

寄件者: INNOVATIVE LAND USE PLANNING [REDACTED]  
寄件日期: 2025年12月23日星期二 17:44  
收件者: Chi Keong FUNG/PLAND  
副本: David Chi Chiu CHENG/PLAND  
主旨: Re: S.16 Planning Application No. A/YL-KTN/1156  
類別: Internet Email

Dear Mr. Fung,

I refer to your email today. I confirm that all the mentioned responses/information to my emails dated 27.10.2025, 28.10.2025, 13.11.2025 and 21.12.2025 are confirmed herewith as formal FI submissions. Grateful to request your office to forward my said submissions as formal FI for TPB Secretariat to proceed the s. 16 application (No. A/YL-KTN/1156). Thank you.

Elaine SO

Innovative Land Use Planning Consultancy Co Ltd.

On Tue, Dec 23, 2025 at 2:26 PM Chi Keong FUNG/PLAND <[ckfung@pland.gov.hk](mailto:ckfung@pland.gov.hk)> wrote:

Dear Elaine SO,

I refer to your preceding email on 22.12.2025. Since there is no attachment to your email, the mentioned responses/information via your earlier emails of 27.10.2025, 28.10.2025, 13.11.2025 and 21.12.2025 are enclosed below for your confirmation on whether they are the formal FIs as you intended. Grateful if you would confirm us on the above, or provide with supplements/revisions, if any, and copy TPB Secretariat in your reply, please.

Should you have any enquiry on the above, please contact me direct on 3168 4036 or our David CHENG on 3168 4046.

*[See attachment "A\_YL-KTN\_1156 FI dated 27.10.2025.pdf"]**[See attachment "A\_YL-KTN\_1156 FI dated 28.10.2025.pdf"]*

*[See attachment "A\_YL-KTN\_1156 FI dated 13.11.2025.pdf"]**[See attachment "A\_YL-KTN\_1156 FI dated 21.12.2025.pdf"]*

Regards,

CK FUNG

STP/YLE2, PlanD

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**From:** INNOVATIVE LAND USE PLANNING [REDACTED]  
**Sent:** Monday, December 22, 2025 10:33 PM  
**To:** Chi Keong FUNG/PLAND <[ckfung@pland.gov.hk](mailto:ckfung@pland.gov.hk)>  
**Cc:** tpbpd/PLAND <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
**Subject:** Re: S.16 Planning Application No. A/YL-KTN/1156

Dear Mr. Fung,

I would like to clarify that all my submissions as per your email today are formal submissions. I never indicated that those submissions were draft submissions. I hereby request your office to forward my said submissions via my emails of 27.10.2025, 28.10.2025, 13.11.2025 and 21.12.2025 as formal FI for TPB Secretariat to proceed the s. 16 application (No. A/YL-KTN/1156). Thank you.

Elaine SO

Town Planner

Innovative Land Use Planning Consultancy Co Ltd

**From:** INNOVATIVE LAND USE PLANNING [REDACTED]

**Sent:** Monday, October 27, 2025 7:02 PM

**To:** David Chi Chiu CHENG/PLAND [REDACTED]

**Subject:** Re: S.16 Planning Application No. A/YL-KTN/1156 - Departmental Comments



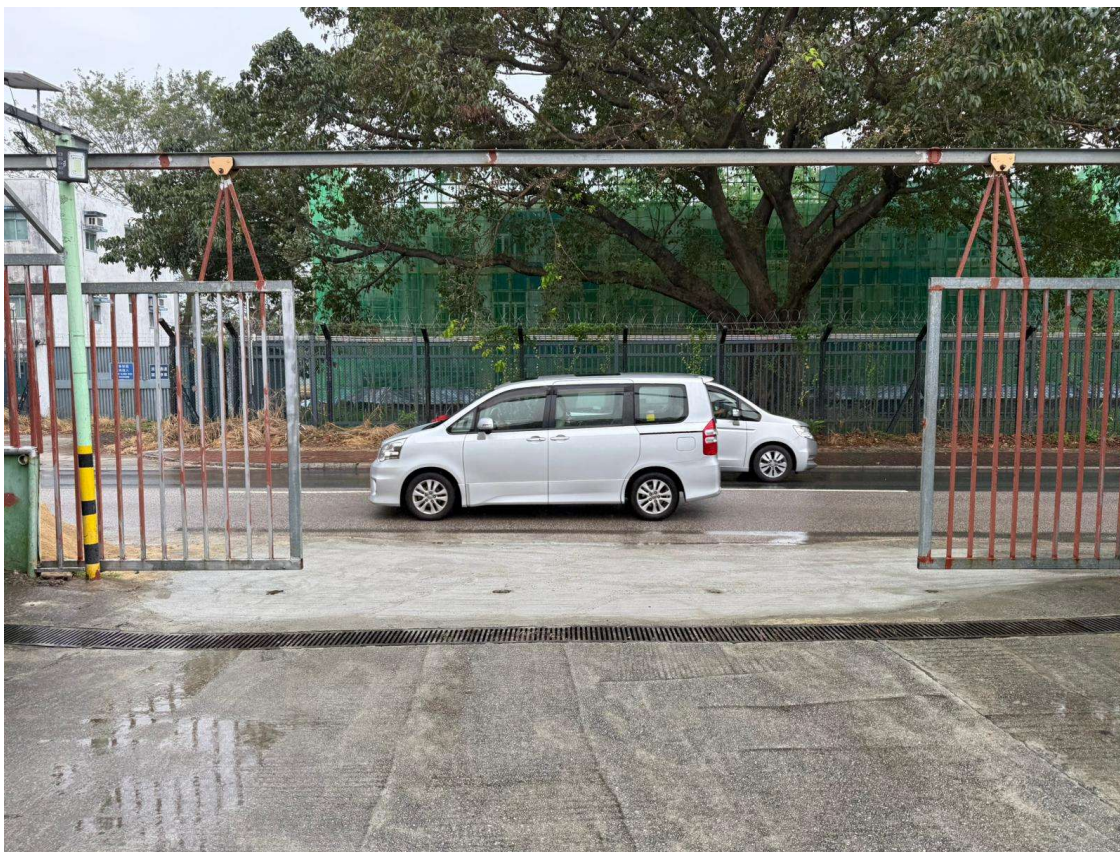












Dear David,  
In response to comments of HyD's Department, please find our R to C and relevant photos of the run-in/out as attached.

Elaine SO  
Town Planner  
Innovative Land Use Planning Consultancy Co Ltd

Responses to Departmental Comments (A/YL-KTN/1156):

Department's Comments	Applicant's responses
<p><b>Comments from Highways Department ((Contact Person: Mr. CHOI Kin Man; Tel.: 2762 4905)</b></p> <p>Our recent site inspection at the application site revealed that the width of the existing run-in/out appears not align with the entrance width of the site. In addition, the pavement condition of the existing run-in/out is unsatisfactory due to its frequent use.</p> <p>The applicant should ensure a run-in/out is constructed in accordance with the latest version of HyD Standard Drawings no. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement.</p>	<p>If required, the width of the vehicular entrance of the site will match with the width of the existing run-in/out accordingly in response to comments of HyD. The entrance gate is a sliding gate it could be adjusted to match with the width of the existing run-in/out.</p> <p>The pavement condition and run-in/out has been maintained in good manner recently. Please see photos attached.</p> <p>For your information, the run-in/out has been used for over three decades.</p>



寄件者: INNOVATIVE LAND USE PLANNING [REDACTED]  
寄件日期: 2025年10月28日星期二 12:04  
收件者: David Chi Chiu CHENG/PLAND  
主旨: Re: S.16 Planning Application No. A/YL-KTN/1156 - Departmental Comments  
附件: amended page of application form p.9.pdf  
類別: Internet Email

Dear David,  
As discussed, the relevant page of the application form is attached.  
Elaine SO  
Town Planner  
Innovative Land Use Planning Consultancy Co Ltd.

**8. Declaration 聲明**

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.  
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.  
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature  
簽署



☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Elaine SO

Town Planner

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

- ☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /  
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /  
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會  
☐ RPP 註冊專業規劃師  
Others 其他 .....

on behalf of  
代表 Innovative Land use Planning Consultancy Co. LTD

☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

19.6.2025

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

**Warning 警告**

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

**Statement on Personal Data 個人資料的聲明**

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and  
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及  
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

寄件者: INNOVATIVE LAND USE PLANNING [REDACTED]  
寄件日期: 2025年11月13日星期四 17:35  
收件者: David Chi Chiu CHENG/PLAND  
主旨: Re: S.16 Planning Application No. A/YL-KTN/1156 - Departmental Comments  
附件: Responses to Departmental further Comments DSD.docx  
類別: Internet Email

Dear David,

Please find our Responses for further comments of DSD as attached. Other than this, please forward the comments of Hyd if any further to my earlier responses.

Elaine SO

Town Planner

Innovative Land Use Planning Consultancy Co. Ltd



Responses to further comments of DSD (A/YL-KTN/1156):

Department's Comments	Applicant's responses
<p><b>Comments from Drainage Services Department</b>  <b>(Contact Person: Ms. Jessica KWAN; Tel.: 2300 1444)</b></p> <p>I have the following comment on the re-submitted condition record under the subject planning application.</p> <ol style="list-style-type: none"> <li>1. Photos 11-25: Leaves and debris were found in existing drainage facilities that water flow would be obstructed.</li> <li>2. The required condition record should include colored photos showing the current condition of the drainage facilities and a layout plan indicating the locations of the photos taken. The submitted photos should cover drainage facilities, including but not limited to, surface channels, catchpits, sand traps and discharge path as indicated on the drainage plan approved under application No. A/YL-KTN/792.</li> </ol>	<p>Regular cleaning will be undertaken by the applicant to ensure no obstruction to the existing drainage facilities.</p> <p>Comments of DSD are noted. I assume Plan D will include all our submission/re-submission materials and photos incorporating onto the application for the consideration of the TPB.</p>

寄件者: INNOVATIVE LAND USE PLANNING [REDACTED]  
寄件日期: 2025年12月21日星期日 21:43  
收件者: David Chi Chiu CHENG/PLAND  
副本: [REDACTED]  
主旨: Re: S.16 Planning Application No. A/YL-KTN/1156 - Departmental Comments  
附件: Responses to Departmental Comments FSD 21.12.2025.docx; 10607 240288-  
QCT-2512034-新界元朗八鄉錦田公路-System Annual Inspection(卓越)-(Part 1)-Dec  
2025 (2).pdf; 10607 240288-QCT-2512034-新界元朗八鄉錦田公路-System Annual  
Inspection(卓越)-(Part 1)-Dec 2025.pdf  
類別: Internet Email

Dear David,  
Please find the enclosed R to C and attachment for your follow up action.  
Elaine SO  
Town Planner  
Innovative Land Use Planning Consultancy Co Ltd

Responses to Departmental Comments (A/YL-KTN/1156):

Department's Comments	Applicant's responses
<p><b><u>Comments from Fire Services Department</u></b> <b>(Contact Person: Mr. CHEUNG Wing-hei; Tel.: 2733 7737)</b></p> <p>Having scrutinized the submitted information, discrepancy was found between the submitted F.S. 251 dated 16.12.2024 and the FSIs proposal received on 11.9.2025. Please submit the updated F.S. 251(s) for the proposed fire service installations for acceptance inspection.</p>	<p>Please find the enclosed updated F.S 251 for the proposed fire service installation for the follow up inspection of FSD.</p>



## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:

消防處檔號

Serial Number

10607 240288

Name of Client 顧客姓名

王太

Address 地址

新界元朗八鄉 錦田公路 D.D. 110 LOTS 629SQ 630S BSS. 15 and 6535 BRP

Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☒ Licensed premises 持牌處所 ☐ Institutional 社團

## Part 1 Annual Maintenance ONLY

## 第一部 只適用於年檢事項

In accordance with Regulation 8(b) of the Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
11	應急照明系統 x 6支	工場 / 寫字樓	符合消防設備條件	17/12/2025	16/12/2026
12	出口指示牌 x 4支	工場 / 寫字樓	符合消防設備條件	17/12/2025	16/12/2026

## Part 2 第二部 Installation / Modification / Repair / Inspection works 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)
15	火警偵察系統	工場 / 寫字樓	安裝Wizmart 220VAC/9VDC smoke alarm, NB840-S x 3套	符合消防設備條件	17/12/2025
11	應急照明系統	工場 / 寫字樓	更換緊急照明燈"a&b TS-EL2053" x 1套	符合消防設備條件	17/12/2025

## Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述

Remark 備註

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized

Signature:

受權人簽署

Name:

姓名

Ng Yiu Lun

FSD/RC No.:  
消防處註冊號碼

RC1 / 0607 RC2 / 0794

Company Name:  
公司名稱Asia Brilliant Construction  
Engineer LimitedTelephone:  
聯絡電話

Date:

日期

18/12/2025

For FSD  
use only

Inspected

Key-in

Verified



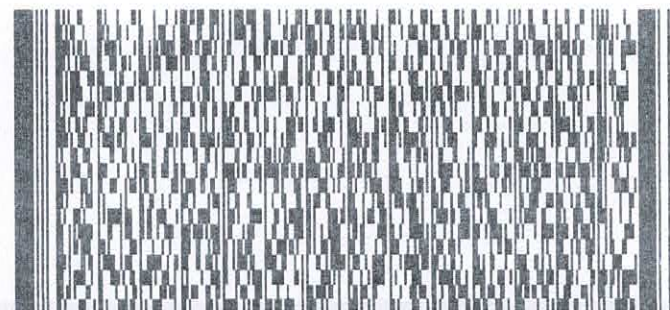
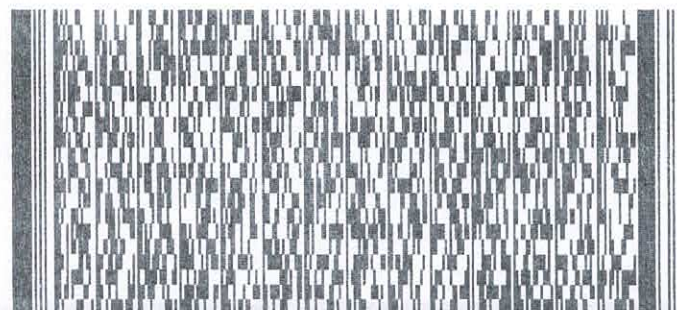
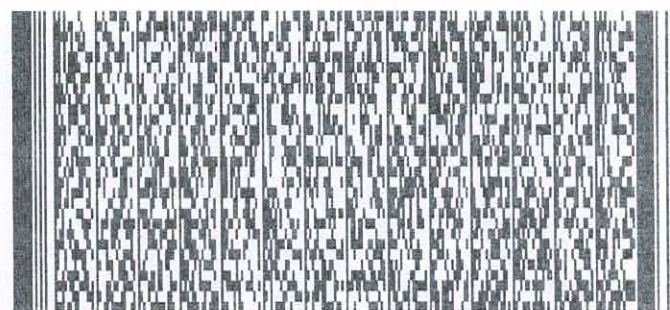
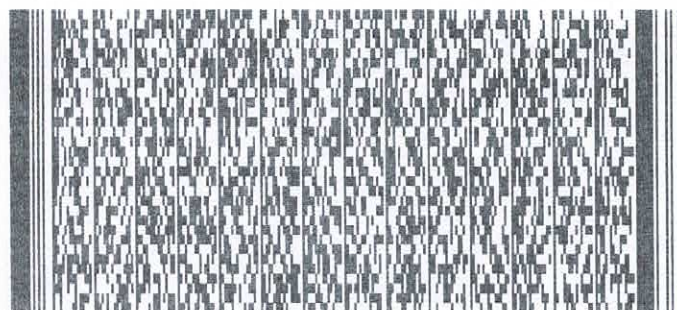
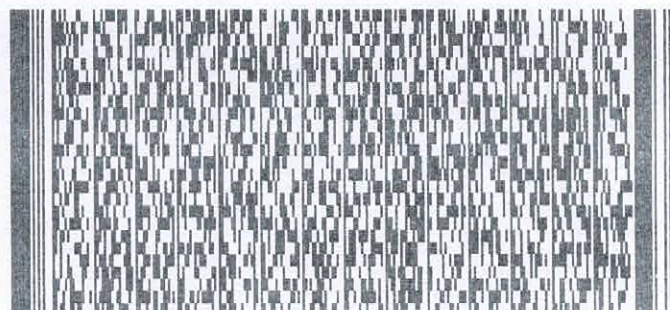
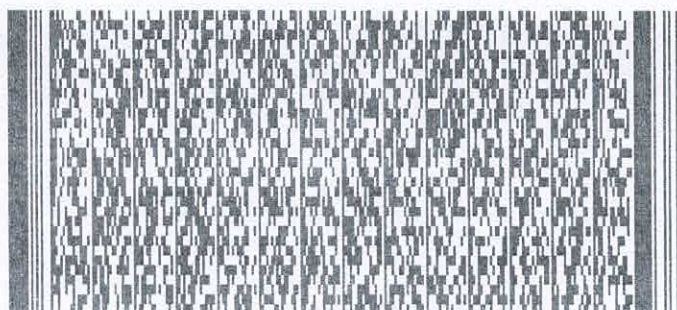
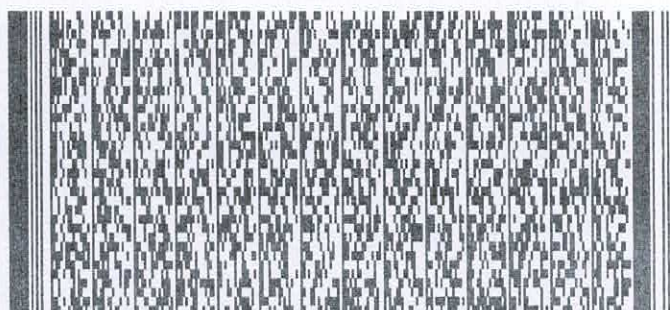
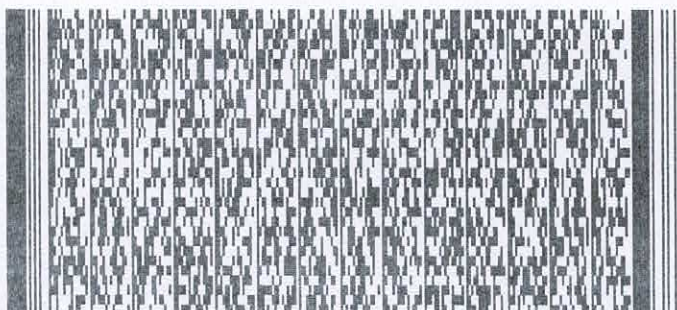


Serial Number

10607 240288

Name of Client 顧客姓名

王太





## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

顧客姓名  
Name of Client樓宇地址  
Address of Building座  
Block樓宇名稱  
Name of Building門牌號數及街道/地段  
Number and Name of Street/Lot屋邨/鄉村名稱  
Name of Estate/Village地區  
District

元朗

☐ 香港  
HK☐ 九龍  
K☒ 新界  
NT持牌/註冊處所類型  
(如適用)  
Type of Licensed/  
Registered Premises  
(If applicable)☐ 簡樸房 Basic Housing Unit☐ 危險品倉 Dangerous Goods Store☐ 食物業處所 Food Premises☐ 校舍 School Premises☐ 幼兒中心 Child Care Centre☐ 酒店 Hotel☐ 會社 Club☐ 木料倉 Timber Store☐ 電器廢物處置 E-waste Disposal☐ 改建校舍 Non-designed School☐ 私營骨灰安置所 Private Columbaria☐ 賓館 Guesthouse☐ 床位寓所 Bedspace Apartment☐ 危險品車輛 Dangerous Good Vehicle☐ 公眾娛樂場所 Place of Public Entertainment☐ 安老院舍 Residential Care Home for the Elderly☐ 殘疾院舍 Residential Care Home for Persons with Disabilities☐ 卡拉 OK 場所 Karaoke Establishment請在合適空格內填上「✓」號  
Please tick the appropriate "box"第一部 只適用於年檢事項  
Part 1 Annual Inspection ONLY根據《消防(裝置及設備)規例》第八條(1)(b)款，擁有裝置在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。  
In accordance with Regulation 8(1)(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months.

編碼 Code (1-35)	裝置類型 Type of FSI	位置 Location(s)	狀況評述 Comment on Condition	完成日期 Completion Date (DD/MM/YYYY)	到期日 Due Date (DD/MM/YYYY)
			-NIL-		

## 第二部 Part 2 裝置/保養/修理/檢查工作 Installation/Maintenance/Repair/Inspection work

編碼 Code (1-35)	裝置類型 Type of FSI	位置 Location(s)	完成之工作內容 Nature of Work Carried out	狀況評述 Comment on Condition	完成日期 Completion Date (DD/MM/YYYY)	消防裝置關閉/嚴重損壞/恢復通知書 消防處檔案編號 FSD serial number of Notification of FSI Shutdown/Major Defect/Resumption
24	1no x 5kg Dry Powder F.E	寫字樓	To Supply	Conforms with FSD requirements	20-Dec-2025	
24	2nos x 5kg Dry Powder F.E	車房	To Supply	Conforms with FSD requirements	20-Dec-2025	

## 第三部 Part 3 欠妥事項 Defects

編碼 Code (1-35)	裝置類型 Type of FSI	位置 Location(s)	欠妥事項 Defects (請以「*」註明主要系統嚴重損壞 Please indicate major defects in major system with a "*" sign)	欠妥事項評述 Comment on Defects	消防裝置關閉/嚴重損壞/恢復通知書 消防處檔案編號 FSD serial number of Notification of FSI Shutdown/Major Defect/Resumption
			-NIL-		

本人/我們藉此聲明，上述之消防裝置/設備經測試及/或檢查，其運作狀況符合消防處處長訂明適用於該建築物/處所的《最低限度之消防裝置及設備守則》中的規格/要求，以及最新的《裝置及設備之檢查、測試及保養守則》中的要求，以證明其性能良好，除在第三部分中詳列的裝置/設備欠妥事項（如有）。

I/We hereby declare that the above installations/equipment has/have been tested and/or inspected, with its/their working conditions certified in conformance with the specifications/requirements in the Code of Practice for Minimum Fire Service Installations and Equipment applicable to the building/premises and the requirements in the latest Code of Practice for Inspection, Testing and Maintenance of Installations and Equipment prescribed by the Director of Fire Services to be in efficient working order except defect(s) of the installations/equipment, if any, detailed in Part 3.

請將此證書張貼於大廈或處所當眼處以供消防處人員查核  
Please display this certificate at a conspicuous place in the building or premises for FSD's inspection.獲授權簽署人簽署  
Signature of Authorized Signatory獲授權簽署人姓名  
Name of Authorized Signatory

Chan Yiu Chung

註冊編號  
Registration No.

RC3/821

註冊消防裝置承辦商名稱  
Name of Registered Fire  
Service Installation Contractor

Smarteam Engineering Limited

聯絡電話  
Telephone電郵地址  
Email address日期  
Date

20-December-2025

備註  
Remark