

規 劃 署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中染大廈 22 樓 2202 室

**Planning Department**

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference : DD100 Lot 1372 RP
本署檔號 Our Reference : TPB/A/NE-KTS/530
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074/ 3168 4075

By Post & Fax

24 May 2024

Dear Sir/Madam,

Submission for Compliance with Approval Condition**(c) - The Submission of a Fire Service Installations Proposal**

**Temporary Place of Recreation, Sports or Culture (Horticulture Learning
Centre) with Ancillary Eating Place for a Period of 3 Years and Filling of Land
in "Agriculture" Zone, Lot 1372 RP (Part) in D.D. 110, Tsiu Keng, Kwu Tung South**
(Application No. A/NE-KTS/530)

I refer to your submission for compliance with the captioned approval condition.
The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied with**. Please find detailed departmental comments in *Appendix*.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition **has not been complied with**.

Should you have any queries on the departmental comments, please contact Mr. WAH Chi Lut (Tel: 2733 5844) or Mr. TANG Ning Chi (Tel: 2733 7735) of the Fire Services Department directly.

Yours faithfully,

(K WNG)

District Planning Officer/
Fanling, Sheung Shui & Yuen Long East
Planning Department

- 2 -

C.C.

D of FS

(Attn.: Mr. WAH Chi Lut/Mr. TANG Ning Chi)

Internal

CTP/TPB

KWN/FS/ym

Appendix***Comments of the Director of Fire Services:***

Please be advised to submit a full set of FS251 which should incorporate all FSIs proposed in the endorsed FSI proposal for our further arrangement of FSI acceptance inspection.

Our Ref.: DD100 Lot 1372 RP
Your Ref.: TPB/A/NE-KTS/530

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

By Email

4 December 2023

Dear Sir,

Compliance with Approval Condition (c)

Temporary Place of Recreation, Sports or Culture (Horticultural Learning Centre) with Ancillary Eating Place for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zones, Lot 1372 RP (Part) in D.D. 100, Tsiu Keng, Kwu Tung South, New Territories

(S.16 Planning Application No. A/NE-KTS/530)

We are writing to submit a revised fire service installations (FSIs) proposal for compliance with approval condition (c) of the subject application, i.e. the submission of FSIs proposal (**Appendix I**). Your kind attention to the matter is much appreciated.

Should you require more information regarding the application, please contact our Ms. Grace WONG at [REDACTED] or the undersigned at your convenience.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Orpheus LEE
Planning and Development Consultant



DEVELOPMENT PARAMETERS

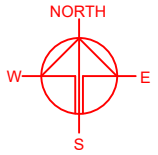
APPLICATION SITE AREA	: 631 m ²	(ABOUT)
COVERED AREA	: 239 m ²	(ABOUT)
UNCOVERED AREA	: 392 m ²	(ABOUT)
PLOT RATIO	: 0.38	(ABOUT)
SITE COVERAGE	: 38 %	(ABOUT)
NO. OF STRUCTURE	: 6	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 239 m ²	(ABOUT)
TOTAL GFA	: 239 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m - 5 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1 ¹	HORTICULTURAL LEARNING ROOM	32 m ² (ABOUT)	32 m ² (ABOUT)	4m (ABOUT) (1-STOREY)
B2 ¹	HORTICULTURAL LEARNING ROOM	32 m ² (ABOUT)	32 m ² (ABOUT)	4m (ABOUT) (1-STOREY)
B3 ¹	HORTICULTURAL LEARNING ROOM & WASHROOM	46 m ² (ABOUT)	46 m ² (ABOUT)	5m (ABOUT) (1-STOREY)
B4 ¹	HORTICULTURAL LEARNING ROOM & OFFICE	52 m ² (ABOUT)	52 m ² (ABOUT)	5m (ABOUT) (1-STOREY)
B5 ²	RAIN SHELTER AND ANCILLARY EATING PLACE	68 m ² (ABOUT)	68m ² (ABOUT)	3m (ABOUT) (1-STOREY)
B6 ²	RAIN SHELTER	9 m ² (ABOUT)	9 m ² (ABOUT)	4m (ABOUT) (1-STOREY)
TOTAL		239 m ² (ABOUT)	239 m ² (ABOUT)	

¹STRUCTURES B1 TO B5 ARE COVERED BY SOLAR PANELS - ELECTRICITY GENERATED BY THE PANELS IS FOR THE SITE ONLY

²STRUCTURES B5 AND B6 ARE SHED STRUCTURES WITH 4-SIDE OPENED

³STORAGE OF FARM TOOLS, SEEDS, FERTILIZERS ETC. TO SUPPORT THE OPERATION OF THE PROPOSED DEVELOPMENT



FIRE SERVICE INSTALLATIONS

	EMERGENCY LIGHT
	EXIT SIGN
	4 KG DRY POWDER TYPE FIRE EXTINGUISHER

FS NOTES:

- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266-1:2016 AND BS EN1838:2013 AND FSD CIRCULAR LETTER 6/2021
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
- PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (4-SIDE OPENED)
	ENTRANCE / EXIT

PLANNING CONSULTANT



PROJECT

TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HORTICULTURAL LEARNING CENTRE) WITH ANCILLARY EATING PLACE FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

LOT 1372 RP (PART) IN D.D. 100, TSUI KENG, KWU TUNG SOUTH, NEW TERRITORIES

SCALE

1 : 350 @ A4

DRAWN BY MN DATE 1.11.2023

CHECKED BY OL DATE 4.12.2023

APPROVED BY DATE

DWG. TITLE

FSIs PROPOSAL

DWG NO. APPENDIX I VER. 001