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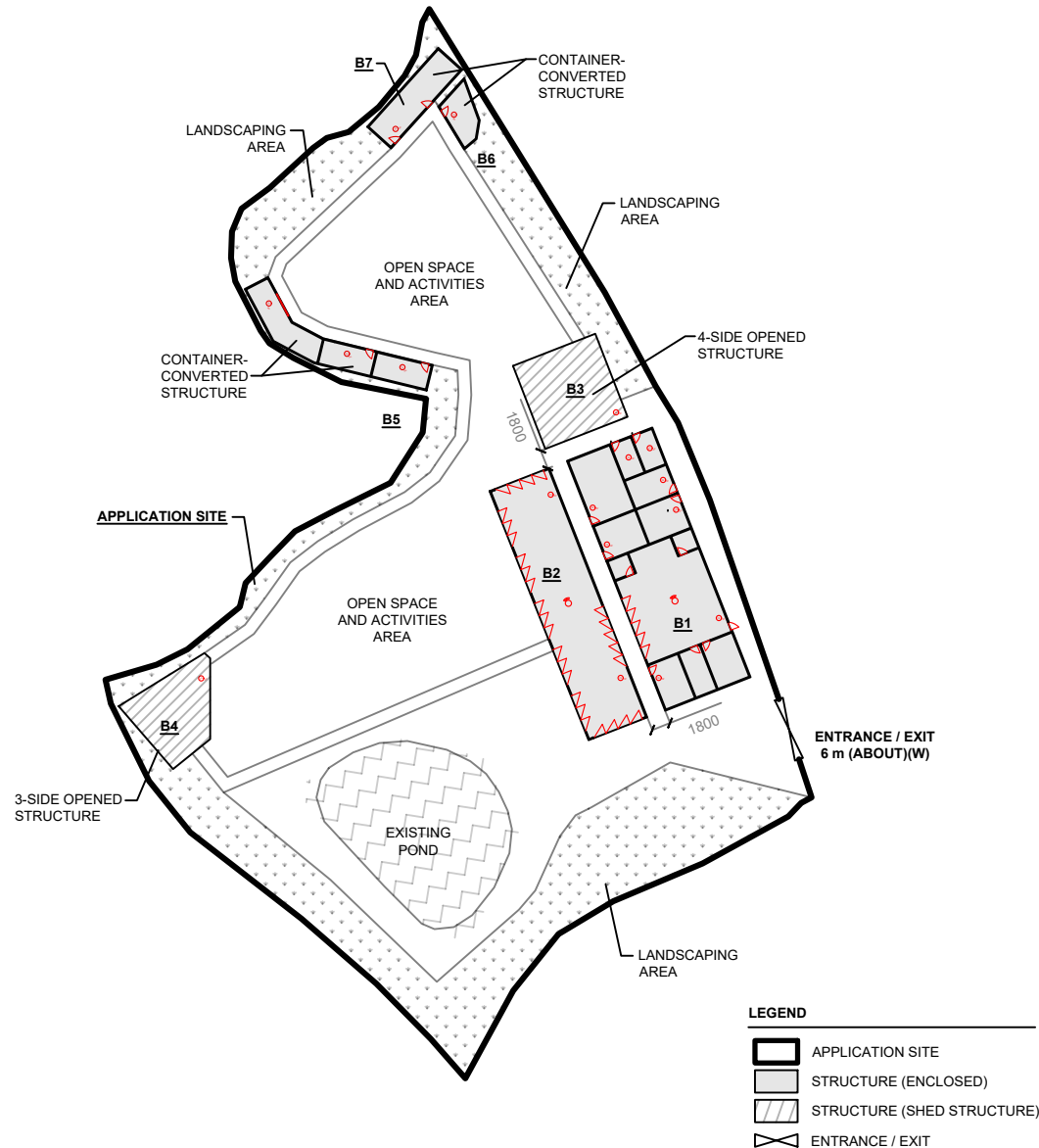
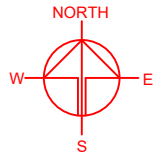
Appendix I

Fire service installations proposal

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 3,271 m ²	(ABOUT)
COVERED AREA	: 591 m ²	(ABOUT)
UNCOVERED AREA	: 2,680 m ²	(ABOUT)
PLOT RATIO	: 0.18	(ABOUT)
SITE COVERAGE	: 18%	(ABOUT)
NO. OF STRUCTURE	: 7	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 591m ²	(ABOUT)
TOTAL GFA	: 591 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m - 5 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	RECEPTION, SITE OFFICE, WASHROOM, RELIGIOUS ACTIVITIES ROOM	220 m ² (ABOUT)	220 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B2	RELIGIOUS ACTIVITIES ROOM	152 m ² (ABOUT)	152 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B3	FS WATER TANK AND CONTROL ROOM, AND PANTRY	70 m ² (ABOUT)	70 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B4	STAGE FOR RELIGIOUS ACTIVITIES	54 m ² (ABOUT)	54 m ² (ABOUT)	5 m (ABOUT)(1-STOREY)
B5	STORAGE OF MISCELLANEOUS	50 m ² (ABOUT)	50 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B6	STORAGE OF MISCELLANEOUS	15 m ² (ABOUT)	15 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B7	METER ROOM	30 m ² (ABOUT)	30 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		591 m ² (ABOUT)	591 m ² (ABOUT)	



FIRE SERVICE INSTALLATIONS

-  STAND-ALONE FIRE DETECTOR
-  4 KG POWDER-TYPE FIRE EXTINGUISHER

FS NOTES:

- POTABLE HAND-OPERATED APPROVED APPLICATION SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- THE STAND-ALONE FIRE DETECTOR SHALL BE PROVIDED IN ACCORDANCE WITH THE "STAND-ALONE FIRE DETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION & MAINTENANCE [SEP 2021].
- 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.

NO PARKING AND LOADING / UNLOADING SPACE IS PROVIDED AT THE APPLICATION SITE.

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY RELIGIOUS INSTITUTION WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 103, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 700 @ A4

DRAWN BY

MN

DATE

14.10.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

FSIs PROPOSAL

DWG NO.

APPENDIX

VER.

001

Appendix II

As-built drainage proposal

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



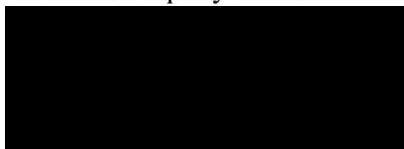
Planning Department

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 :
本署檔號 Our Reference : TPB/A/YL-KTS/779
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074/ 3168 4075

By Post

R-riches Property Consultants Ltd.



22 May 2020

Dear Sir/ Madam,

**Submission for Compliance with Approval Condition (e) -
- Submission of Drainage Proposal**

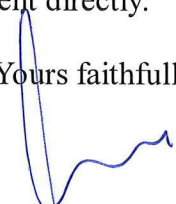
**Temporary Place of Recreation, Sports or Culture (Hobby Farm)
for a Period of 3 Years in "Agriculture" Zone,
Lots 777 RP, 778 RP, 779 RP and 926 in D.D. 103, Kam Tin, Yuen Long
(Application No. A/YL-KTS/779)**

I refer to your submission dated 18.3.2020 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. Bill CHAN (Tel: 2781 4107) of the Drainage Services Department directly.

Yours faithfully,


(Ms. Winnie LAU)
District Planning Officer/
Fanling Sheung Shui & Yuen Long East
Planning Department

C.C.
DSD

(Attn.: Mr. Bill CHAN)

Internal
CTP/TPB

Appendix

Comments from the CE/MN of DSD:

- (i) The applicant should implement the drainage facilities on site in accordance with the agreed drainage proposal.
- (ii) The applicant is required to rectify the drainage system if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system.
- (iii) The proposed development would neither obstruct overland flow nor adversely affected any existing natural streams, village drains, ditches and the adjacent areas.
- (iv) The applicant should consult DLO/YL and seek consent from relevant lot owners for any works to be carried out outside his lot boundary before commencement of the drainage works.

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粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
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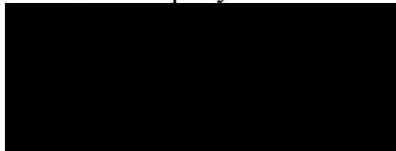
Planning Department

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

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電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074/ 3168 4075

By Post

R-riches Property Consultants Ltd.



13 July 2020

Dear Sir/ Madam,

**Submission for Compliance with Approval Condition (f) -
- Implementation of Drainage Proposal**

**Temporary Place of Recreation, Sports or Culture (Hobby Farm)
for a Period of 3 Years in "Agriculture" Zone,
Lots 777 RP, 778 RP, 779 RP and 926 in D.D. 103, Kam Tin, Yuen Long
(Application No. A/YL-KTS/779)**

I refer to your submission dated 3.6.2020 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. Bill CHAN (Tel: 2781 4107) of the Drainage Services Department directly.

Yours faithfully,

(Ms. Winnie LAU)
District Planning Officer/
Fanling Sheung Shui & Yuen Long East
Planning Department

C.C.

DSD

Internal

CTP/TPB

(Attn.: Mr. Bill CHAN)

WL/IC/CL/ak

Appendix

Comments of the Chief Engineer/ Mainland North of Drainage Services Department

The applicant is reminded to maintain all the drainage facilities on site in good condition and ensure that the proposed development would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc. The applicant is required to rectify the drainage system at their own expense to the satisfaction of government parties concerned if they are found to be inadequate or ineffective during operation.

規 劃 署

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中染大廈 22 樓 2202 室



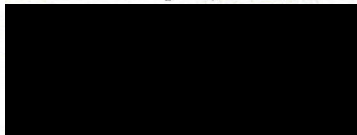
Planning Department

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 :
本署檔號 Our Reference : TPB/A/YL-KTS/857
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074/3168 4075

By Post & Fax (2323 3662)

R-riches Property Consultants Ltd.



23 June 2021

Dear Sir/ Madam,

**Submission for Compliance with Approval Condition (d)
- the submission of a record of the existing drainage facilities on site
Temporary Place of Recreation, Sport or Culture (Hobby Farm)
for a Period of 5 Years and Filling of Land in "Agriculture" Zone,
Lots 777 RP, 778 RP, 779 RP and 926 in D.D. 103, Kam Tin, Yuen Long
(Application No. A/YL-KTS/857)**

I refer to your submission dated 11.3.2021 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**.
- ☐ 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**. Please find detailed departmental comments in *Appendix*.

Should you have any queries on the departmental comments, please contact Mr. Bill CHAN (Tel: 2781 4107) of the Drainage Services Department directly.

Yours faithfully,

(Anthony LUK)

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

c.c.
DSD
Internal
CTP/TPB

(Attn.: Mr. Bill CHAN)

AL/IC/ol

Appendix

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

The applicant is reminded to maintain all the drainage facilities on site in good condition and ensure that the proposed development would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc. The applicant is required to rectify the drainage system at their own expense to the satisfaction of the government parties concerned if they are found to be inadequate or ineffective during operation.

☒ Acceptable. The captioned condition has been complied with.

☐ 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. Please find detailed departmental comments in Appendix.

Should you have any queries on the departmental comments, please contact Mr. Bill CHAN (Tel: 2781 4107) of the Drainage Services Department directly.

Yours faithfully,



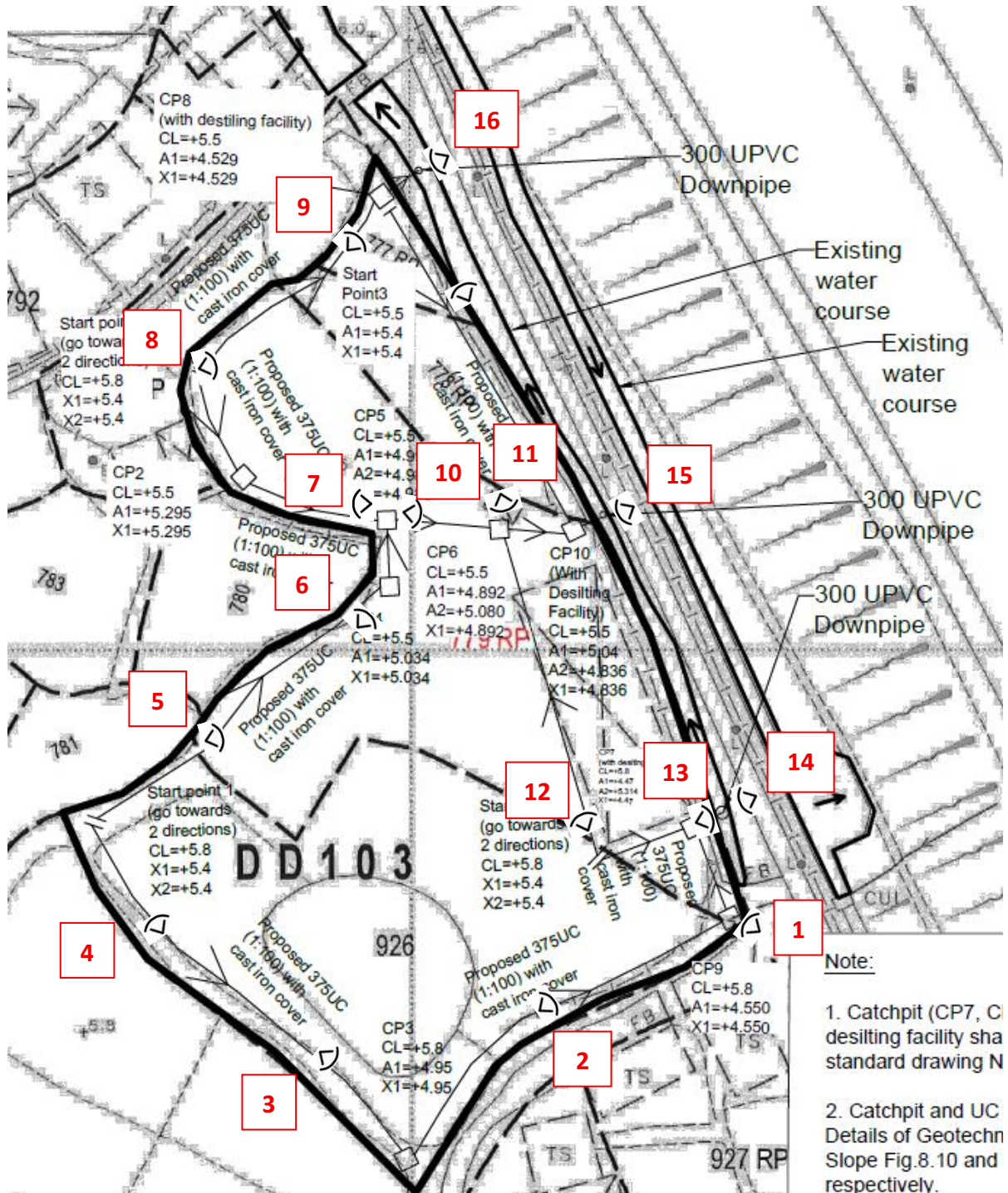
Anthony FUK
District Planning Officer
Planning Services Unit & Yuen Long East
Planning Department

Appendix III

Photographic record of the existing drainage facilities

Appendix III – Photographic record of the existing drainage facilities

Figure 1 – Extract of the as-built drainage plan with viewpoints of the photographic record





Viewpoint 1



Viewpoint 2



Viewpoint 3



Viewpoint 4



Viewpoint 5



Viewpoint 6



Viewpoint 7



Viewpoint 8



Viewpoint 9



Viewpoint 10



Viewpoint 11



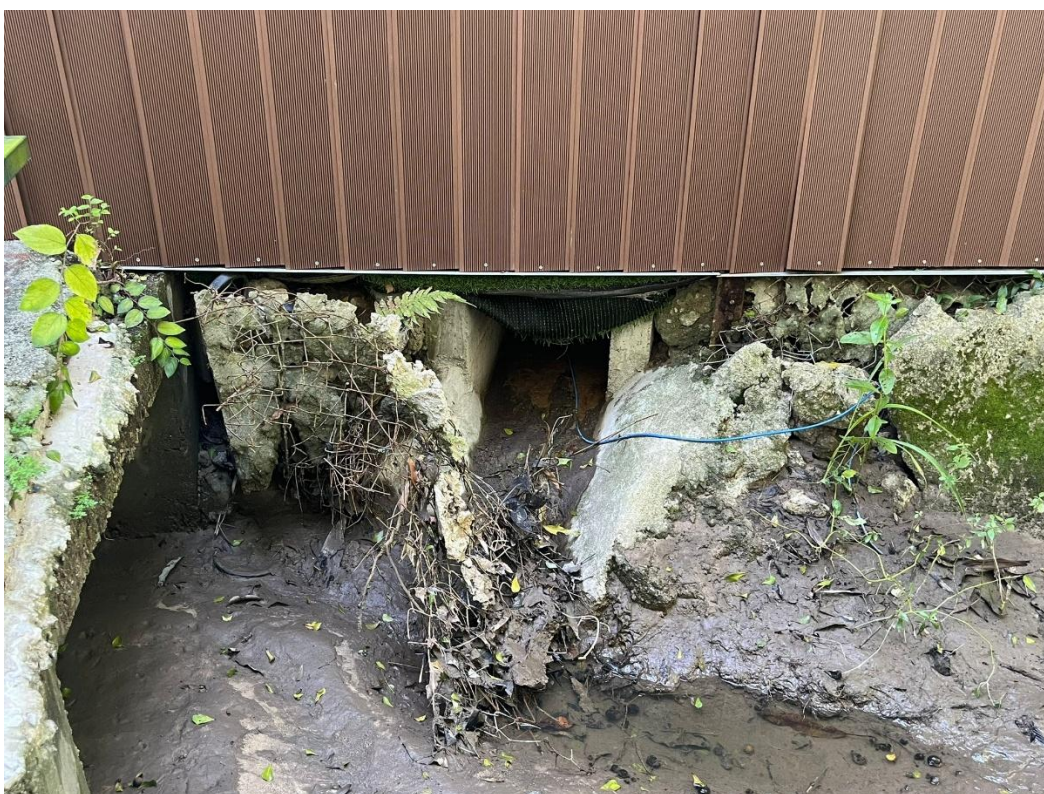
Viewpoint 12



Viewpoint 13



Viewpoint 14



Viewpoint 15



Viewpoint 16

Appendix IV

Public transportation services in the vicinity of the Site

Appendix IV – Public transportation services in the vicinity of the Site

Figure 1 – Public transportation services during the operation hours of the Site

Route	Termination Points		Frequency (mins) ¹
MTR			
Tuen Ma Line	Tuen Mun	Wu Kai Sha	2.7 - 7.3
Franchised Bus			
54	Yuen Long (West)	Sheung Tsuen	30
64K	Yuen Long (West)	Tai Po Market Station	8 - 12
77K	Yuen Long (Fung Cheung Road)	Sheung Shui	12 - 25
251A	Sheung Tsuen	Kam Sheung Road Station	15 - 20
251B	Sheung Tsuen	Pat Heung Road	20 - 25
251C	Yuen Long	Kong Ha Wai	30
268	Yau Pok Road Housing (South)	Pat Heung Road	30
A36	Airport	Kam Sheung Road Station	15 - 30
GMB			
71	Yuen Long (Tai Hang Street)	Shek Wu Tong (Ho Pui)	15
71A	Kam Sheung Road Station	Cheung Po Tsuen	20 - 30
72	Yuen Long (Tai Hang Street)	Lui Kung Tin	10
78	Lok Ma Chau (San Tin)	Pat Heung Road	20 - 25
78A	Kam Sheung Road Station	Pat Heung Road	15 - 17
601	Yuen Long (Fung Cheung Road)	Pak Wai Tsuen	10 - 20
601B	Kam Sheung Road Station	Pak Wai Tsuen	20
602	Yuen Long (Fung Cheung Road)	Tai Kong Po	15 - 20
602C	Yuen Long (Fung Cheung Road)	Kam Sheung Road Station	20
608	Yuen Long (Fung Cheung Road)	Wang Toi Shan	10 - 13
608S	Kam Sheung Road Station	Concordia	15 - 30
620	Kam Sheung Road Station	Park YOHO	10 - 15

¹ Source: HKeMobility

Figure 2 – Location of public transportation services

