

2021年 9月 06日

Appendix I of RNTPC
Paper No. A/YL-MP/316

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。

6 SEP 2021

This document is received on _____
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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/MC-MP/366
	Date Received 收到日期	6 SEP 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)
FRUIT GARDEN SOCIAL ENTERPRISE 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)
ALEAD ARCHITECTS 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)	Government Land in D.D. 104, at Ha Chuk Yuen Tsuen, San Tin, (Ex-Chuk Hing Public School)
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input type="checkbox"/> Site area 地盤面積 about 1700 sq.m 平方米 <input type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 about 766 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	about 1700 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	Mai Po & Fairview Park Outline Zoning Plan No. S/YL-MP/6
(e) Land use zone(s) involved 涉及的土地用途地帶	Village Type Development
(f) Current use(s) 現時用途	Vacant School Premises (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 _____ (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 _____ (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	Proposed Temporary Field Study Centre and Organic Farm for a period of 3 years And Excavation & Filling of Land at Government Land in DD.104, Ha Chuk Yuen Tsuen, San Tin (Revitalization of Ex-Chuk Hing Public School) (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	<input checked="" type="checkbox"/> year(s) 年 3 years <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	1081 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	619 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	4
Proposed domestic floor area 擬議住用樓面面積	NIL .....sq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	about 766 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	about 766 .....sq.m <input checked="" type="checkbox"/> 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) please refers to attached Appendix 2 item 8	
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	4
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	N/A
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
please refers to attached Appendix 2 item 4

(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)) Castle Peak Road (Tam Mei) <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)																														
(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。)																																
(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 900 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.3 m 米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 190 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 2.5 m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> refer to annex A G/F Plan																														
(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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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"/>																														

	<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>N/A</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>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</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 refers to attached Appendix 2 (Planning 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 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

Tam Cheung Kwan

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

Tam Cheung Kwan

Director

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

Alead Architects Limited

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

Date 日期

24 Aug 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

- 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。
- 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。
- 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 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	Government Land in D.D. 104, at Ha Chuk Yuen Tsuen, San Tin, (Ex-Chuk Hing Public School)	
Site area 地盤面積	1700	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	Mai Po & Fairview Park Outline Zoning Plan No. S/YL-MP/6	
Zoning 地帶	Village Type Development	
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	Proposed Temporary Field Study Centre and Organic Farm for a period of 3 years And Excavation & Filling of Land at Government Land in DD.104, Ha Chuk Yuen Tsuen, San Tin (Revitalization of Ex-Chuk Hing Public School)	

(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	766sqm <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.45 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	4 building blocks	
(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	about 7.4 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1-2 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	36 % <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		4
	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) _____ _____		4
(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 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 type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>
<hr/>		
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"/>
<hr/>		
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。

Your Ref. : TPB/ AJYL-MP/282

Our Ref. : H20002/PD/012

By Post

9th August 2021

Town Planning Board

15/F, North Point Government Offices,

333 Java Road,

Hong Kong

Dear Sirs,

Re: Proposed Field Study Centre and Organic Farm by Revitalization of Former Chuk Hing Public School at Government Land (GL) in D.O. 104, Ha Chuk Yuen Tsuen, San Tin, Yuen Long
Application for Permission under s16AIII

Pursuant to the planning approval by TPB by letter dated 1st November 2019 of Ref.no. TPB/A/YL-MP/282, on behalf of Fruit Garden Social Enterprise Limited, we hereby submit the following document for the application for temporary use/ Development of Land and Building on the captioned site for your kind perusal.

1. Eight (8) sets of duly signed and completed Form No. S16-III, Particulars of Applicant and Authorized Agent
2. Appendix 1: Authorization of Alead Architect to submit S16 on behalf of Fruit Garden Social enterprise Ltd.
3. Appendix 2: 8 sets of Planning Statement
4. Appendix 3: 1 set of letter by Inland Revenue Department confirming that Fruit Garden Social Enterprise Limited is a charitable institution or trust of a public character (Appendix 5)
5. (Annex A): 8 sets of Updated Plans, section and elevation and 1 set of soft copy
6. (Annex B): 8 sets of approval by Planning Department (FSI approval condition (f))
7. (Annex C): 8 set of drainage record plan with surface channel photos (Drainage Record plan approval condition (e))

Should you have any queries, please feel free to contact Mr. Esmond Tam directly with M: or Mr. Ben Siu at .

Thank you very much for your kind attention.

Yours faithfully,



Esmond Tam

For and on behalf of

ALEAD ARCHITECTS LIMITED

Encl./ cc.

Alead Architects Limited

Mr. Esmond Tam

) w/ encl. (By E-mail only)

Ms. German Cheung/ Mr. Mike Chan

) w/ encl. (By E-mail only)

Attached.

Form No. S16_III

Your Ref. : TPB/ AJYL-MP/282
Our Ref. : H20002/PD/013
25 August 2021

By email and by Post

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

Dear Sirs,

**Re: Proposed Temporary Field Study Centre and Organic Farm for a period of 3 years
And Excavation & Filling of Land at Government Land in DD.104, Ha Chuk Yuen Tsuen,
San Tin (Revitalization of Ex-Chuk Hing Public School)
Authorization of Agent on the S16 application**

With reference to the captioned project regarding the application for S16, we confirm our authorization of Alead Architects Limited to apply for the said applications on our behalf.

Yours faithfully,



Mui Kwong Leung, Alexander (Founder)

For and on behalf of

FRUIT GARDEN SOCIAL ENTERPRISE

Encl.

c.c.

Alead Architects Mr. Esmond Tam) w/ encl. (By E-mail only)
Limited

Ms. German Cheung/ Mr. Mike Chan) w/ encl. (By E-mail only)

Appendix 2

Planning Statement – Proposed Field Study and Organic Farm**1. THE SITE**

The site, with an area about 1 700 sqm., is zoned “Village Type Development” (“V”) on the approved Mai Po & Fairview Park Outline Zoning Plan No. S/YL-MP/6. The site is currently a piece of government land occupied by vacant school premises (used as former Chuk Hing Public School, which ceased operation in 1994). There were four main structures on a covered land area of about 619 sqm and gross floor area of about 766sqm, one of which being 2-storey and the rest 1-storey.



2. PROPOSED FIELD STUDY AND ORGANIC FARM (THE PROJECT)

Fruit Garden Social Enterprise Limited (FGSE) is a non-profit making organization set up to serve the society.

For this project, it aims to better utilize the vacant government development for providing some services and activities for the society and the nearby neighborhood. The service could also provide the opportunities for the people to get contact with the nature, spend less time in the computer games and educating the people with life education:

- i. Educating the public on organic farming, plant with water and without use of pesticide. Teach the young and the kids with individual thinking, learning and corporation with others in the farming activities, and bring them back from the electronic world. The aim is to break the isolation barrier and achieve a real communication in-person, love, respect and improving the family relationship that the modern world is lacking. Believe in family and strengthen the support to the young and the kids. The last but not the least, to help the weakness and the vulnerable groups and to give them a positive attitude towards the society.
- ii. Visiting the community centre, kindergartens, primary and secondary schools, old people's home etc. with licensed dogs "動物大師"animal master" for conducting life education and related activities, allow the closer relationship of animal with the people of different ages and level for creating a positive attitude towards animal.
- iii. Arranging visit of some educational institutes, schools or people to the FGSE centre for conducting animal training like dogs. This could allow more people to understand and learn how to be with the animal in a positive way. The understanding of animal could reduce misunderstanding of the behavior of the animal and reduce the chance of abandoning of animals.
- iv. To create some job opportunities for the vulnerable groups and the weakness in the development. This could assist them go into the society, self-reliance, establish self-esteem and self-confidence.
- v. Establish training and classes for serving the neighborhood and society, learning recycling and reuse of kitchen waste etc.

3. SERVICE TARGETS/ ACTIVITIES

The renovation of the existing vacant school would serve the following activities:

a. Organic farming

FGSE would establish some organic farming facilities in the development. Courses would be offered to learn organic farming and promoting green living.

b. Interest classes

FGSE would establish a workshop and classrooms for offering interest classes like

organic farming produces, environmental mosquito repellent, making small plants, pots, planting of herbs and flowers, etc.

There would also have a small room for exercise like yoga and stretching to promote more exercise for the people.

The facilities would also be lent out to educational institutes for promoting life education.

c. Animal training

FGSE would offer animal training for dogs. In HK, abandoning of dogs is a major issue. There is a huge need of dog training in order to keep the dog close to people to avoid abandoning of dogs due to misbehavior.

All dog trainings would be day time only and would not have dogs staying in the facilities overnight.

d. Rest station

FGSE would offer a rest station for the people coming to the establishment particularly the nearby neighborhood. Drinking facilities would be offered so that people could take a rest and chat indoor and outdoor. A bench would be set up under a tree so as to imitate the '榕樹頭', people can sit under the tree chatting and watching people or kids learning cycling or roller skating in the courtyard.

e. Lavatory facilities

FGSE would renovate the existing lavatories with shower facility to serve the visitor and workers and allow participants to take a shower after the outdoor activities and indoor farming activities.

4. OPERATION HOURS

Animal training activities would usually take place twice per week. The course would usually take place on Saturday or Sunday from 10:00am to 6:00pm within the development.

The development would be opened from 10:00am to 6:00pm from Tuesday to Sunday.

Use of facilities has to be booked in advance.

5. NUMBER OF STAFF MEMBERS ON SITE

There would have in normal 8 ~~volunteers~~ staffs in the development on a daily basis.

6. ESTIMATED NUMBER OF VISITORS

Each interest class would be of the size about 30 people.

The classes would be organized from Tuesday to Sunday (10:00am-6:00pm).

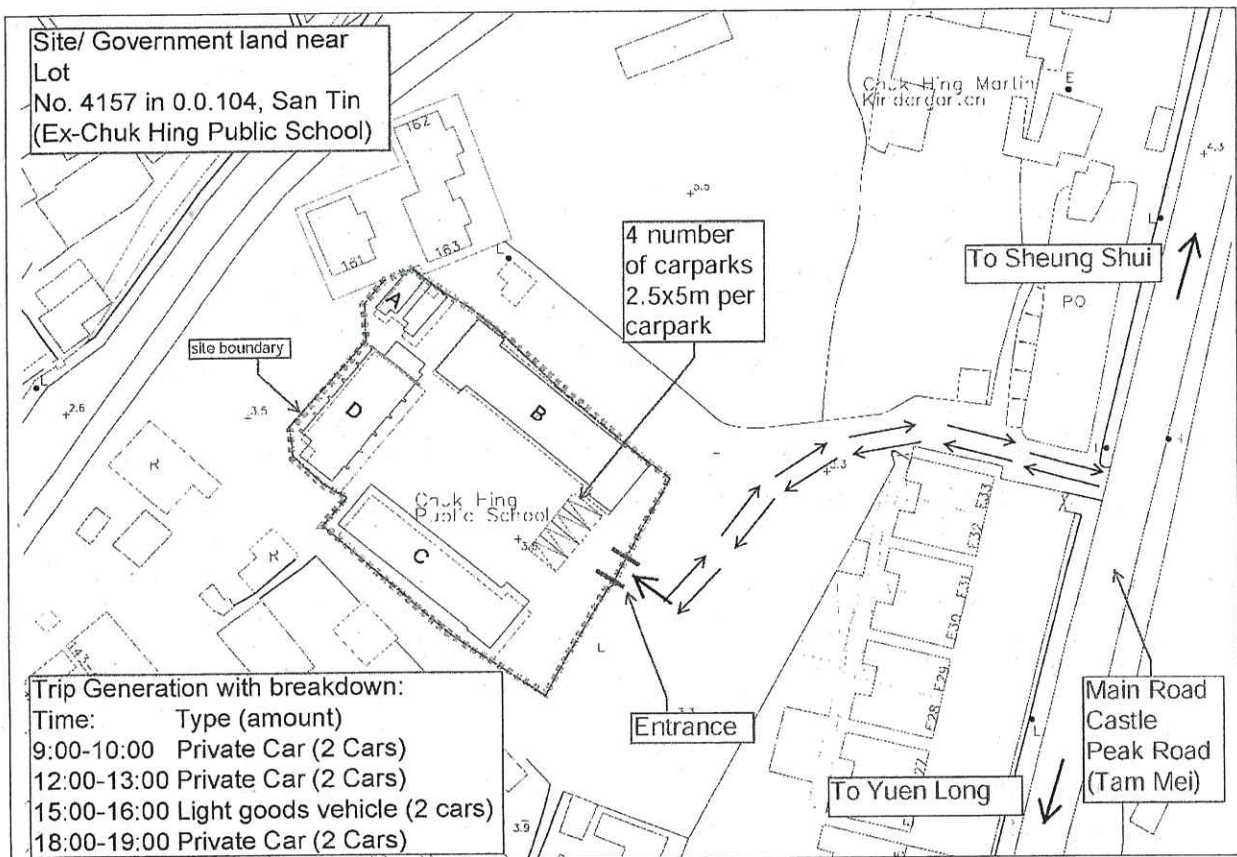
For special events and festival like mid-autumn festival, Christmas, New Year, maximum of 200 people would be allowed.

7. TRANSPORTATION

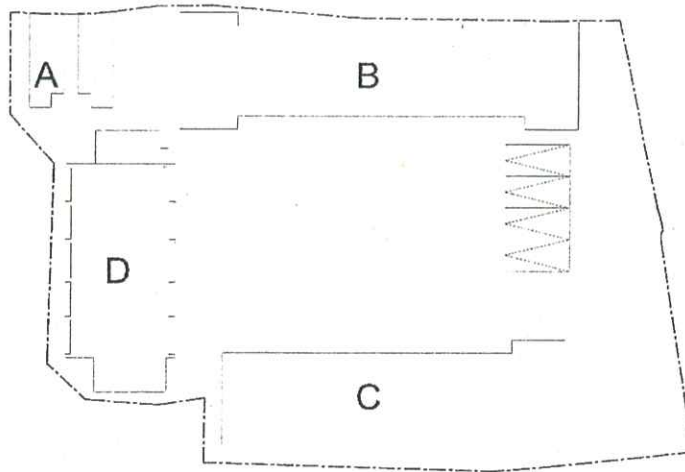
Visitors could walk from nearby bus stop/ mini-bus stop along Castle Peak Road (Tam Mei) to the development through the path next to Tai Yuen Villa.

People could also take bus No. 76K (Long Ping Estate Bus Terminus- Ching Ho Estate B/T) and drop at Chuk Yuen Station, or mini-bus No. 37 (Yuen Long Fuk Hong Street- Wai Chai Tsuen) and drop at Chuk Yuen Station.

There would be 4 car parks provided in the development for use by the workers and delivery of goods and the olds.



8. PROPOSED DEVELOPMENT AND SCHEME LAYOUT



a. Building block A

It is a 1-storey building of about 2.6m high, existing is for lavatory use.

Total GFA of about 38sqm.

The existing lavatory building would be renovated into modern lavatory with shower facility to serve the worker and the visitors.

New septic tank would be constructed to replace the dilapidated septic tank and the increased number of people to be served.

b. Building block B

It is a 1-storey building of about 3.2-5.5m high, existing is for classroom use.

Total GFA of about 237sqm.

The existing classroom building would be renovated into an indoor organic farming space, some E&M rooms and store room. Classes would be organized for learning organic planting without soil and without pesticide.

c. Building block C

It is a 1-storey building of about 3.2-5.5m high, existing is for classroom use.

Total GFA of about 197sqm.

The existing classroom building would be renovated into a reading room (rest station), a workshop and a gymnasium.

FGSE would offer a rest station for the people coming to the establishment particularly the nearby neighborhood. Drinking facilities would be offered so that people could take a rest and chat indoor and outdoor.

Interest Classes would be offered for learning environmental detergent making, environment soap making, preparing food based on organic farming produces,

environmental mosquito repellent, making small plants, pots, planting of herbs and flowers, etc. Classes like yoga, Tai-Qi and stretching in the Gymnasium would be organized to promote more exercise for the people.

d. **Building block D:**

It is a 2-storey building of about 3.7m high, existing is for classroom and hall uses. Total GFA of about 294sqm. The existing hall would be renovated into a hall and some activity room/ function rooms. Interest classes and courses would be organized here.

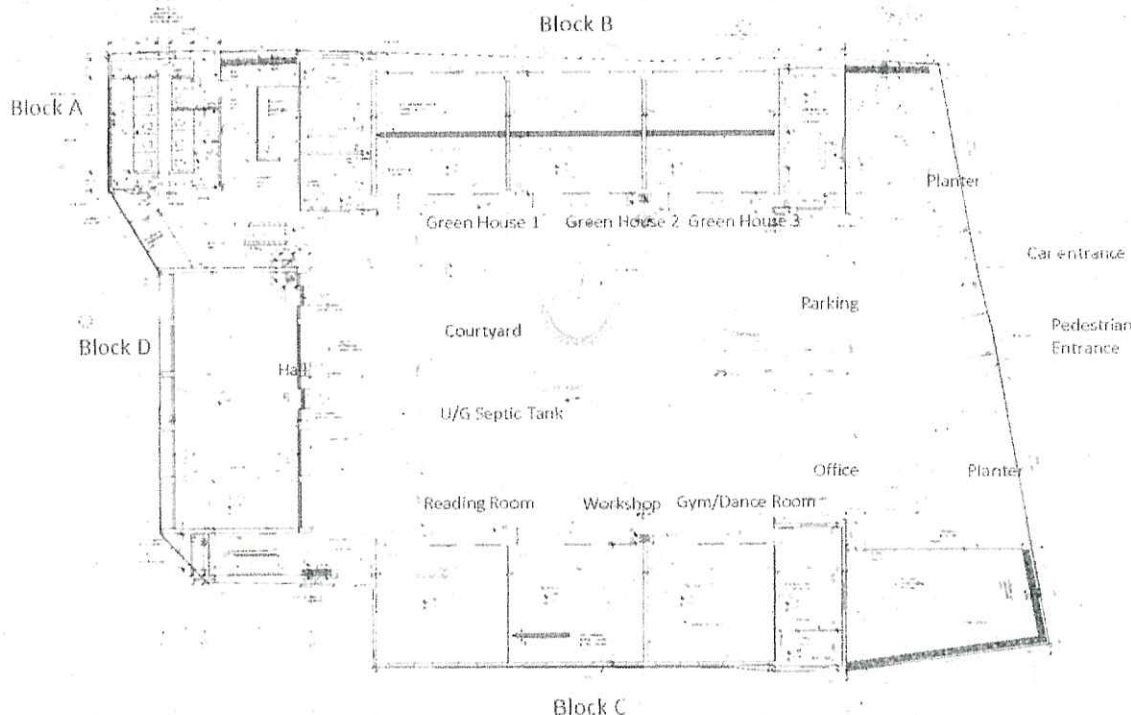
e. **Exterior and parking facilities**

The exterior main entrance gate and fence would be repaired and repainted to reminiscent of the old days of the school.

The rest of the fence would be removed and replaced with new fence wall or green wall as marked on plan.

In the centre of the courtyard, a bench would be set up under a tree so as to imitate the '榕樹頭', people can sit under the tree chatting and watching people or kids learning cycling or roller skating in the courtyard.

Four carparks would be provided to serve the workers, volunteer and the delivery of goods or the olds to and from the site.



Plan of the Centre

3D representation of the layout, some typical sections and elevations are enclosed in **Annex A.**

9. POSSIBLE IMPACTS AND MITIGATION MEASURES

a. Impact on the traffic

The visitors would not drive and park in the facilities, hence not creating traffic issue within the village and the development. They would be advised to take public transportation or walk to the facilities.

b. Impact on the environment by the dog training and activities

The animal training would be conducted in day time. Hence there would have no noise issue at night time.

In order to reduce the noise impact to the nearby neighborhood, the facility would install insulated glass window. The windows would be closed off when dogs are in the rooms.

Also, the number of dogs would not be more than 15 number maximum at one time.

c. Impact on the drainage, sewerage, landscape, ecology of the surrounding areas.

Existing surface drainage system would be kept and maintained. As there is no change in existing buildings, no additional surface discharges to the surface drainage system.

In order to avoid any impact to the existing sewerage system, for foul water, new septic tank would be installed to meet the maximum number of 200 people. The septic tank would use soak away system and would not increase the sewerage discharge to the nearby stream.

Since there is no change to the existing structure, there would have no ecology change or impact to the surrounding area after commencement of the facilities.

d. Impact of Construction nuisance

The existing building cluster would be renovated only. No building would be demolished. During the construction stage, renovation work would be limited to the statutory construction period only.

Contractor would be reminded to install window upon commencement of work. After completion of window works, all windows would be closed off for renovation work to avoid impact of noise, dust, and smell to the neighborhood.

10. Reasons for failing to comply with the previous approval condition

By way of background, the first planning application submitted by FGSE (A/YL-MP/272) was subsequently revoked due to non-compliance with the planning approval conditions. It was due to the lack of experience and knowledge of FGSE, which only relied on a volunteer with architectural professional background in carrying out necessary work and procedure.

The applications site is subject to a planning permission (TPB/A/YL-MP/282) approved by the Rural and New Town Planning Committee on 2 August 2019 for the proposed Field Study and Organic Farm to be operated by FGSE for a period of 3 years, i.e. until 2 August 2022. Unfortunately, the planning permission has been revoked recently due to non-compliance with the planning approval conditions.

Since the approval of the planning application (TPB/A/YL-MP/282), FGSE have been endeavoring to catch up the time implementing the project at the subject site and to comply with the relevant approval conditions. To this end, FGSE obtained Lands Department's approval for granting a **short-term tenancy** for the proposed use for a term until the end date of the planning permission i.e. 2 August 2022, and renewal thereafter quarterly. FGSE also **obtained funding** from Development Bureau (DEVB) in November 2019 to sponsor the cost of detailed design and site investigation of the project under "Funding Scheme to Support the Use of Vacant Government Sites by Non-government Organisations" to facilitate the implementation of the proposal.

With DEVB's financial support, FGSE engaged A.Lead Architects Limited to carry out the site investigation and detailed design for the project and make necessary submissions to fulfil the planning approval conditions, including submission of fire service installation (under **approval condition (f) – approved on 3 September 2020**) as enclosed in **Annex B**. The submission of records of existing drainage facilities (**under approval condition (e)**) is **hereby enclosed in Annex C** for approval.

However, implementation of the project has been substantially affected by the COVID-19 situation during the site investigation and detailed design stage. Moreover, the site was intruded by outsiders illegally in October 2021, which further slowed down the progress of the project as the Government needed to investigate the case and review the project. Currently, the detailed design is almost completed and ready for inviting tenders for the **construction works, targeting for commencement of site works within this year**. In parallel, FGSE would seek further funding from DEVB to sponsor the cost of the construction works. The site works would take around 10-12 months to complete. With the completion of

the site works, the **planning approval condition (g)**, for provision of fire service installation, would be fulfilled.

Given that FGSE is committing to the project for the benefits of the locals and the community and that more time is required to comply with relevant approval conditions, we are seeking Town Planning Board's approval for this planning application such that the Field Study and Organic Farm could be timely in operation.

Appendix 3



稅務局
香港灣仔皇后大道中
稅務大樓

INLAND REVENUE DEPARTMENT

REVENUE TOWER
5 GLOUCESTER ROAD, WAN CHAI,
HONG KONG

網址: Web site: <http://www.ird.gov.hk>

來信請寄「香港郵政總局信箱 132 號稅務局收」
ALL CORRESPONDENCE SHOULD BE ADDRESSED TO:
COMMISSIONER OF INLAND REVENUE
G.P.O. BOX 132, HONG KONG.

大山電投

Your Ref:

來信請註明本局檔案號碼

IN ANY COMMUNICATION PLEASE QUOTE OUR FILE NO.

檔案號碼
File No.

Fruit Garden Social Enterprise Limited

電話

Tel. No.

傳真號碼

Fax No.

電郵

E-mail

先生/女士:

Dear Sir/Madam,

現 證 實 由 2 0 1 4 年 1 2 月 9 日 起
This is to confirm that with effect from 9 December 2014

FRUIT GARDEN SOCIAL ENTERPRISE LIMITED

果園社企有限公司

因屬公共性質的慈善機構或慈善信託團體，
being a charitable institution or trust of a public character,

故可根據《稅務條例》第 88 條獲豁免繳稅，
is exempt from tax under Section 88 of the Inland Revenue Ordinance.

稅務局局長 (郭群英代行)

(Miss KWOK Kwan-ying)

for Commissioner of Inland Revenue

2014年 12月 2 日

附註 本獲豁免繳稅證明書純粹是確認貴機構的免稅地位，而不是為符合非稅務用途的要求而發出，包括申請校舍、建校用地或空置公共屋邨非住宅單位；申請於活化計劃下使用政府歷史建築；申請種子基金成立社會企業及申請文娛活動的場租資助等等。

Note This tax exemption certificate solely serves as a confirmation of the tax exemption status of your organization. It is not issued for fulfilling requirements of non-tax related purposes, including applications for school premises, school sites or vacant non-domestic premises in public housing estates, applications for the use of government-owned historic buildings under the revitalization scheme, applications for seed grants to set up social enterprises and applications for rental subsidy in respect of cultural activities etc.

Annex A

LEGEND

— SWP —	SWP	SOIL & WASTE WATER PIPE
— RWP —	RWP	RAIN WATER PIPE
— WP —	WP	WASTE PIPE
— VP —	ASP/VP	ANTI-SYPHONAGE PIPE/VENT PIPE
— EX.SWP —	EX.SWP	EXISTING SOIL & WASTE PIPE



STG/ OTG
BIGT
SEALED TRAPPED GULLY/
OPEN TRAPPED GULLY/
BACK INLET TRAPPED GULLY



NEW STORM WATER MANHOLE



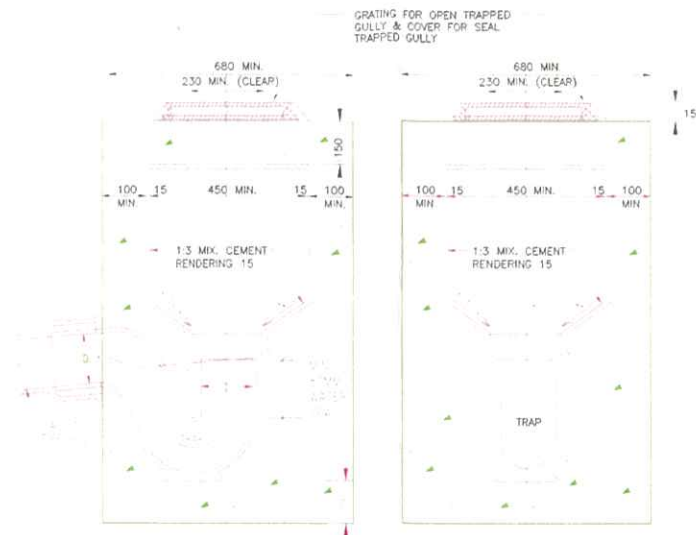
RWO
RAINWATER OUTLET



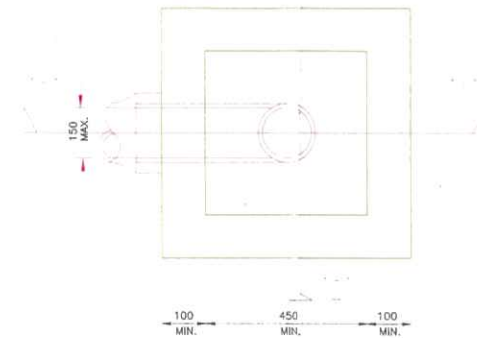
GUTTER



COVERED SURFACE CHANNEL

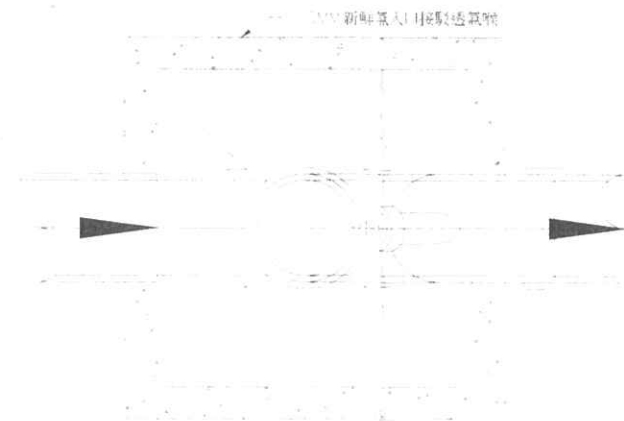


SECTION '1' - '1' SECTION '2' - '2'

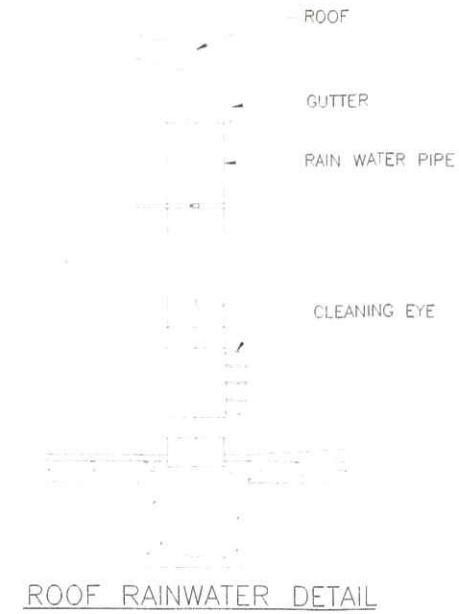


PLAN

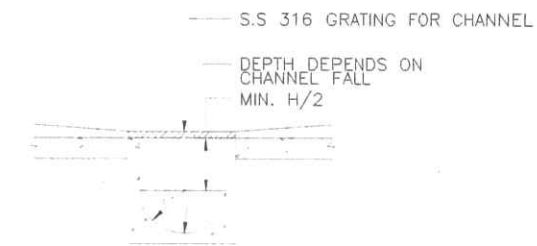
OPEN TRAPPED GULLY/SEALED TRAPPED GULLY
SCALE : N.T.S.



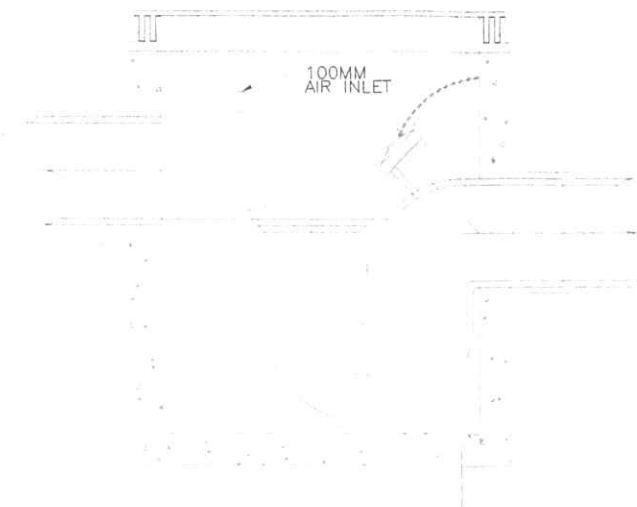
TERMINAL MANHOLE PLAN VIEW



ROOF RAINWATER DETAIL



U CHANNEL SECTION



TERMINAL MANHOLE DETAIL
(REFER TO DSD DWG
NO. DS(C)1058B)

REV.	DESCRIPTION	DATE

CLIENT:

果園社企
Fruit Garden Social Enterprise Limited

ARCHITECT:

A LEAD architects ltd.
聯建建築師事務所有限公司

E&M CONSULTANT:

松橋 PineBridge
Consulting Limited

PROJECT TITLE:

PROPOSED FIELD STUDY CENTRE
AND ORGANIC FARM IN D.D 104
HA CHUK YUEN TSUEN, SAN TIN,
YUEN LONG

DRAWING TITLE:

LEGEND &
INSTALLATION DETAILS

CONTRACT REFERENCE:

C20006

SCALE:

N.T.S. @A1

DATE:

NOV. 2020

DESIGN:

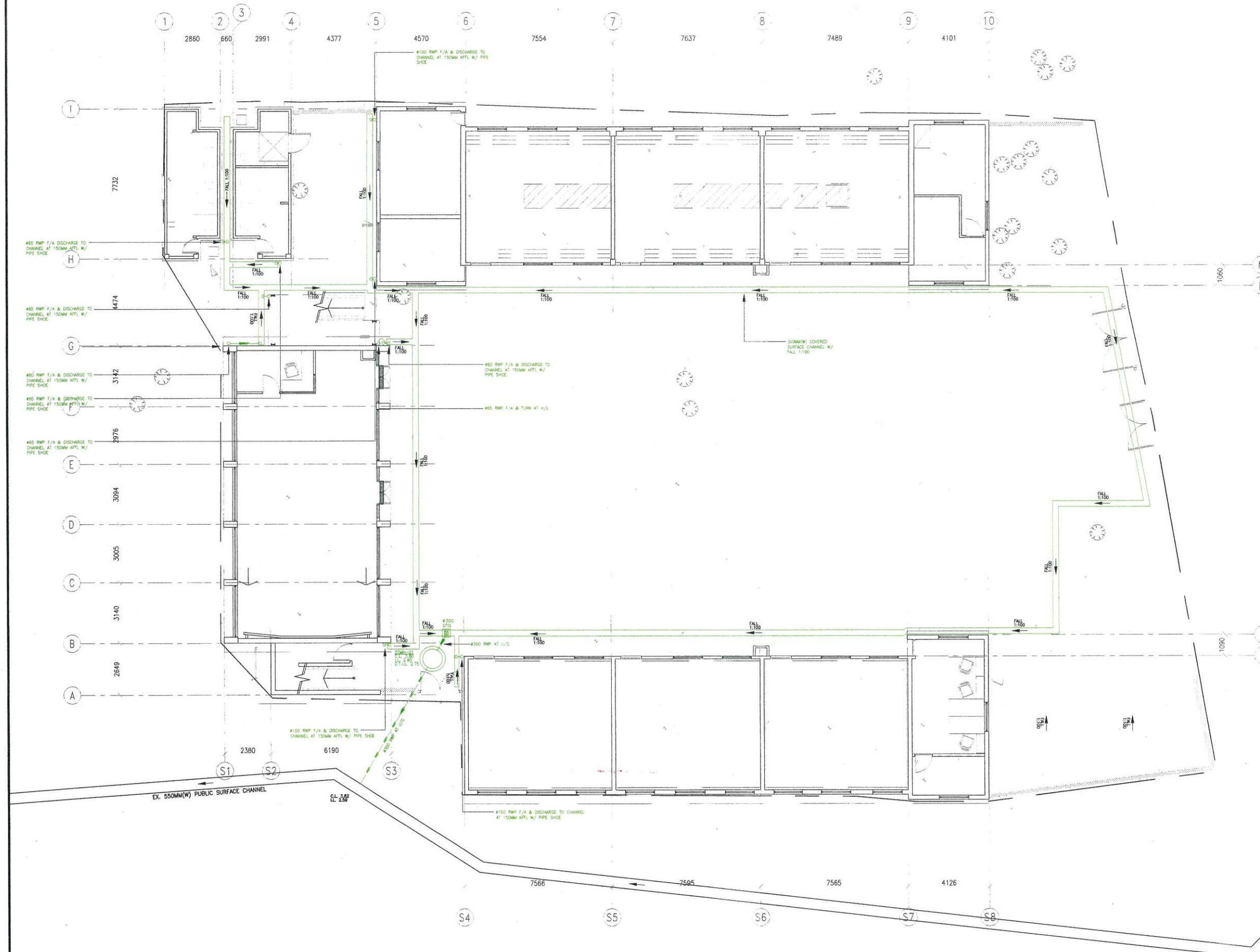
CT

APPROVED:

KKL

DRAWING NUMBER:

C20006-D-001



REV.	DESCRIPTION	DATE
------	-------------	------

CLIENT:



ARCHITECT:



E&M CONSULTANT:



PROJECT TITLE:

PROPOSED FIELD STUDY CENTRE
AND ORGANIC FARM IN D.D 104
HA CHUK YUEN TSUEN, SAN TIN,
YUEN LONG

DRAWING TITLE:

DRAINAGE LAYOUT PLAN
FOR G/F

CONTRACT REFERENCE:

C20006

SCALE:

1:100 @A1

DATE:

NOV 2020

DESIGN:

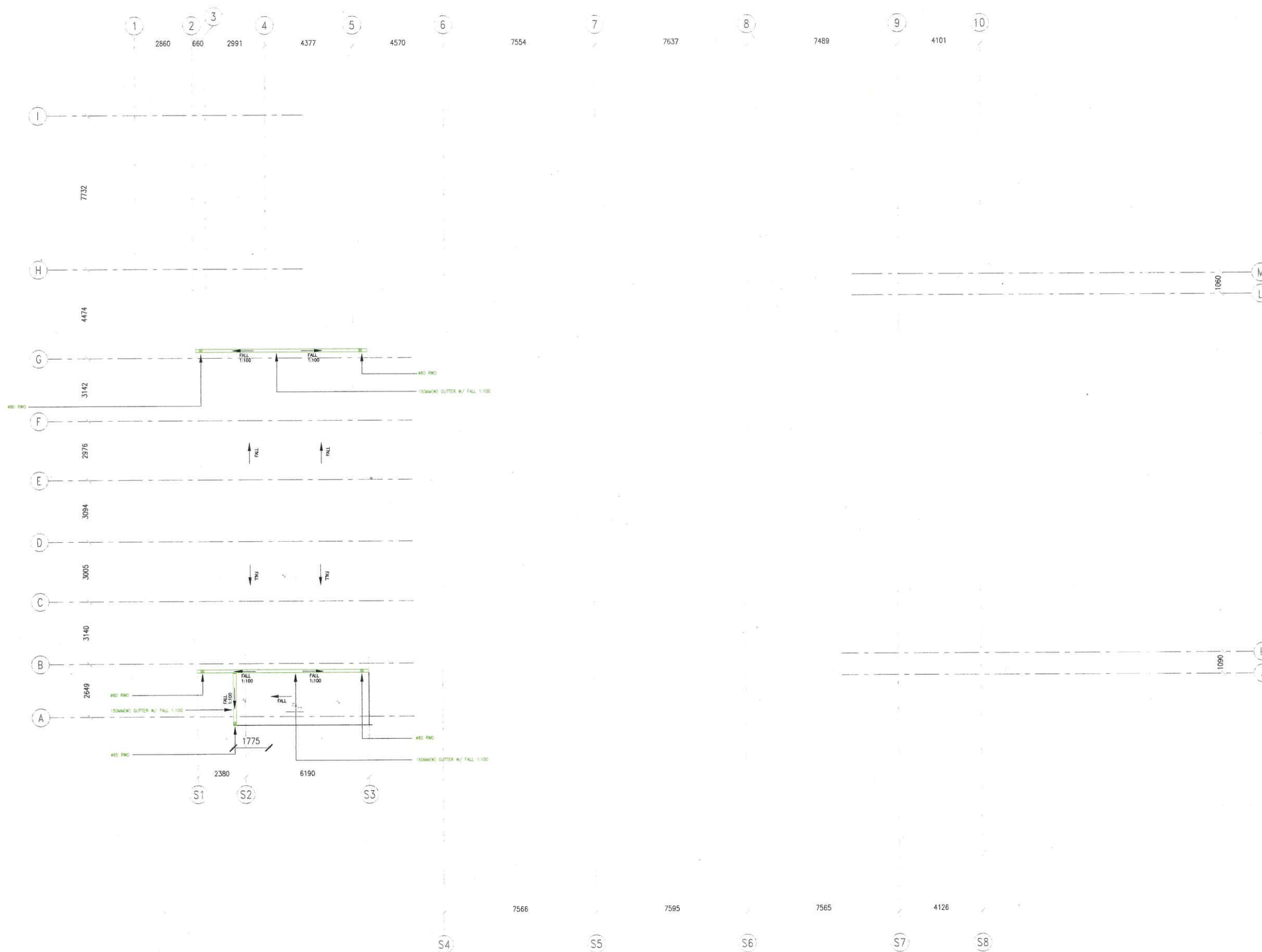
CT

APPROVED:

KKL

DRAWING NUMBER:

C20006-D-201



REV.	DESCRIPTION	DATE

CLIENT:

果園社企
Fruit Garden Social Enterprise Limited

ARCHITECT:

A LEAD architects ltd.
領建建築師事務所有限公司

E&M CONSULTANT:

松橋 PineBridge
Consulting Limited

PROJECT TITLE:

PROPOSED FIELD STUDY CENTRE
AND ORGANIC FARM IN D.D 104
HA CHUK YUEN TSUEN, SAN TIN,
YUEN LONG

DRAWING TITLE:

DRAINAGE LAYOUT PLAN
FOR R/F

CONTRACT REFERENCE:

C20006

SCALE: 1:100 @A1

DATE: NOV 2020

DESIGN: CT

APPROVED: KKL

DRAWING NUMBER:

C20006-D-203

Annex B

規 劃 署

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



By Fax

and Post

Planning Department

Annex B

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

本函檔號 Your Reference

本署檔號 Our Reference () in TPB/A/YL-MP/282

電話號碼 Tel. No.: 3168 4072

傳真機號碼 Fax No.: 3168 4074

3 September 2020

A.LEAD Architects Ltd.

(Attn: Tam Cheung Kwan)

Dear Sir/Madam,

**Proposed Temporary Field Study Centre and Organic Farm
for a Period of 3 Years in "Village Type Development" Zone, a site in D.D.104,
Ha Chuk Yuen Tsuen, San Tin, Yuen Long (Former Chuk Hing Public School)
(Planning Application No. A/YL-MP/282)
Compliance with Approval Condition (f)**

I refer to your submissions dated 21.7.2020 and 19.8.2020 regarding the submission of water supplies for firefighting and fire service installations proposal. The relevant department has been consulted on your submissions. Your submissions are considered:

- ☒ Acceptable. The captioned condition **has been complied with.** Please find the detailed comments of Director of Fire Services (D of FS) at **Appendix**.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with.** Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition **has not been complied with.**

Should you have any queries on the comments, please contact Mr. YEN Chung-ming (Tel:) or Mr. HUNG Tsz-kwan (Tel:) of Fire Services Department directly.

Yours sincerely,

(Ms. Winnie LAU)

District Planning Officer/

Fanling, Sheung Shui and Yuen Long East
Planning Department

c.c.
D of FS
CTP/TPB(2)

(Attn.: Mr. YEN Chung-ming)

WL/AC/Ry/ry

Appendix

Detailed Comments of D of FS:

Please be advised that the installation /maintenance/ modification/ repair work of fire service installation (FSI) shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to the Director of Fire Services.

Your Ref. : TPB/A/YL-MP/282
Our Ref. : H20002/PD/004
21ST July 2020

By Courier

Planning Department

Unit 2202, 22/F CDW Building,
388 Castle Peak Road, Tsuen Wan, NT

Dear Sirs,

Re: Proposed Field Study Centre and Organic Farm by Revitalization of Former Chuk Hing Public School at Government Land (GL) in D.O. 104, Ha Chuk Vuen Tsuen, San Tin, Yuen Long
Re-Submission of Plan with Fire services installation for approval (planning approval application number A/YL-MP/282)

With reference to your disapproved letter(ref no.TPB/A/YL-MP/282) dated 17 July 2020 regarding submission for the captioned development, we are pleased to re-submit herewith the revised Plan with Fire services installation followings for your kind approval:-

1. Four (4) sets are colored and endorsed by AP for your approval

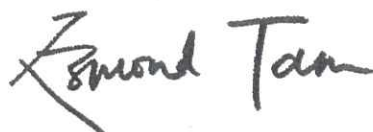
We hereby list out the minor change under this amendment submission as per FSD's comment for your ease of understanding:-

1. Total floor area calculation for Block B, C & D

Should you have any queries, please feel free to contact me directly with M: or our Ms.Yaki Yeung at

Thank you very much for your kind attention.

Yours faithfully,



Tam Cheung Kwan

For and on behalf of
A. LEAD ARCHITECTS LIMITED

ET/YY

Encl.

c.c.

Development Bureau

Fruit Garden Social Enterprise Limited
Hot Tin
Pinebridge
Bridge Water

Mr.German Cheung/	w/ encl	By email only
Mr.Mike Chan		
Mr. Alex Mui	w/ encl	By email only
Mr. William Seto	w/ encl	By email only
Mr. KK Lam	w/ encl	By email only
Mr. Philip Ma	w/ encl	By email only

Your Ref. : TPB/AYL-MP/282-5

Our Ref. : H20002/PD/014

5th August 2021

By email and by Hand

Planning Department

Unit 2202, 22/F CDW Building,

388 Castle Peak Road, Tsuen Wan, NT

Dear Sirs,

Re: Proposed Field Study Centre and Organic Farm by Revitalization of Former Chuk Hing Public School at Government Land (GL) in D.D. 104, Ha Chuk Yuen Tsuen, San Tin, Yuen Long
Submission of records of Existing drainage facilities (approval condition e)

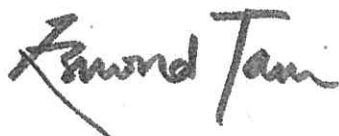
Further to our submission of records of existing drainage facilities according to approval condition (e) on 19th November 2020 and the subsequent discussion with you, please find enclosed herewith 4 sets of the updated drainage facilities deleting the sewage system for your information and approval.

The Drainage provision is highlighted in red, blue, green and orange for your easy reference.

Should you have any queries, please feel free to contact me directly with M: or our Mr. Michael Lam at

Thank you very much for your kind attention.

Yours faithfully,



Tam Cheung Kwan

For and on behalf of

A. LEAD ARCHITECTS LIMITED

ET/YY

Encl.

c.c.

Development Bureau

Fruit Garden Social Enterprise Limited

Kewisk

Pinebridge

German Cheung/ Mike Chan

Mr. Alex Mui

Mr. Freddy Wai

Mr. KK Lam

w/ encl

w/ encl

w/ encl

w/ encl

By email only

By email only

By email only

By email only

Annex C

Drainage Record plan photos

Appendix 4

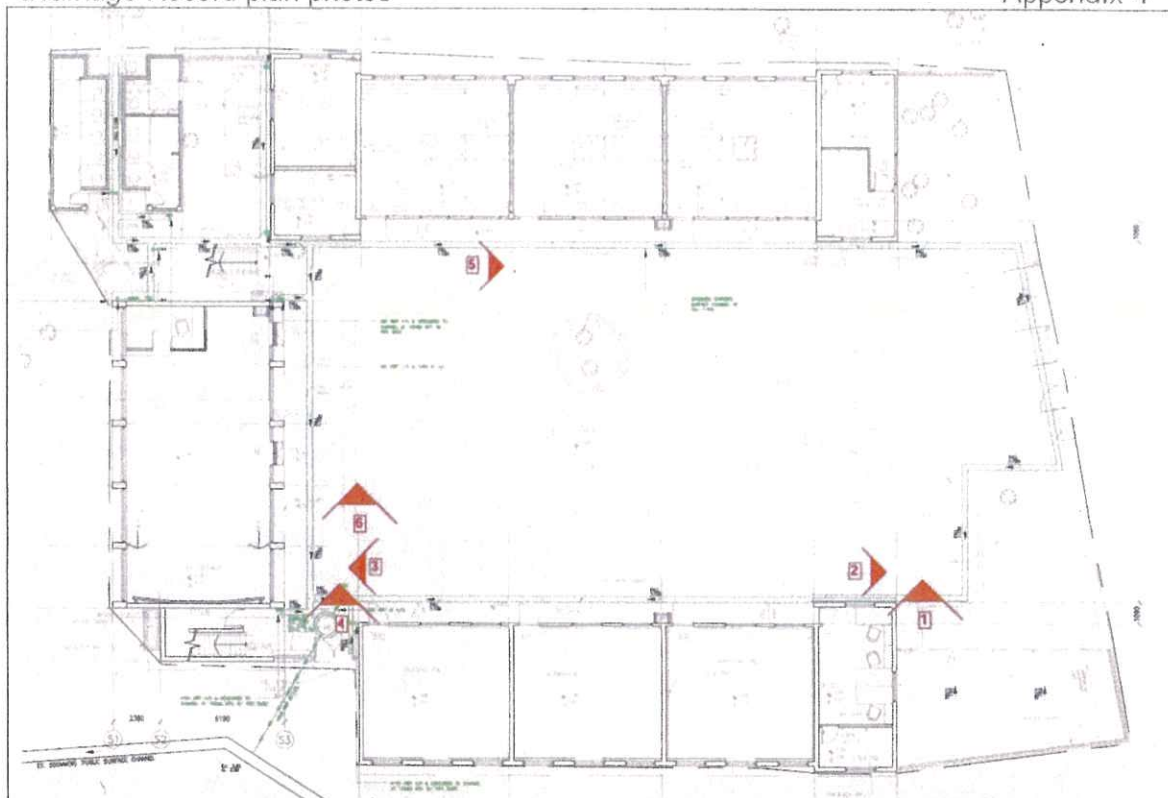


Fig 1. Plan with photo mark



Photo 1

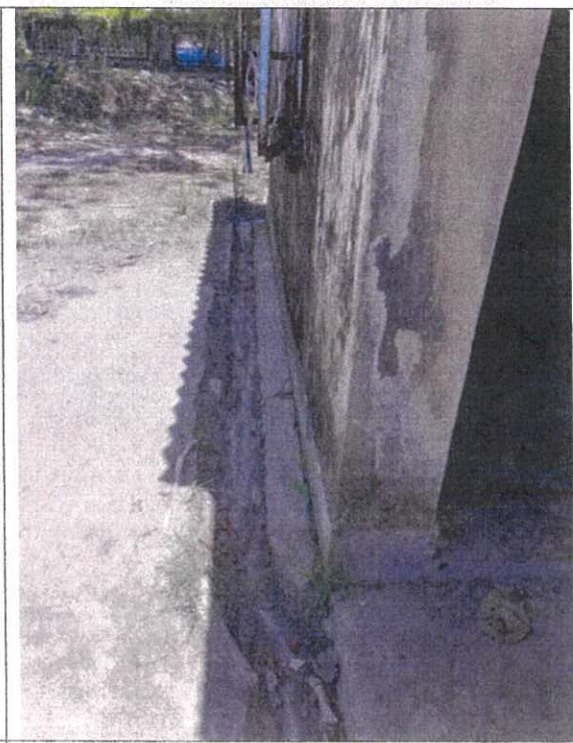


Photo 2



Photo 3

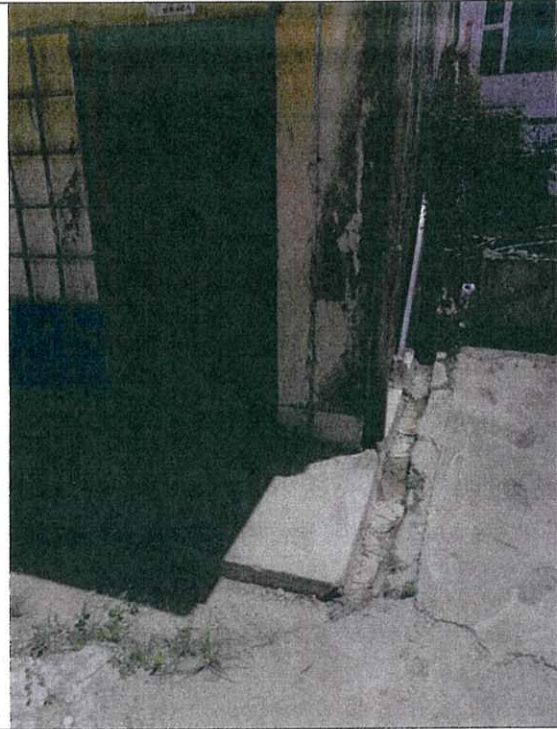


Photo 4

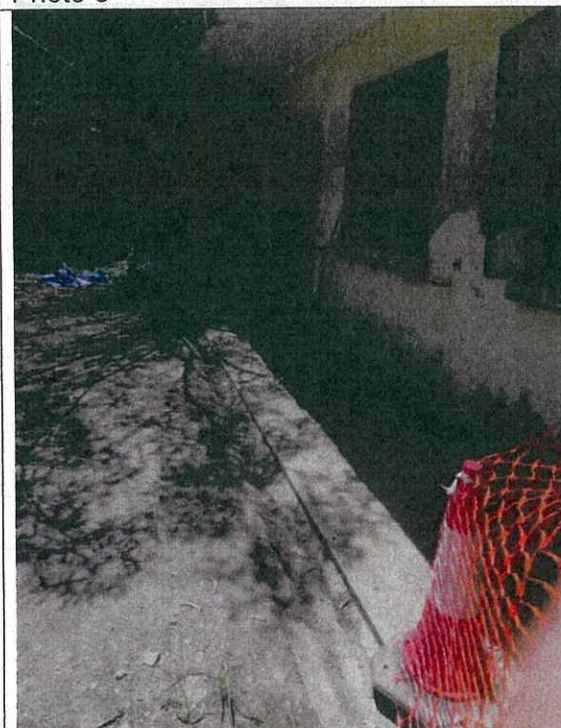


Photo 5

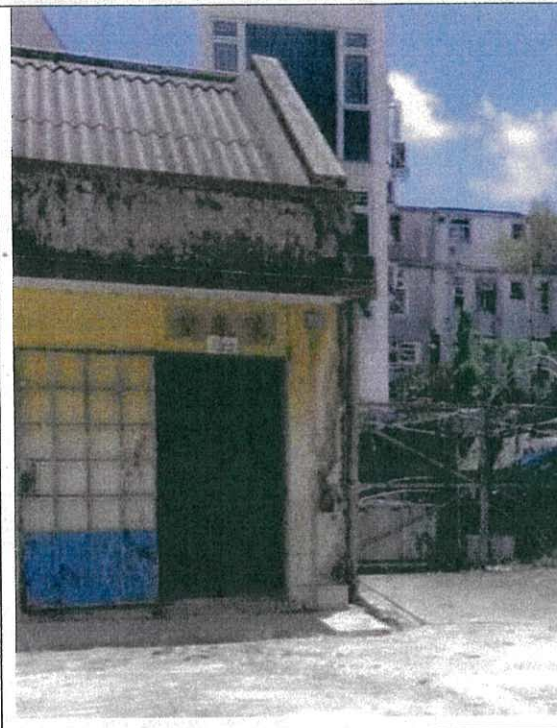


Photo 6



Field Study & Organic Farm_s.16 Planning Application No. A/YL-MP/316 - Comments
from EPD28/09/2021 12:31

From: "Esmond" <

To: <akfpang@pland.gov.hk>

Cc: <chloe@ <ayycheung@pland.gov.hk>, <tpbpd@pland.gov.hk>, <

Dear Andy,

Further to our reply on the comments from EPD and the telephone discussion today, please note that the proposed renovation to the existing school would install insulated windows to avoid/ minimize noise nuisance to nearby residents.

Also, the dogs would be kept inside the buildings during training time.

Best Regards,

Esmond Tam

Director

A.LEAD architects ltd.

A:

E:

T:

From: Esmond

Sent: Friday, September 24, 2021 7:27 AM

To: 'akfpang@pland.gov.hk'

Cc: iyycheung@pland.gov.hk'

Subject: Field Study & Organic Farm_s.16 Planning Application No. A/YL-MP/316 - Comments from EPD

Dear Andy,

Please note that the proposed renovation to the existing school would install insulated windows to avoid/ minimize noise nuisance to nearby residents.

In fact, the tender document of the captioned renovation work has incorporated the insulated windows already.

Should you have any query, please feel free to contact our office.

Best Regards,

Esmond Tam

Director

A.LEAD architects ltd.

A:

E:

T:

From: akfpang@pland.gov.hk [mailto:akfpang@pland.gov.hk]

Sent: Monday, September 20, 2021 12:14 PM

04/10/2021

To: Esmond
Cc: ben@pland.gov.hk
Subject: s.16 Planning Application No. A/YL-MP/316 - Comments from EPD

Dear Esmond,

Proposed Temporary Field Study Centre and Organic Farm for a Period of 3 Years and Filling and Excavation of Land in "Village Type Development" Zone, Government Land in D.D.104, Ha Chuk Yuen Tsuen, San Tin, Yuen Long (Former Chuk Hing Public School)
(s. 16 Planning Application No. A/YL-MP/316)

I refer to the captioned application. Please find below the comments from Environmental Protection Department (EPD) for your information/response.

It is noted from Appendix 2 of the planning statement that animal training for dogs will be offered. Please clarify if the dogs will just be kept inside the building which would be installed with insulated windows to avoid/minimize noise nuisance to nearby residents.

For enquiries on the comment, please contact Ms. Jolitta CHAN of EPD (Tel: directly.

Regards,
Andy PANG
TPG/YLE4
for DPO/FS&YLE, PlanD
Tel: 3168 4048
Fax: 3168 4074

04/10/2021

Appendix Ic of RNTPC
Paper No. A/YL-MP/316

tpbpd@pland.gov.hk

寄件者: Esmond
 寄件日期: 2021年09月29日星期三 15:07
 收件者: akfpang@pland.gov.hk
 副本: ayycheung@pland.gov.hk ; tpbpd@pland.gov.hk
 主旨: S.16 Planning Application No. A/YL-MP/316 - Comments from DLO/N, LandsD_Resend
 附件: A_YL-MP_316_DLO_comment_20210929 to applicant.pdf

Dear Andy,

Please note our reply to the comment by District Lands Officers/ North, Lands Department dated 29/9/2021 as follow:

	details	Answer
Item ii.	The subject STT has a total area of 1650m2, which is different from the site area quoted by the applicant. Clarification from the applicant should be sought on the above discrepancy	<p>The site area <u>1700ms</u> is the figure submitted in the S16 submission dated 3 May 2019 by the applicant.</p> <p>This S16 application follows the previous submitted site area only which was approved by TPB by letter on 16 Aug 2019.</p> <p>Since there is a difference in area, the client would follow up with DLO in modification of the STT if the S16 is approved by TPB.</p>
Item iii	<p>According to the tenancy agreement ("T/A") of the STT, the max. total built over area ("BOA") and max. building height of the permitted structures (A to D) is as follows:</p> <p>Structure A: 1-storey (3m) / 45m2 Structure B: 1-storey (3.5m) / 246m2 Structure C: 1-storey (3.5m) / 200m2 Structure D: 1-storey (6m) / 156m2 Total 647m2</p> <p>The proposed non-domestic GFA and building height of the subject application is 766m2 and about 7.4m respectively, which exceed the above max. total BOA and height restriction under the T/A. Clarification from the applicant should also be sought.</p>	<p>The consultant team has been employed to carried out site survey work in 2020. The actual BOA measured are as per the new S16 submission:</p> <p>Structure A: 1-storey (~2.6m) / ~38m2 Structure B: 1-storey (~3.2-5.5m) / ~237m2 Structure C: 1-storey (~3.2-5.5m) / ~197m2 Structure D: 1-storey (~7.4m) / ~294m2 Total ~766m2</p> <p>The proposed renovation work does not involve changing the building height or increase of the built over area. The figures are as per site measurement only.</p> <p>Since there is a difference in area, the client would follow up with DLO in modification of the STT if the S16 is approved by TPB.</p>

We hope the above reply could clarify the differences.

The difference in figures in STT and the proposed S16 submission is only due to the difference in STT and actual site BOA.

Should you have any query, please feel free to contact our office.

Best Regards,

Esmond Tam
 Director
 A.LEAD architects ltd.

A:
 E
 T:

From: akfpang@pland.gov.hk [mailto:akfpang@pland.gov.hk]

Sent: Wednesday, September 29, 2021 11:22 AM

To: Esmond

Cc: ayvcheung@pland.gov.hk

Subject: Re: s.16 Planning Application No. A/YL-MP/316 - Comments from DLO/N, LandsD

Dear Esmond,

I refer to the captioned application. Further to my email yesterday, please find below the comments from District Lands Officer/North, Lands Department (DLO/N, LandsD) as attached for your information/response.

For enquiries on the comment, please contact Mr. Chris NG of LandsD (Tel: directly.

If you intend to response to the comments or provide further information to supplement the planning application, you may make reference to Town Planning Board Guidelines No. 32A which is available at the Town Planning Board website (https://www.info.gov.hk/tpb/en/forms/Guidelines/TPB_PG_32A.pdf). Please be advised that such submission shall be made at least two weeks before the scheduled meeting of the Board as stipulated in the Guideline above.

Regards,

Andy PANG

TPG/YLE4

for DPO/FS&YLE, PlanD

Tel: 3168 4048

Fax: 3168 4074

From: Andy Ka Fai PANG/PLAND/HKSARG

To: "Esmond" <

Cc: Alice Yuk Yi CHEUNG/PLAND/HKSARG@PLAND

Date: 2021/09/28 18:25

Subject: s.16 Planning Application No. A/YL-MP/316 - Comments from DSD

Dear Esmond,

Proposed Temporary Field Study Centre and Organic Farm for a Period of 3 Years and Filling and Excavation of Land in "Village Type Development" Zone, Government Land in D.D.104, Ha Chuk Yuen Tsuen, San Tin, Yuen Long (Former Chuk Hing Public School)

(s. 16 Planning Application No. A/YL-MP/316)

I refer to the captioned application. Please find below the comments from Drainage Services Department (DSD) as attached for your information/response.

[attachment "A_YL-MP_316_DSD_comment_20210928 to applicant.pdf" deleted by Andy Ka Fai PANG/PLAND/HKSARG]

For enquiries on the comment, please contact Mr. Ivan YIM of DSD (Tel: directly.

Appendix Id of RNTPC Paper No. A/YL-MP/316



Field Study and Organic Farm s.16 Planning Application No. A/YL-MP/316 - Comments from CTP/UD&L, PlanD07/10/2021 07:37
From: "Esmond"
To: <akfpang@pld.gov.hk>
Cc: <ayycheung@pland.gov.hk>

1 Attachment



Annex A_FINAL DESIGN_210824_DRAWING_GF PLAN.PDF

Dear Andy,

Please find our response below:

1) It is noted that filling of land of 900 sq.m with depth of 0.3m and excavation of land of 190 sq.m with depth of 2.5m are proposed. Please indicate the proposed areas for filling/excavation on plan. Also please ensure that the proposed filling of land and excavation are not in conflict with existing trees on site.
Reply: The proposed areas for filling/ excavation has already been indicated on plan. A copy of plan is attached herewith for your easy reference. It is clarified that the proposed area is not in conflict with existing trees on site.
2) With reference to our site inspection on 21.09.2021, the existing Ficus microcarpa (細葉榕) and Ficus virens (大葉榕) within site are infested by Phaula flammans. A Ficus microcarpa is found in poor condition with broken lead and large open cavity on basal trunk. Some trees are entwined by climbers. Appropriate mitigation measures such as pest control, weeding and tree risk management measures should be carried out in a timely manner. The applicant is reminded that approval of the planning application does not imply approval of tree works such as pruning, transplanting, and felling under lease. The applicant should seek comments and approval from relevant authority /government department to obtain the necessary approval on tree works.
Reply: Noted and would carry out appropriate mitigation measures by Main Contractor when the planning application is approved. Should there be any tree felling or tree pruning is required, we would seek comments and approval from relevant authority.

Best Regards,

Esmond Tam

Director

A.LEAD architects ltd.

A

E:

From: akfpang@pland.gov.hk [mailto:akfpang@pland.gov.hk]
Sent: Thursday, September 30, 2021 11:57 AM
To: Esmond
Cc: ayycheung@pland.gov.hk
Subject: s.16 Planning Application No. A/YL-MP/316 - Comments from CTP/UD&L, PlanD

Dear Esmond,

**Proposed Temporary Field Study Centre and Organic Farm for a Period of 3 Years and Filling and Excavation of Land in "Village Type Development" Zone,
Government Land in D.D.104, Ha Chuk Yuen Tsuen, San Tin, Yuen Long (Former Chuk Hing Public School)
(s. 16 Planning Application No. A/YL-MP/316)**

I refer to the captioned application. Please find below the comments from Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) for your information/response.

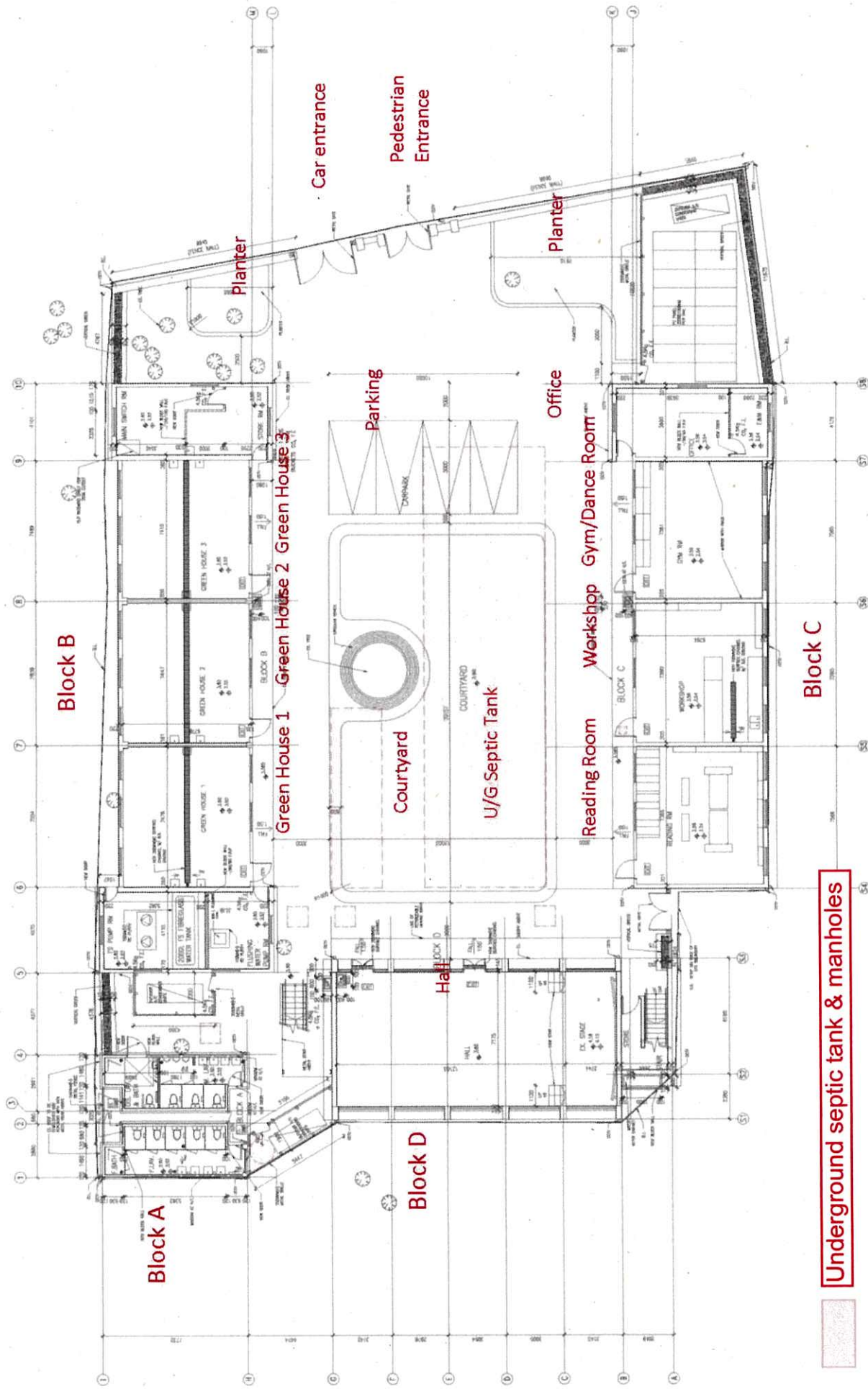
1) It is noted that filling of land of 900 sq.m with depth of 0.3m and excavation of land of 190 sq.m with depth of 2.5m are proposed. Please indicate the proposed areas for filling/excavation on plan. Also please ensure that the proposed filling of land and excavation are not in conflict with existing trees on site.
2) With reference to our site inspection on 21.09.2021, the existing Ficus microcarpa (細葉榕) and Ficus virens (大葉榕) within site are infested by Phaula flammans. A Ficus microcarpa is found in poor condition with broken lead and large open cavity on basal trunk. Some trees are entwined by climbers. Appropriate mitigation measures such as pest control, weeding and tree risk management measures should be carried out in a timely manner. The applicant is reminded that approval of the planning application does not imply approval of tree works such as pruning, transplanting, and felling under lease. The applicant should seek comments and approval from relevant authority /government department to obtain the necessary approval on tree works.

If you intend to response to the comments or provide further information to supplement the planning application, you may make reference to Town Planning Board Guidelines No. 32A which is available at the Town Planning Board website (https://www.info.gov.hk/tpb/en/forms/Guidelines/TPB_PG_32A.pdf). Please be advised that such submission shall be made at least two weeks before the scheduled meeting of the Board as stipulated in the Guideline above and **may send to tpbpd@pland.gov.hk via email.**

For enquiries on the comment, please contact Ms. Isabella TSUI of this department (Tel: 3168 4048) directly.

Regards,
Andy PANG
TPG/YLE4
for DPO/FS&YLE, PlanD
Tel: 3168 4048
Fax: 3168 4074

11/10/2021



**Appendix 1e of RNTPC
Paper No. A/YL-MP/316**

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



**Field Study and Organic Farm_S.16 Planning Application No. A/YL-MP/316 -
Comments from Transport Department**

2021/10/19 22:02

From: "Esmond"
To: <akfpang@pland.gov.hk>
Cc: <ayycheung@pland.gov.hk>, "Wallace Wu"
File Ref:

1 attachment



Appendix 2_Planning Statement_210824.pdf

Dear Andy,

Please note the following reply to comments for your information:

<p>a. The subject site is connected to the public road network via a section of a local access which is not managed by Transport Department. The land status of the local access road should be clarified with the Lands Department by the applicant. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly.</p>	<p>Part of the entrance of the road from Castle Peak Road is belonged to the villages. After the entrance, the space in front of the school is belonged to the Government (as marked on page 4 of the planning statement).</p> <p>The land belonged to the villages would be managed by the villages and the land belonged to the Government would be managed by the Government.</p> <p>Fruit Garden and Social Enterprise Ltd have conducted meeting with the villagers in 2020-2021 in discussion of access through the land of the villagers. Verbally agreed by the villagers.</p> <p>There is no change in the proposed access to the site compared from the last approved planning application.</p>
<p>b. The applicant should specify the clear width of the ingress and egress point and demonstrate sufficient space for maneuvering of the types of vehicle allowed within the subject site.</p>	<p>The ingress / egress is 3m wide as marked on plan (page 4 in the planning statement)</p> <p>Since there are ample space in the courtyard for the car to maneuvering, there is no queuing problem for the cars to enter the site.</p>

	4 private car parks are provided in the application (refers to the planning application). There is no change in the proposed number of carpark compared from the last approved planning application.
c No vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period.	Since there are ample space in the courtyard for the car to maneuvering, there is no queuing problem for the cars to enter the site (refers to page 4 of the planning statement). 4 private car parks are provided in the application (refers to the planning statement). There is no change in the proposed number of carpark compared from the last approved planning application.

Should you have any query, please feel free to contact our office. We are happy to provide clarification.

Also, we are happy to join the S16 application if prior notice could be provided prior to the meeting.

Best Regards,

Esmond Tam
Director
A.LEAD architects ltd.
A:
E:

From: akfpang@pland.gov.hk [mailto:akfpang@pland.gov.hk]
Sent: Tuesday, October 12, 2021 9:09 AM
To: Esmond
Cc: ayycheung@pland.gov.hk
Subject: s.16 Planning Application No. A/YL-MP/316 - Comments from Transport Department

Dear Esmond,

**Proposed Temporary Field Study Centre and Organic Farm for a Period of 3 Years
and Filling and Excavation of Land in "Village Type Development" Zone,
Government Land in D.D.104, Ha Chuk Yuen Tsuen, San Tin, Yuen Long (Former
Chuk Hing Public School)
(s. 16 Planning Application No. A/YL-MP/316)**

I refer to the captioned s.16 application. Please find below the comments from Transport

Department (TD) as attached for your information/response.

If you intend to response to the comments or provide further information to supplement the planning application, you may make reference to Town Planning Board Guidelines No. 32A which is available at the Town Planning Board website (https://www.info.gov.hk/tpb/en/forms/Guidelines/TPB_PG_32A.pdf). Please be advised that such submission shall be made at least two weeks before the scheduled meeting of the Board as stipulated in the Guideline above.

For enquiries on the comment, please contact Mr. TSE Ho Hang of TD (Tel: directly).

Regards,
Andy PANG
TPG/YLE4
for DPO/FS&YLE, PlanD
Tel: 3168 4048
Fax: 3168 4074

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



**RE: Field Study and Organic Farm_s.16 Planning Application No. A/YL-MP/316
- Comments from CTP/UD&L, PlanD**

2021/10/19 16:52

From: "Esmond"
To: <akfpang@pland.gov.hk>, <tpbpd@pland.gov.hk>, <ayycheung@pland.gov.hk>
Cc:
File Ref:

History: This message has been forwarded.

1 attachment



Annex A_FINAL DESIGN_210824_DRAWING_GF PLAN.PDF

Dear Alice,

With reference to the telephone discussion this afternoon, please note **below** our reply on land fill and excavation of land for the installation of a new septic tank for use for your information. Since the existing septic tank cannot cater for the need of the new use, we propose to construct a new septic tank in the courtyard area. The plan is indicated on our final design drawing.

Should you have any further query, please feel free to contact our office.

Best Regards,

Esmond Tam
Director
A.LEAD architects ltd.
A.
E:

www.aleadarchitect.com

From: Esmond [<mailto:>]
Sent: Thursday, October 7, 2021 7:38 AM
To: 'akfpang@pland.gov.hk'
Cc: 'ayycheung@pland.gov.hk'
Subject: Field Study and Organic Farm_s.16 Planning Application No. A/YL-MP/316 - Comments from CTP/UD&L, PlanD

Dear Andy,
Please find our response below:

1) It is noted that filling of land of 900 sq.m with depth of 0.3m and excavation of land of

190 sq.m with depth of 2.5m are proposed. Please indicate the proposed areas for filling/excavation on plan. Also please ensure that the proposed filling of land and excavation are not in conflict with existing trees on site.

Reply:

The proposed areas for filling/ excavation has already been indicated on plan. A copy of plan is attached herewith for your easy reference.

It is clarified that the proposed area is not in conflict with existing trees on site.

2) With reference to our site inspection on 21.09.2021, the existing Ficus microcarpa (細葉榕) and Ficus virens (大葉榕) within site are infested by Phaula flammans. A Ficus microcarpa is found in poor condition with broken lead and large open cavity on basal trunk. Some trees are entwined by climbers. Appropriate mitigation measures such as pest control, weeding and tree risk management measures should be carried out in a timely manner. The applicant is reminded that approval of the planning application does not imply approval of tree works such as pruning, transplanting, and felling under lease. The applicant should seek comments and approval from relevant authority /government department to obtain the necessary approval on tree works.

Reply:

Noted and would carry out appropriate mitigation measures by Main Contractor when the planning application is approved. Should there be any tree felling or tree pruning is required, we would seek comments and approval from relevant authority.

Best Regards,

Esmond Tam

Director

A.LEAD architects ltd.

A.

E:

From: akfpang@pland.gov.hk [mailto:akfpang@pland.gov.hk]

Sent: Thursday, September 30, 2021 11:57 AM

To: Esmond

Cc: ayycheung@pland.gov.hk

Subject: s.16 Planning Application No. A/YL-MP/316 - Comments from CTP/UD&L, PlanD

Dear Esmond,

**Proposed Temporary Field Study Centre and Organic Farm for a Period of 3 Years
and Filling and Excavation of Land in "Village Type Development" Zone,
Government Land in D.D.104, Ha Chuk Yuen Tsuen, San Tin, Yuen Long (Former
Chuk Hing Public School)**

(s. 16 Planning Application No. A/YL-MP/316)

I refer to the captioned application. Please find below the comments from Chief Town

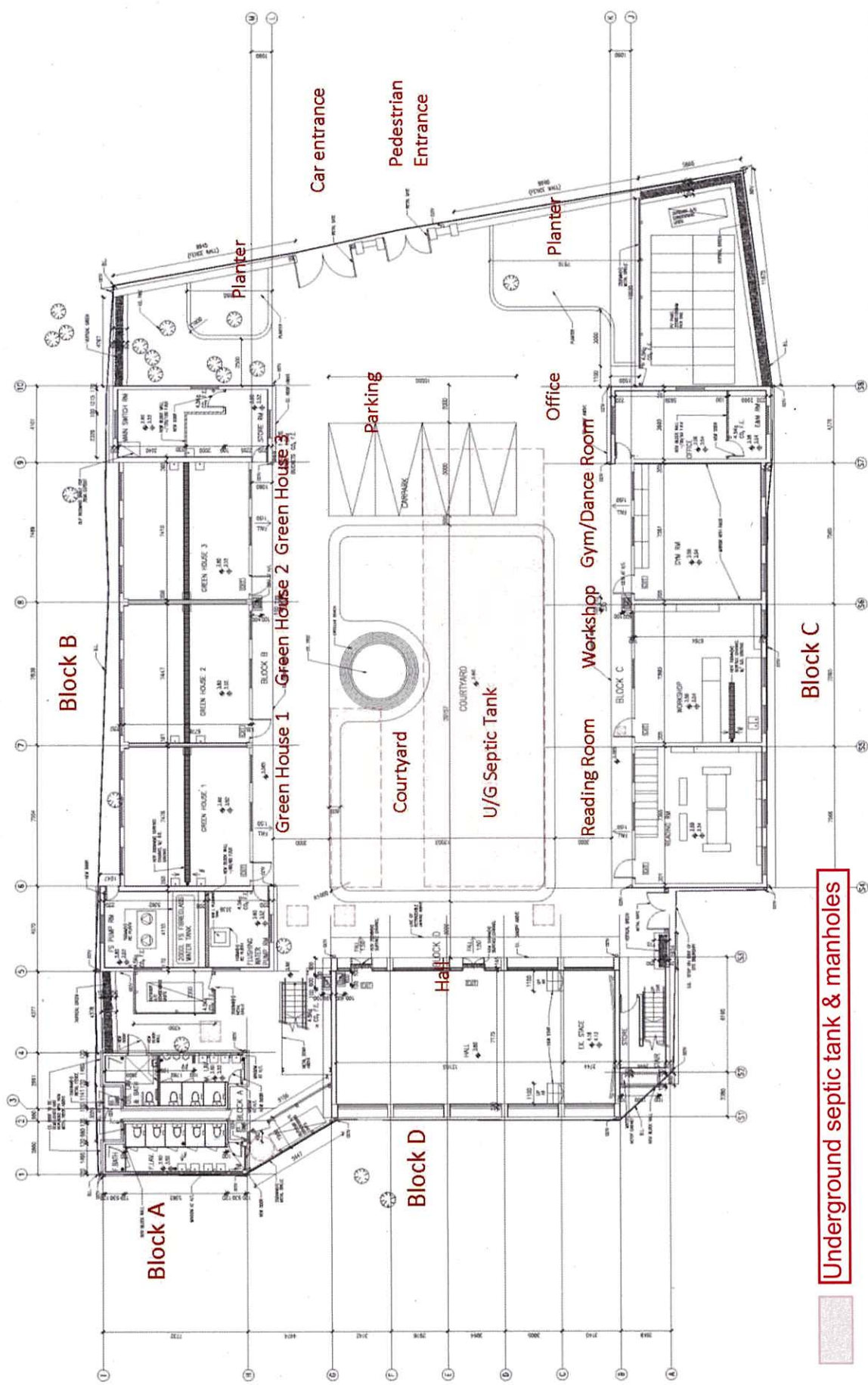
Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) for your information/response.

- 1) It is noted that filling of land of 900 sq.m with depth of 0.3m and excavation of land of 190 sq.m with depth of 2.5m are proposed. Please indicate the proposed areas for filling/excavation on plan. Also please ensure that the proposed filling of land and excavation are not in conflict with existing trees on site.
- 2) With reference to our site inspection on 21.09.2021, the existing Ficus microcarpa (細葉榕) and Ficus virens (大葉榕) within site are infested by Phaula flammans. A Ficus microcarpa is found in poor condition with broken lead and large open cavity on basal trunk. Some trees are entwined by climbers. Appropriate mitigation measures such as pest control, weeding and tree risk management measures should be carried out in a timely manner. The applicant is reminded that approval of the planning application does not imply approval of tree works such as pruning, transplanting, and felling under lease. The applicant should seek comments and approval from relevant authority /government department to obtain the necessary approval on tree works.

If you intend to response to the comments or provide further information to supplement the planning application, you may make reference to Town Planning Board Guidelines No. 32A which is available at the Town Planning Board website (https://www.info.gov.hk/tpb/en/forms/Guidelines/TPB_PG_32A.pdf). Please be advised that such submission shall be made at least two weeks before the scheduled meeting of the Board as stipulated in the Guideline above and **may send to tpbpd@pland.gov.hk via email.**

For enquiries on the comment, please contact Ms. Isabella TSUI of this department (Tel: directly.

Regards,
Andy PANG
TPG/YLE4
for DPO/FS&YLE, PlanD
Tel: 3168 4048
Fax: 3168 4074



Previous s.16 Applications at the Application Site

Approved Applications

No.	Application No.	Proposed Use(s)/ Development(s)	Date of Consideration (RNTPC/TPB)	Approval Condition(s)
1.	A/YL-MP/6	Recreation Centre	8.3.1996 Approved by RNTPC (3 years) 2.8.1996 Approved by TPB on Review (5 years)	(2)
2.	A/YL-MP/35	School for Professional Training and Development of Church Leaders and Pastors	13.11.1998 Approved by RNTPC	(2), (3), (4) & (7)
3.	A/YL-MP/272*	Proposed Temporary Field Study Centre and Organic Farm for a Period of 3 Years	6.7.2018 Approved by RNTPC (3 years) [Revoked on 6.4.2019]	(1), (2), (3), (4), (5) & (8)
4.	A/YL-MP/282*	Proposed Temporary Field Study Centre and Organic Farm for a Period of 3 Years	2.8.2019 Approved by RNTPC (3 years) [Revoked on 2.7.2021]	(1), (2), (3), (5) & (8)

* Denotes permission revoked

Approval Conditions

- (1) Restriction on operation hours
- (2) Submission and implementation of detailed plans for drainage channel and drainage outlet of proposed development and provision of flood mitigation and drainage facilities/ drainage proposal/ provision of drainage facilities/ submission of records of the existing drainage facilities/ maintenance of drainage facilities
- (3) Submission and implementation of fire services installations (FSIs) proposal/ water supplies for fire-fighting/ hard-paved emergency vehicular access/ provision of FSIs and hard-paved emergency vehicular access
- (4) Submission and implementation of landscape proposal/ tree preservation proposal
- (5) No vehicle is allowed to queue back to or reverse onto/from the site
- (6) Provision of recreational facilities within the school for use by the local villagers
- (7) Provision and maintenance of vehicular access with a minimum carriageway of 6m from Castle Peak Road
- (8) Revocation Clause

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年10月05日星期二 3:03
收件者: tpbpd
主旨: A/YL-MP/316 Former Chuk Hing Public School

Dear TPB Members,

So approval was revoked because of failure to fulfill fire and drainage conditions. Applicant is Fruit Garden Social Enterprise, an animal rescue operation.

<https://fgse.org.hk/en/>

According to the website it hosts a number of activities on the premises so adequate fire and drainage measures are essential

FGSE also obtained funding from Development Bureau (DEVB) in November 2019 to sponsor the cost of detailed design and site investigation of the project under "Funding Scheme to Support the Use of Vacant Government Sites by Non-government Organisations" to facilitate the implementation of the proposal

So why do the premises still look so neglected? These social enterprises are well-intentioned, but it is the duty of government departments and TPB to ensure that public assets and tax dollars are not squandered on projects that are unlikely to be realistic and implementable..

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Friday, May 31, 2019 3:10:16 AM
Subject: A/YL-MP/282 Former Chuk Hing Public School / 4 Vehicle Parking

Dear TPB Members,

It is appalling that despite an objection made with regard to the background of the applicant, the Minutes of 6 July 2018 approval do not provide details.

Why do members not address this issue of lack of information provided to the public with regard to the disposal of government land?

No questions were asked by members who rubber stamped PlanDs recommendation instead of making inquiries into the matter. Perhaps if you had been more vigilant then approval would not have been granted to an obviously dodgy application as can be seen from the number of conditions that were not fulfilled:

(e) the submission of condition records of the existing drainage facilities on the site within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 6.10.2018;

(f) the submission of water supplies for firefighting and fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 6.1.2019;

- (g) in relation to (f) above, the provision of water supplies for firefighting and fire service installations within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 6.4.2019;
- (h) the submission of a tree preservation proposal within 6 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 6.1.2019;
- (i) in relation to (h) above, the implementation of the tree preservation proposal within 9 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 6.4.2019;

Hopefully the new members appointed since then will be more diligent and look into applications in detail.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Cc: "enquiry" <enquiry@aud.gov.hk>, "paul" <paul@designinghongkong.com>
Sent: Tuesday, June 12, 2018 2:00:40 AM
Subject: A/YL-MP/272 Former Chuk Hing Public School

A/YL-MP/272
Government Land in D.D.104, Ha Chuk Yuen Tsuen, San Tin, Yuen Long (Former Chuk Hing Public School)
Site area : About 1,700m²
Zoning : "VTD"
Applied Use: Development Temporary Field Study Centre And Organic Farm

Dear TPB Members,

Once again I have to question why applications for substantial sites on government land can be published without any indication as to the identity of the applicant and his credentials and track record.

7 June 2013 the site was approved for use as home for mentally handicapped, certainly a much need facility.

So what happened, did this plan not materialize?

There must be total transparency when it comes to the use of public assets, particularly those like old schools that can also have access to government funding for renovation and other works.

Please note that it is unacceptable that members of the public should have to take a half day unpaid leave to trek all the way to Quarry Bay to TPB offices to access information when details can be provided online.

Application should be deferred until such information is provided.

Mary Mulvihill

Recommended Advisory Clauses

- (a) To note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Site falls within Short Term Tenancy (STT) No. 3203 let to Fruit Garden Social Enterprise Limited, commencing from 10.12.2019 up to 2.8.2022 and thereafter quarterly for the purpose of field study centre, organic farm, training classes for dog owners and uses ancillary thereto. The proposed non-domestic gross floor area and building height of the application is 766m² and about 7.4m respectively which exceed the maximum total built-over area (BOA) and height restriction under the tenancy agreement of the STT. He notes that the applicant has confirmed that the proposed renovation work does not involve changing the building height or increase of the BOA and the figures are based on site measurement only. The figures have not been verified and the applicant is required to demonstrate the dimensions and calculation of the area when the modification of STT is submitted after approval from the Town Planning Board has been obtained. However, there is no guarantee at this stage that modification of the STT would be approved. If the application for modification of STT is approved by LandsD in the capacity as landlord at his sole discretion, it will be subject to those terms and conditions as appropriate as imposed by LandsD;
- (b) to note the comments of the Commissioner for Transport (C for T) that the Site is connected to Castle Peak Road – Tam Mi via a section of local access which is not managed by the Transport Department (TD). The land status of the local access should be clarified with LandsD by the applicant. Moreover, the management and maintenance responsibilities of the local access should be clarified with the relevant lands and maintenance authorities accordingly;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that the proposed access arrangement of the Site from Castle Peak Road – Tam Mi should be approved by TD. HyD shall not be responsible for the maintenance for any access connecting the Site and Castle Peak Road – Tam Mi. Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (d) to note the comments of the Director of Environmental Protection (DEP) to implement the measures proposed for the dog training activities to avoid/minimise noise nuisance to nearby residents and to follow the relevant mitigation measures and requirements in the revised “Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites” to minimise any potential environmental nuisance. Adequate supporting infrastructure/ facilities should be provided for proper collection, treatment and disposal of waste/wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of EPD’s Practice Note for Professional Person (ProPECC) PN 5/93 “Drainage Plans subject to Comment by the EPD”;
- (e) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that under the Public Health (Animals) (Boarding Establishment) Regulations, Cap. 139I (the Regulations), any person who provides food and accommodation for animals in return for a fee paid by the owner must apply for a Boarding Establishment Licence from his department. The applicant should also be reminded that the establishment and ancillary facilities which is licensed under the Cap. 139I Public Health (animals) (Boarding Establishment) Regulations must always fulfil the criteria listed in the

Regulations. Besides, the dogs kept by the applicant should be properly licensed in accordance with Cap. 421 Rabies Ordinance and to observe Cap. 169 Prevention of Cruelty to Animals Ordinance at all times. Detail information and guidance on Animal Boarding Establishment will be provided when the applicant submits licence application to his department;

- (f) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that with reference to his site inspection on 21.9.2021, the existing *Ficus microcarpa* (細葉榕) and *Ficus virens* (大葉榕) within site are infested by *Phaуда flammans*. A *Ficus microcarpa* is found in poor condition with broken lead and large open cavity on basal trunk. Some trees are entwined by climbers. Appropriate mitigation measures such as pest control, weeding and tree risk management measures should be carried out in a timely manner. Moreover, according to the G/F Plan, the proposed structures near the southern corner of the Site seems to be in direct conflict with an existing *Celtis sinensis* (朴樹). Approval of the planning application does not imply approval of tree works such as pruning, transplanting, and felling under lease. The applicant should seek comments and approval from relevant authority /government department to obtain the necessary approval on tree works.
- (g) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) fire services installations (FSIs) are required in view of the design/nature of the proposal. Relevant layout plans incorporated with the proposed FSIs to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
 - (ii) if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans. Licensing requirements, if any, will be formulated upon receipt of formal application via licensing authority; and
- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the applicant shall provide a drainage plan showing the existing/proposed drainage facilities to intercept the overland flow of the relevant catchment area of the proposed development, which shall include the area not only within the boundary of the proposed development but also the adjacent area as appropriate;
 - (ii) calculations shall be provided to demonstrate the existing/proposed drainage facilities are of adequate capacities to intercept the overland flow;
 - (iii) with reference to the photographic records submitted, the existing drainage surface channels appear to be narrower than 300mm and of shallow depth where their drainage capacities may be lesser than that as stated in the submitted drainage record. Besides, the applicant is advised to provide catchpits at sharp bends of the surface channels and downpipes to prevent overspilling;
 - (iv) the existing 550mm public drainage channel to be connected is not maintained by his department. The applicant shall seek consent from the owner of this channel

and ensure it is capable to receive the drainage discharge from the proposed development; and

- (v) there is no public sewer connection available in the vicinity of the Site at the moment. Views and comments from the DEP should be sought regarding the sewage disposal arrangement of the proposed development.

