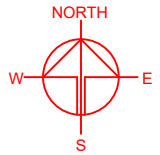
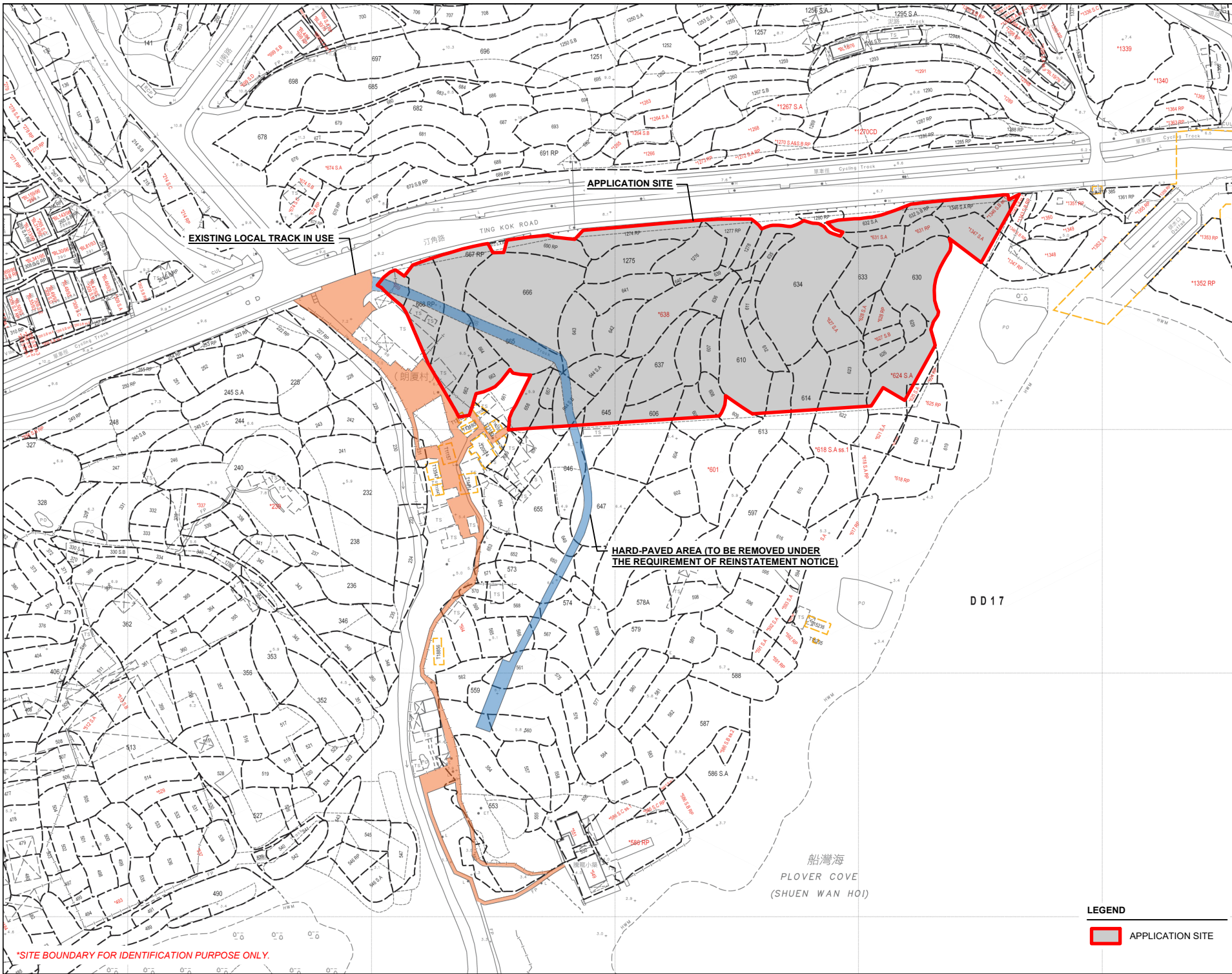


**Annex 2**

Plan showing the nearby access



PLANNING CONSULTANT



PROJECT  
PROPOSED TEMPORARY PLACE  
OF RECREATION, SPORTS OR  
CULTURE (HOBBY FARM) WITH  
ANCILLARY EATING PLACE AND  
ASSOCIATED FILLING OF LAND  
FOR A PERIOD OF 5 YEARS

SITE LOCATION  
VARIOUS LOTS IN D.D. 17 AND  
ADJOINING GOVERNMENT LAND  
TING KOK, NEW TERRITORIES

|   |                    |
|---|--------------------|
| SCALE<br>1 : 2000 @ A4                  |                    |
| DRAWN BY<br>CC                          | DATE<br>26.11.2025 |
| REVISED BY                              | DATE               |
| APPROVED BY                             | DATE               |
| DWG. TITLE<br>LOCATION OF NEARBY ACCESS |                    |
| DWG NO.<br>FI 1 ANNEX 2                 | VER.<br>001        |

LEGEND

APPLICATION SITE

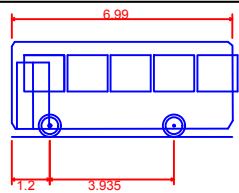
**Annex 3**

Swept path analysis and Traffic sign proposal

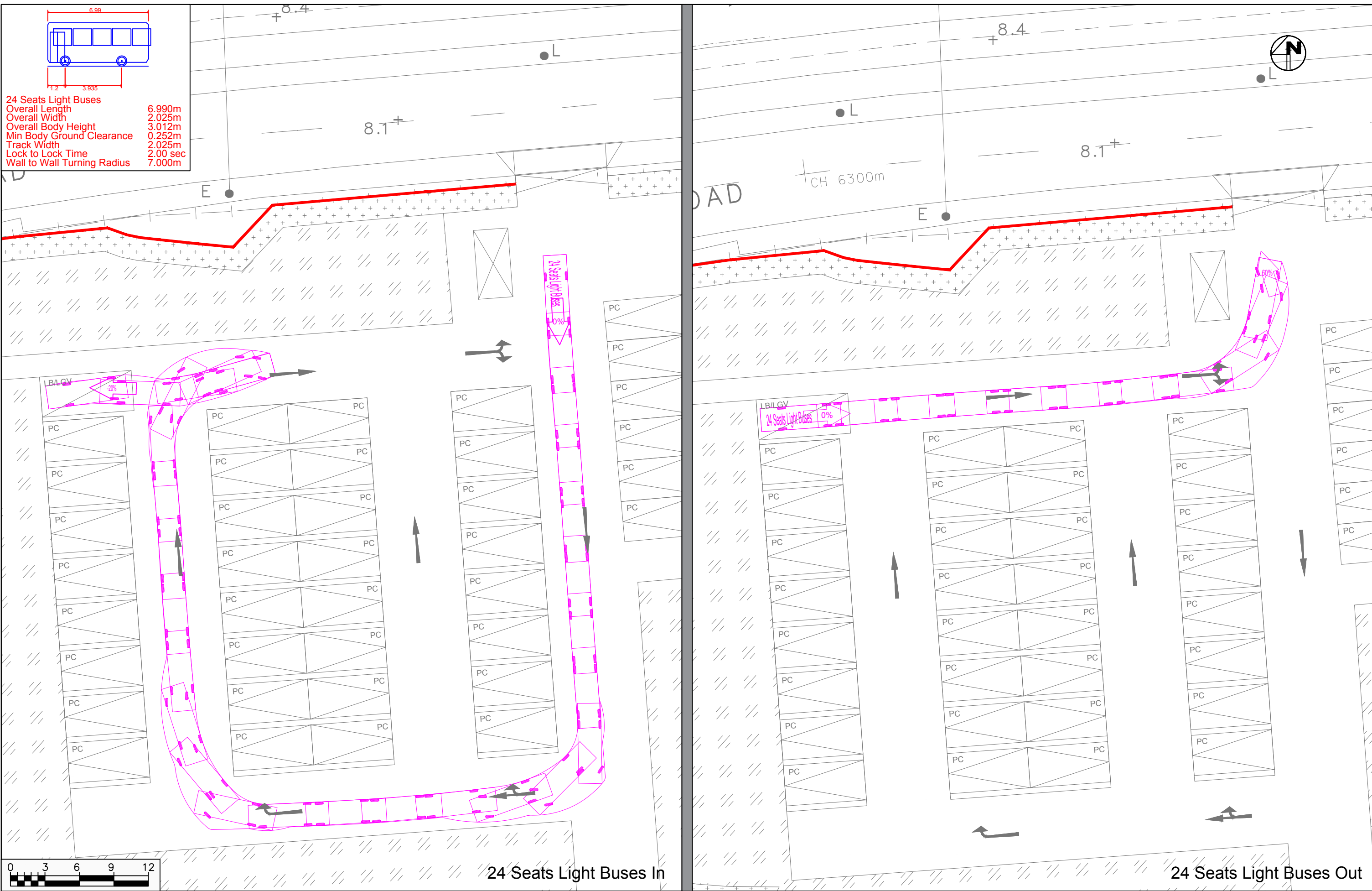




X:\Ozzo\83075\_Proposed Temporary Place of Recreations with Ancillary Facilities in Various Lots in DD17 and adjoining Government Land, Ting Kok, NT\DWG\83075\_1208\_SP\_2.dwg  
2025/12/09 17:3



24 Seats Light Buses  
Overall Length 6.990m  
Overall Width 2.025m  
Overall Body Height 3.012m  
Min Body Ground Clearance 0.252m  
Track Width 2.025m  
Lock to Lock Time 2.00 sec  
Wall to Wall Turning Radius 7.000m



24 Seats Light Buses In

24 Seats Light Buses Out

Proposed Temporary Place of Recreations with Ancillary Facilities in Various Lots in DD17 and adjoining Government Land, Ting Kok, NT

24 Seats Light Buses Swept Path Demonstration

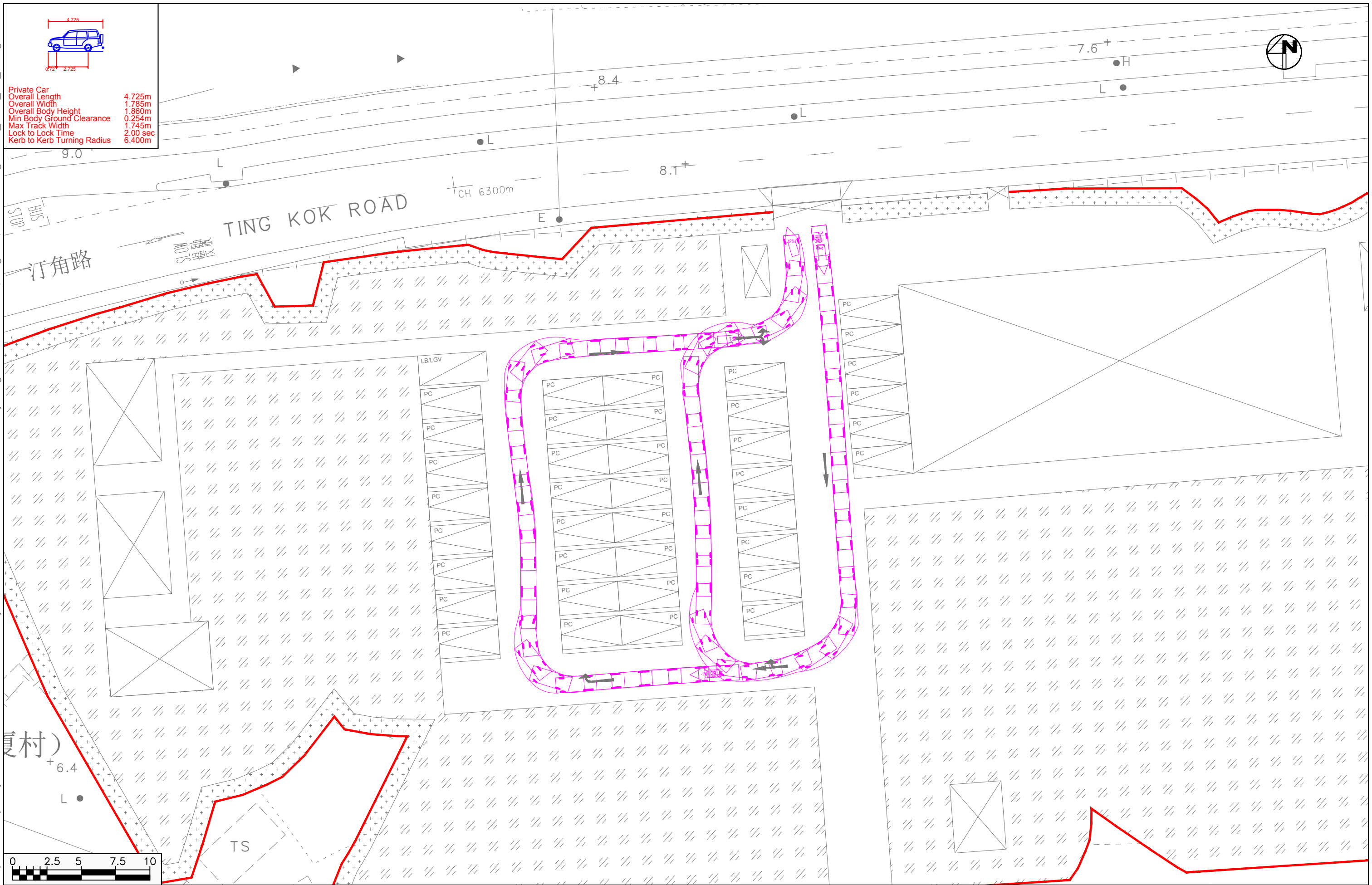
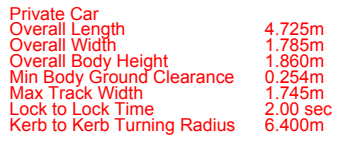


Project No. 83075  
Dwg No. 1208-SP1

Rev.

-

Date 08/12/2025  
Scale 1:300



**Proposed Temporary Place of Recreations with Ancillary Facilities in Various Lots in DD17 and adjoining Government Land, Ting Kok, NT**

Date  
08/12/2025

|       |       |
|-------|-------|
| Scale | 1:250 |
|-------|-------|

## Private Car Swept Path Demonstration



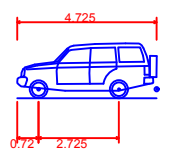
Project No. 83075

Dwg No. 1208-SP2

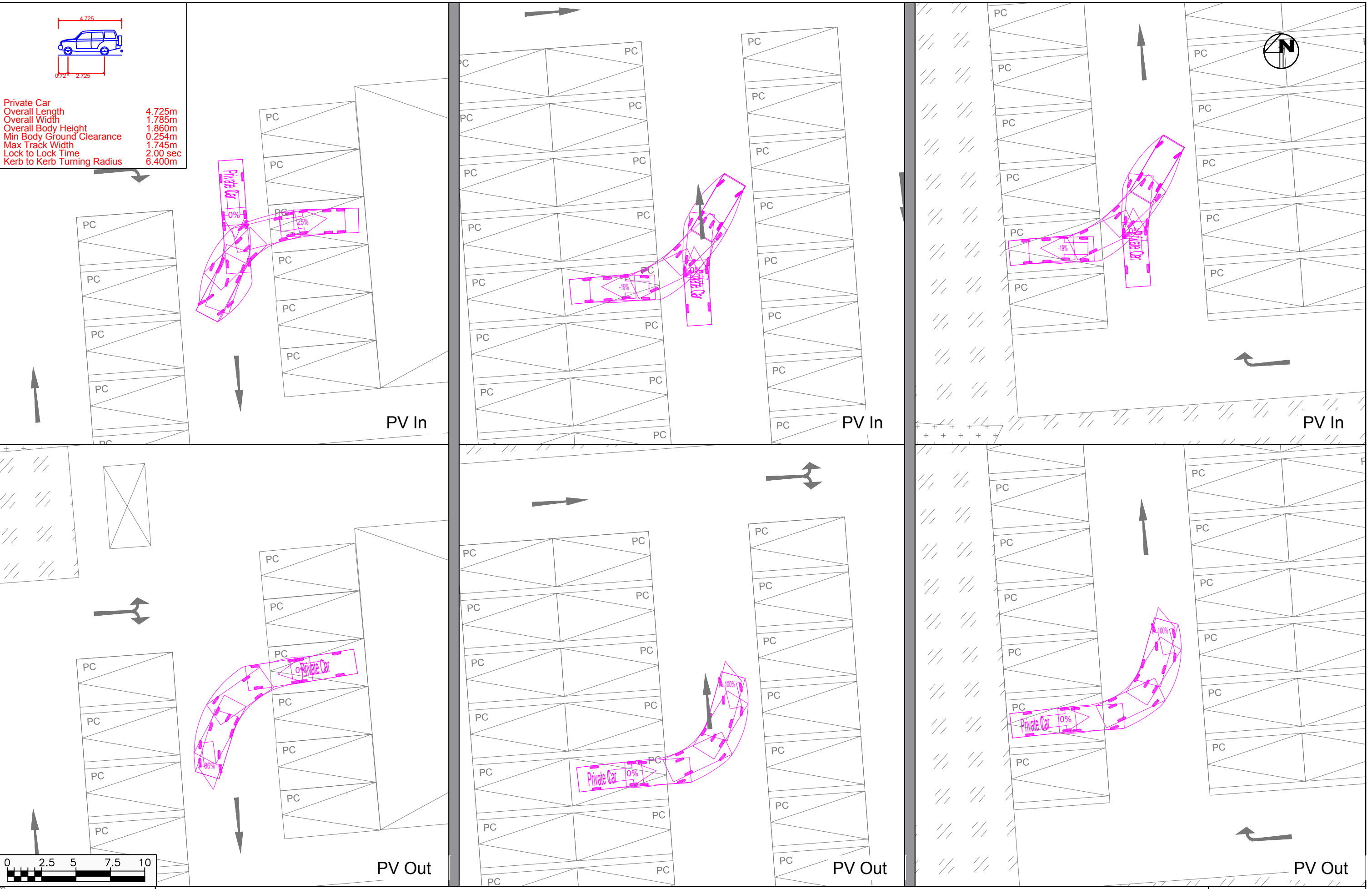
ev.

•

X:\Ozzo\83075\_Proposed Temporary Place of Recreations with Ancillary Facilities in Various Lots in DD17 and adjoining Government Land, Ting Kok, NT\Drawings\1208\_SP\_2.dwg  
2024/12/09 17:33



Private Car  
Overall Length 4.725m  
Overall Width 1.785m  
Overall Body Height 1.860m  
Min Body Ground Clearance 0.254m  
Max Track Width 1.745m  
Lock to Lock Time 2.00 sec  
Kerb to Kerb Turning Radius 6.400m



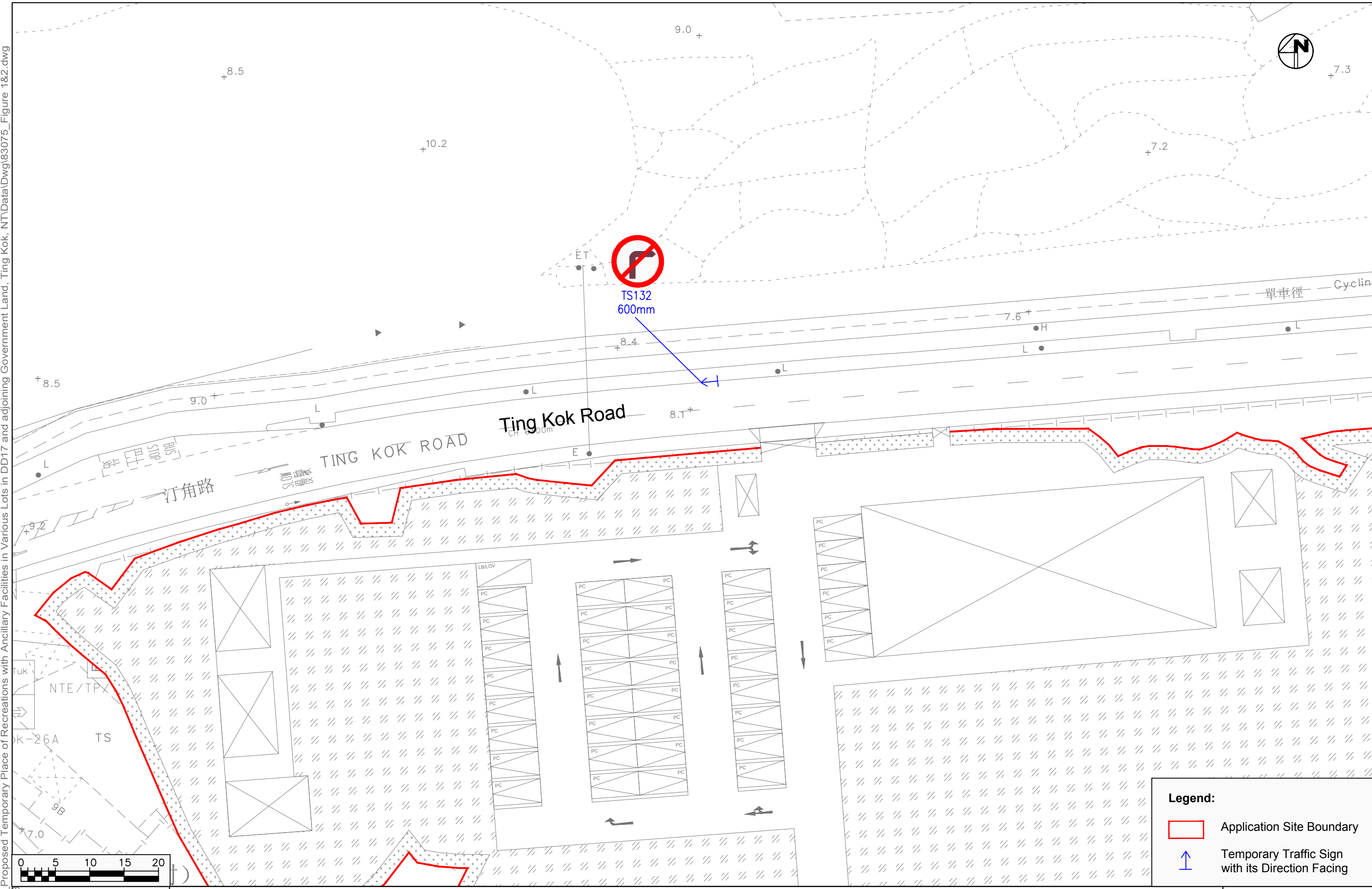
Proposed Temporary Place of Recreations with Ancillary Facilities in Various Lots in DD17 and adjoining Government Land, Ting Kok, NT

Private Car Swept Path Demonstration

Date 08/12/2025  
Scale 1:250

|                   |        |
|-------------------|--------|
|                   |        |
| Project No. 83075 | Rev. - |
| Dwg No. 1208-SP3  |        |





X:\Ozzo\83075\_Proposed Temporary Place of Recreations with Ancillary Facilities in Various Lots in DD17 and adjoining Government Land, Ting Kok, NT\Data\Dwg\83075\_Figure 1&2.dwg  
2024/12/09 17:3

**Proposed Temporary Place of Recreations with Ancillary Facilities in Various Lots in DD17 and adjoining Government Land, Ting Kok, NT**

**Proposed Traffic Sign**

Date 08/12/2025  
Scale 1:500

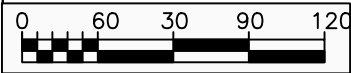
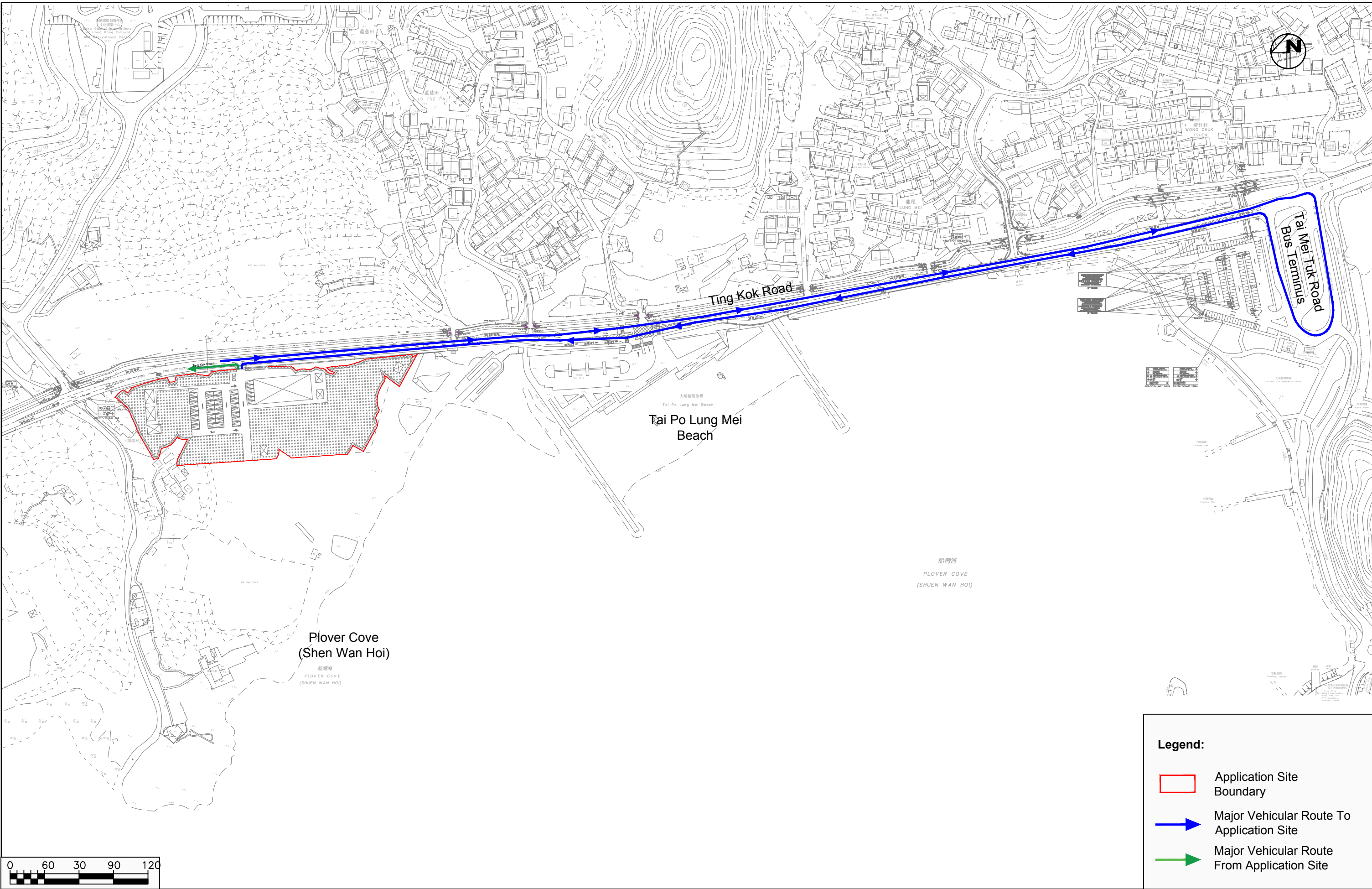
- Legend:**
- Application Site Boundary
  - Temporary Traffic Sign with its Direction Facing



|                   |      |
|-------------------|------|
| Project No. 83075 | Rev. |
| Dwg No. Figure 1  | -    |



X:\Ozzo\83075\_Proposed Temporary Place of Recreations with Ancillary Facilities in Various Lots in DD17 and adjoining Government Land, Ting Kok, NT\Data\Dwg\83075\_Figure 1&2.dwg  
2025/12/09 17:4



Date 08/12/2025  
Scale 1:3000

**Proposed Temporary Place of Recreations with Ancillary Facilities in Various Lots in DD17 and adjoining Government Land, Ting Kok, NT**

**Major Vehicular Access to/from the Application Site**



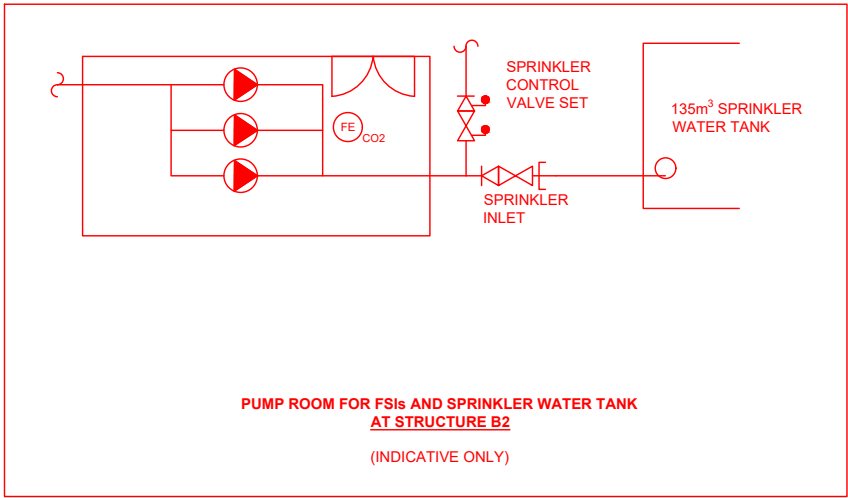
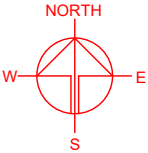
|                   |      |
|-------------------|------|
| Project No. 83075 | Rev. |
| Dwg No. Figure 2  | -    |

**Annex 4**

Revised fire service installations proposal

FS NOTES:

1. AUTOMATIC SPRINKLER SYSTEM
- 1.1 AUTOMATIC SPRINKLER SYSTEM SUPPLIED BY A 135,000L SPRINKLER WATER TANK AND HAZARD CLASS OH3 SHALL BE PROVIDED TO THE ENTIRE BUILDING/ STRUCTURE IN ACCORDANCE WITH LPC RULES INCORPORATING BS EN12845: 2015 AND FSD CIRCULAR LETTER 5/2020. THE SPRINKLER TANK, SPRINKLER PUMP ROOM, SPRINKLER INLET AND SPRINKLER CONTROL VALVE GROUP SHALL BE CLEARLY MARKED ON PLANS.
- 1.2 THE CLASSIFICATION OF THE AUTOMATIC SPRINKLER INSTALLATION TO BE ORDINARY HAZARD GROUP II.
- 1.3 ONE NUMBER 135,000 LITRES SPRINKLER WATER TANK TO BE PROVIDED AS INDICATED ON PLANS.
- 1.4 SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET TO BE PROVIDED AS INDICATED ON PLANS.
- 1.5 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE FH/HR PUMPS.
- 1.5 TYPE OF STORAGE METHOD FOR THE BUILDING IS AS FOLLOWS:
- (A) HAZARD CLASS: ORDINARY HAZARD GROUP III
- (B) TYPE OF STORAGE: POST-PALLET (ST2)
- (C) STORAGE CATEGORY: CATEGORY (I)
- (D) STORAGE HEIGHT: NOT EXCEEDING 3.5 m
- (E) MAXIMUM STORAGE AREAS SHALL BE 50 m<sup>2</sup> FOR SINGLE BLOCK
- (F) MINIMUM CLEARANCE AROUND EACH SINGLE STORAGE BLOCK: 2.4 m
2. FIRE DETECTOR SYSTEM
- 2.1 THE STANDALONE FIRE DETECTOR SHALL BE PROVIDED IN ACCORDANCE WITH THE STAND-ALONE FIRE DETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION AND MAINTENANCE [SEP 2021].
- 2.2 IN RELATION TO 1) ABOVE, WHERE TWO OR MORE STAND-ALONE FIRE DETECTORS ARE INSTALLED IN AN ENCLOSED STRUCTURE, ALL STAND-ALONE DETECTORS SHALL BE INTERCONNECTED (EITHER WIRED OR WIRELESSLY) SUCH THAT WHEN ONE OF THE STAND-ALONE FIRE DETECTOR IS TRIGGERED, ALL CONNECTED STAND-ALONE FIRE DETECTORS SHALL SOUND AN ALARM SIMULTANEOUSLY.
3. EMERGENCY LIGHTING
- 3.1 SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDINGS/STRUCTURES IN ACCORDANCE WITH BS 5266-1:2016, BS EN 1838:2013 AND FSD CIRCULAR LETTER NO. 4/2021
4. DIRECTIONAL AND EXIT SIGN
- 4.1 SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266-1:2016 AND FSD CIRCULAR LETTER NO. 5/2008.
5. MISCELLANEOUS F.S. INSTALLATION
- 5.1 PORTABLE FIRE EXTINGUISHER WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATIONS AS INDICATED ON PLANS.
- 5.2 NO EMERGENCY GENERATOR TO BE PROVIDED FOR SERVING THE EMERGENCY POWER. DUPLICATED POWER SUPPLIES FOR ALL FIRE SERVICES INSTALLATIONS COMPRISING A CABLE CONNECTED FROM ELECTRICITY MAINS DIRECTLY BEFORE THE MAIN SWITCH.
- 5.3 WHEN A VENTILATION/ AIR CONDITIONING CONTROL SYSTEM TO A BUILDING IS PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT.
- 5.5 ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.



FIRE SERVICE INSTALLATION

- HR** HOSE REEL
- EMERGENCY LIGHT
- EXIT** EXIT SIGN
- STAND-ALONE BATTERY TYPE SMOKE DETECTOR
- FE CO2** 5KG CO2 FIRE EXTINGUISHER
- FE** 20KG WHEEL TYPE DRY CHEMICAL FIRE EXTINGUISHER
- GATE VALVE
- SPRINKLER INLET
- SPRINKLER CONTROL VALVE SET
- PUMP SET
- NON-RETURN VALVE

PROJECT

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) WITH ANCILLARY EATING PLACE AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS

SITE LOCATION

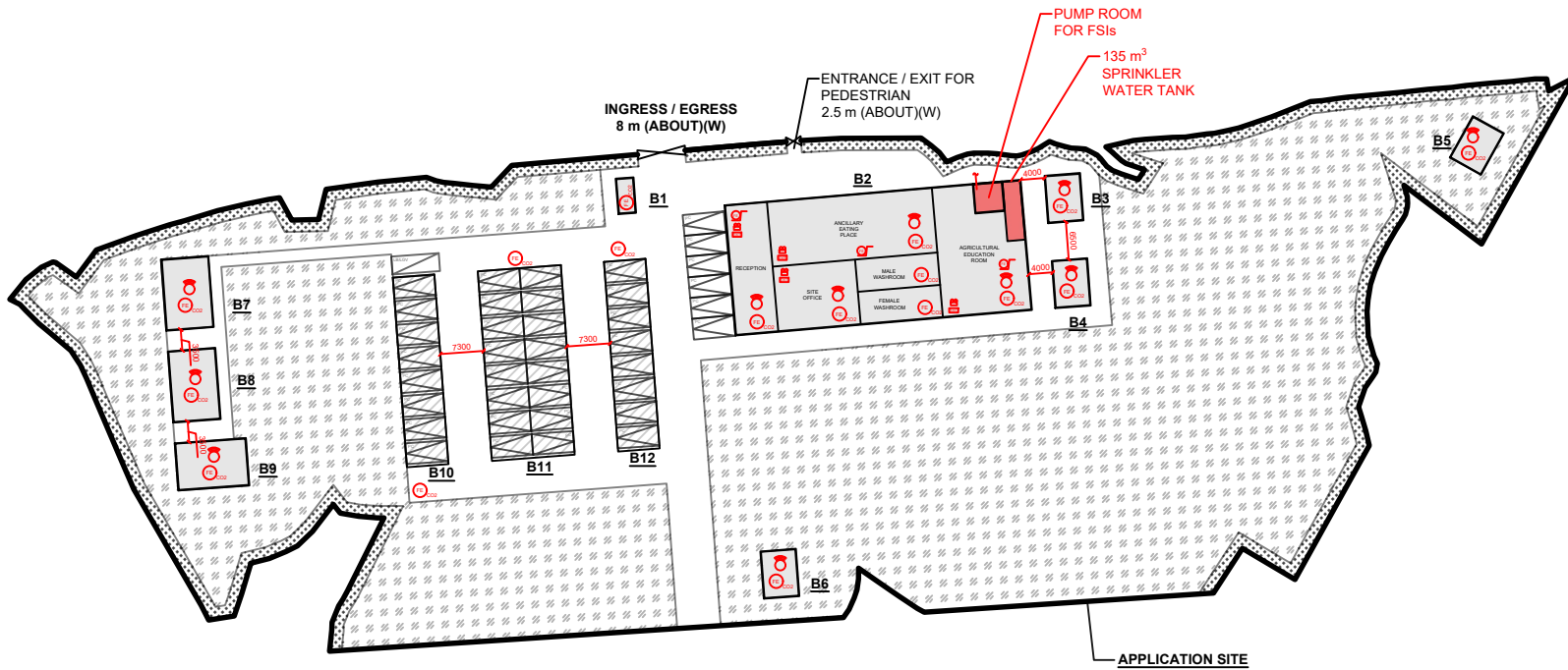
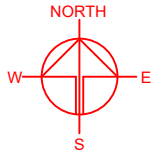
VARIOUS LOTS IN D.D. 17 AND ADJOINING GOVERNMENT LAND TING KOK, NEW TERRITORIES

|                     |           |
|---------------------|-----------|
| SCALE               |           |
| NOT TO SCALE @ A4   |           |
| DRAWN BY            | DATE      |
| MN                  | 30.1.2026 |
| CHECKED BY          | DATE      |
| APPROVED BY         | DATE      |
| DWG. TITLE          |           |
| FSIs PROPOSAL (1/2) |           |
| DWG NO.             | VER.      |
| F11 ANNEX 4         | 001       |

## DEVELOPMENT PARAMETERS

|                       |                         |         |
|-----------------------|-------------------------|---------|
| APPLICATION SITE AREA | : 16,273 m <sup>2</sup> | (ABOUT) |
| COVERED AREA          | : 2,542 m <sup>2</sup>  | (ABOUT) |
| UNCOVERED AREA        | : 13,731 m <sup>2</sup> | (ABOUT) |
| PLOT RATIO            | : 0.16                  | (ABOUT) |
| SITE COVERAGE         | : 16%                   | (ABOUT) |
| NO. OF STRUCTURE      | : 12                    |         |
| DOMESTIC GFA          | : NOT APPLICABLE        |         |
| NON-DOMESTIC GFA      | : 2,542 m <sup>2</sup>  | (ABOUT) |
| TOTAL GFA             | : 2,542 m <sup>2</sup>  | (ABOUT) |
| BUILDING HEIGHT       | : 3 m - 6 m             | (ABOUT) |
| NO. OF STOREY         | : 1                     |         |

| STRUCTURE | USE   | COVERED AREA                 | GROSS FLOOR AREA             | BUILDING HEIGHT       |
|-----------|---|------------------------------|------------------------------|-----------------------|
| B1        | GUARDHOUSE  | 18 m <sup>2</sup> (ABOUT)    | 18 m <sup>2</sup> (ABOUT)    | 3 m (ABOUT)(1-STOREY) |
| B2        | RECEPTION, AGRICULTURAL EDUCATION ROOM, OFFICE, ANCILLARY EATING PLACE AND STORAGE OF FARMING MACHINERY | 1,100 m <sup>2</sup> (ABOUT) | 1,100 m <sup>2</sup> (ABOUT) | 6 m (ABOUT)(1-STOREY) |
| B3        | AGRICULTURAL EDUCATION ROOM   | 48 m <sup>2</sup> (ABOUT)    | 48 m <sup>2</sup> (ABOUT)    | 4 m (ABOUT)(1-STOREY) |
| B4        | AGRICULTURAL EDUCATION ROOM   | 48 m <sup>2</sup> (ABOUT)    | 48 m <sup>2</sup> (ABOUT)    | 4 m (ABOUT)(1-STOREY) |
| B5        | AGRICULTURAL EDUCATION ROOM   | 48 m <sup>2</sup> (ABOUT)    | 48 m <sup>2</sup> (ABOUT)    | 4 m (ABOUT)(1-STOREY) |
| B6        | AGRICULTURAL EDUCATION ROOM   | 96 m <sup>2</sup> (ABOUT)    | 96 m <sup>2</sup> (ABOUT)    | 4 m (ABOUT)(1-STOREY) |
| B7        | AGRICULTURAL EDUCATION ROOM   | 96 m <sup>2</sup> (ABOUT)    | 96 m <sup>2</sup> (ABOUT)    | 4 m (ABOUT)(1-STOREY) |
| B8        | AGRICULTURAL EDUCATION ROOM   | 96 m <sup>2</sup> (ABOUT)    | 96 m <sup>2</sup> (ABOUT)    | 4 m (ABOUT)(1-STOREY) |
| B9        | AGRICULTURAL EDUCATION ROOM   | 96 m <sup>2</sup> (ABOUT)    | 96 m <sup>2</sup> (ABOUT)    | 4 m (ABOUT)(1-STOREY) |
| B10       | CANOPY FOR PARKING SPACE  | 224 m <sup>2</sup> (ABOUT)   | 224 m <sup>2</sup> (ABOUT)   | 4 m (ABOUT)(1-STOREY) |
| B11       | CANOPY FOR PARKING SPACE  | 448 m <sup>2</sup> (ABOUT)   | 448 m <sup>2</sup> (ABOUT)   | 4 m (ABOUT)(1-STOREY) |
| B12       | CANOPY FOR PARKING SPACE  | 224 m <sup>2</sup> (ABOUT)   | 224 m <sup>2</sup> (ABOUT)   | 4 m (ABOUT)(1-STOREY) |
| TOTAL     |   | 2,542 m <sup>2</sup> (ABOUT) | 2,542 m <sup>2</sup> (ABOUT) |                       |



## PARKING AND LOADING/UNLOADING PROVISIONS

|                                  |                       |
|----------------------------------|-----------------------|
| NO. OF PRIVATE CAR PARKING SPACE | : 32                  |
| DIMENSION OF PARKING SPACE       | : 5 m (L) X 2.5 m (W) |
| NO. OF LIGHT BUS PARKING SPACE   | : 1                   |
| DIMENSION OF PARKING SPACE       | : 8 m (L) X 3 m (W)   |
| NO. OF L/UL SPACE FOR LGV        | : 1                   |
| DIMENSION OF L/UL SPACE          | : 7 m (L) X 3.5 m (W) |

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

## LEGEND

|  |                                  |
|--|----------------------------------|
|  | APPLICATION SITE                 |
|  | STRUCTURE (ENCLOSED)             |
|  | STRUCTURE (CANOPY)               |
|  | PARKING SPACE (PRIVATE CAR)      |
|  | L/UL SPACE (LIGHT BUS)           |
|  | L/UL SPACE (LIGHT GOODS VEHICLE) |
|  | INGRESS/EGRESS / ENTRANCE/EXIT   |

PROJECT  
PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) WITH ANCILLARY EATING PLACE AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS

SITE LOCATION  
VARIOUS LOTS IN D.D. 17 AND ADJOINING GOVERNMENT LAND TING KOK, NEW TERRITORIES

|                                   |                   |
|-----------------------------------|-------------------|
| SCALE<br>1 : 1250 @ A4            |                   |
| DRAWN BY<br>MN                    | DATE<br>30.1.2026 |
| CHECKED BY                        | DATE              |
| APPROVED BY                       | DATE              |
| DWG. TITLE<br>FSIs PROPOSAL (2/2) |                   |
| DWG NO.<br>APPENDIX               | VER.<br>002       |

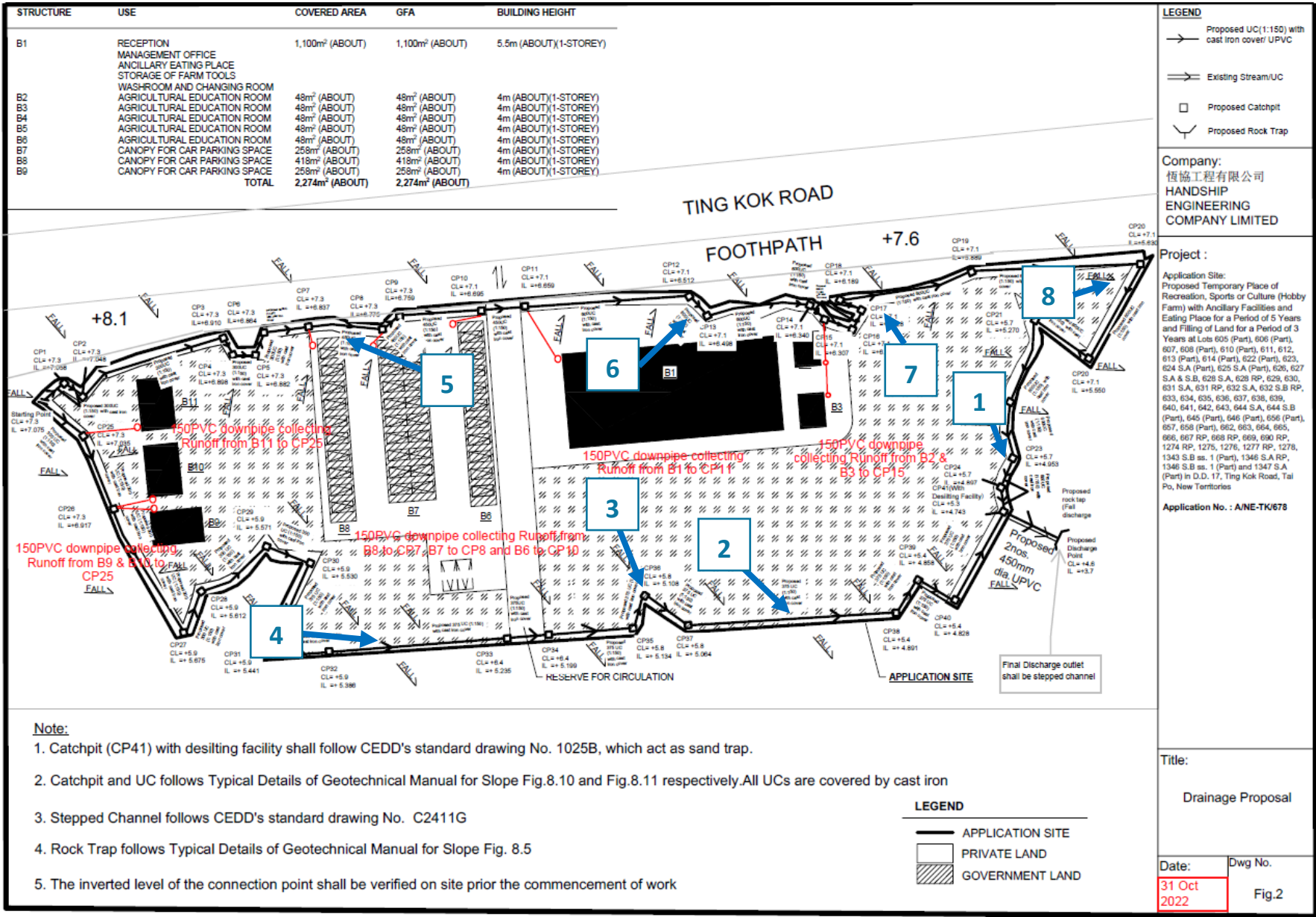


**Annex 5**

Site photos showing the existing drainage facilities implemented by the applicant  
*(on the basis of the drainage proposal accepted by CE/MN, DSD under previous application No. A/NE-TK/678)*

Annex 5 – Site photos showing the existing drainage facilities implemented by the applicant

Figure 1 – Extracted from the drainage proposal accepted by CE/MN, DSD on 07.12.2022 under previous planning application No. A/NE-TK/678





**Viewpoint 1**



**Viewpoint 2**





**Viewpoint 3**



**Viewpoint 4**





**Viewpoint 5**



**Viewpoint 6**





**Viewpoint 7**



**Viewpoint 8**