

2023年 7月 14日

此文件在 收到・城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 14 JUL 2023.
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-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 Renewal
of Permission for such Temporary Use or Development***

**適用於祇涉及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.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

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

2301759 29/6 by hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-KTS / 530
	Date Received 收到日期	14 JUL 2023

- 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

(☐ 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 Property Consultants Limited 盈卓物業顧問有限公司

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	<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 239 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 Outline Zoning Plan No. S/NE-KTS/19
(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	Horticultural Learning Centre (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
21/06/2023 (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 21/06/2023 (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
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
(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))
(如屬位於鄉郊地區臨時用途/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

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

(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 3
☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 392sq.m ☒ About 約
Proposed covered land area 擬議有上蓋土地面積 239sq.m ☒ About 約
Proposed number of buildings/structures 擬議建築物/構築物數目 6
Proposed domestic floor area 擬議住用樓面面積 N/Asq.m ☒ About 約
Proposed non-domestic floor area 擬議非住用樓面面積 239sq.m ☒ About 約
Proposed gross floor area 擬議總樓面面積 239sq.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)

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	48 m ² (ABOUT)	48 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 ¹	RAIN SHELTER AND ANCILLARY EATING PLACE	68 m ² (ABOUT)	68 m ² (ABOUT)	3m (ABOUT) (1-STOREY)
B6 ¹	RAIN SHELTER	9 m ² (ABOUT)	9 m ² (ABOUT)	4m (ABOUT) (1-STOREY)
TOTAL		239 m ² (ABOUT)	239 m ² (ABOUT)	

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
09:00 to 18:00 daily, including public holiday

(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	<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) <input type="checkbox"/>																														
(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	<input type="checkbox"/> Please provide details 請提供詳情 <input checked="" type="checkbox"/>																														
(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	<input checked="" 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) <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 <input type="checkbox"/>																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>		On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	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)</p> <p>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>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas	
位於鄉郊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/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途／發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

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.

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

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

28/06/2023

(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	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	N/A	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Draft Kwu Tung South Outline Zoning Plan No. S/NE-KTS/19		
Zoning 地帶	"Agriculture" Zone		
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____		
Applied use/ development 申請用途/發展	Temporary Place of Recreation, Sports or Culture (Horticultural Learning Centre) with Ancillary Eating Place for a Period of 3 Years and Associated Filling of Land		

(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	/ <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	/ <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	239 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.38 <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	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	/ m 米 <input type="checkbox"/> (Not more than 不多於)	
		/ Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	3 - 5 (about) m 米 <input type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	38 % <input checked="" type="checkbox"/> 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) _____ _____		/
	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
Plans and Drawings 圖則及繪圖		
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, Zoning plan, Plan showing the land status of the application site,		
Plan showing the paved ratio of the application site, Accepted Drainage proposal, FSIs proposal		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" 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		

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 planning permission from the Town Planning Board (the Board) to use *Lot 1372 RP (Part) in D.D. 100, Tsiu Keng, Kwu Tung South, New Territories* (the Site) for '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' (proposed development) (Plan 1).
- 1.2 As the Site is surrounded by residential development and active/fallow agricultural land, the applicant would like to continue operating the horticultural learning centre to serve the nearby locals and visitors. The proposed development involves organizing horticultural courses for the interest groups/individuals to learn more about horticultural techniques and to enhance public awareness of greening. It can also serve as a hub for community engagement by offering opportunities for visitors to experience sustainable planting and gardening practices.

2) Planning Context

- 2.1 The Site falls within an area zoned as "Agriculture" ("AGR") on the Draft Kwu Tung South Outline Zoning Plan No.: S/NE-KTS/19 (Plan 2). According to the Notes of the OZP, 'Horticultural Learning Centre' is not a column 1 nor column 2 use within the "AGR" zone, which requires planning permission from the Board. A large amount of site area is reserved for agricultural use (plant nursery), and the horticultural activity is similar to the always permitted agricultural use, therefore, not frustrating the planning intention of "AGR" zone.
- 2.2 The Site is subject to a previous S.16 planning application (No. A/NE-KTS/498) for a similar use submitted by the same applicant, which was approved by the Board in 2021. Approval of the current application is in line with the Board's previous decision. In addition, there is a S.16 application (No. A/NE-KTS/341) for the similar 'Place of Recreation, Sports or Culture' use within the same "AGR" zone, which was approved by the Board on a temporary basis in 2013. Hence, the proposed development would not set an undesirable precedent within the "AGR" zone.
- 2.3 The Site is surrounded by residential development and active/fallow agricultural land, the proposed development is considered not incompatible with the surrounding areas. Since the

Site is located adjacent to the Remaining Phase of the Establishment of Agricultural Park in Kwu Tung South, the proposed development could facilitate the development of Agricultural Park by providing training and education courses on sustainable gardening practices and the latest horticultural techniques.

- 2.4 When compared with the previous application, all development parameters, i.e. site area, number of structures, building height are the same as the current application while there is a slight reduction of GFA, covered area and plot ratio to reflect the existing conditions of the building structures. The applicant has shown effort to comply with approval condition of the previous application, details are shown at Table 1 below:

Table 1 – Details of Compliance with Approval Condition of the Previous Application

Approval Conditions of Application No. A/NE-KTS/498		Date of Compliance
(b)	The submission of proposal for fire service installations (FSIs)	4/7/2022
(c)	The implementation of proposal for FSIs	Not complied with
(d)	The submission of a drainage proposal	8/3/2023
(e)	The implementation of drainage proposal	Not complied with

- 2.5 Regarding approval condition (c) of the previous application, the applicant submitted a certificate of fire service installation (FS251) for compliance with this approval condition on 25/5/2023. However, the applicant could not fully comply with this approval condition prior to the site inspection of D of FS, hence, the applicant did not have sufficient time to address comments of D of FS by the designated time period, which led to the revocation of the application on 10/6/2023.
- 2.6 Regarding approval condition (e) of the previous application, the applicant complied with approval condition (d) on 8/3/2023 and there is insufficient time for the applicant to implement the accepted drainage proposal by the designated time period, which led to revocation of the application on the aforesaid date.
- 2.7 In support of the application, the applicant submitted the accepted drainage of the previous application (No. A/NE-KTS/498) and a FSIs proposal to support the current application (Appendices I and II).

3) Development Proposal

3.1 The Site occupies an area of 631 m² (about) (Plan 3). A total of 6 structures are proposed at the Site for horticultural learning rooms, washroom, office, eating place and rain shelter with total GFA of 242 m² (about) (Plan 4). The ancillary office is intended to provide indoor workspace for administrative staff to support the daily operation of the Site. As there are limited restaurants in the vicinity of the Site, the ancillary eating place is intended to serve the visitors of the Site only. Details of the development parameters are shown at Table 1 below:

Table 1 – Major 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)
Number of Structure	6
Total GFA	239 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	239 m ² (about)
Building Height	3m to 5m (about)
No. of Storey	1

- 3.2 The proposed development is operated from 09:00 to 18:00 daily, including public holidays. 5 staff will work at the Site. It is estimated to attract a maximum of 20 visitors per day. Visitors are required to make advanced appointment to access the Site and they will be informed that no parking space is provided at the Site. A large portion of the Site (about 227m²) is designated as plant nursey and landscaping area.
- 3.3 Portion of the Site (404 m², about 64%) has been filled with concrete under the approved application (No. A/NE-KTS/498) to facilitate a flat surface for site formation of structures (Plan 5). The associated filling of land area is considered necessary and has been kept to minimal for the operation of the proposed development. No further filling will be carried out during the planning approval period.

- 3.4 The Site is accessible from Fan Kam Road via Tsiu Keng Road and a local access (**Plan 1**). No parking and loading / unloading space is provided at the Site. Staff and visitors are required to make good use of public transport services at Tsiu Keng Road then walk to the Site. The nearest public transport station is located approximately 20m to the Site. Regarding the logistic arrangement of the proposed development, one 5.5 tonnes lorry will be deployed for delivery of large items to the Site once a week between 10:00am to 11:00am for approximately 10 mins. Goods/tools to support the daily operation of the Site will either be transported by trolleys or hand-carried by staff. No vehicle is allowed to enter the Site and the loading / unloading activities will be carried out at Tsiu Keng Road on the basis that it will not affect the traffic flow.
- 3.5 The applicant will follow 'Control of Oil 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 for the operation. Adequate air pollution control equipment is provided at the kitchen ventilation system for treating cooking fume emissions before being discharged to the odour environment, in order to fulfil the requirements of the Air Pollution Control Ordinance. 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 planning approval period. The applicant will strictly follow the Professional Persons Environment Consultative Committee Practice Notes (ProPECCPN 5/93) for sewage treatment at the Site.
- 4) **Conclusion**
- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures are provided, i.e. submission of drainage and FSIs proposals to mitigate any adverse impacts arising from the proposed development (**Appendices I and II**).
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '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'.

R-riches Property Consultants Limited

June 2023

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Plan Showing the Zoning of the Application Site
Plan 3	Plan Showing the Land Status of the Application Site
Plan 4	Layout Plan
Plan 5	Plan showing the paved ratio of the Application Site

APPENDICES

Appendix I	Accepted Drainage Proposal of Application No. A/NE-KTS/498
Appendix II	Fire Service Installations Proposal



R-Riches
Property Consultants Ltd.

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,
TSIU KENG, KAU TUNG SOUTH,
NEW TERRITORIES

SCALE
1:3000 @ A4

DATE
20.6.2023

DATE
20.6.2023

DATE
20.6.2023

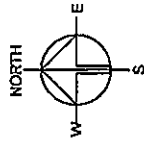
DATE
20.6.2023

DATE
20.6.2023

DATE
20.6.2023

LOCATION PLAN

PLAN 1
001



PLANNING CONSULTANT R-Riches Property Consultants Ltd.	PROJECT TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HORTICULTURAL LEARNING CENTRE) WITH AN AUXILIARY 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, KIU TUNG SOUTH, NEW TERRITORIES	SCALE 1:5000 @ A4	DATE JAN 20.6.2023	DATE CHECKED BY	DATE APPROVED BY	DRAWN TITLE ZONING OF THE SITE	DRAWN NO. PLAN 2	DRAWN BY YVA	DRAWN NO. 001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 531 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	NOT APPLICABLE
DOMESTIC GFA	: 239 m ²	(ABOUT)
NON-DOMESTIC GFA	: 239 m ²	(ABOUT)
TOTAL GFA	: 3 m - 5 m	(ABOUT)
BUILDING HEIGHT	: 1	
NO. OF STOREY		

STRUCTURE

USE

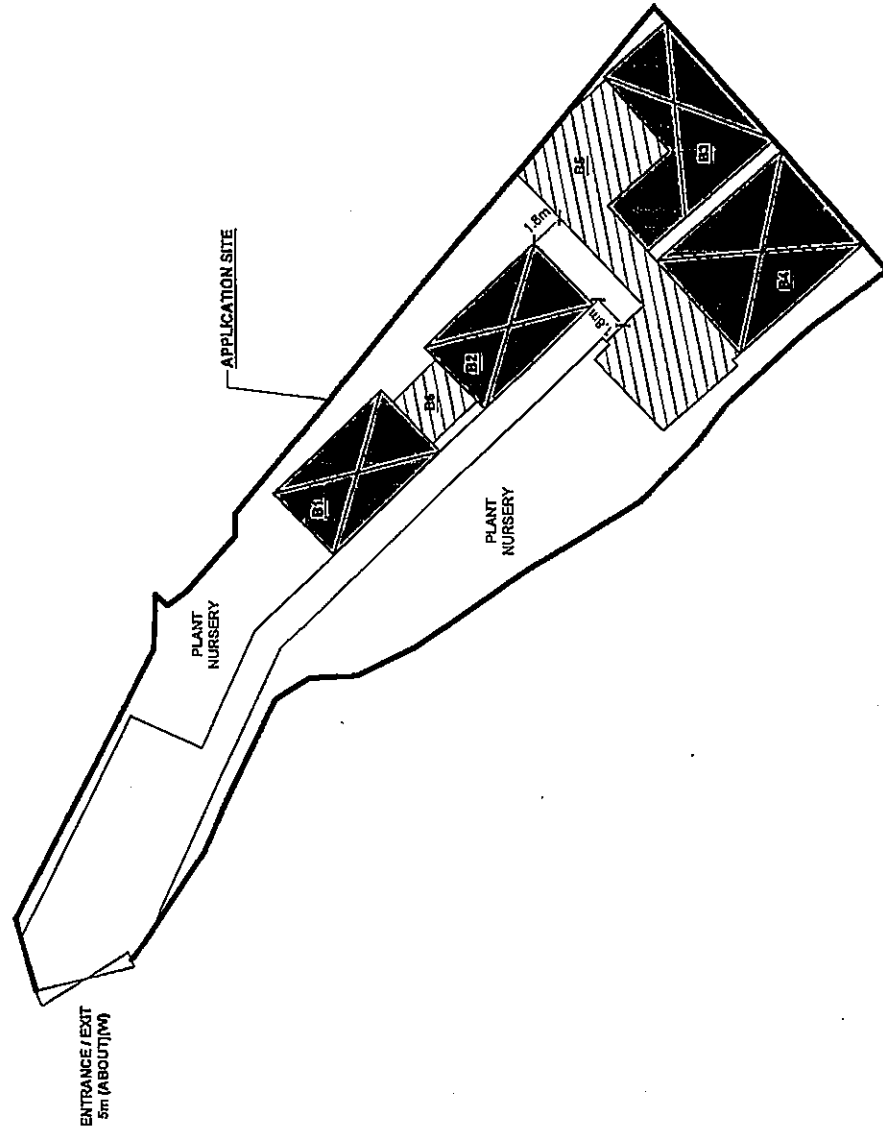
GFA

COVERED AREA

BUILDING HEIGHT

B1 ¹	HORTICULTURAL LEARNING ROOM	32 m ² (ABOUT)	32 m ² (ABOUT)	4m (ABOUT) (1-STORY)
B2 ¹	HORTICULTURAL LEARNING ROOM	32 m ² (ABOUT)	32 m ² (ABOUT)	4m (ABOUT) (1-STORY)
B3 ¹	HORTICULTURAL LEARNING ROOM & WASHROOM	45 m ² (ABOUT)	45 m ² (ABOUT)	5m (ABOUT) (1-STORY)
B4 ¹	HORTICULTURAL LEARNING ROOM & OFFICE	52 m ² (ABOUT)	52 m ² (ABOUT)	5m (ABOUT) (1-STORY)
B5 ¹	RAIN SHELTER AND ANCILLARY EATING PLACE	88 m ² (ABOUT)	88 m ² (ABOUT)	3m (ABOUT) (1-STORY)
B6 ¹	RAIN SHELTER	9 m ² (ABOUT)	9 m ² (ABOUT)	4m (ABOUT) (1-STORY)
TOTAL		239 m ² (ABOUT)	239 m ² (ABOUT)	

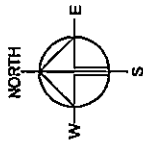
¹STRUCTURES A1 TO B6 ARE COVERED BY SOLAR PANELS. GLUCONITY GENERATED BY THE PANELS IS FOR THE SITE ONLY.
²STRUCTURES B3 TO B6 AND SHED STRUCTURES WITH 4-SIDE OPENED
³STORAGE OF FARM TOOLS, SEEDS, FERTILIZERS ETC. TO SUPPORT THE OPERATION OF THE PROPOSED DEVELOPMENT



LEGEND

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

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



PLANNED CONSULTANT

R-Riches
 Property Consultants Ltd.

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,
 TSKJ KENG, KUALA TUNG SOUTH,
 NEW TERRITORIES

SCALE

1:350 @ A4

DRAWN BY

DATE

20.6.2023

CHECKED BY

DATE

20.6.2023

APPROVED BY

DATE

20.6.2023

DRAWN

DATE

20.6.2023

DRAWN

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DRAWN

DATE

20.6.2023

DRAWN

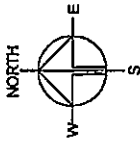
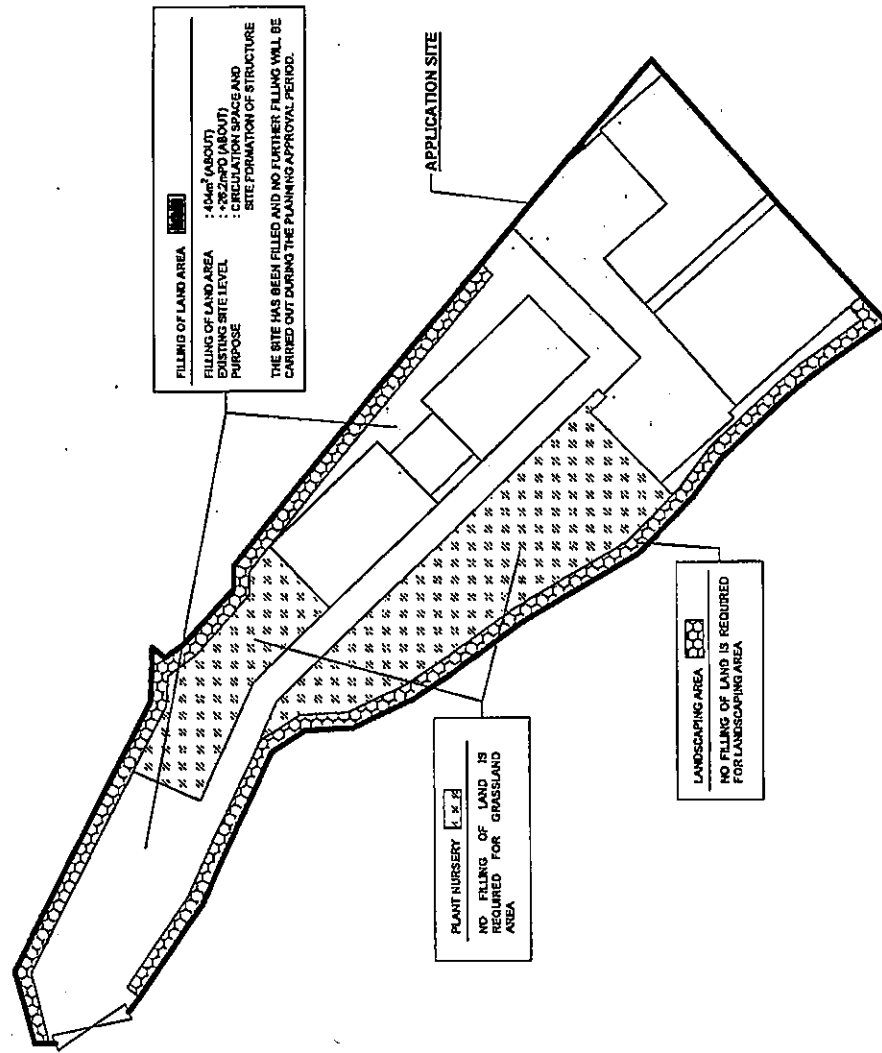
DATE

20.6.2023

FILLING OF LAND AREA OF THE APPLICATION SITE

APPLICATION SITE AREA	: 631 m ²	(ABOUT)
LANDSCAPING AREA	: 81 m ²	(ABOUT)
PLANT NURSERY AREA	: 146 m 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.



PLANNING CONSULTANT

R-Riches
Property Consultants Ltd.

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 BP (PART) IN D.D. 100, TSUI KENG, KOW TUNG SOUTH, NEW TERRITORIES

SCALE
1:350 @ A4

DATE	20.5.2023
DATE	
DATE	
DATE	

DATE TITLE
FILLING OF LAND AREA

DATE	20.5.2023
DATE	
DATE	
DATE	

LEGEND

APPLICATION SITE

PLAN S

001

Appendix I

規劃署

粉嶺、上水及元朗東區規劃處
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, 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

R-riches Property Consultants Ltd.

By Post and Fax

8 March 2023

(Attn: Orpheus LEE)

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: ~ ~ Drainage Services Department direct.

Yours faithfully,

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

C.C.
CE/MN, DSD

(Attn.: Mr. Keith LIU)

Fax: 2770 4761

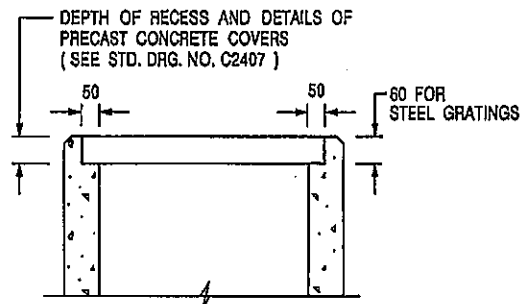
AL/FS/wm

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.

Figure 8.7 - Chart for the Rapid Design of Channels



**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.

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

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



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DRAWING NO.

DATE JAN 1991

C2406 / 2

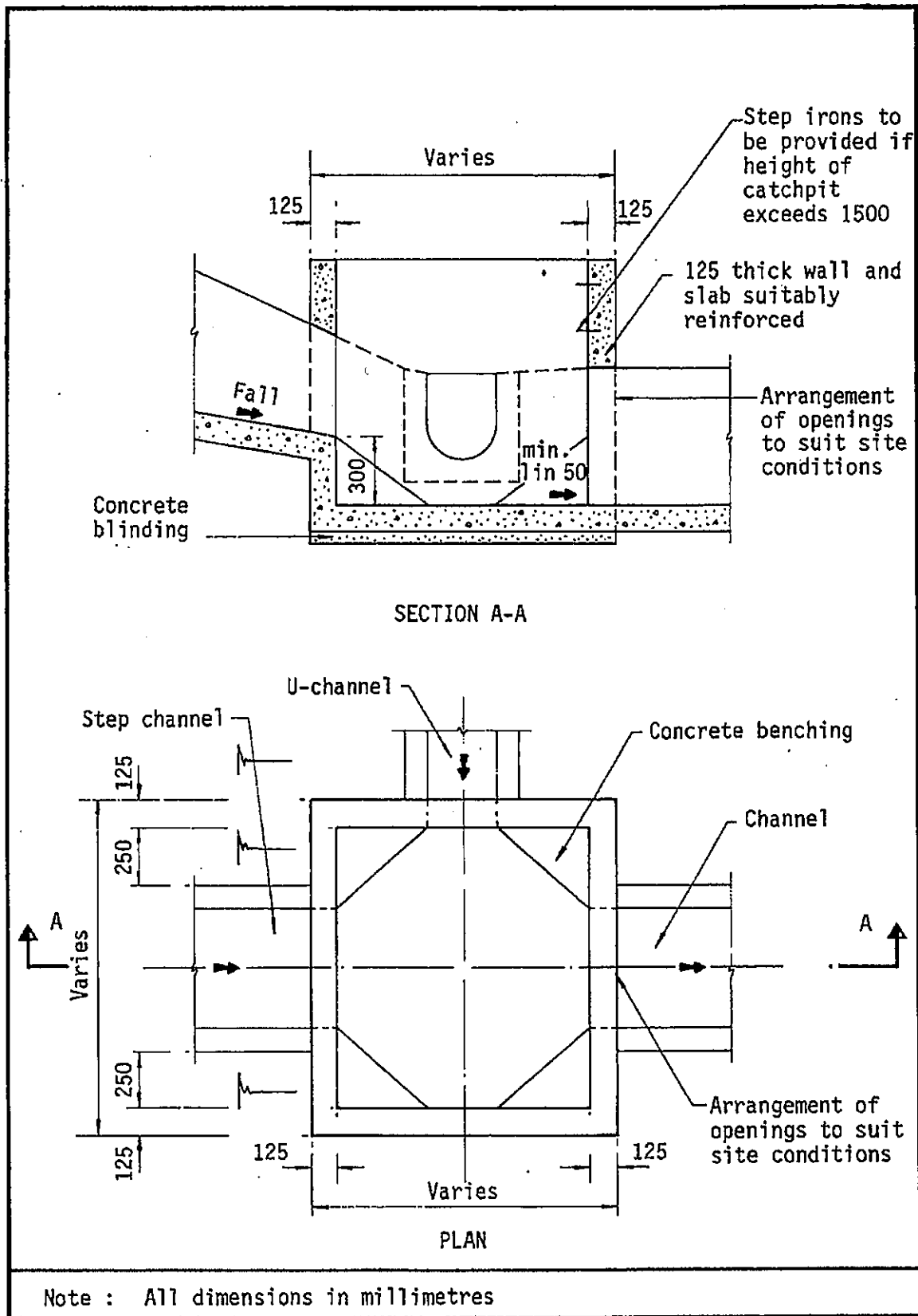


Figure 8.10 - Typical Details of Catchpits

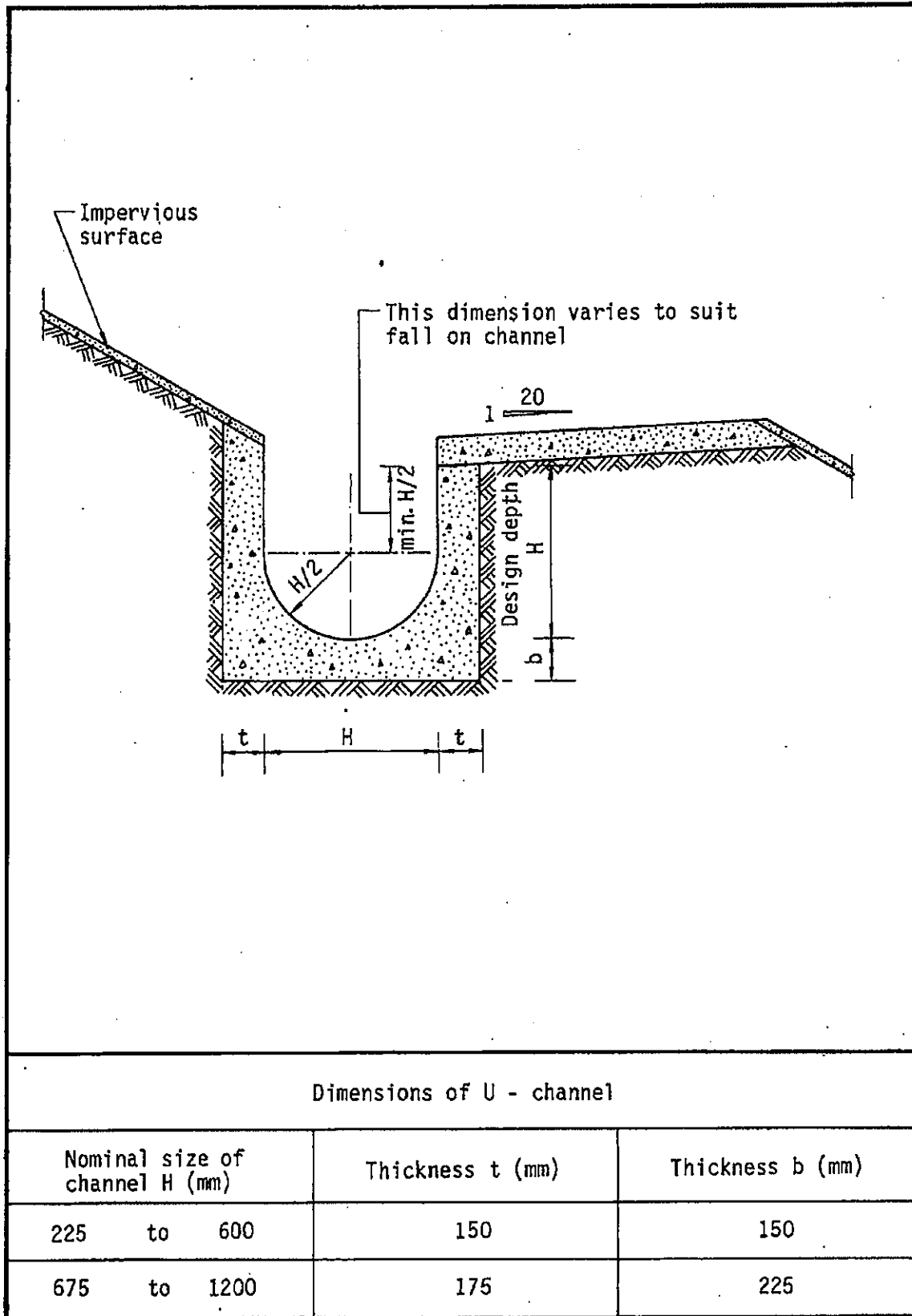
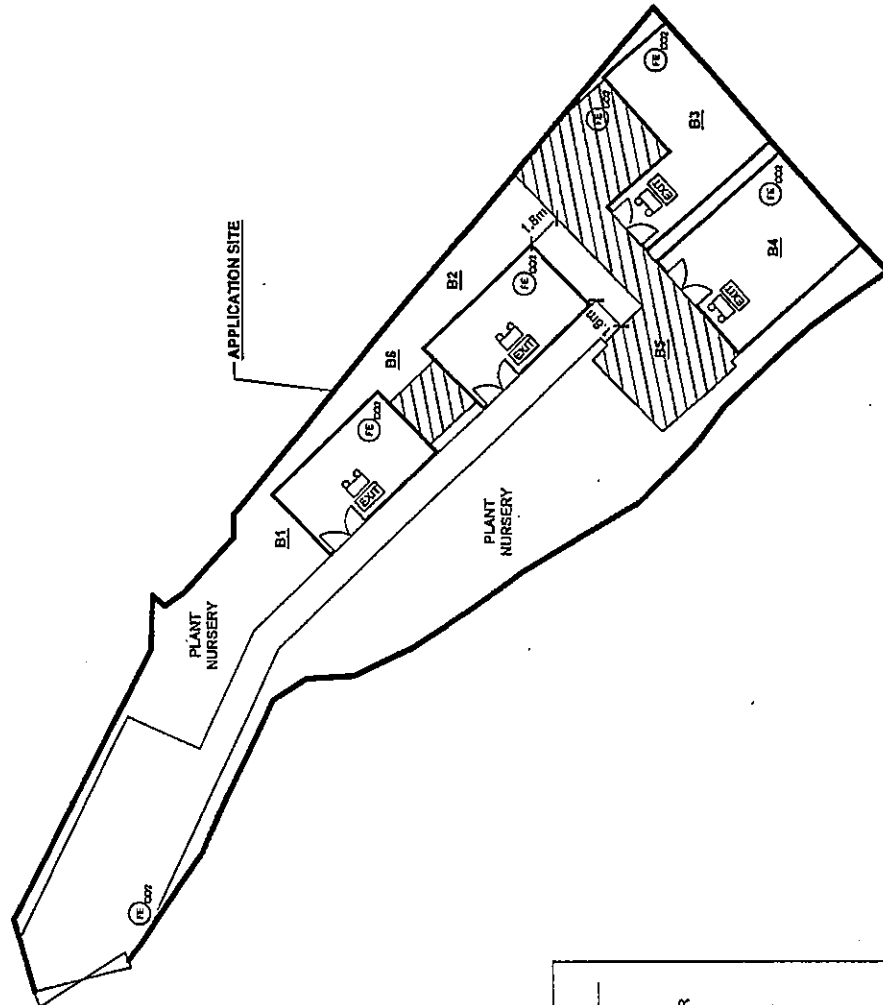


Figure 8.11 - Typical U-channel Details

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 531 m ²	(ABOUT)
COVERED AREA	: 239 m ²	(ABOUT)
UNCOVERED AREA	: 292 m ²	(ABOUT)
PLOT RATIO	: 0.28	(ABOUT)
SITE COVERAGE	: 38 %	(ABOUT)
NO. OF STRUCTURE	: 5	(ABOUT)
DOMESTIC GFA	: 201 m ²	(ABOUT)
NON-DOMESTIC GFA	: 239 m ²	(ABOUT)
TOTAL GFA	: 440 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m - 5 m	(ABOUT)
NO. OF STOREY	: 1	(ABOUT)

ENTRANCE / EXIT
5m (ABOUT)(W)



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 52/006.
- 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.

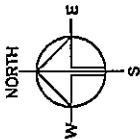
STRUCTURE USE

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	HORTICULTURAL LEARNING ROOM	32 m ² (ABOUT)	32 m ² (ABOUT)	4m (ABOUT) (1-STOREY)
B2	HORTICULTURAL LEARNING ROOM	32 m ² (ABOUT)	32 m ² (ABOUT)	4m (ABOUT) (1-STOREY)
B3	HORTICULTURAL LEARNING ROOM & WASHROOM	48 m ² (ABOUT)	48 m ² (ABOUT)	5m (ABOUT) (1-STOREY)
B4	HORTICULTURAL LEARNING ROOM & OFFICE	52 m ² (ABOUT)	52 m ² (ABOUT)	5m (ABOUT) (1-STOREY)
B5	RAIN SHELTER AND ANCILLARY EATING PLACE	68 m ² (ABOUT)	68 m ² (ABOUT)	3m (ABOUT) (1-STOREY)
B6	RAIN SHELTER	9 m ² (ABOUT)	9 m ² (ABOUT)	4m (ABOUT) (1-STOREY)
TOTAL		239 m ² (ABOUT)	239 m ² (ABOUT)	

*STRUCTURES A1 TO A4 ARE COVERED BY SOLAR PANELS - ELECTRICITY GENERATED BY THE PANELS IS FOR THE SITE ONLY

*STRUCTURES A5 AND A6 ARE SHED STRUCTURES WITH 4-SIDE OPENED

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



PLANNING CONSULTANT



PROJECT
TEMPORARY PLACE OF RECREATION, SPORTS OR CLATURE (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, TRU VEANG KHAU TUNG SOUTH, NEW TERRITORIES

SCALE
1:350 @ A4

DRAWN BY
MN

DATE
20.4.2023

CHECKED BY
DATE

APPROVED BY
DATE

DOC. TITLE
FSD PROPOSAL

DOC. NO.
APPENDIX II

VOL.
001

LEGEND

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



盈卓物業
顧問有限公司

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

19 July 2023

Dear Sir,

Supplementary Information

**Proposed 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 supplementary information to support the subject application, details are as follows:

- (i) A certificate of fire installations and equipment (FS251) is provided (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at (852) / orpheuslee@r-riches.com.hk or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Louis TSE
Town Planner

cc DPO/FSYLE, Pland

(Attn.: Ms. Florence SIU
(Attn.: Mr. Wilson MAN

email: fwysiu@pland.gov.hk)
email: whyman@pland.gov.hk)



FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

FSD Ref.: _____
消防處編號消防(裝置及設備)規例
(Regulation 9(1))
(第九條(1)款)

A

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT
消防裝置及設備證書Name of Client: _____
顧客姓名Name of Building: _____
樓宇名稱Street No./Town Lot: Lot 1372RP(Part), in D.D. 100 Street/Road/Estate Name: Tsiu Keng Kwu Tung South
門牌號數/市地段 街道/屋苑名稱Block: _____ District: New Territories Area: ☐ HK ☐ K ☒ NT
座 分區 地區 香港 九龍 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)
			NIL		

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)
11	Emergency Light	G/F	Supply & Install 4 nos Emergency Light Hi Lux Model: 6V3L	Conforms with FSD requirements	24-05-2023
12	Exit Sign	G/F	Supply & Install 4 nos Exit Sign a&b Model: LED B4	Conforms with FSD requirements	24-05-2023

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FSD/RC No.: _____
消防處註冊號碼Company Name: _____
公司名稱Telephone: _____
聯絡電話Date: _____
日期

For FSD use only:

Inspected: _____

Key-in: _____

Verified: _____

East Power Engineering Ltd
東尤工程有限公司

25-05-2023

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.:
消防處編號

A

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

New Territories

Area:

地區

☐ HK☐ K☒ NT

香港

九龍

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)
			NIL		

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)
24	6 x 5Kg CO2 F.E.	G/F	Supply & Install	Conforms with FSD requirements	24-05-2023

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

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

Telephone:

聯絡電話

Date:

日期

Ng Wai Yin

East Power Engineering Ltd
東力工程有限公司

25-05-2023

For FSD use only:

Inspected

Key-in

Verified

Previous s.16 Application Covering the Application Site

Approved Application

Application No.	Use/Development	Date of Consideration
A/NE-KTS/498	Temporary Place of Recreation, Sports or Culture (Horticultural Learning Centre) for a Period of 3 Years and Filling of Land	10.9.2021 (revoked on 10.6.2023)

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD):

- the application lot is an Old Schedule Agricultural lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government land is granted to the Site; and
- DLO/N's other advisory comments are provided in the Recommended Advisory Clauses in **Appendix III**.

2. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application from environmental planning perspective provided that the applicant would minimize any environmental nuisance to nearby sensitive receivers;
- no environmental complaint concerning the Site received in the past three years; and
- DEP's other advisory comments are provided in the Recommended Advisory Clauses in **Appendix III**.

3. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- the applicant has addressed DSD's comments on the drainage proposal for the previous application No. A/NE-KTS/498. In this regard, the approval condition on the submission of drainage proposal for A/NE-KTS/498 is considered complied with and is not required for the subject application. However, the conditions to request the applicant to implement and maintain the drainage proposal for the Site to ensure that it will not cause adverse drainage impact to the adjacent area shall still be included.

4. **Landscape**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- no objection to the application from landscape planning perspective; and
- the site is located in a rural inland plains landscape character of village houses, temporary structures, active farmlands and scattered tree groups. There is no significant change to the landscape character of the surrounding area since the last application No. A/NE-KTS/498 was approved. According to the proposed layout and supplementary statement, there is no significant change in the layout and no further filling will be carried out. Further significant adverse landscape impact within the site arising from the continuous use is not anticipated.

5. **Food and Environmental Hygiene**

Comments of the Director of Food and Environmental Hygiene(DFEH):

- no adverse comment on the application; and
- DFEH's advisory comments are provided in the Recommended Advisory Clauses in **Appendix III**.

6. **Fire Safety**

Comments of the Director of Fire Services (D of FS):

- no in principle objection to the application subject to fire service installations (FSI) being provided to his satisfaction;
- should the application be approved, the following approval conditions should be included:
 - (a) the installation of fire extinguisher(s) in the premises and submit the certificate under Regulation 9 of Fire Services (Installations and Equipment) Regulations (Cap.95B) within 6 weeks from the date of planning approval to the satisfaction of the D of FS;
 - (b) the submission of proposal for FSI within 6 months from the date of planning approval to the satisfaction of the D of FS; and
 - (c) the implementation of proposal for FSI within 9 months from the date of planning approval to the satisfaction of D of FS.
- additional fire service requirements regarding the proposed eating place will be formulated upon receipt of formal referral from the licensing authority.

7. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- no adverse comment on the application; and
- CBS/NTW's advisory comments are provided in the Recommended Advisory Clauses in **Appendix III**.

8. **Local Views**

Comments of the District Officer (North), Home Affairs Department (DO(N), HAD):

- the Chairman of Sheung Shui District Rural Committee, the incumbent North District Councilor of N11 Constituency, the Indigenous Inhabitant Representative and the Resident Representative of Tsiu Keng had no comment.

9. **Other Departments**

The following government departments have no objection to/no adverse comment/no comment on the application:

- Chief Engineer/Construction, Water Supplies Department
- Chief Highways Engineer/New Territories East, Highways Department
- Commissioner for Transport
- Commissioner of Police
- Project Manager (North), Civil Engineering and Development Department

Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the Site.
- (b) to note that a shorter compliance period is granted in order to monitor the fulfilment of the approval condition. Should you fail to comply with any of the approval conditions again resulting in revocation of the planning permission, sympathetic consideration may not be given to any further application.
- (c) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) as follows:
- there are unauthorized structures erected on the application lot. The total built-over-area of the existing structures erected on site do not tally with the planning application. The lot owner should immediately rectify the lease breaches and his office reserves the right to take necessary lease enforcement actions against the lease breaches without separate notice.
 - 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.
 - the current owner of the lot concerned will need to apply to his office for a Short Term Waiver to regularize the structures erected on the Site. Besides, given the proposed use is temporary in nature, only application to permit the temporary structures erected thereon the Site will be considered. The application will be considered by LandsD acting in the capacity of the lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, its commencement date would be the first date of the occupation and it will be subject to such terms and conditions, including among others the payment of fee and administration fee, as may be imposed by LandsD.
- (d) to note the comments of the Director of Environmental Protection (DEP) that:
- 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;
 - 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; and
 - 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.

- (e) to note the comments of the Director of Fire Services (D of FS) that:
- fire extinguisher shall be provided to the shelter without storage or storage of indisputable non-combustibles.
- (f) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- 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 under Building (Planning) Regulation 19(3) at building plan submission stage.
 - 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.
 - the applicant's attention is also drawn to the provision under regulations 40 and 41 of the Building (Standards of Sanitary Fittings, Plumbing, Drainage Works and Latrines) Regulations B(SSFPD&L)R in respect of disposal of foul water and surface water respectively.
 - if the existing structures are erected on leased land without approval of the Buildings Department (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.
 - before any new building works (including drainage works) are to be carried out on the application site, prior approval and consent of the Building Authority (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 Unauthorized Building Works (UBW). An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO.
 - 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 application site under the BO.
 - 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 Building (Planning) Regulation 72 and Division 3 of Design Manual: Barrier Free Access 2008 if BFA requirements are applicable to the subject development.
 - criteria under PNAP APP-2 Appendix C shall be complied with if GFA of car parking, loading and unloading areas under Regulation 23(3)(b) of the B(P)R is to be excluded.
 - 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.

- 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 (SBD), etc will be formulated at the formal building plan submission stage

(g) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:

- pursuant to the Food Business Regulation, Cap. 132X, relevant food business licence is required subject to the type of food business to be operated listed in the Regulation. The operation of any eating place should be under a food licence issued by the Food and Environmental Hygiene Department (FEHD).
 - (a) under the Food Business Regulation, Cap. 132X, 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 the FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132) shall be obtained. The application for licence, if acceptable by the FEHD, will be referred to relevant Government departments such as the Buildings Department, Fire Services Department and Planning Department 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) 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 FEHD. However, if the said canteen provided foods to the outsiders with payment, a food business licence is required.
- proper licence issued by this Department is required if related place of entertainment is involved. 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 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.
- the operation of the eating place and any commercial/trading activities must not cause any environmental nuisance to the surroundings. 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.

- no FEHD's facilities will be affected.

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

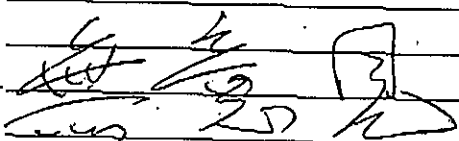
By Fax : 2877 0245 or 2522 8426

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/530

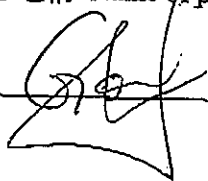
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



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

簽署 Signature



日期 Date

2023.7.24

2023.7.24

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



A/NE-KTS/530 DD 100 Tsiu Keng, Kwu Tung South

09/08/2023 02:28

From:

To:

File Ref:

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

Dear TPB Members,

So an operation that purports to be a learning centre, so therefore attracting a certain amount of visitors, has not fulfilled fire and drainage conditions and approval was revoked.

What justification can there be to endorse a continuation of an operation that put the safety and good health of the community at risk?

The application should be rejected.

Mary Mulvihill

From:

To: tpbpd <tpbpd@pland.gov.hk>

Date: Thursday, 1 July 2021 1:33 AM CST

Subject: A/NE-KTS/498 DD 100 Tsiu Keng, Kwu Tung South

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.

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