主旨: Fw: Town Planning Application No. A/YL-KTN/1283 - Further Information (1)
附件: 20261005_A_YL-KTN_1283_Further_Information_1.pdf

From: [redacted]
Sent: Monday, October 5, 2026 5:27 PM
To: tpbpd/PLAND <[redacted]
Cc: [redacted]
Subject: Town Planning Application No. A/YL-KTN/1283 - Further Information (1)

Dear Sir/Madam,

Reference is made to the email dated 22nd September 2026 from the District Planning Office in relation departmental comment from the Fire Service Department.

In order to address the comment above, please find below the response-to-comment table and the followi appendix:

Appendix 1 – Revised FSI Proposal

Should you have any queries, please contact me at [redacted]

Regards,

Kin Leung

[redacted]

DeSPACE (International) Limited

Date: 5th October 2026

Page(s): 1 + Attachment

BY HAND & BY EMAIL

(tpbpd@pland.gov.hk)

[redacted]

Secretary, Town Planning Board

15/F, North Point Government Offices

333 Java Road, North Point, Hong Kong

[redacted]

Dear Sir/Madam,

SECTION 16 APPLICATION
TOWN PLANNING ORDINANCE (CHAPTER 131)

****

APPLICATION FOR PERMISSION UNDER SECTION 16 TOWN PLANNING APPLICATION FOR THE PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS IN "AGRICULTURE" ZONE IN LOT NOS. 956 AND 959 RP IN D.D. 107, FUNG KAT HEUNG ROAD, KAM TIN, YUEN LONG, NEW TERRITORIES

Town Planning Application No. A/YL-KTN/1283

Submission of Further Information (1)

Reference is made to the email dated 22nd September 2026 from the District Planning Office in relation to departmental comment from the Fire Service Department.

In order to address the comment above, please find below the response-to-comment table and the following appendix:

Appendix 1 – Revised FSI Proposal

Should there be any queries, please do not hesitate to contact our Mr. Kin Leung at [redacted]

Yours faithfully,
FOR AND ON BEHALF OF
DeSPACE (INTERNATIONAL) LIMITED

P.P.

Greg Lam

DeSPACE (International) Limited 構建(國際)有限公司

[redacted]

APPLICATION FOR PERMISSION UNDER SECTION 16 TOWN PLANNING APPLICATION FOR THE PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS IN "AGRICULTURE" ZONE IN LOT NOS. 956 AND 959 RP IN D.D. 107, FUNG KAT HEUNG ROAD, KAM TIN, YUEN LONG, NEW TERRITORIES

(Application No. A/YL-KTN/1283)

Departmental Comments (Email from Planning Department dated 22.09.2026)	
Departmental Comments	Response
FSD	
i. For enclosed structure with gross floor area not exceeding 230 m^2, i.e. FS Pump Room, portable fire extinguisher and stand-alone fire detector shall be provided;	Revised. Please refer to **Appendix 1 – Revised FSI Proposal**.
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 with the "Stand-alone Fire Detector General Guidelines on Purchase, Installation & Maintenance [Sep 2021]";	Noted. Please refer to **Appendix 1 – Revised FSI Proposal**.
Iv. Modified hose reel system, fire alarm system, emergency lighting and directional & exit signs are considered as self-upgrades and are not mandatory requirements of FSD;	Noted.
v. If the applicant self-initiates the provision of a modified hose reel system, the standard and specification shall be provided in accordance with the "Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment [September 2022 revision]"; and	Noted. The standard and specification of the modified hose reel system is in accordance with the "Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment [September 2022 revision]". Please refer to **Appendix 1 – Revised FSI Proposal**.
vi. For shed(s) open on 2 sides or more, only fire extinguishers shall be provided.	Noted.

PROJECT: **PROPOSED TEMPORARY WAREHOUSE IN KAM TIN**

SUBJECT: **F.S. NOTES**

1. THE WHOLE OF THE FIRE SERVICES INSTALLATIONS SHALL COMPLY WITH THE CODES OF PRACTICE ISSUED BY THE HONG KONG FIRE SERVICES DEPARTMENT.

2. ANY INTENDED STORAGE OR USE OF DANGEROUS GOODS AS DEFINED IN CHAPTER 295 OR THE LAWS OF HONG KONG SHOULD BE NOTIFIED TO THE DIRECTOR OF FIRE SERVICES.

3. EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE AREA AND COMPLY WITH BS STANDARD BS 5266-1:2016, BS EN STANDARD 1838:2013 AND FSD CIRCULAR LETTER 4/2021.

4. SUFFICIENT DIRECTIONAL AND EXIT SIGNS TO ENSURE THAT ALL EXIT ROUTES ARE CLEARLY INDICATED AS REQUIRED BY THE CONFIGURATION SERVING THE AREA, AND COMPLY WITH BS 5266-1:2016 AND FSD CIRCULAR LETTER NO. 5/2008 AND FSD'S CODE OF PRACTICE 2022 EDITION. THE DIRECTIONAL AND EXIT SIGNS SHALL BE BACKED UP BY BATTERY.

5. MANUAL FIRE ALARM SYSTEM IN ACCORDANCE WITH BS5839-1:2017 AND FSD CL 6/2021 SHALL BE PROVIDED FOR ENTIRE AREA AND INCORPORATED WITH MODIFIED HOSE REEL SYSTEM.

6. THE MANUAL CALL POINT SHALL INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO ALARM BELL.

7. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE TO BE LOCATED AT EACH HOSE REEL POINT. VISUAL ALARM SIGNALS SHALL BE PROVIDED WHERE NECESSARY IN ACCORDANCE WITH CURRENT DESIGN MANUAL BARRIER FREE ACCESS. THIS ACTUATING POINT SHALL INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO/ VISUAL WARNING DEVICE INITIATION.

8. MODIFIED FIRE HOSE REEL SYSTEM
   i. THERE SHALL BE SUFFICIENT HOSE REELS TO ENSURE THAT EVERY PART OF THE AREA CAN BE REACHED BY A LENGTH OF NOT MORE THAT 30 M OF FIRE SERVICES HOSE AND HOSE REEL TUBING.
   ii. ONE 2,000 LITRES FIRE SERVICES WATER TANK TO BE PROVIDED FOR THE FIRE HOSE REEL SYSTEM FOR ENTIRE AREA.
   iii. THE FIXED FIRE PUMPS (ONE DUTY AND ONE STANDBY) IN FS PUMP ROOM AT GROUND FLOOR.

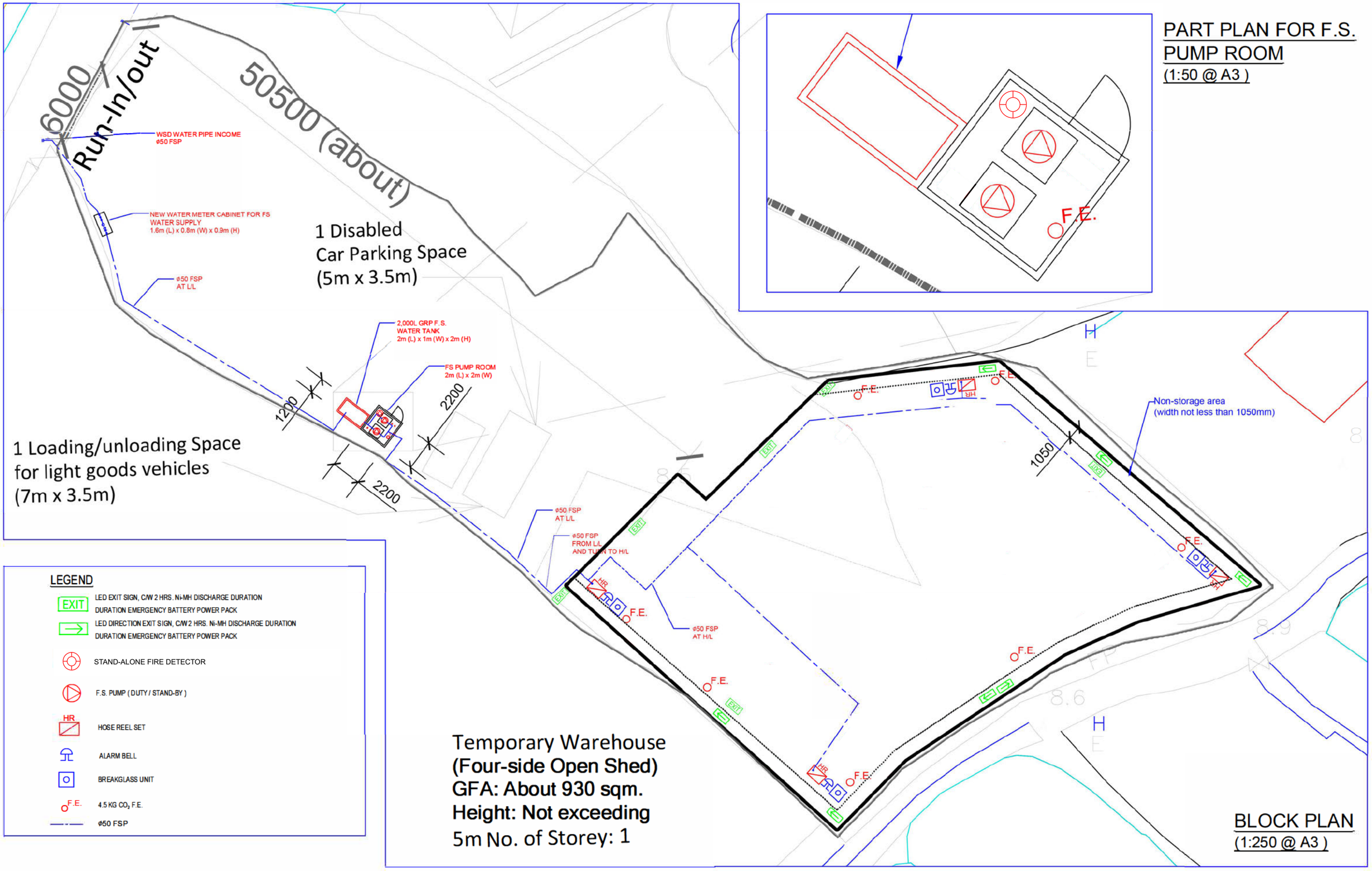
9. 4.5 KG CO_2 FIRE EXTINGUISHERS TO BE PROVIDED IN ALL PLANT ROOMS AND AT POSITION AS INDICATED ON PLANS.

10. SECONDARY POWER SUPPLY WILL BE PROVIDED FOR ALL FIRE SERVICES INSTALLATIONS AND CONNECTED BEFORE MAIN SWITCH EXCEPT EMERGENCY LIGHTING, DIRECTIONAL SIGNS AND EXIT SIGNS.

11. STAND-ALONE FIRE DETECTOR IS PROVIDED IN ACCORDANCE WITH THE "STAND-ALONE FIREDETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION & MAINTENANCE [SEP 2021]".

(N.T.S. @ A3)

APPLICATION SITE :	DRAWING TITLE :	DRAWING NO. :	Application:
Lot 959 RP & 956 D.D.107 Yuen Long, N.T.	FS NOTES	FS-01A DATE. : OCT 2026	PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS IN "AGRICULTURE" ZONE IN LOT NOS. 956 AND 959 RP IN D.D. 107, FUNG KAT HEUNG ROAD, KAM TIN, YUEN LONG, NEW TERRITORIES



APPLICATION SITE :	DRAWING TITLE :	DRAWING NO. :	Application:
Lot 959 RP & 956 D.D.107 Yuen Long, N.T.	PROPOSED FS AND E-LIGH LAYOUT PLAN	FS-02A	PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS IN "AGRICULTURE" ZONE IN LOT NOS. 956 AND 959 RP IN D.D. 107, FUNG KAT HEUNG ROAD, KAM TIN, YUEN LONG, NEW TERRITORIES
		DATE. :	
		OCT 2026	