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**From:** [REDACTED]  
**Sent:** Wednesday, October 14, 2026 10:28 AM  
**To:** tpbpd/PLAND <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
**Cc:** Jeffrey Kwok DeSPACE <[jeffreykwokplanning@gmail.com](mailto:jeffreykwokplanning@gmail.com)>; Andrea Wing Yin YAN/PLAND <[awyyan@pland.gov.hk](mailto:awyyan@pland.gov.hk)>  
**Subject:** [A/YL-KTN/1283] Submission of Further Information (2)

Dear Sir/Madam,

Reference is made to the email dated 7th October 2026 and 12th October 2026 from the District Planni Office in relation to departmental comment from the relevant departments.

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**





DeSPACE (International) Limited

Date: 14<sup>th</sup> October 2026

Page(s): 1 + Attachment

BY HAND & BY EMAIL

([tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))

([awyyan@pland.gov.hk](mailto:awyyan@pland.gov.hk))

Secretary, Town Planning Board

15/F, North Point Government Offices

333 Java Road, North Point, Hong Kong

(Attn: Ms. YAN Wing Yin, Andrea (Town Plnr/Yuen Long E 3))

Dear Sir/Madam,

**SECTION 16 APPLICATION  
TOWN PLANNING ORDINANCE (CHAPTER 131)**

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**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 (2)**

Reference is made to the email dated 7<sup>th</sup> October 2026 and 12<sup>th</sup> October 2026 from the District Planning Office in relation to departmental comment from the relevant departments.

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 [REDACTED]

Yours faithfully,

FOR AND ON BEHALF OF

DeSPACE (INTERNATIONAL) LIMITED

Greg Lam



**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 07.10.2026)                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Departmental Comments                                                                                                                                                                                                                                                                                                                    | Response                                                                                                                                                                                                                                                                                                                               |
| <b><u>FSD</u></b>                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                        |
| i. 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. The Applicant acknowledged that the modified hose reel system, fire alarm system and directional & exit signs are considered as self-upgrades and are not mandatory requirements of FSD while the emergency lighting does not exist in the revised FSI Proposal. Please refer to <b>Appendix 1 – Revised FSI Proposal</b> .     |
| ii. 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 <b>Appendix 1 – Revised FSI Proposal</b> . |
| <b><u>PlanD</u></b>                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                        |
| i. Please advise whether peripheral solid metal fencing will be erected. If yes, please provide the height and the material of the fencing.                                                                                                                                                                                              | Solid metal fencing, 2.5 m in height, has been erected around the Site and will be retained and maintained following approval of the planning application.                                                                                                                                                                             |
| ii. Please advise whether open storage activities, dismantling, maintenance, recycling, cleansing, paint spraying or other workshop activities will be involved at the Site.                                                                                                                                                             | No open storage activities, dismantling, maintenance, recycling, cleansing, paint spraying or other workshop activities will be involved at the Site.                                                                                                                                                                                  |
| <b><u>EPD</u></b>                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                        |

|                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Grateful if the applicant can confirm whether the proposed use would involve storage of materials of dusty nature (e.g., cement, earth, pulverized fuel ash, aggregates, silt, stonefines, sand, debris, sawdust and wooden chips). If affirmative, whether those materials would be in packaged form. Thanks. | The proposed use would not involve storage of materials of dusty nature (e.g., cement, earth, pulverized fuel ash, aggregates, silt, stonefines, sand, debris, sawdust and wooden chips). |
| Departmental Comments (Email from Planning Department dated 12.10.2026)                                                                                                                                                                                                                                        |                                                                                                                                                                                           |
| <b><u>FSD</u></b>                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                           |
| i. Item 3 in the FS Notes is irrelevant and shall be deleted.                                                                                                                                                                                                                                                  | Revised. Please refer to <b>Appendix 1 – Revised FSI Proposal</b> .                                                                                                                       |

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.   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.
4.   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.
5.   THE MANUAL CALL POINT SHALL INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO ALARM BELL.
6.   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.
7.   MODIFIED FIRE HOSE REEL SYSTEM ARE 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]”.
  - 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.
8.   4.5 KG CO2 FIRE EXTINGUISHERS TO BE PROVIDED IN ALL PLANT ROOMS AND AT POSITION AS INDICATED ON PLANS.
9.   SECONDARY POWER SUPPLY WILL BE PROVIDED FOR ALL FIRE SERVICES INSTALLATIONS AND CONNECTED BEFORE MAIN SWITCH EXCEPT DIRECTIONAL SIGNS AND EXIT SIGNS.
10.   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<br>D.D.107<br>Yuen Long, N.T. | FS NOTES        | FS-01A        | PROPOSED TEMPORARY WAREHOUSE<br>(EXCLUDING DANGEROUS GOODS GODOWN)<br>AND ASSOCIATED FILLING OF LAND FOR A<br>PERIOD OF 3 YEARS IN "AGRICULTURE" ZONE IN<br>LOT NOS. 956 AND 959 RP IN D.D. 107, FUNG KAT<br>HEUNG ROAD, KAM TIN, YUEN LONG, NEW<br>TERRITORIES |
|                                                |                 | DATE. :       |                                                                                                                                                                                                                                                                 |
|                                                |                 | OCT 2026      |                                                                                                                                                                                                                                                                 |

