

2026年 7月 9日

此文件在 收到。城市規劃委員會
日後在收到所有必要的資料及文件後才正式承認收到
申請的日期。

The 2026-07-09
The 2026-07-09 will formally acknowledge
the receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP. 131)**

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

Applicable to Proposal Only Involving Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas, or Renewal of Permission for such Temporary Use or Development*

適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議*

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*
**其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NZ-KTS/580
	Date Received 收到日期	2026-07-09

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Innolife HK Limited 環園休閒村有限公司

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

R-riches Planning Limited 盈卓規劃有限公司

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot 1372 RP (Part) in D.D. 100, Tsiu Keng, Kwu Tung South, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☒ Site area 地盤面積 631 sq.m 平方米 ☐ About 約 ☒ Gross floor area 總樓面面積 239 sq.m 平方米 ☐ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	 N/A sq.m 平方米 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kwu Tung South OZP No. S/NE-KTS/22
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" Zone
(f) Current use(s) 現時用途	Place of recreation, sports or culture with ancillary eating place (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☐ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified “current land owner(s)”[#]
已通知 名「現行土地擁有人」[#]。

Details of the “current land owner(s)” [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the “current land owner(s)” on _____ (DD/MM/YYYY)^{#&}
於_____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on
08/06/2026 - 22/06/2026 (DD/MM/YYYY)[&]
於_____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on 07/07/2026 (DD/MM/YYYY)[&]
於_____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas**

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展		
	(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)	
(b) Effective period of permission applied for 申請的許可有效期	☐ year(s) 年	☐ month(s) 個月
(c) Development Schedule 發展細節表		
Proposed uncovered land area 擬議露天土地面積	sq.m	☐ About 約
Proposed covered land area 擬議有上蓋土地面積	sq.m	☐ About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	.....	
Proposed domestic floor area 擬議住用樓面面積	sq.m	☐ About 約
Proposed non-domestic floor area 擬議非住用樓面面積	sq.m	☐ About 約
Proposed gross floor area 擬議總樓面面積	sq.m	☐ About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)		
.....		
.....		
.....		
.....		
Proposed number of car parking spaces by types 不同種類停車位的擬議數目		
Private Car Parking Spaces 私家車車位	.....	
Motorcycle Parking Spaces 電單車車位	.....	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....	
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....	
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....	
Others (Please Specify) 其他 (請列明)	.....	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目		
Taxi Spaces 的士車位	.....	
Coach Spaces 旅遊巴車位	.....	
Light Goods Vehicle Spaces 輕型貨車車位	.....	
Medium Goods Vehicle Spaces 中型貨車車位	.....	
Heavy Goods Vehicle Spaces 重型貨車車位	.....	
Others (Please Specify) 其他 (請列明)	.....	

Proposed operating hours 擬議營運時間																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 No 否	☐ There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) ☐ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) ☐																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是 No 否	☐ Please provide details 請提供詳情 ☐																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是 No 否	☐ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及/或範圍) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度m 米 ☐ About 約 ☐																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 ☐</td> <td style="width: 10%;">No 不會 ☐</td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 ☐</td> <td>No 不會 ☐</td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 ☐</td> <td>No 不會 ☐</td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 ☐</td> <td>No 不會 ☐</td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 ☐</td> <td>No 不會 ☐</td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☐</td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☐</td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 ☐</td> <td>No 不會 ☐</td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☐</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 ☐</td> <td>No 不會 ☐</td> </tr> </table> 			On environment 對環境	Yes 會 ☐	No 不會 ☐	On traffic 對交通	Yes 會 ☐	No 不會 ☐	On water supply 對供水	Yes 會 ☐	No 不會 ☐	On drainage 對排水	Yes 會 ☐	No 不會 ☐	On slopes 對斜坡	Yes 會 ☐	No 不會 ☐	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☐	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☐	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☐	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☐	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☐
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Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☐																															

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
位於鄉郊地區或受規管地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ <u>NE-KTS</u> / <u>530</u>
(b) Date of approval 獲批給許可的日期	<u>11/09/2023</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>11/09/2026</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Temporary Place of Recreation, Sports or Culture (Horticultural Learning Centre) with Ancillary Eating Place for a Period of 3 Years and Filling of Land
(e) Approval conditions 附帶條件	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☒ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	☒ year(s) 年 <u>3</u> ☐ month(s) 個月

7. Justifications 理由
The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary. 現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明）。
Please refer to the supplementary statement.

[illegible][illegible]

8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署



☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Matthew NG

Director (Planning and Development)

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☒ Member 會員 / ☐ Fellow of 資深會員

專業資格

- ☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☒ RPP 註冊專業規劃師 (No. 411)

Others 其他



on behalf of
代表

R-riches Planning Limited 盈卓規劃有限公司

☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

07/07/2026

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lot 1372 RP (Part) in D.D. 100, Tsiu Keng, Kwu Tung South, New Territories
Site area 地盤面積	631 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 ☐ About 約)
Plan 圖則	Approved Kwu Tung South OZP No. S/NE-KTS/22
Zoning 地帶	"Agriculture" Zone
Type of Application 申請類別	☐ Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____ ☒ Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 ☒ Year(s) 年 <u>3</u> ☐ Month(s) 月 _____
Applied use/ development 申請用途/發展	Renewal of Planning Approval for Temporary Place of Recreation, Sports or Culture (Horticultural Learning Centre) with Ancillary Eating Place and Associated Filling of Land for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A ☐ About 約 ☐ Not more than 不多於	N/A ☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	239 ☒ About 約 ☐ Not more than 不多於	0.38 ☒ About 約 ☐ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	6	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A m 米 ☐ (Not more than 不多於)	
		N/A Storeys(s) 層 ☐ (Not more than 不多於)	
	Non-domestic 非住用	3 - 5 (about) m 米 ☐ (Not more than 不多於)	
		1 Storeys(s) 層 ☐ (Not more than 不多於)	
(iv) Site coverage 上蓋面積	38 % ☒ About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		N/A
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		N/A

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）	☐	☒
Plans showing the location/zoning/land status/filling of land of/at the Site.		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	☐	☒
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☒
Drainage and FSIs proposals accepted under the previous application; Drainage condition records accepted under the previous application; and F.S. 251 Certificates accepted under the previous application.		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

Supplementary Statement

1) Background

- 1.1 The applicant seeks permission for renewal of planning approval from the Town Planning Board (the Board) for **'Temporary Place of Recreation, Sports or Culture (Horticultural Learning Centre) with Ancillary Eating Place and Associated Filling of Land for a Period of 3 Years'** (the development) on *Lot 1372 RP (Part) in D.D. 100, Tsiu Keng, Kwu Tung South, New Territories* (the Site) (**Plan 1**).
- 1.2 The applicant intends to continue to operate the development at the Site, which has been operating thereon under the planning application Nos. A/NE-KTS/498 and 530. The development involves the provision of horticultural courses for the interested groups/individuals in pursuing horticultural techniques. It has also served as a hub for community engagement by offering opportunities for visitors to experience sustainable planting and gardening practices. The development could also facilitate the development of Agricultural Park by providing courses on sustainable gardening practices and horticultural techniques.

2) Planning Context

- 2.1 The Site currently falls within an area zoned "Agriculture" ("AGR") on the Approved Kwu Tung South Outline Zoning Plan (OZP) No. S/NE-KTS/22 (**Plan 2**). According to the Notes of the OZP, the applied use is neither a Column 1 nor 2 use within the "AGR" zone, which requires planning permission from the Board.
- 2.2 The vicinity of the Site is predominantly rural in character comprising agricultural land, farm, nursery, scattered domestic structures, and unused/vacant land. The applied use is considered not incompatible with surrounding land uses and would benefit nearby residents and business operators. Given the scale and nature of the development, it is considered not incompatible with the surrounding area. Being similar to the always-permitted agricultural use and possessing the potential for agricultural rehabilitation, approval of the current renewal application on a temporary basis would not frustrate the long-term planning intention of the "AGR" zone and would better utilise fallow agricultural land in the New Territories.
- 2.3 The Site is subject of 2 previously approved application Nos. A/NE-KTS/498 and 530 for the same applied use submitted by the same applicant, which were both approved by the Board on a temporary basis in 2021 and 2023 respectively. All planning conditions imposed under

the last approved application No. A/NE-KTS/530 have been considered complied with. The planning permission will lapse on 12.9.2026. Comparing to the last approved application, all development parameters, including the applied use, site area and boundary, layout, gross floor area (GFA), and nos. of structure, remain unchanged.

2.4 Apart from the previously approved applications, a similar application No. A/NE-KTS/542 for 'Place of Recreation, Sports or Culture' was approved by the Board in the past 5 years within the same "AGR" zone on the OZP. Therefore, approval of the current application for renewal of planning permission is in line with the previous decision of the Board and would not set an undesirable precedent within the "AGR" zone.

2.5 In support of the current renewal application, the applicant has also submitted the accepted drainage and fire service installations (FSIs) proposals, and the accepted drainage condition records and F.S.251 Certificates under the previous application (**Appendices I to IV**).

3) Development Proposal

3.1 The Site occupies an area of 631 m² (about) (**Plan 3**). There are 6 single-storey temporary structures for horticultural learning rooms, and ancillary office, washroom, rain shelter and eating place with total GFA of 239 m² (about) (**Plan 4**). The operation hours are 09:00 to 18:00 daily, including Sunday and public holidays. The Site can accommodate 5 nos. of staff and it shall attract a maximum of 20 visitors daily. Detailed development parameters are shown at **Table 1** below.

Table 1 – Major development parameters

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
GFA	239 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	239 m ² (about)
Building height	3 m to 5 m (about)
No. of storey	1

- 3.2 The Site is partially hard-paved with concrete (about 404 m²; 64% of the Site) of not more than 0.2 m in depth for site formation of structures and circulation space to meet the operational need of the development (**Plan 5**). The current site level with existing hard-paving is at +26.2 mPD. The remaining unpaved area is reserved for plant nursery (about 146 m²; 23% of the Site) and landscaping area (about 81 m²; 13% of the Site). The extent of filling has been kept to a minimum and no further filling will be carried out beyond the current scheme. The applicant will reinstate the Site to an amenity area upon expiry of the planning permission.
- 3.3 The Site is accessible from Fan Kam Road via Tsiu Keng Road and a local access (**Plan 1**). No parking and loading/unloading spaces are provided at the Site. Staff and visitors will get access to the development via the Green Minibus service No. 57K available along Tsiu Keng Road, which is approximately 20 m from the Site.
- 3.4 Under the arrangement of previous applications, light goods vehicle is deployed for the transportation of large items into/out of the Site once a week between 10:00 and 11:00, for a period of about 10 minutes. Other goods and tools to support the daily operation of the development are transported by trolleys or hand-carried by staff. Such loading/unloading arrangement has been working well under the previous applications and has not been affecting the traffic flow of Tsiu Keng Road and the local access. No vehicle without valid licence issued under the *Road Traffic (Registration and Licensing of Vehicle) Regulations* will be allowed to be parked/stored at the Site at any time during the approval period of the planning permission.
- 3.5 No open storage, storage of dangerous and dusty goods, storage of unlicensed vehicle, car beauty, washing, cleansing, paint spraying, repairing, dismantling or other workshop activities will be allowed at the Site at any time during the approval period of the planning permission.
- 3.6 The applicant will strictly comply with all environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. at all times during the approval period of the planning permission. No public announcement system or any form of audio amplification system will be used during the approval period of the planning permission. The applicant will also continue to follow relevant mitigation measures and requirements in the latest "*Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites*" and "*Professional Persons Environment Consultative Committee Practice Notes*" issued by the Environmental Protection

Department (EPD) to minimise the potential adverse environmental impacts and nuisance to the surrounding area.

- 3.7 The applicant will also follow the '*Control of Oily Fume and Cooking Odour from Restaurants and Food Business*' issued by EPD to control oily fume and cooking odour emissions generated from the eating place. To fulfill the requirements of the *Air Pollution Control Ordinance*, adequate equipment for air pollution control will be provided at the kitchen ventilation system to treat fume emissions before being discharged to the environment.

4) Conclusion

- 4.1 The development is not anticipated to create significant nuisance to the surrounding areas. Adequate mitigation measures, including the provision of effective drainage facilities and FSI's have been provided by the applicant to mitigate the potential adverse impacts arising from the development (**Appendices I to IV**).
- 4.2 In view of the above, the Board is hereby respectfully recommended to **approve** the subject application for renewal of planning approval for '**Temporary Place of Recreation, Sports or Culture (Horticultural Learning Centre) with Ancillary Eating Place and Associated Filling of Land for a Period of 3 Years**'.

R-riches Planning Limited

July 2026

LIST OF APPENDICES

Appendix I	Drainage proposal accepted under the previous application
Appendix II	Drainage condition records accepted under the previous application
Appendix III	FSIs proposal accepted under the previous application
Appendix IV	F.S. 251 Certificates accepted under the previous application

LIST OF PLANS

Plan 1	Location plan
Plan 2	Zoning plan
Plan 3	Land status plan
Plan 4	Layout plan
Plan 5	Filling of land at the Site

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 () in TPB/A/NE-KTS/498
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074

By Post and Fax

8 March 2023

Dear Sir/Madam,

Planning Application No. A/NE-KTS/498

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

Compliance with Approval Condition (d) – the submission of a drainage proposal

I refer to your email of 23.12.2022 submitting a set of documents for compliance with the captioned approval condition. Relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with. Please find the detailed comments in Appendix.
- ☐ Acceptable. Since the captioned condition require both the submission and implementation of the proposal, it has not been fully complied with.
- ☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries on the departmental comments, please contact Mr. Keith LIU (Tel: 2300 1595) of Drainage Services Department direct.

Yours faithfully,

(Anthony LUK)
District Planning Officer/
Fanling, Sheung Shui & Yuen Long East
Planning Department

- 2 -

C.C.

CE/MN, DSD

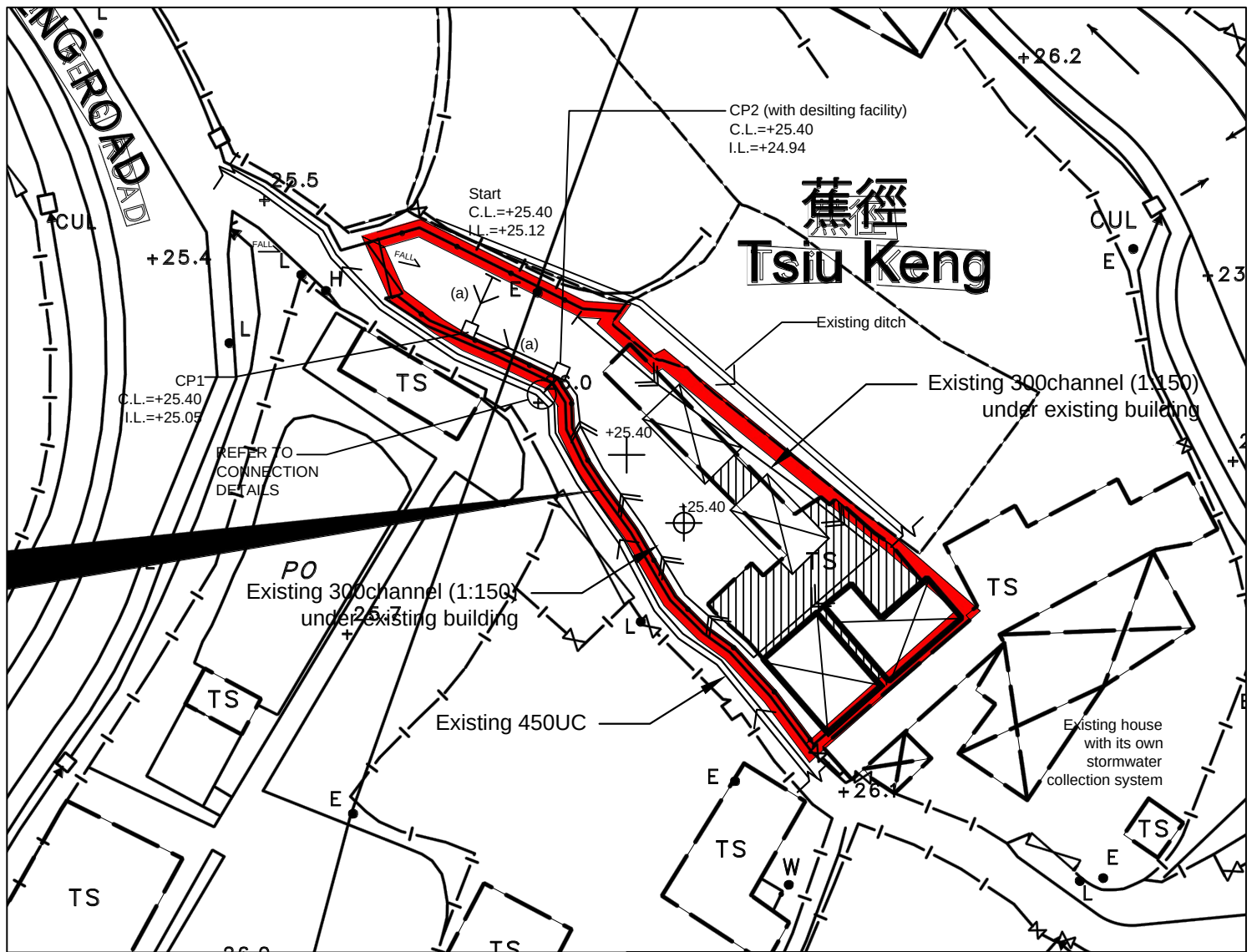
(Attn.: Mr. Keith LIU)

Fax: 2770 4761

AL/FS/wm

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

The applicant should provide a set of photos of the existing U-channels at the perimeter of the site for our record.



SITE AREA = 631 SQ.M

Q = 0.278 CIA
 = 0.278*0.95*250*631/1000000
 = 0.0417 M3/S
 = 2500 lit/min

PROVIDE 225UC (1:100) IS OK (FIG. 8.7)

and
 EXISTING 300CHANNEL (1:150) UNDER
 EXISTING BUILDING IS OK (FIG.8.7)

Note:

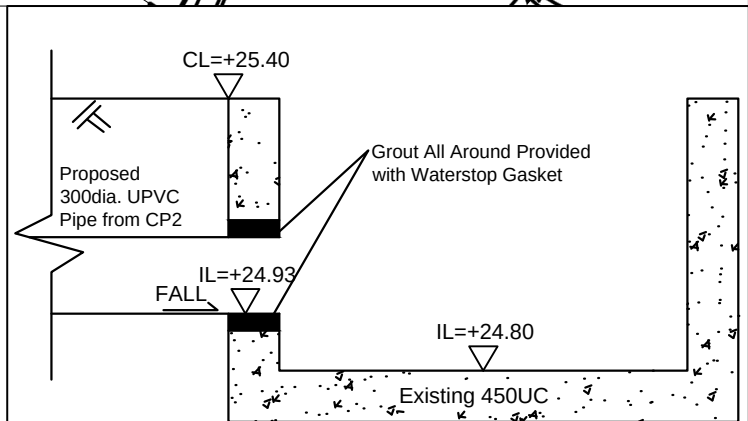
1. Catchpits (CP2) with desilting facility shall follow CEDD standard drawing No. C2406I.

2. Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.

3. The site has no runoff from adjacent area.

LEGEND

- Proposed Catch Pit
- Proposed 225UC (1:100) with Cast Iron Cover
- Existing 300channel (1:150) under existing building
- Existing 450UC
- Existing Building
- Existing Cover Area
- Proposed Level
- Existing Level



Connection Details

正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANTS CO.

Project:

Proposed Temporary Place of Recreation Sports or Culture (Horticultural Learning Centre) for a Period of 3 Years at Lots 1372RP (Part) in D.D. 100, Tsiu Keng, Kwu Tung South, New Territories

(Application No.:A/NE-KTS/498)

Title:

Drainage Proposal

D01

Drawn by:

DM

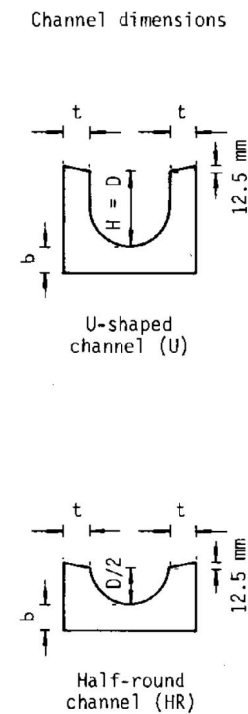
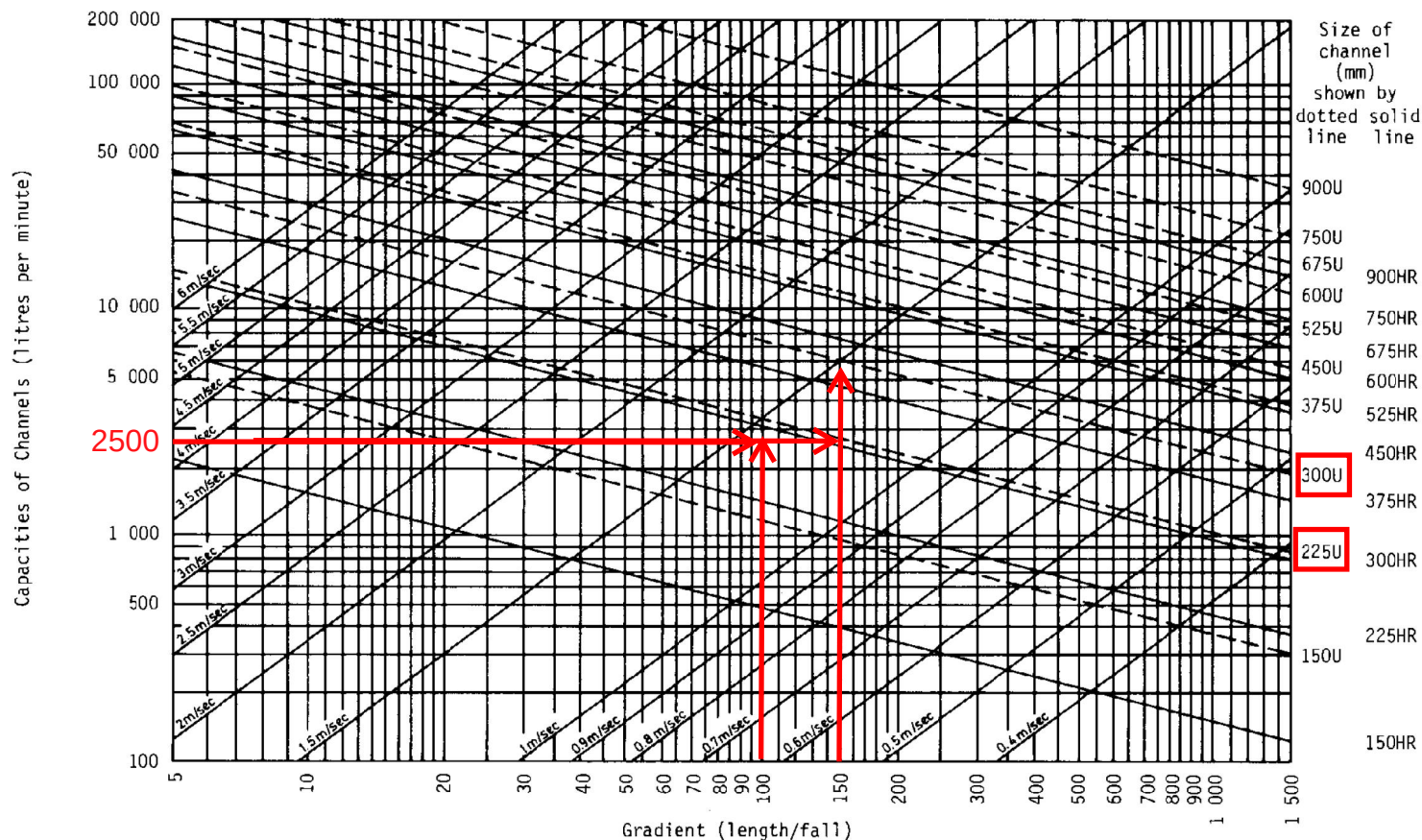
Date:

22-12-2022

Check by:

DM

Scale:



DESIGN METHOD USING CHART

(a) Normal channel Solution

1. Runoff
2. Gradient
3. Channel size
4. Velocity

Example :

1. Enter Runoff = 4 000 litre/min.
2. Enter Gradient = 1 in 40
3. Read channel required = 225 U or 300HR
4. Read velocity = 2.2 m/sec. (<4 m/sec. ∴OK)

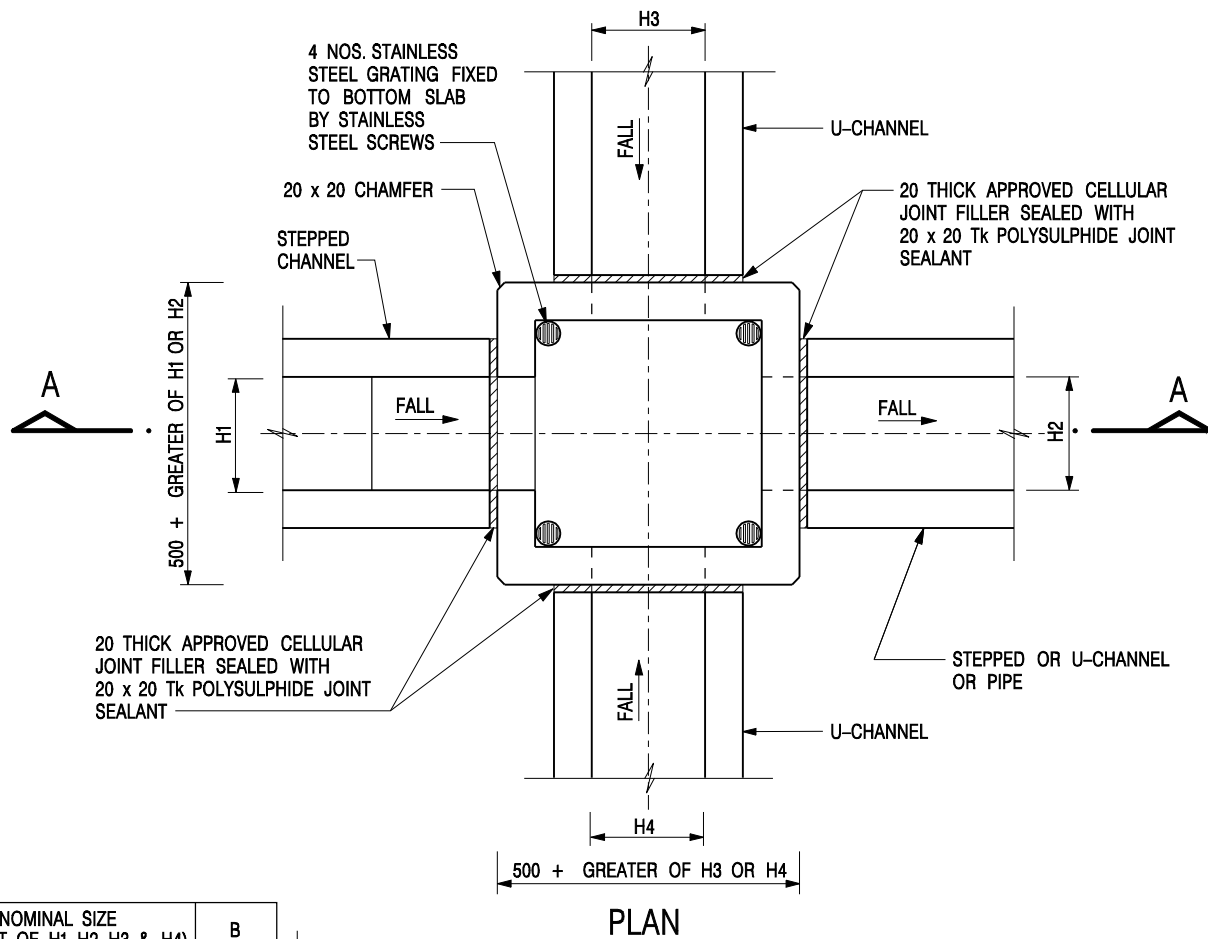
(b) Stepped channel Solution

2. Runoff
3. Channel size
4. Gradient
1. Velocity

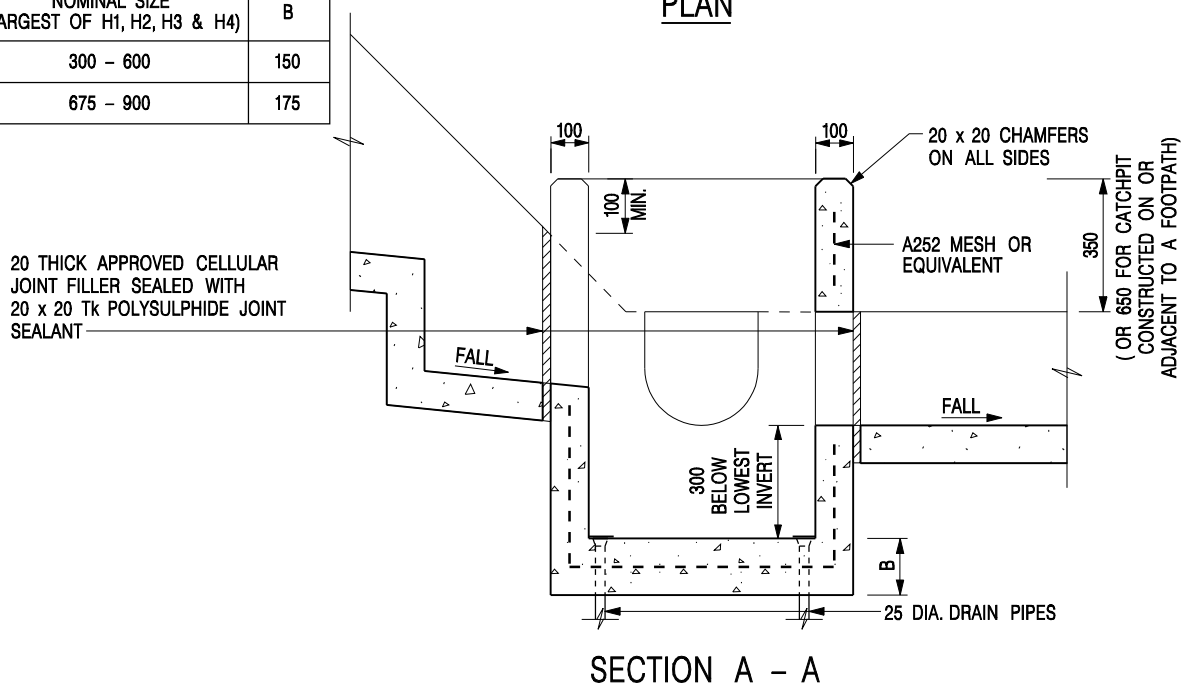
Example :

1. Enter Velocity = 5 m/sec.
2. Enter Runoff = 20 000 litre/min.
3. Read required channel size = 300U
4. Read required gradient = 1 in 14

Figure 8.7 - Chart for the Rapid Design of Channels



NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

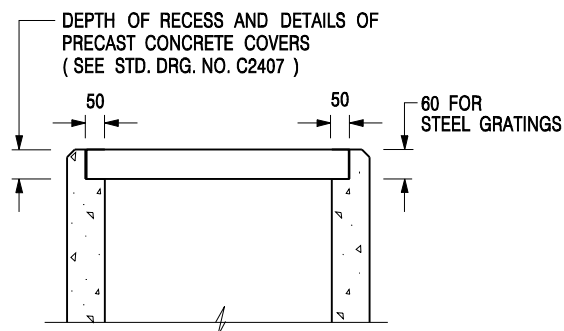


NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT		SCALE 1 : 20	
		DATE JAN 1991	
		DRAWING NO. C2406 /1	



ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'G' ON STD. DRG. NO. C2405; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'F' ON STD. DRG. NO. C2405.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

**CATCHPIT WITH TRAP
(SHEET 2 OF 2)**



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /2

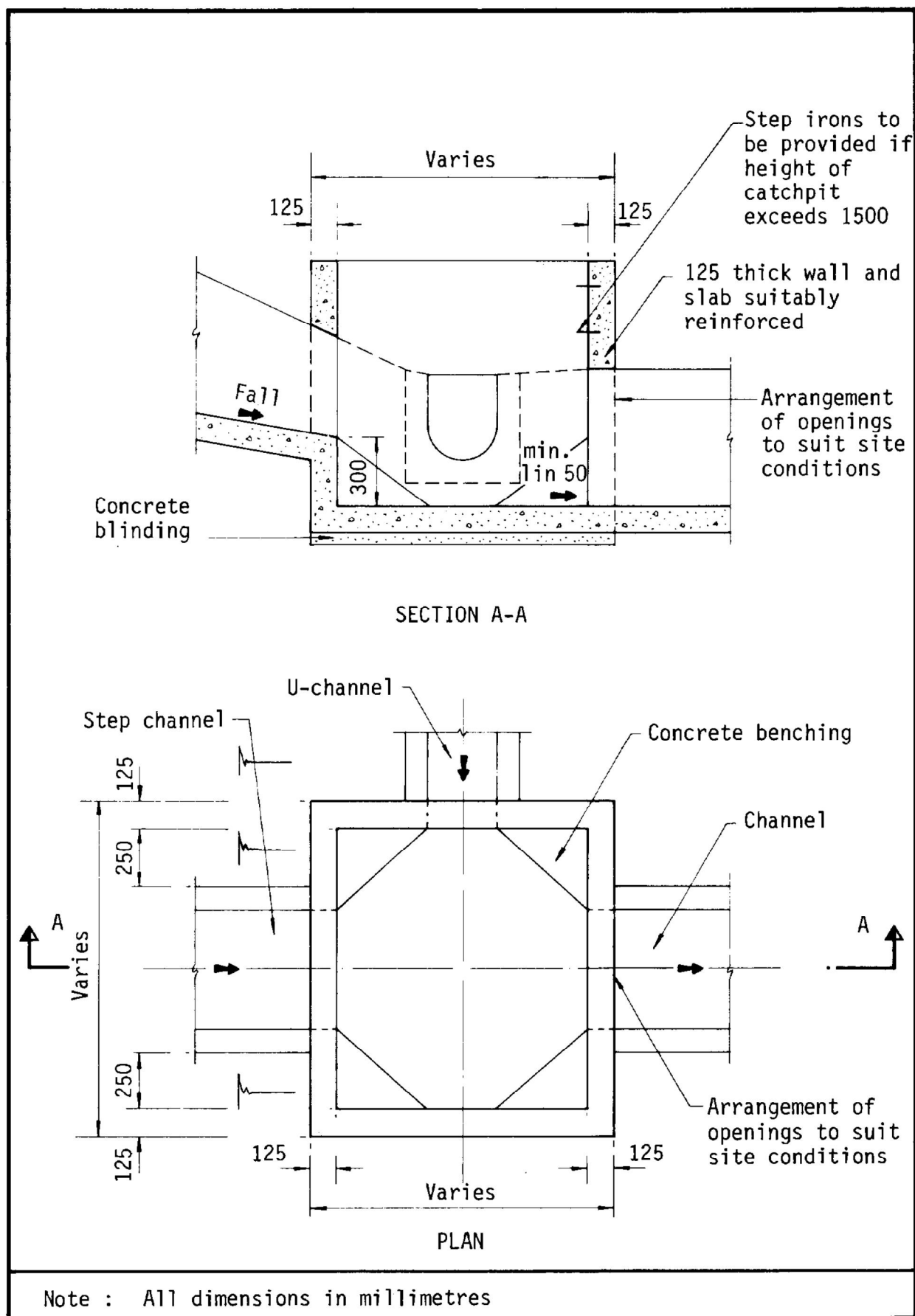
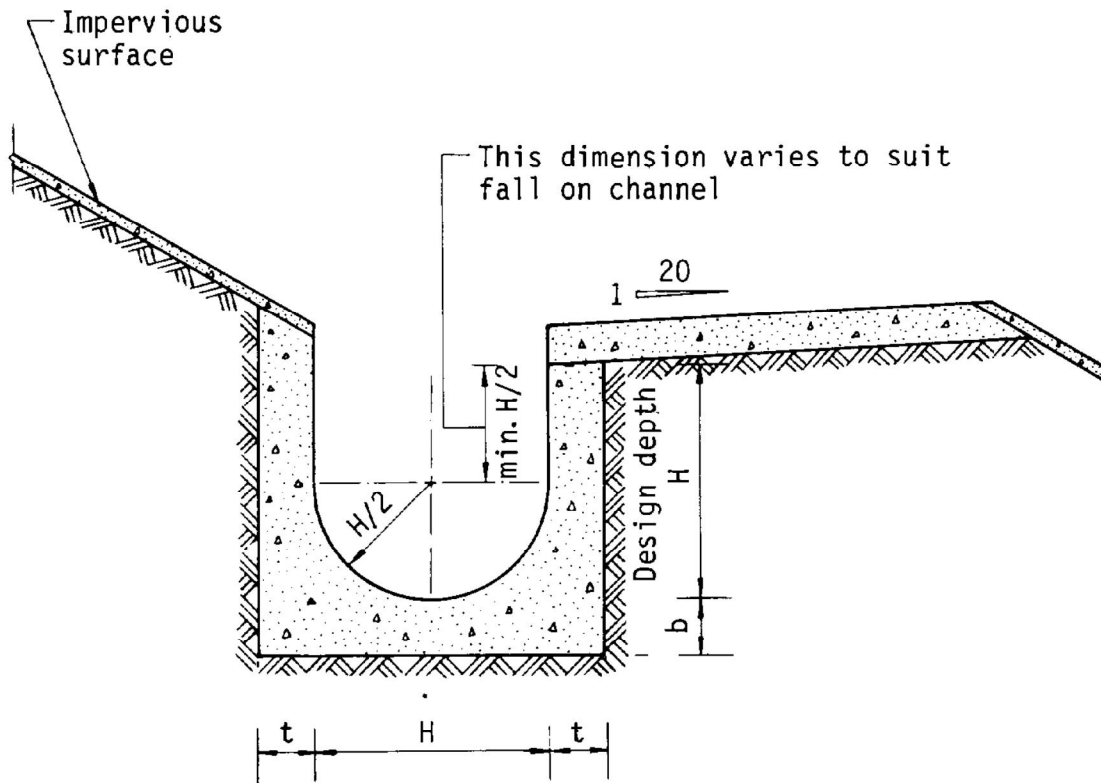


Figure 8.10 - Typical Details of Catchpits



Dimensions of U - channel

Nominal size of channel H (mm)	Thickness t (mm)	Thickness b (mm)
225 to 600	150	150
675 to 1200	175	225

Figure 8.11 - Typical U-channel Details

規 劃 署

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

**Planning Department**

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CIDW 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**(e) - The Implementation of the Drainage Measures**

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. Keith LIU (Tel: 2300 1595) of the Drainage Services Department directly.

Yours faithfully,



(K W N G)
District Planning Officer/
Fanling, Sheung Shui & Yuen Long East
Planning Department

- 2 -

C.C.
CE/MN, DSD

(Attn.: Mr. Keith LIU)

Internal
CTP/TPB

KWN/FS/ym

Appendix

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

It is noted that the applicant placed considerable amount of objects over and in close vicinity of the perimeter u-channel. The applicant is reminded to keep regular maintenance of the drainage facilities to ensure their normal functioning.

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

15 March 2023

Dear Sir,

Compliance with Approval Condition (e)

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 photographic record of drainage facilities for compliance with approval condition (e) of the subject application, i.e. the implementation of the drainage proposal (**Appendix I**). Your kind attention to the matter is much appreciated.

Should you require more information regarding the application, please contact our Ms. Ron LEUNG 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

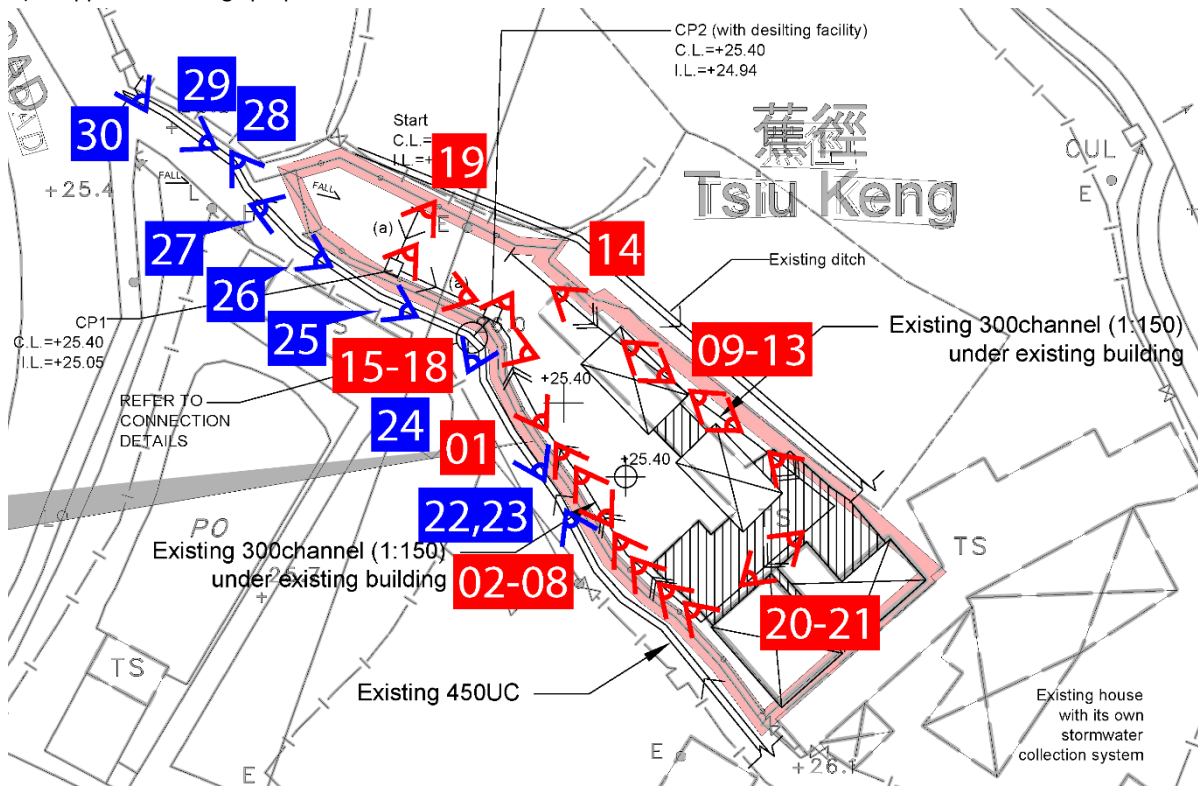


Photographic Record of Drainage Facilities

**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)

a) Approved drainage proposal:



b) Photo record























12











17

















25



26







29





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

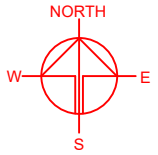
APPLICATION SITE AREA	: 631 m ²	(ABOUT)
COVERED AREA	: 239 m ²	(ABOUT)
UNCOVERED AREA	: 392 m ²	(ABOUT)
PLOT RATIO	: 0.38	(ABOUT)
SITE COVERAGE	: 38 %	(ABOUT)
NO. OF STRUCTURE	: 6	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 239 m ²	(ABOUT)
TOTAL GFA	: 239 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m - 5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

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

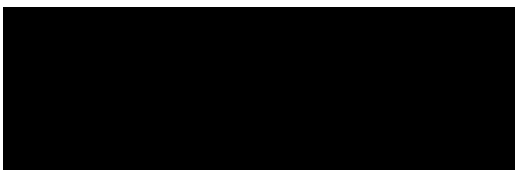


Planning Department

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 



16 August 2024

Dear Sir/Madam,

Submission for Compliance with Approval Condition

(d) - The Implementation of the 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.
- ☐ 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 captioned condition, please contact Mr. WAI Chi Lut (Tel: 2733 5844) or Mr. TANG Ning Chi (Tel: 2733 7735) of the Fire Services Department directly.

Yours faithfully,

(Josephine LO)
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

JL/FS/ym

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

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

By Email

13 June 2024

Dear Sir,

Compliance with Approval Condition (d)

Proposed 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" Zone, 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 set of valid Certificate of Fire Service Installation and Equipment (F.S. 251) for compliance with approval condition (d) of the subject application i.e. *the implementation of the proposal for fire service installations (Appendix I)*.

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

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Matthew NG
Planning and Development Manager



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

FSD Ref.: _____
消防處檔號

A 9101590

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

Lot 1372RP(Part), In D.D.100

Street/Road/Estate Name :

街道/屋苑名稱

Tsiu Keng

Kwu Tung South

Block :

座

District :

分區

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)
24	7 x 5Kg CO2 F.E.	G/F	Conforms with FSD requirements	05-06-2024	04-06-2025

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)
			NIL		

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
			NIL	

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

Hui Chi Hang

FSD/RC No. :
消防處註冊號碼

RC3/676

Company Name :
公司名稱East Power Engineering Ltd
東力工程有限公司Telephone :
聯絡電話Date :
日期

06-06-2024

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 9101896

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

Lot 1372RP(Part), In D.D.100

Street/Road/Estate Name :

街道/屋苑名稱

Tsiu Keng

Kwu Tung South

Block :

座

District :

分區

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 Light	G/F	Conforms with FSD requirements	05-06-2024	04-06-2025
12	Exit Sign	G/F	Conforms with FSD requirements	05-06-2024	04-06-2025

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)
			NIL		

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
			NIL	

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 :
姓名

Ng Chun Man

FSD/RC No. :
消防處註冊號碼

RC1/309 RC2/459

Company Name :
公司名稱East Power Engineering Ltd
東力工程有限公司Telephone :
聯絡電話Date :
日期

06-06-2024

For FSD
use only:

Inspected

Key-in

Verified

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 631 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM FAN KAM ROAD VIA TSIU KENG ROAD AND A LOCAL ACCESS

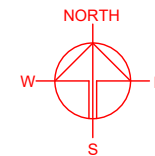
APPLICATION SITE

ACCESSIBLE FROM FAN KAM ROAD VIA TSIU KENG ROAD AND A LOCAL ACCESS

LEGEND



APPLICATION SITE



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

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

SCALE

1 : 3000 @ A4

DRAWN BY	DATE
MN	20.6.2023

CHECKED BY	DATE
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APPROVED BY	DATE
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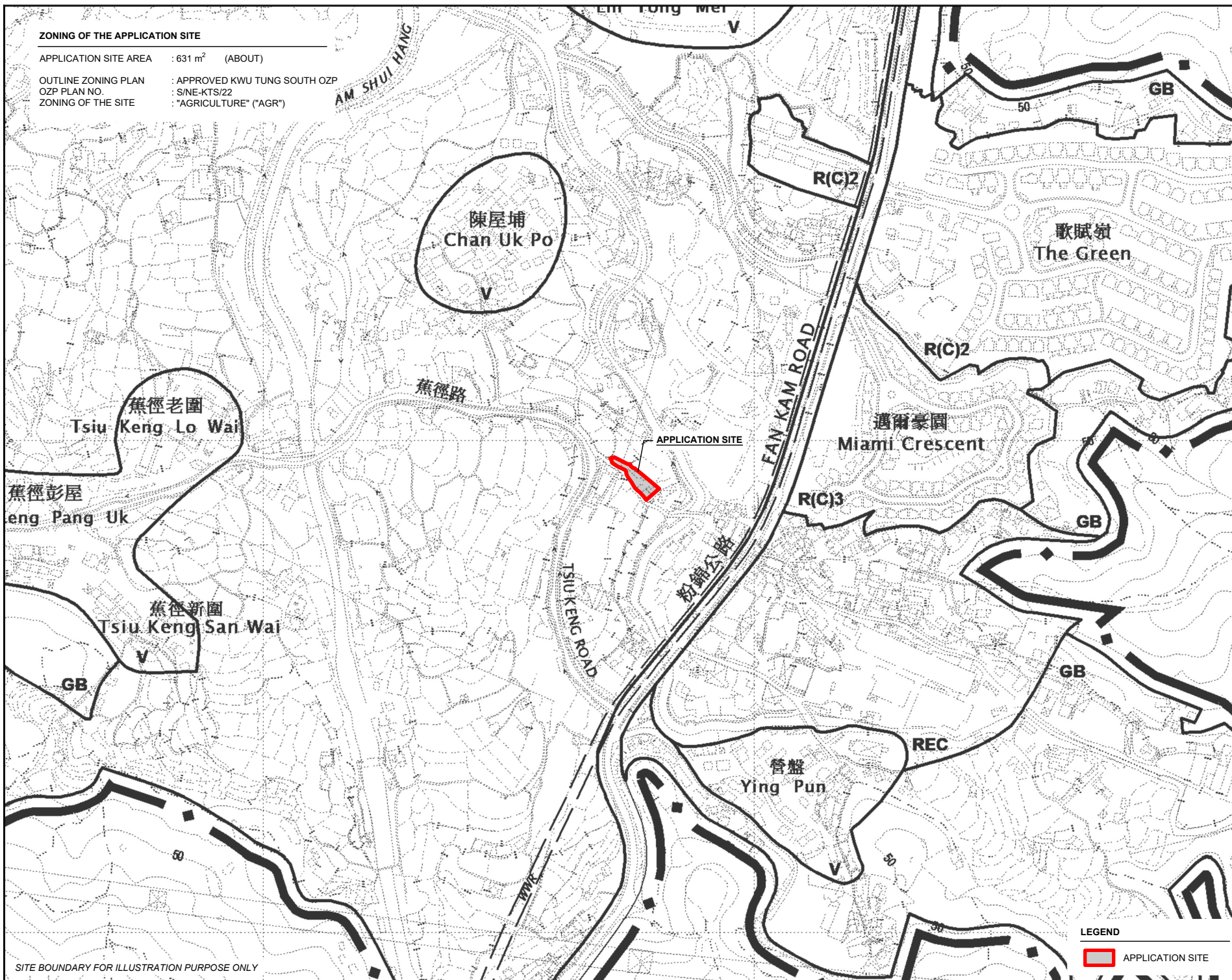
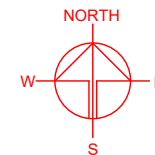
DWG. TITLE
LOCATION PLAN

DWG NO. PLAN 1	VER. 001
-------------------	-------------

SITE BOUNDARY FOR ILLUSTRATION PURPOSE ONLY

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 631 m² (ABOUT)
 OUTLINE ZONING PLAN : APPROVED KWU TUNG SOUTH OZP
 OZP PLAN NO. : S/NE-KTS/22
 ZONING OF THE SITE : "AGRICULTURE" ("AGR")



SITE BOUNDARY FOR ILLUSTRATION PURPOSE ONLY

LEGEND

APPLICATION SITE

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

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

SCALE

1 : 5000 @ A4

DRAWN BY : MN
DATE : 20.6.2023

CHECKED BY :
DATE :

APPROVED BY :
DATE :

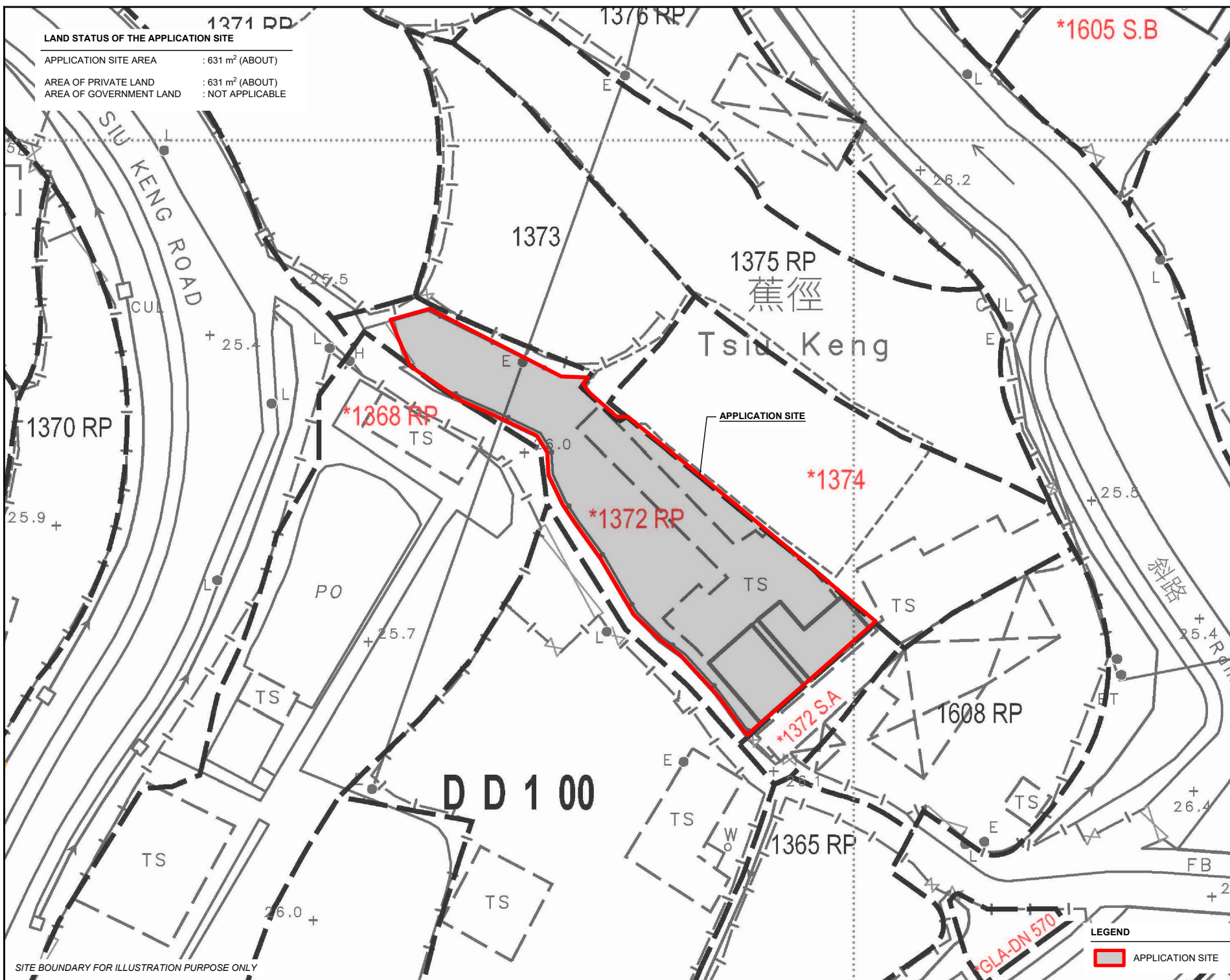
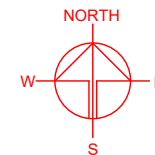
DWG. TITLE :
ZONING OF THE SITE

DWG NO. :
PLAN 2

VER. :
001

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 631 m² (ABOUT)
 AREA OF PRIVATE LAND : 631 m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



SITE BOUNDARY FOR ILLUSTRATION PURPOSE ONLY

LEGEND

APPLICATION SITE

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

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

SCALE

1 : 500 @ A4

DRAWN BY

MN

DATE

20.6.2023

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAND STATUS OF THE SITE

DWG NO.

PLAN 3

VER.

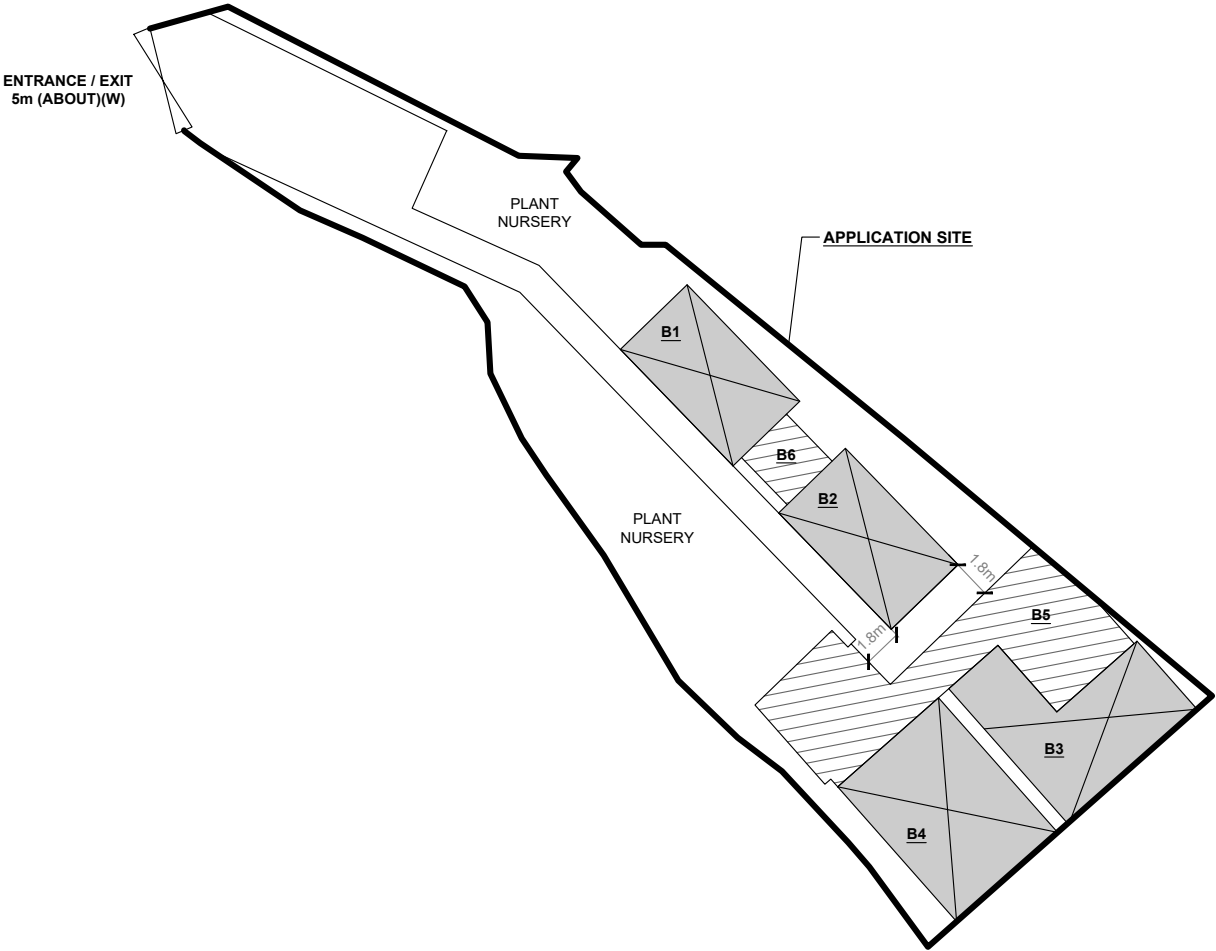
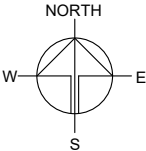
001

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



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

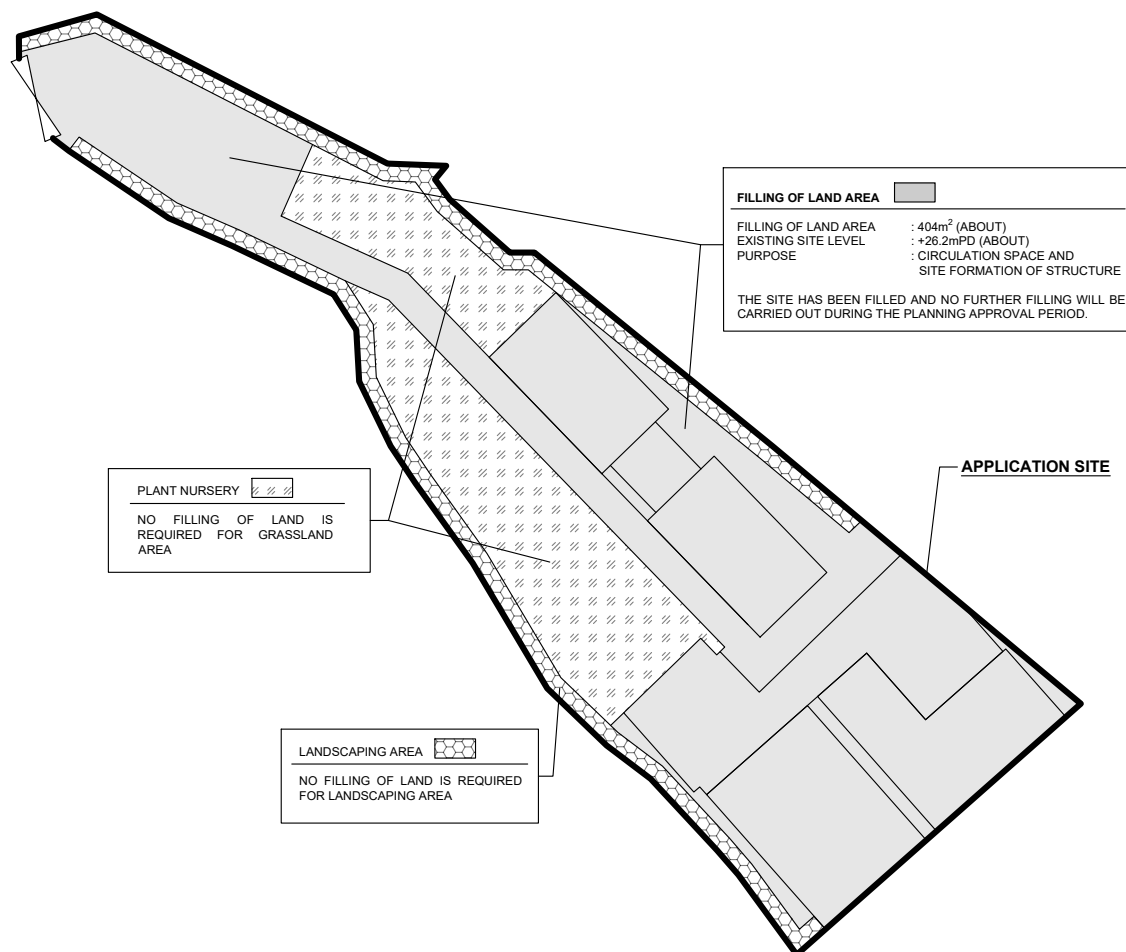
LEGEND	
	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (4-SIDE OPENED)
	ENTRANCE / EXIT

PLANNING CONSULTANT	
PROJECT	
TEMPOARY PLACE OF RECREATION, SPORTS OR CULTURE (HORTICULTURAL LEARNING CENTRE) WITH ANCILLARY EATING PLACE AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS	
SITE LOCATION	
LOT 1372 RP (PART) IN D.D. 100, TSUI KENG, KWU TUNG SOUTH, NEW TERRITORIES	
SCALE	
1 : 350 @ A4	
DRAWN BY	DATE
MN	20.6.2023
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
LAYOUT PLAN	
DWG NO.	VER.
PLAN 4	001

FILLING OF LAND AREA OF THE APPLICATION SITE

APPLICATION SITE AREA	: 631 m ²	(ABOUT)
LANDSCAPING AREA	: 81m ²	(ABOUT)
PLANT NURSERY AREA	: 146m ²	(ABOUT)
EXISTING FILLING OF LAND AREA	: 404 m ²	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE	
EXISTING SITE LEVELS	: + 26.2 mPD	
PURPOSE OF LAND FILLING	: SITE FORMATION OF STRUCTURE AND CIRCULATION SPACE	

THE SITE HAS BEEN FILLED AND NO FURTHER FILLING WILL BE CARRIED OUT DURING THE PLANNING APPROVAL PERIOD.



FILLING OF LAND AREA

FILLING OF LAND AREA : 404m² (ABOUT)
 EXISTING SITE LEVEL : +26.2mPD (ABOUT)
 PURPOSE : CIRCULATION SPACE AND SITE FORMATION OF STRUCTURE

THE SITE HAS BEEN FILLED AND NO FURTHER FILLING WILL BE CARRIED OUT DURING THE PLANNING APPROVAL PERIOD.

PLANT NURSERY

NO FILLING OF LAND IS REQUIRED FOR GRASSLAND AREA

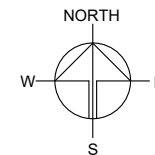
LANDSCAPING AREA

NO FILLING OF LAND IS REQUIRED FOR LANDSCAPING AREA

APPLICATION SITE

LEGEND

APPLICATION SITE



PLANNING CONSULTANT



PROJECT

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

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 20.6.2023

CHECKED BY DATE

APPROVED BY DATE

DWG. TITLE
FILLING OF LAND AREA

DWG NO. PLAN 5 VER. 001



盈卓規劃有限公司

Our Ref. : DD100 Lot 1372 RP & VL
Your Ref. : TPB/A/NE-KTS/580

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

By E-mail

18 August 2026

Dear Sir,

1st Further Information

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

(S.16 Planning Application No. A/NE-KTS/580)

We write to submit further information with a set of FS251 Certificate in support of the captioned application for renewal of planning approval.

A fire service installations proposal is provided to reflect a typo at the legend of the accepted proposal under the previous application, where '4 kg dry powder type fire extinguisher' is rectified as '5 kg CO₂ fire extinguisher'. Apart from the legend, no further changes have been made to the proposal.

Should you require more information, please contact the undersigned at [REDACTED].
Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited

The block contains a handwritten signature in black ink, which appears to be 'Christian CHIM', followed by a blue circular official stamp. The stamp contains the text 'R-riches Planning Limited' and '盈卓規劃有限公司' in Chinese.

Christian CHIM
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Connie JIANG

email: cyjiang@pland.gov.hk)

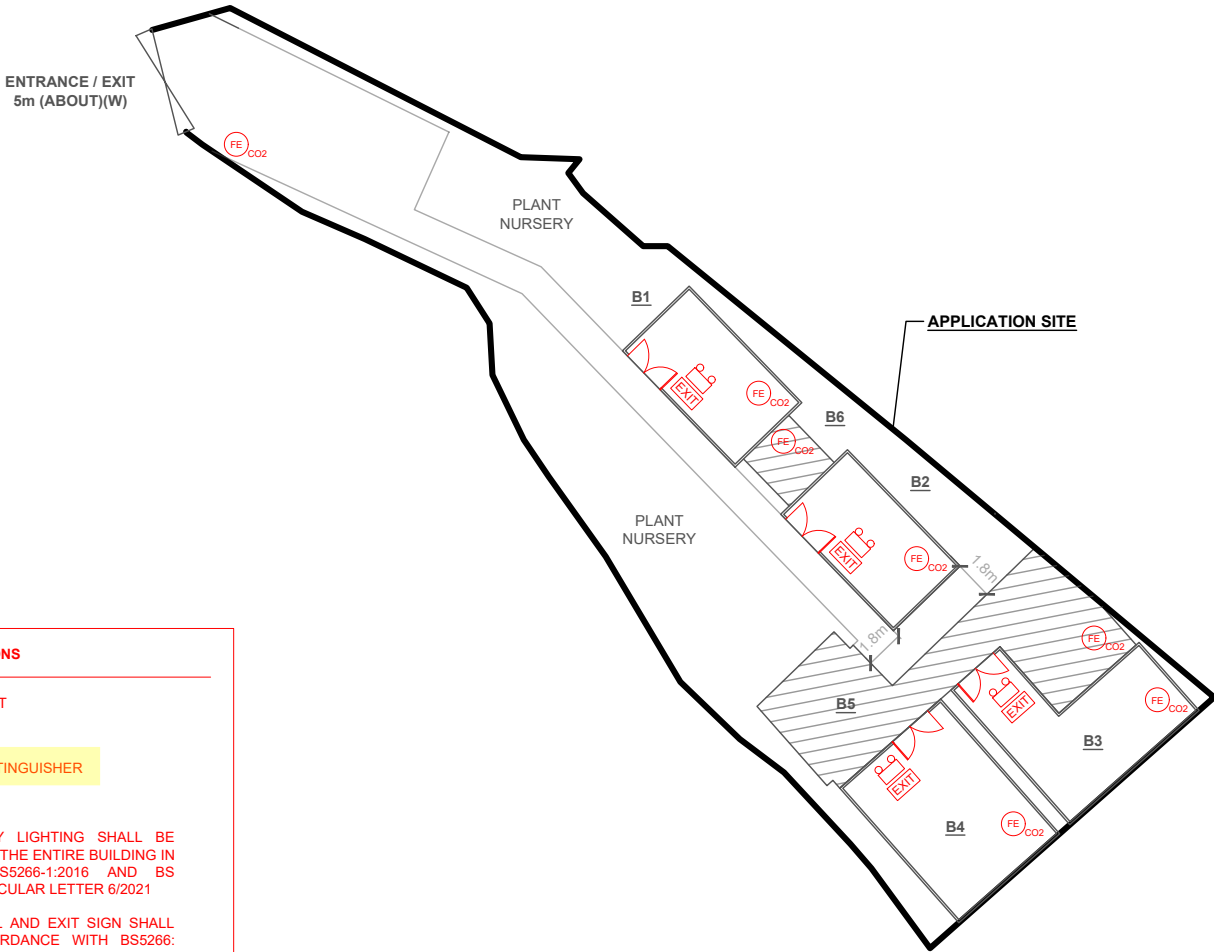
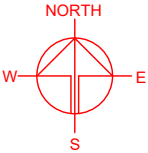


DEVELOPMENT PARAMETERS

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TOTAL GFA	: 239 m ²	(ABOUT)
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NO. OF STOREY	: 1	

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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)	

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



FIRE SERVICE INSTALLATIONS

- EMERGENCY LIGHT
- EXIT SIGN
- 5 KG CO₂ 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.

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

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

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 13.8.2026
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE FSIs PROPOSAL	
DWG NO. APPENDIX I	VER. 001

消防（裝置及設備）規例（第9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 INSTALLATIONS AND EQUIPMENT

序號 Serial Number

030904590000 260749

消防處檔號:
FSD Ref.

顧客姓名
Name of Client

N/A

地址
Address

D.D.100 Lot 1372RP(Part) Tsiu Keng Kwu Tung South
新界, 北區

持牌/註冊處所類型
(如適用)

Type of Licensed/

Registered Premises

(If applicable)

請在合適空格內填

上「✓」號

Please tick the

appropriate "box"

☐ 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

☐ 電器廢物處置設施／處所 E-waste Disposal Facility/Premises

☐ 改建校舍 Non-designed School Premises

☐ 私營骨灰安置所 Private Columbaria

☐ 賓館 Guesthouse

☐ 床位寓所 Bedspace Apartment

☐ 危險品車輛 Dangerous Goods Vehicle

☐ 公眾娛樂場所 Place of Public Entertainment

☐ 安老院舍 Residential Care Homes for the Elderly

☐ 殘疾人士院舍 Residential Care Homes for Persons with Disabilities

☐ 卡拉OK場所 Karaoke Establishment

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8條(1)(b)條，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。

In accordance with Regulation 8(1)(b) of the 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)
11	應急照明系統	G/F	符合消防處規定	14/08/2026	13/08/2027

第二部 裝置/保養/修理/檢查工作 Part 2 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	數量 Quantity	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/ 恢復通知書消防處檔案編號 FSD serial number of Notification of FSI Shutdown/ Major Defect/Resumption

第三部 欠妥事項 Part 3 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	數量 Quantity	欠妥事項評述 Comment on Defects	消防裝置關閉/嚴重損壞/ 恢復通知書消防處檔案編號 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）。

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 position 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

已由 CHAN Hei Mei 電子簽署
Digitally signed by CHAN Hei Mei

CHAN Hei-mei

掃描此二維碼，可查核此 FS251證書是否真確，並確認證書已傳送至消防處

Scan this QR code to verify this FS251 certificate and confirm that it has been submitted to the Fire Services Department

註冊編號
Registration No.

RC1/0309 RC2/0459

註冊消防裝置承辦商名稱
Name of Registered Fire Service
Installation Contractor

East Power Engineering
Ltd.

聯絡電話
Telephone

電郵地址
Email address

日期
Date

備註
Remark

15/08/2026

N/A

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8條(1)(b)條，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。 In accordance with Regulation 8(1)(b) of the 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.					
12	出口指示牌	G/F	符合消防處規定	14/08/2026	13/08/2027

消防（裝置及設備）規例（第9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 INSTALLATIONS AND EQUIPMENT

序號 Serial Number

000000000616 260272

消防處檔號:
FSD Ref.

顧客姓名
Name of Client

N/A

地址
Address

D.D.100 Lot 1372RP (Part) Tsiu Keng Kwu Tung South
新界, 北區

持牌/註冊處所類型
(如適用)

Type of Licensed/

Registered Premises

(If applicable)

請在合適空格內填

上「✓」號

Please tick the

appropriate "box"

☐ 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

☐ 電器廢物處置設施／處所 E-waste Disposal Facility/Premises

☐ 改建校舍 Non-designed School Premises

☐ 私營骨灰安置所 Private Columbaria

☐ 賓館 Guesthouse

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☐ 危險品車輛 Dangerous Goods Vehicle

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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)
24	手提滅火筒 檢查 7支 5公斤二氧化碳滅火筒	地下	符合消防處規定	14/08/2026	13/08/2027

第二部 裝置/保養/修理/檢查工作 Part 2 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	數量 Quantity	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/ 恢復通知書消防處檔案編號 FSD serial number of Notification of FSI Shutdown/ Major Defect/Resumption

第三部 欠妥事項 Part 3 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	數量 Quantity	欠妥事項評述 Comment on Defects	消防裝置關閉/嚴重損壞/ 恢復通知書消防處檔案編號 FSD serial number of Notification of FSI Shutdown/ Major Defect/Resumption

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Signature of Authorized Signatory

獲授權簽署人姓名
Name of Authorized Signatory

已由 WONG Kwok Lung 電子簽署
Digitally signed by WONG Kwok Lung

Wong Kwok Lung

註冊編號
Registration No.

RC3/0616

註冊消防裝置承辦商名稱
Name of Registered Fire Service
Installation Contractor

Wong Kwok Lung

聯絡電話
Telephone

電郵地址
Email address

日期
Date

17/08/2026

備註
Remark

N/A

掃描此二維碼，可查核此 FS251證書是否真確，並確認證書已傳送至消防處

Scan this QR code to verify this FS251 certificate and confirm that it has been submitted to the Fire Services Department

Government Departments with No Objection / No Adverse Comment

The following government departments have no objection to or no adverse comment or no strong view on the application:

- (a) District Lands Officer/North, Lands Department;
- (b) Chief Building Surveyor/New Territories West, Buildings Department;
- (c) Project Manager (North), Civil Engineering and Development Department;
- (d) Chief Engineer/Mainland North, Drainage Services Department;
- (e) Chief Engineer/Construction, Water Supplies Department;
- (f) Director of Electrical and Mechanical Service;
- (g) Director of Environmental Protection;
- (h) Director of Agriculture, Fisheries and Conservation;
- (i) Chief Town Planner/Urban Design and Landscape, Planning Department;
- (j) Commissioner for Transport;
- (k) Chief Highway Engineer/New Territories East, Highways Department;
- (l) Director of Fire Services;
- (m) Director of Food and Environmental Hygiene;
- (n) Commissioner of Police; and
- (o) District Officer (North), Home Affairs Department.

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/North, Lands Department (LandsD) that:
 - (i) the application site (the Site) comprises Old Schedule Agricultural Lot held under the Block Government Lease which contain the restriction that no structures are allowed to be erected without the prior approval of the Government. The proposed ingress/egress of the Site is required to pass through other private lots, the applicant shall make their own arrangement;
 - (ii) Lot No. 1372 RP is covered by Short Term Waiver (STW) No. 1656 for the purpose of horticultural learning centre with ancillary eating place with built-over area (B.O.A.) not exceeding 239m² and height not exceeding 5m and one-storey. The proposed sizes and uses of the structures on the private lot concerned tally with those permitted under the STW; and
 - (iii) the lot owner should comply with all the land filling requirements imposed by relevant Government departments. Government land should not be disturbed unless with prior approval;
- (b) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (HyD) that:
 - (i) HyD is not/shall not be responsible for the maintenance of any access connecting the Site to Tsiu Keng Road; and
 - (ii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (c) to note the comments of the Director of Environmental Protection (DEP) that:
 - (i) the applicant is reminded to minimise any noise from the applied use such as prohibiting the use of portable loudspeakers or any form of audio amplification system so that it would not cause adverse environmental nuisance to nearby sensitive receivers;
 - (ii) the applicant shall follow the environmental mitigation measures as set out in the latest 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by DEP in order to minimise any possible environmental nuisances; and
 - (iii) the Site should not be filled with construction waste and it is the applicant's responsibility to comply with all relevant environmental legislations during construction and operation of the project. The applicant is also advised to follow the Recommended Pollution Control Clauses for Construction Contracts to minimise the environmental impacts during the construction stage;
- (d) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:

- (i) if the Site is not abutting on a specified street having a width not less than 4.5m, the development intensity shall be determined by the Building Authority (BA) under Building (Planning) Regulation (B(P)R) 19(3) at building plan submission stage;
- (ii) the Site shall be provided with means of obtaining access thereto from a street under Regulation 5 of B(P)R and emergency vehicular access shall be provided under Regulation 41D of B(P)R;
- (iii) the applicant's attention is also drawn to the provision under regulations 40 and 41 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations in respect of disposal of foul water and surface water respectively;
- (iv) if the existing structures are erected on leased land without approval of BD (not being a New Territories Exempted House), they are unauthorized under the Buildings Ordinance (BO) and should not be designated for any approved use under the application;
- (v) before any new building works (including drainage works) are to be carried out on the Site, prior approval and consent of the BA should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System. Otherwise they are Unauthorised Building Works (UBW). An Authorised Person should be appointed as the coordinator for the proposed building works in accordance with the BO;
- (vi) for UBW erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- (vii) in general there is no requirement under the BO in respect of provision of car parking spaces for a proposed development. However, the applicant's attention is drawn to the provision of accessible car parking spaces designated for the use of persons with a disability as per the requirements under the B(P)R 72 and Division 3 of Design Manual: Barrier Free Access (BFA) 2008 if BFA requirements are applicable to the subject development;
- (viii) criteria under Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-2 Appendix C shall be complied with if gross floor area (GFA) of car parking, loading and unloading areas under Regulation 23(3)(b) of the B(P)R is to be excluded;
- (ix) sustainable building design requirements and pre-requisites under PNAP APP-151 and APP-152 shall be complied with if GFA concession for green and amenity features and non-mandatory/non-essential plant rooms and services is to be exempted/disregarded; and
- (x) formal submission under BO is required for any proposed new works, including any temporary structure, site formation works like filling of ponds and land and site formation drainage works. Detailed comments under BO on individual sites for private developments such as permissible plot ratio, site coverage, emergency vehicular access, private streets and/or access roads, barrier free access and facilities,

compliance with the sustainable building design guidelines, etc. will be formulated at the formal building plan submission stage;

- (e) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
 - (i) no Food and Environmental Hygiene Department's (FEHD) facilities should be affected;
 - (ii) proper licence / permit issued by his department is required if there is/are any food business / catering service / activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public:
 - (a) under the Food Business Regulation (Cap. 132X) (the Regulation), a food business licence is required for the operation of the relevant type of food business listed in the Regulation. For any premises intended to be used for food business (e.g. a restaurant, a food factory, a fresh provision shop), a food business licence from FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132) shall be obtained. Fresh Provision Shop Licence in case sale of fresh, chilled or frozen beef, mutton, pork, reptiles (including live reptiles), fish (including live fish) or poultry (including live poultry) is involved. In case that the farm products will be sold at the Site are vegetables and fruits only, the fresh provision shop licence is not required. The application for licence, if acceptable by FEHD, will be referred to relevant government departments such as BD, Fire Services Department (FSD) and Planning Department (PlanD) for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;
 - (b) when choosing a premises for food business licences, the applicant must ensure that the operation of food business at the subject premises is in compliance with the requirements imposed under the legislation administered by the Department, other government departments and the relevant authorities. Applicants are strongly advised to check well in advance the following documents: (a) the Government Lease; (b) the Occupation Permit of the building; and (c) the statutory plan. No part of a food premises shall be located in, under or over any structures built without the approval and consent of the BA;
 - (c) depending on the mode of operation, generally there are three types of food business licence that the operator may apply for under the Regulation:
 - (i) if food is sold to customers for consumption on the premises, a restaurant licence should be obtained;
 - (ii) if food is only prepared for sale for consumption off the premises, a food factory licence should be obtained; and
 - (iii) if fresh, chilled or frozen beef, mutton, pork, reptiles (including live snake), fish (including live fish) and poultry is sold, a fresh provision shop licence should be obtained;

- (d) when a restaurant licensee/licence applicant wishes to use any outside seating accommodation (OSA) outside the restaurant premises for alfresco dining, he/she should take notice of the main licensing criteria for OSA, covering matters such as legal right to use the land concerned, planning, building safety, fire safety, and traffic requirements, etc. as well as to obtain approval from DFEH before commencement. They are required to submit application to FEHD by filling in the application form together with 4 copies of proposed layout cum OSA plan, 2 copies of 1:1000 location map and photo(s) showing the shop front/external wall facing the OSA for approval. If the application of OSA is acceptable for further processing, FEHD will refer it to the relevant departments including such as BD, Transport Department, FSD, PlanD, Home Affairs Department, LandsD for clearance. A Letter of Requirements on the captioned would be issued if no objection was raised by the Departments concerned and the OSA application will be approved upon full compliance of all the requirements. Restaurateurs operating OSA business without approval may be subject to prosecution pursuant to the Regulation. Repeated convictions may lead to suspension or cancellation of their licences;
 - (e) in accordance with Section 4 of the Regulation, the expression “food business” means, any trade or business for the purpose of which any person engages in the handling of food or food is sold by means of a vending machine. But it does not include any canteen in work place (other than a factory canteen referred to in Section 31 of the Regulation) for the use exclusively of the persons employed in the work place. As such, a staff canteen that exclusively use by the staff members of that working place are exempted from obtaining food business licence from his department except for permission to sell restricted foods specified in Schedule 2 to the Regulation. However, if the said canteen provided foods to the outsiders with payment, a food business licence is required; and
 - (f) the operation of the eating place must not cause any environmental nuisance to the surrounding. The refuse generated by the proposed eating place are regarded as trade refuse. The management or owner of the site is responsible for its removal and disposal at their expenses. The operation of any business should not cause any obstruction or environmental nuisance in the vicinity;
- (iii) proper licence issued by his department is required if related place of entertainment is involved;
- (a) any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public Entertainment (PPE) Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display, a circus, a lecture or story-telling, an exhibition of any 1 or more of the following, namely, pictures, photographs, books, manuscripts or other documents or other things, a sporting exhibition or contest, a bazaar, a dance party or an amusement ride and mechanical device which is designed for amusement, a PPE Licence (or Temporary PPE Licence) should be obtained

from FEHD whatever the general public is admitted with or without payment;
and

- (b) there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from such activities / operation, the applicant should arrange disposal properly at their own expenses.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates
A/NE-KTS/580

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

無意見

「提意見人」姓名/名稱 Name of person/company making this comment 侯志強 議員

簽署 Signature



日期 Date

2026. 7. 18

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角遼寧道 333 號北角政府合署 15 樓

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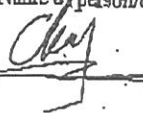
Details of the Comment (use separate sheet if necessary)

無意見

「提意見人」姓名/名稱 Name of person/company making this comment

黃志光村長

簽署 Signature



日期 Date

29/7/2026