



Date: 18th May 2026

Pages: 1 + Attachment

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong

BY HAND & BY EMAIL

(tpbpd@tpb.gov.hk)

Dear Sir/Madam,

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

RENEWAL OF PLANNING APPROVAL FOR TEMPORARY EATING PLACE (RESTAURANT) FOR A PERIOD OF 3 YEARS IN "OTHER SPECIFIED USES (COMPREHENSIVE DEVELOPMENT TO INCLUDE WETLAND RESTORATION AREA)" ZONE AT LOTS 3719 S.G SS. 9 RP (PART) AND 3719 S.G SS.10 (PART) IN D.D.104, NAM SANG WAI, YUEN LONG, NEW TERRITORIES

Planning Application No. A/YL-NSW/369 - Submission of Further Information

References are made to the email dated 18th May 2026 in relation to further comments from the Fire Services Department and the Planning Department. To address the comments, please find attached 4 hard copies of our response-to-comment (R-to-C) table below.

Departmental Comments	Response
Fire Services Department received on 18.05.2026 by email	
Please submit the following supplementary information for his further consideration:	
1. Full set of valid F.S. 251(s) covering all the FSIs implemented on the application site; and	A valid F.S. 251 for the Application Site is attached as Attachment 1.
2. A statement/undertaking to confirm there is no change in the layout and proposed uses as compared with the previous application.	It is confirmed that there is no change in the layout and proposed uses as compared with the previous application.
Planning Department received on 18.05.2026 by email	
1. Please provide the details of the restaurant's business hours.	The restaurant opens daily from 7:30 a.m. to 10:30 p.m., including public holidays.

Should you have any queries with this submission, please feel free to contact Mr. Jeffrey Kwok / Mr. Kenji Wong at [REDACTED].

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



Greg Lam



(消防年檢)

消防處檔號: FP/NT/N 6/81177
FSD Ref.

消防(裝置及設備)規例(第九條(1)款)消防裝置及設備證書
FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS
(REGULATION 9(1))
CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

序號 Serial Number

A 9883274

顧客姓名 Name of Client: **明悅軒**

樓宇地址 Address of Building: **座 Block** **樓宇名稱 Name of Building** **屋邨/鄉村名稱 Name of Estate/Village**

門牌號數及街道/地段 Number and Name of Street/Lot: **文苑村 10 號** 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):
- 簡樓房 Basic Housing Unit
 - 危險品倉 Dangerous Goods Store
 - 木料倉 Timber Store
 - 危險品車輛 Dangerous Good Vehicle
 - 食物業處所 Food Premises
 - 電器廢物處置 E-waste Disposal
 - 公眾娛樂場所 Place of Public Entertainment
 - 校舍 School Premises
 - 改建校舍 Non-designed School
 - 安老院舍 Residential Care Home for the Elderly
 - 請在合適空格內填上「✓」號 Please tick the appropriate "box"
 - 幼兒中心 Child Care Centre
 - 私營骨灰安置所 Private Columbaria
 - 殘疾院舍 Residential Care Home for Persons with Disabilities
 - 酒店 Hotel
 - 賓館 Guesthouse
 - 卡拉 OK 場所 Karaoke Establishment
 - 會社 Club
 - 床位寓所 Bedspace Apartment

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)	
24	Portable F.E.	地下	Conforms with FSD requirements	19-Mar-2026	18-Mar-2027	
25	9 nos 9 Lit Water F.E.					
11	6 nos Fire Blanket					
12	11 nos e-light					
13	8 nos exit sign					
	Fire Alarm System (MFA)					

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 FSD serial number of Notification of FSI Shutdown/Major Defect/Resumption
			NIL			

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 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業的《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: **NG Sui Keung**

註冊編號 Registration No.: **RC 2/ 232, 3/ 181**

註冊消防裝置承辦商名稱 Name of Registered Fire Service Installation Contractor: **Fan Ah Fire Engineering Co.**

聯絡電話 Telephone: [Redacted]

電郵地址 Email address: [Redacted]

日期 Date: **19-Mar-2026**

備註 Remark

