

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From: pang hingyeun <[REDACTED]>
Sent: 2026-05-27 Wednesday 17:43:01
To: tpbpd/PLAND <tpbpd@pland.gov.hk>; Edmond Hei Yeung
CHAN/PLAND <ehychan@pland.gov.hk>
Subject: A/NE-KTS/570
Attachment: Site Layout Plan.pdf; Routing Plan.pdf; FSI.pdf

Dear Sir/Madam,

This email supersedes the ones submitted on May 24, 2026, at 3:37 PM and May 27, 2026, at 3.32 PM.

We reply to Planning Department's comments

Due to the previous planning application (A/NE-KTS/514), the planner from the Planning Department stated that the fire water tank did not need to be included in the gross floor area, resulting in a total gross floor area of 1113.02 square meters for that application. However, in this current planning application (A/NE-KTS/570), the planner has included the fire water tank (21.16 square meters) in the gross floor area, leading to discrepancies.

In the previous planning application (A/NE-KTS/514), there were 5 structures, whereas there are now 7 structures. This change is because the fire water tank (5) is considered one structure, and the office (3) beneath Structure (2) (太陽遮棚) is also classified as a structure this time. Consequently, there are now 7 structures, but the actual structures on site remain the same as before.

Regarding the earlier application, the total gross floor area was 1,167.58 square meters. For the current application, the total gross floor area is 1,134.18 square meters. The difference is because this application excludes the office (Structure 3) area of 33.4 square meters, i.e., $(1,167.58 - 33.4 = 1,134.18)$.

The height of the fire water tank in the layout plan was just a typographical error, the tank height is 3.35m, which is the same as before.

Attached is the corrected layout plan and FSI proposal for your reference.

We reply to Transport Department's comments

1. Please refer to the routing plan.
2. We will install signage at the entrance indicating that vehicles are not allowed to wait outside the site. We will assign staff to manage vehicle entry and exit issues. Additionally, vehicles that need to enter the site must notify us in advance to ensure that there are available parking spaces before proceeding.
3. We will obtain consent of the owners/managing departments of the concerned local track for using it as the vehicular access to the subject site.

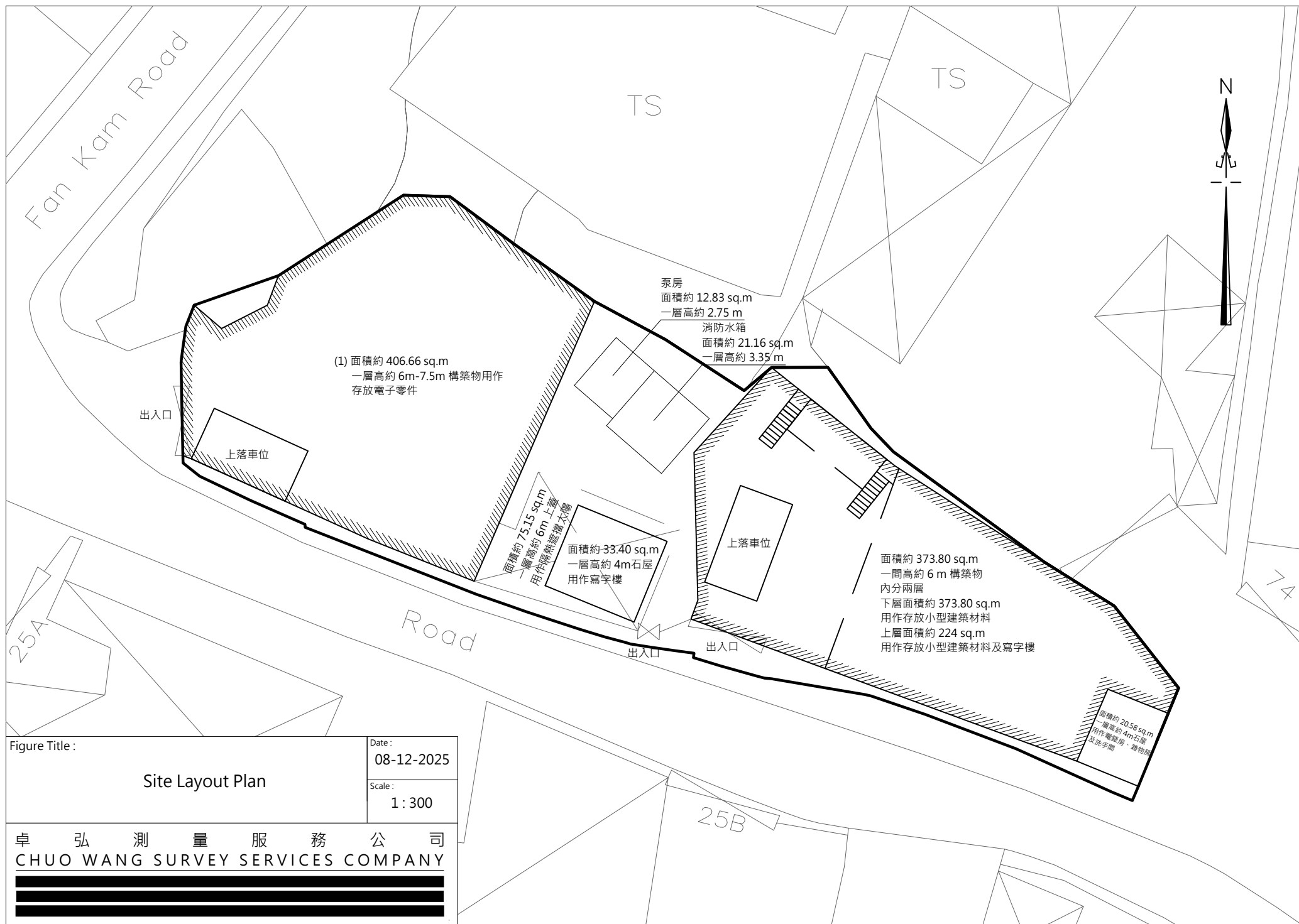
Thank You !

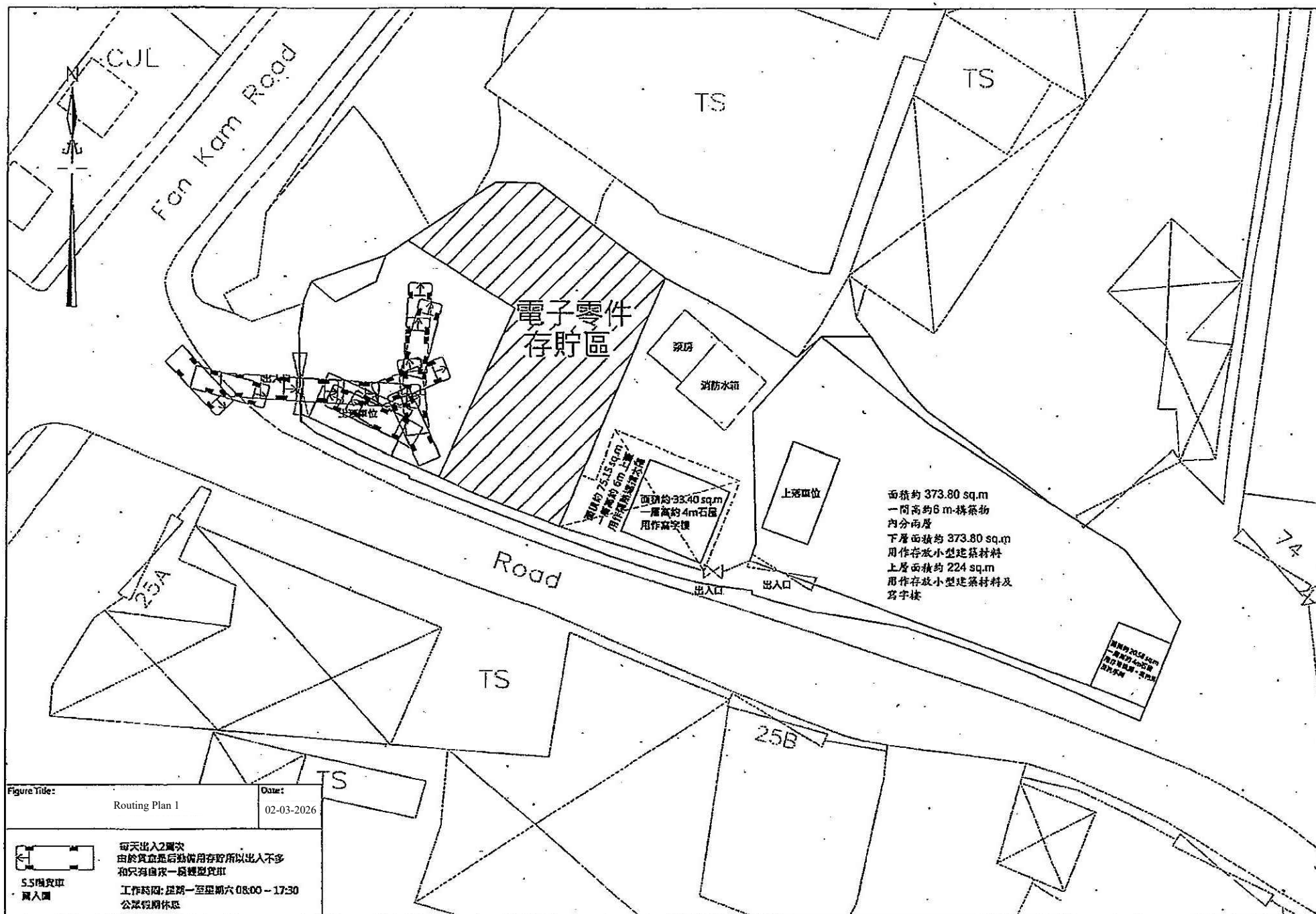
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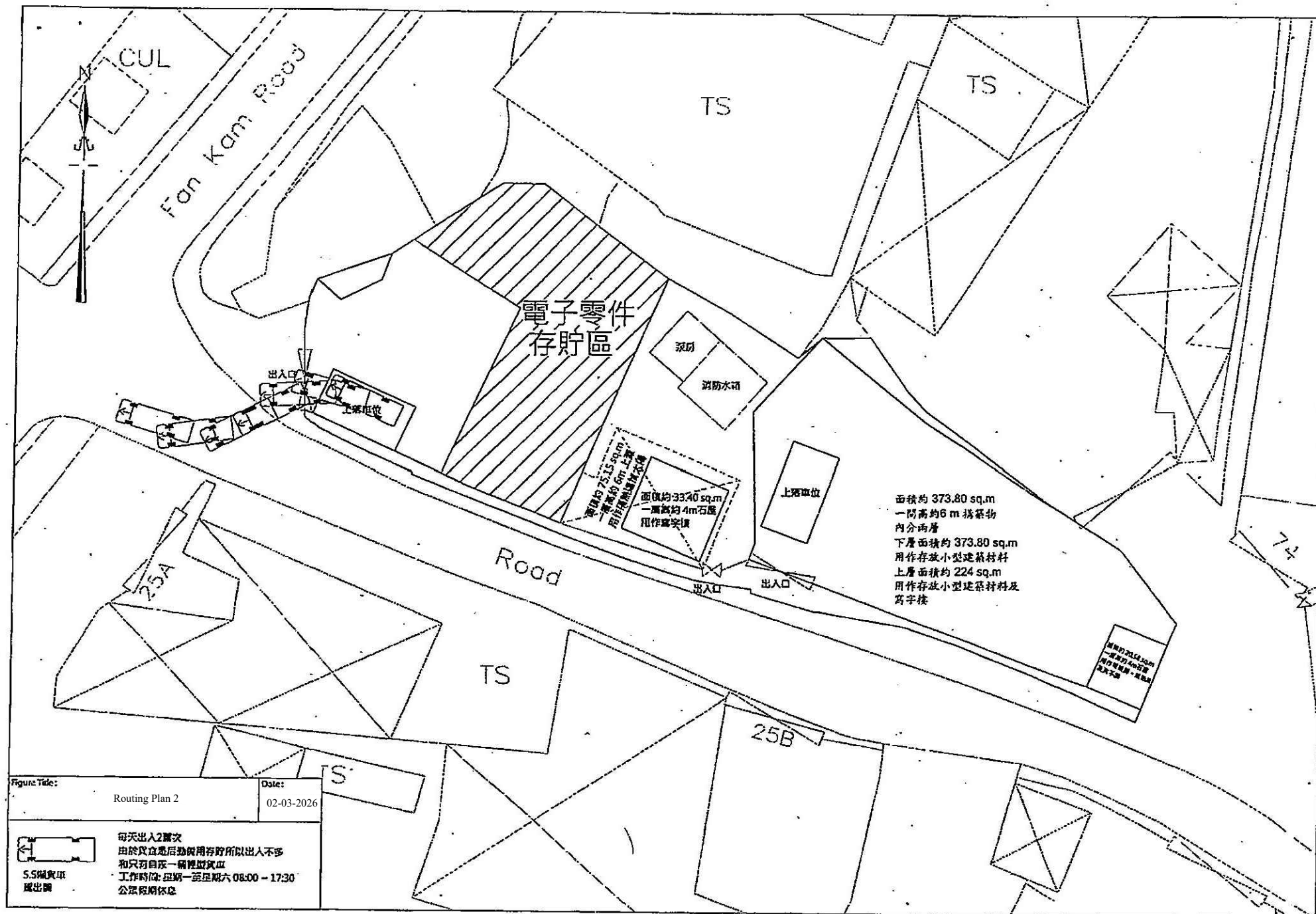
Regards,
H.Y.Pang

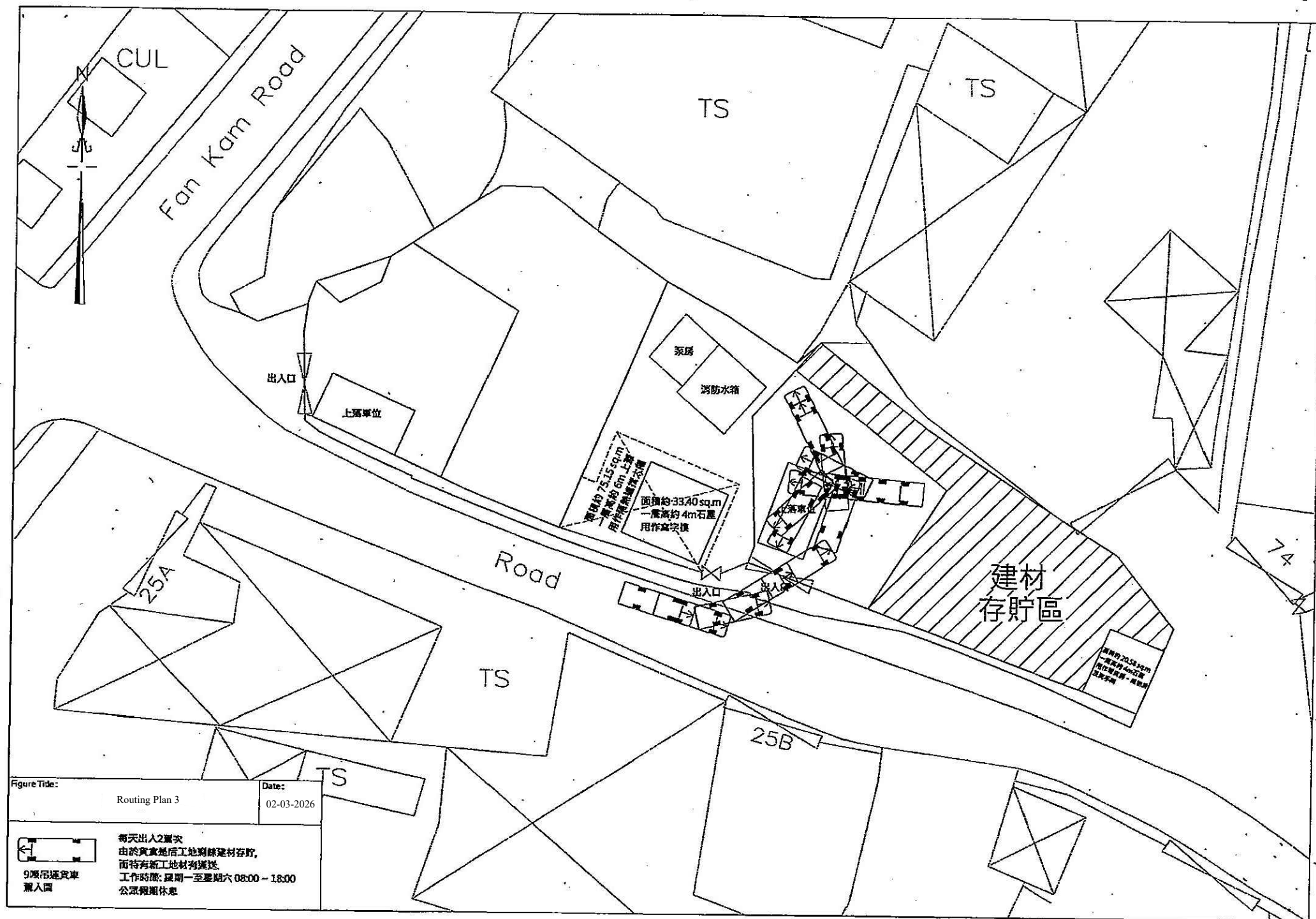
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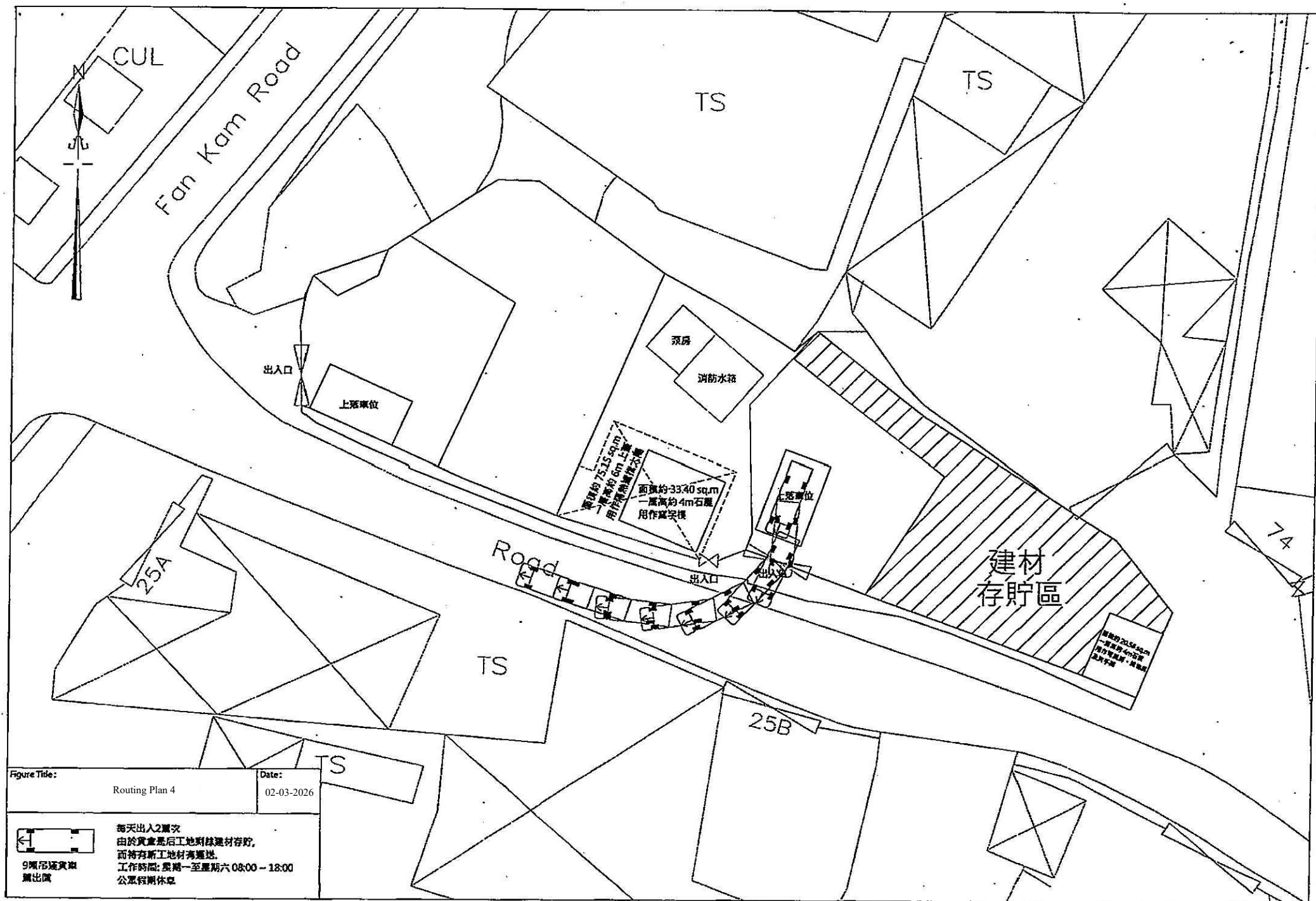
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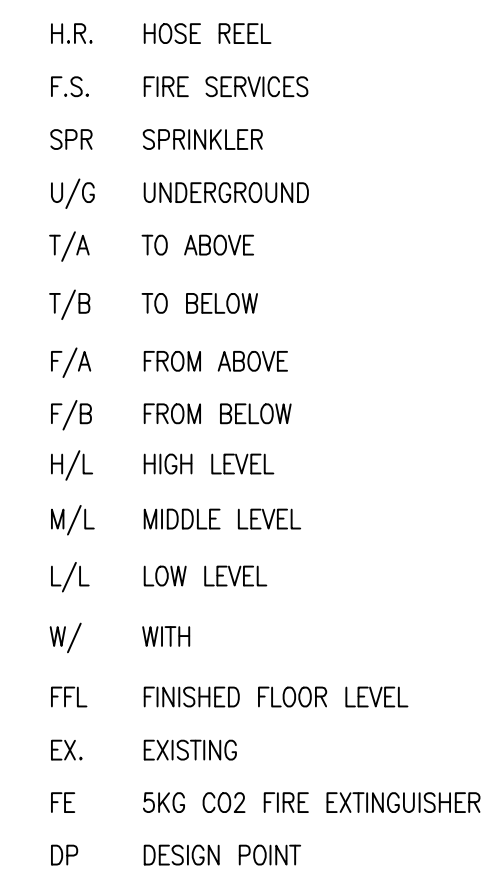












USABLE GROSS FLOOR AREA

ZONE NO.	STRUCTURE NO.	USABLE GROSS FLOOR AREA
A	1	341 M ²
B	2	39 M ²
C	3	380 M ²

NEW SPRINKLER PUMP SET,
NEW SPRINKLER CONTROL VALVE GROUP
AND FLOW SWITCH ASSEMBLY
(DETAIL PLS. REFER SCHEMATIC LINE DIAGRAM)

SPRINKLER PUMP STARTER CONTROL PANEL

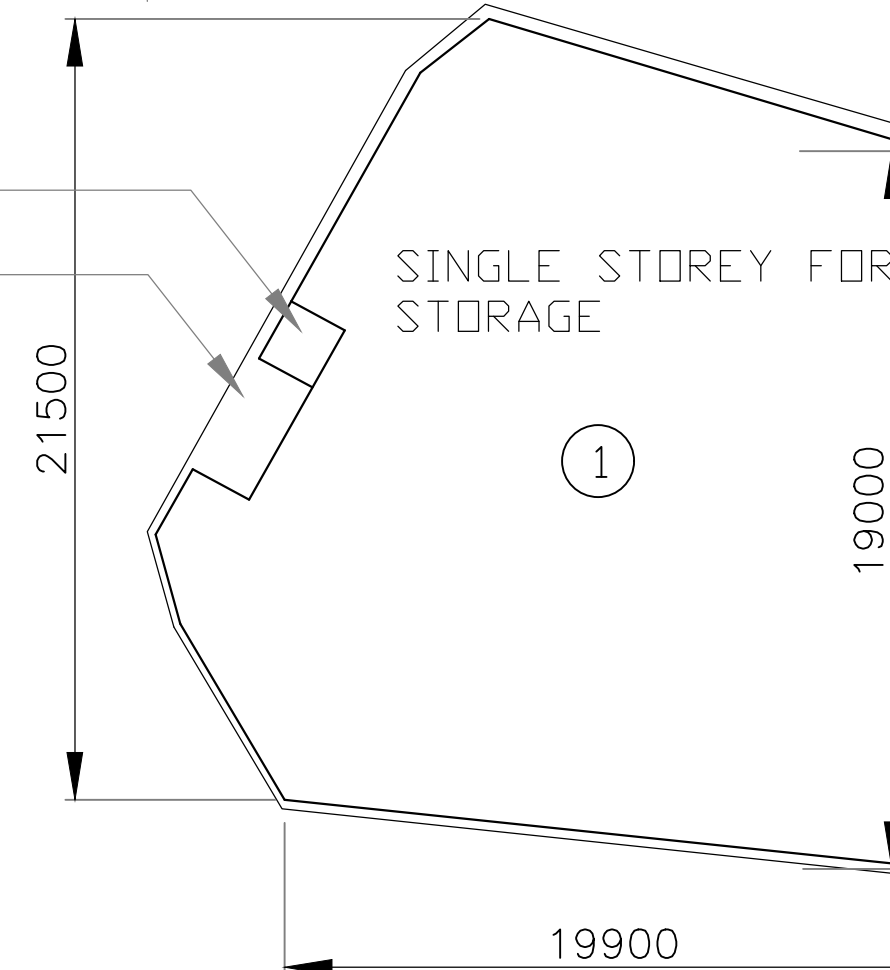
NEW FS CONTROL PANEL FOR SPRINKLER &
EX. MANUAL FIRE ALARM CONTROL PANEL
OPEN SPACE

ZONE A

ZONE B

ZONE C

LAV.
OPEN SPACE



- ④ NEW 35000 LITER RCC SPRINKLER TANK
- ⑤ NEW SPRINKLER PUMP AND FIRE CONTROL ROOM
- ⑥ EXISTING 2000 LITER FIBRE GLASS HOSE REEL WATER TANK
- ⑦ EXISTING HOSE REEL PUMP ROOM

OPEN SPACE

RESIDENCE
(2)

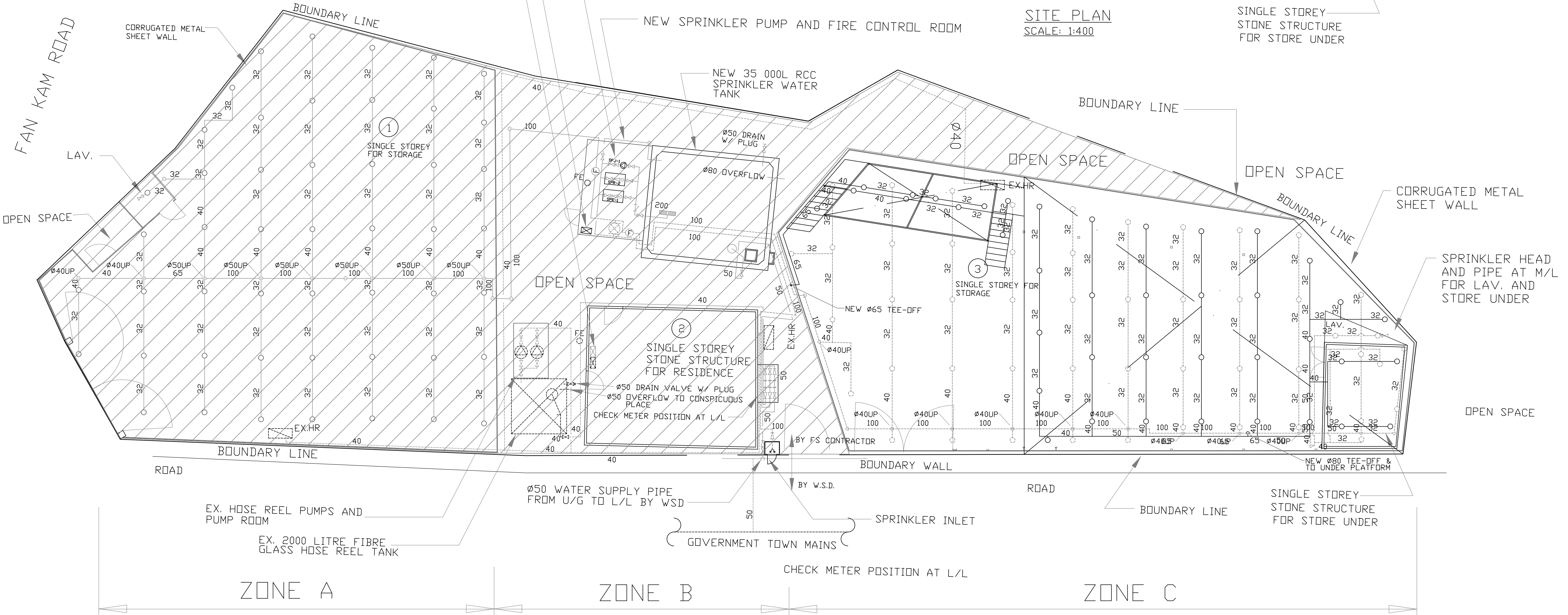
SINGLE STOREY FOR
STORAGE
(3)

LAV.
UNDER

STORE

SITE PLAN
SCALE: 1:400

SINGLE STOREY
STONE STRUCTURE
FOR STORE UNDER



GROUND FLOOR PLAN

SCALE: 1:100

B. D. REFERENCE :

F. S. D. REFERENCE :

NOTES :

1. ALL DIMENSIONS ARE IN MILLIMETER.

F.S. CONSULTANT :

PROJECT :

LAYOUT PLAN FOR LOTS NOS. 1669 S.A. ss.1 RP(PART), 1670 S.A. ss.1 RP, 1671 S.A. ss.1, 1673 S.A., 1675 S.B. ss.1 RP(PART) IN D.D.100 AND ADJOINING GOVERNMENT LAND, KWU TUNG SOUTH, SHEUNG SHUI, N.T.

TITLE :

FIRE SERVICES LAYOUT PLAN AND USABLE GROSS FLOOR AREA

D	AS-FITTED DRAWING	MC	30.03.2025	B	RELOCATION OF SPRINKLER TANK, TOWN MAIN CONNECTION AND CHECK METER POSITION	MC	30.03.2026	JOB NO.:	0804A	DRAWING NO. :	FS-2
C	LAYOUT AND DESIGN POINT REVISED	MC	30.12.2025	A	REDUCED SPRINKLER TANK CAPACITY	MC	07.12.2025	SCALE :	1 : 100 @ A1		
REV.	DESCRIPTION	BY	DATE	REV.	DESCRIPTION	BY	DATE	DATE :	APRIL 2026	REVISION :	D

