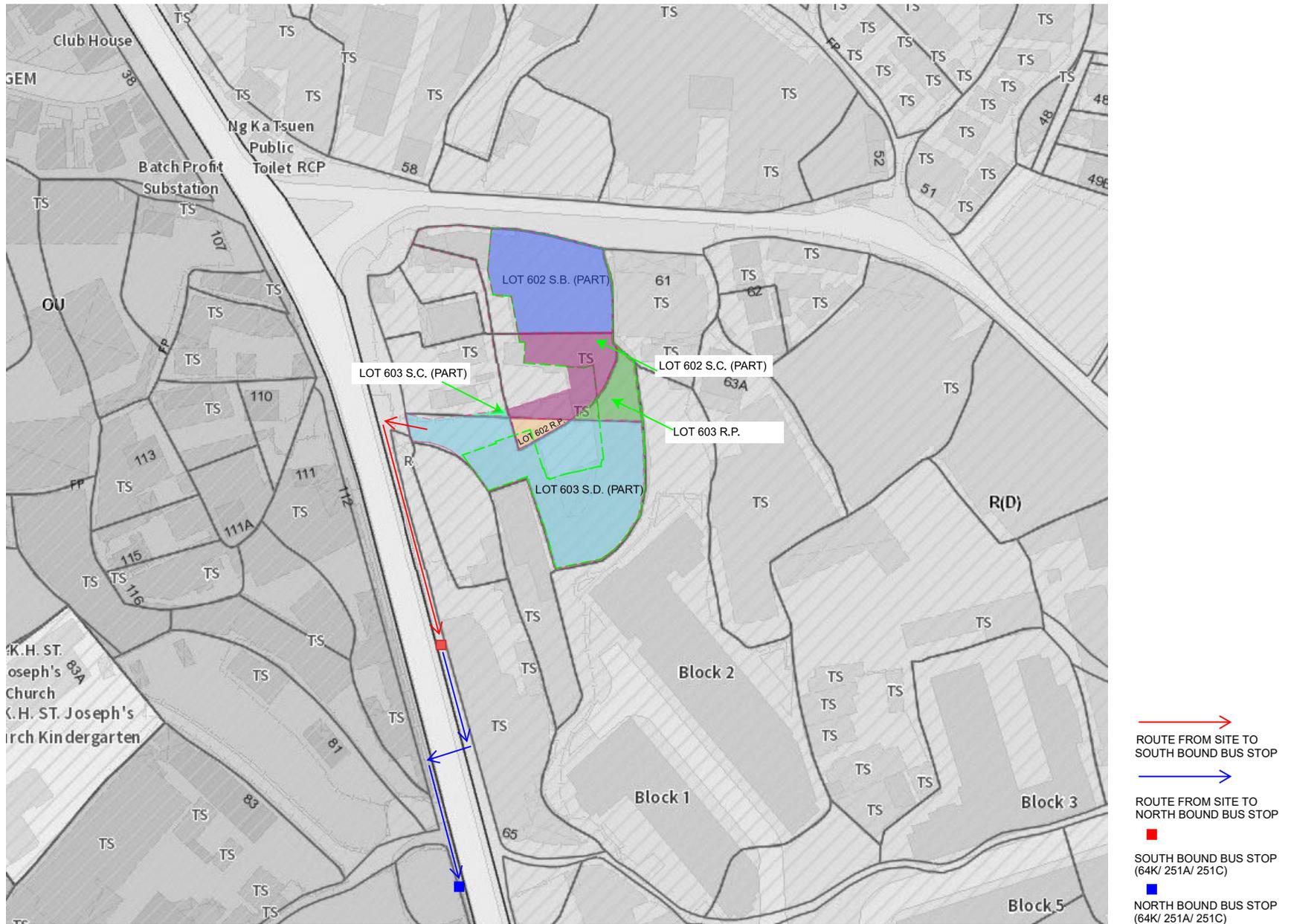
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 許金安則師樓有限公司
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F.S. CONTRACTOR:
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 KIN YING CONTRACTING LIMITED
 Unit B & C, 1/F., R. & T. Centre,
 No.81-83 Lorch St., ToloKkluu,

PROJECT
 TRAINING CENTRE
 LOTS NO. 602 S.B.(Part), 602 S.C.(Part), 602 R.P., 603 S.C.(Part), 603 S.D.(Part), 603 R.P., IN D.D. 106, KAM SHING ROAD, KAM TIN, YUEN LONG.

TITLE
 FS LAYOUT PLAN

DRAWN BY	LY	SCALE	1:200 (A1)
DESIGNED BY	LY	DATE	10/2025
CHECKED BY	H.F.FOK	DRAWING NO.	FS-02
APPROVED BY		REV.	A



DRAWING No. : TD-01 - PEDESTRIAN TRIP FROM SITE TO BUS STOP (N.T.S.)
 (Lot No. 602 S.B. (PART), 602 S.C. (PART), 602 RP, 603 S.C. (PART), 603 S.D. (PART), 603 R.P.,
 in D.D. 106, KAM TIN, YUEN LONG, NEW TERRITORIES)

From: Howard Tong <[REDACTED]>
Sent: 05 February 2026 19:16
To: tpbpd/PLAND
Cc: [REDACTED]
Subject: s.16 Planning Application No. A/YL-KTS/1079 - Revised Supplementary Information (PlanD)
Attachments: APP-4 (Training Details Supplementary Information)-R1.pdf
Categories: Internet Email

Attn: Town Planning Board Secretariat

Dear Sir/Madam,

I refer to the captioned s.16 planning application No. A/YL-KTS/1079, please find attached revised **Attachment APP-4** which superseded training details submitted to PlanD dated 25/6/2025 for TPB consideration.

Should you have any query, please feel free to contact the undersigned at [REDACTED].

Regards,
Howard Tong

For or on behalf to HKFTU/ HKCIEGU

A. 香港工會聯合會/ 香港建造業總工會 培訓課程詳情

- 學生人數：200 人（最高）
- 開放時間：08:00-22:30（日間課程:09:00-17:30, 晚間課程:17:30-22:30）
（注：所有合作計劃為日間課程，晚間課程只舉辦室內理論及課堂課程）
- 提供的培訓課程類型；
 - i. 「白紙升中工」中級技工合作培訓計劃
 - ii. 「一專多能」中級技工合作培訓計劃
 - iii. 「中工升大工」進階工匠訓練計劃-先導計劃

類型	訓練地點
砌磚工	室內
批盪工	室內
鋪瓦工	室內
水喉工	室內
金屬工	室內
平水工	室內/室外
窗框工	室內
玻璃工	室內
鋼筋屈紮	室內
電氣佈線工	室內
普通焊接工	室內
金屬棚架工	室內
控制板裝配工	室內
髹漆及裝飾工	室內
木模板工（樓宇工程）	室內
空調製冷設備技工（電力控制）	室內

iv. 訓練課程

類型	訓練地點
急救班	室內
保安員訓練證書課程	室內
強制性基本安全性訓練（平安咭）	室內
安全健康督導員（建造業）證書	室內
密閉空間作業核准工人安全訓練課程	室內
磨輪安全訓練證書	室內
吊運安全督導員證書	室內
氣體焊接安全訓練課程	室內
電焊安全操作訓練課程	室內
剪刀式升降工作台安全操作班	室外
貨車吊機新手操作員訓練課程	室外

● 訓練課程所需機械/設備：

1. 貨車起重機新手課程 - 貨車起重機
2. 剪刀式升降工作台安全操作班 - 剪刀式升降工作台
3. 氣體焊接安全訓練課程 - 空氣淨化器

● 輔助設施：

辦公室（1間），流動洗手間（6個），學生休息區（1個）

B. 其他培訓中心資料（香港工會聯合會/香港建造業總工會合辦）：

(i) 地址：旺角塘尾道60-62號福康工業大廈9F 3室

課程：鋁窗檢查/維修及保養實習課程、鋁窗檢驗計劃作業備考、空調製冷設備技工(獨立系統)、中工/空調製冷設備(電力控制)中工應試、空調製冷設備技工(獨立系統)大工班、家居維修實習班、納米彈性防漏技術實習、三級消防牌考試課程、電動工具(建造或裝修工程)、窗框工(中工)工藝應試實習

- (ii) 地址：旺角 塘尾道 60-62 號 福康工業大廈 7F 5 室
- 課程：藝術油漆初階實習、油漆粉筋全科實習、家居裝修乳膠漆修補實務證書、木器上色/執色及玻璃紙錶貼操作、髹漆及裝飾技能(中工)測試實習班、木器傢俬油漆實習、家居粉飾牆紙(裱貼)實習、髹漆及裝飾(4台1大工)理論知識、油漆粉飾全科實習、髹漆及裝飾技能(中工)測試實習班
- (iii) 地址：旺角 塘尾道 60-62 號 福康工業大廈 14/F 3 室
- 課程：水喉(中工)考牌實習訓練課程、應考水喉(大工)技能測試實習課程、家居水務裝配實習課程、水喉(中工)工藝測試實習班、家居(水務、用電)檢查課程、水喉潔具初階、潔具維修保養實習初階
- (iv) 地址：旺角 塘尾道 60-62 號 福康工業大廈 12F 1 室
- 課程：細木(中工)考牌實習訓練課程、細木(中工)技能測試實習、家居木工工藝實習初階、細木(大工)技能測試實習、家居門鎖安裝實習、木地板鋪設維修護養及(中工)測試課程
- (v) 地址：旺角 塘尾道 66-68 號 福強工業大廈 B 座 2F 3 室
- 課程：電氣佈線(中工)考牌實習訓練課程、電工技術初階/進階、電工(A牌)技能測驗研習、家居電力及電器故障處理和維修、防水施工(防水塗膜、修補混凝土)、家居裝修電工佈線訓練班、冷氣機維修知識、用電子線路裝製初階、專業鎖匠(開鎖)訓練課程、電動汽車充電設備安裝實習
- (vi) 地址：油麻地 上海街 395-397 安業商業大廈 3 字樓
- 課程：強制性基本安全訓練(平安咭)、強制性基本安全訓練(平安咭)重新甄審、密閉空間作業核准工人安全訓練課程、密閉空間作業核准工人安全訓練(重新甄審)、安全健康督導員(建造業)證書、勞工法例證書課程