

2021年 6月 3 日

此文件在 收到，城市規劃委員會  
 只會在收到所有應有的資料及文件後才正式確認收到  
 申請的日期。

This document is received on 3 JUN 2021  
 The Town Planning Board will formally acknowledge  
 the date of receipt of the application only upon receipt  
 of all the required information and documents.

Form No. S16-I  
 表格第 S16-I 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 proposals not involving or not only involving:  
 適用於建議不涉及或不祇涉及:

- (i) Construction of "New Territories Exempted House(s)";  
 興建「新界豁免管制屋宇」;
- (ii) Temporary use/development of land and/or building not exceeding 3 years in rural areas; and  
 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) Renewal of permission for temporary use or development in rural areas  
 位於鄉郊地區的臨時用途或發展的許可續期

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.info.gov.hk/tpb/en/plan\\_application/apply.html](https://www.info.gov.hk/tpb/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.info.gov.hk/tpb/tc/plan\\_application/apply.html](https://www.info.gov.hk/tpb/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

50/TPB 4

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-KTS/498
	Date Received 收到日期	3 JUN 2021

- 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.info.gov.hk/tpb/>. 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.info.gov.hk/tpb/>), 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
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
Innolife HK Limited

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
R-riches Property Consultants Limited

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, Tslu 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	<input checked="" type="checkbox"/> Site area 地盤面積 631 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 259 sq.m 平方米 <input checked="" type="checkbox"/> 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 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Draft Kwu Tung South OZP No. S/NE-KTS/17
(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	Plant Nursery  (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"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☐ 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)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 –

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

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)<sup>#&</sup>  
於 ..... (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>遞送要求同意書<sup>&</sup>

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)<sup>&</sup>  
於 ..... (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☒ posted notice in a prominent position on or near application site/premises on  
13/5/2021 ..... (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 17/5/2021 ..... (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

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

- ☐ Type (i) Change of use within existing building or part thereof  
第(i)類 更改現有建築物或其部分內的用途
- ☒ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)  
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project  
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)  
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☒ Type (v) Use / development other than (i) to (iii) above  
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one '✓'.

註1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註2：如發展涉及靈灰安置用途，請填妥於附件的表格。

## (i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(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)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 .....		sq.m 平方米 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分 .....		sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計 .....		sq.m 平方米 <input type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

**(ii) For Type (ii) application 供第(ii)類申請**

(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... 404 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ..... not more than 0.2 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約 (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) (請用圖則顯示有關土地/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)
	(b) Intended use/development 有意進行的用途/發展 Proposed Temporary Place of Recreation, Sports or Culture (Horticultural Learning Centre) for a Period of 3 Years and Land Filling

**(iii) For Type (iii) application 供第(iii)類申請**

(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度		
	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)			

**(iv) For Type (iv) application 供第(iv)類申請**

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and also fill in the proposed use/development and development particulars in part (v) below –  
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction From 由 ..... to 至 .....  
地積比率限制
- ☐ Gross floor area restriction From 由 .....sq. m 平方米 to 至 .....sq. m 平方米  
總樓面面積限制
- ☐ Site coverage restriction From 由 .....% to 至 ..... %  
上蓋面積限制
- ☐ Building height restriction From 由 .....m 米 to 至 ..... m 米  
建築物高度限制  
From 由 ..... mPD 米 (主水平基準上) to 至 .....mPD 米 (主水平基準上)  
From 由 ..... storeys 層 to 至 ..... storeys 層
- ☐ Non-building area restriction From 由 .....m to 至 ..... m  
非建築用地限制
- ☐ Others (please specify) .....  
其他 (請註明) .....

**(v) For Type (v) application 供第(v)類申請**

(a) Proposed use(s)/development  
擬議用途/發展

Proposed Temporary Place of Recreation, Sports or Culture (Horticultural Learning Centre) for a Period of 3 Years and Land Filling

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

**(b) Development Schedule 發展細節表**

Proposed gross floor area (GFA) 擬議總樓面面積	259	sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	0.4		<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	41	%	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	6		
Proposed no. of storeys of each block 每座建築物的擬議層數	1	storeys 層	
	<input type="checkbox"/> include 包括 .....storeys of basements 層地庫		
	<input type="checkbox"/> exclude 不包括 .....storeys of basements 層地庫		
Proposed building height of each block 每座建築物的擬議高度	3 - 5	mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	3 - 5	m 米	<input checked="" type="checkbox"/> About 約

☐ Domestic part 住用部分GFA 總樓面面積 ..... sq. m 平方米 ☐ About 約

number of Units 單位數目 .....

average unit size 單位平均面積 .....sq. m 平方米 ☐ About 約

estimated number of residents 估計住客數目 .....

☒ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆 ..... sq. m 平方米 ☐ About 約☐ hotel 酒店 ..... sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目) .....

☐ office 辦公室 ..... sq. m 平方米 ☐ About 約☐ shop and services 商店及服務行業 ..... sq. m 平方米 ☐ About 約☐ Government, institution or community facilities (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積/總樓面面積)

政府、機構或社區設施

☒ other(s) 其他

(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積/總樓面面積)

STRUCTURE	USE	COVERED AREA	NON-DOM. GFA	BUILDING HEIGHT
B1 <sup>1</sup>	HORTICULTURAL LEARNING ROOM	32m <sup>2</sup> (ABOUT)	32m <sup>2</sup> (ABOUT)	4m (ABOUT) (1-STORY)
B2 <sup>1</sup>	HORTICULTURAL LEARNING ROOM	32m <sup>2</sup> (ABOUT)	32m <sup>2</sup> (ABOUT)	4m (ABOUT) (1-STORY)
B3 <sup>1</sup>	HORTICULTURAL LEARNING ROOM & STORAGE <sup>2</sup>	45m <sup>2</sup> (ABOUT)	45m <sup>2</sup> (ABOUT)	5m (ABOUT) (1-STORY)
B4 <sup>1</sup>	HORTICULTURAL LEARNING ROOM & OFFICE	52m <sup>2</sup> (ABOUT)	52m <sup>2</sup> (ABOUT)	5m (ABOUT) (1-STORY)
B5 <sup>1</sup>	RAIN SHELTER AND ANCILLARY CANTEEN	88m <sup>2</sup> (ABOUT)	88m <sup>2</sup> (ABOUT)	3m (ABOUT) (1-STORY)
B6 <sup>1</sup>	RAIN SHELTER	9m <sup>2</sup> (ABOUT)	9m <sup>2</sup> (ABOUT)	4m (ABOUT) (1-STORY)
TOTAL		269m <sup>2</sup> (ABOUT)	269m <sup>2</sup> (ABOUT)	

<sup>1</sup>STRUCTURES B1 TO B6 ARE COVERED BY SOLAR PANELS - ELECTRICITY GENERATED BY THE PANELS IS FOR THE SITE ONLY  
<sup>2</sup>STRUCTURES B3 AND B4 ARE SHED STRUCTURES WITH 4-SIDE OPENED  
<sup>3</sup>STORAGE OF FARM TOOLS, SEEDS, FERTILIZERS ETC. TO SUPPORT THE OPERATION OF THE PROPOSED DEVELOPMENT

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於☐ public open space 公眾休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於

## (c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]		
STRUCTURE	USE	COVERED AREA	NON-DOM. GFA	BUILDING HEIGHT
..... B1 <sup>1</sup>	HORTICULTURAL LEARNING ROOM	32m <sup>2</sup> (ABOUT)	32m <sup>2</sup> (ABOUT)	4m (ABOUT) (1-STORY)
..... B2 <sup>1</sup>	HORTICULTURAL LEARNING ROOM	32m <sup>2</sup> (ABOUT)	32m <sup>2</sup> (ABOUT)	4m (ABOUT) (1-STORY)
..... B3 <sup>1</sup>	HORTICULTURAL LEARNING ROOM & STORAGE <sup>2</sup>	45m <sup>2</sup> (ABOUT)	45m <sup>2</sup> (ABOUT)	5m (ABOUT) (1-STORY)
..... B4 <sup>1</sup>	HORTICULTURAL LEARNING ROOM & OFFICE	52m <sup>2</sup> (ABOUT)	52m <sup>2</sup> (ABOUT)	5m (ABOUT) (1-STORY)
..... B5 <sup>1</sup>	RAIN SHELTER AND ANCILLARY CANTEEN	88m <sup>2</sup> (ABOUT)	88m <sup>2</sup> (ABOUT)	3m (ABOUT) (1-STORY)
..... B6 <sup>1</sup>	RAIN SHELTER	9m <sup>2</sup> (ABOUT)	9m <sup>2</sup> (ABOUT)	4m (ABOUT) (1-STORY)
TOTAL		269m <sup>2</sup> (ABOUT)	269m <sup>2</sup> (ABOUT)	
..... <sup>1</sup> STRUCTURES B1 TO B6 ARE COVERED BY SOLAR PANELS - ELECTRICITY GENERATED BY THE PANELS IS FOR THE SITE ONLY <sup>2</sup> STRUCTURES B3 AND B4 ARE SHED STRUCTURES WITH 4-SIDE OPENED <sup>3</sup> STORAGE OF FARM TOOLS, SEEDS, FERTILIZERS ETC. TO SUPPORT THE OPERATION OF THE PROPOSED DEVELOPMENT				

## (d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

Circulation space and plant nursery



**7. Anticipated Completion Time of the Development Proposal****擬議發展計劃的預計完成時間**

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

Late 2022

**8. Vehicular Access Arrangement of the Development Proposal****擬議發展計劃的行車通道安排**

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	<input checked="" type="checkbox"/> 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)) Accessible from Fan Kam Road via Tsiu Keng Road and a local access <input type="checkbox"/> 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)
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?	Yes 是          No 否	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示 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) _____ _____ _____
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?	Yes 是          No 否	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示 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) _____ _____ _____

## 9. 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，請另頁表示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。

<p>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?</p>	<p>Yes 是          No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>																																
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是          No 否</p>	<p><input type="checkbox"/> (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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/></p>																																
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<p>On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)</p> <p>.....</p> <p>.....</p>	<table border="0"> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> </table>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>
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Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>																															
	<p>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)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																																	

**10. 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。

The applicant seeks to use Lot 1372 RP (Part) in D.D. 100, Tsiu Keng, Kwu Tung, New Territories (the Site) for 'Proposed Temporary Place of Recreation, Sports or Culture (Horticultural Learning Centre) for a Period of 3 Years and Land Filling' (proposed development) (Plan P01). The applicant seeks to operate a horticultural learning centre to serve the nearby locals.

The Site falls within an area zoned as "Agriculture" ("AGR") on the Draft Kwu Tung South OZP No. S/NE-KTS/17 (Plan P02). According to the Notes of the OZP, 'place of recreation, sports or culture' is a column 2 use within the "AGR" zone, which requires permission from the Board. As the application is only on a temporary basis, it will not jeopardize the long term planning intention of the "AGR" zone.

The Site occupied an area of 631 sq.m (about) of private land (Plan P03). There are six structures are proposed at the Site for horticultural learning rooms, storage, office, rain shelters and ancillary canteen with total GFA of 259 sq.m (about) (Plan P04). The Site involves of 404 sq.m filling of land of not more than 0.2m (about) in depth for site formation of structures (Plan P05). The applicant will reinstate the Site to an amenity area after the planning approval period. The operation hours of the proposed development are 09:00 - 18:00 daily (including public holiday). The estimated maximum number of visitor per day are 20 (about). The estimated number of staff working at the Site is 5. Advance booking is required for visitor to access the Site, this is to better regulate the number of visitor to the Site by the applicant.

The Site is accessible from Fan Kam Road via Tsiu Keng Road and a local access. Visitor and staff are required to access the Site by taking public transport to Tsiu Keng Road then walk to the Site. Goods to support the operation are hand-carried by the staff to the Site.

The horticultural activity is similar to the always permitted agricultural use, therefore, not frustrating the planning intention of "AGR" zone. Only visitor of the Site will be served at the ancillary canteen. The applicant will strictly follow the ProPECC PN for sewage treatment at the Site. Loudspeakers, audio amplifier and public announcement systems are prohibited at the Site to minimize noise disturbance to the surrounding environment. The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by the EPD to minimize all possible environmental impacts on the nearby sensitive receivers.

The proposed development will not create significant adverse traffic, environmental, landscape and drainage impacts to the surrounding areas. Adequate mitigation measures, i.e. submission of drainage, landscape and FSI proposals will be provided to minimize nuisance to the existing environment after planning approval has been granted by the Board.

In view of the above, the Board is hereby respectfully requested to approve the subject application for 'Proposed Temporary Place of Recreation, Sports or Culture (Horticultural Learning Centre) for a Period of 3 Years and Land Filling'.

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**11. 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 an application to the Board 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

Michael WONG

Name in Block Letters  
姓名 (請以正楷填寫)

Position (if applicable)  
職位 (如適用)



Professional Qualification(s)  
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ 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

Others 其他 .....

on behalf of  
代表

R-riches Property Consultants Limited

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

Date 日期

01/06/2021

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in an application to the Board 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。

For Developments involving Columbarium Use, please also complete the following:  
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量<sup>②</sup>

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

② Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;  
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and  
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.  
在該靈灰安置所內，總共最多可安放多少份骨灰。

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 deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)			
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 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 / sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	Draft Kwu Tung South Outline Zoning Plan No. S/NE-KTS/17		
Zoning 地帶	"Agriculture" Zone		
Applied use/ development 申請用途/發展	Proposed Temporary Place of Recreation, Sports or Culture (Horticultural Learning Centre) for a Period of 3 Years and Land Filling		
(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 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	259 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.4 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	/	
	Non-domestic 非住用	6	
	Composite 綜合用途	/	



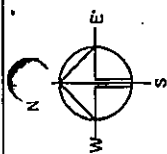
(vii) No. of parking spaces and loading/unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	/
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)	/ / / / / /
	Total no. of vehicle loading/unloading bays/lays 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 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	/ / / / / /

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

	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location plan, Plan showing the zoning of the application site		
Plan showing the land status of the application site, Plan showing the paved ratio of the application site		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及/或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>

Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號





Drawing No. P03  
Vol. 01  
Project

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

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

Drawing No. P03  
Vol. 01  
Project

LAND STATUS OF THE SITE

Scale of A4

1:500

Date

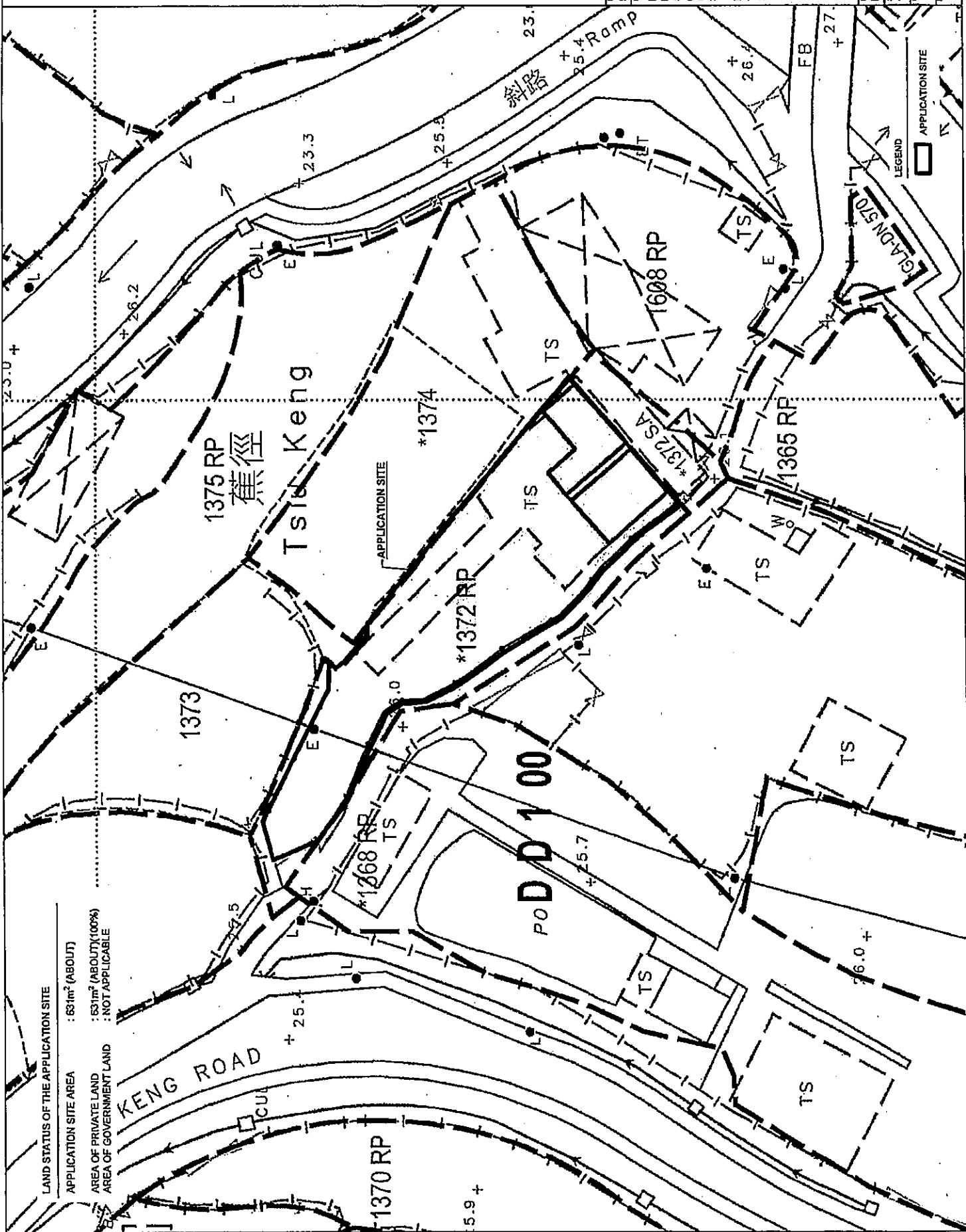
6.5.2021

Drawn

Checked

Date

6.5.2021



LAND STATUS OF THE APPLICATION SITE

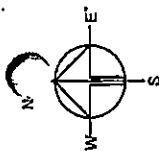
APPLICATION SITE AREA : 631m<sup>2</sup> (ABOUT)

AREA OF PRIVATE LAND : 631m<sup>2</sup> (ABOUT)(100%)

AREA OF GOVERNMENT LAND : NOT APPLICABLE

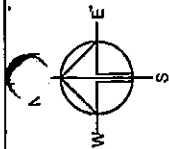
LEGEND

APPLICATION SITE



Planning No.	PD1	Vol.	01
Project	PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HORTICULTURAL LEARNING CENTRE) FOR A PERIOD OF 3 YEARS AND LAND FILLING		
Location	LOT 1372 9E (PART) IN D.D. 100, TSUI KENG, KAU TUNG SOUTH, NEW TERRITORIES		
Location Plan			
Scale of A1	1:2500		
Date	5.5.2021		
Drawn			
Checked			





# ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 631m<sup>2</sup> (ABOUT)  
 OUTLINE ZONING PLAN : DRAFT KMW TUNG SOUTH OZP  
 OZP PLAN NO. : SNE-KTS/17  
 AREA ZONED AS 'AGR' : 631m<sup>2</sup> (ABOUT)(100%)  
 AREA SHOWN AS 'ROAD' : NOT APPLICABLE

JR PG

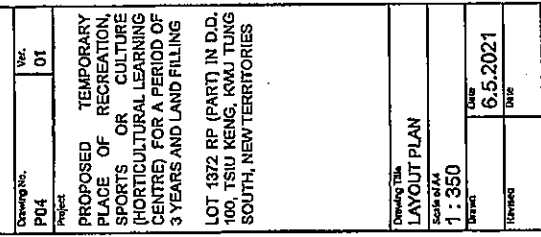


Drawing No. PDZ  
 Project Ver. 01

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HORTICULTURAL LEARNING CENTRE) FOR A PERIOD OF 3 YEARS AND LAND FILLING (LOT 1372 RP (PART) IN D.D. 100, TSUI KENG, KMW TUNG SOUTH, NEW TERRITORIES

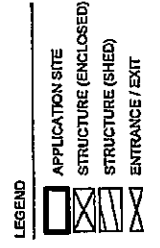
Drawing Title ZONING OF THE SITE  
 Scale 1:1  
 Date 1: 2000  
 Drawn 2.2.2021  
 Revised

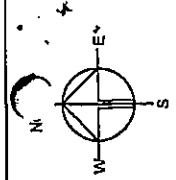
LEGEND  
 APPLICATION SITE



\*STRUCTURES 81 TO 86 ARE COVERED BY SOLAR PANELS - ELECTRICITY GENERATED BY THE PANELS IS FOR THE SITE ONLY  
 ZERO EMISSIONS OF ALCOHOL AND OTHER SUBSTANCES WITH A 50% REDUCTION

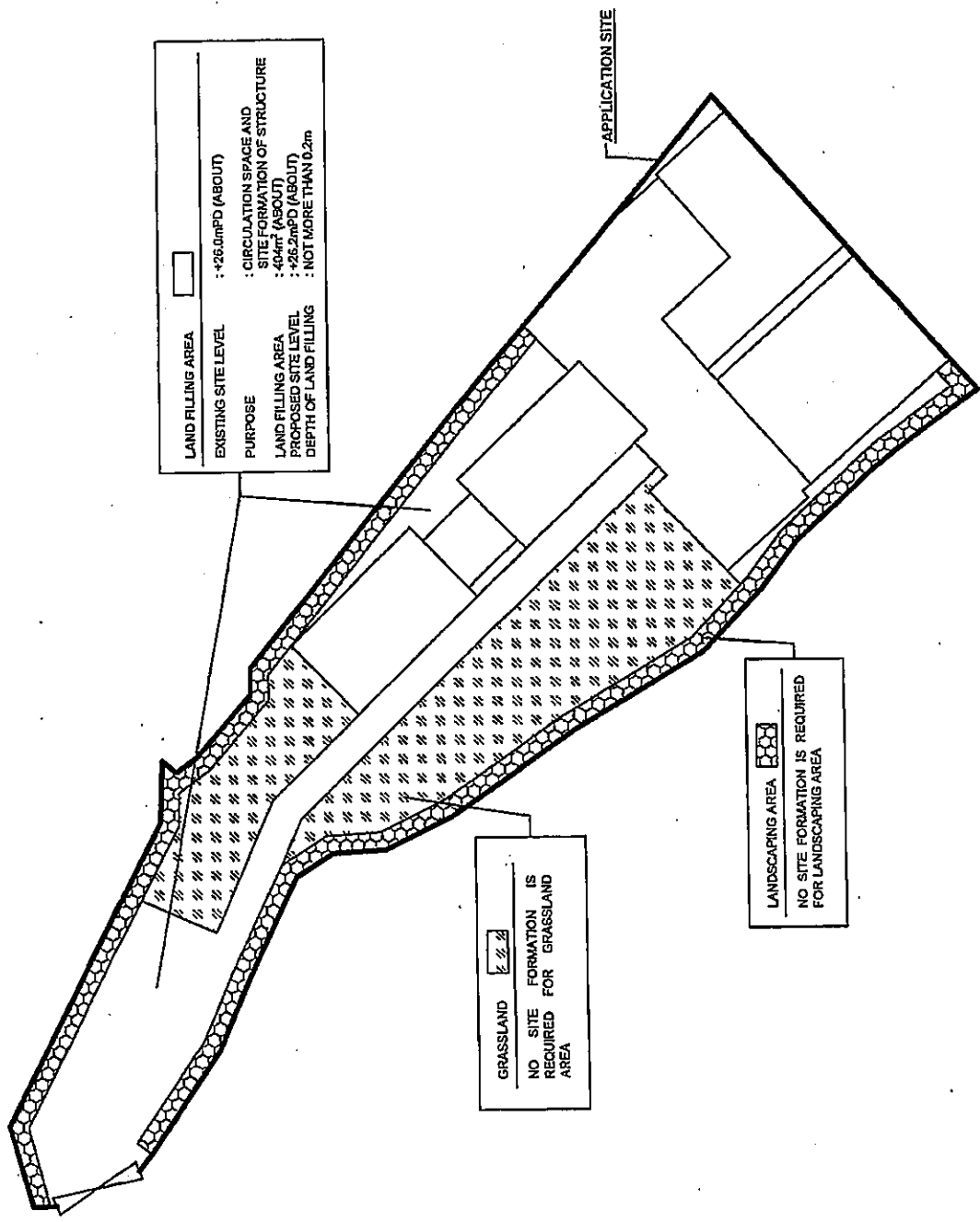
<sup>1</sup>STRUCTURES 81 TO 86 ARE COVERED BY SOLAR PANELS - ELECTRICITY GENERATED BY THE PANELS IS FOR THE SITE ONLY  
<sup>2</sup>STRUCTURES 85 AND 86 ARE SHED STRUCTURES WITH 4-SIDE OPENED  
<sup>3</sup>STORAGE OF FARM TOOLS, SEEDS, FERTILIZERS ETC. TO SUPPORT THE OPERATION OF THE PROPOSED DEVELOPMENT





PAVED RATIO OF THE APPLICATION SITE

APPLICATION SITE AREA	: 631m <sup>2</sup> (ABOUT)
LAND FILLING AREA	: 404m <sup>2</sup> (64%)(ABOUT)
GRASSLAND AREA	: 146m <sup>2</sup> (23%)(ABOUT)
LANDSCAPING AREA	: 81m <sup>2</sup> (13%)(ABOUT)



LAND FILLING AREA  
EXISTING SITE LEVEL : +26.0mPD (ABOUT)  
PURPOSE : CIRCULATION SPACE AND SITE FORMATION OF STRUCTURE  
LAND FILLING AREA : 404m<sup>2</sup> (ABOUT)  
PROPOSED SITE LEVEL : +26.2mPD (ABOUT)  
DEPTH OF LAND FILLING : NOT MORE THAN 0.2m

GRASSLAND  
NO SITE FORMATION IS REQUIRED FOR GRASSLAND AREA

LANDSCAPING AREA  
NO SITE FORMATION IS REQUIRED FOR LANDSCAPING AREA

APPLICATION SITE

Drawing No.	PD5	Vol.	01
Project	PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HORTICULTURAL LEARNING CENTRE) FOR A PERIOD OF 3 YEARS AND LAND FILLING		
LOT 1372 RP (PART) IN D.O. 100, TSUI KENG, KNU TUNG SOUTH, NEW TERRITORIES			
Drawing Title	PAVED RATIO		
Scale of A4	1 : 300		
Drawn	Date	6.5.2021	
Reviewed	Date		

LEGEND  
 APPLICATION SITE





Our Ref: DD100 Lot 1372 RP  
Your ref: TPB/A/NE-KTS/498

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

顧問有限公司  
盈卓物業

By Email

8 June 2021

Dear Sir,

**Supplementary Information**

**Proposed Temporary Place of Recreation, Sports or Culture (Horticultural Learning Centre)  
for a Period of 3 Years and Land Filling 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/498)**

We are writing to submit supplementary information to provide clarifications for the subject application, details are as follows:

- (i) The proposed development involves of organizing horticulture courses for interested groups/individual to learn more on horticulture techniques at the premises. The applicant seeks to use the application site for the proposed use to enhance public awareness in greening
- (ii) Portable toilet is provided at structure B3 (Plan 1).

Should you require more information regarding the application, please contact our Mr. Bon TANG at [redacted] or the undersigned at your convenience.

Yours faithfully,

For and on behalf of  
R-riches Property Consultants Limited

Matthew NG  
Town Planner

cc DPO/FSYLE, PlanD

(Attn: Ms. Stephanie LEE

email: sytle@pland.gov.hk)



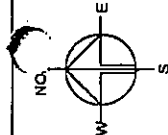
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[redacted]



[redacted]  
[redacted]



[redacted]  
[redacted]

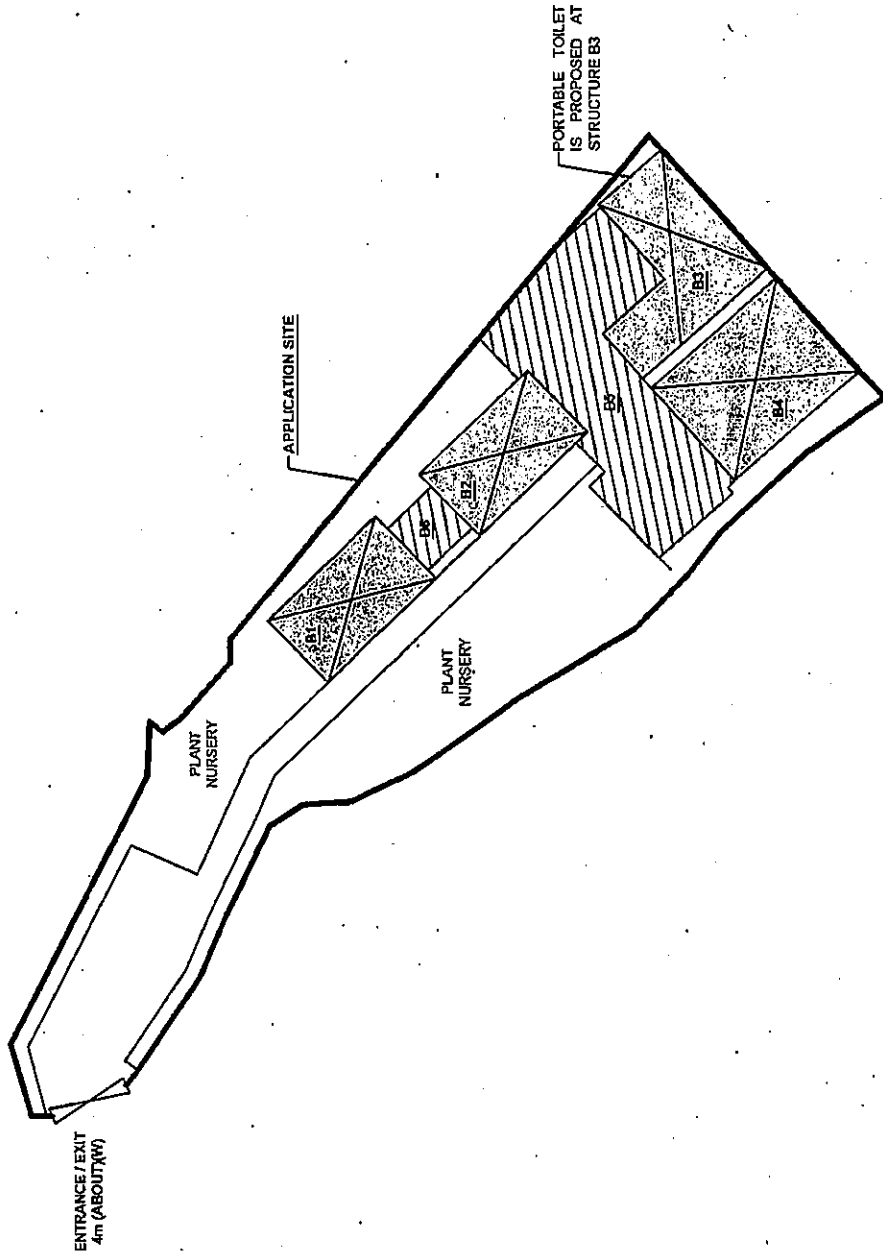


DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 631m <sup>2</sup> (ABOUT)
COVERED AREA	: 258m <sup>2</sup> (ABOUT)
UNCOVERED AREA	: 372m <sup>2</sup> (ABOUT)
PLOT RATIO	: 0.4 (ABOUT)
SITE COVERAGE	: 41% (ABOUT)
NO. OF STRUCTURE	: 6
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 258m <sup>2</sup> (ABOUT)
BUILDING HEIGHT	: 3m - 5m (ABOUT)
NO. OF STOREY	: 1

STRUCTURE	USE	COVERED AREA	NON-DOM. GFA	BUILDING HEIGHT
B1	HORTICULTURAL LEARNING ROOM	32m <sup>2</sup> (ABOUT)	32m <sup>2</sup> (ABOUT)	4m (ABOUT) (1-STORY)
B2	HORTICULTURAL LEARNING ROOM	32m <sup>2</sup> (ABOUT)	32m <sup>2</sup> (ABOUT)	4m (ABOUT) (1-STORY)
B3	HORTICULTURAL LEARNING ROOM & STORAGE <sup>2</sup>	52m <sup>2</sup> (ABOUT)	46m <sup>2</sup> (ABOUT)	5m (ABOUT) (1-STORY)
B4	HORTICULTURAL LEARNING ROOM & OFFICE	52m <sup>2</sup> (ABOUT)	52m <sup>2</sup> (ABOUT)	5m (ABOUT) (1-STORY)
B5	RAIN SHELTER AND ANCILLARY CANTEN	82m <sup>2</sup> (ABOUT)	82m <sup>2</sup> (ABOUT)	3m (ABOUT) (1-STORY)
B6	RAIN SHELTER	9m (ABOUT)	9m (ABOUT)	4m (ABOUT) (1-STORY)
TOTAL		258m <sup>2</sup> (ABOUT)	258m <sup>2</sup> (ABOUT)	

<sup>1</sup>STRUCTURES B1 TO B6 ARE COVERED BY SHADE PANELS - ELECTRICITY GENERATED BY THE PANELS IS FOR THE SITE ONLY  
<sup>2</sup>STRUCTURES B3 AND B4 ARE SHED STRUCTURES WITH A SIDE OPENED  
<sup>3</sup>STORAGE OF FARM TOOLS, SEEDS, FERTILIZERS ETC. TO SUPPORT THE OPERATION OF THE PROPOSED DEVELOPMENT



LEGEND
APPLICATION SITE
STRUCTURE (ENCLOSED)
STRUCTURE (SHED)
ENTRANCE / EXIT

Drawing No.	PLAN 1	Yr	01
Scale	1:350		
PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HORTICULTURAL LEARNING CENTRE) FOR A PERIOD OF 3 YEARS AND LAND FILLING			
LOT 1372 RP (PART) IN D.D. 100, TSU KENG, KUN TUNG SOUTH, NEW TERRITORIES			

Drawn by	LAYOUT PLAN
Scale	1:350
Date	8.6.2021
Drawn by	





盈卓物業  
顧問有限公司

Our Ref.: DD100 Lot 1372 RP  
Your ref.: TPB/A/NE-KTS/498

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

By Email

14 July 2021

Dear Sir,

### 1<sup>st</sup> Further Information

**Proposed Temporary Place of Recreation, Sports or Culture (Horticultural Learning Centre)  
for a Period of 3 Years and Land Filling 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/498)**

We are writing to submit further information to provide clarifications for the subject application (Appendix I).

Should you require more information regarding the application, please contact our Mr. Bon TANG at [REDACTED] or the undersigned at your convenience.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**

**Matthew NG**  
Town Planner

cc DPO/FSYLE, Pland

(Attn.: Ms. Stephenie LEE  
(Attn.: Mr. Louis TSE

email: sytleee@pland.gov.hk )  
email: lpttse@pland.gov.hk )



## Responses-to-Comments

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

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

Clarifications

- (i) Vehicles are prohibited to enter the application site (the Site) at any time during the planning approval period. The applicant will strictly follow the proposed scheme after approval has been obtained from the Town Planning Board.
- (ii) All existing structures will be remained for the proposed development. The existing land filling area, i.e. 404m<sup>2</sup> (about) will be remained for the current application. No additional filling of land will be carried out at the Site. The applicant will reinstate the Site to an amenity area after the planning approval period.
- (iii) Goods to support the daily operation of the Site are hand-carried by staff to the Site. Staff and visitor are required to make good use of public transport services at Tsiu Keng Road (Annex I).
- (iv) Revised plan showing the paved ratio of the Site (Drawing 1).

A RtoC Table

Departmental Comments		Applicant's Responses
<b>1. Comments of Director of Agriculture, Fisheries and Conservation (Contact Person: Ms. Chole NG; Tel: 2150 6931)</b>		
(a)	The Site falls within the "AGR" zone and is currently comprised of plant nursery and temporary structures. Agricultural activities are active in the	Although the applicant seeks the Board's permission to use the Site as 'horticultural learning centre', large amount of space is reserved for

	<p>vicinity, and agricultural infrastructures such as footpath and water source are also available. The Site can be used for agricultural activities such as greenhouses, plant nurseries, etc. The Site is also under active cultivation. Therefore, the application for the applied use and land filling is not supported from agricultural perspective.</p>	<p>agricultural use (plant nursery). The horticultural activity is similar to the always permitted agricultural use, therefore, not frustrating the planning intention of "AGR" zone.</p> <p>Regarding the land filling area of the Site, as heavy loading of structures would compact the existing soiled ground and weaken the ground surface, concrete site formation is required to provide stronger ground reinforcement to stabilise the existing soiled ground and prevent erosion from surface run-off. Therefore, the paved/filled area and the number of structures required and have been kept to minimum for the site operation. The applicant will implement works to reinstate the Site for agricultural purpose after the planning approval period.</p>
--	--	--

## Public Transport Services

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

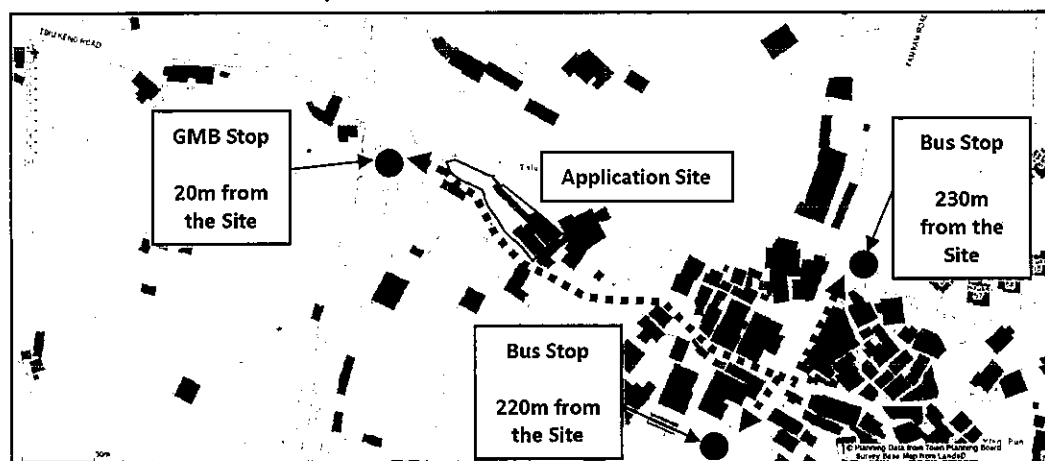
**(Application No. A/NE-KTS/498)**

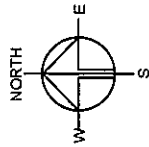
- (i) Goods to support the daily operation of the Site are hand-carried by staff to the Site.
- (ii) Staff and visitor are required to make good use of public transport services at Tsiu Keng Road. Details of public transport services serving the Site (within 300m from the Site) are shown at **Table 1** and **Plan 1** below.

**Table 1: Public Transport Services**

Route No.	Termination Points	
Franchised Bus		
77K	Ping Kong	Yuen Long (West) Bus Terminus
Green Minibus		
57K	Sheung Shui MTR Station	Tsiu Keng Road

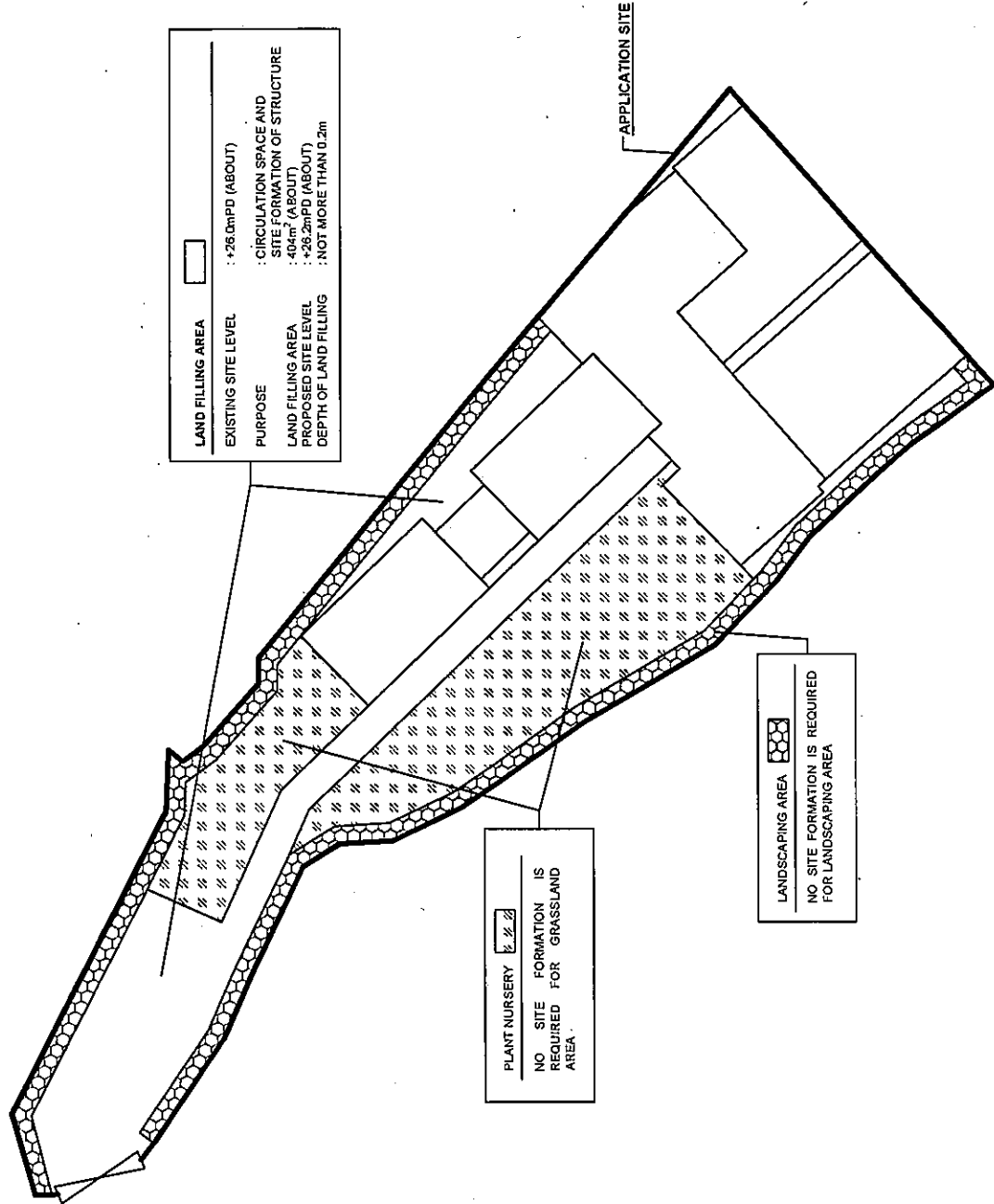
**Plan 1: Nearest Public Transport Services**





# PAVED RATIO OF THE APPLICATION SITE

APPLICATION SITE AREA	: 631m <sup>2</sup> (ABOUT)
LAND FILLING AREA	: 404m <sup>2</sup> (64%)(ABOUT)
LANDSCAPING AREA	: 81m <sup>2</sup> (13%)(ABOUT)
PLANT NURSERY AREA	: 146m <sup>2</sup> (23%)(ABOUT)



LAND FILLING AREA	
EXISTING SITE LEVEL	: +26.0mPD (ABOUT)
PURPOSE	: CIRCULATION SPACE AND SITE FORMATION OF STRUCTURE
LAND FILLING AREA	: 404m <sup>2</sup> (ABOUT)
PROPOSED SITE LEVEL	: +26.2mPD (ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2m

PLANT NURSERY  
NO SITE FORMATION IS REQUIRED FOR GRASSLAND AREA.

LANDSCAPING AREA  
NO SITE FORMATION IS REQUIRED FOR LANDSCAPING AREA

APPLICATION SITE

Drawing No	1	Ver	02
Project	PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HORTICULTURAL LEARNING CENTRE) FOR A PERIOD OF 3 YEARS AND LAND FILLING LOT 1372 RP (PART) IN D.D. 100, TSUI KENG, KWU TUNG SOUTH, NEW TERRITORIES		
Drawing Title	PAVED RATIO		
Scale of A1	1:300		
Drawn	DATE 6.5.2021		
Revised	DATE 12.7.2021		

LEGEND  
APPLICATION SITE





顧問有限公司  
盈卓物業

Our Ref.: DD100 Lot 1372 RP  
Your Ref.: TPB/A/NE-KTS/498

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

By Email

26 July 2021

Dear Sir,

**2<sup>nd</sup> Further Information**

**Proposed Temporary Place of Recreation, Sports or Culture (Horticultural Learning Centre)  
for a Period of 3 Years and Land Filling 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/498)**

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

Should you require more information regarding the application, please contact our Mr. Bon TANG at [REDACTED] or the undersigned at your convenience.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**

**Matthew NG**  
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Stephenie LEE  
(Attn.: Mr. Louis TSE

email: sytleee@pland.gov.hk )  
email: lpttse@pland.gov.hk )



## Responses-to-Comments

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

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

(i) RtoC Table:

Departmental Comments		Applicant's Responses
<b>1. Comments of Commissioner for Transport (Contact Person: Mr. Hoffman CHU; Tel: 2399 6933)</b>		
(a)	As a preliminary assessment, there is no public car parking space in the vicinity of the application site. Please advise how the applicant would notify the visitors that they are required to make good use of the public transport services at Tsiu Keng Road as per the FI submitted.	Advanced booking is required for visitors to access the Site, which could help to prevent excessive number of visitors to the Site and affect the public. They will be informed that no parking space is provided at the Site and required to make good use of public transport to commute to the Site.
(b)	Please advise the loading and unloading area for the goods to support the daily operation of the Site.	Since no parking and loading/unloading (L/UL) space is provided at the Site, transportation of goods to support the operation of the Site are hand carried by staff. Transportation of larger items are carried out by the use of trolleys. No L/UL space is required for the operation of the Site. Same arrangement has already been adopted by the approved similar application (No. A/YL-KTS/857 for the same use) and is workable. Therefore, adverse traffic impact induced by the proposed development should not be anticipated.





盈卓物業  
顧問有限公司

Our Ref.: DD100 Lot 1372 RP  
Your Ref.: TPB/A/NE-KTS/498

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

**By Email**

4 August 2021

Dear Sir,

### 3<sup>rd</sup> Further Information

**Proposed Temporary Place of Recreation, Sports or Culture (Horticultural Learning Centre)  
for a Period of 3 Years and Land Filling 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/498)**

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

Should you require more information regarding the application, please contact our Mr. Bon TANG at [REDACTED] or the undersigned at your convenience.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**

**Matthew NG**  
Town Planner

cc DPO/FSYLE, Pland

(Attn.: Ms. Stephenie LEE  
(Attn.: Mr. Louis TSE

email: sytle@pland.gov.hk )  
email: lpttse@pland.gov.hk )



[REDACTED]



[REDACTED]



[REDACTED]



[REDACTED]

## Responses-to-Comments

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

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

(i) RtoC Table:

Departmental Comments		Applicant's Responses
<b>1. Comments of District Planning Officer/Fanling, Sheung Shui and Yuen Long East, Planning Department (DPO/FSYLE, PlanD) (Contact Person: Mr. Louis TSE; Tel: 3168 4032)</b>		
(a)	<p>In applicant's responses, it is stated that transportation of larger items are carried out by the use of trolleys and no L/UL space is required for the operation of the Site. Please advise if how the larger items are transported to the vicinity of the Site before picking up by trolleys and where are these items unloaded? I suppose the "larger items" cannot be transported by public transportation.</p>	<p>Only one 5.5 tonnes lorry will be deployed for delivery of larger items to the application site (the Site) once a week between 10:00am to 11:00am for approximately 10 minutes. No vehicle will enter the Site and the loading / unloading activities will be carried out at Tsiu Keng Road on the basis that it will not affect traffic flow. Same arrangement has already been adopted by the application with no loading/unloading provision (S.16 planning application No. A/NE-LYT/723) and is workable.</p>



顧問有限公司  
盈卓物業

Our Ref.: DD100 Lot 1372 RP  
Your Ref.: TPB/A/NE-KTS/498

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

By Email

31 August 2021

Dear Sir,

**4<sup>th</sup> Further Information**

**Temporary Place of Recreation, Sports or Culture (Horticultural Learning Centre)  
for a Period of 3 Years and Land Filling 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/498)**

We are writing to submit further information to provide clarifications for the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Bon TANG at [REDACTED] or the undersigned at your convenience.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**

**Matthew NG**  
Planning and Development Manager

cc DPO/FSYLE, PlanD

(Attn.: Ms. Stephenie LEE  
(Attn.: Mr. Louis TSE

email: sytle@pland.gov.hk )  
email: lpttse@pland.gov.hk )



[REDACTED]



[REDACTED]



[REDACTED]

**Clarifications for the Proposed Development**

**Temporary Place of Recreation, Sports or Culture (Horticultural Learning Centre)  
for a Period of 3 Years and Land Filling 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/498)**

- (i) Septic tank in accordance with the requirements under "Drainage Plans Subject to Comment by the Environmental Protection Department" ProPECC Note 5/93 for sewage disposal is provided by the applicant for sewerage treatment.
- (ii) The design of the septic tank and soakaway (STS) system follows the requirements of ProcPECC PN 5/93 and the system is certified by an Authorised Person.
- (iii) Management and maintenance of the STS will be carried out regularly to ensure sewage generated from the proposed development will not cause nuisance to nearby locals after planning approval has been obtained from the Town Planning Board.



[Redacted]



[Redacted]



[Redacted]



嘉道理農場暨植物園公司  
Kadoorie Farm & Botanic Garden Corporation

The Secretary,  
Town Planning Board,  
15/F, North Point Government Offices,  
333, Java Road, North Point,  
Hong Kong.  
(Email: tpbpd@pland.gov.hk)

2nd July, 2021.

By email only

Dear Sir/ Madam,

**Proposed Temporary Place of Recreation, Sports or Culture (Horticultural Learning  
Centre) for a Period of 3 Years and Filling of Land  
(A/NE-KTS/498)**

1. We refer to the captioned.
2. We would like to remind the Board that the application site is within the Agriculture (AGR) zone under the Kwu Tung South OZP in which the Agricultural Park (Phase 1) developing by the Government is also located.
3. We would like the Board to consider whether the proposed use is in line with the planning intention of the AGR zone.
4. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden





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/498

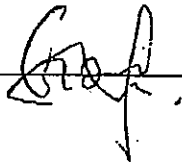
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

阻礙了道路，阻礙了車輛的出入及影響村民出入  
出入通道及道路較窄

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

簽署 Signature



日期 Date

2021. 6. 22







☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



**A/NE-KTS/498 DD 100 Tsiu Keng, Kwu Tung South**  
01/07/2021 01:34

From:

To:

FileRef:

[REDACTED]  
tpbpd <tpbpd@pland.gov.hk>

**A/NE-KTS/498**

**Lot 1372 RP (Part) in D.D. 100, Tsiu Keng, Kwu Tung South**

**Site area : About 631sq.m**

**Zoning : "Agriculture"**

**Applied use : Horticultural Learning Centre / Filling of Land 400+sq.m**

Dear TPB Members,

Strong objections. This is an application to legitimize existing structures that have not had approval.

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The site is at the heart of a large AG zoning. HK has to change direction and get in line with the overall policy for the country, that precious land resources be protected and devoted to ensuring that the country is self-sufficient in food production.

Food Security is essential for National Security. Ag and Fish must play its part in implementing national policy and NT land owners must be reminded of their duties as patriots.

Mary Mulvihill



致城市規劃委員會秘書：

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有關的規劃申請編號 The application no. to which the comment relates  
A/NE-KTS/498

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

Handwritten signature and date: 侯志強 2021.6.17

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

簽署 Signature

Handwritten signature

日期 Date

2021.6.17





**Advisory Clauses**

- (a) Prior planning permission should have been obtained before commencing the applied use at the Site.
- (b) To note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) as follows:
  - i. The Lot is an Old Schedule lot held under the Block Government Lease (demised for agricultural use) without any guarantee of right of access. The applicant should make his own arrangement for acquiring access to the Lot; and there is no guarantee that any adjoining Government land will be allowed for vehicular access to the Site for the applied use.
  - ii. It is noted that the land filling works has been performed on the Site. The applicant should ensure that no private lot(s)/ Government land adjacent to the Site have been disturbed. Besides, the applicant should comply with the land filling requirements imposed by relevant Government department(s), if any.
  - iii. The current owner of the lot concerned shall apply to his office for a Short Term Waiver ("STW") covering all the actual occupation area and the structures concerned. The application for STW will be considered by Government in its landlord's capacity and there is no guarantee that it will be approved. If the STW is approved, its commencement date would be backdated to the first date of occupation and it will be subject to such terms and conditions to be imposed including payment of waiver fee and administration fee as considered appropriate by his office.
- (c) To note the comments of the Director of Environmental Protection (DEP) as follows:
  - 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. To 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 minimize any possible environmental nuisances.
  - iii. The land 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 minimize the environmental impacts during the construction stage.
- (d) To note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that the applicant is advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. Tree removal applications should be submitted direct to relevant authority(ies) for approval.

- (e) To note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):
- i. The applicant should refer to the guidelines as specified in "Technical Note to prepare a Drainage Submission" which is available at DSD's website ([http://www.dsd.gov.hk/EN/Technical\\_Manuals/DSD\\_Guidelines/index.html](http://www.dsd.gov.hk/EN/Technical_Manuals/DSD_Guidelines/index.html)).
  - ii. Presumably it is the intent of applicant to make drainage connection to public drainage to discharge runoff from the Site. The applicant should indicate clearly the full alignment and size of the existing drainage facilities downstream of the Site all the way down to the ultimate discharge point (e.g. a well established stream course/public drainage system).
  - iii. The applicant should state clearly whether the existing u-channel and catchpit(s) would be removed, modified or retained. Should the above existing drainage system be used as part of the proposed drainage networks, the applicant should ensure their working conditions are satisfactory. In this case, records such as photographs and plans showing these drains shall be provided.
  - iv. The proposed drainage works, whether within or outside the lot boundary, should be constructed and maintained by the lot owner at their own expense. For any works to be carried out outside his lot boundary, the applicant should consult DLO/N and seek consent from relevant lot owners before commencement of the drainage works.
  - v. 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.
  - vi. The proposed works should neither obstruct overland flow nor adversely affect any existing natural streams, village drains, ditches and the adjacent areas.
- (f) To note the comments of the Director of Fire Services (D of FS) as follows:
- i. If the proposed structure(s) is required to comply with the BO (CAP.123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.
  - ii. The layout plans to be submitted to his department should be drawn to scale and depicted with dimensions and nature of occupancy, and the location of where the proposed fire service installations to be installed should be clearly marked on the layout plans.
- (g) To note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) as follows:
- i. 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 captioned application.
  - ii. Before any new building works to be carried out on the Site, prior approval and consent

of the Building Authority (BA) should be obtained unless they are exempted building works or commenced under the simplified requirements under the Minor Works Control System. Otherwise they are Unauthorized Building Works (UBW). An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO.

- iii 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.
- iv Any temporary shelters or converted containers for storage or other uses are considered as temporary buildings are subject to the control of Part VII of the Building (Planning) Regulations.
- v The Site shall be provided with means of obtaining access thereto from a street under the Building (Planning) Regulation 5 and emergency vehicular access shall be provided under the Building (Planning) Regulation 41D.
- vi 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 BA under the Building (Planning) Regulation 19(3) at building plan submission stage.
- vii If the proposed use under application is subject to the issue of licence, please be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority.
- viii Formal submission under the BO is required for any proposed new works, including any temporary structures like filling of pond and land. Detailed comments under BO will be provided at the building plan submission stage.

(h) To note the comments of the Director of Food and Environmental Hygiene (DFEH) as follows:

- i Proper licence/permit issued by FEHD is required if there is any catering service/activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public.
- ii If the operator intends to operate a restaurant business in the territory, a general restaurant/light refreshment restaurant license should be obtained from FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132).
- iii In accordance with Section 4 of Food Business Regulation, Cap.132X, 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) 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 does not require a food business licence from his department. However, if the said canteen provided foods to the outsiders with payment, a food business licence is required.

- iv 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.
- v Proper licence issued by his department is required if related place of entertainment is involved. Any person who desire 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, no 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 or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment.
- vi If the proposal involves any commercial/trading activities, no environmental nuisance should be generated to the surroundings. Also, for any waste generated from the commercial/trading activities, the applicant should handle on their own/at their expense. The operation of the canteen must not cause any environmental nuisance to the surroundings. The refuse generated by the proposed canteen 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.