



Date: 22<sup>th</sup> 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 (2)**

References are made to the email dated 20<sup>th</sup> 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   |
|---|--|
| <b>Fire Services Department received on 20.05.2026 by email</b>   |  |
| 1. The provision in some items (e.g. Sprinkler System, Fire Extinguishers, Fire Blanket) are not consistent with the previous application (i.e. A/YL-NSW/311), please verify. | The complete set of valid F.S. 251 for the Application Site is attached as Attachment 1. |

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

pp.



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<br>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。<br>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/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: **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:



消防處檔號:  
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))

序號 Serial Number

A 9950252

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

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

南生圍丈量約份第104約地段第3719號G分段第9小分段餘段(部分)及第3719號G分段第10小分段(部分)

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<br>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。<br>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<br>Code<br>(1-35)                          | 裝置類型<br>Type of FSI | 位置<br>Location(s)  | 狀況評述<br>Comment on Condition | 完成日期<br>Completion Date<br>(DD/MM/YYYY) | 到期日<br>Due Date<br>(DD/MM/YYYY) |
| 28  | 花灑系統                | 地下   | Defects see part 3           | 21-5-2026                               | 20-5-2027                       |

| 第二部 Part 2 裝置/保養/修理/檢查工作 Installation/Maintenance/Repair/Inspection work |                     |                   |  |                              |   |  |
|--|---------------------|-------------------|--|------------------------------|---|--|
| 編碼<br>Code<br>(1-35)   | 裝置類型<br>Type of FSI | 位置<br>Location(s) | 完成之工作內容<br>Nature of Work<br>Carried out | 狀況評述<br>Comment on Condition | 完成日期<br>Completion Date<br>(DD/MM/YYYY) | 消防裝置關閉/嚴重損壞/恢復通知書<br>消防處檔案編號<br>FSD serial number of Notification of<br>FSI Shutdown/Major Defect/Resumption |
|  |                     |                   |  |                              |   |  |
|  |                     |                   |  |                              |   |  |
|  |                     |                   |  |                              |   |  |
|  |                     |                   |  |                              |   |  |
|  |                     |                   |  |                              |   |  |

| 第三部 Part 3 欠妥事項 Defects |                     |                   |  |                              |  |  |
|-------------------------|---------------------|-------------------|--|------------------------------|--|--|
| 編碼<br>Code<br>(1-35)    | 裝置類型<br>Type of FSI | 位置<br>Location(s) | 欠妥事項<br>Defects<br>(請以「*」註明主要系統嚴重損壞<br>Please indicate major defects<br>in major system with a "*" sign) | 欠妥事項評述<br>Comment on Defects | 消防裝置關閉/嚴重損壞/恢復通知書<br>消防處檔案編號<br>FSD serial number of Notification of<br>FSI Shutdown/Major Defect/Resumption |  |
| 28                      | 花灑系統                | 地下                | 花灑入水掣損壞 1套<br>花灑總掣嚴重鏽蝕損壞 1套  | 須更換<br>須更換                   |  |  |

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)外，  
I/We hereby declare that the above installations/equipment has/have been tested and/or inspected, with its/their working conditions certified in accordance 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.

註冊編號  
Registration No. RC 2/163 RC 1/60

註冊消防裝置承辦商名稱  
Name of Registered Fire Service Installation Contractor Intercept Fire & Security Tech.Ltd

聯絡電話  
Telephone [Redacted]

電郵地址  
Email address [Redacted]

日期  
Date 22-5-2026

備註  
Remark



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 [Signature]

獲授權簽署人姓名  
Name of Authorized Signatory LI SAU PING

消防處檔號: 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 9950260**

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 **南生圍丈量約份第104約地段第3719號G分段第9小分段餘段(部分)及第3719號G分段第10小分段(部分)**  
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
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  - 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。  
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| 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) |
|----------------|------------------|----------------|---------------------------|-----------------------------------|---------------------------|
|                |                  |                |                           |                                   |                           |
|                |                  |                |                           |                                   |                           |
|                |                  |                |                           |                                   |                           |
|                |                  |                |                           |                                   |                           |

**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 |
|----------------|------------------|----------------|------------------------------------|--------------------------------|-----------------------------------|---|
| 28             | 花灑系統             | 地下             | 換妥花灑入水掣 1套                         | Conforms with FSD requirements | 22-5-2026                         |   |
| "              | "                | "              | 換妥花灑總掣 1套                          | "                              | "                                 |   |
| "              | "                | "              | 新裝流量計 1套                           | "                              | "                                 |   |

**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 |
|----------------|------------------|----------------|--|---------------------------|---|
|                |                  |                |  |                           |   |
|                |                  |                |  |                           |   |
|                |                  |                |  |                           |   |

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)。

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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 **LI SAU PING**

註冊編號 Registration No. **RC 2/163 RC 1/60**

註冊消防裝置承辦商名稱 Name of Registered Fire Service Installation Contractor  
**Intercept Fire & Security Tech.Ltd**

聯絡電話 Telephone  
電郵地址 Email address

日期 Date **22-5-2026**

