From: tiffany[redacted]
Sent: Wednesday, October 7, 2026 11:57 AM
To: tpbpd/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]

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 FSIs 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 m^2.
	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.

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].

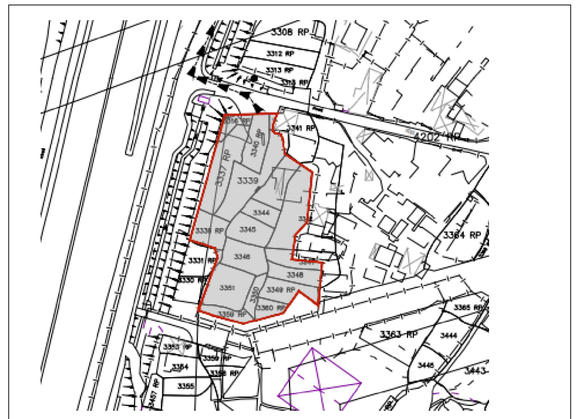
2.2 ALL DETECTORS SHALL BE INTERCONNECTED SUCH THAT WHEN ONE OF THE DETECTORS IS TRIGGERED, ALL CONNECTED DETECTORS SHALL SOUND AN ALARM SIMULTANEOUSLY.

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
- A.A.V. 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)

- H.R. 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
- F.E. Co2 5Kg CO2 TYPE FIRE EXTINGUISHER
- F.E. D.P 4Kg DRY POWDER TYPE FIRE EXTINGUISHER
- PUMP
- 150mm WATER ALARM GONG
- EMERGENCY LIGHTING
- EXIT EXIT SIGN
- AFA ADDRESSABLE TYPE FIRE ALARM PANEL
- PUMP CONTROL PANEL
- F.E. WT.DC. WEELED TYPE DRY CHEMICAL FIRE EXTINGUISHER (20KG)
- S S STAND-ALONE SMOKE DETECTOR (220V WITH BATTERY BACKUP)



LOCATION PLAN

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

REV	DESRIPTION	DATE	BY
A	FSD SUBMISSION	06-10-2026	LC

FSI CONTRACTOR

East Power Engineering Limited

[redacted]

PROJECT

FIRE SERVICES INSTALLATION WORK AT VARIOUS LOTS IN D.D. 104 AND ADJOINING GOVERNMENT LAND, LONG HA, SAN TIN, YUEN LONG, NEW TERRITORIES

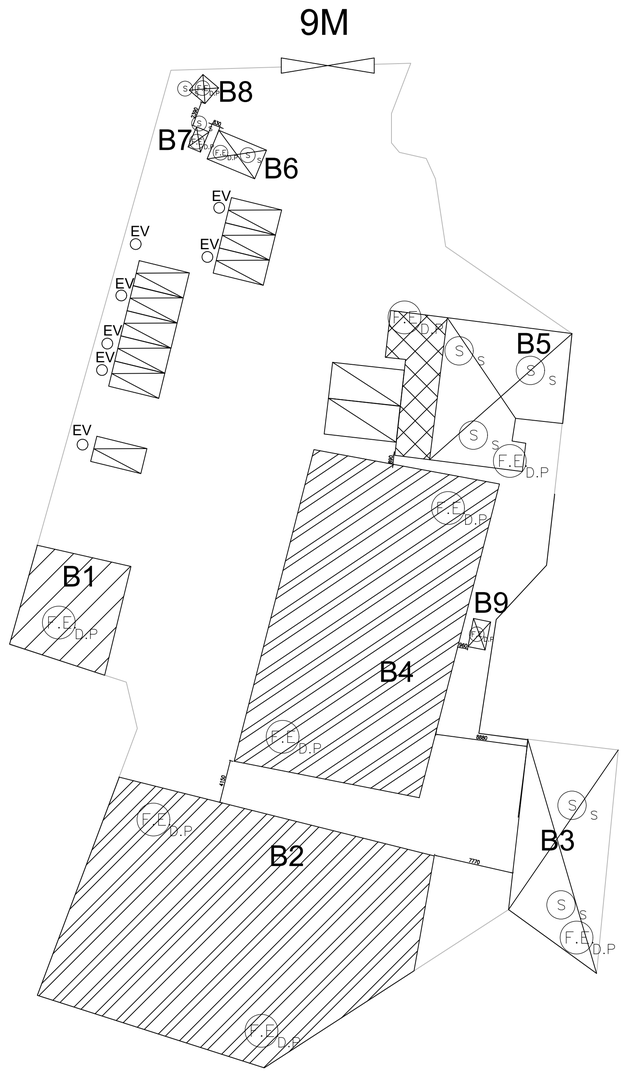
DRAWING TITLE

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/UL SPACE (Light Goods Vehicles) *3.5 m (W) X 7 m (L)*
- ENTRANCE / EXIT
- EV — ELECTRIC VEHICLE CHARGING STAND



STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
*B1	SHOP AND SERVICES (VEHICLE SHOWROOM)	99 m² (ABOUT)	99 m² (ABOUT)	3.5 m (NOT MORE THAN) (1-STOREY)
B2	SHOP AND SERVICES (VEHICLE SHOWROOM)	620 m² (ABOUT)	620 m² (ABOUT)	3.5 m (NOT MORE THAN) (1-STOREY)
*B3	SHOP AND SERVICES (VEHICLE SHOWROOM)	142m² (ABOUT)	142 m² (ABOUT)	3.5 m (NOT MORE THAN) (1-STOREY)
B4	SHOP AND SERVICES (VEHICLE SHOWROOM)	592 m² (ABOUT)	592 m² (ABOUT)	3.5 m (NOT MORE THAN) (1-STOREY)
*B5	SITE OFFICE AND WASHROOM (INCLUDING CANOPY)	207 m² (ABOUT)	207 m² (ABOUT)	3.5 m (NOT MORE THAN) (1-STOREY)
*B6	E&M FACILITY	15 m² (ABOUT)	15 m² (ABOUT)	2 m (NOT MORE THAN) (1-STOREY)
*B7	ELECTRIC METER ROOM	3 m² (ABOUT)	3 m² (ABOUT)	2 m (NOT MORE THAN) (1-STOREY)
*B8	ELECTRIC METER ROOM	4 m² (ABOUT)	4 m² (ABOUT)	2 m (NOT MORE THAN) (1-STOREY)
*B9	ELECTRIC METER ROOM	2 m² (ABOUT)	2 m² (ABOUT)	2 m (NOT MORE THAN) (1-STOREY)
	TOTAL	1,684m² (ABOUT)	1,684m² (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.

REV	DESRIPTION	DATE	BY
A	FSD SUBMISSION	06-10-2026	LC

FSI CONTRACTOR

East Power Engineering Limited

[redacted]

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