

Our Ref. : DD91 Lot 3335 S.BF
Your Ref. : TPB/A/NE-KTS/572

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

By Email

23 March 2026

Dear Sir,

1st Further Information

**Renewal of Planning Approval for Temporary Shop and Services
for a Period of 5 Years in “Village Type Development” Zone,
Lot 3335 S. BF in D.D. 91, Lin Tong Mei, Kwu Tung South, New Territories**

(S.16 Planning Application No. A/NE-KTS/572)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Danny NG at [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited



Louis TSE
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Florence SIU
(Attn.: Mr. Edmond CHAN

email: fwysiu@pland.gov.hk)
email: ehychan@pland.gov.hk)



Responses-to-Comments

**Renewal of Planning Approval for Temporary Shop and Services
for a Period of 5 Years in “Village Type Development” Zone,
Lot 3335 S. BF in D.D. 91, Lin Tong Mei, Kwu Tung South, New Territories**

(Application No. A/NE-KTS/572)

(i) A RtoC Table:

Departmental Comments		Applicant’s Responses
1. Comments of the Commissioner for Transport (C for T) (Contact Person: Mr. CHAN Chi Ching, Brian; Tel: 2399 2175)		
(a)	The applicant shall also advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site. In particular the road outside the subject lot is a one-lane two-way carriageway which shall not be blocked;	No gate is proposed at the application site’s (the Site) ingress/egress to facilitate smooth entry of vehicle onto the Site. Staff will be deployed by the applicant to direct vehicles entering/exiting the Site. This is to ensure pedestrian safety from passing through the Site entrance.
(b)	The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety; and	
(c)	The concerned access road leading to the subject site from Fan Kam Road is not under TD’s purview. The applicant shall obtain consent of the owners/managing departments of the concerned local track for using it as the vehicular access to the subject site.	Noted.
2. Comments of the Director of Fire Services (D of FS) (Contact Person: Mr. LI Chi-fung; Tel: 2733 5844)		
(a)	Full set of valid F.S. 251(s) covering all the FSIs implemented on the application site (i.e. certificated every 12 months).	A set of valid F.S. 251 covering all the FSIs installations and equipment is provided by the applicant (Annex I).
(b)	However, the applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans.	Noted.

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

A 9868001

FSD Ref.: _____
消防處檔號

Name of Client : _____
顧客姓名

Name of Building : _____
樓宇名稱

Street No./Town Lot : _____ Street/Road/Estate Name : _____
門牌號數/市地段 Lot 3335 S.BF in D.D.91 街道/屋苑名稱 Lin Tong Mei

Block : _____ District : Kwu Tung South Area : HK K XNT
座 分區 地區 香港 九龍 新界

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 Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(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. 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/YY)	Next Due Date 下次到期日(DD/MM/YY)
24.	4nos x 9liters W/Co2 F.E.	G/F & First Floor	Conforms with FSD requirements	12-3-2026	11-3-2027

Part 2 第二部 Installation / Modification / Repair / Inspection work 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/YY)
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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
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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 授權人簽署
Name 姓名 CHAN SAU YIN
FSD/EC No. 消防處註冊號碼 RC3/588
Company Name 公司名稱 惠興消防工程公司
Telephone 聯絡電話
Date 日期 12-3-2026

For FSD use only:
 Inspected
 Key-in
 Verified

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

A 9819012

FSD Ref.: _____
消防處檔號

Name of Client : _____

顧客姓名

Name of Building : _____

樓宇名稱

Street No./Town Lot : _____

門牌號數/市地段

Street/Road/Estate Name : _____

Lot 3335 S.BF in D.D.91 街道/屋苑名稱

Lin Tong Mei

Block : _____

座

District : _____

分區

Kwu Tung South

Area : _____

地區

HK 香港

K 九龍

NT 新界

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 Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(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. 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/YY)	Next Due Date 下次到期日(DD/MM/YY)
11.	Emergency lighting (4 nos)	G/F & First Floor	Conforms with FSD requirements	12-3-2026	11-3-2027
12.	Exit Signs (3 nos)				

Part 2 第二部 Installation / Modification / Repair / Inspection work 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/YY)
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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
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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: CHAN SAU YIN
姓名
FSD Reg No.: RC 1/409 RC 2/579
消防處註冊號碼

Company Name: Yiu Lam Engineering Services
公司名稱
Company Limited

Telephone: _____
聯絡電話
Date: 12-3-2026
日期

For FSD use only.

Inspected

Key-in

Verified

Code 編碼	Type of FSI 裝置類型
1	Audio/Visual Advisory System 聲響/視象警報系統
2	Automatic Actuating Device 自動啟動裝置
3	Automatic Fixed Installation other than Water 不含水的滅火劑自動固定裝置
4	Automatic Fixed Installation using Water 用水作滅火劑的自動固定裝置
5	Deluge System 集水花灑系統
6	Drencher System 水簾系統
7	Dry Riser System 乾喉系統
8	Dust Detection System 塵埃偵測系統
9	Dynamic Smoke Extraction System 機械式排煙系統
10	Emergency Generator 應急發電機
11	Emergency Lighting 應急照明系統
12	Exit Sign 出口指示牌
13	Fire Alarm System (MFA) 火警警報系統
14	Fire Control Centre 消防控制中心
15	Fire Detection System 火警偵測系統
16	Fire Hydrant/Hose Reel System 消防栓/喉轆系統
17	Fire Shutter 防火捲閘
18	Reserved 保留
19	Fixed Automatically Operated Approved Appliance 認可的自動操作固定器具
20	Fixed Foam System 固定泡沫系統
21	Gas Detection System 氣體偵測系統
22	Gas Extraction System 氣體排放系統
23	Hose Reel 消防喉轆
24	Portable Fire Extinguisher 手提滅火筒
25	Portable Hand-operated Approved Appliance 認可的人手操作手提器具
26	Pressurization of Staircase 樓梯增壓
27	Ring Main System with Fixed Pump(s) 裝有固定水泵的環狀水管系統
28	Sprinkler System 花灑系統
29	Static Smoke Extraction System 靜態式排煙系統
30	Supply Tank 供水缸
31	Ventilation/Air Conditioning Control System 通風/空氣調節控制系統
32	Water Spray System 噴水系統
33	Water Supply 供水
34	Street Fire Hydrant System 街道消防栓系統
35	Others 其他