Relevant Extracts of Town Planning Board Guidelines for Application for Developments within Deep Bay Area <u>under Section 16 of the Town Planning Ordinance (TPB PG-No. 12C)</u>

According to TPB PG-No. 12C, the Site falls within the Wetland Buffer Area (WBA). Extracts of land use concept and development guidelines are summarised as follows:

- (a) the intention of the WBA is to protect the ecological integrity of the fish ponds and wetland within the Wetland Conservation Area (WCA) and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds; and
- (b) within the WBA, for development or redevelopment which requires planning permission, an ecological impact assessment (EcoIA) would need to be submitted. Some local and minor uses (including temporary uses) are however exempted from the requirement of EcoIA.

Appendix A

List of Uses Exempted from Ecological Impact Assessment within the Wetland Buffer Area

For planning applications involving uses/development within the Wetland Buffer Area, the following uses/development are exempted from the requirement of ecological impact assessment as part of the submission to the Board:

- Temporary Uses
- Agricultural Use (except in SSSI Zone)
- Ancestral Hall
- Bank#
- Barbecue Spot
- Barber Shop#
- Beauty Parlour#
- Burial Ground
- Clinic/Polyclinic*
- Electricity Substation of single storey
- Government Refuse Collection Point^
- House (Alteration, modification and/or redevelopment to the existing building bulk only)
- New Territories Exempted Houses
- Off-Course Betting centre#
- On-farm Domestic Structure
- Photographic Studio#
- Playground/Playing Field in "V" and "R(D)" zones
- Police Post/Police Reporting Centre
- Post Office*
- Private Club#
- Public Convenience
- Public Library*
- Public Utility Installation (electricity mast, lamp pole, pipeline and telephone booth only)^
- Pumping Station of single storey
- Refreshment Kiosk
- Retail Shop#
- School*
- Showroom excluding Motor-vehicle Showroom#
- Shrine
- Social Welfare Facility*
- Tent Camping Site

Note:

- # other than free-standing building
- * other than free-standing building exceeding 3 storeys
- ^ not applicable to the "Other Specified Uses" annotated "Eco-lodge" zone on the Ma Tso Lung and Hoo Hok Wai Outline Zoning Plan

Extract of Town Planning Board Guidelines on Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development (TPB PG-No. 34D)

- 1. The criteria for assessing applications for renewal of planning approval include:
 - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
 - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
 - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
 - (d) whether the approval period sought is reasonable; and
 - (e) any other relevant considerations.
- 2. Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

Previous s.16 Applications at the Application Site

Approved Applications

No.	Application No.	Proposed Use(s)/ Development(s)	Date of Consideration (RNTPC/ TPB)
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.	A/YL-MP/35	School for Professional Training	13.11.1998
		and Development of Church	Approved by RNTPC
		Leaders and Pastors	
3.	A/YL-MP/272*	Proposed Temporary Field	6.7.2018
		Study Centre and Organic Farm	Approved by RNTPC
		for a Period of 3 Years	(3 years)
			[Revoked on 6.4.2019]
4.	A/YL-MP/282*	Proposed Temporary Field	2.8.2019
		Study Centre and Organic Farm	Approved by RNTPC
		for a Period of 3 Years	(3 years)
			[Revoked on 2.7.2021]
5.	A/YL-MP/316	Proposed Temporary Field	29.10.2021
		Study Centre and Organic Farm	Approved by RNTPC
		for a Period of 3 Years	(3 years)

* denotes permission revoked

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department (LandsD):

- the application site (the Site) falls within Short Term Tenancy (STT) No. 3203 let to Fruit Garden Social Enterprise Limited, commencing from 10.12.2019 upto 2.8.2022 and thereafter quarterly for the purpose of field study centre, organic farm, training classes for dog owners and uses ancillary thereto;
- it is noted that the applicant has confirmed compliance on the Tenancy Agreement of the STT; and
- advisory comments as detailed in **Appendix V**.

2. <u>Traffic</u>

Comments of the Commissioner for Transport:

- the Site is connected to public road network via a section of a local access which is not managed by the Transport Department. The land status of the local access road and private lot(s) should be clarified with the LandsD 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. no comment from traffic engineering point of view; and
- advisory comments as detailed in Appendix V.

Comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD):

- no adverse comment on the planning application; and
- advisory comments as detailed in **Appendix V**.

3. Drainage

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

- no in-principle objection to the application from the public drainage point of view; and
- based on the submitted drainage proposal, apparently the applicant would implement and maintain the same drainage facilities as those proposed under previous application No. A/YL-MP/316. The applicant should inform the Planning Department (PlanD) should there be any change to the drainage arrangement.

4. <u>Landscape</u>

Comments of the Chief Town Planner/Urban Design and Landscape, PlanD:

- no objection to the application from landscape planning perspective;
- based on the aerial photo of 2023, the Site is situated in an area of miscellaneous rural fringe landscape character composing of temporary structures, village houses, open storage, drainage reserve and scattered tree groups. Comparing the aerial photo of 2020 and 2023, there is no significant change to the landscape character of the surrounding area since the last application was approved. Based on the site photos provided in the application, some existing trees of common species are observed within Site. According to the layout plan provided, there is no significant change in the proposed layout. Further significant adverse landscape impact within the site arising from the continuous use is not anticipated; and

- 2 -

• advisory comments as detailed in **Appendix V**.

5. <u>Fire Safety</u>

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to existing fire service installations (FSIs) implemented on the Site being maintained in an efficient working order at all times; and
- advisory comments as detailed in **Appendix V**.

6. <u>Environment</u>

Comments of the Director of Environmental Protection:

- no objection to the planning application;
- the applicant confirmed that the following measures will continue to be implemented for the proposed dog training activities to avoid/minimise noise nuisance to nearby residents:
 - (i) dog training will be carried out in day time only and dogs will not stay overnight;
 - (ii) the dogs would be kept inside the facility during the training time and the buildings of the facility would be installed with insulated windows; and

(iii) the number of dogs will be limited to 15 only for each activity.

- there was no substantiated environmental complaint received against the Site in the past 3 years; and
- advisory comments as detailed in **Appendix V**.

7. Other Departments

The following government departments have no objection to/no adverse comment on the application and their advisory comments, if any, are in **Appendix V**:

• Chief Engineer/Railway Development 1-1, HyD;

- Project Manager (West), Civil Engineering and Development Department (CEDD);
- Head of Geotechnical Engineering Office, CEDD;
- Director of Agriculture, Fisheries and Conservation, Agriculture;
- Chief Engineer/Construction, Water Supplies Department;
- Chief Building Surveyor/New Territories West, Buildings Department;
- Director of Electrical and Mechanical Services;
- Commissioner of Police; and
- District Officer (Yuen Long), Home Affairs Department.

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
 - the applicant is reminded that failure to comply with the Tenancy Agreement may result in enforcement action being taken and the subject Short Term Tenancy being terminated by Government;
- (b) to note the comments of the Commissioner for Transport that:
 - the applicant is reminded that the Site is connected to public road network via a section of a local access which is not managed by the Transport Department (TD). The land status of the local access road and private lot(s) should be clarified with the LandsD 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; and
 - no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - the access arrangement to the application site (the Site) should be agreed by the *Transport Department-TD*;
 - HyD shall not be responsible for the maintenance of any access connecting between the Site and Castle Peak Road Tam Mi; and
 - adequate drainage measures should be provided at the Site 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 that:
 - the applicant is advised 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 applied 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 the Environmental Protection Department (EPD)'s Practice Note for Professional Person (ProPECC) PN 1/23 "Drainage Plans subject to Comment by EPD";
- (e) to note the comments of the Director of Fire Services that:
 - the applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123); and
 - detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;

(f) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that:

-2-

- the applicant is advised that approval of the application does not imply approval of tree works, if any, such as pruning, transplanting and felling. The applicant is reminded to seek comments and approval for any proposed tree works from the relevant department prior to the commencement of the works;
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
 - there is a structure at northern side of the Site with an Occupation Permit issued on 25 September 2023 for the purpose of a lavatory;
 - there is no record of approval by the Building Authority (BA) for the existing structure existing other than the lavatory at the Site. For those existing structures without record of the said approval, BD is not in a position to offer comments on their suitability of the use proposed in the application;
 - it is noted that four structures are proposed in the applications. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are unauthorised building works (UBW) under the BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with BO;
 - the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of B(P)R at the building plan submission stage;
 - if the existing structures are erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the application;
 - for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - detailed checking under the BO will be carried out at building plan submission stage;
- (*h*) to note the comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department that:

Agenda Item 39

Replacement Page 3 of Appendix V of RNTPC Paper No. A/YL-MP/378 For Consideration by the RNTPC on 25.10.2024 -3-

the applicant is reminded that should there be any proposed building works, the ٠ proposed building works should be submitted to the BD for approval as required under the provisions of the BO.

□Urgent □Return receipt □Expand Group □Restricted □Prevent Copy

From: Sent: To: Subject:

2024-10-03 星期四 02:57:32 tpbpd/PLAND <tpbpd@pland.gov.hk> A/YL-MP/378 Former Chuk Hing Public School

Dear TPB Members,

Despite the issues, approval was granted again 29 Oct 2021. Eight extensions and now applicant has provided proof of compliance with some of the conditions.

However Fruit Garden Social Enterprise Limited states

The development would provide 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 promote green living.
b) Interest classes FGSE would establish a workshop and classrooms for offering interest classes like environmental detergent making, environment soap making, preparing food based on organic farming products, environmental mosquito repellent, making small plants, and pots, planting of herbs and flowers, etc.

But the images indicate that despite tenancy for so many years, no activities are actually being untaken. Note that there is not even as much as one potted plant in the images.

The operation appears to be all sytle and no substance.

Members should question what the actual purpose is.

Mary Mulvihill

From:

To: tpbpd <<u>tpbpd@pland.gov.hk</u>> Date: Tuesday, 5 October 2021 3:02 AM HKT Subject: 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 Nongovernment Organisations" to facilitate the implementation of the proposal

So why do the premises still look so neglected? These social enterprises are wellintentioned, 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:

To: "tpbpd" <<u>tpbpd@pland.gov.hk</u>> 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: To: "tpbpd" <tpbpd@pland.gov.hk> Cc:

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

Appendix I of RNTPC Paper No. A/YL-MP/378 2024年 9月 2 日 此文件在 收到。城市規劃委員會 申請的日期。 Form No. S16-III 2 SEP 2024 This document is received on 25E72024The Totrin Planning Board will formally acknowledge the date of receipt of the application only upon receipt of all the required information and documents. 表格第 S16-III 號 APPLICATION FOR PERMISSION **UNDER SECTION 16 OF** THE TOWN PLANNING ORDINANCE (CAP. 131) 根據《城市規劃條例》(第131章) 第16條遞交的許可 申請 Applicable to Proposal Only Involving Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas, or Renewal of Permission for such Temporary Use or Development* 適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行 為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議* *Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development. *其他土地上及/或建築物內的臨時用途/發展(例如位於市區內的臨時用途或發展)及有關該等臨時用途/發 展的許可續期,應使用表格第S16-I號。 Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers: https://www.tpb.gov.hk/en/plan application/apply.html 申請人如欲在本地報章刊登申請通知,以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行 土地擁有人所指定的其中一項合理步驟,請瀏覽以下網址有關在指定的報章刊登通知: https://www.tpb.gov.hk/tc/plan application/apply.html **General Note and Annotation for the Form** 填寫表格的一般指引及註解 "Current land owner" means any person whose name is registered in the Land Registry as that of an owner

- of the land to which the application relates, as at 6 weeks before the application is made 「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的 土地的擁有人的人
- * Please attach documentary proof 請夾附證明文件
- ^ Please insert number where appropriate 請在適當地方註明編號

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

Please use separate sheets if the space provided is insufficient 如所提供的空間不足,請另頁說明 Please insert a「✔」at the appropriate box 請在適當的方格內上加上「✔」號

For Official Use Only	Application No. 申請编號	A (YC MP/ 378
請勿填寫此欄	Date Received 收到日期	2 SEP 2024

- 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 <u>http://www.tpb.gov.hk/</u>. 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: <u>http://www.tpb.gov.hk/</u>),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 上禾拳路 1 號沙田政府合署 14 樓)家取。
- 3. 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. 女上 / Company 公司 /□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)

(□Mr. 先生 / □ Mrs. 夫人 / □ Miss 小姐 / □ Ms. 女上 / ☑ Company 公司 / □ Organisation 機構)

A.Lead 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, Ha Chuk Yuen Tsuen, San Tin, Yuen Long (Former 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	□Site area 地盤面積 1700 sq.m 平方米☑About 約 □Gross floor area 總樓面面積 766 sq.m 平方米☑About 約
(c)	Area of Government land included (if any) 所包括的政府土地面積(倘有)	1700 sq.m 平方米 🖬 About 約

(d)	Name and number of statutory plan(s) 有關法定圖則的名稱及		S/YL-MP/7 - Mai Po & Fairview Park		
(e)	Land use zone(s) involv 涉及的土地用途地帶	ed	Village Type Development		
(f)	Current use(s) 現時用途		Temporary Field Study Centre and Organic Fa (If there are any Government, institution or community 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	facilities, please illustrate on	
4.	"Current Land Ow	vner" of A	pplication Site 申請地點的「現行土地	也擁有人」	
The	applicant 申請人 -				
	is the sole "current land 是唯一的「現行土地擁	owner" ^{#&} (ple 有人」 ^{#&} (詞	ease proceed to Part 6 and attach documentary proof 巍續填寫第 6 部分,並夾附業權證明文件)。	of ownership).	
	is one of the "current lan 是其中一名「現行土地	d owners" ^{# &} 擁有人」 ^{#&}	(please attach documentary proof of ownership). (請夾附業權證明文件)。		
	is not a "current land ow 並不是「現行土地擁有				
	The application site is en 申請地點完全位於政府		vernment land (please proceed to Part 6). 繼續填寫第 6 部分)。		
\sim		• ~			
3.	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				
(b)	The applicant 申請人 -	$\overline{\ }$			
	 has obtained consent(s) of "current land owner(s)"#. 已取得				
	Details of consent of "current land owner(s)"* obtained 取得「現行土地擁有人」#同意的詳情			」 [#] 同意的詳情	
	No. of 'Current Land Owner(s)' 「現行土地擁有 人」數目	Registry wh	address of premises as shown in the record of the Land ere consent(s) has/have been obtained 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 s	heets if the spa	ace of any box above is insufficient. 如上列任何方格的空	5間不足,請另頁說明)	

3

	De	Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料					
		o. of 'Current nd Owner(s)' 現行土地擁 人」數目	Land Registry	where notificat	tes as shown in t ion(s) has/have b 通知的地段號碼	been given	 Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)
	(Plea	ise use separate sh	eets if the space of	of any box above	is insufficient. 如	上列任何方格的	空間不足,請另頁說明)
	已扮	取合理步驟以	取得土地擁有	、 人的同意或向語 入	ive notification 该人發給通知。	詳情如 下:	
. :	Reas				取得土地擁有。		
					wner(s)" on 「現行土地擁有		(DD/MM/YYYY) ^{#&} 同意書 ^{&}
	Reas	sonable Steps to	Give Notification	on to Owner(s)	向土地擁有人	發出通知所採	取的合理步驟
		published notic 於	es in local news (日/月	papers on /年)在指定報道	章就申請刊登一	(DD/MM/Y -次通知 ^{&}	YYY) ^{&}
			a prominent po (DD/N		ar application sit	te/premises on	
		於	(日/月	/年)在申請地點	站/申請處所或	附近的顯明位	置貼出關於該申請的通知
						ttee(s)/mutual ai IM/YYYY) ^{&}	d committee(s)/managem
		office(s) or rura 於	al committee on (日/月		·		委員會/互助委員會或管
		office(s) or rura 於 處,或有關的	al committee on (日/月		·		委員會/互助委員會或管
		office(s) or rura 於	al committee on (日/月		·		委員會/互助委員會或管
		office(s) or rura 於 處,或有關的	ll committee on (日/月 御事委員會 ^{&} pecify)		·		委員會/互助委員會或管
		office(s) or rura 於 處,或有關的 <u>ers 其他</u> others (please s	ll committee on (日/月 御事委員會 ^{&} pecify)		·		委員會/互助委員會或管
		office(s) or rura 於 處,或有關的 <u>ers 其他</u> others (please s	ll committee on (日/月 御事委員會 ^{&} pecify)		·		委員會/互助委員會或管

4

Part 5 (Cont'd) 第5部分(續)

6、 Type(s) of Application 申請類別	
(A) Temperary Use/Development of Land and/or Buil	lding Not Exceeding 3 Years in Rural Areas of
Regulated Avers	
做於須險與地區或受規管地區土地上及/或建築物內與	行為期不超過三軍的臨時開途「發展
(For Lenewal of Permission for Temporary Use or De	velopment in Rural Arcas or Regulated Arcas, please
proceed to Part (B)))	
(如后)前於領域地區或受規管地區臨時用途/發展的規則序	啊你與1.6%與寫(B)溜汤))
(a) Proposed	
use(s)/development	
擬議用途/發展	
	proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 口 year(s) 年	
申請的許可有效期 I I month(s) 個月	
(c) Development Schedule 發展細節表	· · · · · · · · · · · · · · · · · · ·
Proposed uncovered land area 擬議露天土地面積	
Proposed covered land area 擬議有上蓋土地面積	
Proposed number of buildings/structures 擬議建築物/構築物	勿數目
Proposed domestic floor area 擬議住用樓面面積	
Proposed non-domestic floor area 擬議非住用樓面面積	sq.m □About 約
Proposed gross floor area 擬議總樓面面積	sq.m □About 約
Proposed height and use(s) of different floors of buildings/structur	
的擬議用途 (如適用) (Please use separate sheets if the space belo	\ · ·
Proposed number of car parking spaces by types 不同種類停車位	7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	<u> </u>
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)	N 1
outers (i tense speenty) 头徑 (码/小小)	

erating hours 擬議營運時間				
Yes 是 □ 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)) 「車路通往地盤」 □ 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)				
No 否 □				
ts of Development Proposal 擬議發展計劃的影響				
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)				
the pment al involve ion of g building? 發展計劃是 舌現有建築 (動?) No 否 □				
Yes 是 □ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線,以及河道改道、填塘、填土及/或挖土的細節及/或範圍) □ Diversion of stream 河道改道 (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 (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、東上及/或挖土的細節及/或 (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、東上及/或挖土的細節及/或 (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、東上及/或挖土 (請用地盤平面積				
No 否 □				
On environment 對環境 Yes 會 No 不會 On traffic 對交通 Yes 會 No 不會 On water supply 對供水 Yes 會 No 不會 On drainage 對排水 Yes 會 No 不會 on slopes 對斜坡 Yes 會 No 不會 al cause any e impacts? Affected by slopes 受斜坡影響 Yes 會 No 不會 支展計劃會 Tree Felling 砍伐樹木 Yes 會 No 不會 成 不 良 影 Visual Impact 構成視覺影響 Yes 會 No 不會 Others (Please Specify) 其他 (請列明) Yes 會 No 不會				
Depth of excavation 挖土深度 m 米 No 否 □ On environment 對環境 Yes 會 On traffic 對交通 Yes 會 On water supply 對供水 Yes 會 On drainage 對排水 Yes 會 pment On slopes 對斜坡 al cause any Affected by slopes 受斜坡影響 e impacts? Landscape Impact 構成景觀影響 皮 兩計劃會 Tree Felling 砍伐樹木 成 不 良影 Visual Impact 構成視覺影響				

Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木,請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)

	Temperary Use or Development in Rural Areas or Regulated Areas EARTH20233366FTILU
(a) Application number to which the permission relates 與許可有關的申請編號	A/ / 316
(b) Date of approval 獲批給許可的日期	29 / 10 / 2021 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	29 / 10 / 2024 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Proposed Temporary Field Study Centre and Organic Farm for a Period of 3 years and associated Filling and Excavation of Land
(e) Approval conditions 附帶條件	 □ The permission does not have any approval condition 許可並沒有任何附帶條件 ☑ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 □ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件: □ Reason(s) for non-compliance: 仍未履行的原因:
	(Please use separate sheets if the space above is insufficient) (如以上空間不足,請另頁說明)
(f) Renewal period sought 要求的續期期間	 ✓ year(s) 年 3 years □ month(s) 個月

7. Justifications 理由
The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary. 現請申請人提供申請理由及支持其申請的資料。如有需要,請另頁說明)。
Refer to the 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 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		
Ramon Chan Director of A.Lead Architects Limited		
Name in Block LettersPosition (if applicable)姓名(請以正楷填寫)職位 (如適用)		
Professional Qualification(s) ✓ Member 會員 / □ Fellow of 資深會員 專業資格 □ HKIP 香港規劃師學會 / □ HKIA 香港建築師學會 / □ HKIS 香港測量師學會 / □ HKIE 香港工程師學會 / □ HKILA 香港園境師學會 / □ HKIUD 香港城市設計學會 □ RPP 註冊專業規劃師 Others 其他		
on behalf of A.Lead Architects Limited 代表		
☑ Company 公司 / — Organisation Name and Chop (if applicable) 機構名稱及蓋章(如適用)		
Date 日期 28 / 8 / 2024 (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况下,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。
- 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 <u>as far as possible</u>. 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<u>盡量</u>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 下載及於規劃緊規劃資料查詢處供一般參閱。)

「戰仪於死動者死	動員科查詢婉供 ^一 放麥悅。)
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, Ha Chuk Yuen Tsuen, San Tin, Yuen Long (Former Chuk Hing Public School)
Site area	1700 sq.m 平方米 ☑ About 約
地盤面積	(includes Government land of 包括政府土地 1700 sq. m 平方米 ☑ About 約)
Plan 圖則	S/YL-MP/7 - Mai Po & Fairview Park
Zoning 地帶	Village Type Development
Type of Application 申請類別	□ Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期
	□ Year(s) 年 □ Month(s) 月
	☑ Renewal of Planning Approval for Temporary Use/ Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期
	☑ Year(s) 年 <u>3</u> □ Month(s) 月
Applied use/ development 申請用途/發展	Temporary Field Study Centre and Organic Farm

(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		□ About 約 □ Not more than 不多於		□About 約 □Not more than 不多於
		Non-domestic 非住用	766 sqm	 ☑ About 約 □ Not more than 不多於 	0.45	☑About 約 □Not more than 不多於
(ii)	No. of blocks 幢數	Domestic 住用	NA			
		Non-domestic 非住用	4 building	blocks		
(iii)	Building height/No. of storeys 建築物高度/層數	Domestic 住用			🗆 (Not	m 米 more than 不多於)
					🗆 (Not	Storeys(s) 層 more than 不多於)
		Non-domestic 非住用	About 7.4		🗹 (Not	m 米 more than 不多於)
			1 - 2		M (Not	Storeys(s) 層 more than 不多於)
(iv)	Site coverage 上蓋面積	-		36	%	日 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	e parking spaces	停車位總數		4
		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)				NA
		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NALight Goods Vehicle Spaces 輕型貨車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位NA				
		Others (Please Spe	ecify) 其他 (請	列明) 		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖		
Block plan(s) 樓宇位置圖		
Floor plan(s) 樓宇平面圖		, ⊠
Sectional plan(s) 截視圖		Ø,
Elevation(s) 立視圖		\square
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片		
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖		য্যায
Others (please specify) 其他 (請註明)		\square
Completion Site Photos		
Reports 報告書		•
Planning Statement/Justifications 規劃綱領/理據		
Environmental assessment (noise, air and/or water pollutions)		
環境評估(噪音、空氣及/或水的污染)		
Traffic impact assessment (on vehicles) 就車輛的交通影響評估		
Traffic impact assessment (on pedestrians) 就行人的交通影響評估		
Visual impact assessment 視覺影響評估		
Landscape impact assessment 景觀影響評估		
Tree Survey 樹木調查		
Geotechnical impact assessment 土力影響評估		
Drainage impact assessment 排水影響評估		
Sewerage impact assessment 排污影響評估		
Risk Assessment 風險評估		
Others (please specify) 其他(請註明)		
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.:
 A/YL-MP/316

 Our Ref.:
 H20002/PD/R/001

 Date:
 28 Aug 2024

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

North Point, Hong Kong

Dear Sir / Madam,

Re : Renewal of Permission for Temporary Use or Development of Field Study Centre and Organic Farm

at Government Land (GL) D.D. 104, Ha Chuk Yuen Tsuen, San Tin, Yuen Long Application of S16-III

With reference to your approval letter dated 29 September 2023 regarding the Section 16A application (No. A/YL-MP/316-8), we hereby submit the following document for the application for temporary use of land and building on the captioned site for your kind approval.

- 1. Original Authorization Letter signed by the applicant (Appendix 1)
- 2. A duly signed original copy of the application form no. S16-III
- 3. Four (4) sets of hard copy and 1 soft copy (CD-ROM) of the following:
 - i) Planning statement (Appendix 2)
 - ii) Plans and Drawings including Master Layout Plan, Block Plan, Floor Plans, Sectional Plans, Elevations and Completed Site Photos **(Appendix 3)**
- 4. Full Project Completion Report (Annex A)
- 5. TPB's acceptance letter of compliance with approval condition (e) implementation of Drainage Proposal dated 28 September 2023 (Annex B)
- 6. TPB's acceptance letter of compliance with approval condition (g) and (h) submission an implementation of Fire Service Installations Proposal dated 10 November 2023 (Annex C)
- 7. A copy of Short-Term Tenancy (STT) No. 3203 and Plan No. YLM10391 dated 20 Oct 2020

Should you have any queries, please feel free to contact our Thank you very much for your kind attention.

Yours faithfully,

Ramon Chan Director For and on behalf of A.Lead Architects Ltd

RC/V	VW/ct
c.c	Development Bureau
	Fruit Garden Social Enterprise Ltd

Ms. German Cheung / Ms. Kinki Li

(by email only) (by email only)

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A.LEAD architects ltd.

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By Hand





Appendix 2

Application of S16-III - Renewal of Permission for Temporary Use or Development of Field Study Centre and Organic Farm at Government Land (GL) D.D. 104, Ha Chuk Yuen Tsuen, San Tin, Yuen Long

Planning Statement

1. The Site

The site, with an area about 1700 sqm., is zoned "Village Type Development" ("V") on the approved Mai Po & Fairview Park Outline Zoning Plan No. S/YL-MP/7. 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. 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.

This project aims to better utilize the vacant government development to provide some services and activities for society and the nearby neighborhoods. The service could also provide opportunities for people to get into contact with nature, spend less time in computer games, and educate people with life education:



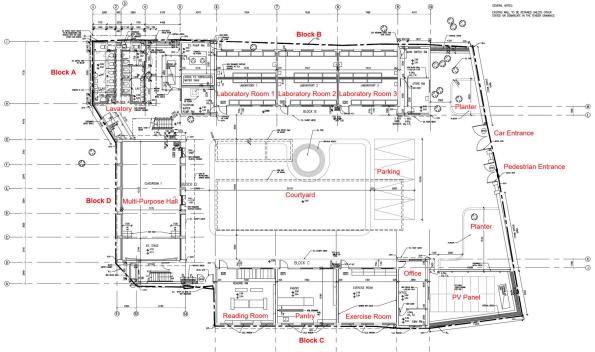


- i) Educating the public on organic farming, planting with water, and without the use of pesticides. Teach the young and the kids individual thinking, learning, and cooperation with others in farming activities, and bring them back from the electronic world. The aim is to break the isolation barrier and achieve real in-person communication, love, respect and improve the family relationship that the modern world lacks. Believe in family and strengthen the support to the young and the kids. Last but not 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 homes etc. with licensed dogs "動物大師" animal masters" for conducting life education and related activities, allowing the closer relationship of animals with people of different ages and levels for creating a positive attitude towards the animal.
- iii) Arranging visits 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 animals could reduce misunderstanding of the behavior of the animal and reduce the chance of abandoning animals.
- iv) To create some job opportunities for the vulnerable groups and the weaknesses in the development. This could assist them go into society, self-reliance, and establishing self-esteem and self-confidence.
- v) Establish training and classes for serving the neighborhood and society, learning recycling and reuse of kitchen waste, etc.



Appendix 2

3. Proposed Development



Master Layout Plan of the Centre

Full completion report with Layout Plan, section, elevation and completed photo record of the development is enclosed in the *Annex A*.

Building Block A – Lavatory

It is a 1-storey building of about 2.6m high with male, and female and accessible lavatories to serve the workers and the visitors.

Building Block B – Laboratories, E&M room & Store room

It is a 1-storey building of about 3.2 to 5.5m high provided indoor organic farming space, E&M room and store room. Classes would be organized for learning organic planting without soil and without pesticide.

Building Block C – Reading Room, Pantry & Exercise Room

It is a 1-storey building of about 3.2 to 5.5m high contained reading room, pantry, exercise room. Offering classes 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 exercise room would be organized to promote more exercise for the people.



Appendix 2

Building Block D – Multi-Purpose Hall

It is a 2-storey building of about 7.3m high. Some activity room / function room provided for the events and activities.

Detail service activities of the development refer to item 4.

Exterior and parking facilities

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.

4. Service activities / targets

The development would provide 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 promote green living.

b) Interest classes

FGSE would establish a workshop and classrooms for offering interest classes like environmental detergent making, environment soap making, preparing food based on organic farming products, environmental mosquito repellent, making small plants, and pots, planting of herbs and flowers, etc.

One of the activities would establish reading sessions at the reading room which could encourage participants, especially children, to develop a love for reading and improve their literacy skills. It fosters a culture of learning and curiosity, which can benefit participants academically and personally. Besides, reading sessions are designed to involve families, promoting family bonding and encouraging parents to read with their children, which has numerous developmental benefits.

There would also be 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 to promote 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 for dog training in order to keep the dog close to people to avoid abandoning dogs due to misbehavior.

All dog training would be daytime only and would not have dogs staying in the facilities overnight.



d) <u>Rest station</u>

FGSE would offer a rest station for the people coming to the establishment, particularly in the nearby neighborhood. Drinking facilities would be offered so that people could take a rest and chat indoors and outdoors. 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 facilities to serve the visitors and workers and allow participants to take a shower after the outdoor activities and indoor farming activities.

5. 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.

6. Number of Staff members on site

Typically, there are eight staff members on-site daily, depending on the scale of the activities.

7. Estimated number of Visitors

Each interest class would be of the size of 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.

8. Access to the site / Transportation

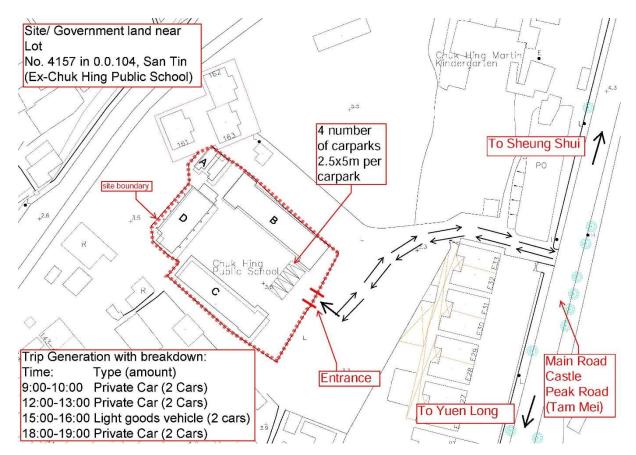
Visitors could walk from nearby bus stop/ mini-bus stop along Castle Peak Road (Tam Mei) to the development through the path next to Tai Yuen Villa. Also, people could also take bus No. 76K (Long Ping Estate Bus Terminus- Ching Ho Estate B/T) and drop at Chuk Yuen Station, or mini-bus No. 37 (Yuen Long Fuk Hong Street- Wai Chai Tsuen) and drop at Chuk Yuen Station.

Appendix 2



Appendix 2

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



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.

A.LEAD architects ltd. P:\H20002-Organic Farm\10_INFO\S16A



10. Compliance with the previous approval condition

With DEVB's funding scheme, FGSE obtained stage 1 funding from the 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.

Subsequently, the detailed design has been approved, and stage 2 funding for construction purposes was obtained from the Development Bureau in Aug 2022. All the renovation works have been completed on 25 September 2023.

Regarding the TPB's letter dated 12 Nov 2021 on the relevant approval conditions, all imposed conditions have been complied with. Detail as below:

- 1. Approval condition (e) to the satisfaction of the Director of Drainage Services of the TPB (Annex B)
- 2. Approval condition (g & h) to the satisfaction of the Director of Fire Services of the TPB (Annex C)

Besides, Lands Department has granted a **short-term tenancy (No. 3203)** at Government Land in D.D. 104 to FGSE for a term of commencing from 10 Dec 2019 to 2 August 2022, and renewal thereafter quarterly automatically.

11. In use

After the completion of the renovation work, FGSE has been proactive in organizing a variety of events for the community. These activities aim to engage different age groups and interests, fostering a sense of togetherness and enhancing community spirit. Some of the events that have been arranged include:

Tai Chi Training Classes

These classes are designed to promote physical wellness and mindfulness, catering especially to the elderly, who can benefit from gentle exercise that improves balance, flexibility, and mental clarity.

Mini-Concerts for the Elderly

Music events provide entertainment and joy, creating a lively and enjoyable atmosphere for the senior members of the community. These concerts offer a wonderful opportunity for social interaction and cultural enrichment.

Hydroponics Workshops

These sessions introduce participants to the innovative method of growing plants without soil, using nutrient-rich water. It is an excellent way for community members to learn about sustainable practices and urban gardening.



Magic Performances and Courses

Magic shows are not only entertaining but also stimulate curiosity and wonder. Following the performances, magic courses are offered for those interested in learning the art of magic, encouraging creativity and boosting confidence.

Calligraphy Workshops

These workshops focus on the traditional art of beautiful writing, allowing participants to explore their artistic talents while preserving cultural heritage. They offer a calming and therapeutic experience that appeals to all ages.

Life Education Programs

These programs cover a range of topics aimed at personal development and well-being. They provide valuable insights and life skills, helping participants to navigate various aspects of life more effectively.

Through these diverse activities, FGSE continues to cultivate a vibrant, inclusive, and engaged community while promoting lifelong learning.

12. Conclusion

In conclusion, the renewal of the temporary use of the Organic Farm and Field Study Centre for an additional three years will continue to bring significant benefits to the community and environment. The project has already transformed a previously vacant government site into a vibrant hub of activity that serves various societal needs, including education, community engagement, and environmental sustainability.

The proposed continuation of this project complies with all relevant approval conditions. Over the past year, Fruit Garden Social Enterprise Limited (FGSE) has successfully utilized the space to deliver a range of beneficial programs and activities, such as organic farming, life education, and wellness classes, which have positively impacted the local community. These initiatives have provided valuable learning opportunities, fostered social cohesion, and promoted a sustainable lifestyle.

Therefore, we respectfully request the approval of this renewal to continue fostering a community-focused, educational, and sustainable development that benefits all stakeholders involved.

Appendix 2



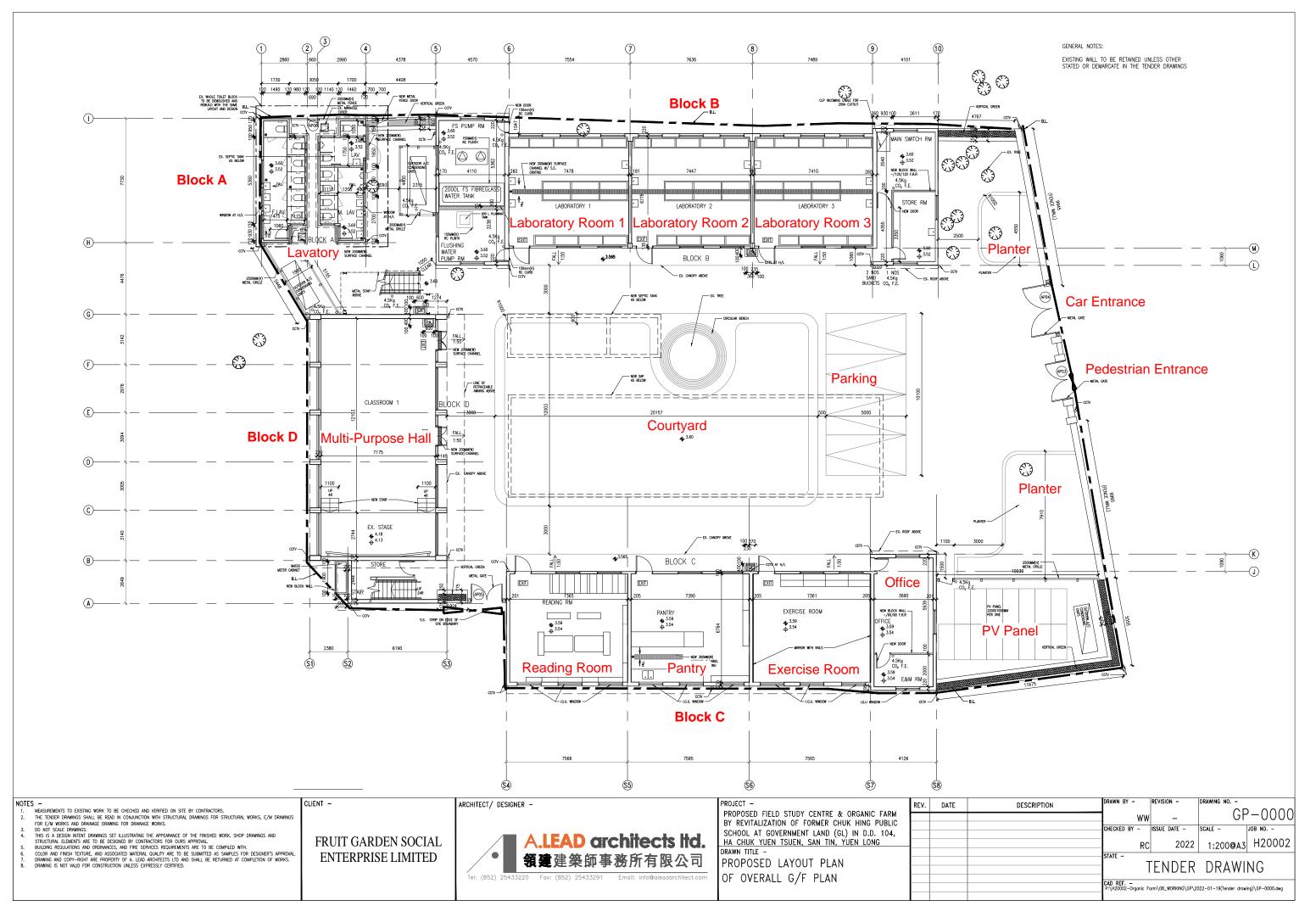


Appendix 3

Application of S16-III - Renewal of Permission for Temporary Use or Development of Field Study Centre and Organic Farm at Government Land (GL) D.D. 104. Ha Chuk Yuon Tsuan, San Tin, Yuon Long

at Government Land (GL) D.D. 104, Ha Chuk Yuen Tsuen, San Tin, Yuen Long Plan and Drawings

1) Master Layout Plan





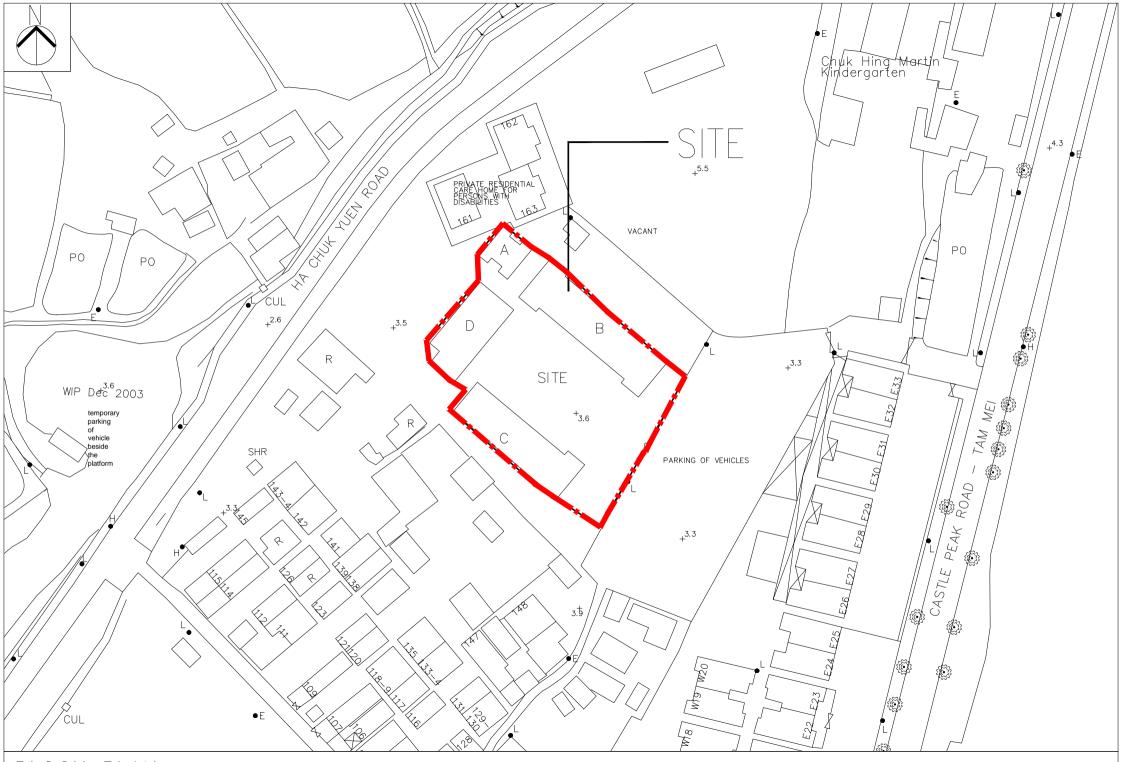


PlanD Ref.: A/YL-MP/316 Date: 28 Aug 2024 Appendix 3

Application of S16-III - Renewal of Permission for Temporary Use or Development of Field Study Centre and Organic Farm

at Government Land (GL) D.D. 104, Ha Chuk Yuen Tsuen, San Tin, Yuen Long Plan and Drawings

2) Block Plan





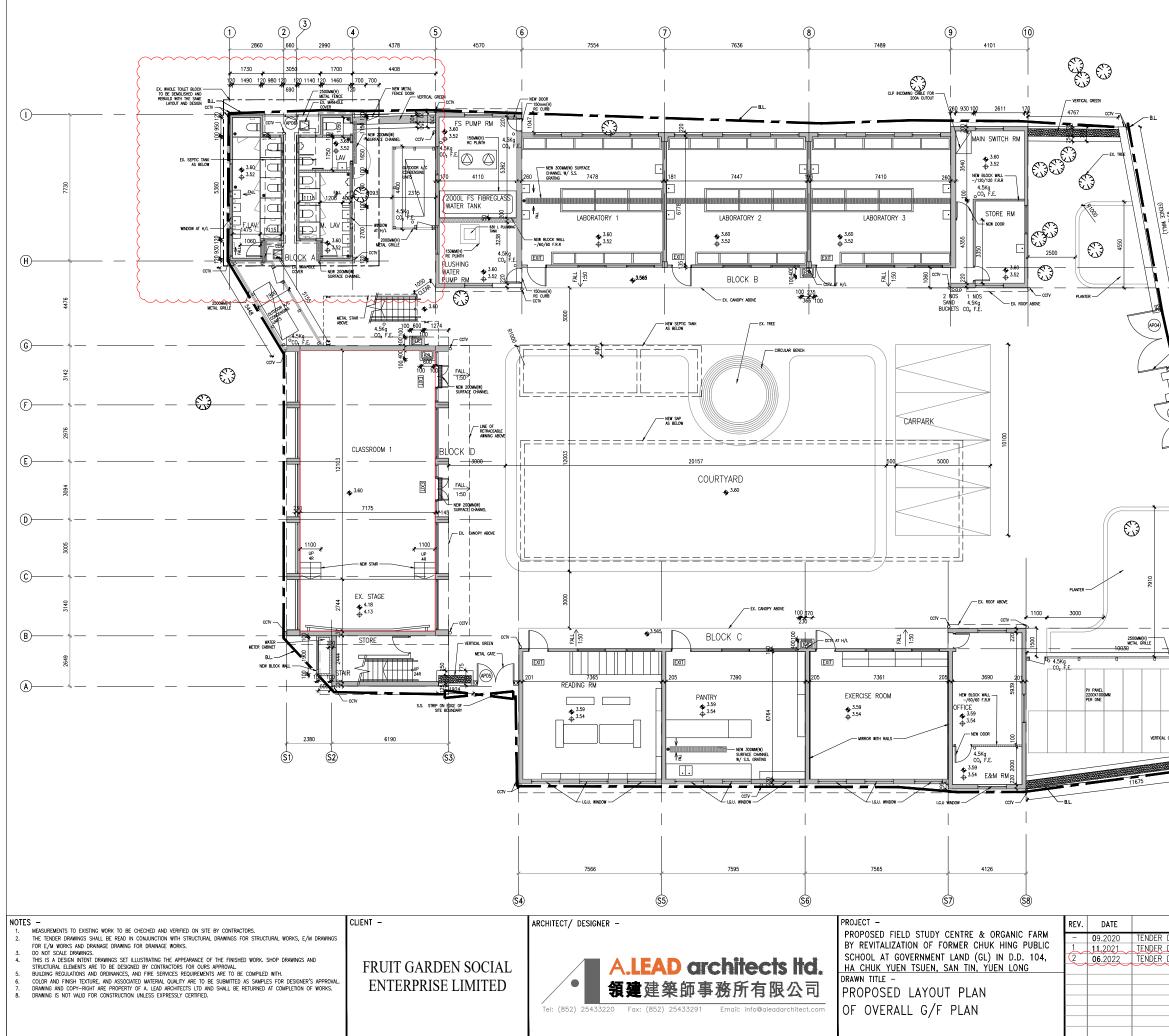


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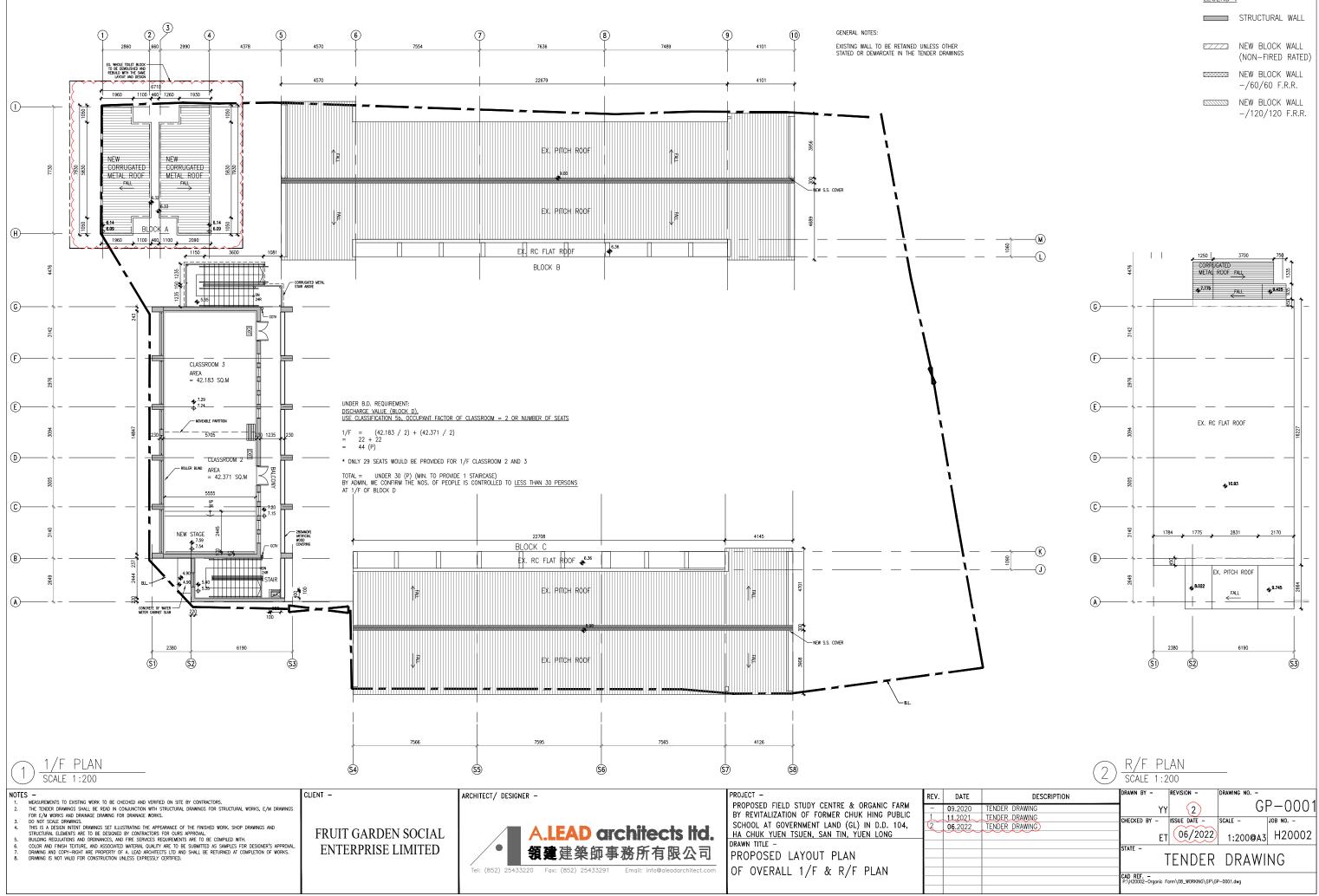
Application of S16-III - Renewal of Permission for Temporary Use or Development of Field Study Centre and Organic Farm

at Government Land (GL) D.D. 104, Ha Chuk Yuen Tsuen, San Tin, Yuen Long Plan and Drawings

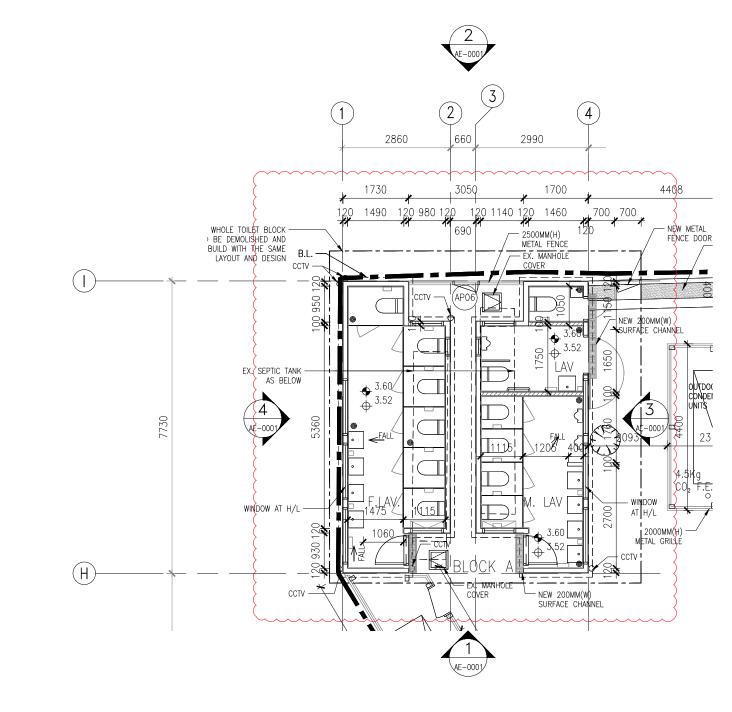
3) Floor Plans



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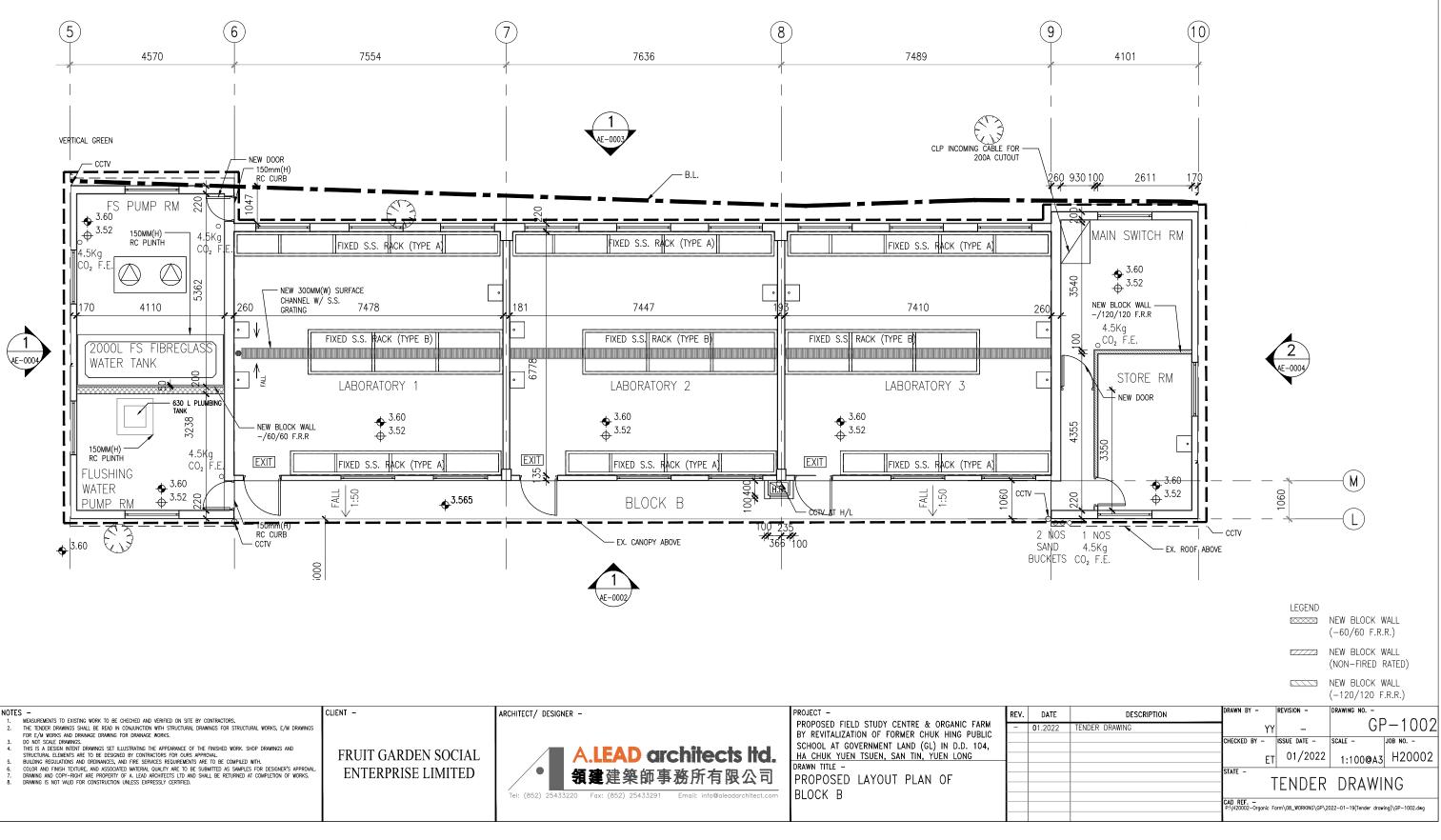


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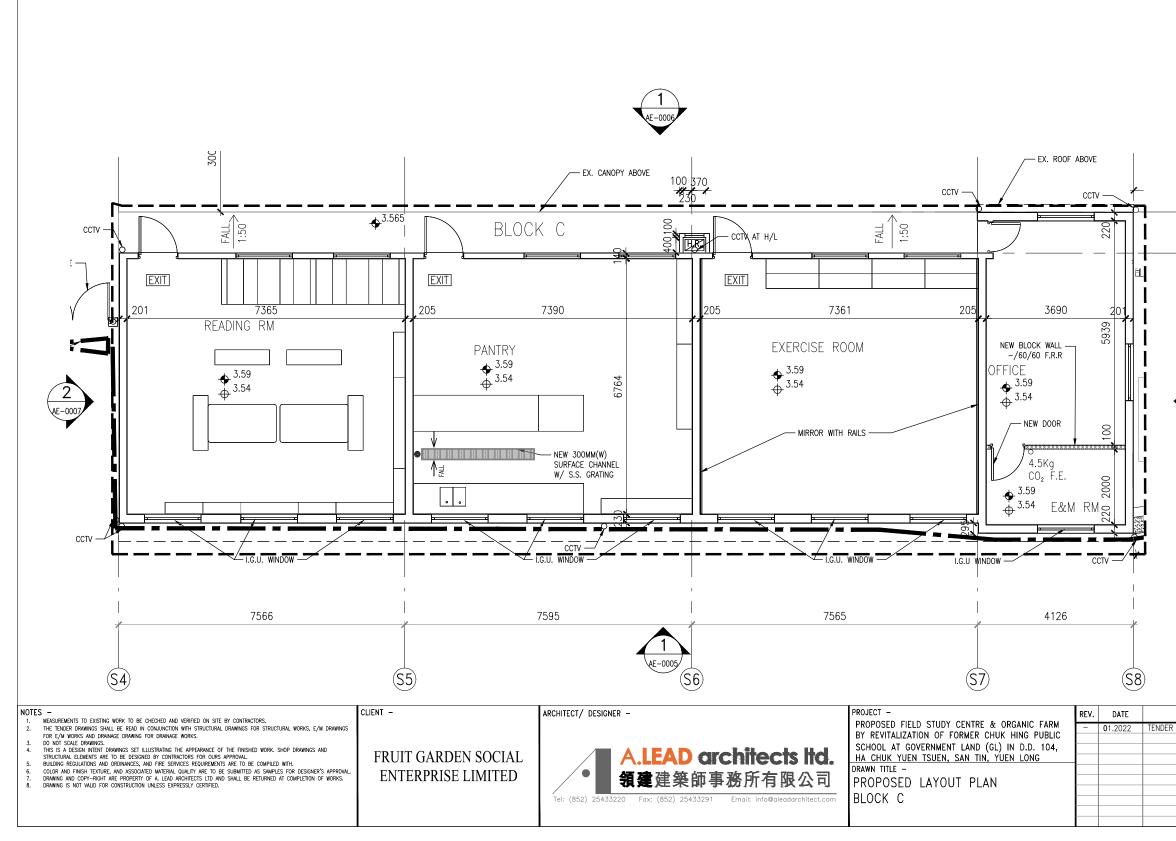
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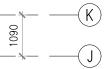


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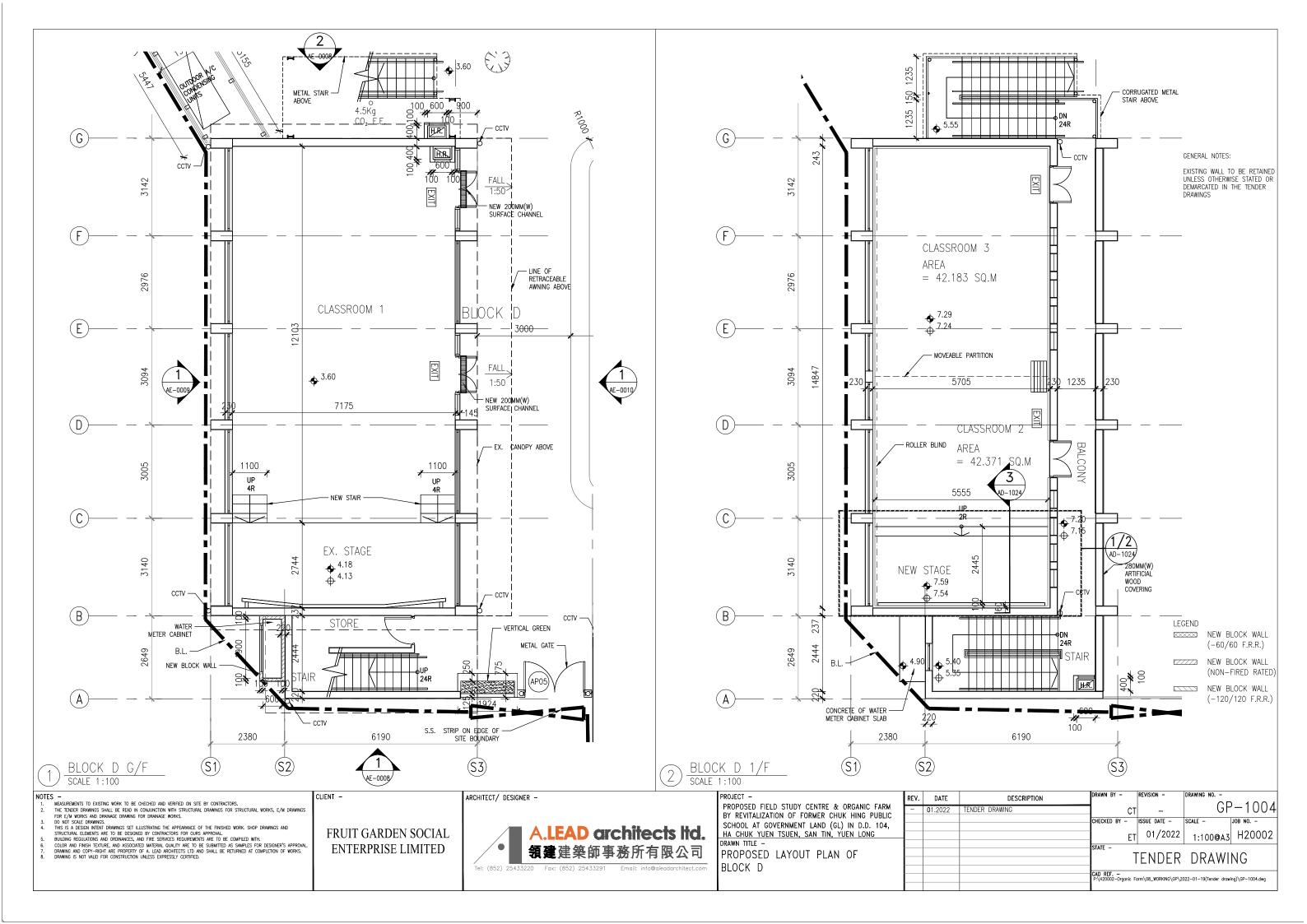
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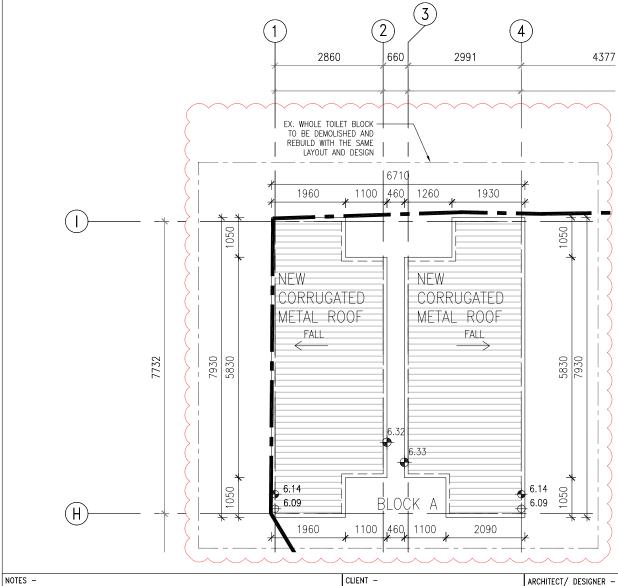
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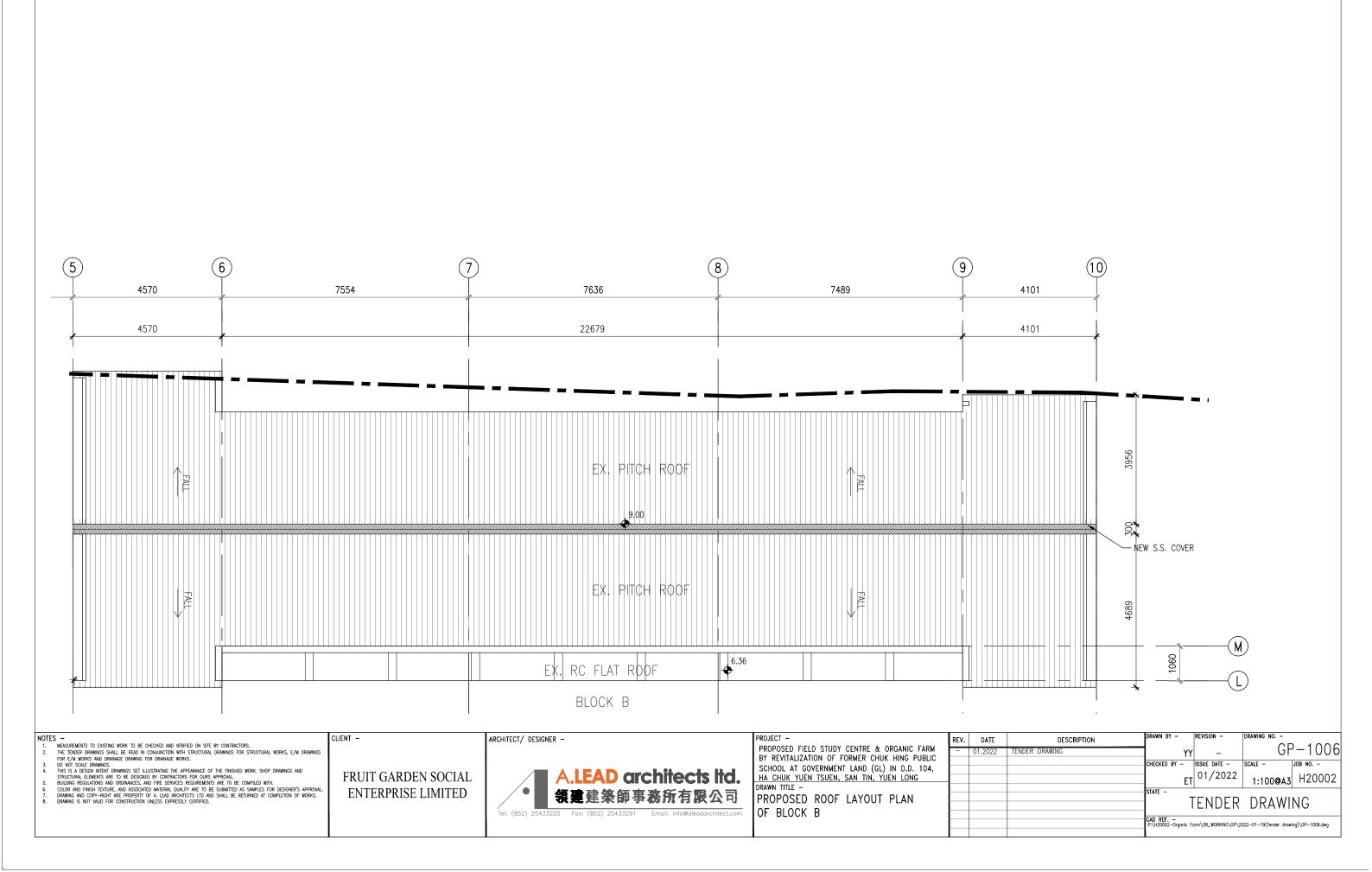
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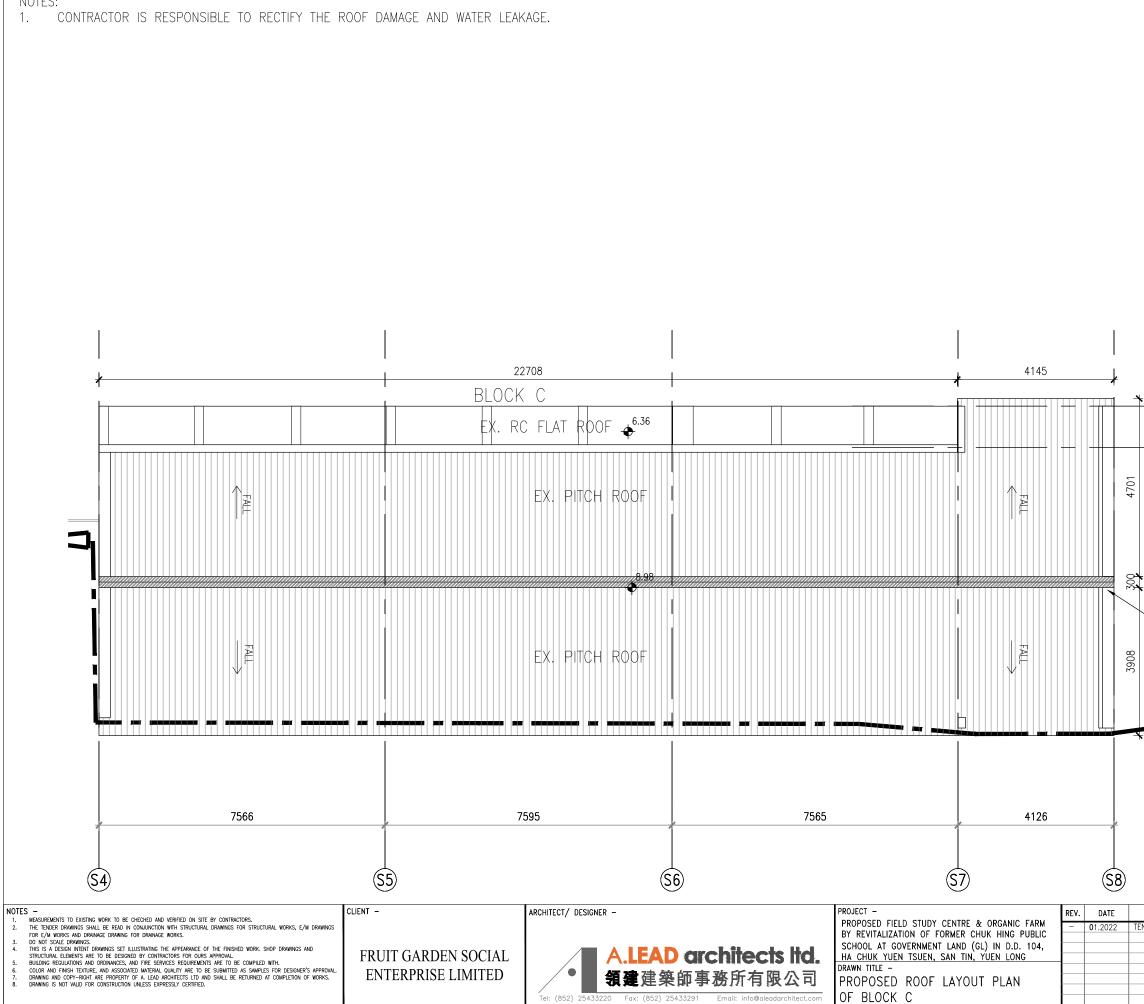


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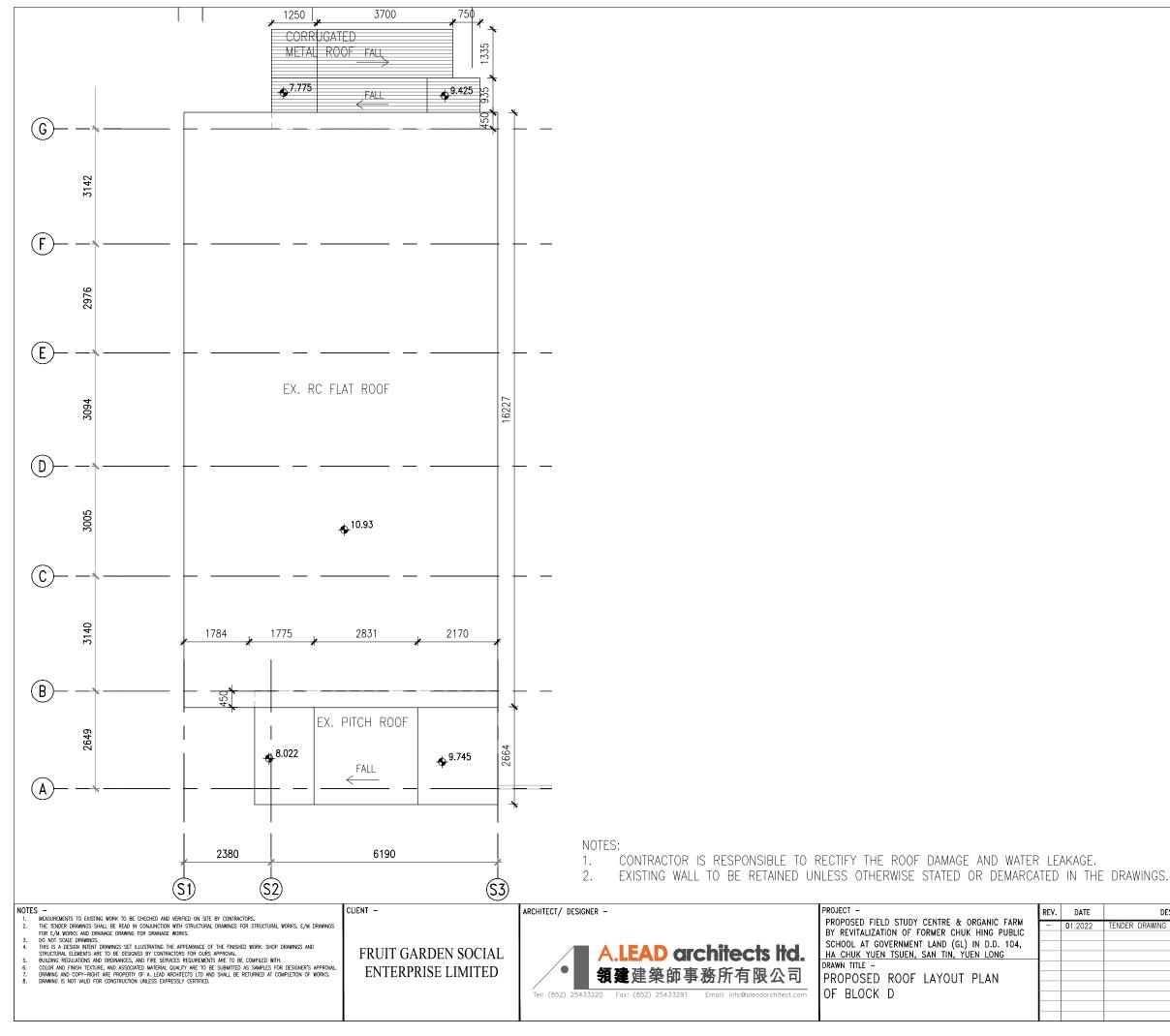


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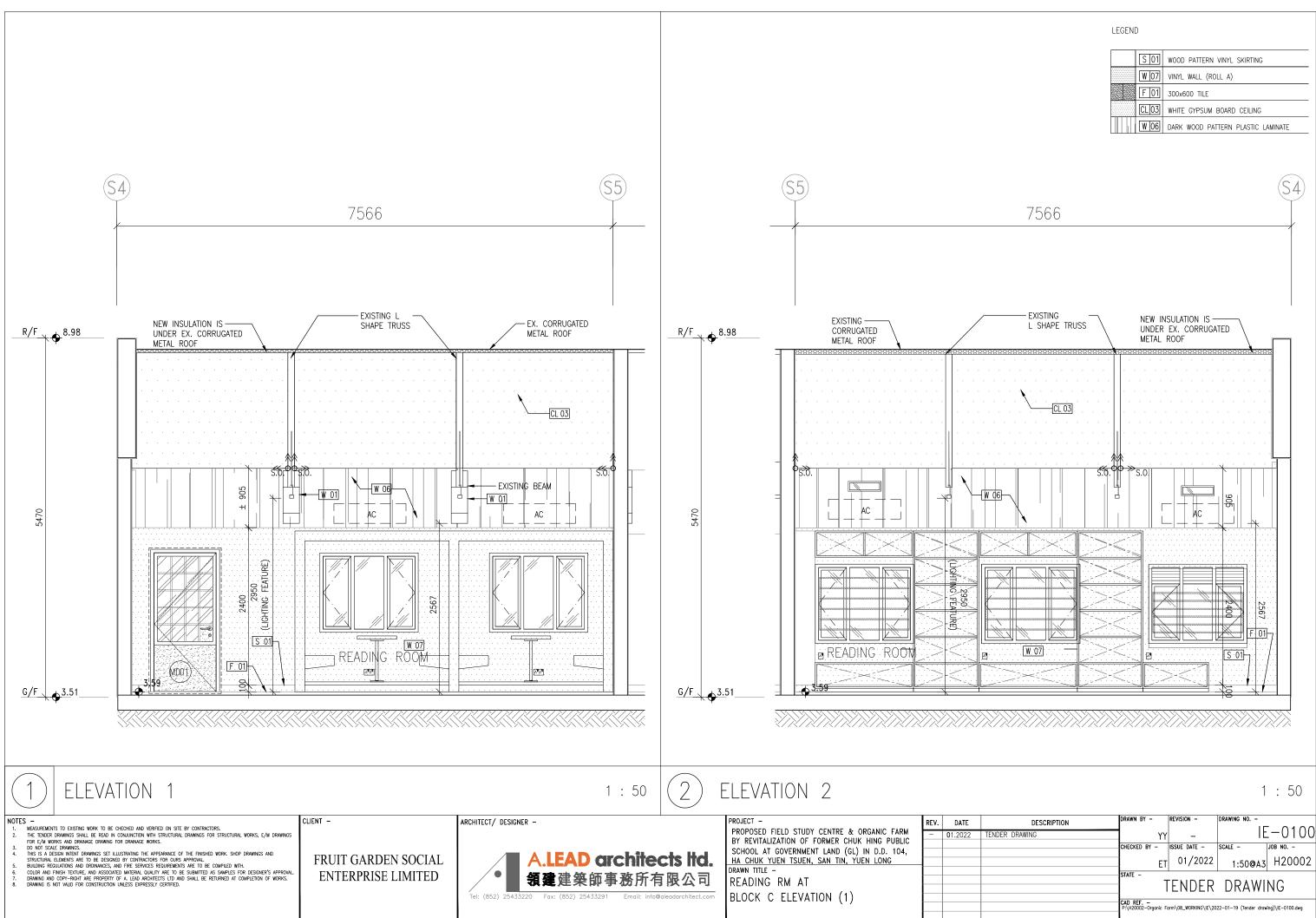


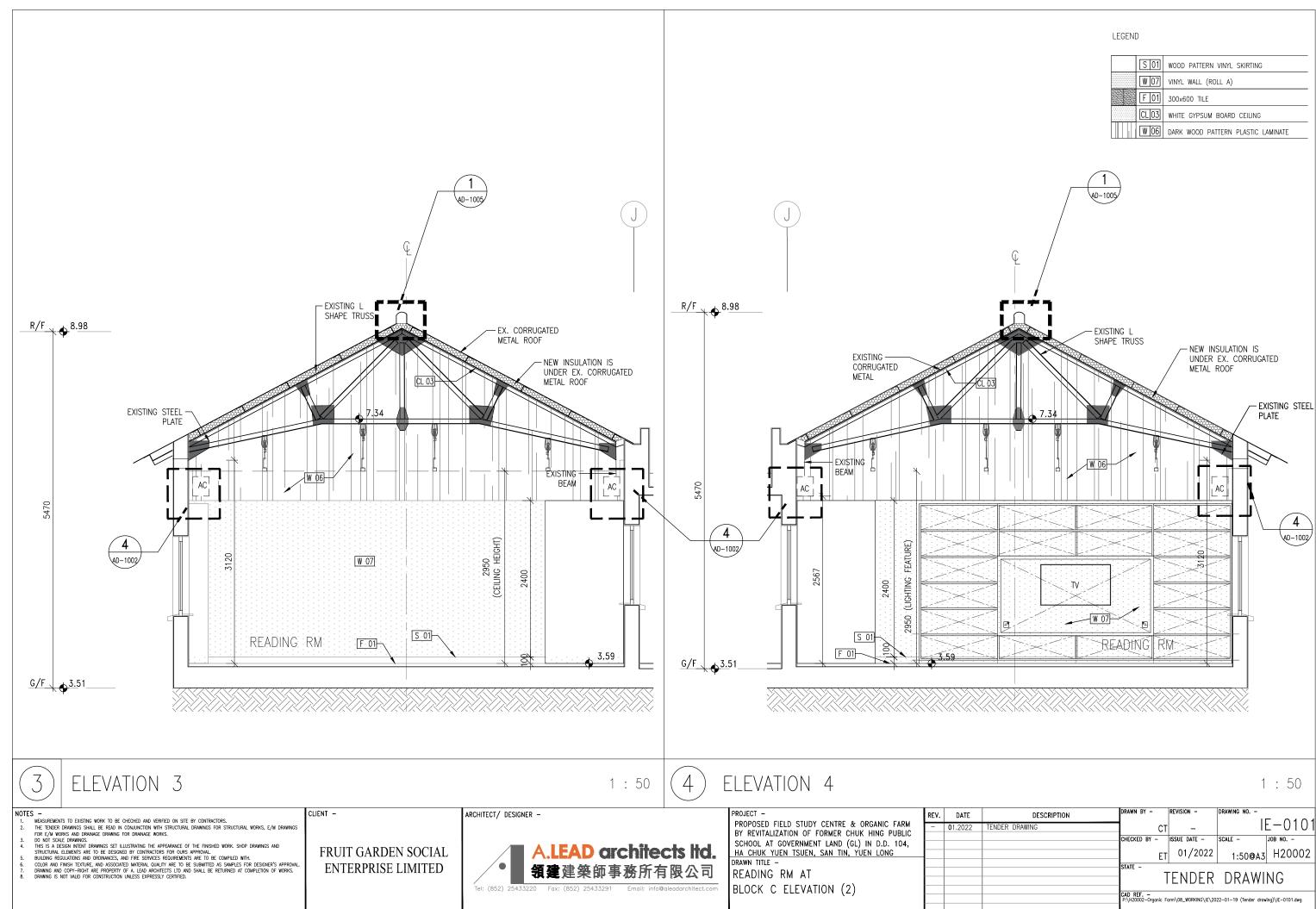
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Application of S16-III - Renewal of Permission for Temporary Use or Development of Field Study Centre and Organic Farm

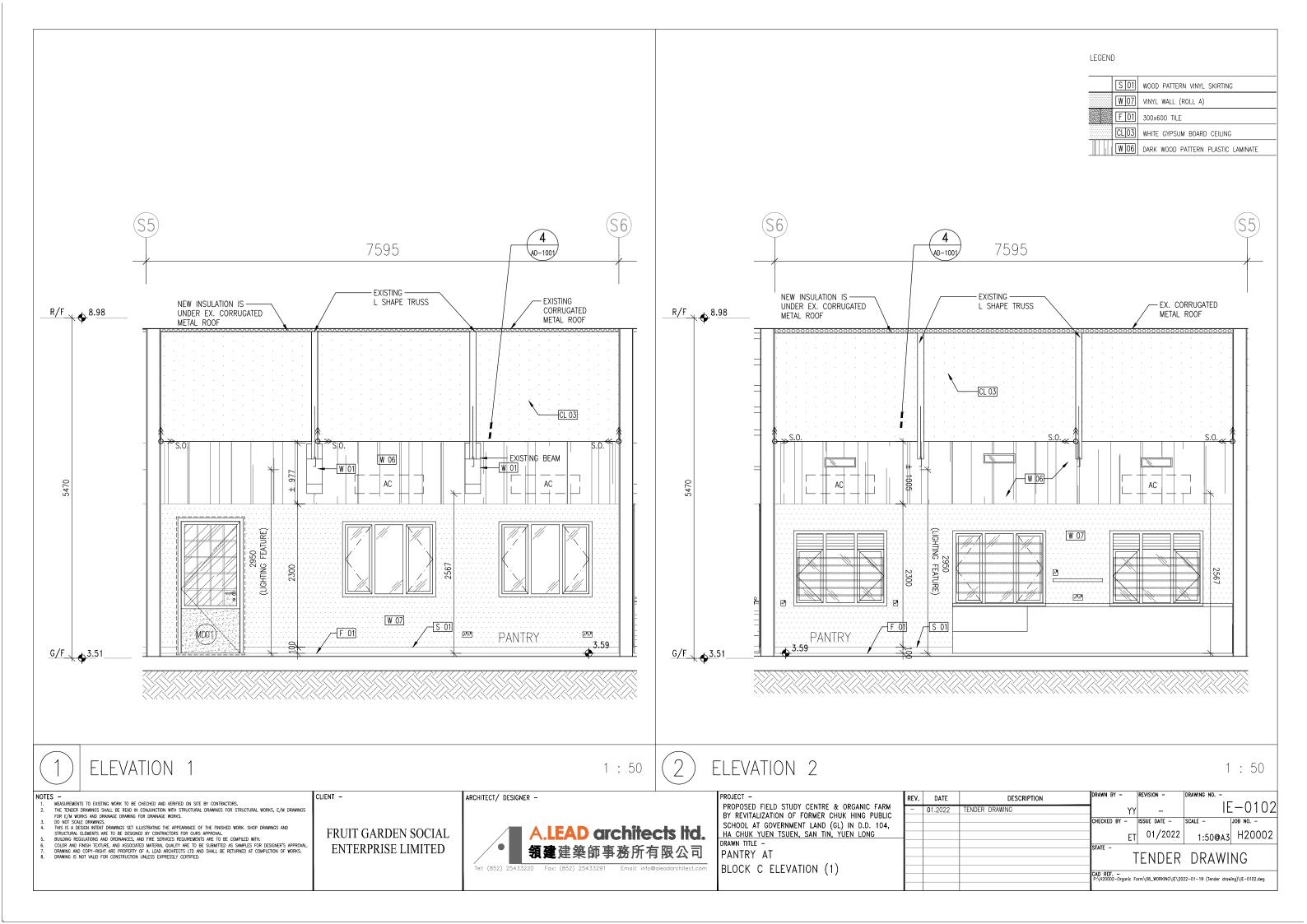
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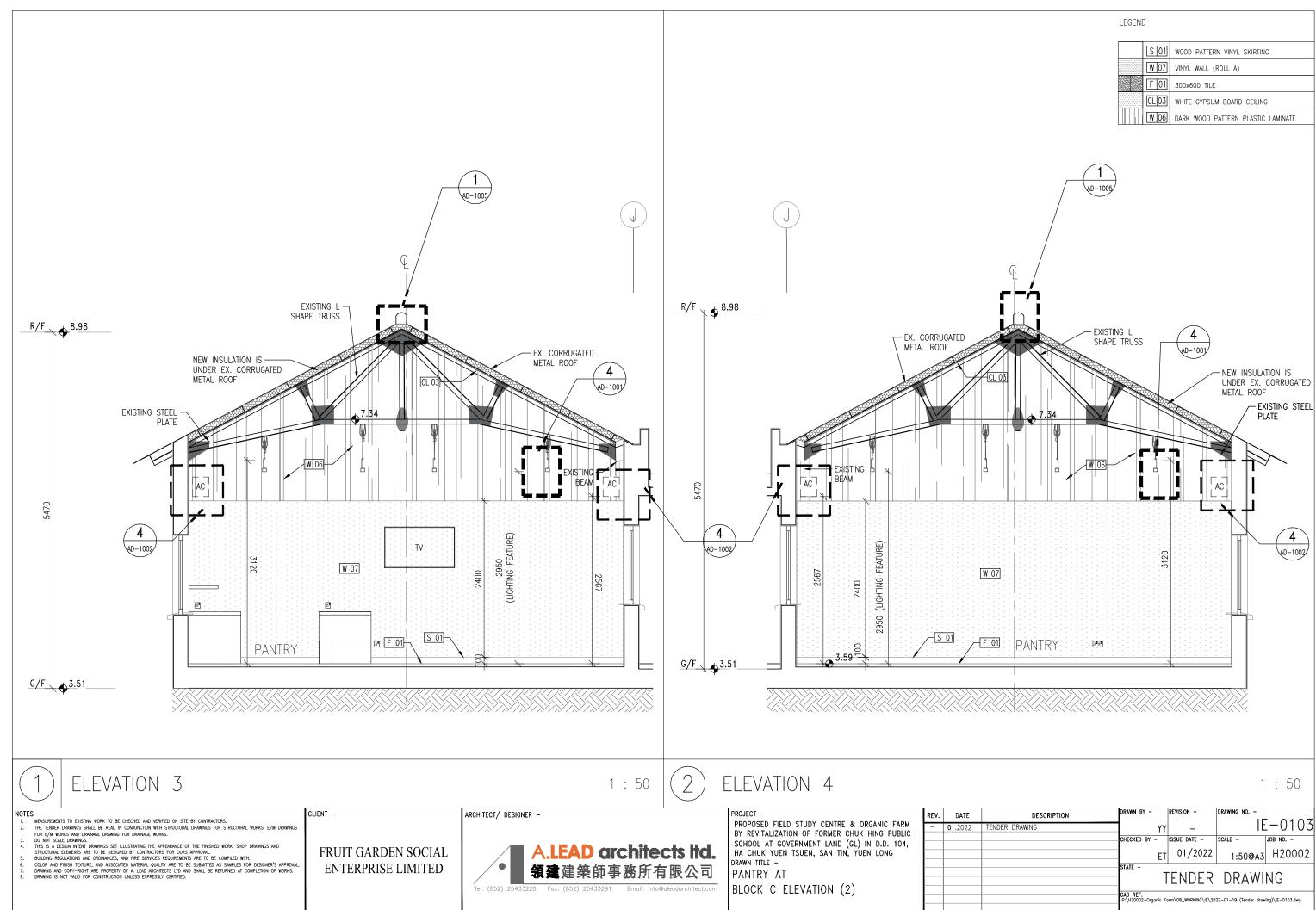
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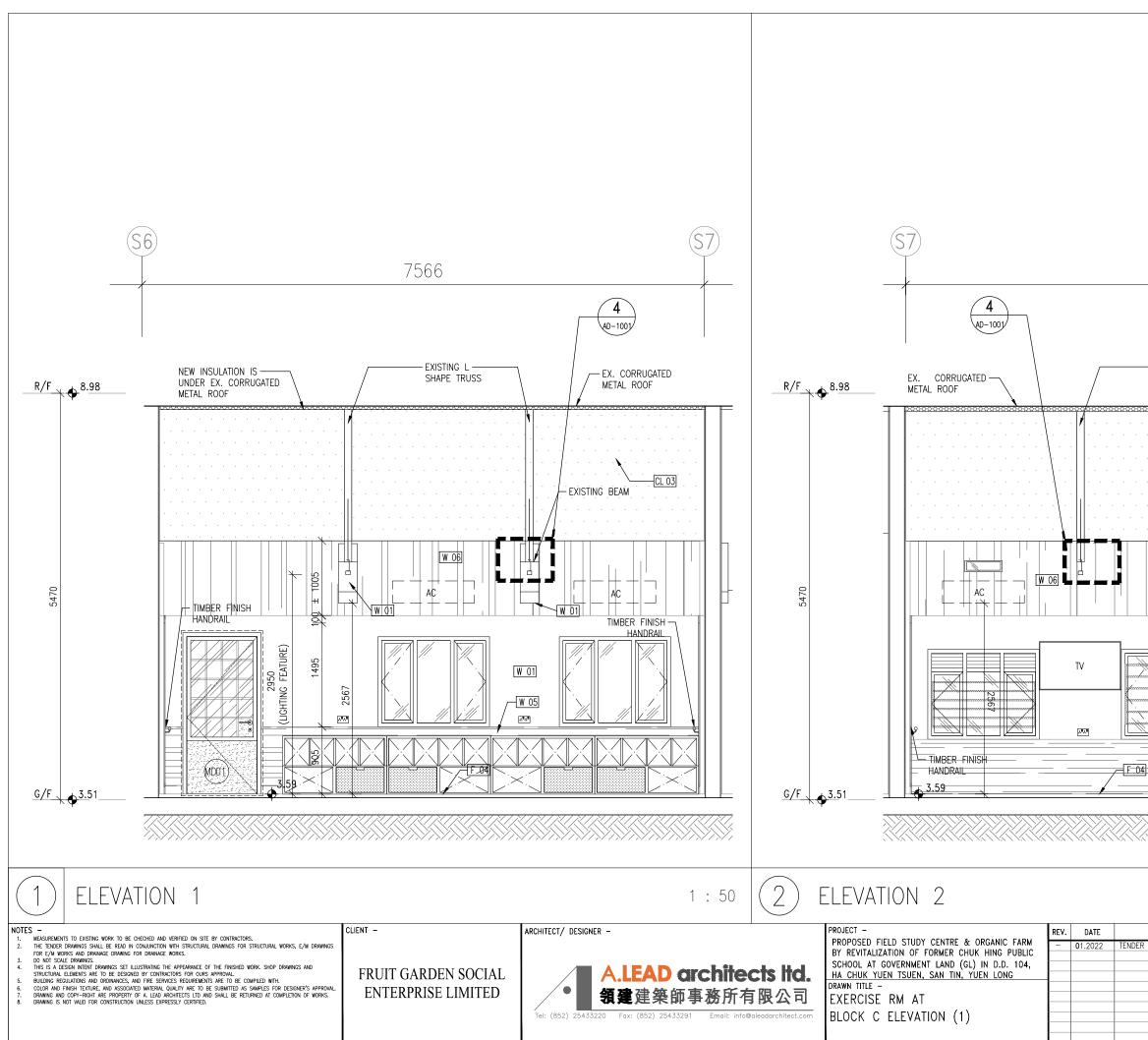


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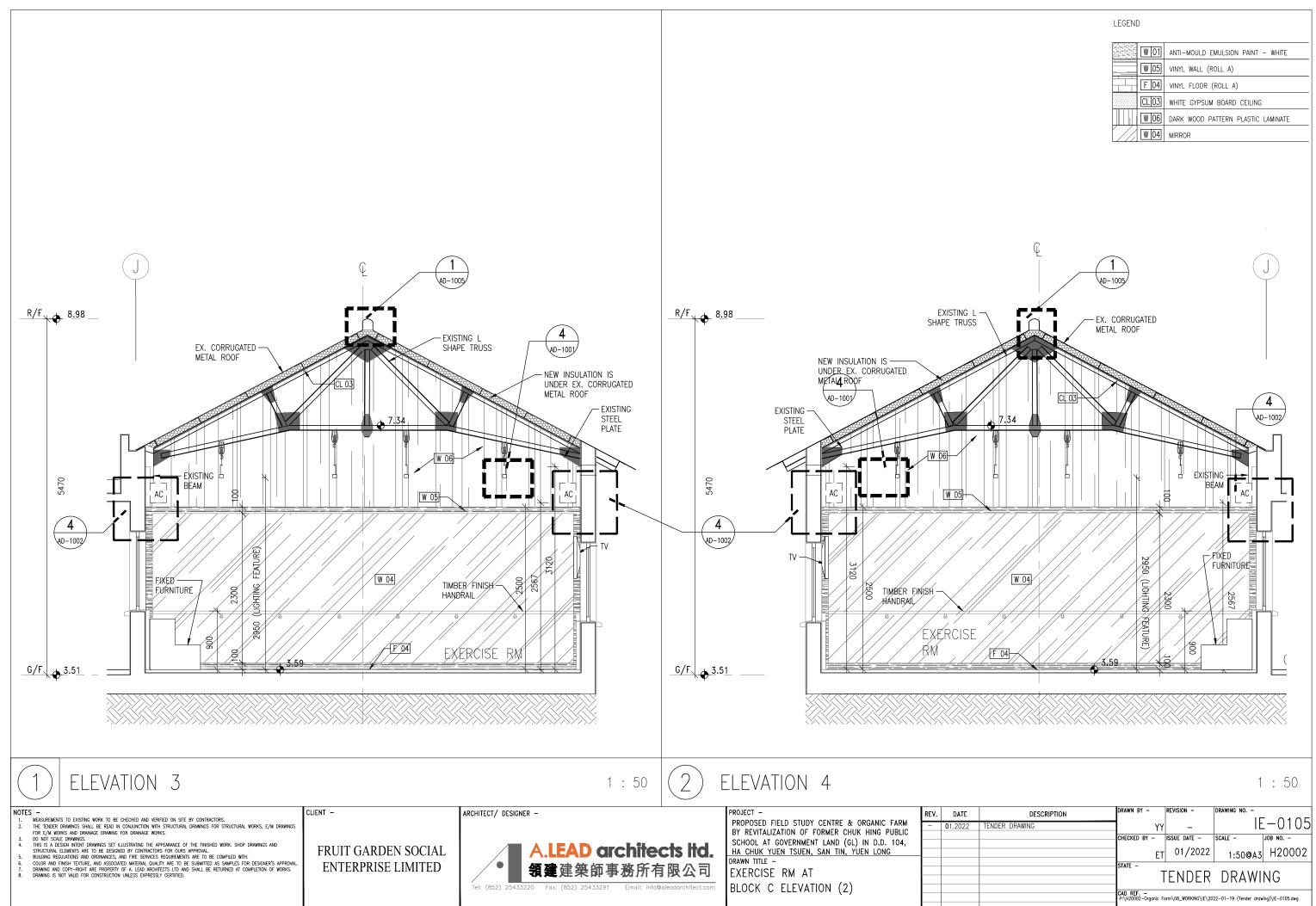




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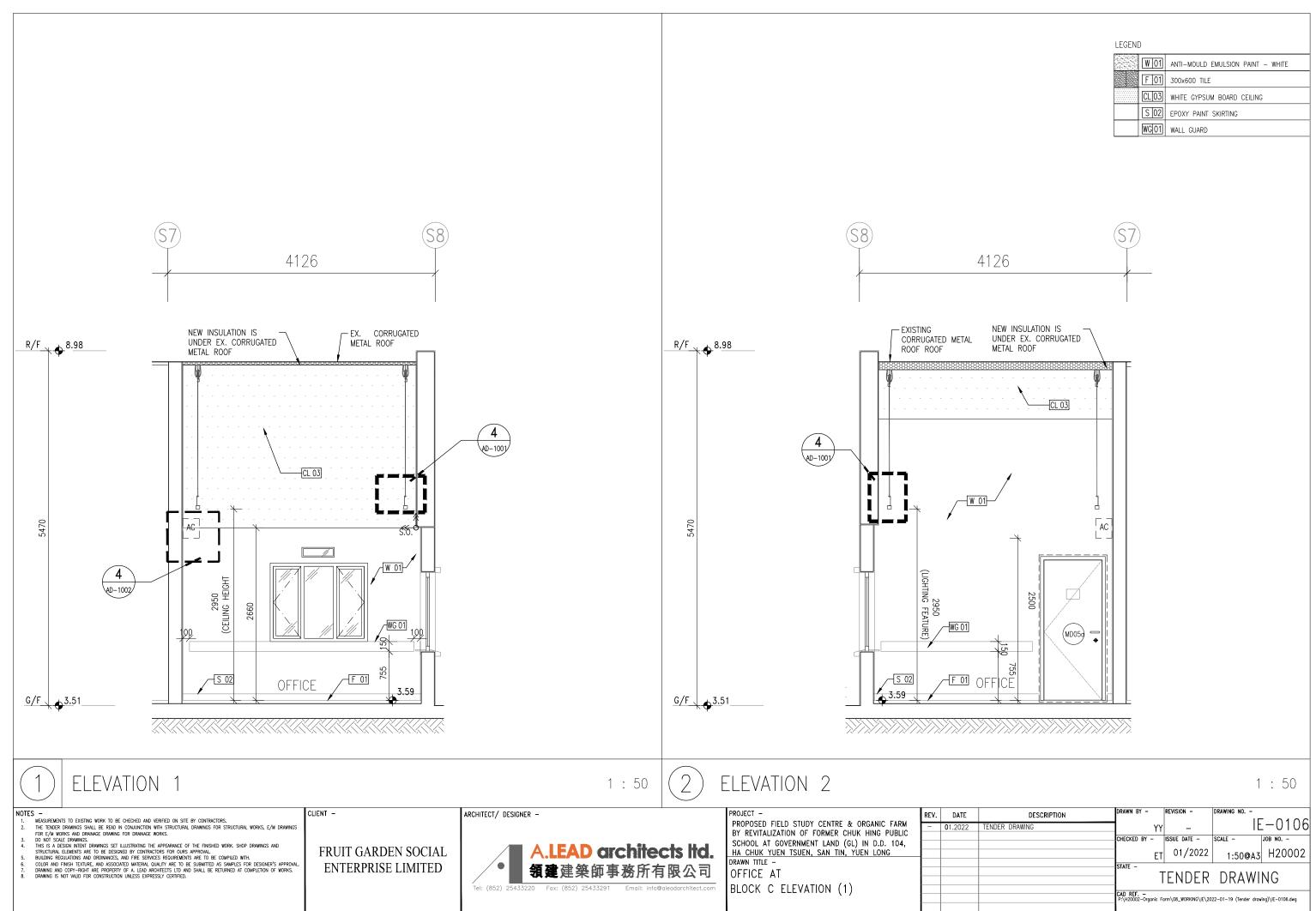


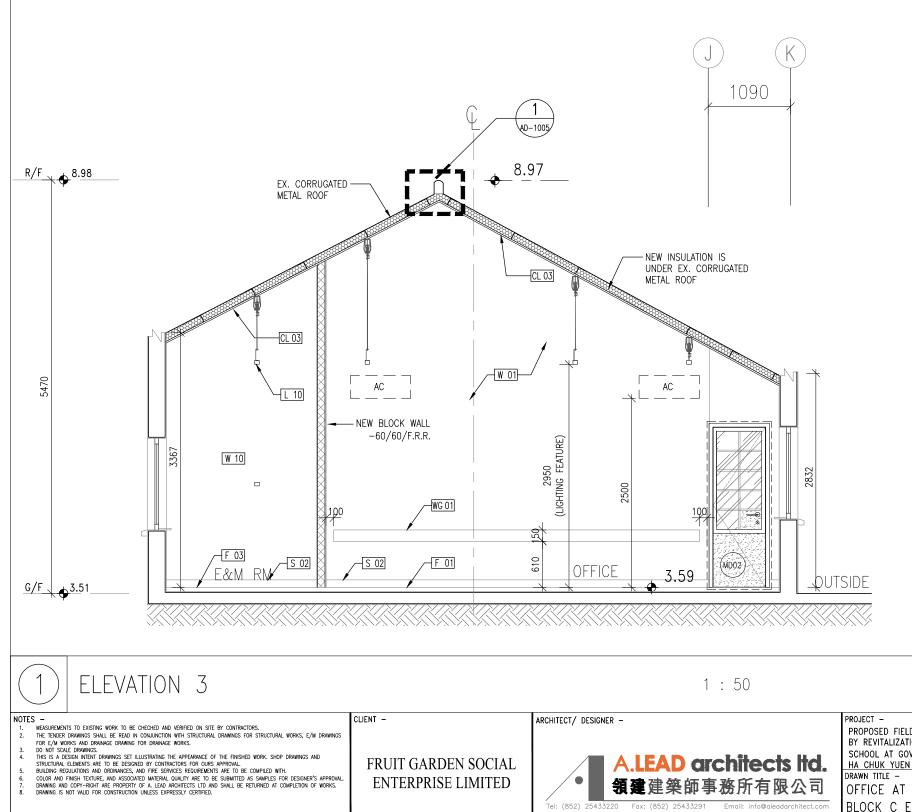
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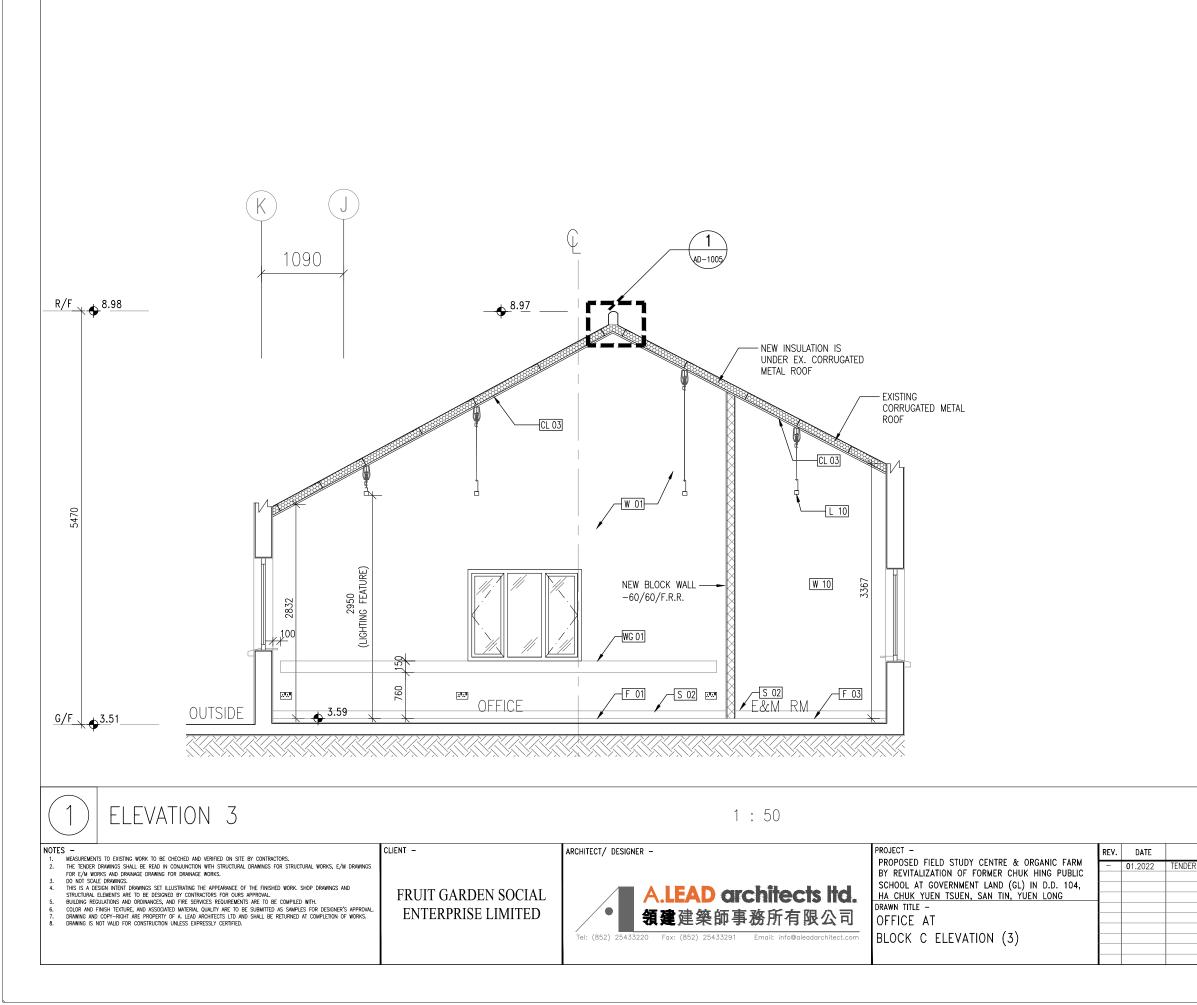
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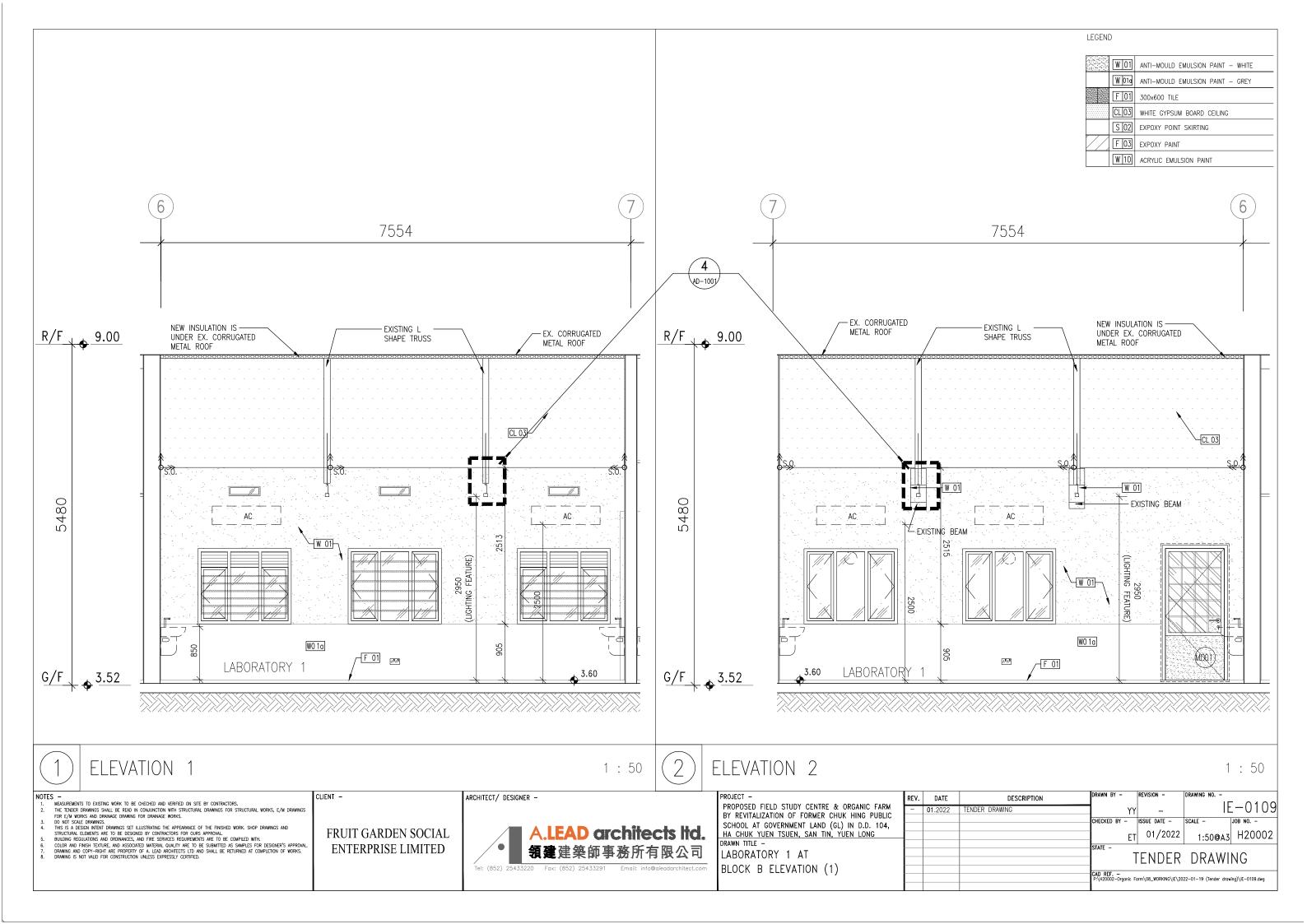
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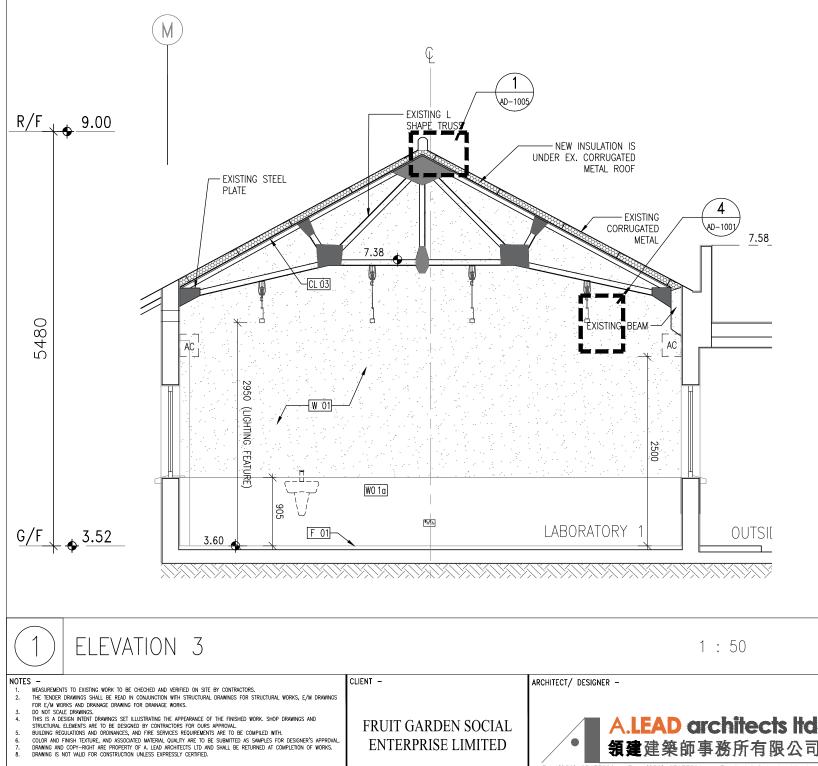
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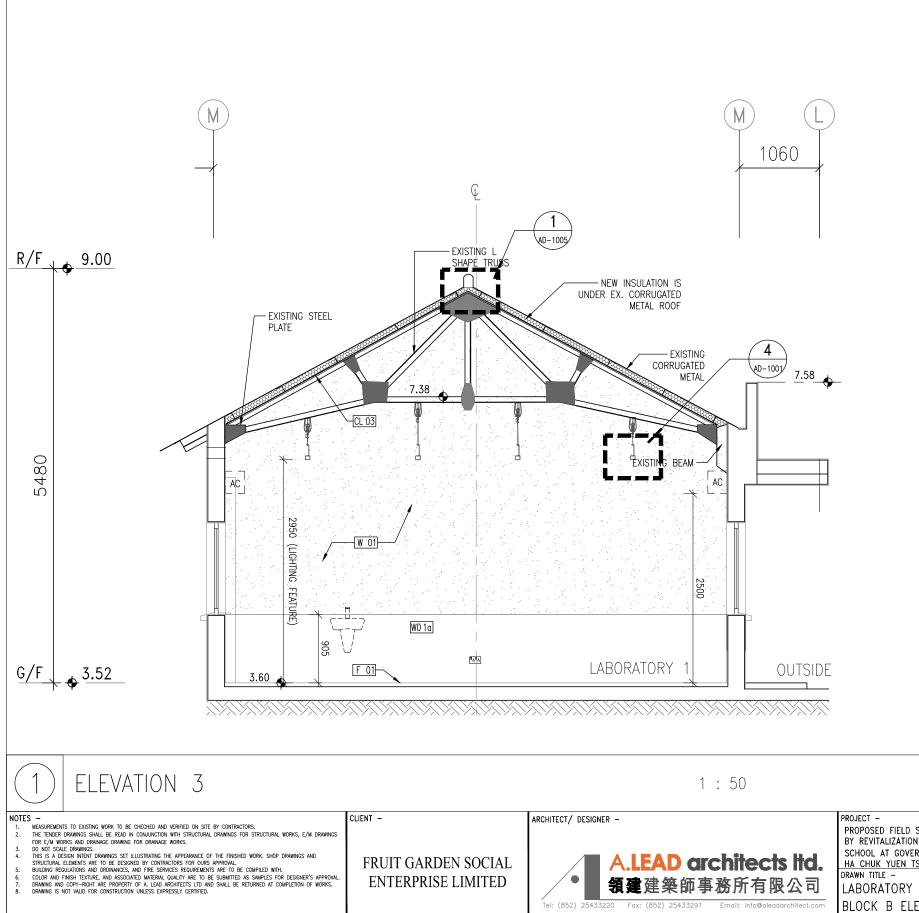




PROJECT -REV. DATE PROPOSED FIELD STUDY CENTRE & ORGANIC FARM **0**1.2022 TENDER BY REVITALIZATION OF FORMER CHUK HING PUBLIC SCHOOL AT GOVERNMENT LAND (GL) IN D.D. 104, HA CHUK YUEN TSUEN, SAN TIN, YUEN LONG A.LEAD architects ltd. DRAWN TITLE -ENTERPRISE LIMITED **領建**建築師事務所有限公司 LABORATORY 1 AT Tel: (852) 25433220 BLOCK B ELEVATION (2) Fax: (852) 25433291 Email: info@alea

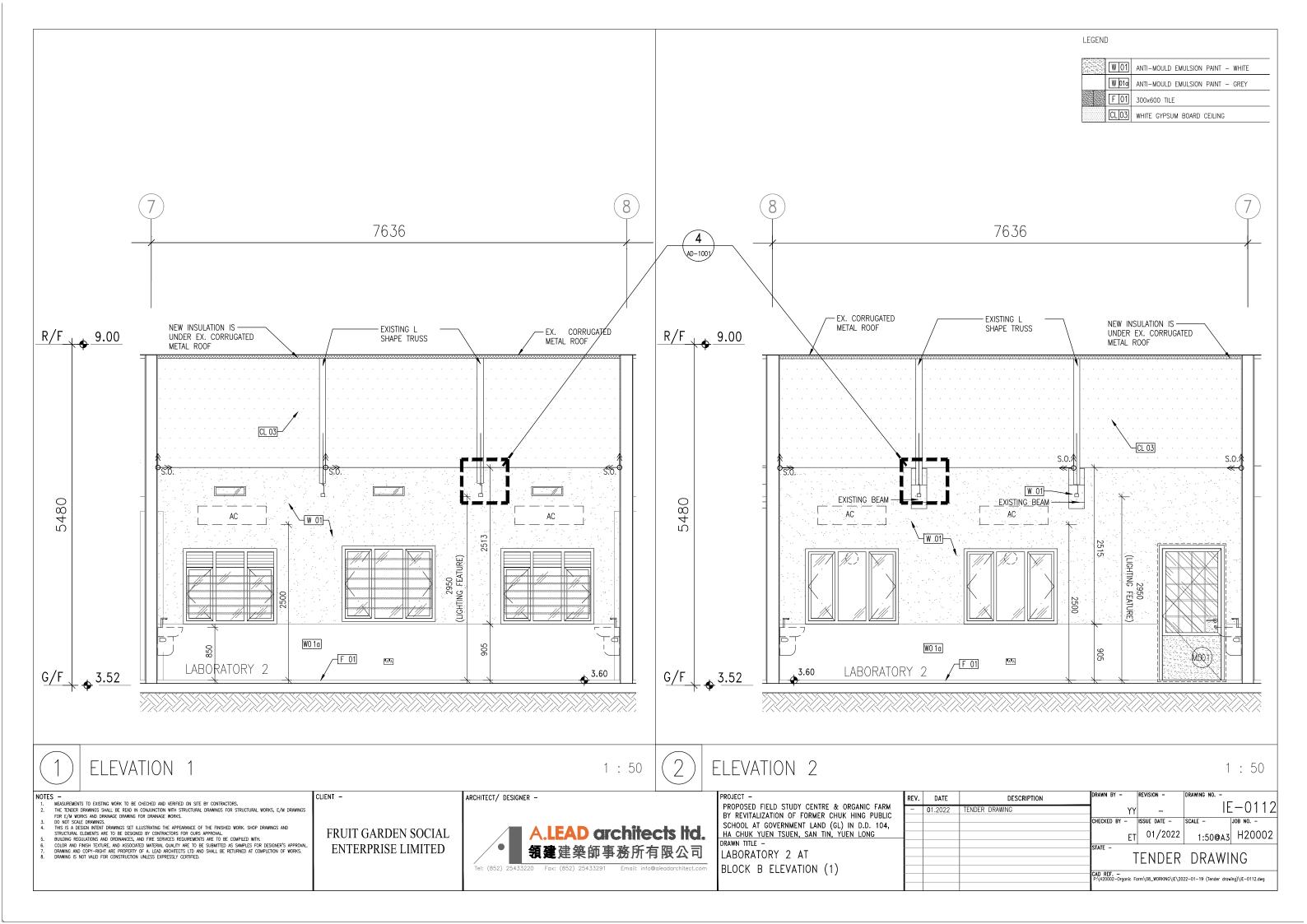
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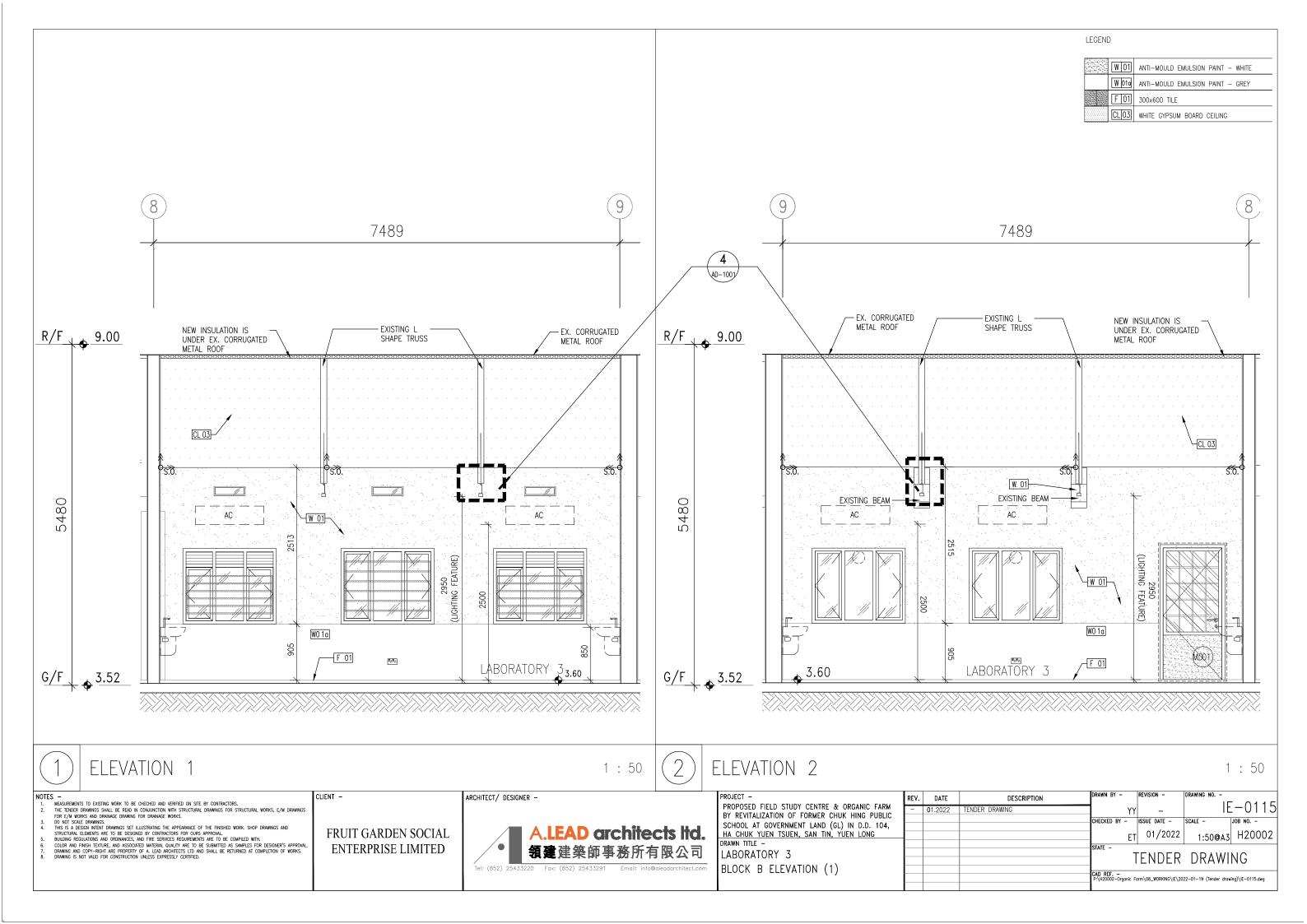
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W 01a	ANTI-MOULD EMULSION PAINT - GREY
F 01	300x600 TILE
CL 03	WHITE GYPSUM BOARD CEILING

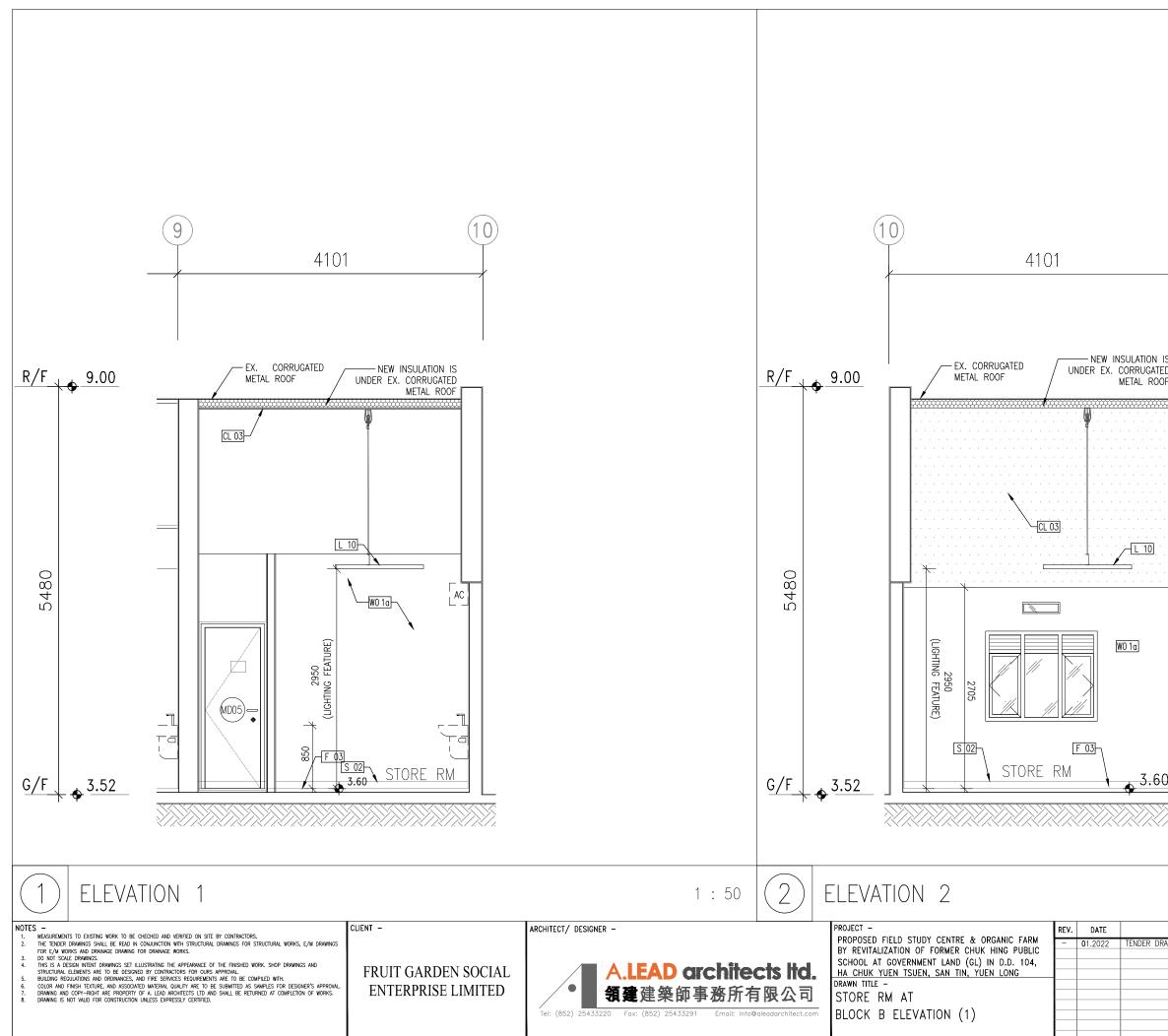


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W 01	ANTI-MOULD EMULSION PAINT - WHITE
W 01a	ANTI-MOULD EMULSION PAINT - GREY
F 01	300×600 TILE
CL 03	WHITE GYPSUM BOARD CEILING



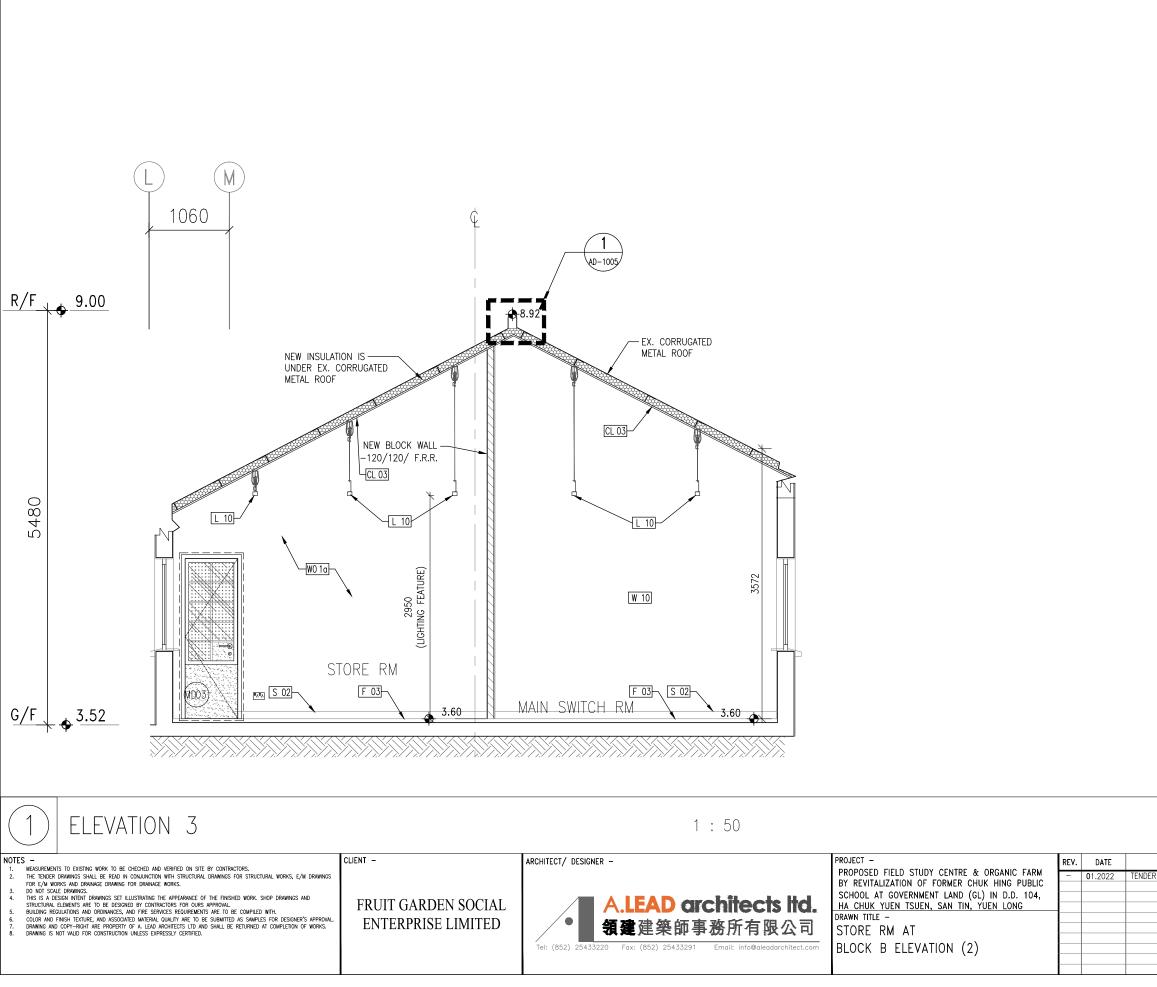




	LEGEND	
	W 01	ANTI-MOULD EMULSION PAINT - WHITE
	W 01a	ANTI-MOULD EMULSION PAINT - GREY
	F 01	300×600 TILE
	CL03	WHITE GYPSUM BOARD CEILING
	S 02	EXPOXY POINT SKIRTING
	F 03	EXPOXY PAINT
(9)		
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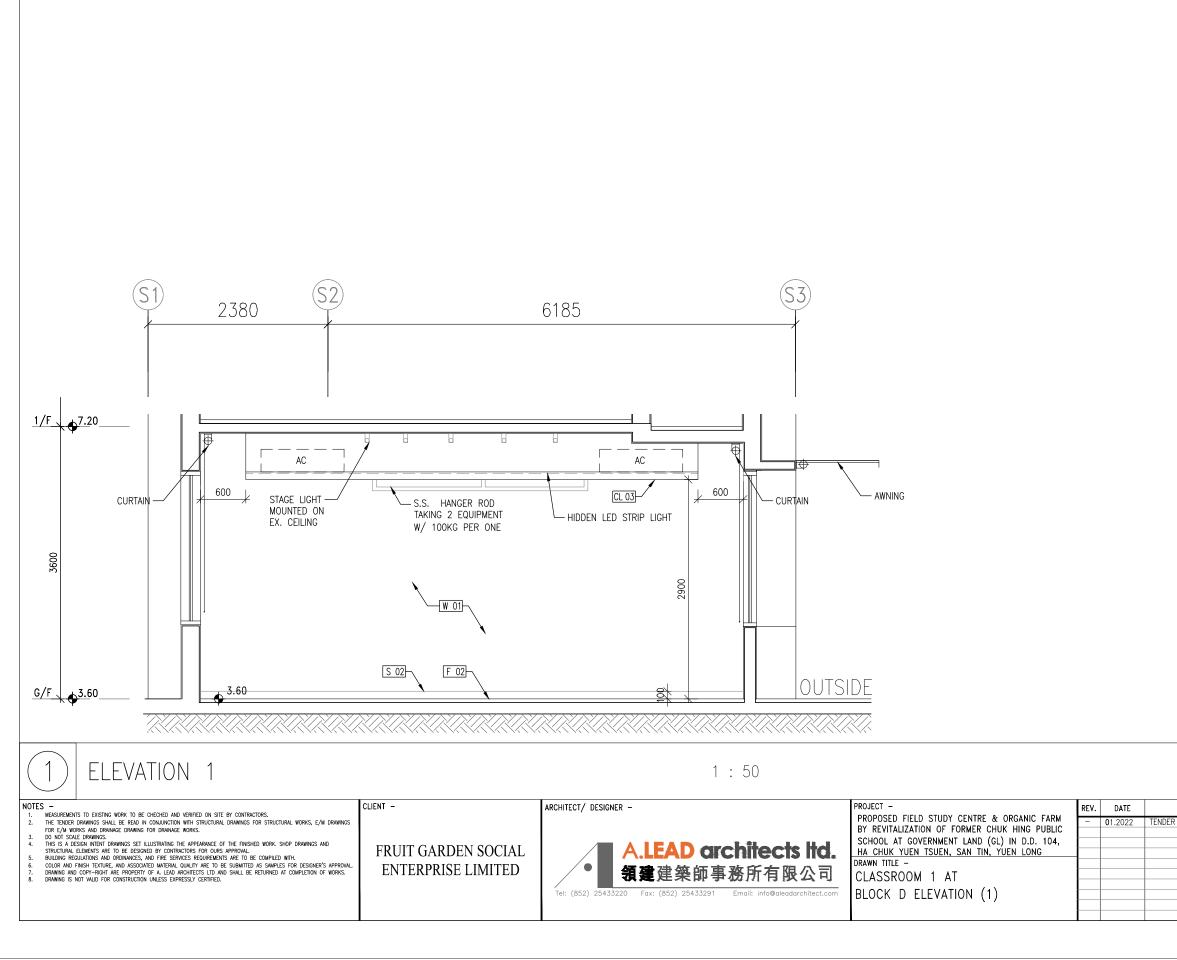
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LEGEND W 01 ANTI-MOULD EMULSION PAINT - WHITE W 01a ANTI-MOULD EMULSION PAINT - GREY F 01 300x600 TILE CL03 WHITE GYPSUM BOARD CEILING S 02 EXPOXY POINT SKIRTING F 03 EXPOXY PAINT W 10 ACRYLIC EMULSION PAINT

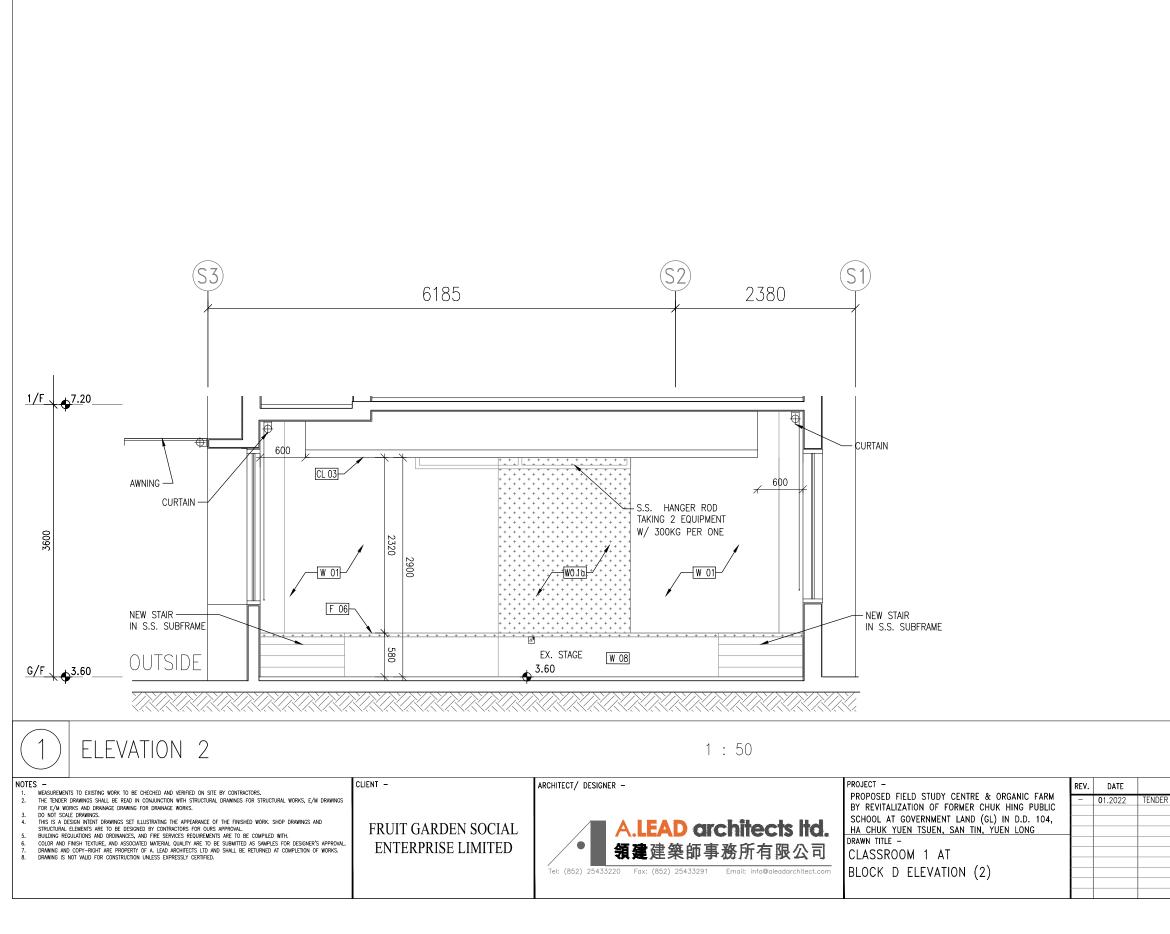
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LEGEND

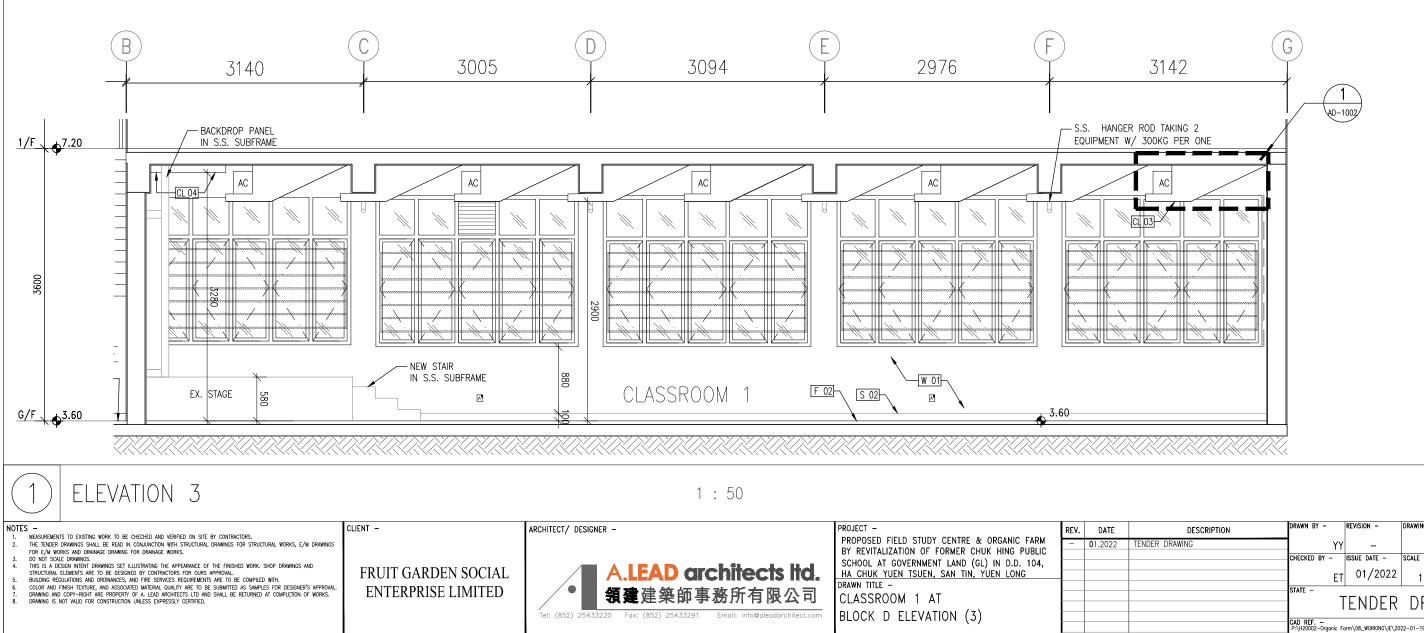
	CL 03	WHITE GYPSUM BOARD CEILING
· · · · · · · · · · · · · · · · · · ·	CL 04	GREY GYPSUM BOARD CEILING
	F 01	300x600 TILE
	F 02	HOMOGENEOUS TILE (OCTAGON WITH DOT PATTERN)
	F 06	VINYL (ROLL C)
× × × × × ×	F 07	VINYL (ROLL D)
	W 01	ANTI-MOULD EMULSION PAINT - WHITE
	S 02	EPOXY PAINT SKIRTING

DESCRIPTION	DRAWN BY -	REVISION -	DRAWING NO	
DRAWING	СТ	-	l IE	E-0120
	CHECKED BY -	ISSUE DATE –	SCALE -	JOB NO
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LEGEND	
CL03	WHITE GYPSUM BOARD CEILING
CL04	GREY GYPSUM BOARD CEILING
F 01	300x600 TILE
F 02	HOMOGENEOUS TILE (OCTAGON WITH DOT PATTERN)
F 06	VINYL (ROLL C)
× × × × × × F 07	VINYL (ROLL D)
W 01	ANTI-MOULD EMULSION PAINT - WHITE
S 02	EPOXY PAINT SKIRTING
+ + + + W 01a	ANTI-MOULD EMULSION PAINT - GREY
W 08	VINYL (ROLL D)

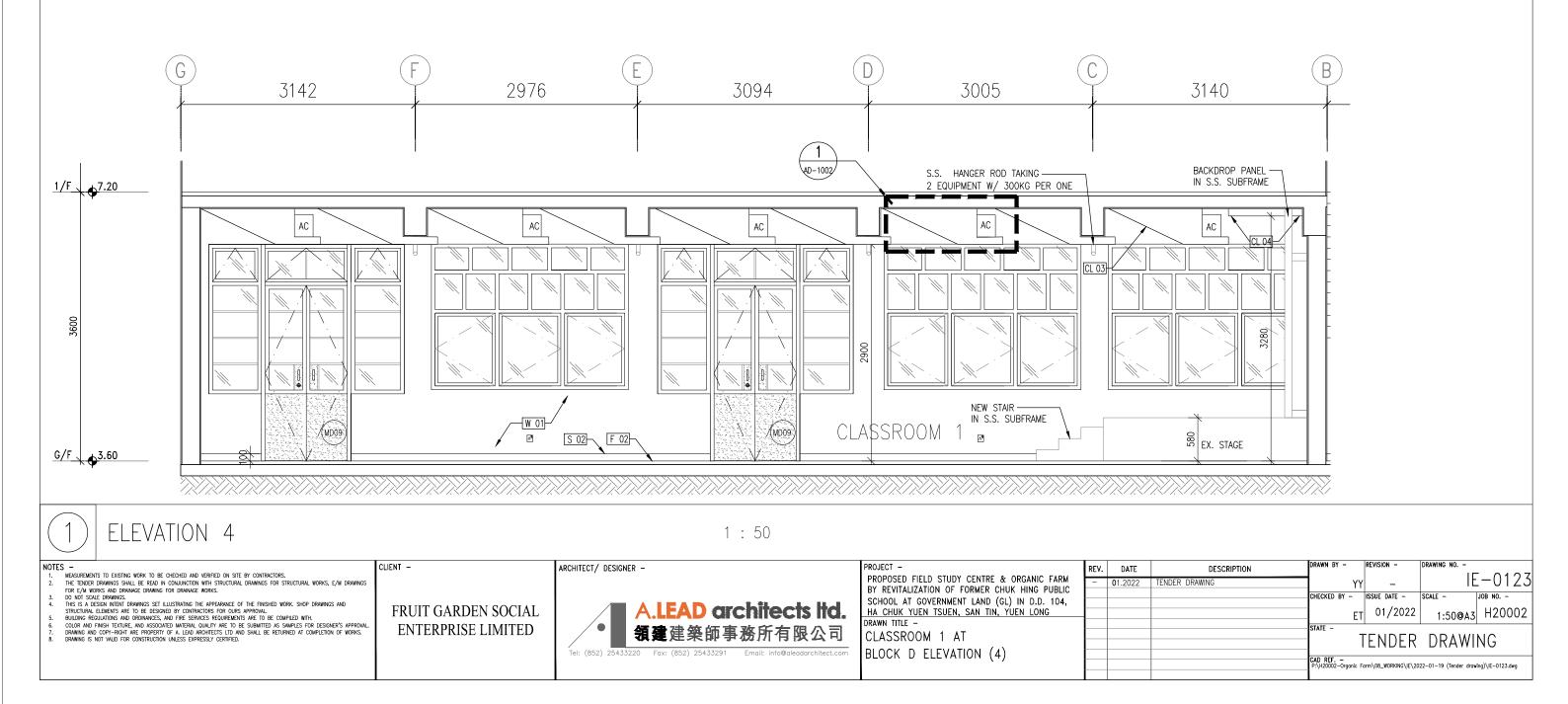
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LEGEND

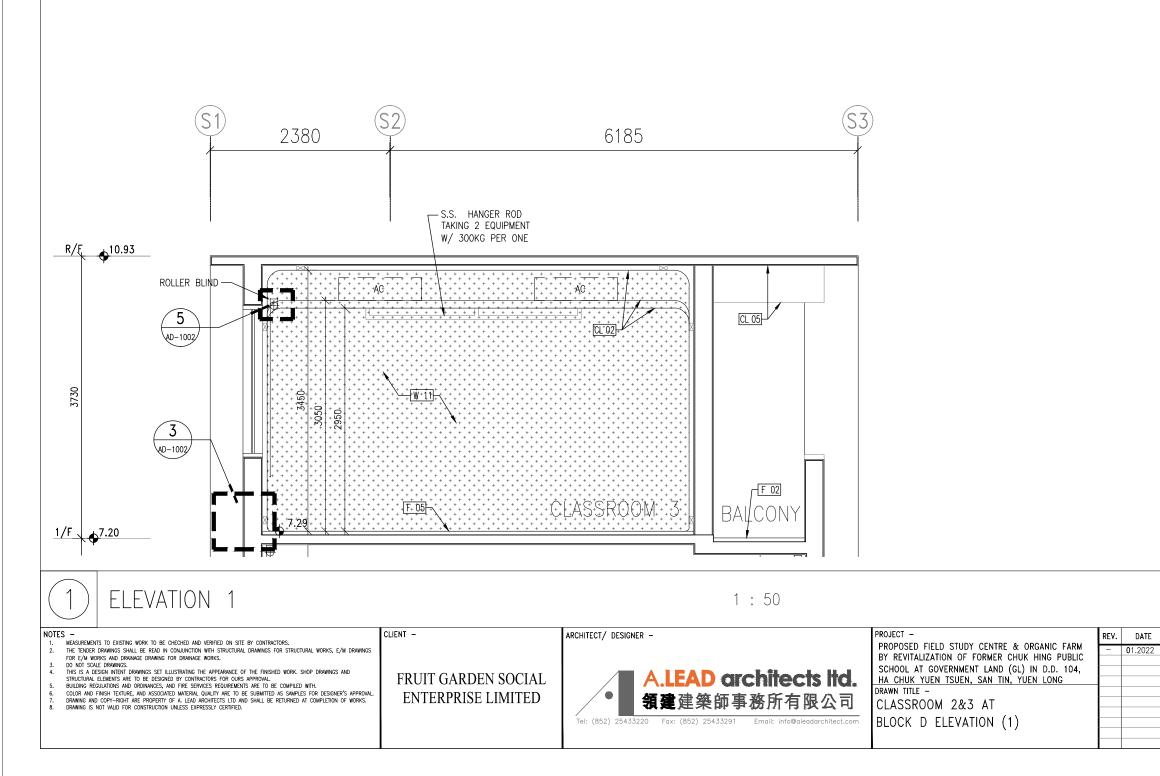
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	CL 04	GREY GYPSUM BOARD CEILING
	F 01	300x600 TILE
	F 02	HOMOGENEOUS TILE (OCTAGON WITH DOT PATTERN)
	F 06	VINYL (ROLL C)
× × × × × ×	F 07	VINYL (ROLL D)
	W 01	ANTI-MOULD EMULSION PAINT - WHITE
	S 02	EPOXY PAINT SKIRTING
+ + +	W 01a	ANTI-MOULD EMULSION PAINT - GREY

DESCRIPTION	DRAWN BY -		REVISION -	DRAWING NO	
R DRAWING		ΥY	-	IE	-0122
	CHECKED BY -	-	ISSUE DATE –	SCALE –	JOB NO
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LEGEND

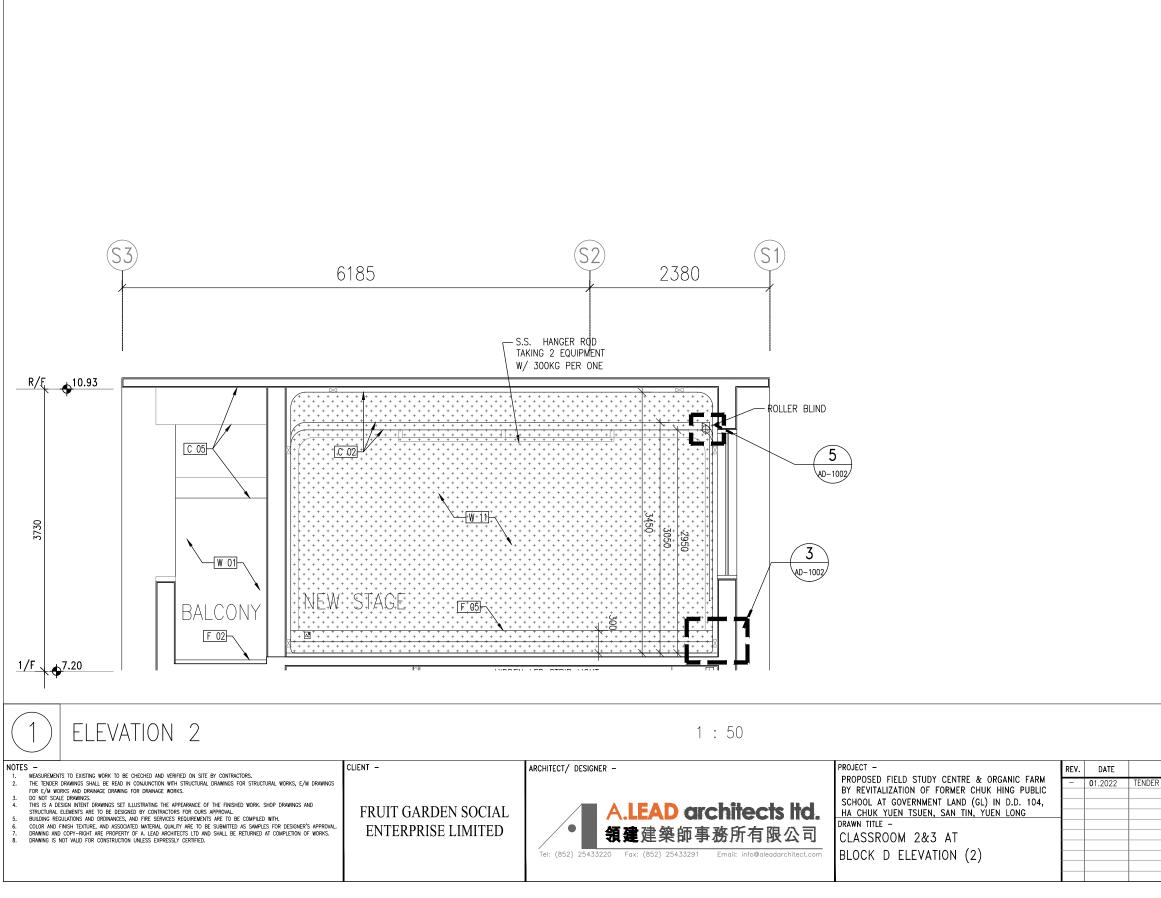
	CL 03	WHITE GYPSUM BOARD CEILING
	CL 04	GREY GYPSUM BOARD CEILING
	F 01	300x600 TILE
	F 02	HOMOGENEOUS TILE (OCTAGON WITH DOT PATTERN)
	F 06	VINYL (ROLL C)
× × × × × ×	F 07	VINYL (ROLL D)
	W 01	ANTI-MOULD EMULSION PAINT - WHITE
	S 02	EPOXY PAINT SKIRTING
+ + +	W 01a	ANTI-MOULD EMULSION PAINT - GREY



DESCRIPTION	DRAWN BY -	REVISION -	DRAWING NO	
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	CHECKED BY -	ISSUE DATE -	SCALE -	JOB NO
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TENDER

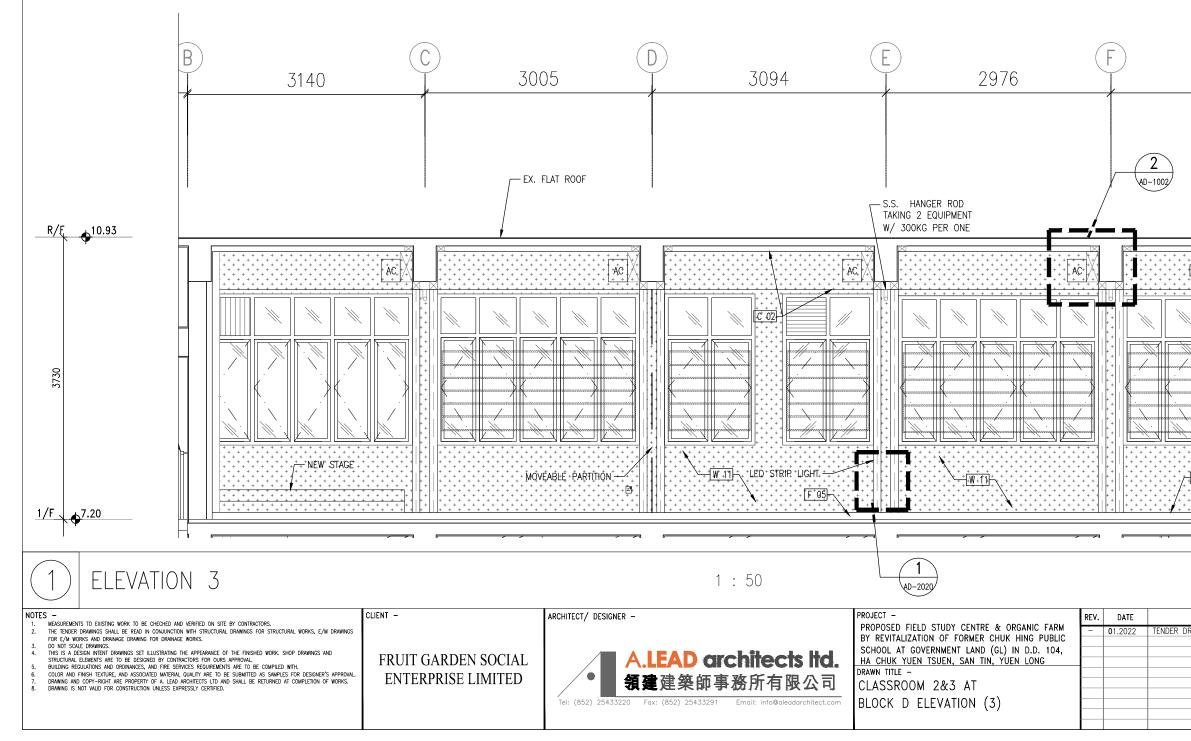
LEGENI)	
	CL 02	VINYL (ROLL B)
	CL 05	ACRYLIC EMULSION PAINT
	F 05	VINYL FLOOR (ROLL B)
· + + + · + + + · + + +	W 11	VINYL WALL (ROLL B)
	F 02	HOMOGENEOUS TILE (OCTAGON WITH DOT PATTERN)



C 02	VINYL (ROLL B)
C 05	ACRYLIC EMULSION PAINT
F 05	VINYL FLOOR (ROLL B)
[+ + + + + +] W 11	VINYL WALL (ROLL B)
F 02	HOMOGENEOUS TILE (OCTAGON WITH DOT PATTERN)
W 01	ANTI-MOULD EMULSION PAINT - WHITE

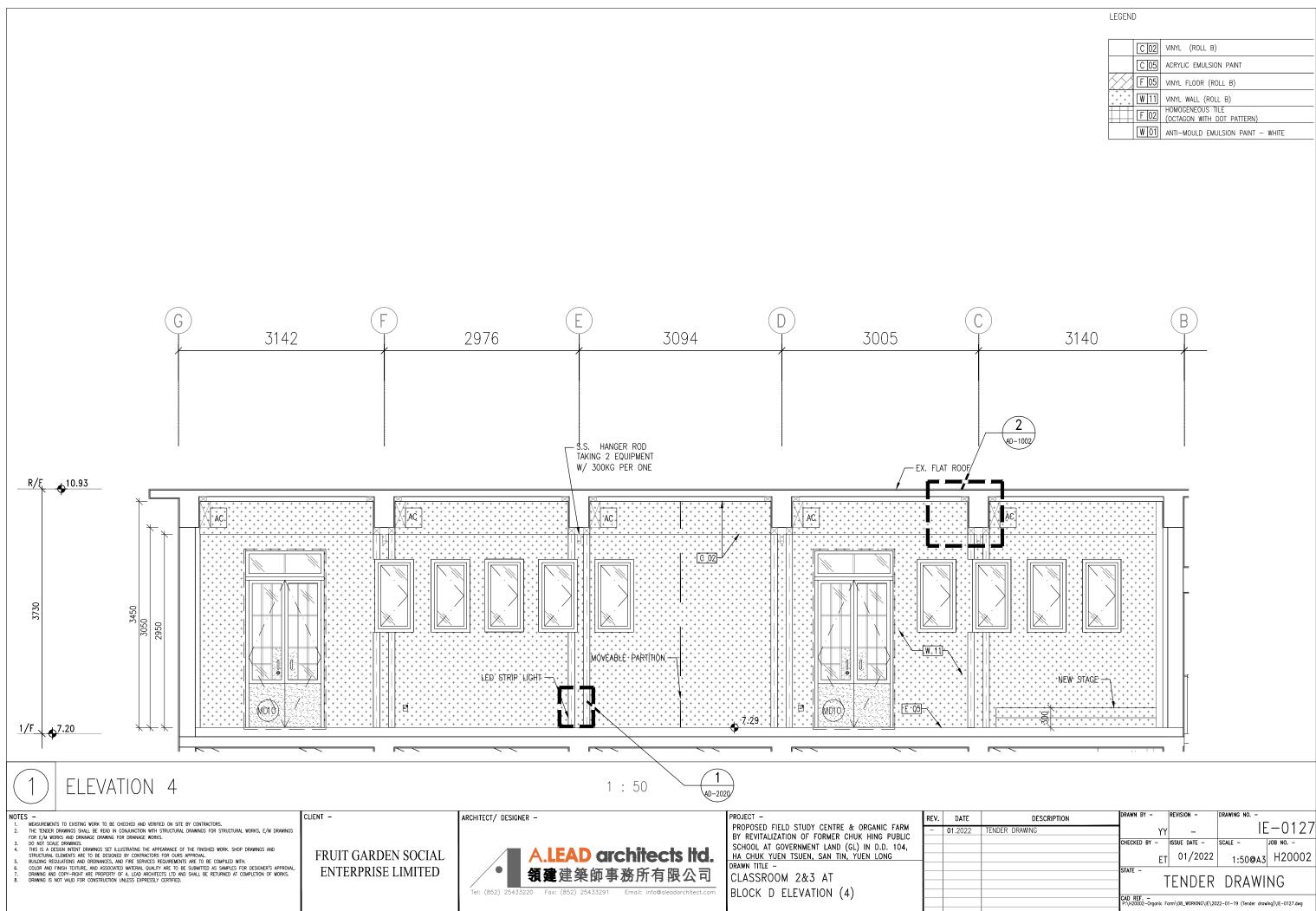
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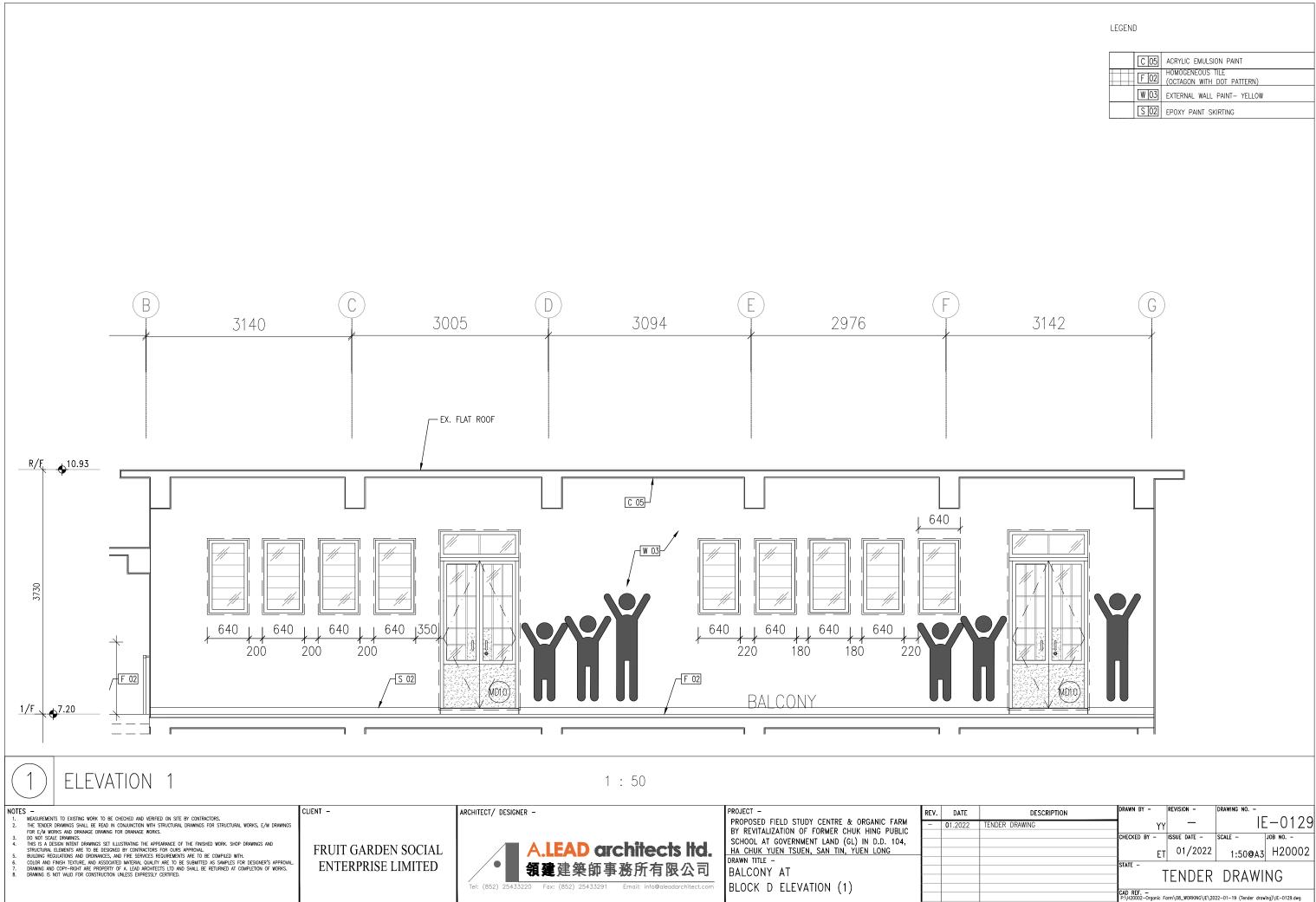
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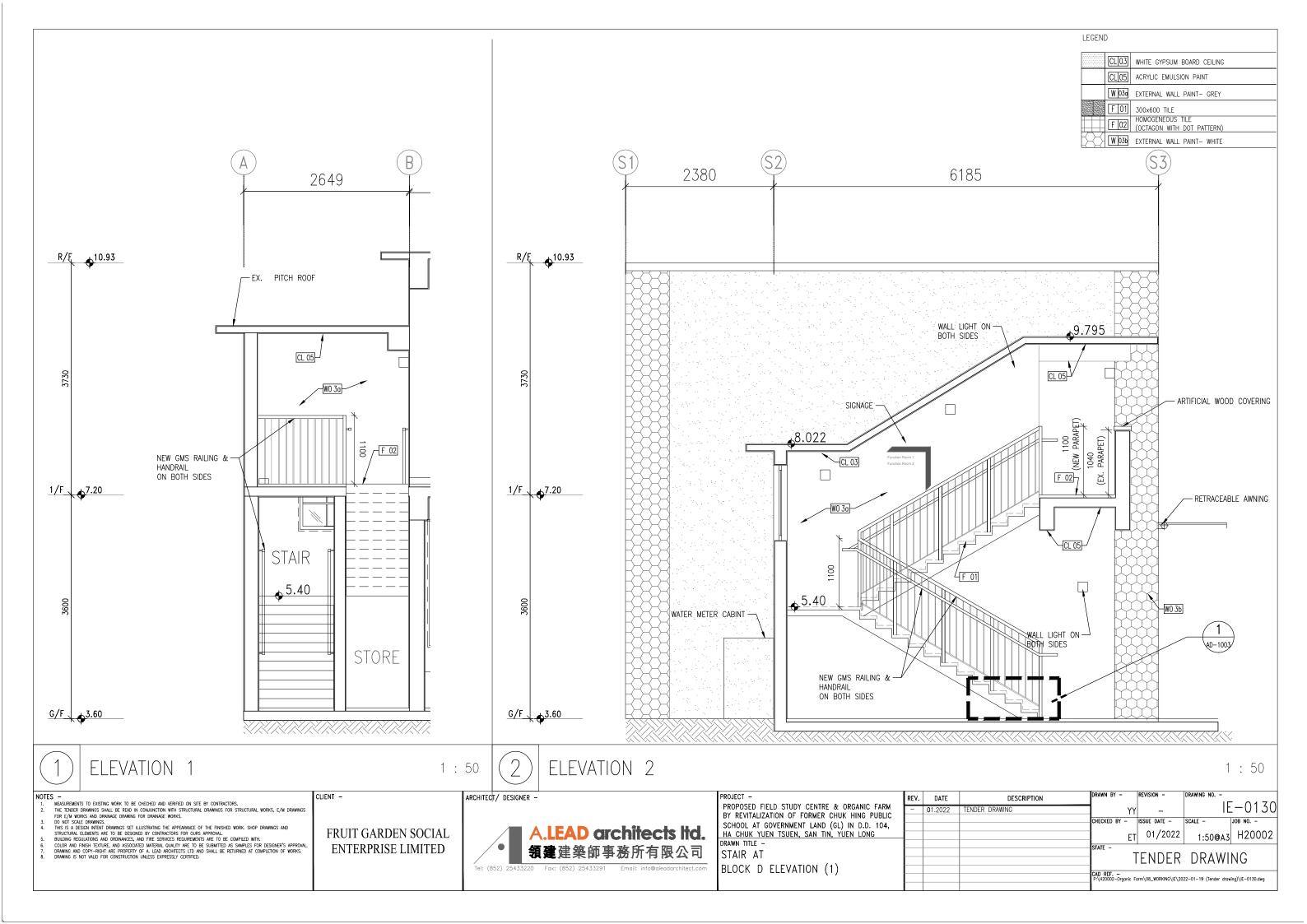


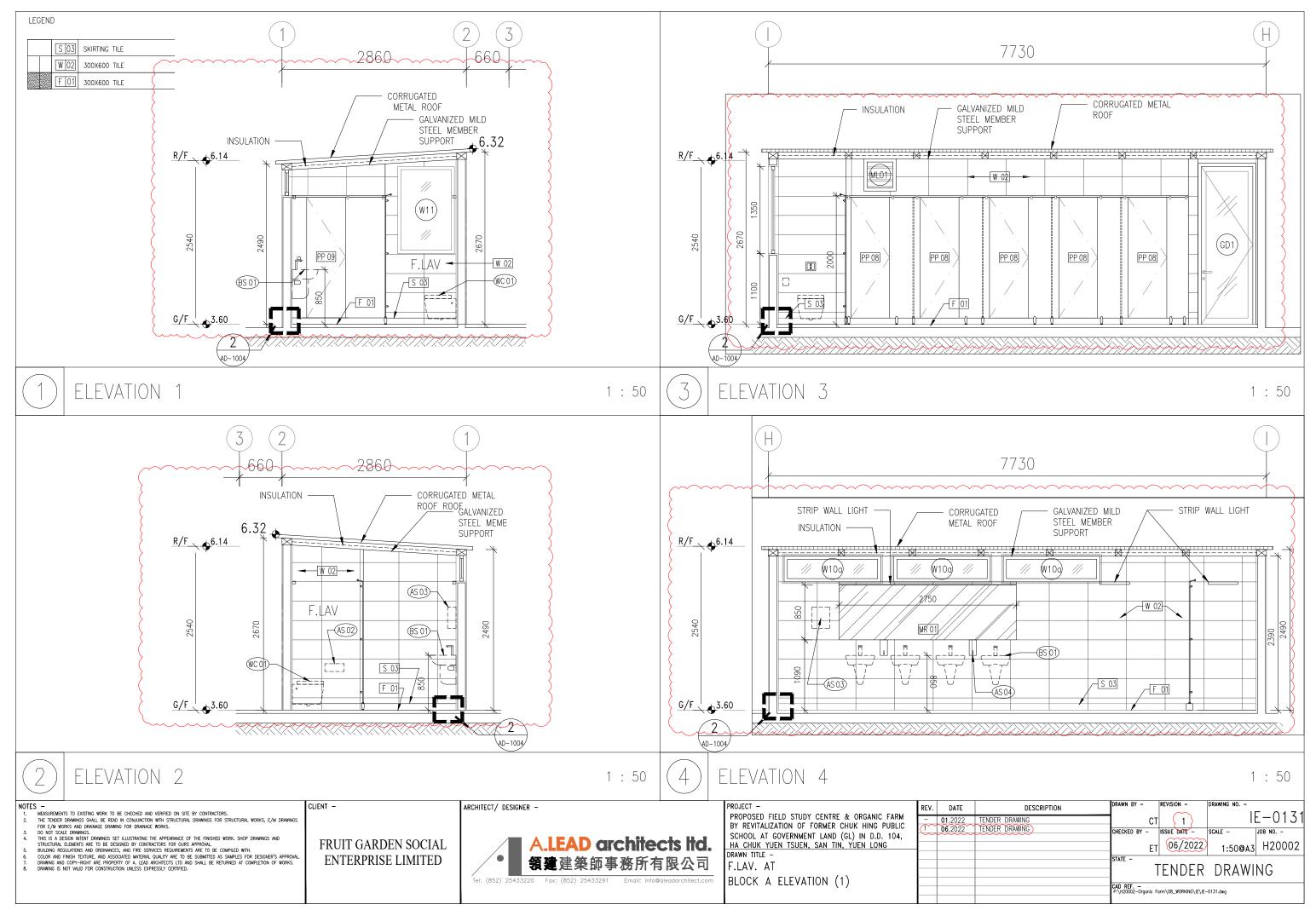
LE	GEND
	C 02 VINYL (ROLL B) C 05 ACRYLIC EMULSION PAINT F 05 VINYL FLOOR (ROLL B) *.+* W 11 VINYL WALL (ROLL B) + HOMOGENEOUS TILE (OCTAGON WITH DOT PATTERN) W 01 ANTI-MOULD EMULSION PAINT - WHITE
3142	G
	3450 2950 2950
DESCRIPTION RAWING	DRAWN BY - REVISION - DRAWING NO CT - IE-0126 CHECKED BY - ISSUE DATE - SCALE - JOB NO ET 01/2022 1:50@A3 H20002 STATE - TENDER DRAWING

CAD REF. — P:\H20002-Organic Farm\08_WORKING\IE\2022-01-19 (Tender drawing)\IE-0126.dwg



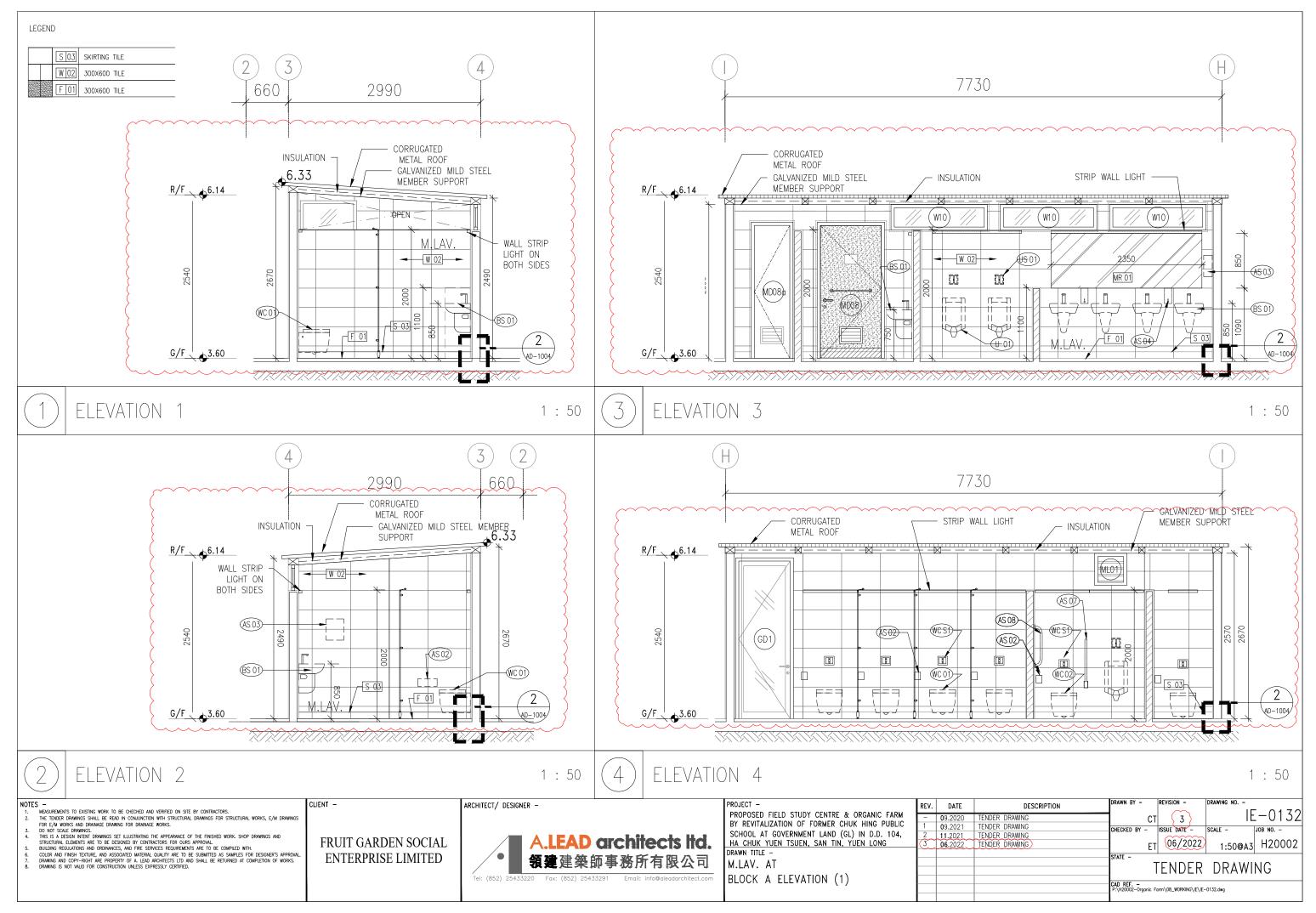


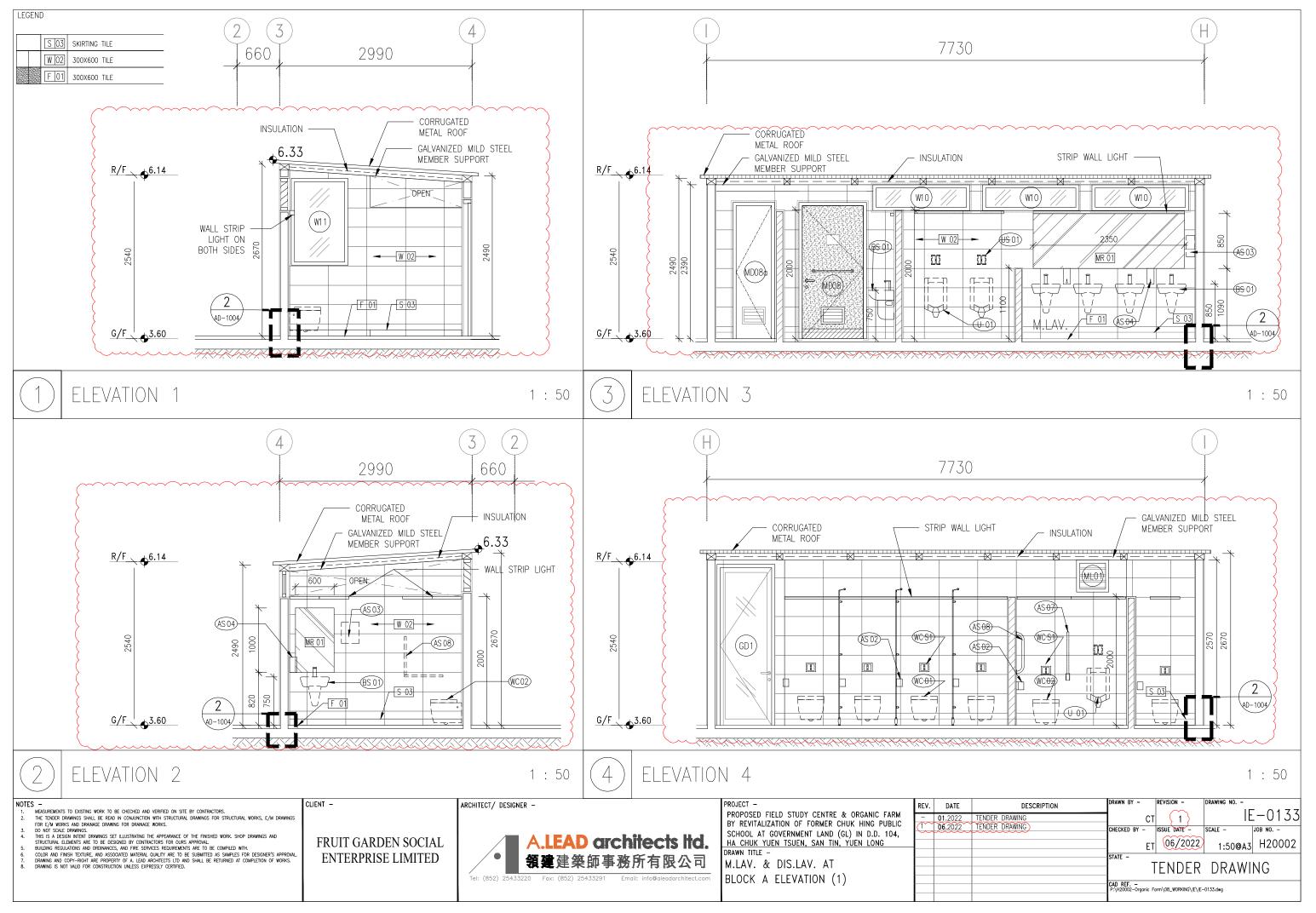


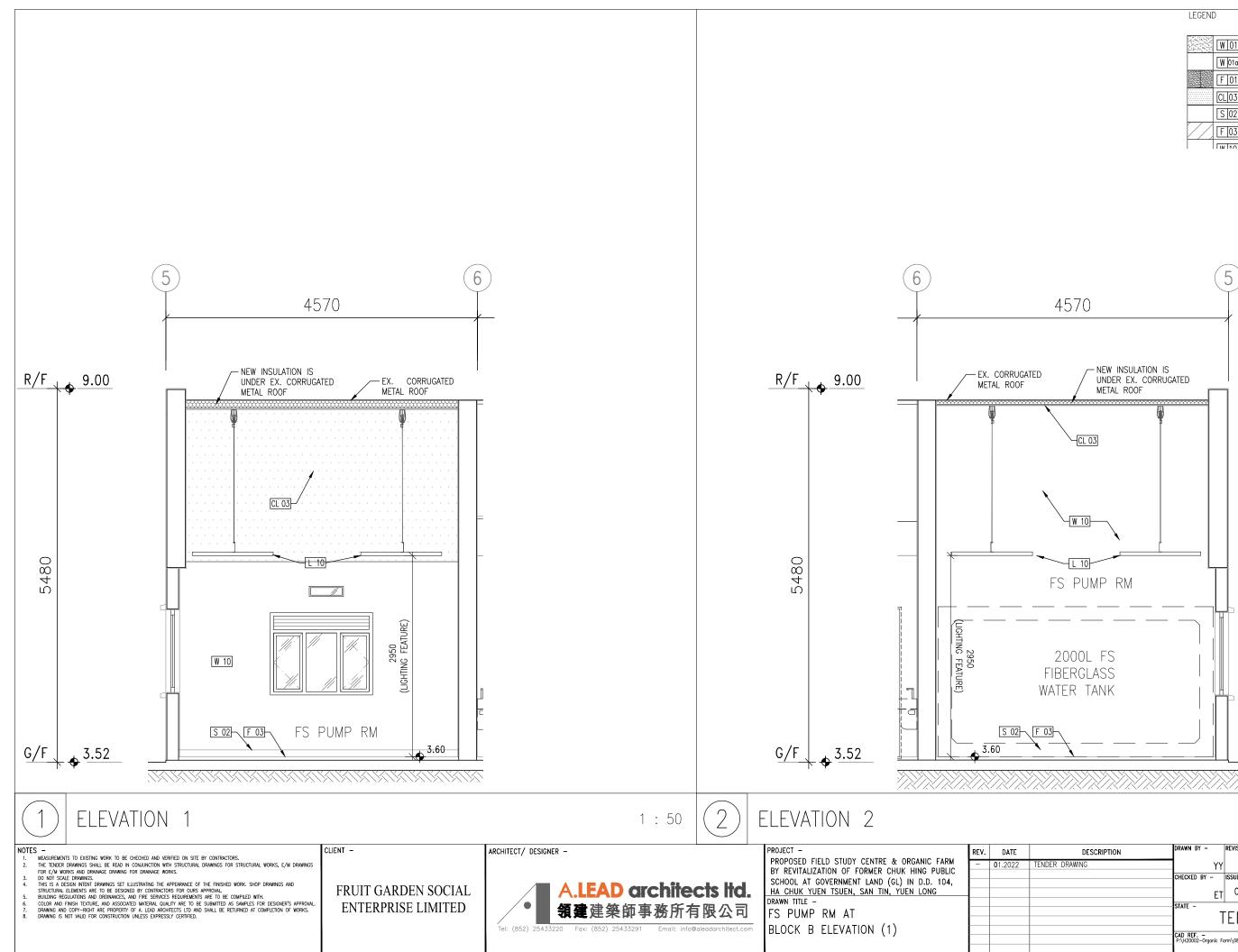


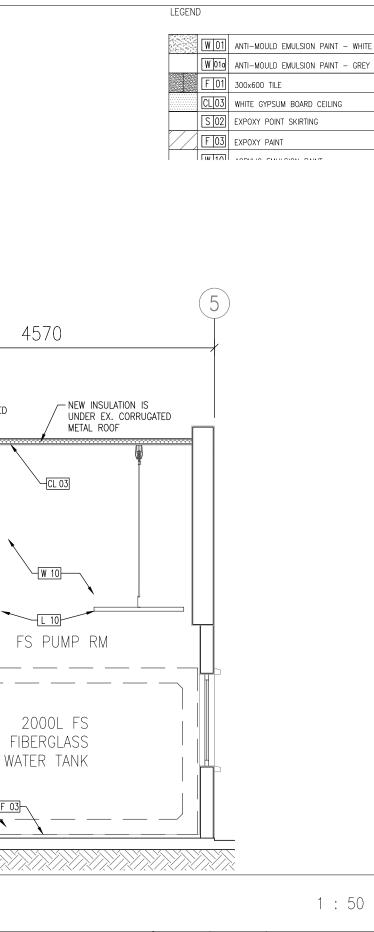
T730 H H H H H H H H H H H H H	
STEEL MEMBER METAL ROOF STRIP WALL LIGHT	
$G/F \rightarrow 3.60$	
1 ELEVATION 5 1:50	
NOTES - 1. MEASUREMENTS TO EXISTING WORK TO BE CHECHED AND VERTIFIED ON SITE BY CONTRACTORS. 2. THE TORDER DRAWINGS SHALL BE READ IN CONJUNCTION WITH STRUCTURAL WORKS, E/M DRAWINGS AND TORS SAND DRAWAGE DRAWINGS FOR OUTS CALL EDRAWINGS STALLUZATION OF FORMER CHUK HING PUBLIC. 3. DO ITS CALE DRAWINGS. 4. THIS IS A DESIGN WITH DRAWAGE WORKS. 5. BUILDING REGULATIONS AND DRAWAGE MARKINGS FOR OUTS CHUCHURUM WORKS, E/M DRAWINGS AND STRUCTURAL WORKS, AND FIRE SERVICES REQUEREMENTS ARE TO BE COSMER CHUK HING PUBLIC. 6. COLOR work for the Services Requirements are to be ESSUMPTION SAMUES FOR OUTS AND FORMAUES FOR OUTS AND CONTANT. 6. DORAWING SIN MODERAWEED WORKS: AND FIRE SERVICES REQUEREMENTS ARE TO BE COSMER'S AND FIRE. 7. DRAWING IS NOT VALID FOR CONSTRUCTION UNLESS EXPRESSIV CERTIFIED. 8. DRAWING IS NOT VALID FOR CONSTRUCTION UNLESS EXPRESSIV CERTIFIED. 8. DRAWING IS NOT VALID FOR CONSTRUCTION UNLESS EXPRESSIV CERTIFIED. Tel: (852) 25433220 Fox: (852) 25433291 Emoil: info@aleadorchitect.com	DE: ENDER DRAWING ENDER DRAWING

	S 03 SKIRTING TILE
	W 02 300X600 TILE
	F 01 300X600 TILE
ESCRIPTION	BY - REVISION - DRAWING NO
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снеске	D BY - ISSUE DATE - SCALE - JOB NO
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	TENDER DRAWING

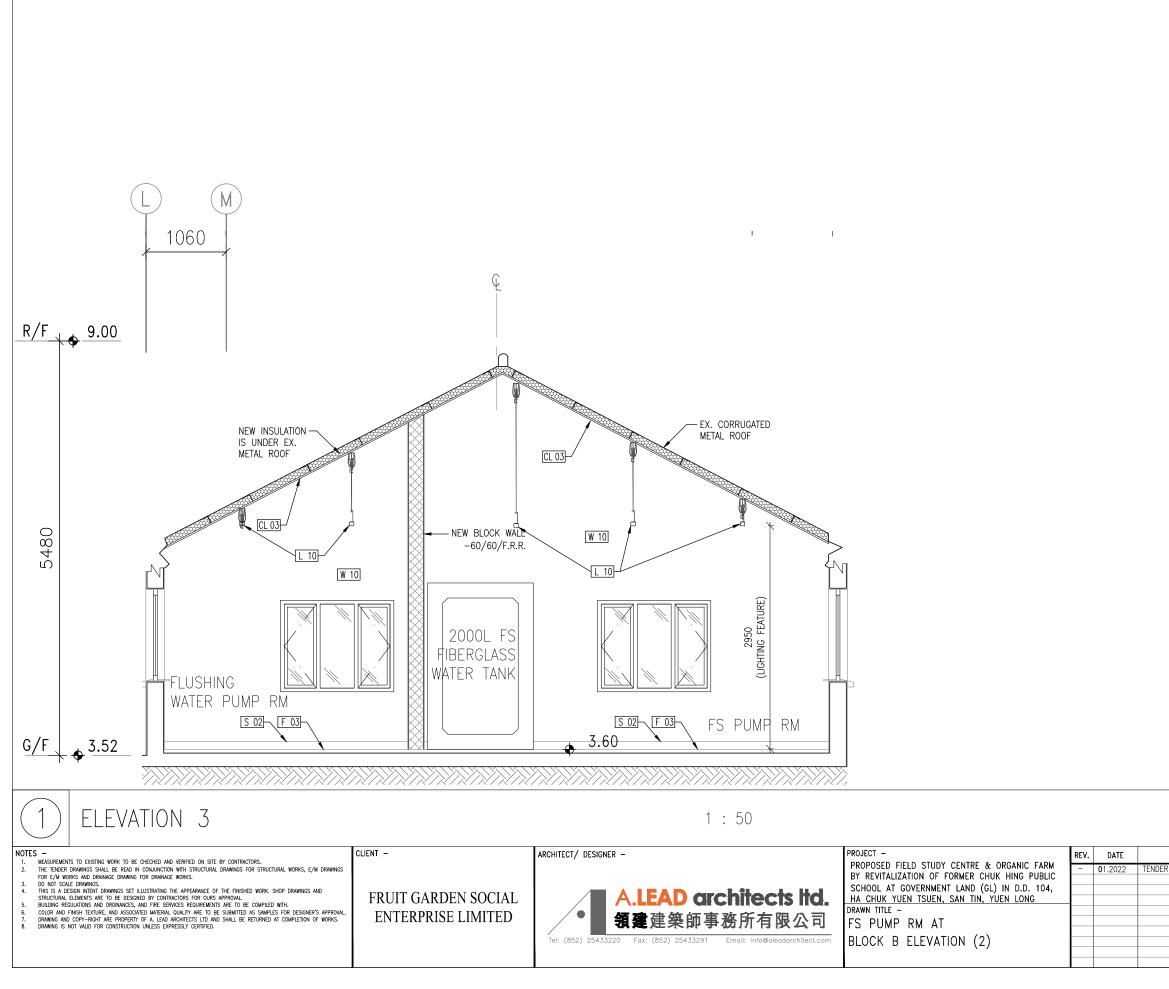






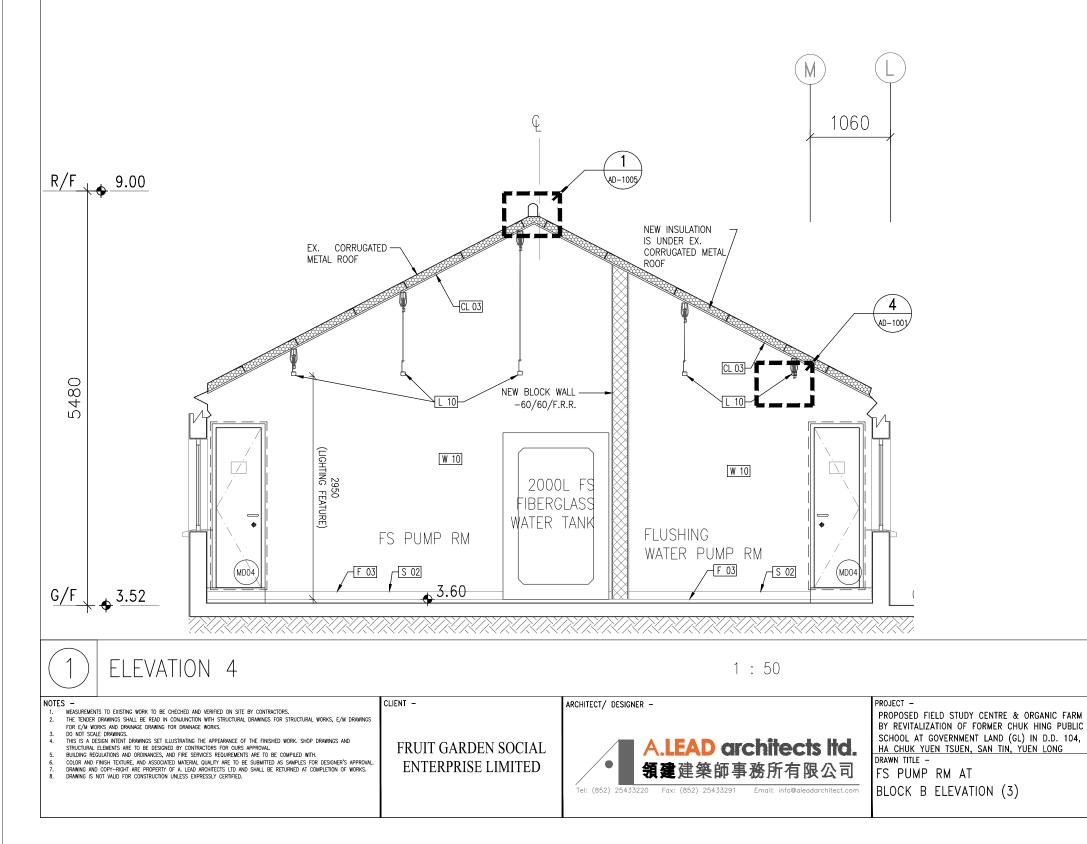


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	W 01	ANTI-MOULD EMULSION PAINT - WHITE
	W 01a	ANTI-MOULD EMULSION PAINT - GREY
	F 01	300×600 TILE
	CL 03	WHITE GYPSUM BOARD CEILING
	S 02	EXPOXY POINT SKIRTING
\square	F 03	EXPOXY PAINT
	W 10	ACRYLIC EMULSION PAINT

DESCRIPTION	DRAWN BY -	REVISION -	DRAWING NO	
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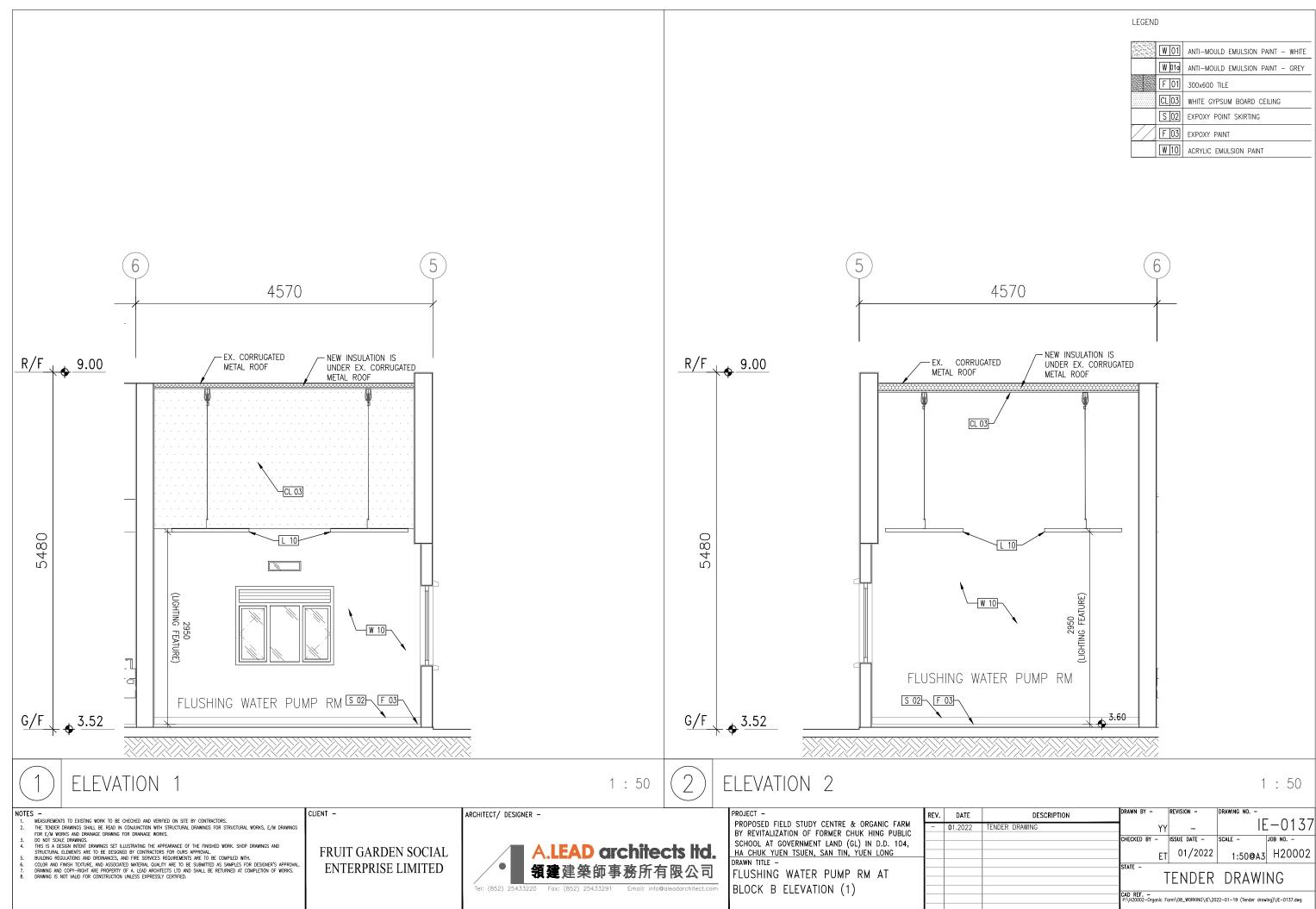
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W 01a	ANTI-MOULD EMULSION PAINT - GREY
F 01	300x600 TILE
 CL 03	WHITE GYPSUM BOARD CEILING
S 02	EXPOXY POINT SKIRTING
F 03	EXPOXY PAINT
W 10	ACRYLIC EMULSION PAINT

DESCRIPTION	DRAWN BY -	REVISION -	DRAWING NO	
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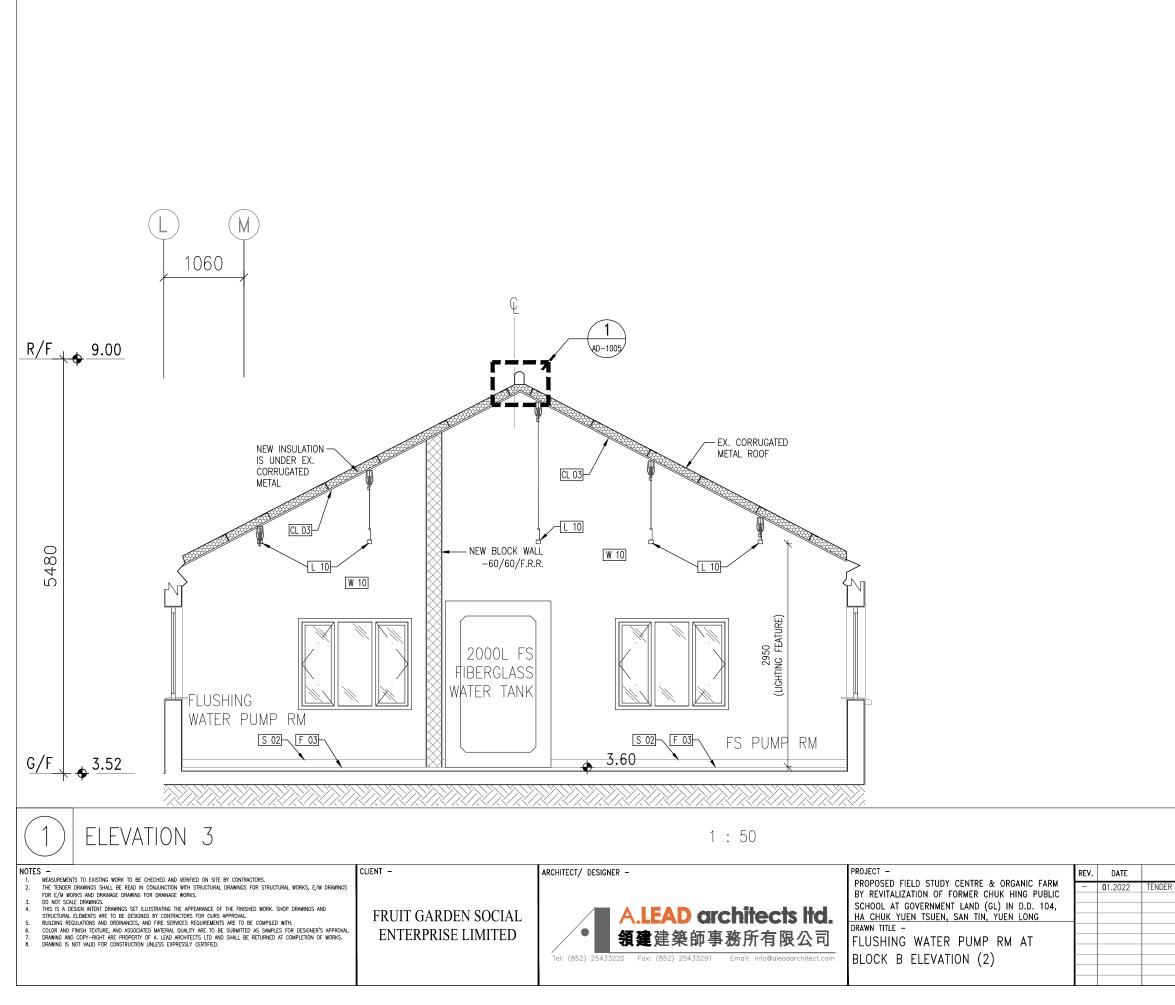
REV. DATE

01.2022

TENDER |

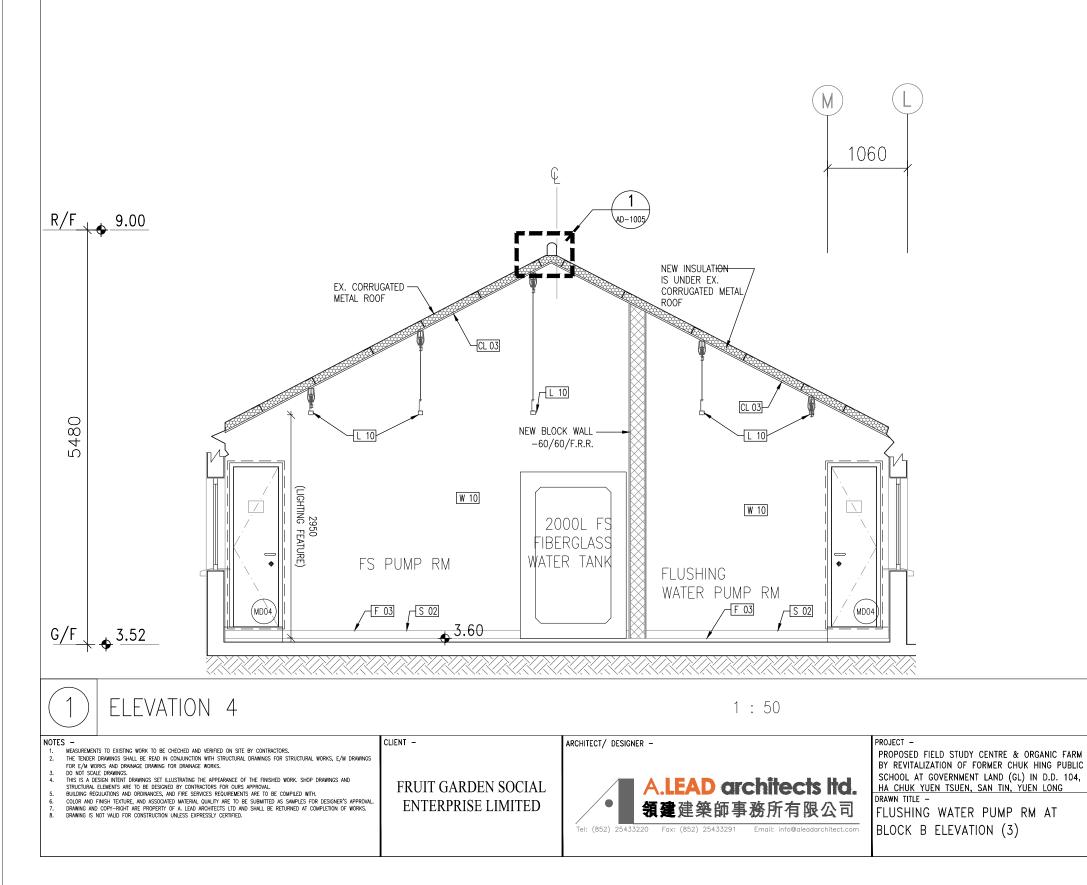


LEGEND	
W 01	ANTI-MOULD EMULSION PAINT - WHITE
W [01a]	ANTI-MOULD EMULSION PAINT - GREY
F 01	300x600 TILE
CLO3	WHITE GYPSUM BOARD CEILING
S 02	EXPOXY POINT SKIRTING
F 03	EXPOXY PAINT
W 10	ACRYLIC EMULSION PAINT
6	
EW INSULATION IS	



	W 01	ANTI-MOULD EMULSION PAINT - WHITE
	W 01a	ANTI-MOULD EMULSION PAINT - GREY
	F 01	300x600 TILE
	CL 03	WHITE GYPSUM BOARD CEILING
	S 02	EXPOXY POINT SKIRTING
\Box	F 03	EXPOXY PAINT
	W 10	ACRYLIC EMULSION PAINT

DESCRIPTION	DRAWN BY -	REVISION -	DRAWING NO	
DRAWING	YY	-	IE	E-0138
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W 01	ANTI-MOULD EMULSION PAINT - WHITE
W 01a	ANTI-MOULD EMULSION PAINT - GREY
F 01	300×600 TILE
CL 03	WHITE GYPSUM BOARD CEILING
S 02	EXPOXY POINT SKIRTING
F 03	EXPOXY PAINT
W 10	ACRYLIC EMULSION PAINT

DESCRIPTION	DRAWN BY -	REVISION -	DRAWING NO	
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REV. DATE

01.2022



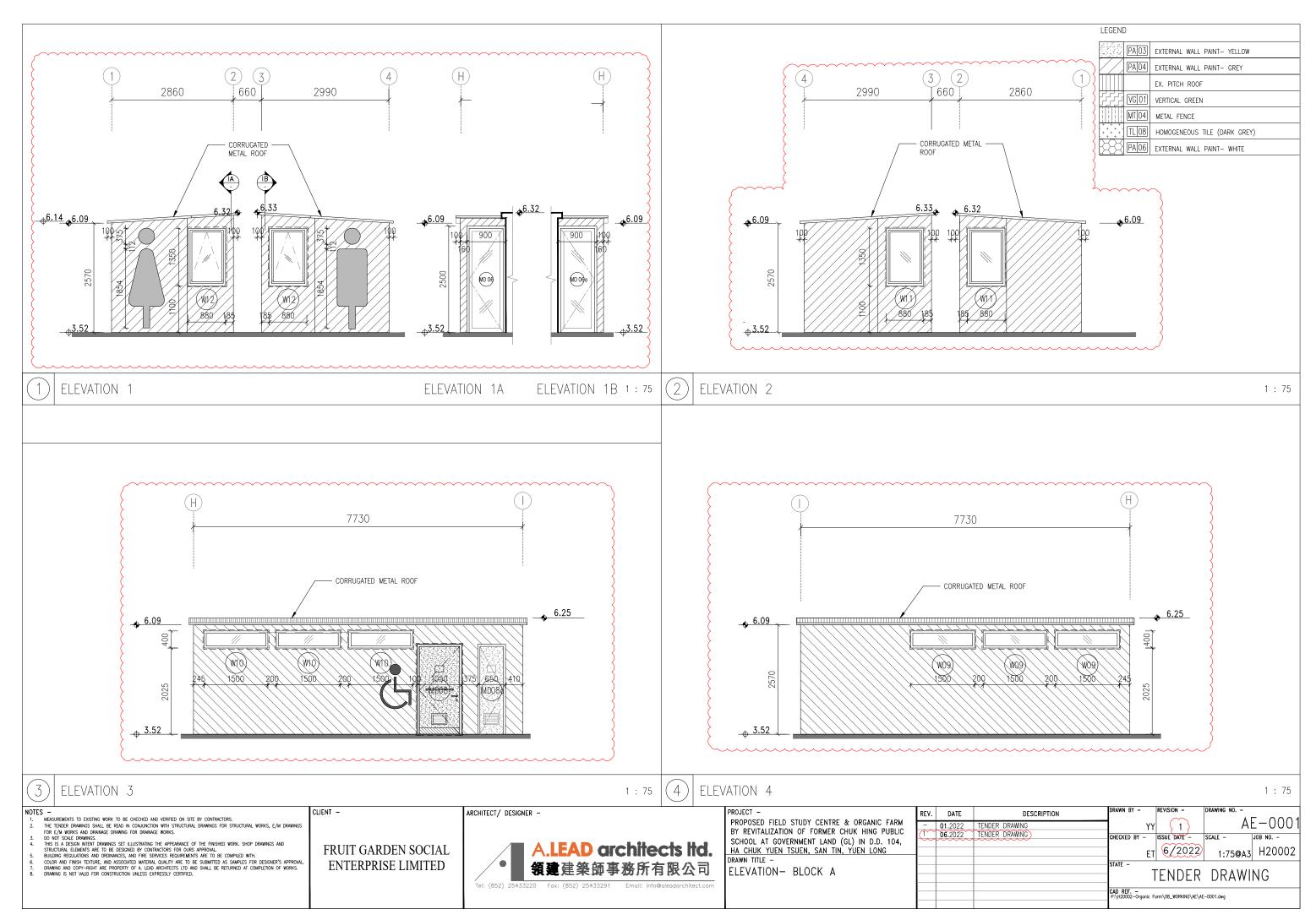


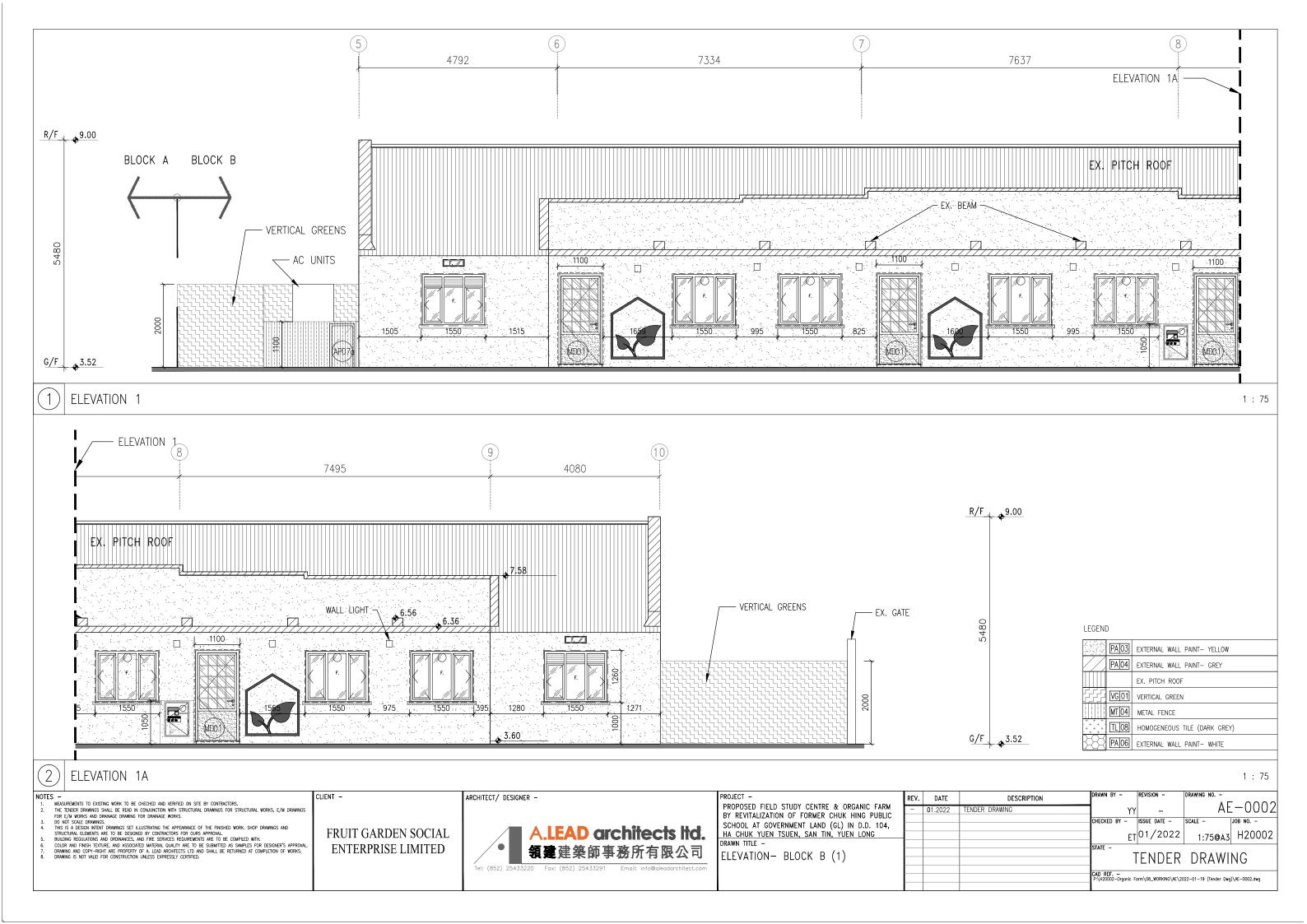
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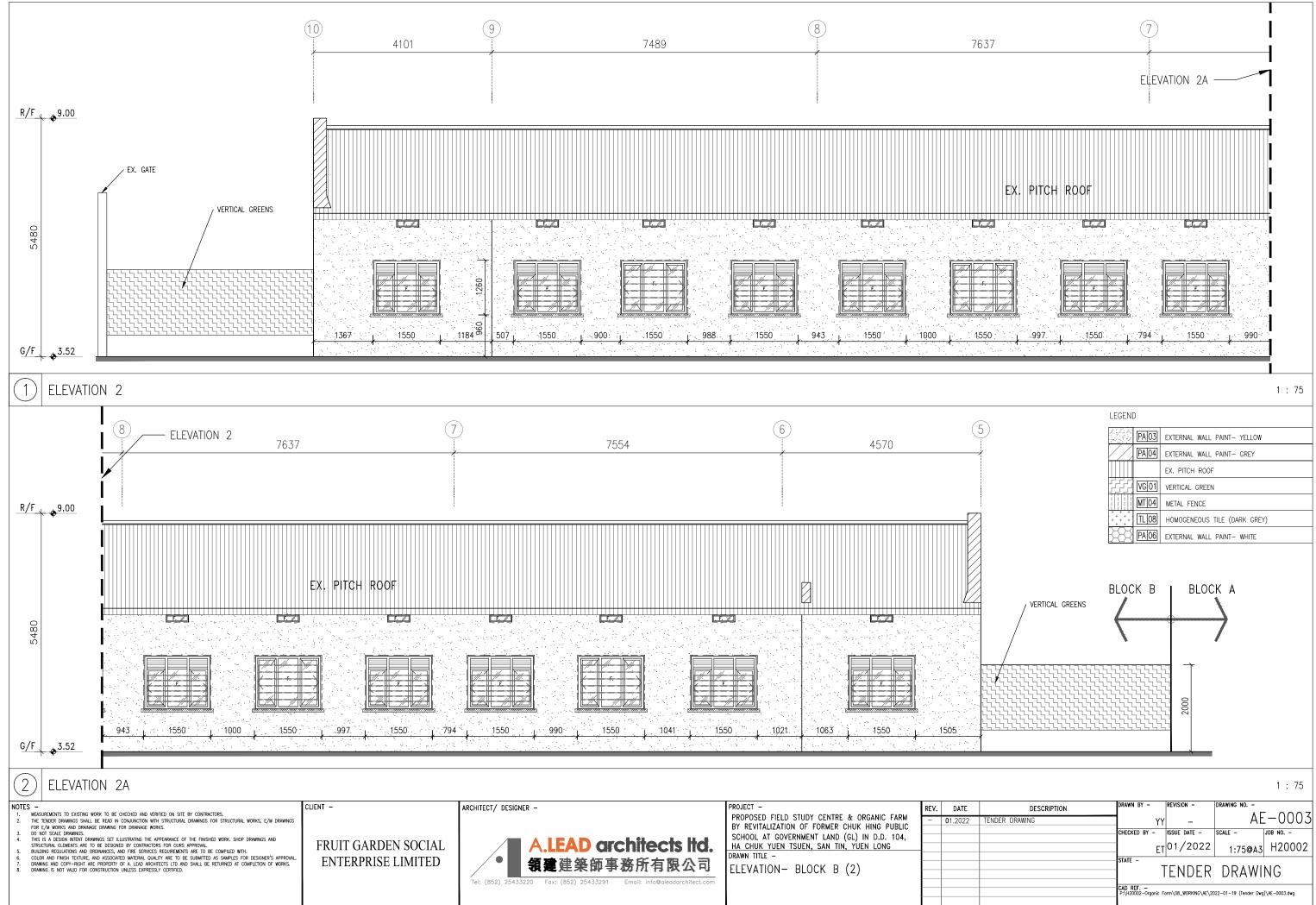
Application of S16-III - Renewal of Permission for Temporary Use or Development of Field Study Centre and Organic Farm

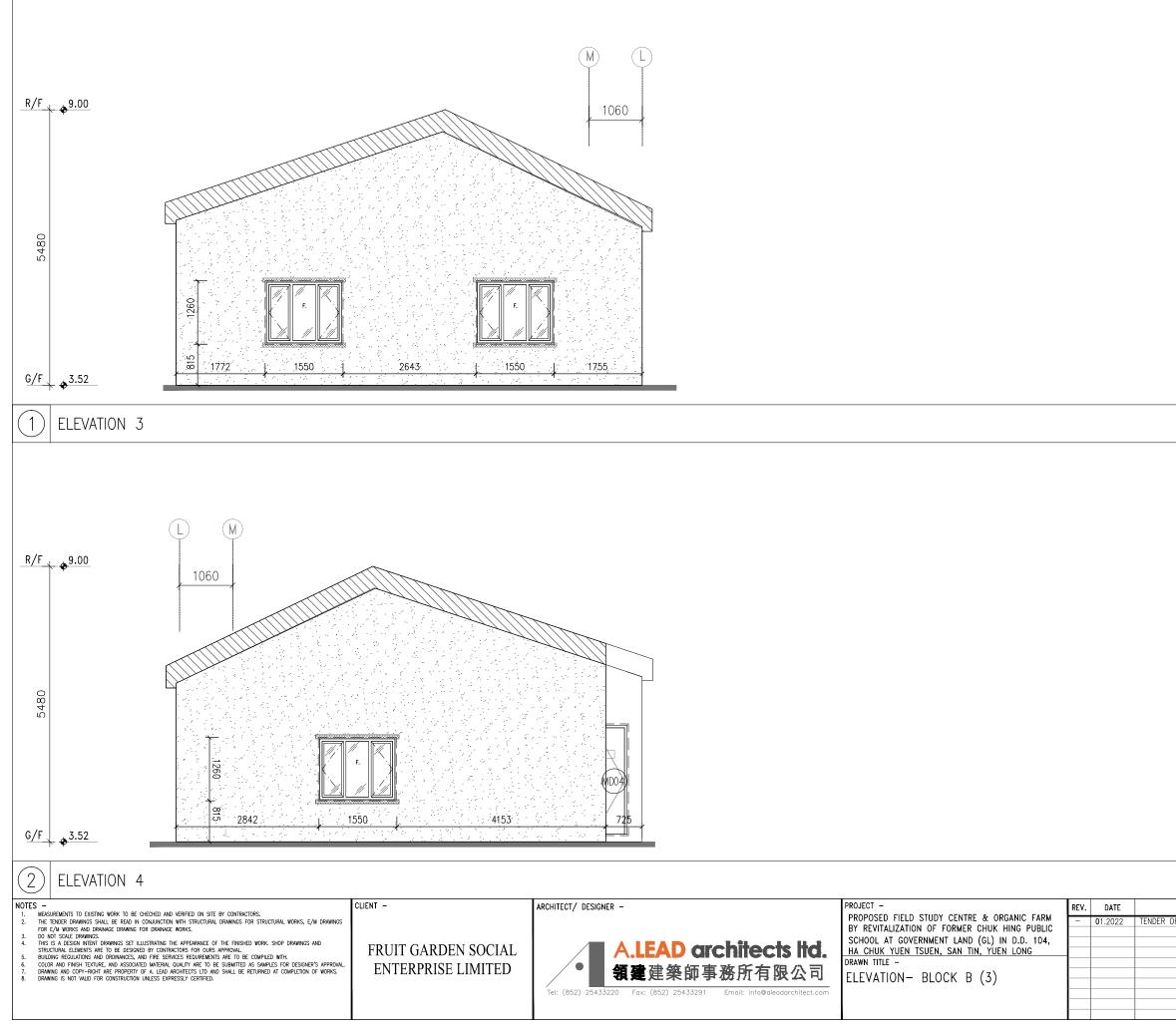
at Government Land (GL) D.D. 104, Ha Chuk Yuen Tsuen, San Tin, Yuen Long Plan and Drawings

5) Elevations





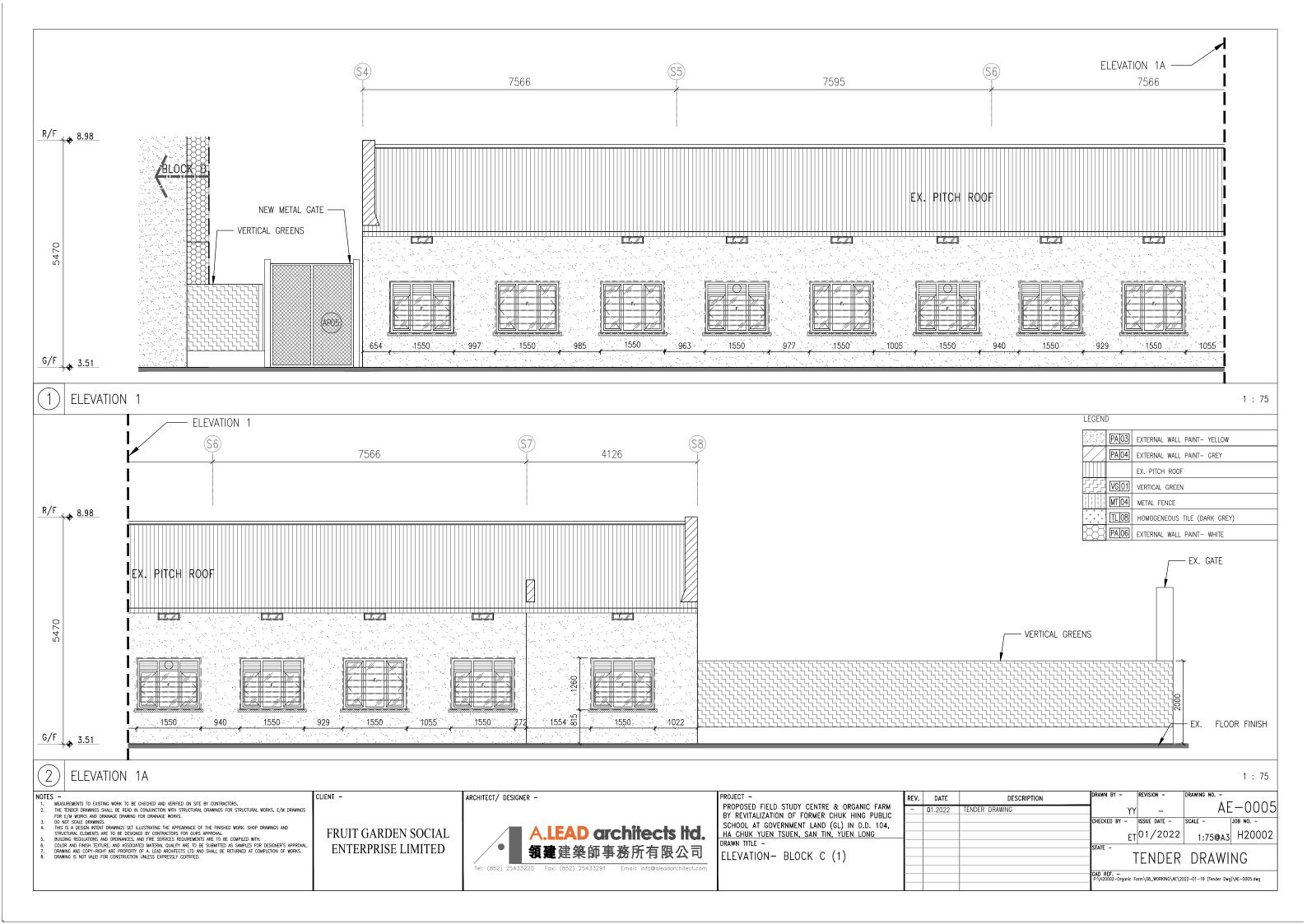


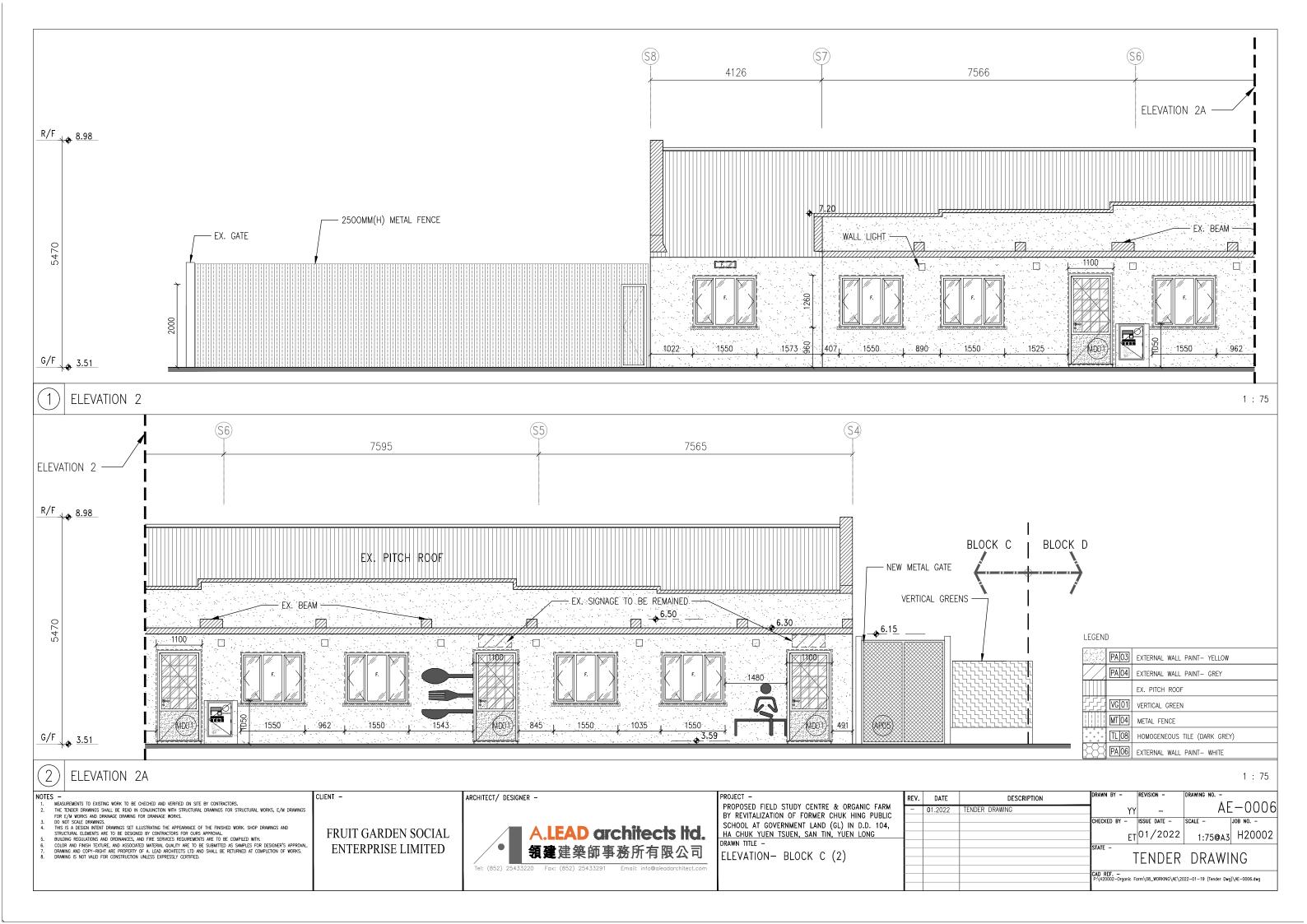


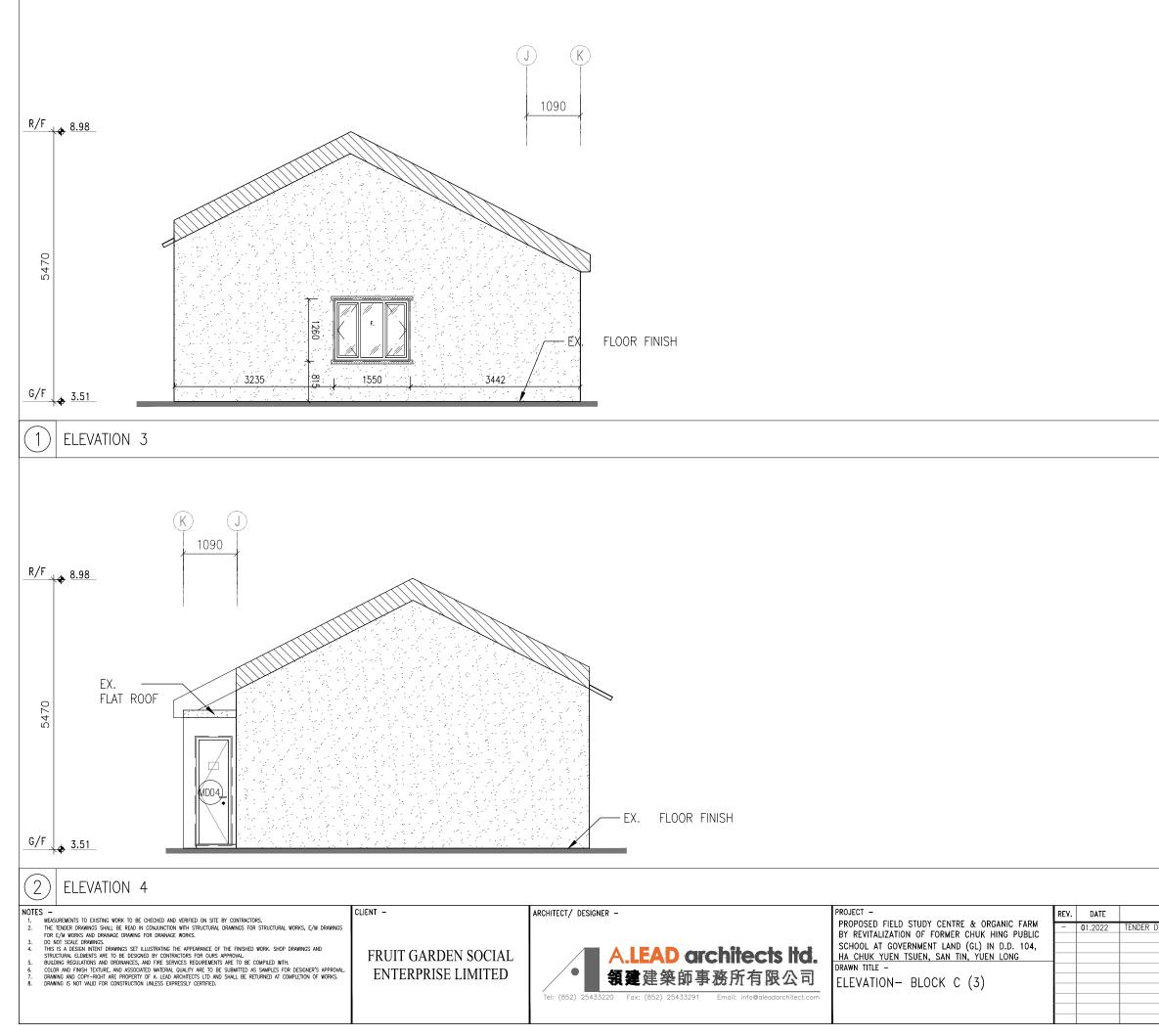
LEGENI	C	
	PA 03	EXTERNAL WALL PAINT- YELLOW
	PA 04	EXTERNAL WALL PAINT- GREY
		EX. PITCH ROOF
	VG 01	VERTICAL GREEN
	MT 04	METAL FENCE
+ + + + + + + + + + + + + + + + + + +	TL 08	HOMOGENEOUS TILE (DARK GREY)
BA	PA 06	EXTERNAL WALL PAINT- WHITE

1 : 75

				1 : 75
DESCRIPTION	DRAWN BY -	REVISION -	DRAWING NO	
DRAWING	YY	/ 1	Ae	-0004
	CHECKED BY -	ISSUE DATE -	SCALE -	JOB NO
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DESCRIPTION	DRAWN BY -	REVISION -	DRAWING NO	
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	STATE	ENDER	DRAWI	NG
	CAD REF P:\H20002-Organic Fo	orm\08_WORKING\AE\20	22-01-19 (Tender Dwg)\AE-0007.dwg
	•			

 PAI04
 EXTERNAL WALL PAINT- GREY

 EX. PITCH ROOF

 VGI01
 VERTICAL GREEN

 IIIII
 MTI04

 METAL FENCE

 TLI08

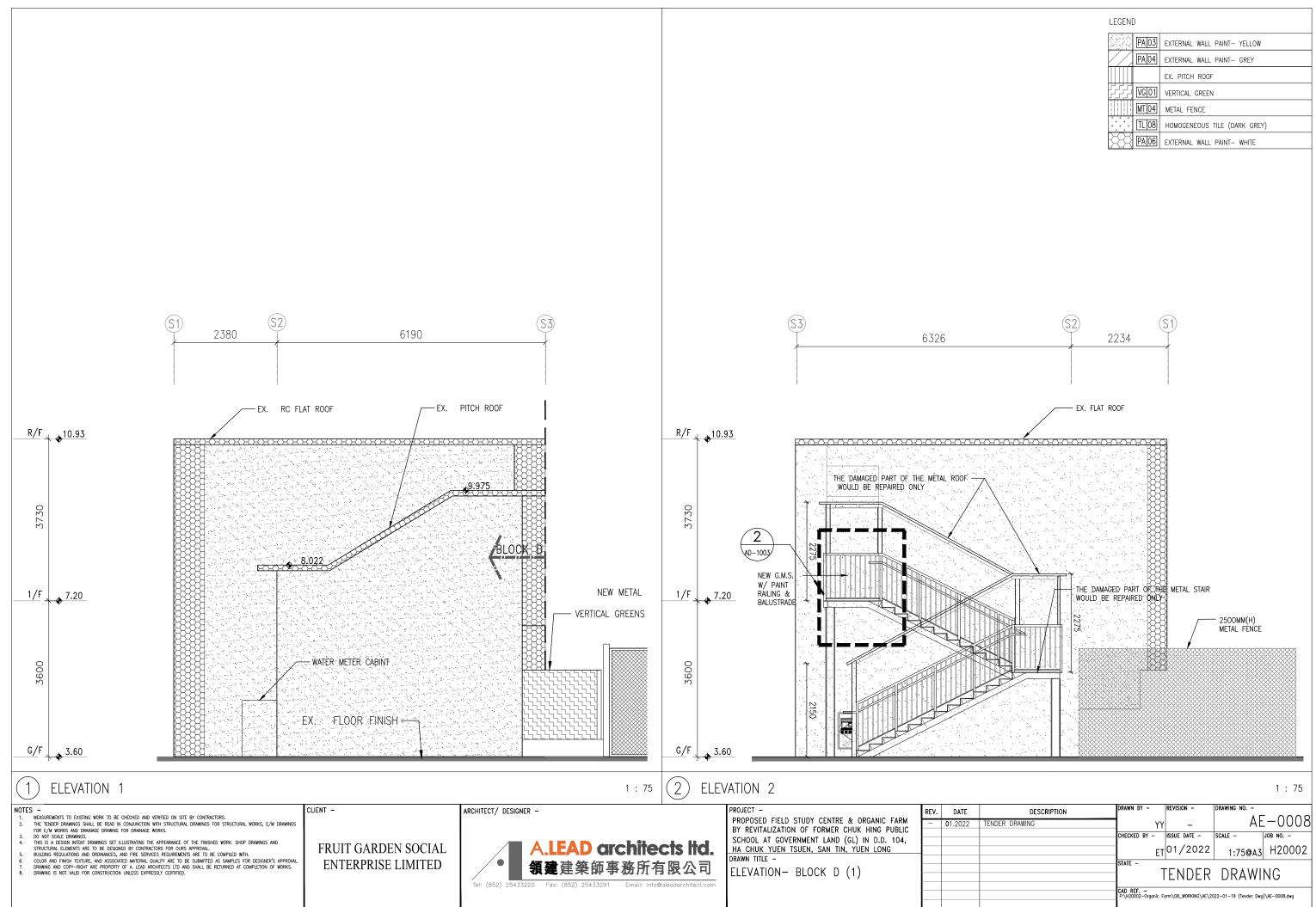
 HOMOGENEOUS TILE (DARK GREY)

 PAI06
 EXTERNAL WALL PAINT- WHITE

PA03 EXTERNAL WALL PAINT- YELLOW

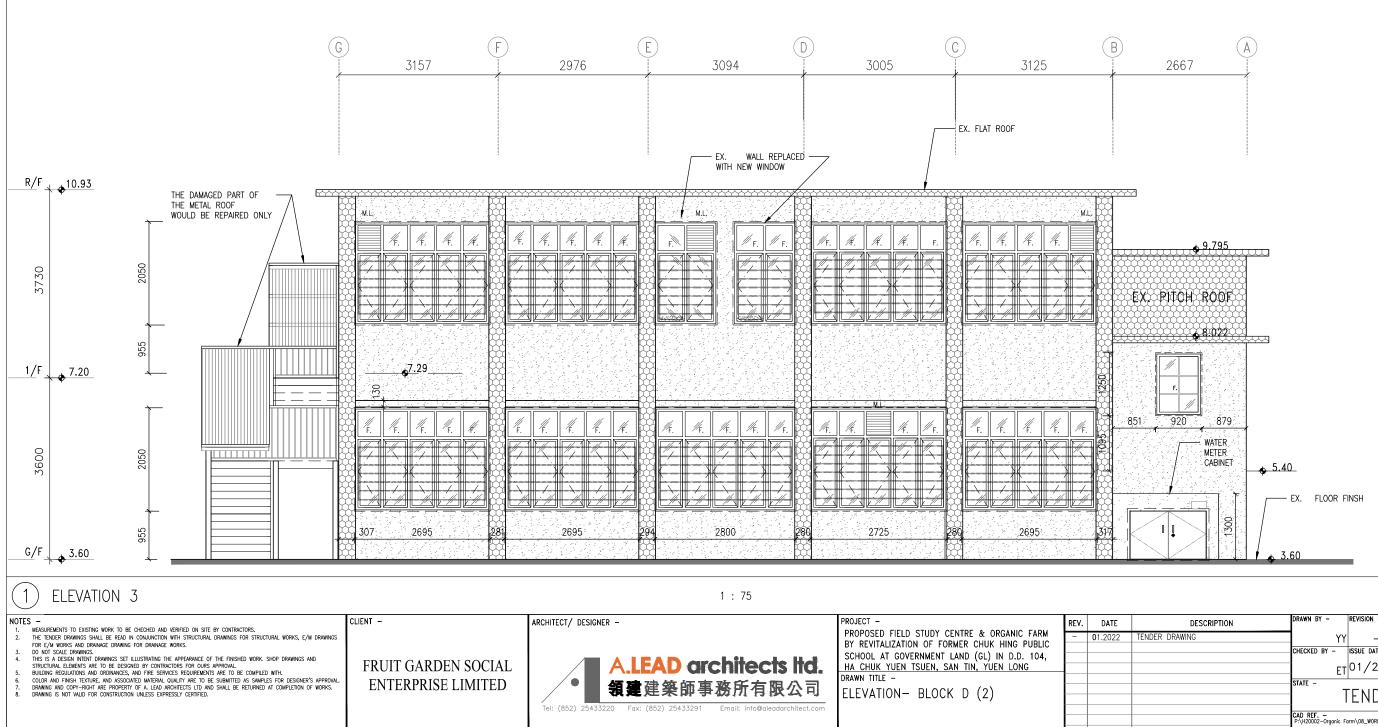
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1 : 75



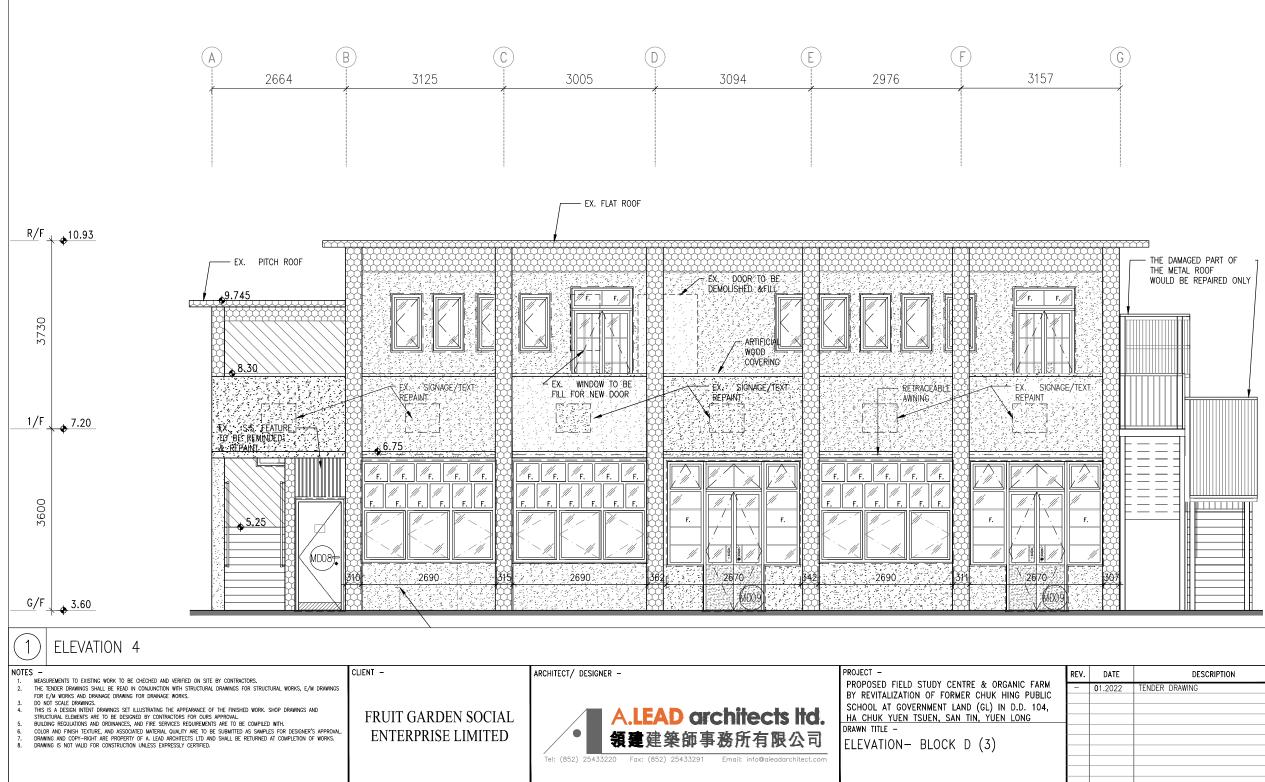
LEGENI	D	
	PA 03	EXTERNAL WALL PAINT- YELLOW
	PA 04	EXTERNAL WALL PAINT- GREY
		EX. PITCH ROOF
	VG 01	VERTICAL GREEN
	MT 04	METAL FENCE
+ + + + + + + + + + + + + + + + + + + +	TL 08	HOMOGENEOUS TILE (DARK GREY)
XX	PA 06	EXTERNAL WALL PAINT- WHITE

DESCRIPTION	DRAWN BY -	REVISION -	DRAWING NO	
R DRAWING	YY	-	e Ae	8000–
	CHECKED BY -	ISSUE DATE -	SCALE –	JOB NO
	ET	01/2022	1:75@A3	H20002
	STATE -	FENDER	DRAWI	NG
	CAD REF. — P:\H20002−Organic F	arm\08_WORKING\AE\20	22-01-19 (Tender Dwg)\AE-0008.dwg



LEGENI	C	
	PA 03	EXTERNAL WALL PAINT- YELLOW
	PA 04	EXTERNAL WALL PAINT- GREY
		EX. PITCH ROOF
	VG 01	VERTICAL GREEN
	MT 04	METAL FENCE
+ + + + + + + + + + + + + + + + + + + +	TL 08	HOMOGENEOUS TILE (DARK GREY)
B	PA 06	EXTERNAL WALL PAINT- WHITE

DESCRIPTION	DRAWN BY -	REVISION -	DRAWING NO	
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	PA 04	EXTERNAL WALL PAINT- GREY
		EX. PITCH ROOF
	VG 01	VERTICAL GREEN
	MT 04	METAL FENCE
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	PA 06	EXTERNAL WALL PAINT- WHITE

DESCRIPTION	DRAWN BY -		REVISION -	DRAWING NO	
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1 : 75





PlanD Ref.: A/YL-MP/316 Date: 28 Aug 2024 Appendix 3

Application of S16-III - Renewal of Permission for Temporary Use or Development of Field Study Centre and Organic Farm at Government Land (GL) D.D. 104, Ha Chuk Yuen Tsuen, San Tin, Yuen Long

at Government Land (GL) D.D. 104, Ha Chuk Yuen Tsuen, San Tin, Yuen Long Plan and Drawings

6) Completion Site Photos





Before

Exterior



Block A

Lavatory



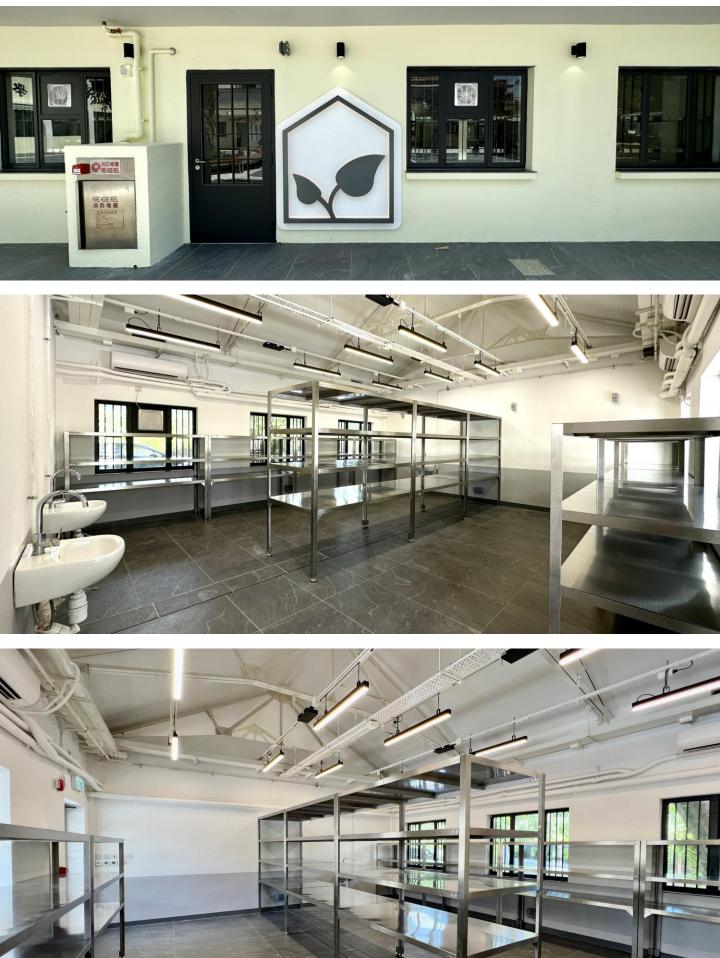


Female

Accessible Lavatory

Block B

Laboratory Rooms



Block C

Reading Room



Pantry Area



Exercise Room





Block D

Multi-Purpose Hall









電 話	Tel: 2443 3025
圖文傳真	Fax: 2473 3134
電郵地址	Email: esyln1@landsd.gov.hk
本署檔號	Our Ref: (113) in DLOYL 267/YAT/2019
來函檔號	Your Ref:

來函謂註明本署檔號

-

-

Please quote our reference in your reply



DIS

地政總署 元朗地政處 DISTRICT LANDS OFFICI YUEN LONG LANDS DEPARTMENT

我們矢志努力不懈,提供盡譽盡美的土地行政服務。 We strive to achieve excellence in land administration

新界元朗橋樂坊二號大橋政府合署九至十一樓 9/F.-11/F., Yuen Long Government Offices & Tai Kiu Market, No. 2 Kiu Lok Square, Yuen Long, N.T.

網址 Website : www.landsd.gov.hk

RH 088 324 124 11K

By Registered Service

21 October 2020

Dear Sir,

Short Term Tenancy (STT) No. 3203 at Government Land in D.D.104 <u>Ha Chuk Yuen Village, San Tin, Yuen Long, New Territories</u>

I enclose herewith the duly executed tenancy agreement with plan of the captioned STT for your retention please.

Should you have any enquiries, please feel free to contact the undersigned.

Yours faithfully,

(Ms. Audrey WONG) for District Lands Officer, Yuen Long

Encl. Tenancy Agreement with Plan

This message and any attachment is intended for the use of the addressee only. It may contain information which is confidential and/or legally privileged. You are hereby notified that no unauthorized disclosure or use of this message is permitted. If you have received this message by mistake, please notify us immediately and delete or destroy this message, as appropriate. Any liability arising from the use of this information is excluded.

SHORT TERM TENANCY AGREEMENT

AN AGREEMENT made this 20th day of October 2020 between the Chief Executive on behalf of the Government of the Hong Kong Special Administrative Region (hereinafter referred to as "the Landlord") of the one part and Fruit Garden Social Enterprise Limited of G/F, 58 Hop Choi Street, Yuen Long, New Territories, Hong Kong (hereinafter referred to as "the Tenant") of the other part WHEREBY IT IS AGREED AS FOLLOWS :

- 1. THE LANDLORD LETS AND THE TENANT TAKES from the 10th day of December 2019 ALL THAT piece or parcel of ground short particulars of which are set out in the First Schedule hereto and for the purpose of identification only shown coloured pink and pink edged blue on the plan annexed hereto TOGETHER WITH such buildings or structures erected thereon or on part thereof as are specified in the Second Schedule hereto (which land and structures are hereinafter referred to as "the Premises") for the term, at the rent and for the purposes specified in the First Schedule hereto.
- 2. THE TENANT HEREBY AGREES WITH THE LANDLORD as follows:
 - To pay the rent on the days and in the manner specified in the First Schedule hereto;
 - (b) Not to use or permit or suffer the use of the Premises or any part thereof for any purpose other than such purposes as are.specified in the First Schedule hereto;
 - (c) Not to erect or allow to remain on the Premises any building or structure other than those specified in the Second Schedule without the consent in writing of the District Lands Officer, Yuen Long (hereinafter referred to as "the District Lands Officer") first had and obtained;
 - (d) Not to alter or demolish any building or structure erected on the Premises without the prior consent in writing of the District Lands Officer;
 - (e) To make such arrangements for the supply of electricity, gas and mains water to the Premises as the Tenant shall require and to pay all charges in connection therewith including the cost of installation and maintenance thereof and, on termination of this Agreement, the cost of dismantling all pipes, wires, cables, meters, switches and any other apparatus ancillary thereto;
 - (f) To maintain and keep to the satisfaction of the District Lands Officer the Premises including retaining and boundary walls and fences (if any) belonging thereto in good and tenantable repair and condition and (subject to Clause 2(h) hereof) so to hand over the same on termination of this Agreement, and be responsible for the routine maintenance of the slope or slopes (if any, except

any slope or slopes which the Tenant is obliged to maintain pursuant to Special Condition No. 13 hereof) within the Premises in accordance with the Geoguide 5 : Guide to Slope Maintenance published by the Geotechnical Engineering Office of the Civil Engineering and Development Department (CEDD) (a copy of which can be viewed or downloaded from CEDD's website: http://www.cedd.gov.hk/), and in particular, Chapter 3 thereof, including but not limited to:-

- (i) clearance of accumulated debris from drainage channels and slope surface;
- (ii) repair of cracked or damaged drainage channels or pavement;
- (iii) repair or replacement of cracked or damaged slope surface cover;
- (iv) unblocking weepholes and outlet drain pipes;
- (v) repair of missing or deteriorated pointing in masonry walls;
- (vi) removal of any vegetation that has caused severe cracking of slope surface cover and drainage channels;
- (vii) re-grassing bare soil slope surface areas;
- (viii) removal of loose rock debris and undesirable vegetation from rock slopes or around boulders;
- (ix) investigation and repair of buried water-carrying services where signs of possible leakage are observed;
- (x) repair of leaky exposed water-carrying services;
- (xi) repair or replacement of rusted steel slope furniture; and
- (xii) maintenance of landscape items on slopes.
- (g) Not to assign, mortgage, charge, demise, underlet, part with the possession of or otherwise dispose of the Premises or any part thereof or any interest therein or enter into any agreement so to do;
- (h) To yield up the Premises with vacant possession to the Landlord at the expiration of the term or sooner termination of this Agreement in good clean and tenantable repair and condition in accordance with the stipulations contained herein. The Tenant shall, if so required by the District Lands Officer, at his own cost and expense before the expiry or sooner termination of the tenancy reinstate and remove all structures or fixtures or additions including foundation, paving or other surfacing which is then standing on or forms part of the Premises (irrespective of whether they were erected or installed by the Tenant), make good and repair in a proper and workmanlike manner any damage to the Premises and thereafter landscape the Premises to the satisfaction of the District Lands Officer and without any compensation therefor being paid by the Landlord to the Tenant;

To maintain at the Tenant's own expense, to the satisfaction of the District Lands Officer, such drains and channels, whether within the boundaries of the Premises or upon adjacent Government land, as the District Lands Officer may consider necessary to intercept and convey into the nearest stream-course, catch pit, channel or storm-water drain all water which may fall or flow on to the Premises and to be solely liable for, and to indemnify the Landlord and his officers from and against all actions, claims, liabilities and demands arising out of any damage or nuisance caused by such water;

- (j) Not to use water from any Government mains for any purpose without the prior written consent of the Water Authority;
 - (i) To permit the Landlord, his servants or agents at all reasonable times to enter upon the Premises to view the state and condition thereof, and in the event of there being any defect or want of repair or maintenance then and there found, to give or leave on the Premises notice in writing to the Tenant, who shall within one calendar month after such notice (or sooner if required) repair and make good the same in accordance with such notice and the Tenant's obligations in that behalf herein contained;
 - (ii) To permit the Landlord, his servants or agents at all reasonable times with or without notice to enter upon the Premises or any part thereof for the purpose of inspecting the same so as to ascertain that there is no breach of or failure to observe any of the terms and conditions herein contained;
- To indemnify and keep indemnified the Landlord, his officers, contractors and workmen against all actions, suits, liabilities, costs, claims, demands, expenses and losses (whether financial or otherwise) whatsoever and howsoever arising directly or indirectly out of any breach of the terms and conditions of this. Agreement or out of or in connection with the occupation and use of the Premises by the Tenant including but not limited to:
 - (i) all liabilities arising out of the negligence of any person not a party to this Agreement;
 - (ii) all liability on the part of Landlord under the Occupiers Liability Ordinance (Cap. 314);
 - (iii) all liabilities arising out of anything done or ornitted to be done by the Tenant in respect of any safety measures or works which the Tenant is required to undertake and fulfill in compliance with Special Condition(s) in the Third Schedule hereto; and
 - (iv) any damage or soil and groundwater contamination caused to the Premises or any adjacent or adjoining land where such damage or soil and groundwater contamination has, in the opinion of the Landlord whose opinion shall be final and binding upon the Tenant, arisen

(i)

(k)

out of any use of the Premises, or any development or redevelopment affecting the Premises or part thereof or out of any activities carried out on the Premises or out of any other works carried out thereon by the Tenant whether such use, development or redevelopment, activities or works are in compliance with the terms and conditions of this Agreement or in breach thereof.

- (m) To pay and discharge all existing and future rates, taxes, assessments, duties and outgoings whatsoever which are now or during the term of the tenancy shall be imposed, assessed or charged upon the Premises or the Tenant in respect thereof; and
- (n) To perform and observe the obligations on the Tenant's behalf contained in the Special Conditions as set out in the Third Schedule hereto.
- 3. THE LANDLORD HEREBY AGREES WITH THE TENANT as follows:

To permit the Tenant on his duly paying the rent and observing and performing the obligations on his part herein contained to have quiet possession and enjoyment of the Premises without any interruption by the Landlord or anyone lawfully claiming under or in trust for the Landlord until such time as this Agreement is determined.

- 4. IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO as follows :
 - (a) That the Tenant shall within nine calendar months from 10th day of December 2019 and thereafter continue to operate the Premises for the purposes specified in the First Schedule hereto on a scale to the satisfaction of the District Lands Officer, and conduct the operation in accordance with all Ordinances, any regulations made thereunder and any amending legislation and in all respects to the satisfaction of the District Lands Officer.
 - (b) That if it is at any time shown to the satisfaction of the District Lands Officer that there has been a breach of Clause 4(a) hereof, the Landlord shall be entitled to terminate the tenancy hereby created by giving to the Tenant written notice to such effect to expire at any time (whether within the fixed term in the First Schedule hereto or otherwise) without payment of compensation or refund of any rent paid or any part thereof. Upon expiry of such notice and without prejudice to any right of action of the Landlord in respect of any antecedent breach, non-performance or non-observance of other terms and conditions herein contained, the tenancy shall cease and determine and the Tenant shall quit and deliver vacant possession of the Premises in accordance with the terms and conditions of this Agreement.
 - (c) That in case the rent reserved or any part thereof shall be in arrears and unpaid for twenty-one days next after the same shall have become due (whether formally demanded or not), or if there

is any breach, non-performance or non-observance of any of the terms and conditions to be observed by and on the part of the Tenant herein contained or if the Tenant shall become bankrupt or, being a company, shall enter into liquidation whether compulsory or voluntary (save for the purpose of reconstruction or amalgamation), or shall enter into any composition with his creditors or suffer any distress or execution to be levied upon his goods, then, and in any of the said cases, it shall be lawful for the Landlord at any time thereafter to re-enter upon the Premises or any part thereof in the name of the whole, and thereupon this Agreement shall absolutely determine, but without prejudice to any right of action of the Landlord in respect of any antecedent breach, non-performance or non-observance of the said terms and conditions and in the event of such re-entry the rent already paid or any part thereof shall not be refunded and no compensation whatsoever shall be payable to the Tenant by the Landlord.

- (d) That the tenancy hereby created is (without prejudice to the terms and conditions hereof) subject also to the Special Conditions contained in the Third Schedule hereto.
- That subject to Clause 2(c) hereof, any building or structure (e) erected or to be erected by the Tenant on the Premises shall in all respects comply with the Buildings Ordinance, any regulations made thereunder and any amending legislation. The Government has given no warranty, expressed or implied, as to the suitability, physical condition or state or safety of any structure or building or structures or buildings existing on the Premises or any part or parts thereof for the use hereby permitted, whether in accordance with the terms and conditions in the tenancy or otherwise. The tenancy hereby created shall not be construed so as to condone any structures existing on the Premises not complying with the provisions of the Buildings Ordinance, any regulations made thereunder and any amending legislation. Action appropriate under the said Ordinance or any other enactment may be taken at any time.
- (f) That no compensation shall be payable by the Landlord to the Tenant in respect of any loss or damage caused to the Tenant or others by reason of any water flowing on to the Premises or landslip or subsidence on, to, of or from the Premises.
- (g) That the Landlord shall have full power to terminate this Agreement and resume, re-enter upon and retake possession of all or any part of the Premises if the same shall be required for the improvement of the Hong Kong Special Administrative Region (hereinafter referred to as "Hong Kong") or for any other public purpose whatsoever (as to which the decision of the Chief Executive of Hong Kong shall be conclusive) on giving to the Tenant three calendar months' notice in writing to that effect to expire at any time. Upon the expiration of the said notice and without prejudice to the Landlord's rights to enforce any antecedent breaches the tenancy of the land so resumed shall cease and determine and the Tenant shall quit and deliver up

possession of the land so resumed and the building(s) or structure(s) thereon. In the event of such termination, no compensation whatsoever shall be paid to the Tenant by the Landlord regardless of whether the Landlord shall terminate this Agreement during the fixed term of the tenancy or, where applicable, a periodical tenancy as aforesaid.

- (h) That any notice to be served by the Landlord or his officers under the terms and conditions of this Agreement shall be sufficiently served on the Tenant if left addressed to him on the Premises or forwarded to him by post or left at his last known address or in the case of a corporation forwarded to it by post or left at its registered office, and such notice, if sent by post, shall be deemed to be delivered in due course of post at the address to which it is sent.
- (i) That the Tenant shall not do or permit or suffer anything to be done at any time in or upon the Premises or any part thereof which may be or become a nuisance or annoyance or injurious or dangerous to health or which may cause damage or inconvenience to the Government or to the owners or occupiers of any adjoining or neighbouring lot or lots or premises.
- (j) That the Tenant shall at all times throughout the term of the tenancy at his own expense remove from the Premises any derelict vehicle, litter, waste or any matter which may be or become a nuisance or annoyance or injurious or dangerous to health or which may cause damage or inconvenience to the Government or to the owners or occupiers of any adjoining or neighbouring lot or lots or premises and tidy up to the satisfaction of the District Lands Officer the area in which the derelict vehicle, litter, waste or matter is found. In the event of the nonfulfillment by the Tenant of his obligation under this sub-clause, the District Lands Officer and his officer, agents, contractors, workmen or other duly authorized personnel, including but not limited to the Director of Food and Environmental Hygiene and his officers, contractors, his or their workmen (hereinafter collectively referred to as "the authorized persons"), with or without tools, equipment, plant, machinery or motor vehicles shall, upon reasonable prior notice being given to the Tenant, have the right of ingress, egress and regress to and from and through the Premises free of cost at all reasonable times to remove or otherwise dispose of any derelict vehicle, litter, waste or matter from the Premises and tidy up the area in which the derelict vehicle, litter, waste or matter is found at the cost of the Tenant who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the District Lands Officer whose determination shall be final and binding upon the Tenant. The District Lands Officer and the authorized persons shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Tenant arising out of or incidental to the exercise by him or them of the right of entry conferred under this sub-clause, and no claim

shall be made against him or them by the Tenant in respect of any loss, damage, nuisance or disturbance.

- That wherever in this Agreement it is provided that: (k)
 - (i) the Landlord or his duly authorized officers shall or may carry out works of any description on the Premises or any part thereof or outside the Premises (whether on behalf of the Tenant or on the failure of the Tenant to carry out such works or otherwise) at the cost of the Tenant or that the Tenant shall pay or repay to the Landlord or to his duly authorized officers on demand the cost of such works, such cost shall include such supervisory and overhead charges as may be fixed by the Landlord or by his duly authorized officers; or
 - (ii) the prior approval or consent of the Landlord or his duly authorized officers is required, they may give the approval or consent on such terms and conditions as they see fit or refuse it at their absolute discretion.
- (1)That where the context so admits or requires the expression "Tenant" shall mean the party entering into and signing/ executing this Agreement and shall include his executors and administrators or in the case of a corporation its successors and words importing the masculine gender shall be deemed to include females and corporations and words in the singular shall be deemed to include the plural and vice versa in each case.
- That this Agreement constitutes the entire agreement of the (m) parties about the subject-matter of this Agreement, and that no statement, representation or promise made by either the Tenant or duly authorized officers of the Landlord has been relied upon by the other party to enter into this Agreement, and that no communications, understandings, representations, promises, oral or written statements, warranties, arrangements or agreements, conditions made by either the Tenant or duly authorized officers of the Landlord prior to the signing/execution of this Agreement with respect to the subject-matter of this Agreement may in any way be read or incorporated into this Agreement.
- (n)

Notwithstanding any other provisions of this Agreement including any provision which purports to confer a benefit on a person who is not a party to this Agreement, this Agreement is not intended to and does not give any person who is not a party to this Agreement any right to enforce any provisions of this Agreement under the Contracts (Rights of Third Parties) Ordinance, and a person who is not a party to this Agreement shall not have any right under the Contracts (Rights of Third Parties) Ordinance to enforce any provisions of this Agreement.

FIRST SCHEDULE

PARTICULARS OF THE PREMISES

All that piece of ground and structures erected thereon situate at Demarcation District No. 104, Ha Chuk Yuen Village, San Tin, Yuen Long, New Territories, Hong Kong comprising an area of 1650 square metres or thereabouts which is for the purpose of identification only shown coloured pink and pink edged blue on the plan annexed hereto.

RENT

TERM AND DATE OF COMMENCEMENT : For a term commencing from the 10th day of December 2019 upto the 2nd day of August 2022 and thereafter quarterly until such time as this tenancy is determined.

PURPOSES FOR WHICH THE PREMISES MAY BE USED :

The Premises shall not be used for any purposes other than field study centre, organic farm, training classes for dog owners and uses ancillary thereto. The determination of the District Lands Officer on what constitutes ancillary uses shall be final and binding on the Tenant.

SECOND SCHEDULE

The structures shown pink edged blue on the plan annexed hereto comprising

- (i) Structure A: having a height not exceeding one-storey and 3 metres above ground level and a total built over area not exceeding 45 square metres;
- (ii) Structure B: having a height not exceeding one-storey and 3.5 metres above ground level and a total built over area not exceeding 246 square metres;
- (iii) Structure C: having a height not exceeding one-storey and 3.5 metres above ground level and a total built over area not exceeding 200 square metres; and
- (iv) Structure D: having a height not exceeding two-storey and 6 metres above ground level and a total built over area not exceeding 156 square metres.

THIRD SCHEDULE

Special Conditions referred to in Clauses 2(n) and 4(d) of this Agreement.

The tenancy hereby created shall be terminated on the 2nd day of (a) August 2022 by either party giving to the other at least three calendar months' notice in writing to that effect to expire on the said date. In the event that no such notice is given as aforesaid the tenancy may be terminated by either party giving to the other at least three calendar months' notice in writing to that effect to expire at any time.

- (i) The Tenant shall not use or permit or suffer any part of the Premises to be used for any illegal or immoral purposes and the determination of the District Lands Officer as to what constitutes illegal or immoral purposes shall be final and binding on the Tenant.
 - (ii)Notwithstanding sub-clause (a) of this Special Condition, in the event of any breach, non-performance or nonobservance of sub-clause (b)(i) above the Landlord shall be entitled to terminate the tenancy hereby created by giving to the Tenant written notice to that effect to expire at any time (whether within the fixed term specified in the First Schedule hereto or otherwise) without payment of compensation or refund of rent already paid or any part thereof. Upon the expiry of such notice and without prejudice to any right of action of the Landlord in respect of any antecedent breach, non-performance or nonobservance of the other terms and conditions herein contained, the tenancy shall cease and determine and the Tenant shall quit and deliver up possession of the Premises to the Landlord in accordance with the terms and conditions of this Agreement.
- The Tenant shall, during the existence of this tenancy, at his own 2. (a) expense and in all respects to the satisfaction of the District Lands Officer, maintain, keep and repair the structures (as specified in the Second Schedule hereof) on the Premises.
 - No part of the Premises including the said structures shall be used (b) for residential purposes.
- 3. The Tenant shall not store or allow or suffer to be stored in or upon the Premises or any motor vehicles parked thereon any dangerous goods as defined in Section 2 of the Dangerous Goods Ordinance, any regulations made thereunder and any amending legislation without the prior written approval of the District Lands Officer.

1.

(b)

4.

(a)

- The Tenant shall observe and comply with any requirement which may be imposed by the Director of Fire Services in connection with the occupation and use of the Premises by the Tenant.
- (b) The Tenant shall at all times permit the Landlord and the Director of Fire Services and any person authorized by any of them to enter the Premises during the term of this tenancy to check observance and compliance with any requirements in connection with fire safety.
- (c) Without prejudice to sub-clause (a) of this Special Condition, the Tenant shall within one calendar month from the date of this Agreement or such other extended period as may be approved by the District Lands Officer at the Tenant's own expense install fire extinguisher(s) in the Premises in all respects to the satisfaction of the Director of Fire Services and submit the certificate under Regulation 9(1) of the Fire Service (Installations and Equipment) Regulations (Chapter 95B), any amendment thereto, substitution therefor (hereinafter referred to as "the Certificate") to the Director of Fire Services. The Tenant shall at the Tenant's own expense maintain the fire extinguisher(s) in good condition and in all respects to the satisfaction of the Director of Fire Services during the existence of the tenancy.
- (d) Without prejudice to sub-clauses (a) and (c) of this Special Condition, the Tenant shall
 - (i) within three calendar months from the date of this Agreement or such other extended period as may be approved by the District Lands Officer at the Tenant's own expense, submit a scheme of fire service installations ("Scheme") to the Director of Fire Services for his approval. The Director of Fire Services may give his approval on such terms and conditions as he sees fit at his absolute discretion,
 - (ii) within six calendar months from the date the Director of Fire Services approved the Scheme ("Approved Scheme") or such other extended period as may be approved by the District Lands Officer at the Tenant's own expense, complete the installation works required to be done under the Approved Scheme in all respects to the satisfaction of the Director of Fire Services and submit the Certificate to the Director of Fire Services,
 - (iii) not make any alteration to the Approved Scheme without the prior written consent of the Director of Fire Services,
 - (iv) shall at the Tenant's own expense, implement the Approved Scheme in all respects to the satisfaction of the Director of Fire Services during the existence of the tenancy.

- 5. The security of the Premises and any goods stored or other things placed thereon shall be the sole responsibility of the Tenant.
- 6. The Landlord does not guarantee any right-of-way to the Premises and the Tenant must accordingly make his own arrangements for acquiring such right-of-way.
- 7. The Tenant shall provide to the satisfaction of the District Lands Officer sufficient spaces within the Premises for the parking, waiting and manoeuvring of motor vehicles to avoid queuing of vehicles onto adjacent public roads or Government land.
- 8. The Tenant shall at his own expense provide and maintain adequate lighting for the Premises in all respects to the satisfaction of the District Lands Officer.
- Spaces shall be provided within the Premises to the satisfaction of the District Lands Officer for the parking, loading and unloading of vehicles ancillary to the use or uses permitted by the First Schedule of this Agreement.
- 10. No tree growing on the Premises or adjacent thereto shall be removed or interfered with without the prior written consent of the District Lands Officer who may, in granting consent, impose such conditions as to transplanting, compensatory landscaping or replanting as he may deem appropriate.
- 11. (a) The Tenant shall at his own expense keep and maintain all trees growing on the Premises at the time of signing/execution of this Agreement and trees planted during the existence of this tenancy in a healthy and safe condition to the satisfaction of the Landlord.
 - (b) Without prejudice to any other rights or powers of the Landlord contained in this Agreement, and the tenant's liabilities under subclause (a) hereof, the Tenant shall permit the Landlord, his officers, contractors, workmen or agents at all reasonable times (except in emergency in respect of which the Landlord's decision shall be final and binding on the Tenant) to enter the Premises to inspect the conditions of the trees growing thereon, to give or leave on the Premises notice in writing to require the Tenant to immediately or within a time limit to be specified by the Landlord remove or prune any tree or trees considered to be unhealthy or dangerous (the decision of the Landlord on whether the tree or trees are unhealthy or dangerous shall be final and binding on the Tenant) or take such other action as required by the Landlord, and the Tenant shall remove or prune the tree or trees or take such other action as required by the Landlord within the time limit to the satisfaction of the Landlord.
 - (c) In the event of failure of the Tenant to comply with the notice mentioned in sub-clause (b) above, the Landlord may without prejudice to any other rights or powers of the Landlord contained in this Agreement carry out the tree removal or pruning works at the cost of the Tenant and the Tenant shall pay or repay to the

Landlord or his duly authorized officer on demand the cost of such works.

12.

13.

The Tenant shall not form, surface, level or pave the Premises nor cut away, remove or set back any Government land adjacent to or adjoining the Premises or carry out any building up, filling in or any slope treatment works of any kind whatsoever on any Government land except with the prior written consent of the District Lands Officer who may, at his sole discretion, give his consent subject to such terms and conditions as he sees fit, including but not limited to the requirement for the Tenant to design, construct and maintain such drainage system including drains and channels within the Premises and on any adjacent or adjoining Government land in such manner as may be required by the District Lands Officer at his sole discretion and the grant of a tenancy of additional Government land as an extension to the Premises at such rent as he may determine.

Where there is or has been any formation, surfacing, levelling, (a) paving, cutting away, removal or setting back of any land, or any building up or filling in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the District Lands Officer, either within the Premises or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the Premises or any part thereof or any other works required to be done by the Tenant under this Agreement, or for any other purpose, the Tenant shall at his own expense design, carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary or as may be required by the District Lands Officer at his sole discretion to protect and support such land within the Premises and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Tenant shall at all times during the term of the tenancy hereby granted maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and conditions to the satisfaction of the District Lands Officer.

- (b) Nothing in sub-clause (a) of this Special Condition shall prejudice the Landlord's rights under this Agreement, in particular Special Condition No. 12 hereof.
 - (c) In the event that as a result of or arising out of any formation, levelling, development or other works done by the Tenant or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land, within the Premises or from any adjacent or adjoining Government or leased land, the Tenant shall at his own expense reinstate and make good the same to the satisfaction of the District Lands Officer and shall indemnify the Landlord, its agents and contractors from and against all costs, charges, damages, demands

and claims whatsoever which shall or may be made, suffered or incurred through or by reason of such falling away, landslip or subsidence.

- (d) In addition to any other rights or remedies herein provided for breach of any of the terms and conditions of this Agreement, the District Lands Officer shall be entitled by notice in writing to call upon the Tenant to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the Tenant shall neglect or fail to comply with the notice to the satisfaction of the District Lands Officer within the period specified therein, the District Lands Officer may forthwith execute and carry out any necessary works and the Tenant shall on demand repay to the Landlord the cost thereof, together with any administrative or professional fees and charges.
- 14. The Tenant shall not carry out or permit any activity or works on the Premises which in the opinion of the District Lands Officer may adversely affect the stability of land and structures within or surrounding the Premises.
- 15. No rock crushing plant shall be permitted on the premises without the written approval of the District Lands Officer.
- 16. The Tenant shall at his own expense fence the Premises and thereafter maintain such fencing to the satisfaction of the District Lands Officer.
- 17. The Tenant shall accept that there is no fresh water supply to the Premises. He shall make his own arrangements at his own expense to obtain such a supply through a water supply system, within or outside the Premises, in accordance with the provisions of the Waterworks Ordinance, any regulations made thereunder and any amending legislation. Subject to there being in existence Government mains in future which in the opinion of the Water Authority are suitable for connection to the Premises, a fresh water supply from the Government mains may be given.
- 18. Subject to there being in existence in future Government mains which in the opinion of the Water Authority are suitable for connection to the Premises, consent to use temporary mains fresh water for flushing shall be given, provided that the Tenant shall be required to install plumbing suitable for the use of salt water and to accept salt water supply if available in future.
- 19.

(a) In the event of spoil or debris from the Premises or from other areas affected by any development of the Premises being eroded and washed down onto public lanes or roads or into road-culverts, sewers, storm-water drains or nullahs, foreshore or seabed or other Government properties, the Tenant shall be held responsible and shall at his own expense remove the spoil and debris from and make good any damage done to the public lanes or roads or roadculverts, sewers, storm-water drains or nullahs, foreshore or seabed or other Government properties. The Tenant shall indemnify the Landlord against all actions, claims and demands arising out of any damage or nuisance to private property caused by such erosion and washing down.

- (b) Notwithstanding sub-clause (a) of this Special Condition the Landlord may (but is not obliged to), upon the written request of the Tenant and at the cost of the Tenant, remove the spoil and debris from and make good any damage done to the public lanes or roads or road culverts, sewers, storm-water drains or nullahs, foreshore or seabed or other Government properties referred to in the said sub-clause (a).
- 20. No earth, debris, spoil of whatsoever nature, or building materials shall be dumped on any Government land.
- 21. (a) The Tenant shall at his own expense and to the satisfaction of the District Lands Officer make good any damage done to adjoining public roads including street furniture by the Tenant, his contractors or sub-contractors or his or their workmen or vehicles or by any spoil from the Premises.
 - (b) Notwithstanding sub-clause (a) of this Special Condition the Landlord may (but is not obliged to), upon the written request of the Tenant and at the cost of the Tenant, make good any damage done to the adjoining public roads including street furniture referred to in the said sub-clause (a).
- 22. No materials shall be dumped or stored, nor shall any work be carried out within the boundaries of a public road or way without the prior written consent of the District Lands Officer.
- 23. (a) Any damage or obstruction caused by the Tenant, his servants or agents to any nullah, sewer, storm-water drain or water main within or adjoining the Premises shall be made good by the Landlord at the cost of the Tenant, and the amount due in respect thereof shall be paid on demand to the Landlord by the Tenant.
 - (b) Notwithstanding sub-clause (a) of this Special Condition, the Tenant shall, at the request of the Landlord, make good such damage or obstruction as specified by the Landlord at his own expense and in all respects to the satisfaction of the Landlord.
- 24. (a) The Tenant shall within 3 months from the commencement of the tenancy hereby created or such other extended period as may be approved by the District Lands Officer at the Tenant's own expense, in such manner with such materials and to such standards and design as the District Lands Officer shall approve and in all respects to the satisfaction of the District Lands Officer construct and thereafter maintain such drainage system including drains and channels, whether within the boundaries of the Premises or on any adjacent or adjoining Government land, to intercept and convey into the nearest stream-course, catchpit, channel or storm-water drain all water including storm-water or rain-water flowing from or falling or flowing on to the Premises, and the Tenant shall be

solely liable for and shall indemnify the Landlord and his officers from and against all actions, liabilities, claims and demands arising out of any injury loss damage disturbance or nuisance whatsoever caused by such water.

(b)

Without prejudice to sub-clause (a) hereof, the Tenant shall within 3 months from the commencement of the tenancy hereby created or such other extended period as may be approved by the District Lands Officer at the Tenant's own expense, in such manner with such materials and to such standards and design as the District Lands Officer shall approve and in all respects to the satisfaction of the District Lands Officer construct and thereafter maintain the drains and channels along the boundaries of the Premises to prevent all water including storm-water or rain-water from overflowing onto the adjoining street or adjoining land and the Tenant shall be solely liable for and shall indemnify the Landlord and his officers from and against all actions, liabilities, claims and demands arising out of any injury loss damage disturbance or nuisance whatsoever caused by such water.

If the Tenant fails to fulfill the obligations under sub-clauses (a) and (b) of this Special Condition within the period stated therein, the District Lands Officer may (but is not obliged to) carry out the necessary works at the cost of the Tenant who shall pay to the Landlord on demand a sum equal to the cost thereof, such sum to be determined by the District Lands Officer whose determination shall be final and shall be binding upon the Tenant. For the purpose of carrying out the works aforesaid, the Landlord, its officers, agents, contractors, workmen or other duly authorized personnel shall have free and uninterrupted right at all reasonable times to enter into the Premises or any part thereof and any building or buildings erected or to be erected thereon. The Landlord, its officers, agents, contractors, workmen or other duly authorized personnel shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Tenant arising out of or incidental to the exercise by it or them of the right of entry conferred under this sub-clause, and no claim shall be made against it or them by the Tenant in respect of any loss, damage, nuisance or disturbance.

The works of connecting any drains and sewers from the Premises to the Government storm-water drains and sewers, when laid and commissioned, may be carried out by the District Lands Officer who shall not be liable to the Tenant for any loss or damage thereby occasioned and the Tenant shall pay to the Landlord on demand the cost of such connection works. Alternatively, the said connection works may be constructed by the Tenant at his own expense to the satisfaction of the District Lands Officer and in such case any section of the said connection works which is constructed in Government land shall upon demand be handed over by the Tenant to the Landlord for future maintenance thereof at the expense of the Landlord and the Tenant shall pay to the Landlord on demand the cost of the technical audit in respect of the said connection. works.

(c)

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 - Any foundations to be constructed near or adjoining any water main, sewer, storm-water drain or nullah within or adjoining the Premises shall comply with the requirements of the District Lands Officer.
- 27. The drainage of any building erected on the Premises shall be effected as may be required by the District Lands Officer, and the Tenant shall make all arrangements at his own expense and to the satisfaction of the District Lands Officer for the treatment and disposal of foul or contaminated water by the construction, operation and maintenance of suitable works either within the Premises or on Government land or otherwise and on such terms as the District Lands Officer shall require, and the Tenant shall be solely liable for any damage or nuisance caused thereby.
- 28. The Landlord does not undertake to provide facilities for flush drainage and gives no guarantee that such facilities will become available.
- 29. (a) The Tenant shall take or cause to be taken all proper and adequate care, skill and precautions at all times and particularly during any construction, maintenance, renewal, repair, removal or reinstatement work, to avoid doing any damage to any Government or other existing drain, waterway or watercourse (including water main), road, footpath, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running on, upon, over, under or adjacent to the Premises or any part thereof (collectively referred to as "the Works and Services").
 - (b) Before carrying out any of the works referred to in sub-clause (a) of this Special Condition, the Tenant shall make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of the Works and Services, and shall submit his proposals for dealing with the Works and Services in writing to the District Lands Officer for his approval. No such works shall be carried out until the District Lands Officer has given his written approval.
 - (c) The Tenant shall comply with and bear the sole cost of meeting any requirement imposed by the District Lands Officer in the approval referred to in sub-clause (b) of this Special Condition in respect of the Works and Services, including any necessary diversion, relaying, repairing, making good or reinstatement works.
 - (d) Except as provided in Special Condition No. 23 hereof, the Tenant shall at his own expense repair, make good and reinstate to the satisfaction of the District Lands Officer any damage or disturbance caused to the surface of the Premises or any part thereof or any of the Works and Services arising in any manner out of any construction, maintenance, renewal, diversion, relaying, making good, repair or reinstatement works referred to sub-clauses (a) and (c) of this Special Condition.
 - (e) If the Tenant fails to carry out any of the works referred to in subclauses (c) and (d) of this Special Condition to the satisfaction of the District Lands Officer, the District Lands Officer may (but is

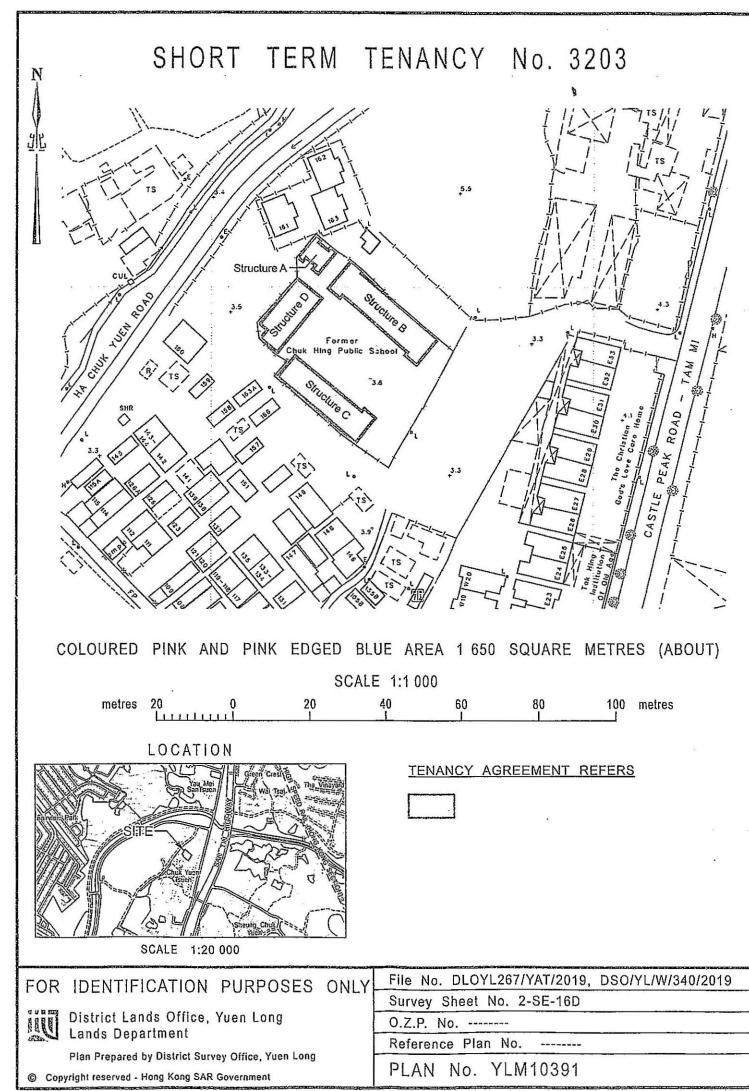
not obliged to) carry out any of such works as he considers necessary and the Tenant shall pay to the Landlord on demand the cost of such works.

- 30. The Tenant shall accept the Premises in the state and condition in which they are at the date possession is given.
- 31. The Tenant consents to the Landlord disclosing to any third party (whether individual, corporate body, members of the public or other organization) Fruit Garden Social Enterprise Limited, the date of this Agreement, the date of commencement of the tenancy, the term of tenancy, the amount of rent, the location, area, usage of the Premises and permitted structures thereon, and agrees that the consent shall survive the expiry or termination of this Agreement.
- 32. The existing buildings and structures within the Premises may contain asbestos containing material. The Tenant shall at his own expense conduct an asbestos investigation and submit an asbestos investigation report in accordance with section 69 of the Air Pollution Control Ordinance, and confirm the presence or absence of any asbestos containing material before any scavenging activities or works are carried out within the Premises. In case the presence of asbestos containing material is confirmed, the Tenant shall at his own expense engage asbestos professionals who are registered with the Environmental Protection Department to properly and timely remove the asbestos containing material from the Premises. The Government will accept no responsibility or liability for any injury, damage, nuisance or disturbance caused to or suffered by the Tenant and its staff, contractors, members, participants and any person by reason of using of the Premises and the presence of asbestos containing material (if any) and the Tenant hereby indemnifies and keep indemnified the Government from and against all liability, claims, costs, demands, actions or other proceedings whatsoever arising whether directly or indirectly out of or in connection with the using of the Premises and the presence of asbestos containing material (if any).

AS WITNESS WHEREOF the District Lands Officer being duly authorized by the Chief Executive so to do has set his hand hereto for and on behalf of the Landlord and the Tenant has set his hand hereto/has executed this Agreement the day and year first above written.

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DISTRICT LANDS OFFICE YUEN LONG LANDS DEPARTMENT

Seal of the Tenant and signature(s) and name(s) in block letters of its attesting officer(s) and description of their office(s) MUI KNONG LEWG DURECTOR AVEXANDRS Witness to the Seal of the Tenant and signature(s) and name(s) block letters of its attesting officer(s) and description of their office(s) LAU WAT YEE TOEY Ms Peggy CHAN District Lands Officer, Yuen Long IG Lai Foon Witness to the Signature of District Lands Office, Yuen Long Civil Servant Lands Department 2 0 OCT 2020

Date

Dated 20th day of October 2020

TENANCY AGREEMENT

No.: 3203

Rent:

Term : For a term commencing from the 10th day of December 2019 to the 2nd day of August 2022 (both days inclusive) and thereafter quarterly until such time as this tenancy is determined.

Lands Department

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Proposed Field Study Centre & Organic Farm by Revitalization of Former Chuk Hing Public School at GL in D.O. 104, Ha Chuk Yuen Tsuen, San Tin

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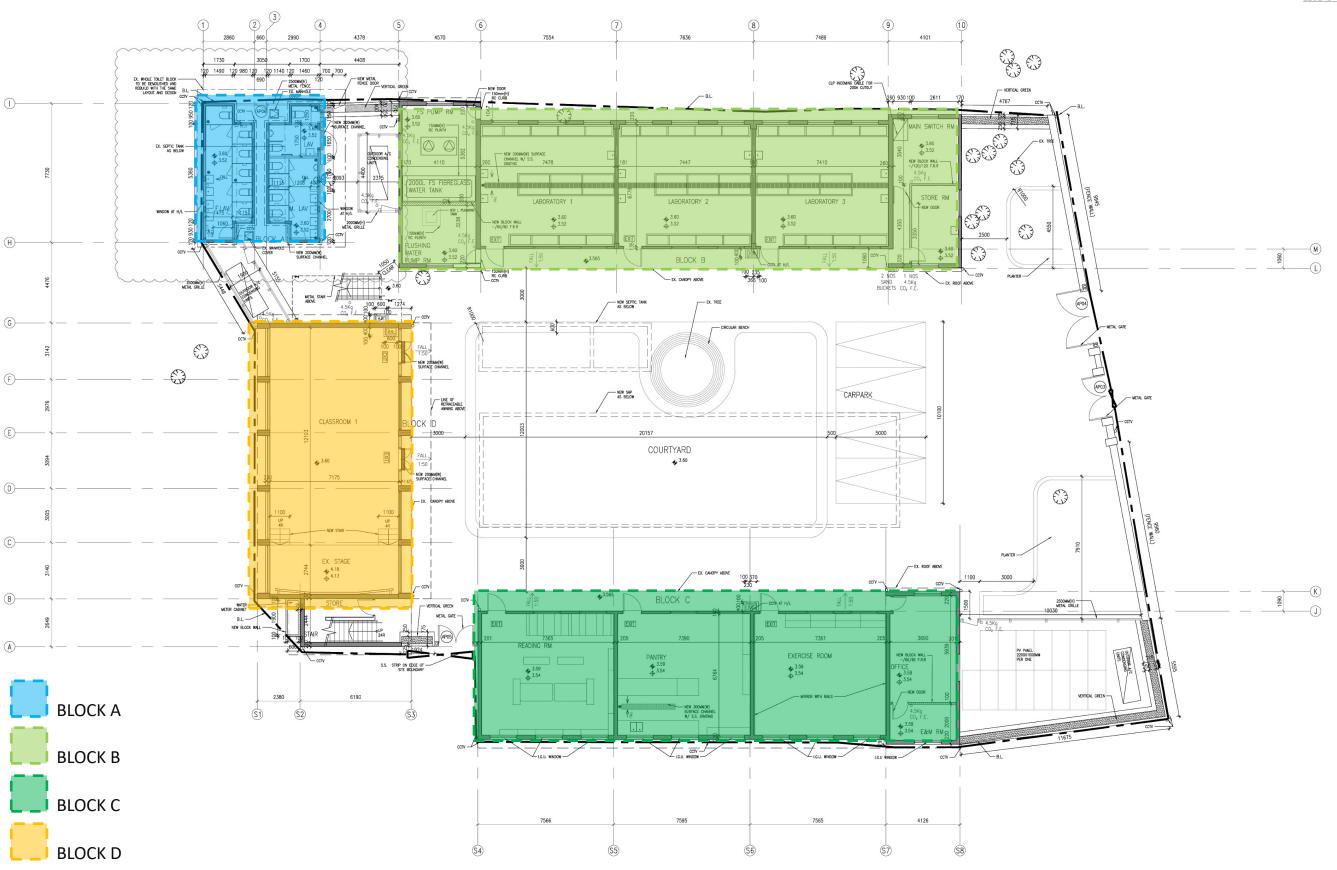
SITE LOCATION



Proposed Field Study Centre & Organic Farm by Revitalization of Former Chuk Hing Public School at GL in D.O. 104, Ha Chuk Yuen Tsuen, San Tin P:\H20002-Organic Farm\05_Presentation



MASTER LAYOUT PLAN



Proposed Field Study Centre & Organic Farm by Revitalization of Former Chuk Hing Public School at GL in D.O. 104, Ha Chuk Yuen Tsuen, San Tin P:\H20002-Organic Farm\05_Presentation

LEGEND

SITE PHOTO



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26/8/2024

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SITE PHOTO



Proposed Field Study Centre & Organic Farm by Revitalization of Former Chuk Hing Public School at GL in D.O. 104, Ha Chuk Yuen Tsuen, San Tin P:\H20002-Organic Farm\05_Presentation

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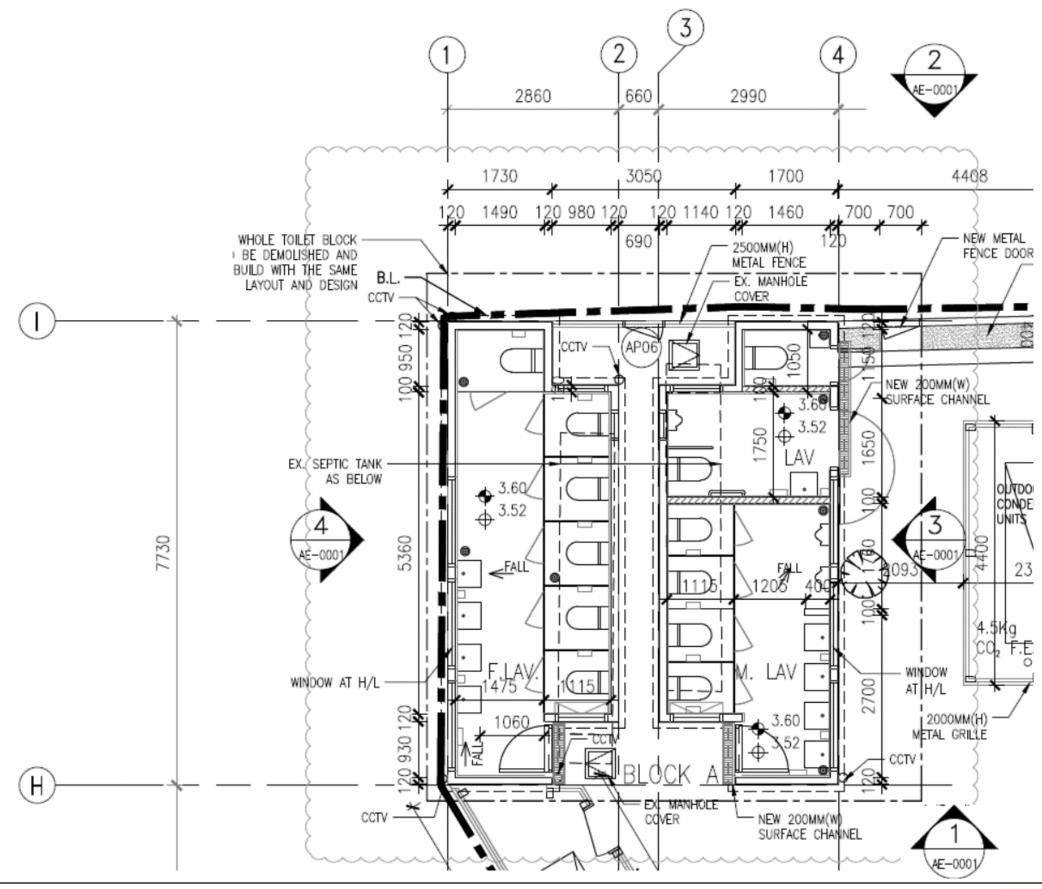


BLOCK A SITE PHOTO



Proposed Field Study Centre & Organic Farm by Revitalization of Former Chuk Hing Public School at GL in D.O. 104, Ha Chuk Yuen Tsuen, San Tin P:\H20002-Organic Farm\05_Presentation 26/8/2024 • A.LEAD architects ltd. 領建建築師事務所有限公司

BLOCK A FLOOR PLAN

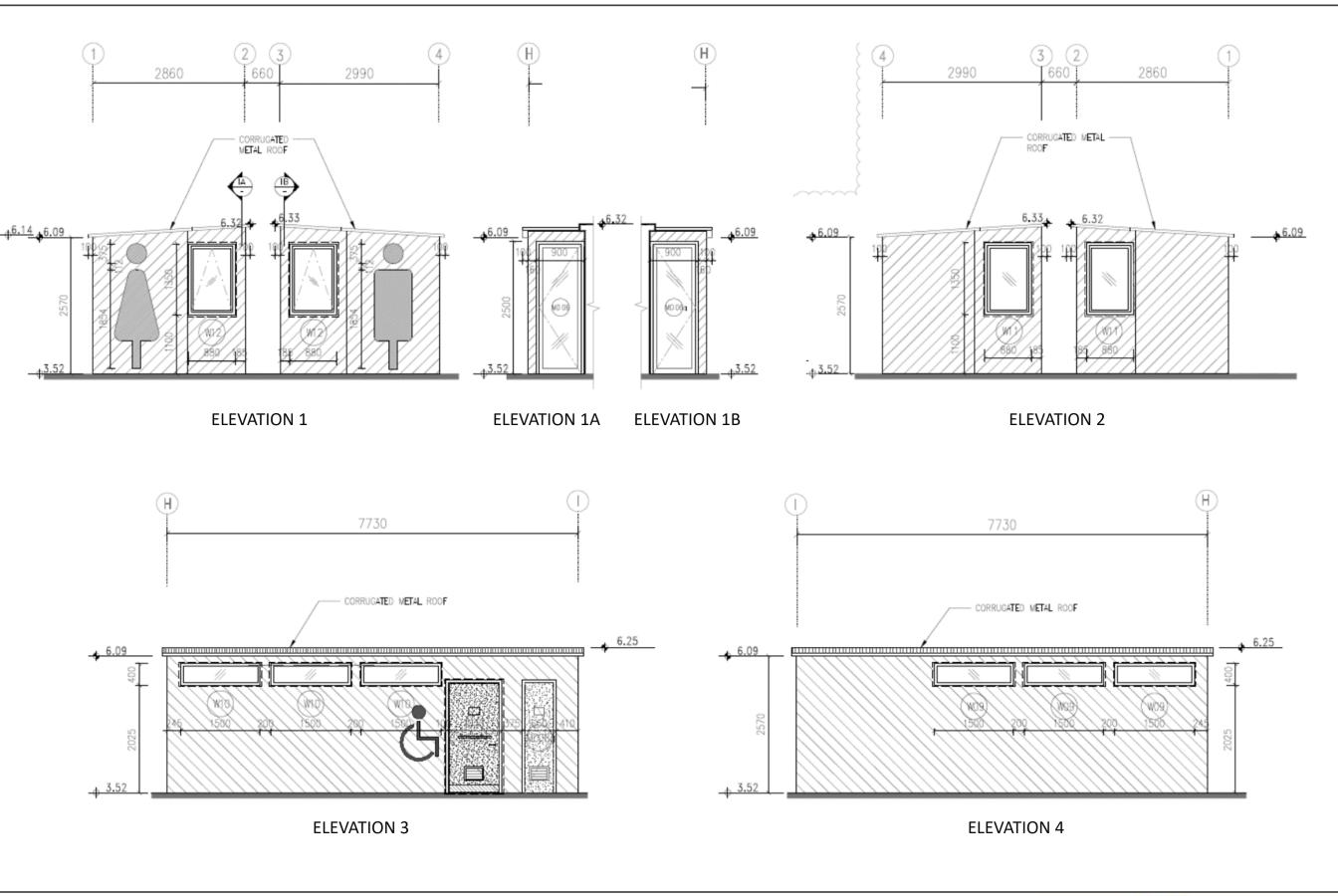


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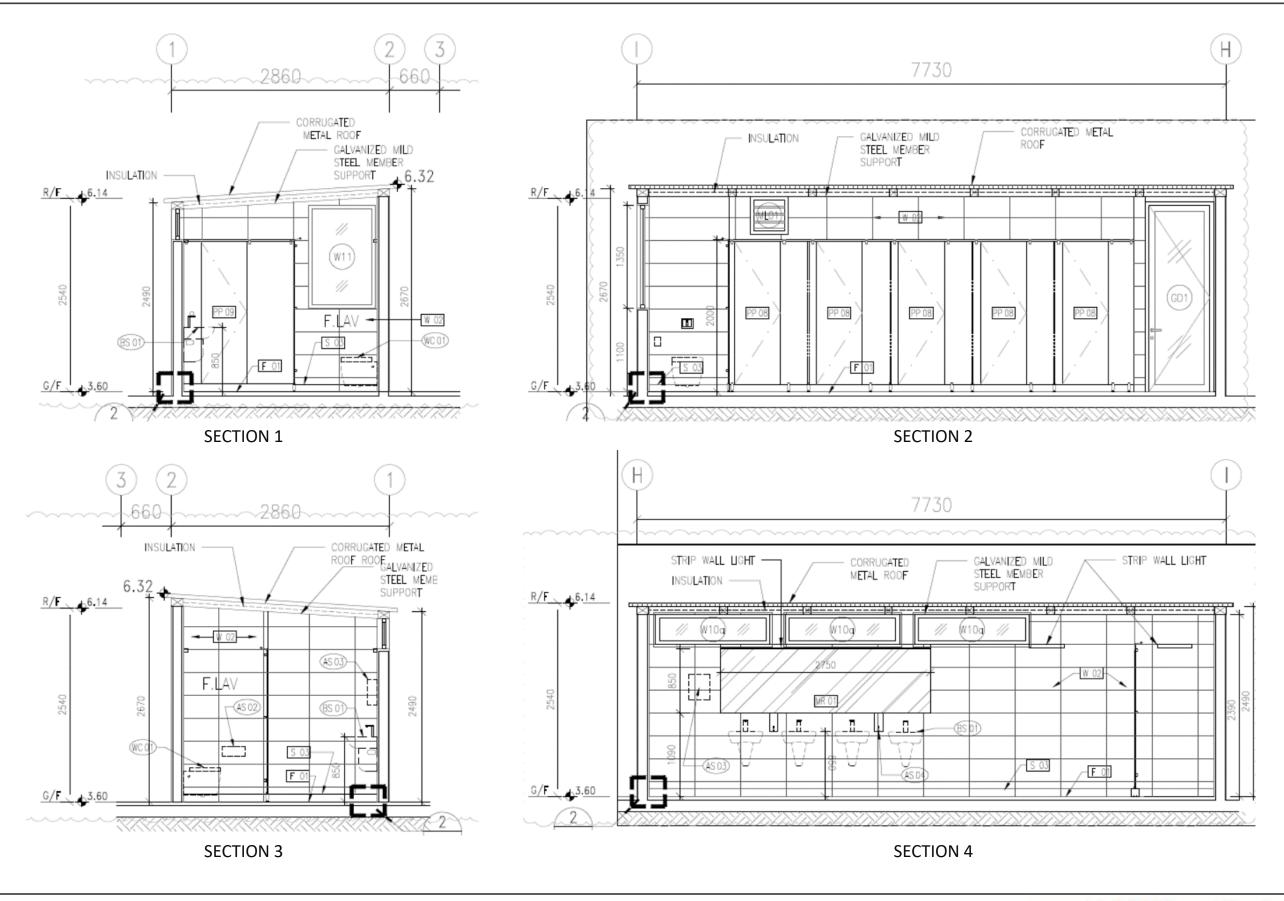


BLOCK A ELEVATIONS



Proposed Field Study Centre & Organic Farm by Revitalization of Former Chuk Hing Public School at GL in D.O. 104, Ha Chuk Yuen Tsuen, San Tin P:\H20002-Organic Farm\05_Presentation

BLOCK A SECTIONS



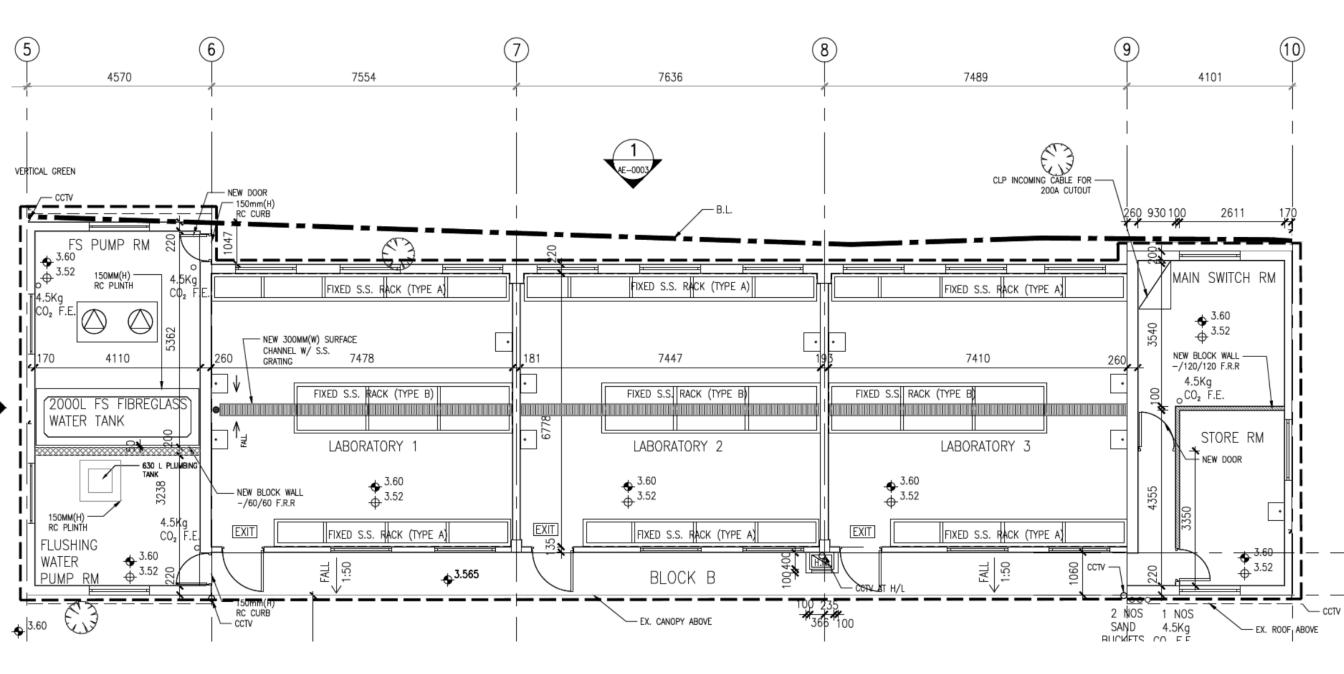
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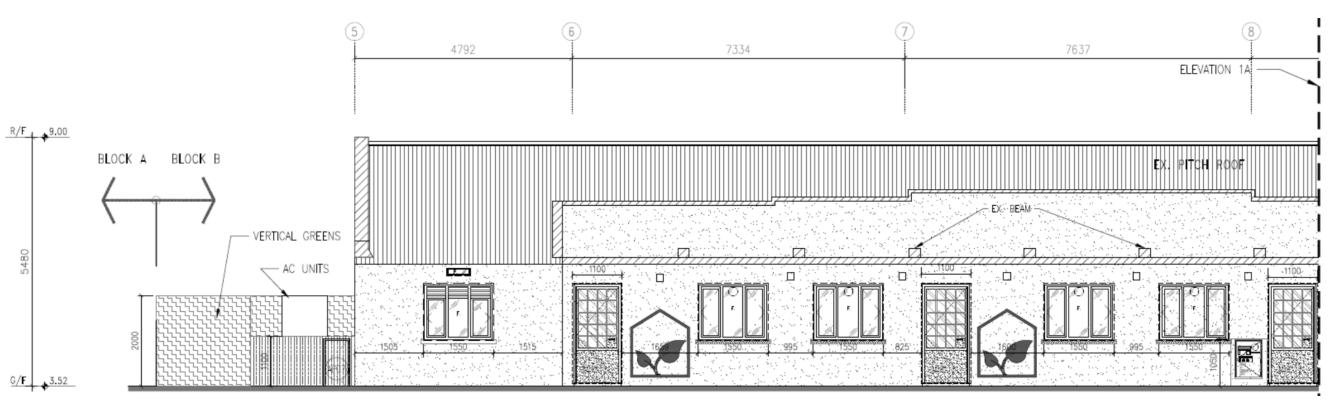


Proposed Field Study Centre & Organic Farm by Revitalization of Former Chuk Hing Public School at GL in D.O. 104, Ha Chuk Yuen Tsuen, San Tin P:\H20002-Organic Farm\05_Presentation 26/8/2024 ALEAD architects ltd. 9建建築師事務所有限公司

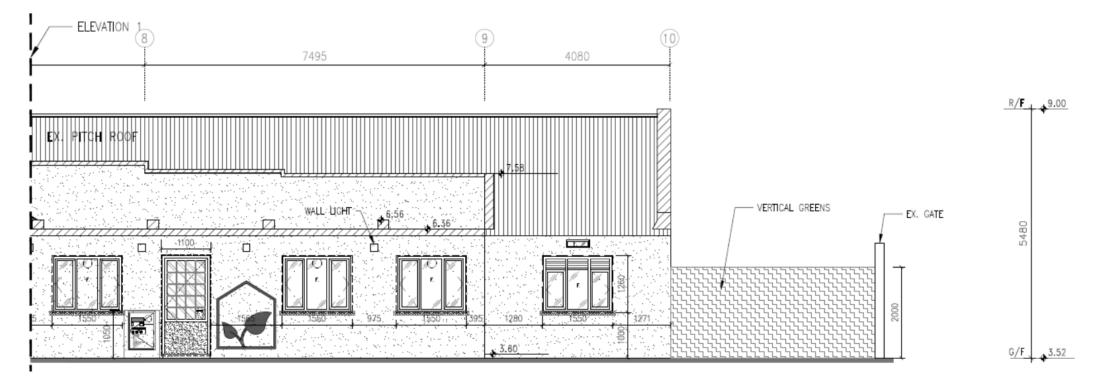


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BLOCK B ELEVATIONS



ELEVATION 1



ELEVATION 1A

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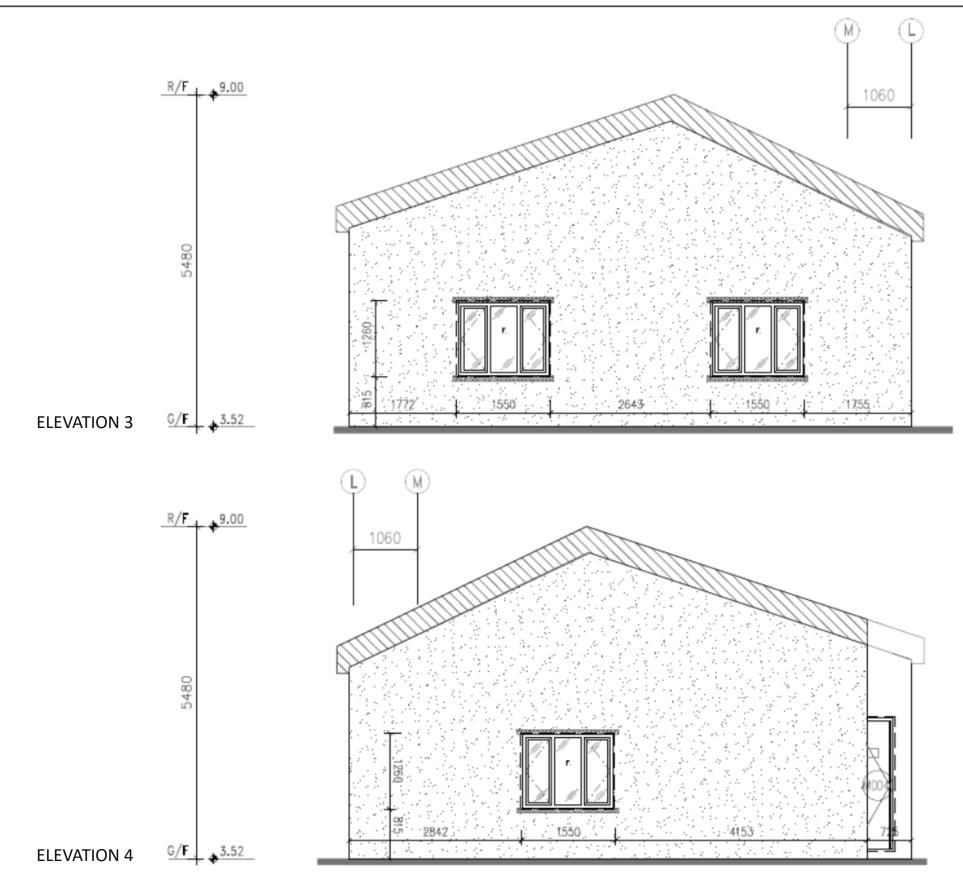
BLOCK B ELEVATIONS





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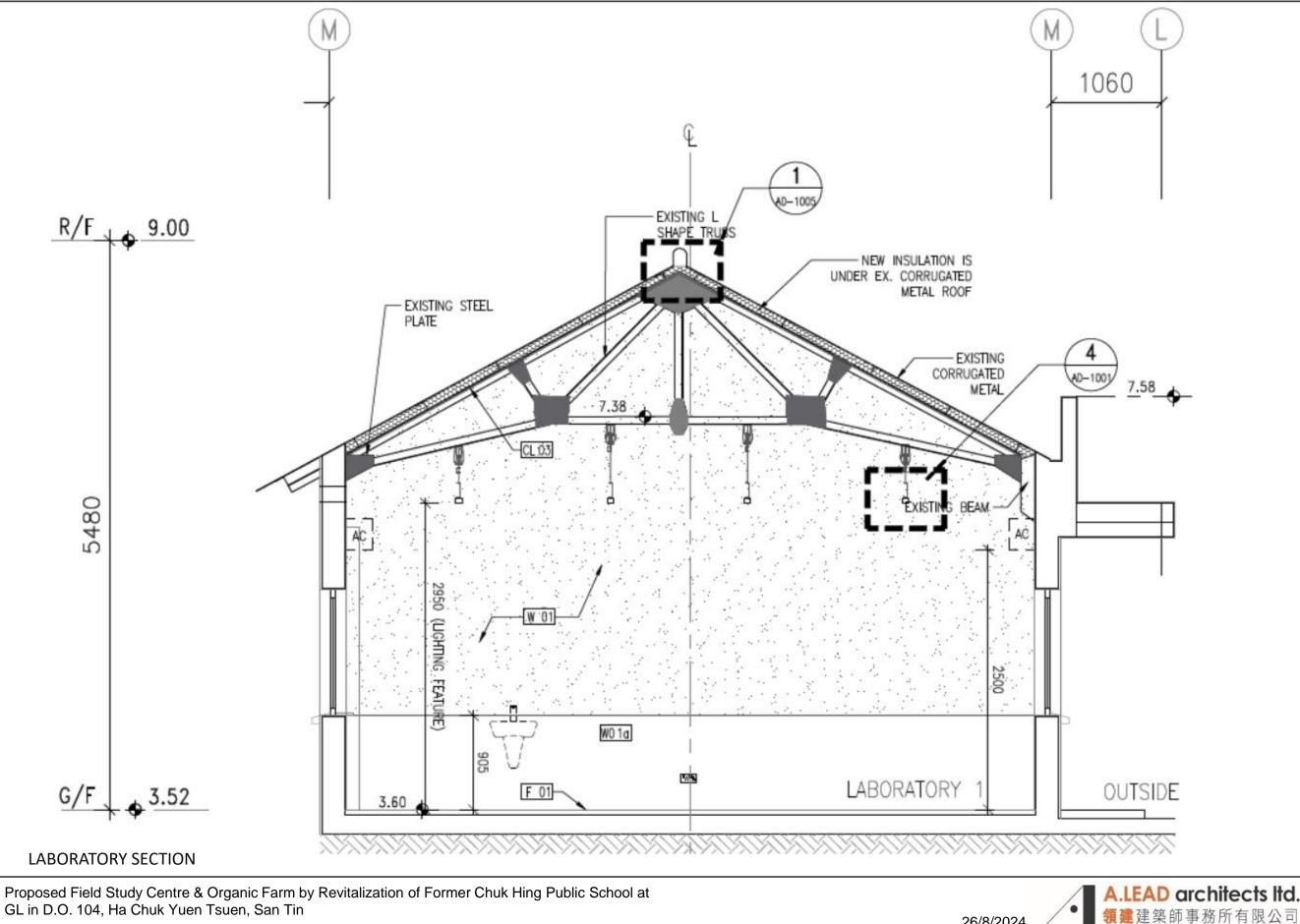
BLOCK B ELEVATIONS



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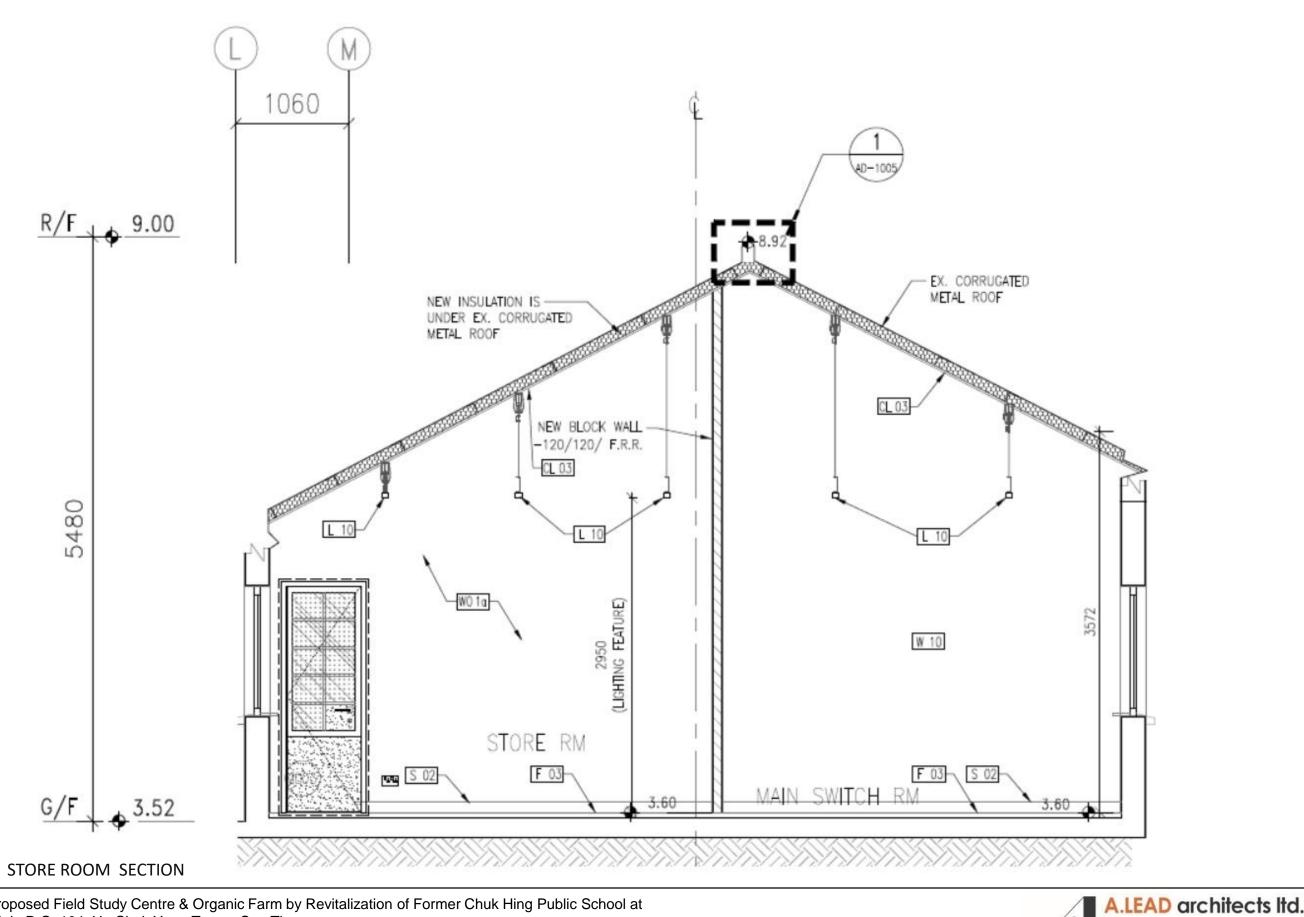
BLOCK B SECTIONS



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BLOCK B SECTIONS

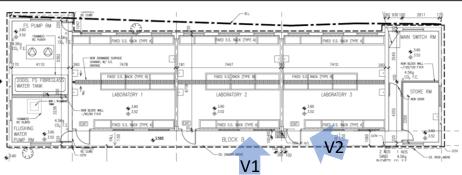


Proposed Field Study Centre & Organic Farm by Revitalization of Former Chuk Hing Public School at GL in D.O. 104, Ha Chuk Yuen Tsuen, San Tin P:H20002-Organic Farm\05_Presentation

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BLOCK B SITE PHOTO



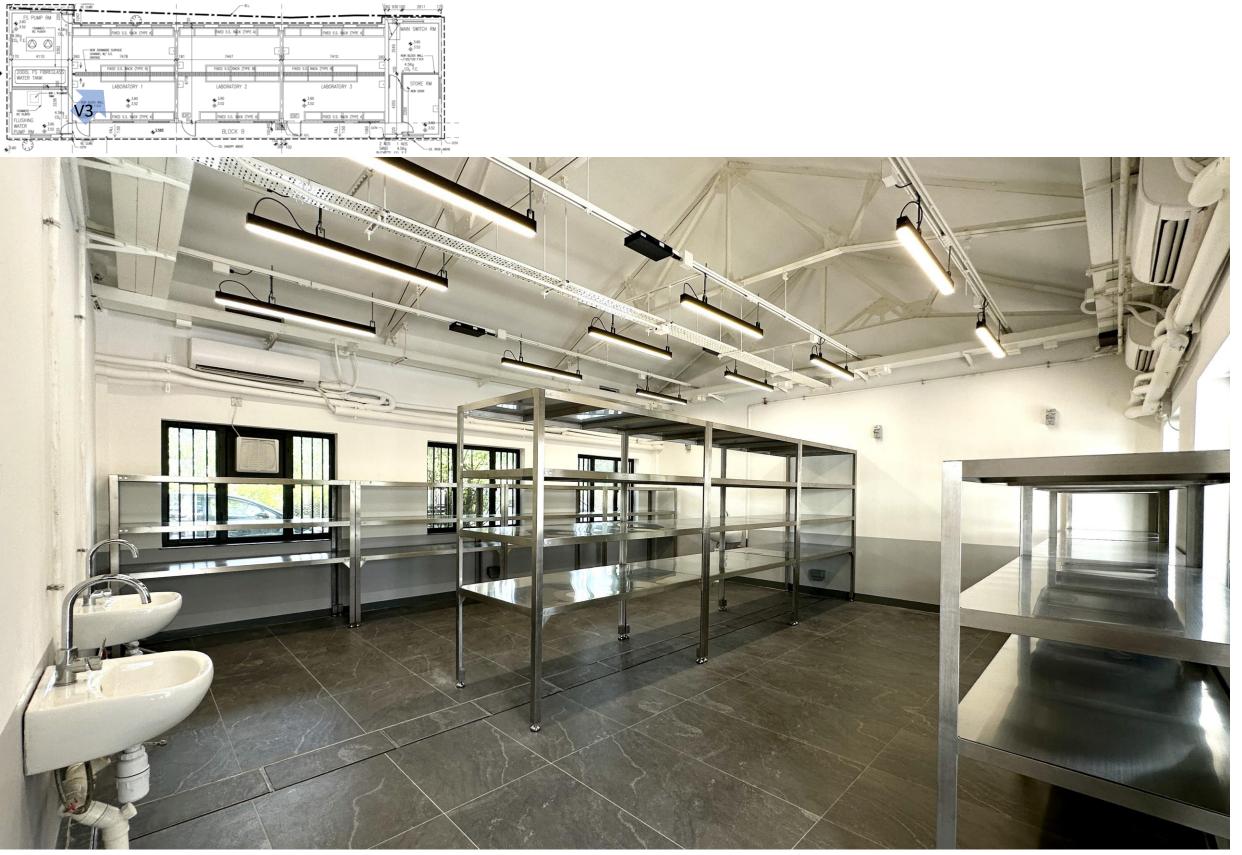


V1 BLOCK B EXTERIOR

V2 BLOCK B EXTERIOR



BLOCK B SITE PHOTO

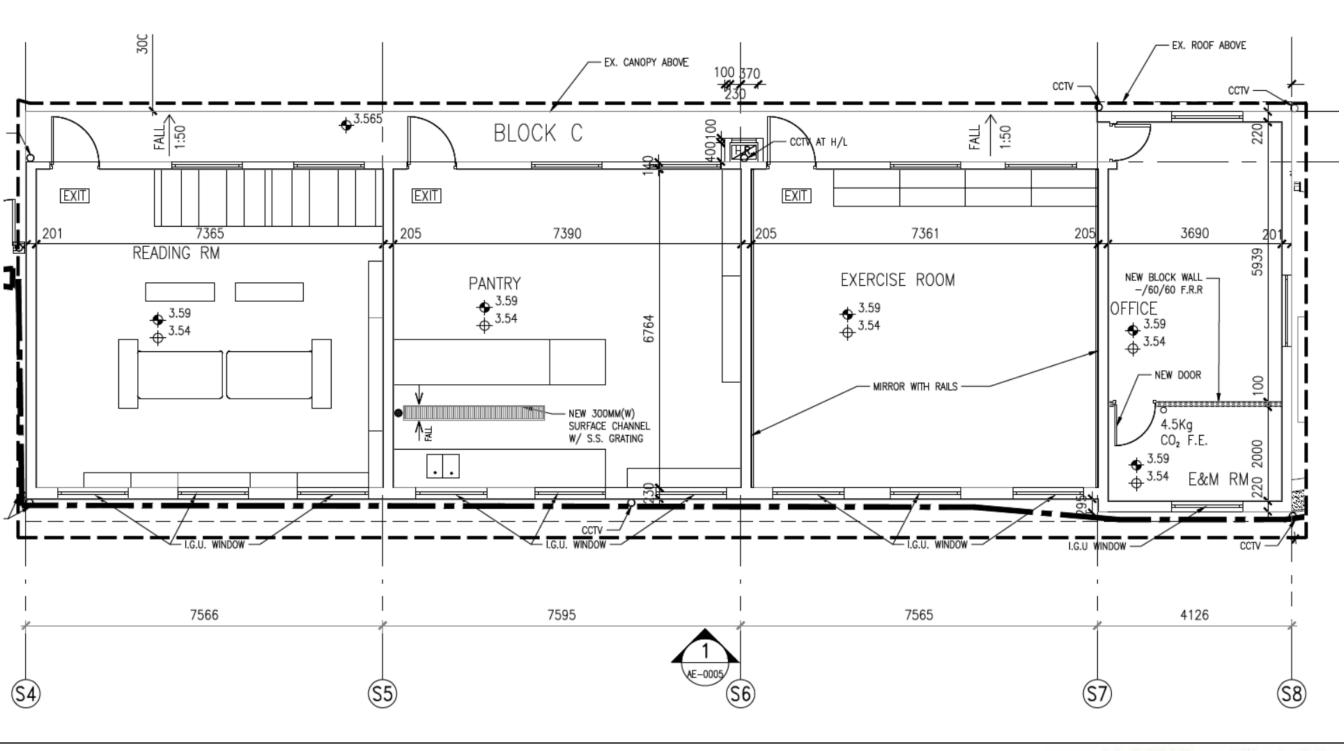


V3 LABORATORY

Proposed Field Study Centre & Organic Farm by Revitalization of Former Chuk Hing Public School at GL in D.O. 104, Ha Chuk Yuen Tsuen, San Tin P:\H20002-Organic Farm\05_Presentation



BLOCK C FLOOR PLAN

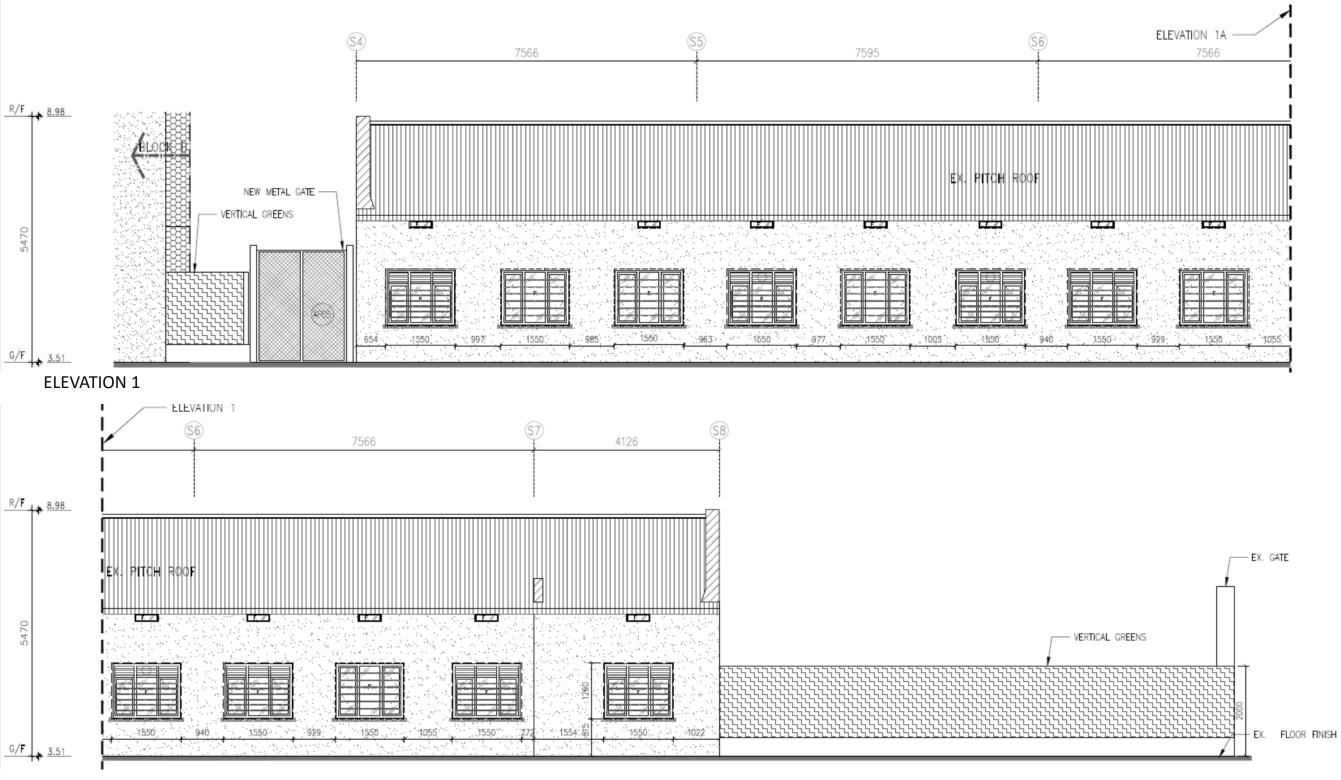


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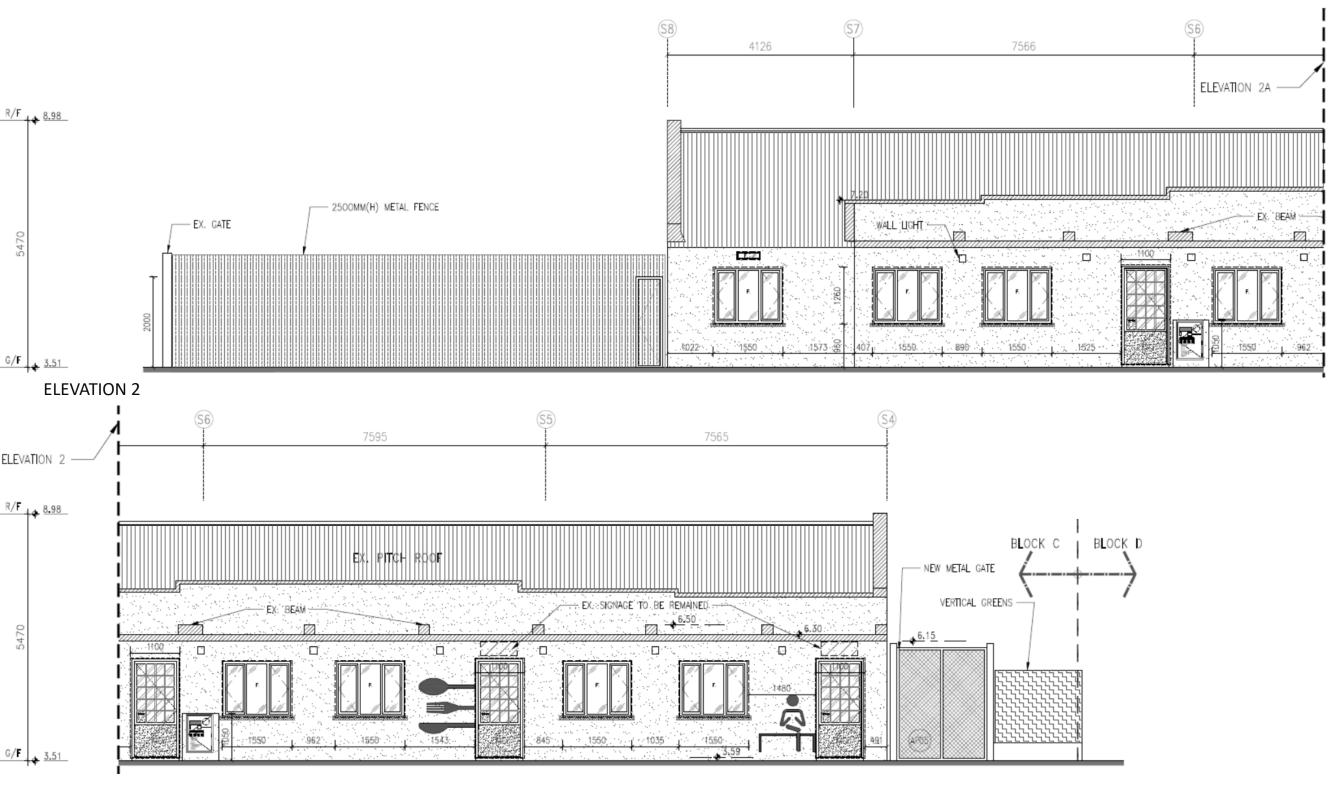


BLOCK C ELEVATIONS



ELEVATION 1A





ELEVATION 2A

Proposed Field Study Centre & Organic Farm by Revitalization of Former Chuk Hing Public School at GL in D.O. 104, Ha Chuk Yuen Tsuen, San Tin P:\H20002-Organic Farm\05_Presentation

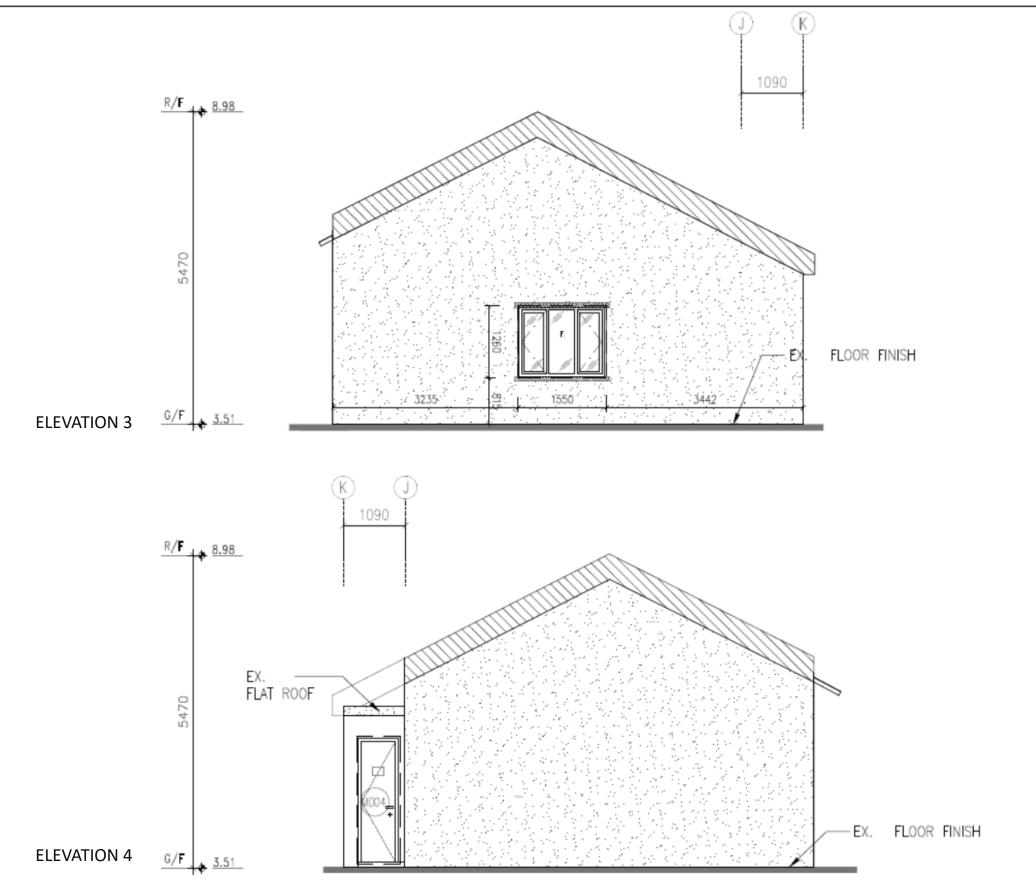
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 ARCHITECTURE
 INTERIOR

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 INTERIOR

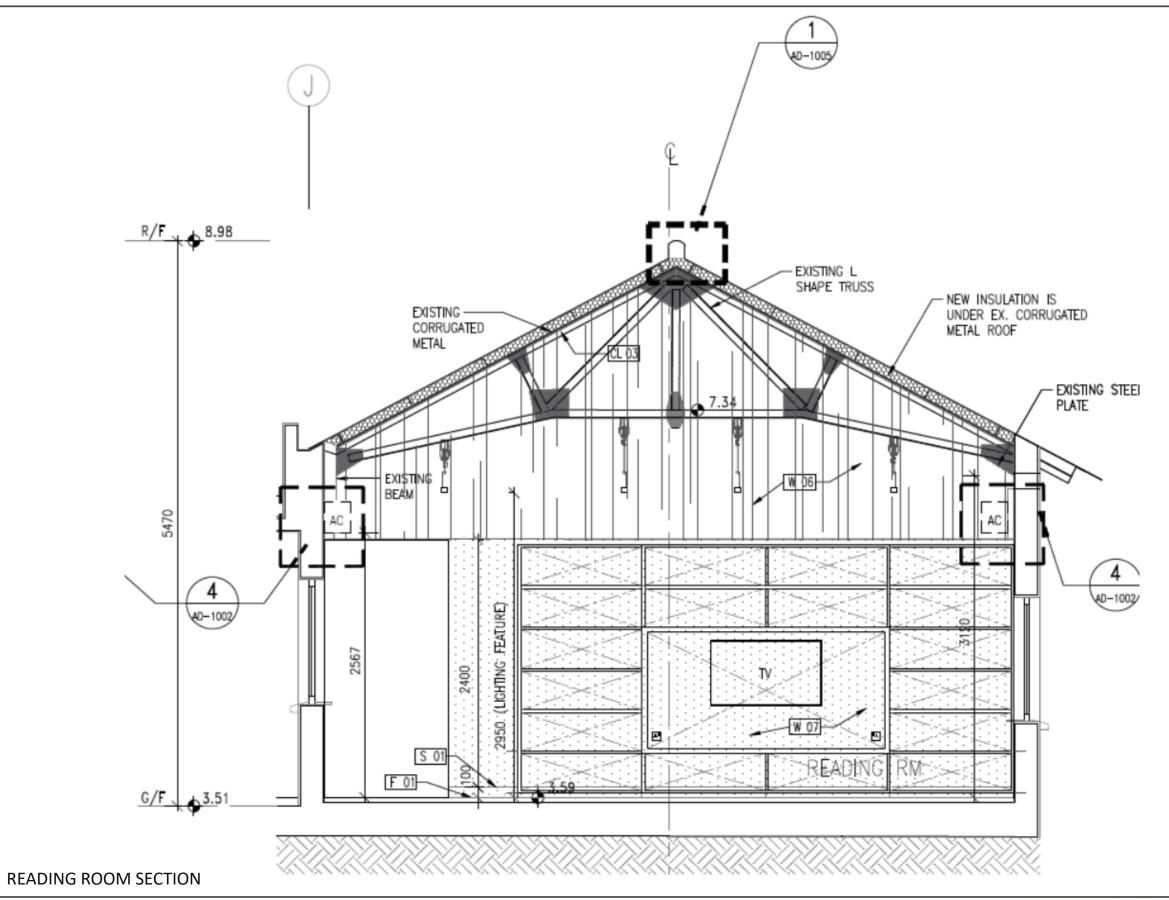
BLOCK C ELEVATIONS



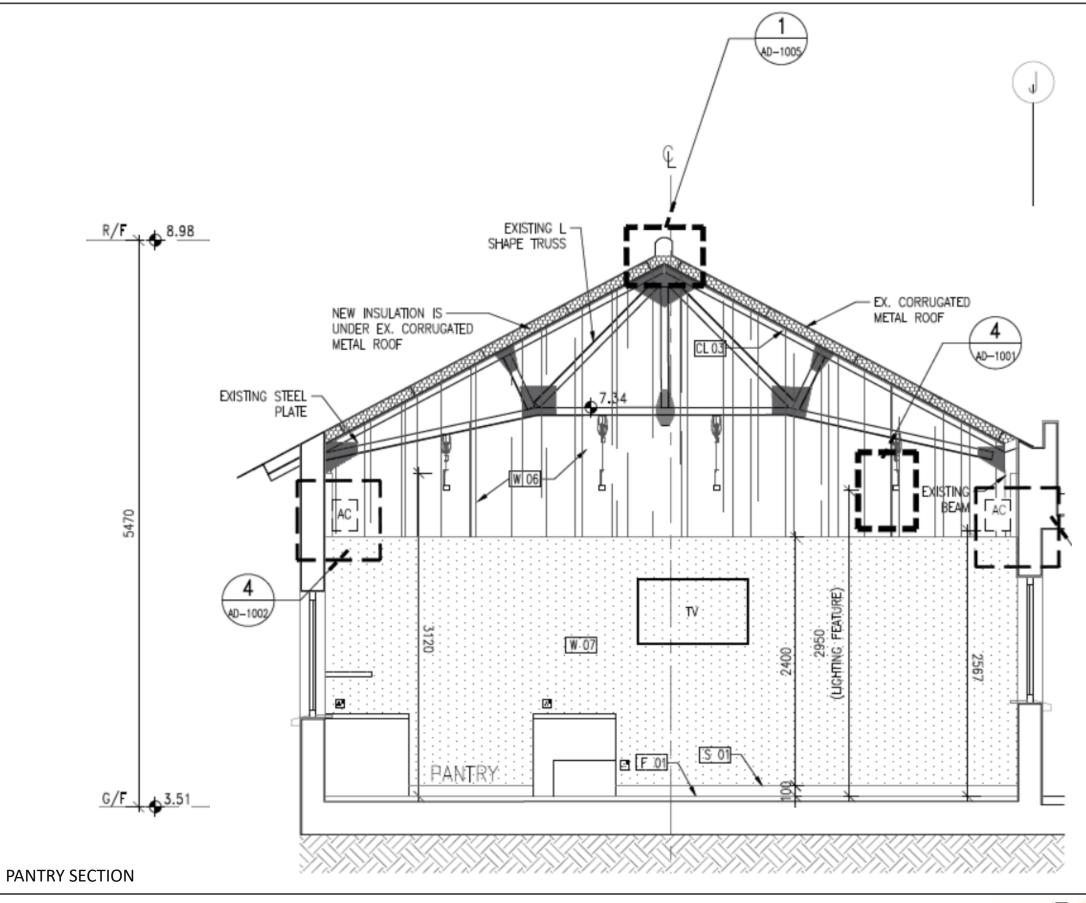
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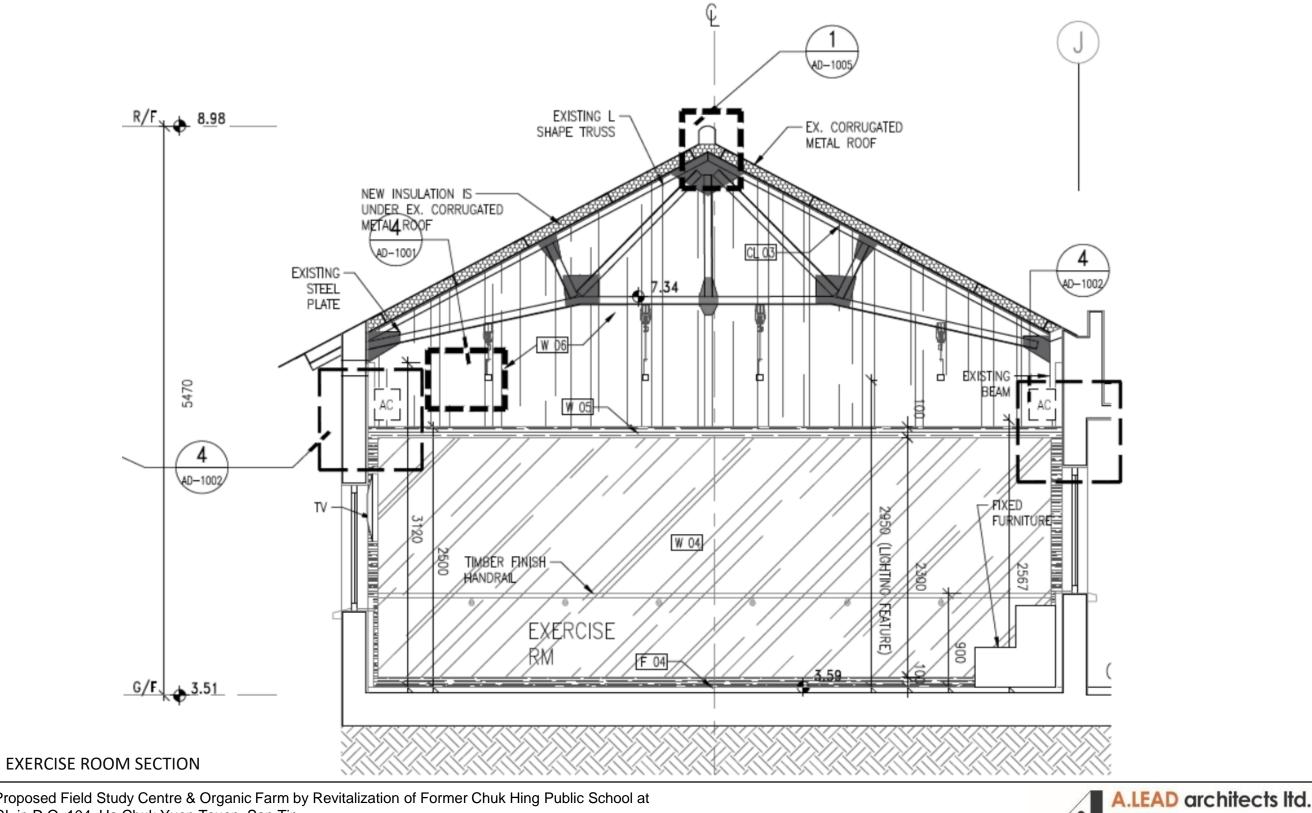










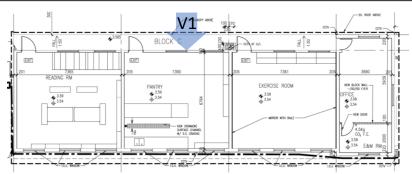


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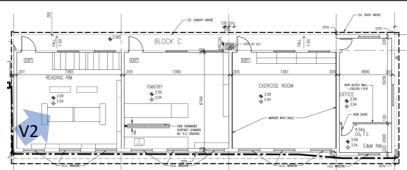
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V1 BLOCK C EXTERIOR

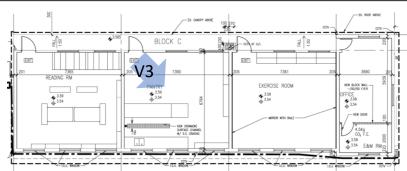






V2 READING ROOM





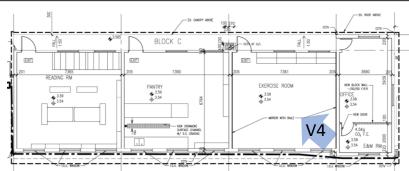


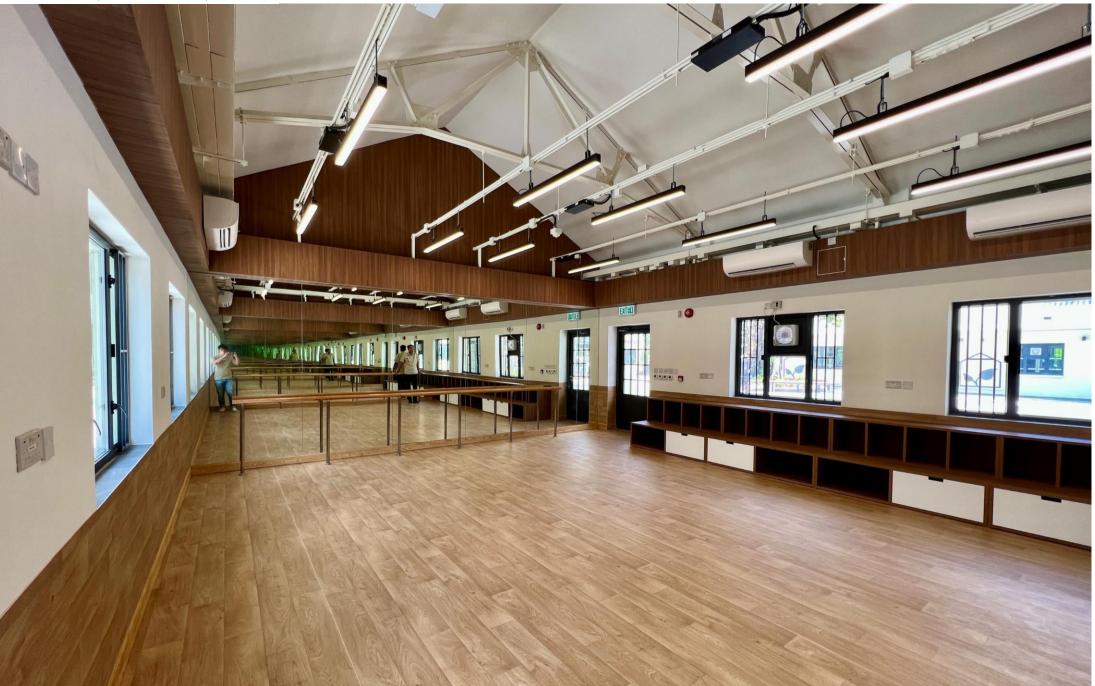
V3 READING ROOM

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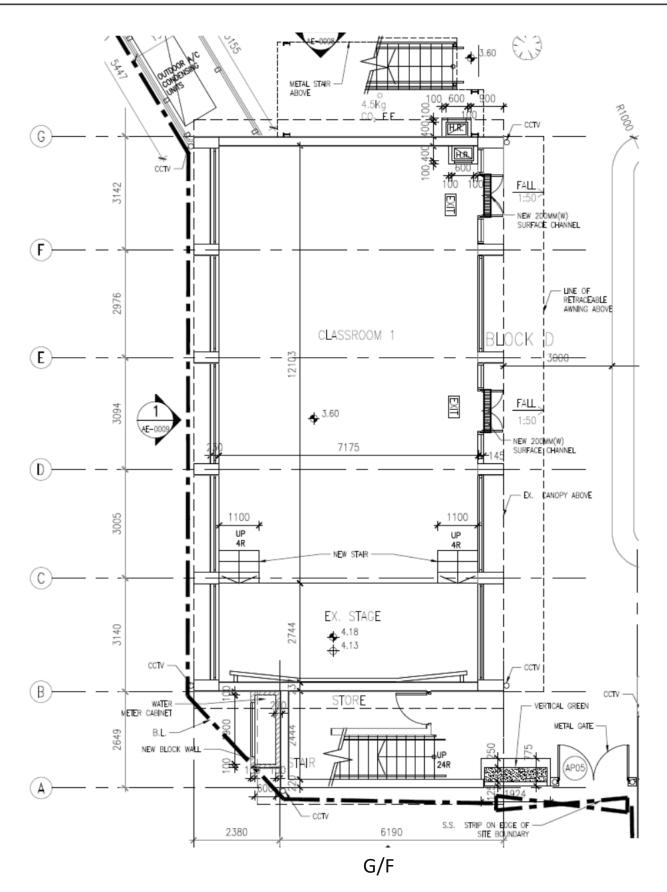
V4 EXERCISE ROOM

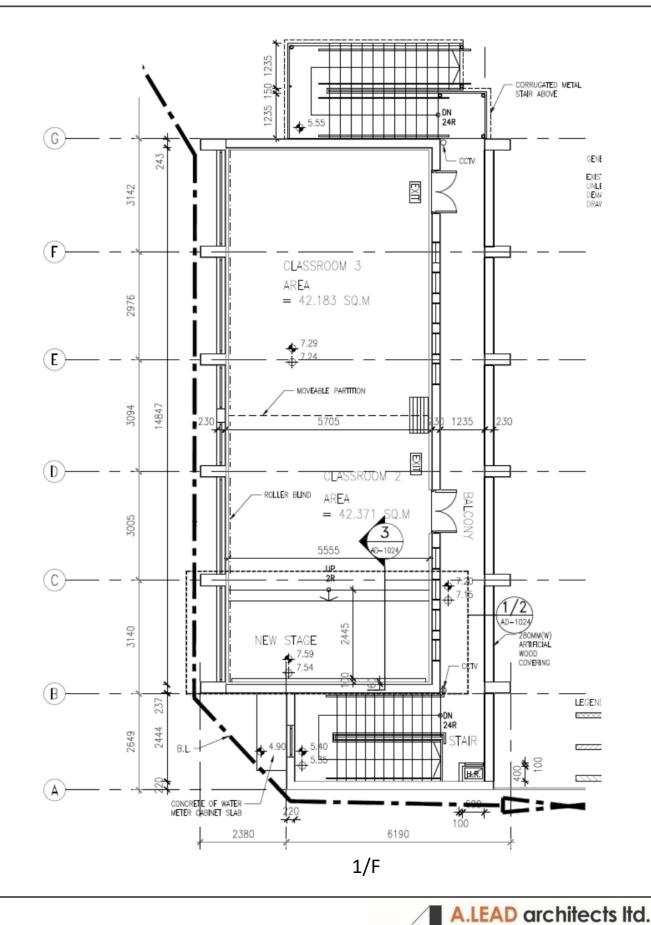
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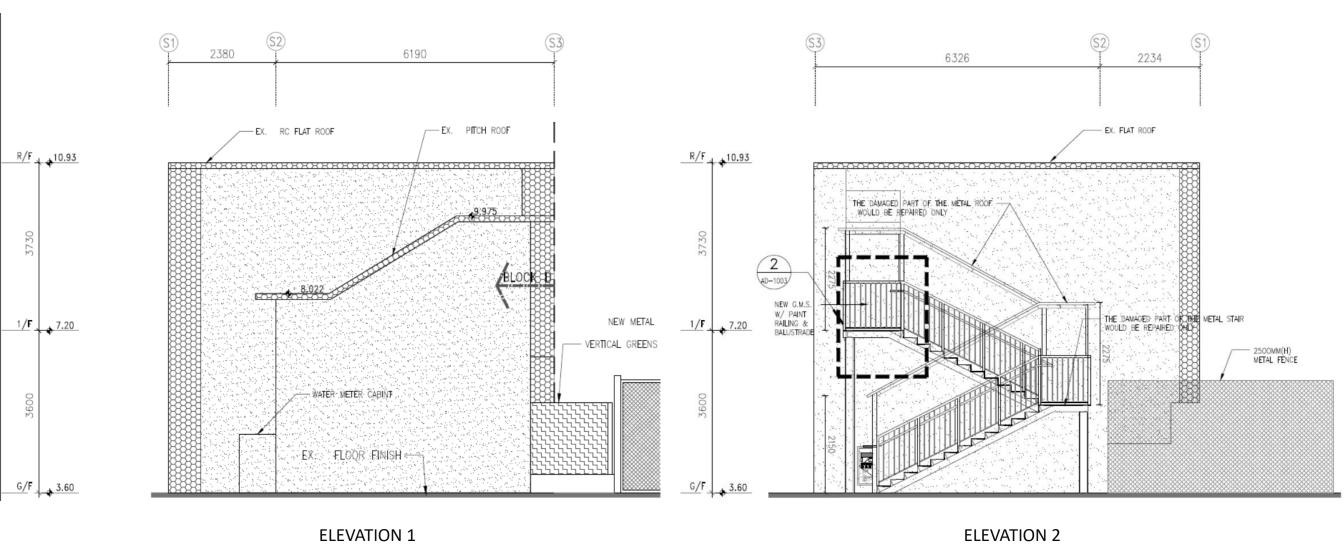
BLOCK D FLOOR PLAN



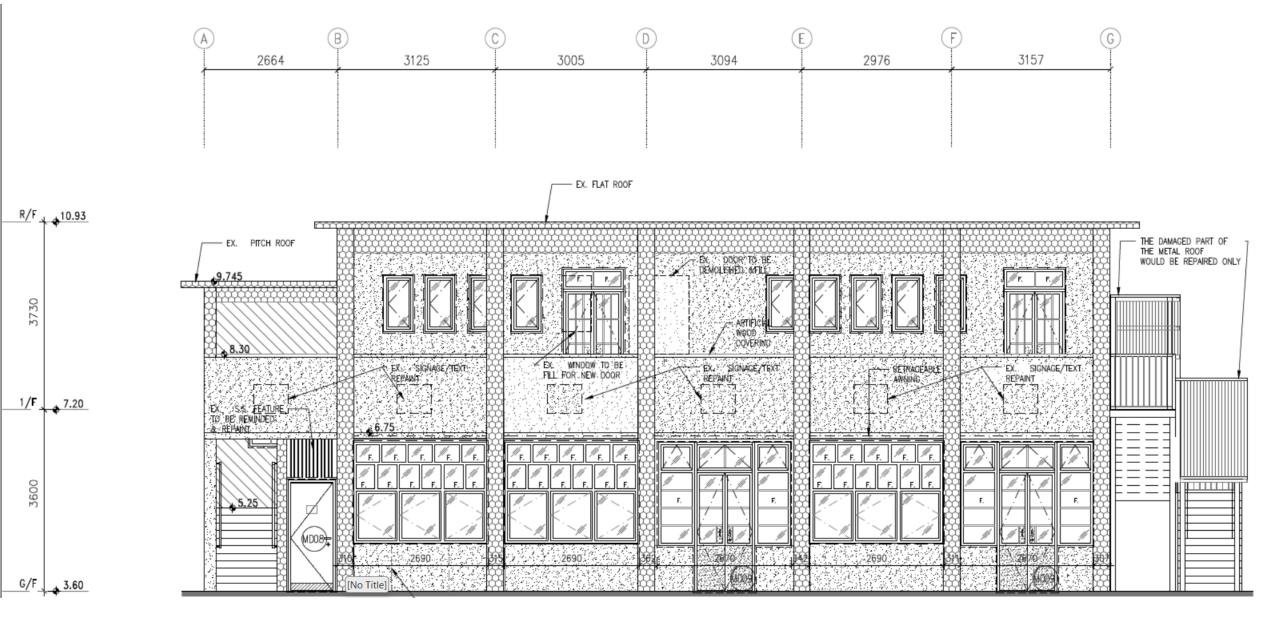




BLOCK D ELEVATIONS



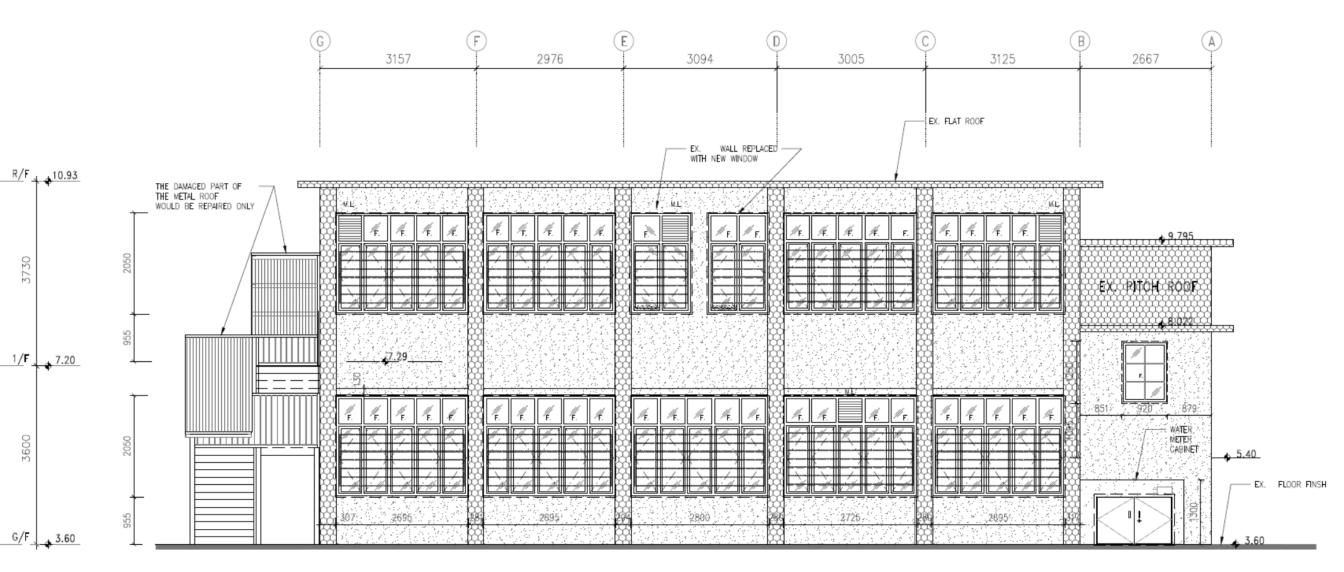




ELEVATION 3

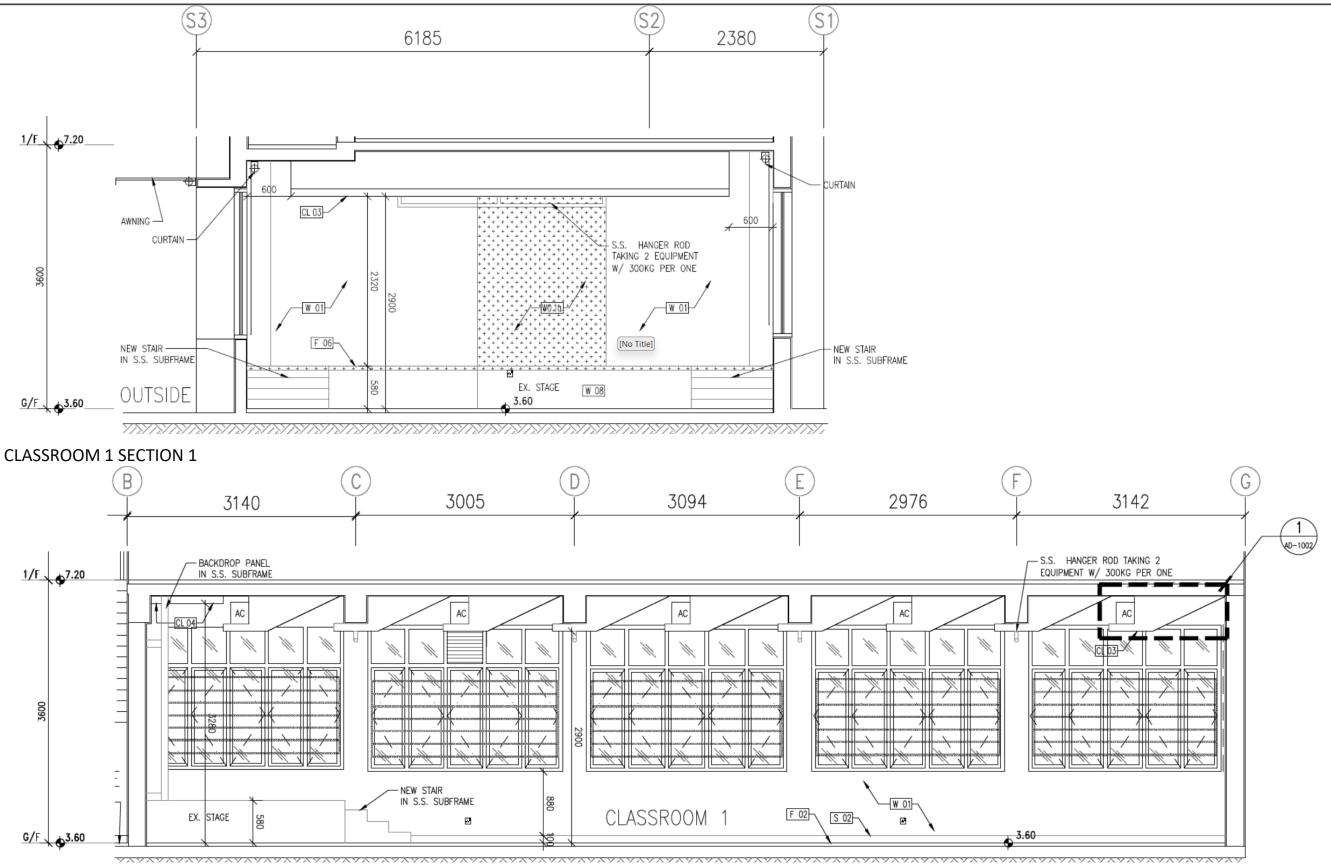
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BLOCK D ELEVATIONS



ELEVATION 4

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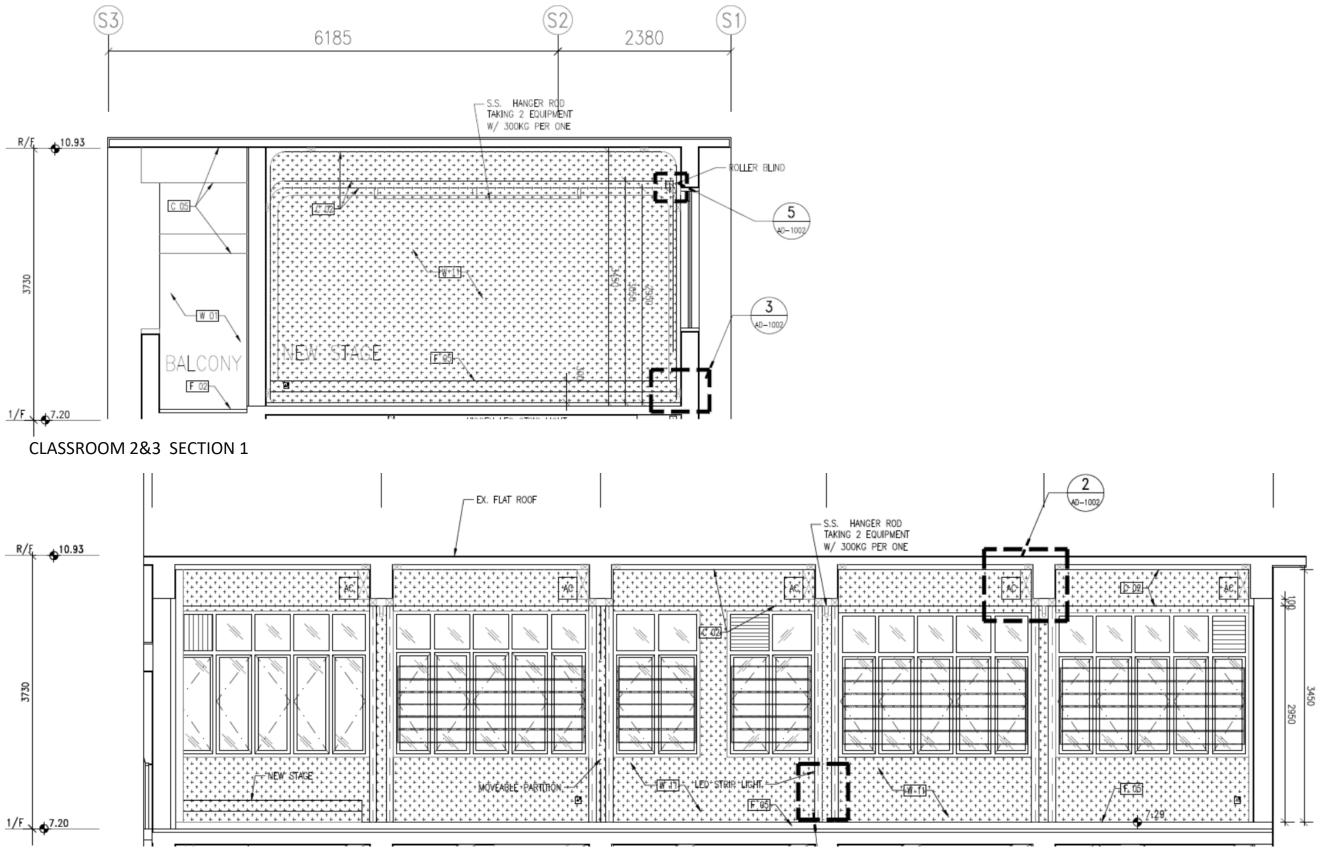
CLASSROOM 1 SECTION 2

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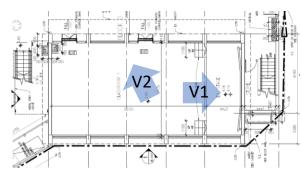
A.LEAD architects ltd.

領建建築師事務所有限公司



CLASSROOM 2&3 SECTION 2



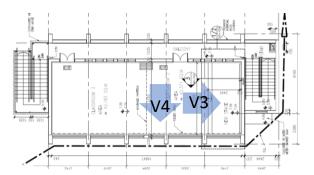




Proposed Field Study Centre & Organic Farm by Revitalization of Former Chuk Hing Public School at GL in D.O. 104, Ha Chuk Yuen Tsuen, San Tin P:\H20002-Organic Farm\05_Presentation

26/8/2024

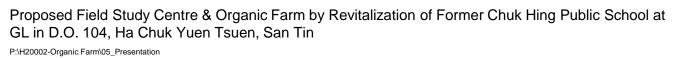






V3 CLASSROOM 2 & 3

V4 CLASSROOM 2 & 3











By Fax (**Department**) and Post **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.

本函檔號	Your Reference H20002/PD/036			
本署檔號	Our Reference	() in TPB/A/YL-MP/316	
電話號碼	Tel. No.:	3168	4072	
傳真機號碼	Fax No.:	3168	4074	

28 September 2023

A. Lead Architects Ltd.



Dear Sir/Madam,

Compliance with Approval Condition (e) Implementation of Drainage Proposal

Proposed Temporary Field Study Centre and Organic Farm for a Period of 3 Years and associated 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) (Planning Application No. A/YL-MP/316)

I refer to your submission dated 14.9.2023 regarding the submission of photographic records of drainage facilities for compliance with approval condition (e) of the subject application. The relevant department has been consulted on your submission. Your submission is considered:

 \square Acceptable. The captioned condition <u>has been complied with</u>.

- □ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- □ Not acceptable. The captioned condition **has not been complied with**. Please find the detailed comments.

Please refer to the advisory comments from the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) at **Appendix**. Should you have any queries, please contact Mr. TANG Kin Ming (Tel.: 2300 1257) of DSD.

REANIC Rec'd date 3 10 Rou Signature

我們的理想 - 「透過規劃工作,使香港成為世界知名的國際都市。」 Our Vision – "We plan to make Hong Kong an international city of world prominence."

Appendix

Detail comments of CE/MN, DSD

ł,

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

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

本函檔號	Your Reference	H200	02/PD/040	
本署檔號	Our Reference	() in TPB/A/YL-MP/316	
電話號碼	Tel. No. :	3168	4072	
傳真機號碼	Fax No.:	3168	4074	

10 November 2023

A. Lead Architects Ltd.

Dear Sir/Madam,

Compliance with Approval Conditions (g) and (h) Submission and Implementation of Fire Service Installations Proposal

Proposed Temporary Field Study Centre and Organic Farm for a Period of 3 Years and associated 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)

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

I refer to your submissions dated 8.8.2023, 31.8.2023, 12.9.2023 and 21.9.2023 regarding the submission of a FSIs proposal and relevant fire service installations certificate for compliance with approval conditions (g) and (h) of the subject application. The relevant department has been consulted on your submission. Your submission is considered:

 \square Acceptable. The captioned condition <u>has been complied with</u>.

- □ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it <u>has not been fully complied with</u>. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- □ Not acceptable. The captioned condition **has not been complied with**. Please find the detailed comments.

Should you have any queries, please contact Mr. CHEUNG Wing Hei (Tel.: 2733 7737) or Mr. LI Shing To (Tel.: 2733 7758) of Fire Services Department.

SERVING THE COMMUNITY

Yours faithfully,

Anthonybut

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

(Attn.: Mr. CHEUNG Wing Hei)

<u>c.c.</u> D of FS CTP/TPB(2) Site Record

AL/AC/dl

-2-

□Urgent □Return receipt □Expand Group □Restricted □Prevent Copy □Confidential

Jane Ching Kei LAU/PLAND

寄件者: 寄件日期: 收件者: 副本:	2024年09月11日星期三 12:37 Jane Ching Kei LAU/PLAND; tpbpd/PLAND
主旨:	S16 Renewal of A/YL-MP/378_240911_Supplementary Submission for Application of Renewal S16
附件:	H20002-PD-R-002-240911_Supplementary Submission forApplication of Renewal S16.pdf
類別:	Internet Email

Dear Jane Lau (PlanD),

Further to our recent tele. conversation, please find the attached letter regarding the supplementary submission for the captioned Renewal of S16 (A/YL-MP/378) for your kind approval.

1. Approval Condition (d)

i) Submission record for Approval Condition (d) – dated 30 Dec 2021 (Our ref.: H20002/PD/022)

ii) PlanD approval of S16 Approval Condition (d) – Submission of a revised Drainage Proposal dated 20 Jan 2022 (Your ref.: TPB/A/YL-MP/316)

2. Approval Condition (e)

iii) Submission record for Approval Condition (e) – dated 14 Sep 2023 (Our ref.: H20002/PD/036)

iv) PlanD approval of S16 Approval Condition (e) - Implementation of Drainage Proposal dated 28 Sep 2023 (Your ref.: TPB/A/YL-MP/316)

3. Approval Condition (g) & (h)

v) Submission record for Approval Condition (g) & (h) – dated 8 Aug 2023, 31 Aug 2023, 12 Sep 2023 & 21 Sep 2023 (Our ref.: H20002/PD/030, H20002/PD/032, H20002/PD/035 & H20002/PD/40)

vi) PlanD approval of S16 Approval Condition (g) & (h) – Submission and implementation of FSI proposal dated 28 Sep 2023 (Your ref.: TPB/A/YL-MP/316)

All documents have been uploaded in the following link: <u>https://drive.google.com/drive/folders/1pwFPhd0MlFglYriRGmpyElUIyOfzUUpw?usp=sharing</u>

Many THX.

Best Regards,

Wallace Wu

A.Lead Architects Limited

規劃署



By Fax (**Department**) and Post **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.

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

本函檔號	Your Reference H20002/PD/022			
本署檔號	Our Reference () in TPB/A/YL-MP/316		
電話號碼	Tel. No. : 3168	4072		
傳真機號碼	Fax No.: 3168	4074		

20 January 2022

A. Lead Architects Ltd.

Dear Sir,

Compliance with Approval Condition (d) Submission of a Revised Drainage Proposal

Proposed Temporary Field Study Centre and Organic Farm for a Period of 3 Years and associated 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)

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

I refer to your letter dated 30.12.2021 regarding the submission of the revised drainage proposal for compliance with approval condition (d) of the subject application. The relevant department has been consulted on your submission. Your submission is considered:

Acceptable. The captioned condition has been complied with.

- □ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- □ Not acceptable. The captioned condition <u>has not been complied with</u>. Please find the detailed comments.

Should you have any queries, please contact Ms. Alice Y. Y. CHEUNG (Tel: 3168 4041).

SERVING THE COMMUNITY

我們的理想 - 「透過規劃工作,使香港成為世界知名的國際都市。」 Our Vision – "We plan to make Hong Kong an international city of world prominence."

Yours faithfully,

Anthonybut

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

(Attn: Mr. Ivan YIM)

<u>c.c.</u> CE/MN, DSD CTP/TPB(2)

AL/CC/AC/BT

我們的理想 - 「透過規劃工作,使香港成為世界知名的國際都市。」 Our Vision – "We plan to make Hong Kong an international city of world prominence."



Your Ref. : TPB/A/YL-MP/316 Our Ref. : H20002/PD/022 30 December 2021

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 Re-Submission of records of Existing drainage facilities (Approval condition (d))

With reference to the comment by DSD dated 21 December 2021, please find enclosed herewith 4 sets of the updated drainage facilities for your information and approval.

Should you have any queries, please feel free to contact me directly with

LEAD architects ltd.

狺礃建築師事務所有限公司

Thank you very much for your kind attention.

Yours faithfully,

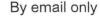
Tam Cheung Kwan For and on behalf of A. LEAD ARCHITECTS LIMITED *ET/WW* Encl. c.c. Development Bureau Fruit Garden Social Enterprise Limited Kewisk Pinebridge

German Cheung/ Mike Chan w/ Mr. Alex Mui w/ Mr. Freddy Wai w/ Mr. KK Lam w/

w/ encl w/ encl w/ encl w/ encl By email only By email only

By email and by Hand

By email only







Your Ref. : TPB/A/YL-MP/316 Our Ref. : H20002/PD/022 30 December 2021

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 Re-Submission of records of Existing drainage facilities (Approval condition (d))

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Should you have any queries, please feel free to contact me directly with

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Yours faithfully,

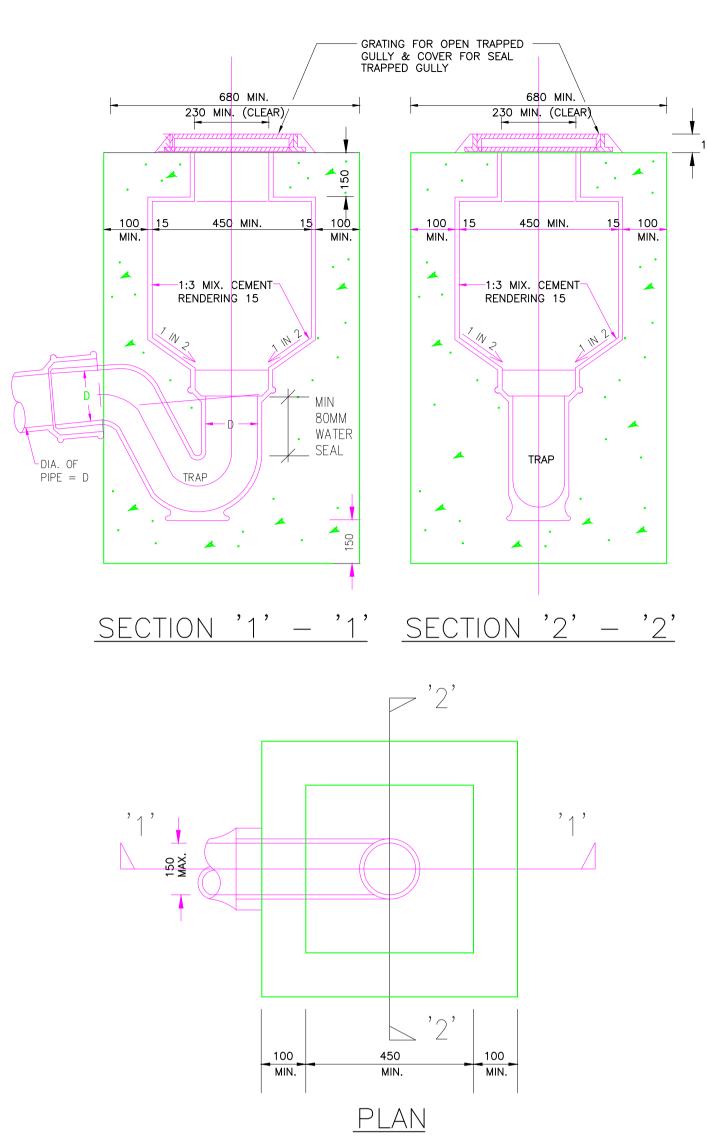
Tam Cheung Kwan For and on behalf of A. LEAD ARCHITECTS LIMITED

ET/WW Encl. c.c. Development Bureau Fruit Garden Social Enterprise Limited Kewisk Pinebridge

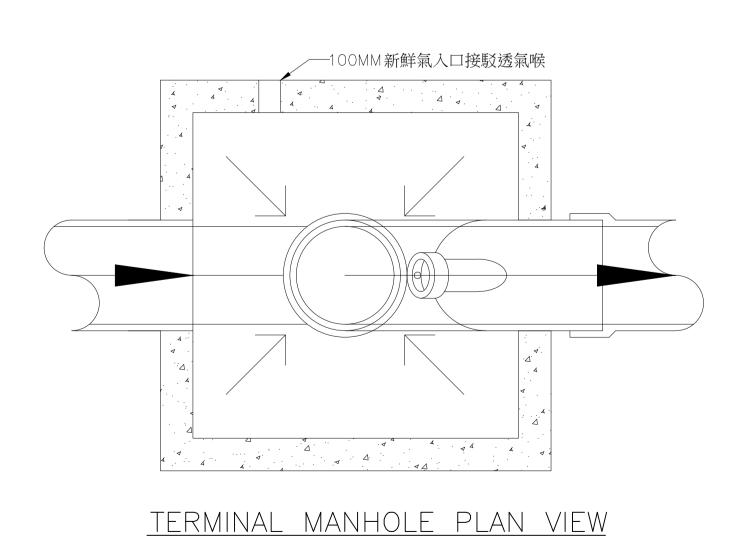
German Cheung/ Mike Chanw/ enclBy email onlyMr. Alex Muiw/ enclBy email onlyMr. Freddy Waiw/ enclBy email onlyMr. KK Lamw/ enclBy email only

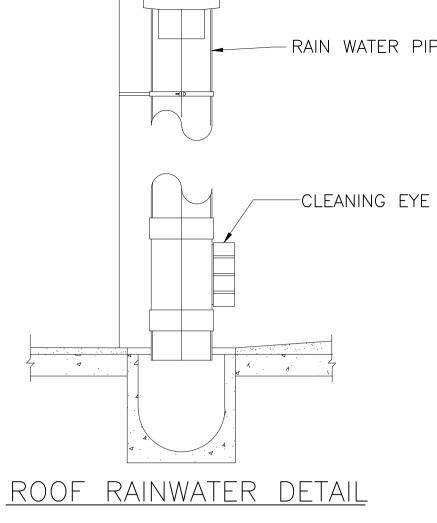
By email and by Hand

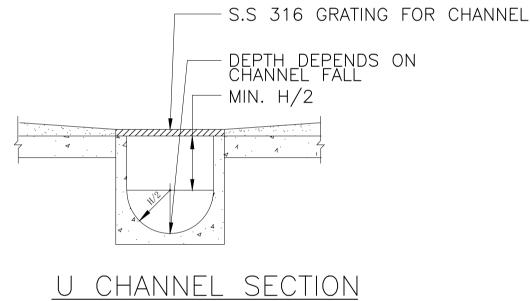


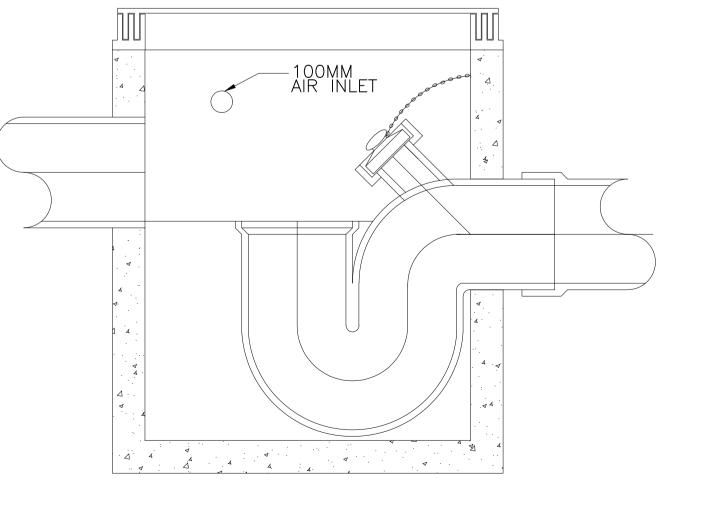


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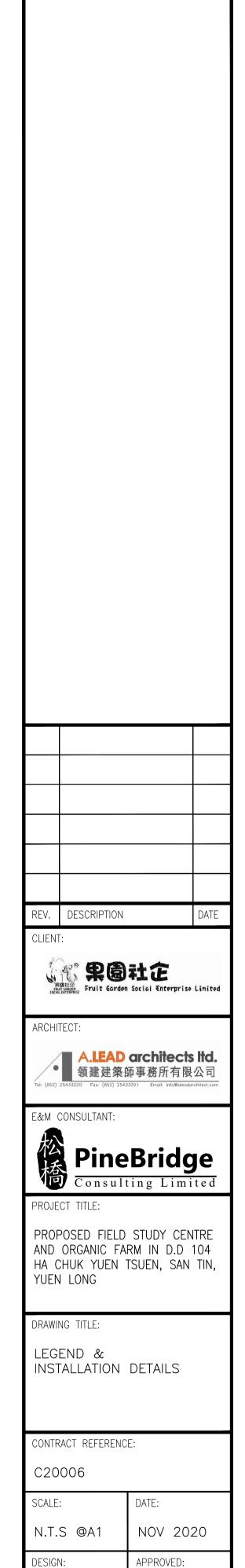


TERMINAL MANHOLE DETAIL (REFER TO DSD DWG <u>NO. DS(C)1058B)</u>

- RAIN WATER PIPE

- ROOF

– GUTTER

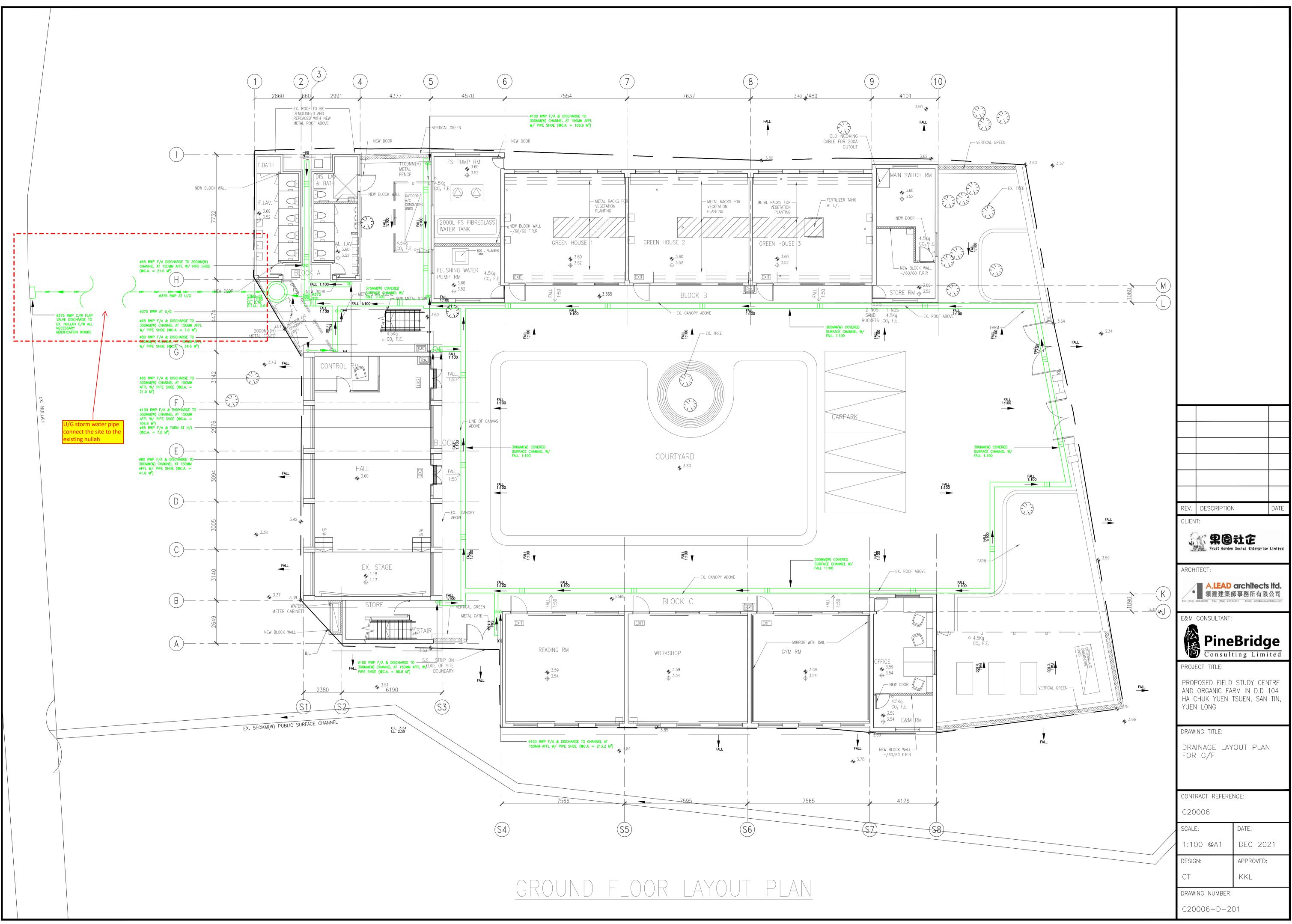


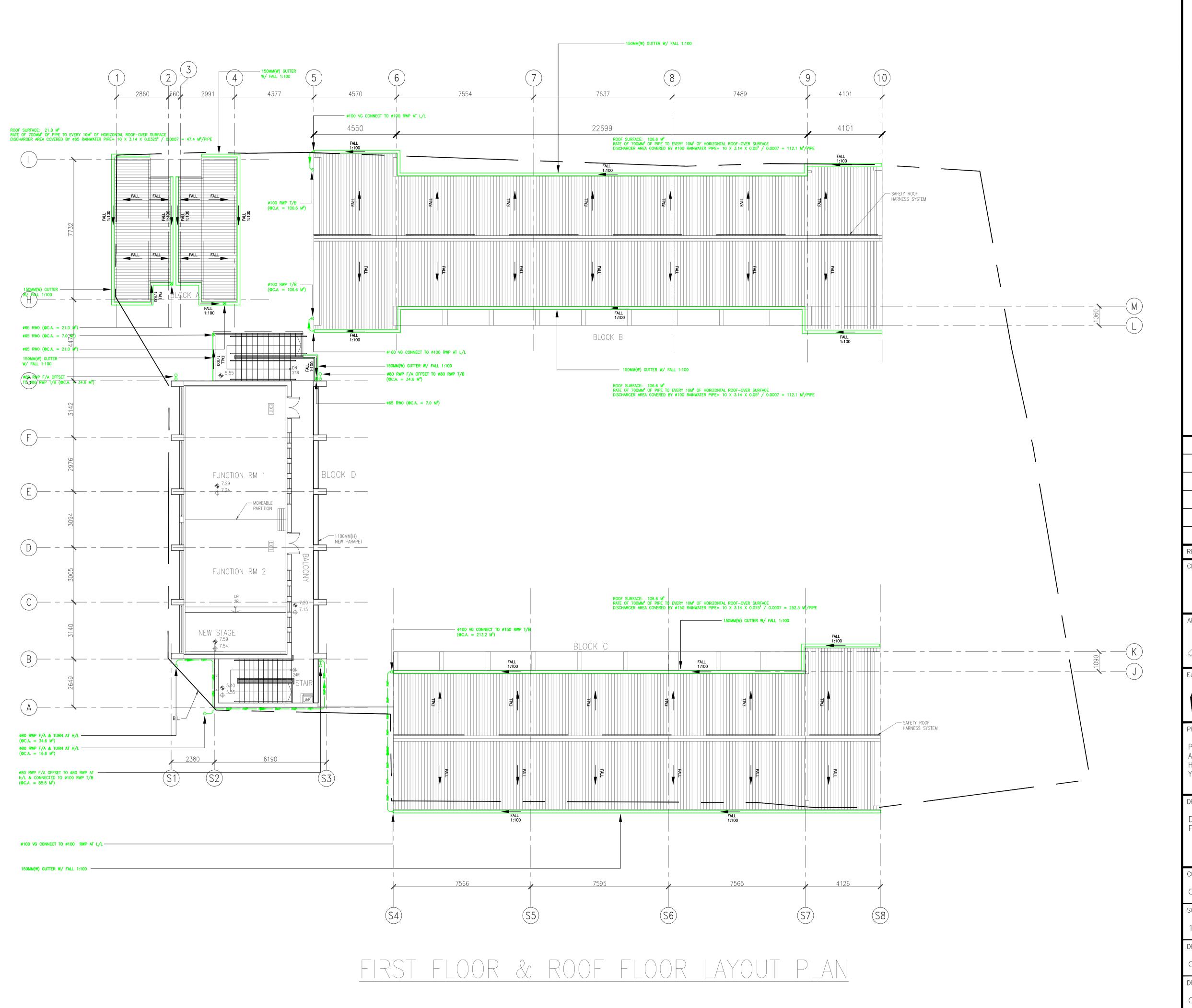
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DRAWING NUMBER:

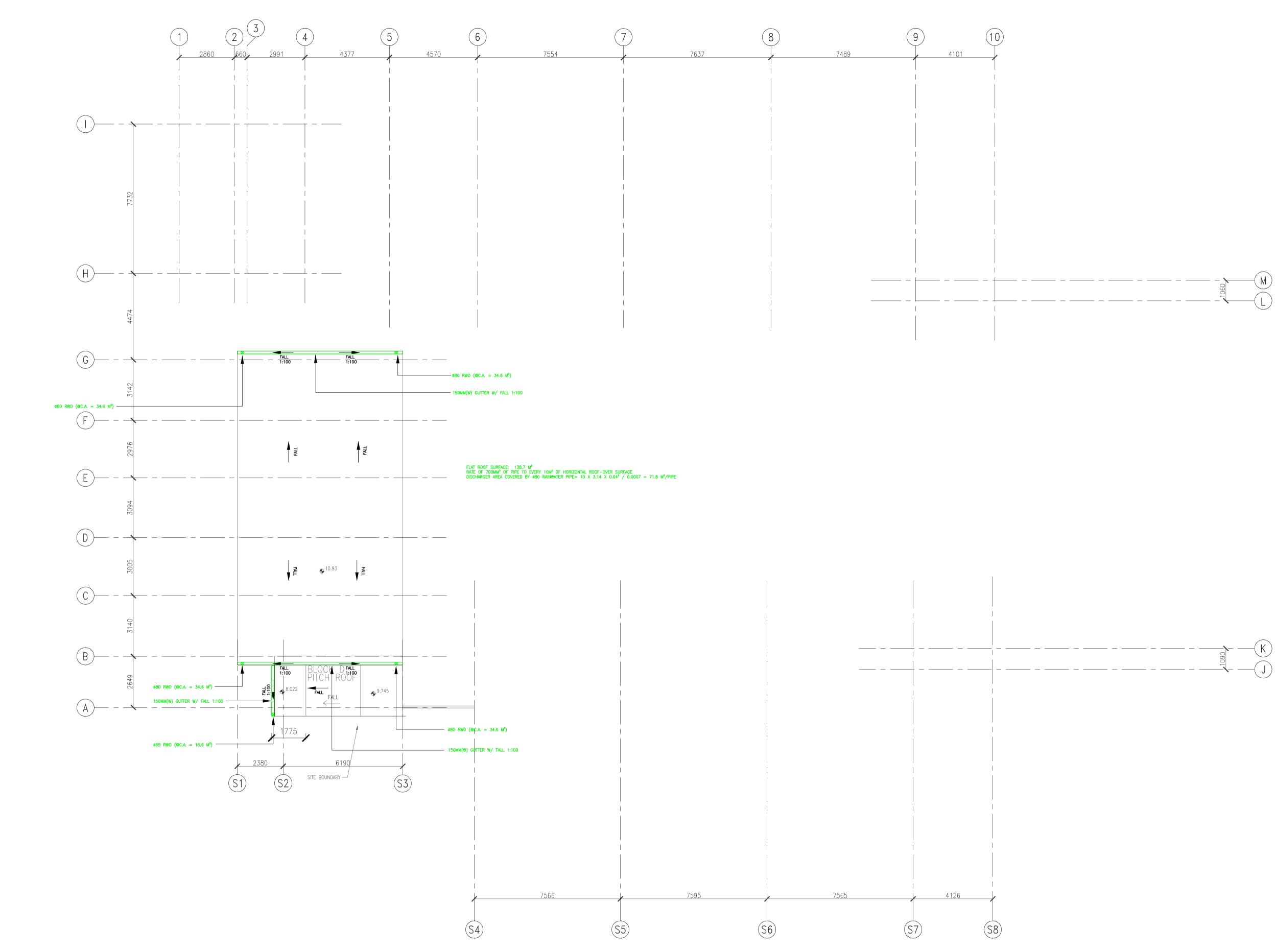
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REV.	DESCRIPTION	J	DATE			
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SU PRUI SOCIAL		社它 Social Enterprise	Limited			
ARCH	ITECT:					
Tel: (852) :		architects 	公司			
E&M	CONSULTANT:					
松橋		Bridg				
PROJE	ECT TITLE:					
PROPOSED FIELD STUDY CENTRE AND ORGANIC FARM IN D.D 104 HA CHUK YUEN TSUEN, SAN TIN, YUEN LONG						
DRAWI	NG TITLE:					
DRAINAGE LAYOUT PLAN FOR 1/F						
CONTRACT REFERENCE:						
C20006						
SCALE: DATE:						
1:100 @A1 DEC 2021						
DESIGN: APPROVED:						
СТ		KKL				
DRAWI	ING NUMBER:					
C20006-D-202						



UPPER ROOF LAYOUT PLAN



١.,



By Fax (**Department** and Post

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

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	

本函檔號	Your Reference H20002/PD/036			
本署檔號	Our Reference	() in TPB/A/YL-MP/316	
電話號碼	Tel. No.:	3168	4072	
傳真機號碼	Fax No.:	3168	4074	

28 September 2023

A. Lead Architects Ltd.

Dear Sir/Madam,

Compliance with Approval Condition (e) Implementation of Drainage Proposal

Proposed Temporary Field Study Centre and Organic Farm for a Period of 3 Years and associated 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) (Planning Application No. A/YL-MP/316)

I refer to your submission dated 14.9.2023 regarding the submission of photographic records of drainage facilities for compliance with approval condition (e) of the subject application. The relevant department has been consulted on your submission. Your submission is considered:

 \square Acceptable. The captioned condition <u>has been complied with</u>.

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Please refer to the advisory comments from the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) at **Appendix**. Should you have any queries, please contact Mr. TANG Kin Ming (Tel.: 2300 1257) of DSD.

OR TANIC I File Rec'd date 3 OCT Rou Signature

我們的理想 - 「透過規劃工作,使香港成為世界知名的國際都市。」 Our Vision – "We plan to make Hong Kong an international city of world prominence?

Appendix

Detail comments of CE/MN, DSD

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



Your Ref. : TPB/A/YL-MP/316 Our Ref. : H20002/PD/036 14 Sep 2023

By email and by Post

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.

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 Completion of Drainage Work for Planning Approval Conditions (e)

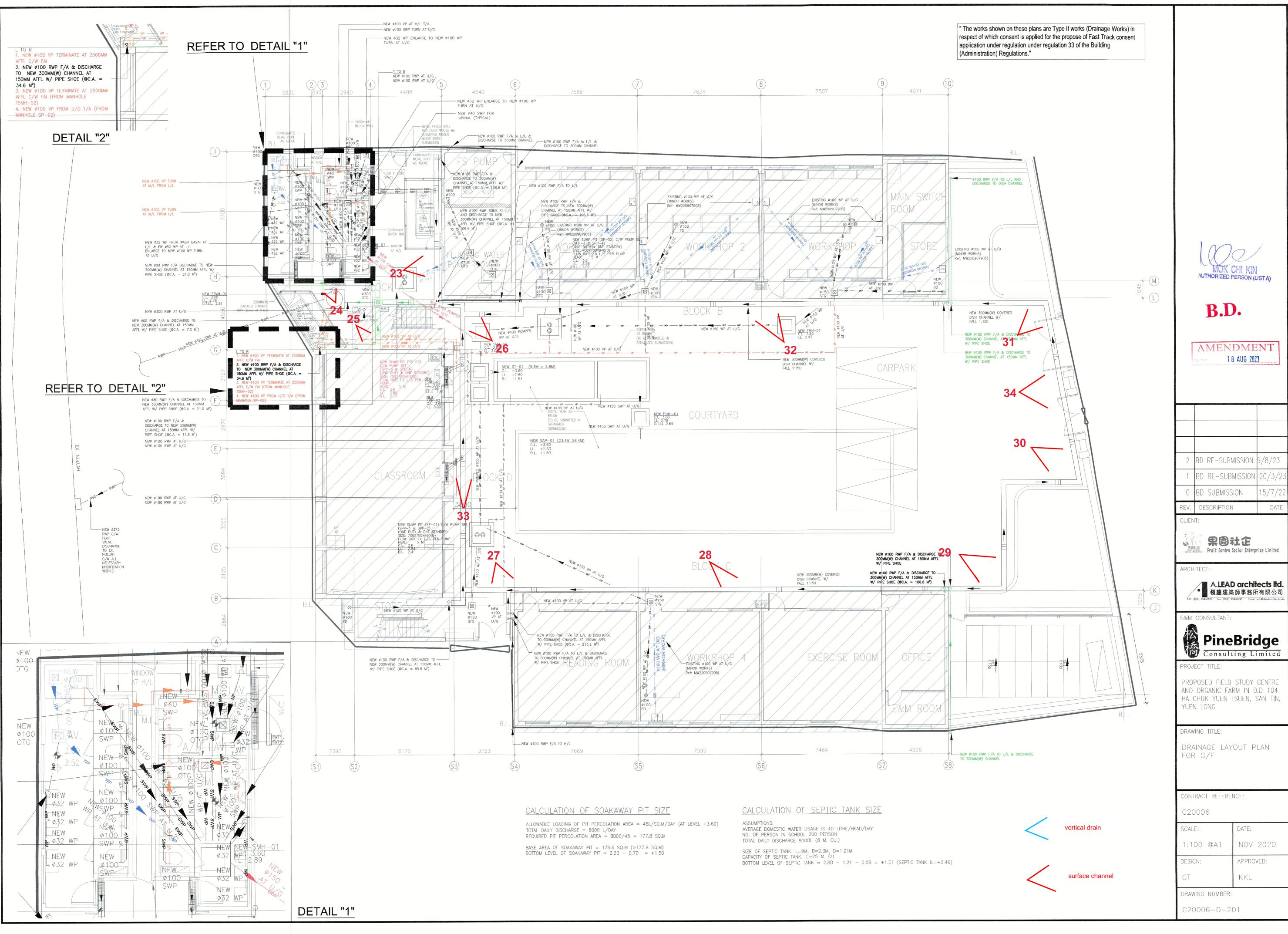
With reference to our letter (Ref no.: H20002/PD/033) dated 7 Sep 23 regarding report completion of the drainage work we enclose herewith a copy of photo record of the internal condition of the U-channel for your information and record.

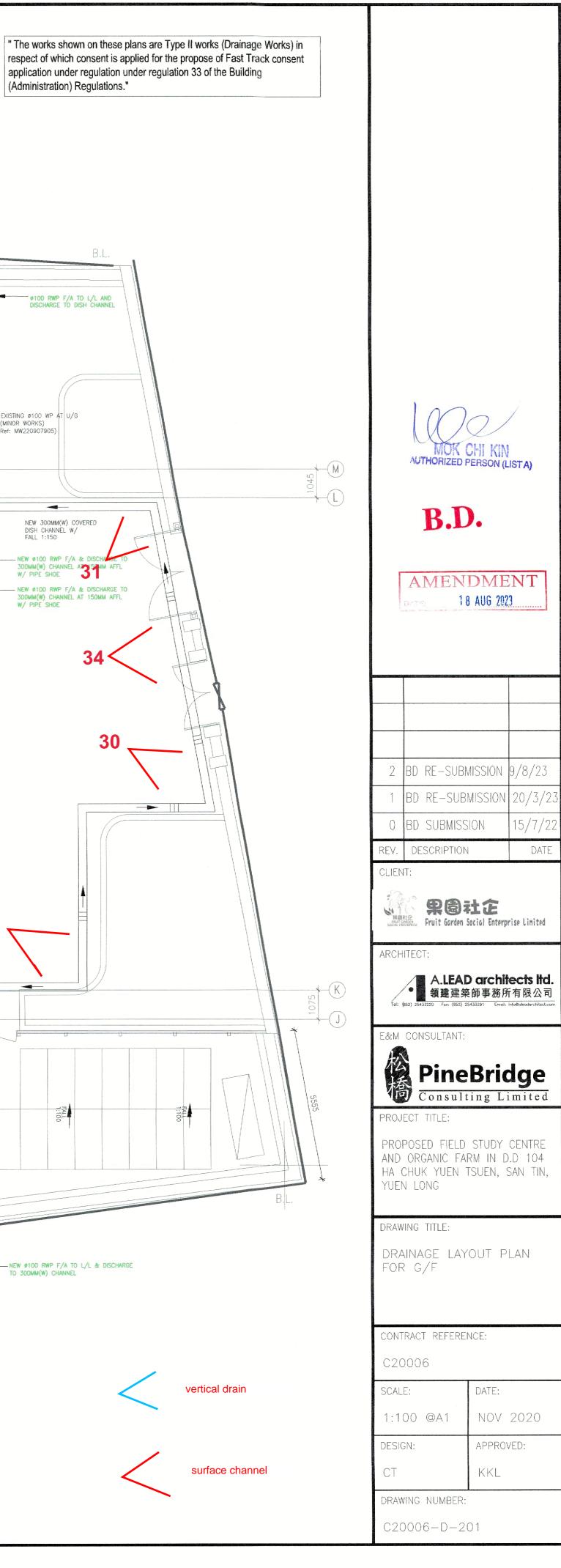
Should you have any queries, please feel free to contact our Thank you very much for your kind attention.

Yours faithfully,

Esmond Tam For and on behalf of A.LEAD ARCHITECTS LIMITED

C.C.			
Development Bureau	German Cheung/ Mike	w/ encl	By email only
	Chan		
Fruit Garden Social Enterprise Limited	Mr. Alex Mui	w/ encl	By email only
Kewisk	Mr. SC Wai	w/ encl	By email only
Pinebridge	Mr. KK Lam	w/ encl	By email only
Bridge Water	Mr. Philip Ma	w/ encl	By email only





H200002 - Field Study Centre & Organic Farm by Revitalization Work of Former Chuk Hing Public School at Government Land (GL) in D.D. 104, Ha Chuk Yuen Tsuen, San Tin, Yuen Long, HK.

Photo record for internal condition of U-Channel



H200002 - Field Study Centre & Organic Farm by Revitalization Work of Former Chuk Hing Public School at Government Land (GL) in D.D. 104, Ha Chuk Yuen Tsuen, San Tin, Yuen Long, HK.



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

B

By Fax (and Post 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.

本函檔號	Your Reference	H200	02/PD/040	
本署檔號	Our Reference	() in TPB/A/YL-MP/316	
電話號碼	Tel. No. :	3168	4072	
傳真機號碼	Fax No.:	3168	4074	

10 November 2023

A. Lead Architects Ltd.

Dear Sir/Madam,

Compliance with Approval Conditions (g) and (h) Submission and Implementation of Fire Service Installations Proposal

Proposed Temporary Field Study Centre and Organic Farm for a Period of 3 Years and associated 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)

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

I refer to your submissions dated 8.8.2023, 31.8.2023, 12.9.2023 and 21.9.2023 regarding the submission of a FSIs proposal and relevant fire service installations certificate for compliance with approval conditions (g) and (h) of the subject application. The relevant department has been consulted on your submission. Your submission is considered:

Acceptable. The captioned condition <u>has been complied with</u>.

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Should you have any queries, please contact Mr. CHEUNG Wing Hei (Tel.: 2733 7737) or Mr. LI Shing To (Tel.: 2733 7758) of Fire Services Department.

SERVING THE COMMUNITY

我們的理想 - 「透過規劃工作,使香港成為世界知名的國際都市。」 Our Vision – "We plan to make Hong Kong an international city of world prominence."

Yours faithfully,

Anthonybut

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

(Attn.: Mr. CHEUNG Wing Hei)

<u>c.c.</u> D of FS CTP/TPB(2) Site Record

AL/AC/dl

-2-



Our Ref · H20002/PD/030 8th August 2023

By Hand

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 Completion of Fire services installation for Planning Approval Conditions (h)

With reference to your letter (Ref no.: TPB/A/YL-MP/316) dated 13 July 23 regarding S16A approval

for the captioned development, we are pleased to report completion of the Fire Services Installation

(Condition (h)):-

- 1. A copy of duly signed form FS314/ 501 for completion of FSI work
- 2. A copy of duly signed form FS251 of certificate of FSI and Equipment

Should you have any queries, please feel free to contact me directly with

Thank you very much for your kind attention.

Yours faithfully,

MA

For and on behalf of A.LEAD ARCHITECTS LIMITED

RECEIVED

C.C. **Development Bureau**

Fruit Garden Social Enterprise Limited Kewisk Pinebridge **Bridge Water**

w/ encl	By
w/ encl	Ву
w/ encl	By
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email only



Your Ref. : TPB/A/YL-MP/316 Our Ref. : H20002/PD/030 8th August 2023

By Hand

Town Planning Board

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

Dear Sirs.

Proposed Field Study Centre and Organic Farm by Revitalization of Former Chuk Hing Public School Re: at Government Land (GL) in D.O. 104, Ha Chuk Yuen Tsuen, San Tin, Yuen Long Completion of Fire services installation for Planning Approval Conditions (h)

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Should you have any queries, please feel free to contact me directly with

Thank you very much for your kind attention.

Yours faithfully,

Mok Chi Kin

For and on behalf of A.LEAD ARCHITECTS LIMITED

C.C.	
Development Bureau	

Fruit Garden Social Enterprise Limited
Kewisk
Pinebridge
Bridge Water

German Cheung/ w/ encl Mike Chan Mr. Alex Mui Mr. SC Wai Mr. KK Lam Mr. Philip Ma

w/ encl w/ encl w/ encl w/ encl By email only

By email only By email only By email only By email only



Date : 2 - 8 - 2023 Our Ref : PJ-22-0497-FSD-LT-01 FSD Ref : FP 8/2489

By Hand

Fire Services Department Fire Protection Engineering Compliance Division Fire Protection Facilities Group 2/F, Centre Pare 11 Sheung Yuet Road, Kowloon Bay, Kowloon

Dear Sirs,

<u>Re: Former Chuk Hing Public School at Government Land (GL), Ha Chuk Yuen Tsuen, San Tin,</u> Yuen Long, N.T. – D.D. 104 STT 3203

We are pleased to submit Form FSI/314 c/w two sets of as-fitted drawings, Form FSI/501, Form FSI/501a and following document for your comment / approval.

- 1. Form FSI / 501
- 2. Form FSI / 501a (RFSIC Ref. No.: RC2/0597- 20230 802 -01)
- 3. FSI Equipment Checklist
- 4. Checklist for Fire Detection and Fire Alarm System
- 5. FS Standby Battery Calculation
- 6. Fire Alarm, MCP, Visual Fire alarm, Sprinkler Zoning List
- 7. Sound Level Measurement Report for Alarm Sounder
- 8. Supporting Documents for charger capability of full charge-up within 24 hours
- 9. FSI catalogue and FSD approval / UL Certificate
- 10. General Documents Checklist for Acceptance Inspection c/w relevant catalogues/ letters
- 11. Form FSI/314 c/w two sets of colored drawings

Your positive respond would be much appreciated. Should you have any query, please feel free to contact our

Thank you for your kind attention.

Yours faithfully, RNB ENGINEERING HONG KONG LIMITED

Ringo Ngai Director RN//BC/hc Encl.



 Date
 : 2 - 8 - 2o23

 Our Ref
 : PJ-22-0497-FSD-LT-02

 FSD Ref
 : FP 8/2489

By Hand

Fire Services Department Fire Protection Engineering Compliance Division Fire Protection Facilities Group 2/F, Centre Pare 11 Sheung Yuet Road, Kowloon Bay, Kowloon

Dear Sirs,

<u>Re: Former Chuk Hing Public School at Government Land (GL), Ha Chuk Yuen Tsuen, San Tin,</u> <u>Yuen Long, N.T. – D.D. 104 STT 3203</u>

Reference is made to the captioned project. I hereby authorize Mr. Cheng Siu Cheung (ID No. Y447XXX(X) to be my representatives for attending the FSD inspection, FSD meetings, sign and amend the fire services relevant drawings & documents until to the end of project. Mr. Cheng Siu Cheung's Tel no is 6475 2210. The effective date from 2 - 8 - 2023 to the end of project.

If there is any query on the above arrangement, please feel free to contact undersigned

Yours faithfully, RNB ENGINEERING HONG KONG LIMITED

Ngai Lung Kei Director (RC1 / 423, RC2 / 597) FSI/314

To: Director of Fire Services

Fire Service Installation Plans for Building at

Former Chuk Hing Public School at Government Land (GL), Ha Chuk Yuen Tsuen, San Tin,

Yuen Long, N.T. - D.D. 104 STT 3203

Part I	
This is to certify that the attached fire service installation pla	ns are identical to the building plans approved by
	2489
rou on $20-2-2_023$. Your file reference is *FP 8/43/	
Signed Lam	Date <u>2-8-2023</u>
Full Name of Authorized Person TAM CHEUNG KWAN	
Part II This is to certify that the details and specifications of all insta plans are as prescribed by the Fire Services Department and in accor isted below :-	
 Rules of Fire Offices' Committee for : Automatic Sprinkler Installations (29th Edition) 	
Automatic Fire Alarm Installations (12th Edition)	
 Installation of Drenchers (4th Edition) Rules of the Loss Prevention Council for 	
Automatic Sprinkler Installations (BS EN 12845)	/ (BS 5306 Part 2)*
Automatic Fire Alarm Installations (BS 5839 Part	1)
Codes of National Fire Protection Association for :	
Carbon Dioxide Extinguishing Systems (Standard	12)
Clean Agent Fire Extinguishing Systems (Standard	2001)
Water Spray Fixed Systems for Fire Protection (Sta	andard 15)
Codes of Practice for Minimum Fire Service Installa Department for :	
	irant / Hose Reel Systems
	ncy Lighting Installations
	ion / Air Conditioning Control Systems
Smoke Extraction Systems Staircas	e Pressurization Installations
Others	
Signed	Date 2-8-223
Full Name of FSI Contractor/Consultant RNB Engineering Hong I	Kong Ltd.
Correspondence Address	
	Tel. No.:
Mark "x" where applicable	

* Delete where appropriate

(Rev. 01/2012)

Section 21(6)(d) of the Buildings Ordinance (Cap. 123) Application for Inspection and Testing of Fire Service Installations and Equipment

FP Ref. No. *8/ 43 /2489		*19/20/43/			
	Types of I	-ire	Service Installations and Equi	pme	ent:
	Audio/Visual Advisory System		Fire Blanket		Sand Bucket
	Automatic Actuating Device		Fire Control Centre		Sprinkler System
	Automatic Fixed Installation other than Water		Fire Detection System		Static Smoke Extraction System
	Deluge System		Fire Hydrant/Hose Reel System*		Street Fire Hydrant System
	Drencher System		Fixed Automatically Operated Approved Appliance		Supply Tank
	Dust Detection System		Fixed Foam System		Ventilation/Air Conditioning Control System
	Dynamic Smoke Extraction System		Gas Detection System		Water Mist System
	Emergency Generator		Gas Extraction System		Water Spray System
\checkmark	Emergency Lighting		Portable Fire Extinguisher		Water Supply
Exit SignFire Alarm System			Pressurization of Staircase		Others
			Ring Main System with Fixed Pump(s)	, 	

Please tick the appropriate box(es).

Address of Premises

Former Chuk Hing Public School at Government Land (GL), Ha Chuk Yuen Tsuen, San Tin,

Yuen Long, N.T. - D.D. 104 STT 3203

Part A : (to be completed by Registered Professional Engineer (if	fapplicable))			
I hereby certify that the *staircase pressurization system(s)/dynamic smoke extraction system(s)/water mist				
system(s)/other system(s) (please specify)listed above and in the attached				
FSI/501a, which was/were approved by the Fire Services Department (FSD) on(FSI				
Ref. No), has/have been installed and tested in accordance with the FSD				
requirements. I am satisfied that the above systems are operating in accordance with the approved design				
and the requirements of the FSD.				
Full Name:	Discipline:			
Registered Professional Engineer Number:	Date:			

Signature of Registered Professional Engineer:

Part B : (to be completed by Authorized Person)

I hereby certify that:

- the fire service installation(s)/equipment listed above and in the attached FSI/501a has/have been installed in accordance with the approved building plans stamped by the FSD on <u>20-2-2023</u> and is/are ready for inspection;
- Fire Service Completion Advice in respect of fire service installation(s)/equipment requiring governmentwater main connection has been *applied for/issued by the Water Supplies Department (copy-*attached/not attached);

FP Ref. No. *8/43/	2489	*19/20/43/
FP Ret. No. "8/43/		19/20/43/

- 3. the building owners have undertaken to provide 24-hour attendant service with normal telephone provision pending the connection of (a) direct telephone link(s) to the fire service installation(s)/equipment. The *undertaking letter/memo from the building owners is attached herewith; and
- 4. the building gross floor area of the above premises as defined under the Buildings Ordinance is 34,656 m² and the type of building is *domestic/non-domestic.

I request that a *Certificate F.S.172 required under section 21(6)(d) of the Buildings Ordinance (Cap. 123)/an acceptance memo/an acceptance letter be issued to me.

Company Name:A. Lead Architects Ltd.	Telephone No.:			
Full Name of Authorized Person: TAM Cheung Kwan				
Signature of Authorized Person:	Date: 2-8-2023			
RFSIC Ref. No(s). of FSI/501a attached to this application form:				
1. RC2/0597- 2023 O802-01				
Additional information, if any:				
(i) One set of approved GBP stamped by FSD on <u>2.0-2</u> . (ii) Document checklist for FSI acceptance inspection				
I hereby declare that to the best of my knowledge and belief, the				
and complete. I understand that if I wilfully give any false in withhold any material information in this application form, the case				
registration bodies/disciplinary boards for necessary action.	Ferword Tan			
Signature of Registered Professional Engineer	Signature of Authorized Person			
(if applicable)				

FSI/501a

RFSIC Ref. No. RC	2	10	5	<u>9</u>	<u>7</u>		<u>2</u> 0	12	<u>28</u>	
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(RFSIC Reg No.) (Submission Date) (yyyymmdd)

(Discrete No. Assigned by RFSIC)

Certificate of Completion of Installation of Fire Service Installations and Equipment in New Buildings

FP Ref. No. *8/4 3 /2489			*19/20/43/		
Types of Fire Service Installations and Equipment:					
	Audio/Visual Advisory System		Fire Blanket		Sand Bucket
	Automatic Actuating Device		Fire Control Centre		Sprinkler System
	Automatic Fixed Installation other than Water		Fire Detection System		Static Smoke Extraction System
	Deluge System		Fire Hydrant/Hose Reel System*		Street Fire Hydrant System
	Drencher System		Fixed Automatically Operated Approved Appliance		Supply Tank
	Dust Detection System		Fixed Foam System		Ventilation/Air Conditioning Control System
	Dynamic Smoke Extraction System		Gas Detection System		Water Mist System
	Emergency Generator		Gas Extraction System		Water Spray System
\square	Emergency Lighting		Portable Fire Extinguisher		Water Supply
	Exit Sign		Pressurization of Staircase		Others
Ø	Fire Alarm System		Ring Main System with Fixed		
			Pump(s)		2

Please tick the appropriate box(es).

The above fire service installation(s)/equipment has/have been installed at (address of premises) Former Chuk Hing Public School at Government Land (GL), Ha Chuk Yuen Tsuen, San Tin,

Yuen Long, N.T. - D.D. 104 STT 3203

and the installation work was completed on <u>2-8-2023</u> . I hereby certify that such fire service
installation(s)/equipment, which was/were installed according to the FSI plans submitted under the cover of
FSI/314 dated2-8-2023 and/or building plans approved by FSD on20-2-2023
has/have been tested and, to the best of my knowledge, is/are 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.

Original/certified true copies of the following documents are attached as follows:

- N N
- Completed testing and commissioning checklist(s)

*Listing certificate(s)/record(s)/document(s)/printout(s) from product certification bodies

*FSD approval/acceptance letter(s)



*Test certificate(s)/data sheet(s)/catalogue(s)/calculation(s)

Others (please specify, e.g. Fire Safety Management Plan, Fire Engineering Report):______See document list attached

Please tick the appropriate box(es).

Remarks: Relevant test report(s) for dynamic smoke extraction system/ staircase pressurization system endorsed by the Registered Professional Engineer, if applicable, should be attached.

This certificate shall be issued by RFSIC to the person on whose instructions the installation work was undertaken and a copy thereof shall be forwarded to the Director of Fire Services within 14 days after completion of the work.

FP Ref. No. *8/ 49 /*	19/20/43/
I understand that this Certificate is issued under Regulation	on 9 of the Fire Service (Installations and Equipment)
Regulations. Any registered fire service installation cor	ntractor (RFSIC) commits an offence and is liable on
conviction to a fine at level 5 pursuant to Regulations 9(2A) and 9(3) of the same Regulations, if it issues or
forwards a certificate thereunder, or a copy thereof, which	h is false or misleading in a material particular.
(For Class 1 & 2 RFSIC):	(For Class 3 RFSIC):
Registration No.: RC 1/423, RC 2/597	Registration No.:
RFSIC Name: RNB Engineering Hong Kong Limited	RFSIC Name:
Full Name of Authorized Signatory:	
NGAI LUNG KEI	
Authorized Signature: Company Chop:	Signature:
1298 #	
-1712 V 1	
Office address:	
Telephone No.:	Date:2-8-2-23

Remarks: Fixed automatically operated approved appliance and portable hand-operated approved appliance should be certified by Class 3 RFSIC via separate FSI/501a

This certificate shall be issued by RFSIC to the person on whose instructions the installation work was undertaken and a copy thereof shall be forwarded to the Director of Fire Services within 14 days after completion of the work.

R. H

Date: 2-8-2023

FP Ref. no. *8/43/____2489

*19/20/43/__

Fire Service Installation Plans for Building at Former Chuk Hing Public School at Government Land (GL), Ha Chuk Yuen Tsuen, San Tin, Yuen Long, N.T. - D.D. 104 STT 3203

Α.	Document(s) prepared by Authorized Person (AP):	Yes	No	N.A.
1	List of Approved building plan list related to the application	✓		
2	Confirmation of 1) building name, 2) building description and address shown			
	on FS172/Acceptance Letter/Memo	 ✓ 		
3	Confirmation for particular of FS172 if A&A works areas (BA13) is involved	~		
4	Owner's particular with postal address for FS172 / subject officer of			
	government department receiving the Acceptance Letter/Memo	✓		
5	Supporting document showing the subject project is government project for			1
	issuance of Acceptance Letter			
6	Confirmation letter for Fireman's Lift no., no. of served floor and location of			1
	fireman switch			`
7	Use Permit for Fireman's Lift			\checkmark
8	Completed Form WWO46 Part IV for FSI equipped with water tank			 ✓
9	For FSI requiring water supply by means of direct connection from			
	government town main within inspection area (e.g. improvised systems,			
	sprinkler system with reduced capacity tank for both end supplies, tunnel			
	fire hydrant or street fire hydrant systems), either of the following			
	documentation should be provided:-			
	(i) Fire Service Completion Advice ("FSCA"); or			
	(ii) Form WWO46 Part V together with WA's confirmation; or			
	(iii) Written confirmation of a permanent water supply has been made to			
	the related FSI issued by WA.			
10	Confirmation of Ventilation / Air Conditioning Control System (VAC) is not	↓		
	required in accordance with current FSD requirement.	ľ		
11	For building with EVA within inspection area, 2 sets of as-built approved			
	EVA drawing with extent highlighted.			
12	Undertaking letter for EVA Loading for Government Project			\checkmark
13	Location list of open kitchens if any			
14	Supporting document for approved Fire Safety Management Plan for open			
	kitchen, such as approval letter from BD or FSD etc.			Ļ
15	Confirmation for the location of suspended false ceiling with layout plans			\checkmark
16	Confirmation letter from AP for the Building air tightness condition during			
	the testing is equivalent to the occupation condition (for building with			1
	staircase pressurization system only)			
17	Confirmation letter from AP for Fire Resisting Rating of Plantroom, Fire			1
	rated enclosure, Concrete air duct and Duct shaft for Smoke Extraction			

System and Staircase Pressurization System.			
For Fire rated enclosure & Fire Resistant ductwork, copies of material		-	
acceptance letter issued by this Department or product listing certificates /			
test reports issued by Product Certification Bodies according to FSD			\checkmark
requirements.			
Declaration letter from AP confirming relevant fire rated enclosure / fire			
resistant ductworks installed on-site strictly follow the installation details		,	
according to material acceptance letter issued by this Department or			\checkmark
manufacturer's recommendation.			
Confirmation letter for all linings are in compliance with CoP for minimum			,
fire service installations and equipment			\checkmark
Confirmation letter issued by AP to confirm the whole assembly of the fire			
shutter is capable for continuous operation			\checkmark
Report form for Open Kitchen Unit and Windowless Kitchen/ Toilet			
(The form was submitted to Fire Service Installations Task Force and			\checkmark
Ventilation Division of Fire Services Department)			
Electronic copies of the as-built and approved GBP in PDF format including			
amendment record if necessary.	\checkmark		
	 acceptance letter issued by this Department or product listing certificates / test reports issued by Product Certification Bodies according to FSD requirements. Declaration letter from AP confirming relevant fire rated enclosure / fire resistant ductworks installed on-site strictly follow the installation details according to material acceptance letter issued by this Department or manufacturer's recommendation. Confirmation letter for all linings are in compliance with CoP for minimum fire service installations and equipment Confirmation letter issued by AP to confirm the whole assembly of the fire shutter is capable for continuous operation Report form for Open Kitchen Unit and Windowless Kitchen/ Toilet (The form was submitted to Fire Service Installations Task Force and Ventilation Division of Fire Services Department) Electronic copies of the as-built and approved GBP in PDF format including 	For Fire rated enclosure & Fire Resistant ductwork, copies of material acceptance letter issued by this Department or product listing certificates / test reports issued by Product Certification Bodies according to FSD requirements. Declaration letter from AP confirming relevant fire rated enclosure / fire resistant ductworks installed on-site strictly follow the installation details according to material acceptance letter issued by this Department or manufacturer's recommendation. Confirmation letter for all linings are in compliance with CoP for minimum fire service installations and equipment Confirmation letter issued by AP to confirm the whole assembly of the fire shutter is capable for continuous operation Report form for Open Kitchen Unit and Windowless Kitchen/ Toilet (The form was submitted to Fire Service Installations Task Force and Ventilation Division of Fire Services Department) Electronic copies of the as-built and approved GBP in PDF format including	For Fire rated enclosure & Fire Resistant ductwork, copies of material acceptance letter issued by this Department or product listing certificates / test reports issued by Product Certification Bodies according to FSD requirements. Declaration letter from AP confirming relevant fire rated enclosure / fire resistant ductworks installed on-site strictly follow the installation details according to material acceptance letter issued by this Department or manufacturer's recommendation. Confirmation letter for all linings are in compliance with CoP for minimum fire service installations and equipment Confirmation letter issued by AP to confirm the whole assembly of the fire shutter is capable for continuous operation Report form for Open Kitchen Unit and Windowless Kitchen/ Toilet (The form was submitted to Fire Service Installations Task Force and Ventilation Division of Fire Services Department) Electronic copies of the as-built and approved GBP in PDF format including

B. E	Document(s) prepared by Owner	Yes	No	N.A.
1	Undertaking letter for Direct Telephone Link (DTL). (with supporting document from services provider)			~
2	Valid invoice for existing DTL	\checkmark		
3	For D.G. store other than fuel tank room of Emergency Generator serving FSI, undertaking letter should be provided for the DG Store (to obtain the DG license before usage) if DG license is not available during acceptance inspection			~

Yes	No	
	110	N.A.
,		
\checkmark		
		\checkmark
		~

	100		
	- Document for special approval/exemption from FSD, such as non-FS load		
	connection including home landing operation for non-fireman's lift		✓
	connecting to emergency generator		
3	Fire hydrant/ Hose Reel(HR) system		✓
	- Water tank calculation		1
	- Pump performance data for pump power		~
4	Fire detection and fire alarm system	\checkmark	
	- Battery calculation	\checkmark	
	- Zoning schedule	\checkmark	
	- Sound level measurement report	\checkmark	
	- Supporting documents for charger capability of full charge-up within 24 hrs.	~	
5	Portable equipment		✓
	- Location list		1
	- Valid gazette / FSD Approval Letter		\checkmark
6	Sprinkler system		
	- Water tank volume calculation		
	- Number of sprinkler heads in each zone		
7	Clean agent extinguishing system		
	Approved computer calculation		
	As fitted isometric diagram for pipework		
	- Mechanical tightness report for pipings		
	- D.G. certificate for gas cylinder		
	- Charging report		
	- Summary list c/w location of area protected and cylinder room, weight of		
	required agent, D.G. certificate no., no. of nozzles, no. of smoke detectors & etc.		✓
	- Enclosure integrity test report		- V
8	Pressurization of staircase		✓
	- Equipment list of builder's work (such as doorset, door closer & etc.) c/w related test reports		~
	- Provided duplicate of valid calibration certificate for testing instrument		- V
	- Test report for air leakage of all metal ductwork on site		✓
	- Testing and Commissioning Checklist for the system and certified by RPE		✓
	- Letter from RPE to certify the system had been completed and tested in		
	accordance with FSD's requirements and approved drawings		 ✓
9	Smoke extraction system		- V
	 Provided duplicate of valid calibration certificate for testing instruments 		
	- Test reports for air leakage of all metal ductwork on site		

1	- Test reports for the system and certified by RPE (Dynamic Smoke Extraction System only)		~
	- Letter from RPE to certify the system had been completed and tested in accordance with FSD's requirements and approved drawings (Dynamic Smoke Extraction System only)		~
10	Emergency Lightings	\checkmark	
	- Valid test reports or listing certificates issued by recognized bodies presenting to inspection officer during FS inspection	~	
11	Valid calibration certificates for testing instrument as per FSD Circular Letter No. 5/2022	~	
12	Approval for Non-provision or exemption of Fire Service Installations		\checkmark
13	Approval on method statement of fire service installations such as extended coverage sidewall sprinkler, long throw sprinkler, high pressure sprinkler and hot smoke test etc.		\checkmark
14	New Fire Service Installations connected to existing Fire Service Installations in service for building to be inspected	~	
	- FS 251 for existing FSIs.	\checkmark	
15	Electronic copies of the as-built and approved FSI314 (FSI and Smoke Control Systems) in PDF format including amendment record if necessary.	~	
16	Electronic copies of the approved fire engineering report in PDF format if the project had adopted fire engineering approach.		~

I hereby certify that the above documents have been checked in order and FS equipment/installation in accordance with the approved building plans and all FSI 314 drawings have been installed and tested in efficient working order.

Signature of AP

Name of AP

TAM Cheung Kwan

Name of RFSIC

Signature of RFSIC

2-8-223 RFSIC Number

Date

8-223

RC1/423, RC2/597

NGAI LUNG KEI (RNB Engineering Hong Kong Limited)

Stamp of RFSIC

, wan

Date

(Rev
rised
in
July
2020)

(To be appended to Form FSI/501a)

Fire Service Installations – Equipment List

FP Ref. no. 43/19/20 Address of Premises: Former Chuk Hing Public School at Government Land (GL), Ha Chuk Yuen Tsuen,

San Tin, Yuen Long, N.T. - D.D. 104 STT 3203

4		Manufacturer/	FSD Approval/ Acceptance	Listing Certificates/Kecords/Frintouts/Documents issued by Product Certification Bodies / Product Certification System (c)	touts/Documents ion Bodies / System
Item	System/ Equipment	тоцет по. (а)	Reference (If available) (b)	Name of Product Certification Body/ Product Certification System	Listing Certificates/Records/ Printouts/ Documents Number
A	Automatic Actuating Device				
A1	Emergency Exit Device				
A2	Electromagnetic Door Releasing Device to be				
	used in conjunction with Fire Detection System				
B	Automatic Fixed Installation other than Water				
B1	Fixed Carbon Dioxide Installation				
B2	Fixed Clean Agent Installation				
B3	Fixed Dry chemical installation				
C	Automatic Fixed Installation using water				
C1	Deluge system				
C1.1	a) Deluge valve				
C1.2	b) Sprinkler head				
C1.3	c) Alarm valve				
C2	Drencher System				
C2.1	a) Drencher nozzle				
C2.2	b) Drencher valve				
C	Water Spray System				
C3.1	a) Water Spray Nozzle				

Equipment List.

(Ngai Lung Kei) <u>RNB Engineering Hong Kong Limited</u> Full Name of FSI Contractor

Signature

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Registration Number 1/423, RC 2/597 Page 1 of 6

Company Chop

2-8-22 Date

(Ngai Lu <u>RNB En</u>g Full Name of FSI Contractor ng Limited



Registration Number

Page 2 of 6



2-8-2023 Date



1/423, RC 2/597

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Equipment List.

This is to c	F2	F1	F	E	D2	D1	D	S	C4.11	C4.10	C4.9	C4.8	C4.7		C4.6	C4.5	C4.4	C4.3	C4.2	C4.1	C4	C3.2		Item	
This is to confirm that either original copies of above mentioned documents or their photocopies which have been checked as true and correct, are appended to this	Heat detector	Fire alarm control panel	Fire Detection System	Fire Blanket	Alarm bell	Manual call point	Fire Alarm System	Water mist system	k) Pressure Reducing Valve	j) Pressure switch	i) Sprinkler control and indicator panel	h) Sprinkler water storage tank other than concrete	g) Vortex inhibitor	(e.g. CPVC piping/fittings)	f) Piping and associated fittings	e) Flow switch	d) Butterfly valve (motorized)	c) Accelerator	b) Alarm valve	a) Sprinkler head	Sprinkler system	b) Deluge Valve	Cyseens Edgebrace	System/ Fauinment	
cuments or their photo		D1 KAC Alarm Company Limited / Model.: WCP3A-R000SG-H011-01 D2 Brilliant Lighting Limited / Model/: ABA-6-24					D1 KAC Alarm Company													(a)	Manufacturer/ model no/nart no.				
copies which have		;=	2																				FSD Approval/ Acceptance Reference (If available) (b)		
been checked as true and correct, are				いたがたいでないで、					LPCB														Name of Product Certification Body/ Product Certification System	Listing Certificates/Records/Printouts/Documents issued by Product Certification Bodies / Product Certification System (c)	
; appended to this				Contraction of the second		10728/01	15000/01		567av/13														Listing Certificates/Records/ Printouts/ Documents Number	atouts/Documents tion Bodies / System	

(Ngai Lung Kei) <u>RNB Engineering Hong Kong Limited</u> Full Name of FSI Contractor











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1/423, RC 2/597

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Registration Number

Equi	This	H4	H3	H2		HI	H	G2	G	<u>م</u>	ດ	G G	G	ດ ດ	G1	G
Equipment List.	is to cc		ω 			1		2	G1.6	G1.5	G1.4	G1.3	G1.2	G1.1	1	
List.	This is to confirm that either original copies of above mentioned documents or their photocopies which have been checked as true and correct, are appended to this	Pressure reducing valve	FS inlet/ fireboat inlet	Hydrant inlet/ outlet valve	(including hose reel tubing, nozzle and drum)	Hose reel unit	Fire Hydrant/ Hose Reel System	Wheeled type fire extinguisher	f) Miscellaneous	e) Water	d) Foam	c) Dry Powder	b) Clean Agent	a) Carbon Dioxide	Portable Fire Extinguisher	Fire Extinguisher
	cuments or their photocopies which ha															
)	we been checked as true and correct, are											and the start is a second s				
	appended to this							Contraction of the second						A Carlow States	ALL STATES AND	※日本 生活に

System/ Equipment	Manufacturer/ model no./ part no.	FSD Approval/ Acceptance Reference	Listing Certificates/Records/Printouts/Documents issued by Product Certification Bodies / Product Certification System (c)	iouts/Documents ion Bodies / ystem
	(a)	(If available) (b)	Name of Product Certification Body/ Product Certification System	Listing Certificates/Records/ Printouts/ Documents Number
Smoke detector				
Smoke detector with integration device				
Flame detector				
Intrinsically safe/ explosion proof detector				
Alarm/ sounder integrated with strobe light to be used				
in conjunction with automatic fire alarm system				
Fire Extinguisher			A CONTRACTOR OF	のないというです。
Portable Fire Extinguisher			「いいいないないない」のないので	
a) Carbon Dioxide			and the second se	
b) Clean Agent				
c) Dry Powder				
d) Foam				
e) Water				
f) Miscellaneous				and the second second
Wheeled type fire extinguisher				The State Market and
Fire Hydrant/ Hose Reel System				
Hose reel unit				
(including hose reel tubing, nozzle and drum)				
Hydrant iniev outlet valve				
FS inlet/ fireboat inlet				
Precure reducing value				

F3 F4 F5 F7 F7 F8

Item

This is to confirm that either original copies of above mentioned documents or their photocopies which have been checked as true and correct, are appended to this 611 I18 I21 I20 Item Sprinkler system Smoke extraction system Fireman's lift Fire detection system Fire alarm system Exit sign **Emergency** lighting Emergency generator Fire Service water supply system Water spray system Water mist system Street fire hydrant system Ring main system with fixed pumps(s) Pressurization of staircase Fixed foam system Fire hydrant / hose reel system Drencher system Deluge system Automatic fixed installation other than water Automatic actuating device Audio / visual advisory system Fire resisting Cable System/ Equipment 116, 118 Hebei Huatong Wires & Cable Group Co., Ltd / Model., FPIC 1,5mm² 1/C model no./ part no. Manufacturer/ (a FP(LC) 317/21 dated at 23 August 2021 (If available) Acceptance Reference Approval/ FSD Ξ Name of Product Certification Body/ **Product Certification System** Listing Certificates/Records/Printouts/Documents issued by Product Certification Bodies / **Product Certification System** <u></u> Certificates/Records/ **Documents Number** Printouts/ Listing

Equipment List.

Full Name of FSI Contractor (Ngai Lung Kei) RNB Engineering Hong Kong Limited

Signature

Registration Number

Page 4 of 6

2-8-223 Date

Company Chop

1/423, RC 2/597

(RC

Item	System/ Equipment	Manufacturer/ model no./ part no.	FSD Approval/ Acceptance Reference	Listing Certificates/Records/Frintouts/Jocuments issued by Product Certification Bodies / Product Certification System (c)
Item	System/ Equipment	nouerno, part no. (a)	(If available) (b)	Name of Product Certification Body/ Product Certification System
Fix	Fixed Automatically Operated Approved Appliance			
J1 Fix	(Wall/ Ceiling Mounted Type) Fixed Sprayer Unit			
	Fixed Foam System/ Equipment			
K1 For	Foam Monitor			
	Foam proportioner/ maker			
	Bladder tank			
K4 Rat	Ratio flow controller			
	Foam nozzle			
K6 Foa	Foam water nozzle			
	Gas Detection System			
	Ammonia gas			
	Carbon monoxide gas			
	Carbon dioxide gas			
L4 Chi	Chlorine gas			
L5 Hy	Hydrogen gas			
L6 Me	Methane gas			
L7 Spe	Special Gases used in Micro-electronics Industry			
Pre	Pressurization of Staircase			
M1 Pro	Probe type smoke detector			
M2 Cei	Ceiling smoke detector			
M3 Air	Air release fans			
M4 Fire	Fire & smoke dampers and actuators			
M5 Fin	Fire-rated ductatory			

Equipment List.

(Ngai Lung Kei) <u>RNB Engineering Hong Kong Limited</u> Full Name of FSI Contractor

Signature

(RC

Page 5 of 6

2-8-213 Date

Company Chop

1/423, RC 2/597 Registration Number

Ψ	02 01	0 NI0	N9	N8	N7	N6	NS	N4	N3	N2	NI	Z	Item	5
Others	Probe type smoke detector Ceiling smoke detector	Static Smoke Ventilator Ventilation/Air Conditioning Control System	Smoke vents / discharge and actuators	Smoke barriers	Smoke curtains system	Fire rated ductwork	Fire & smoke dampers and actuators	Smoke extraction fans	Other type smoke detector	Ceiling smoke detector	Probe type smoke detector	Smoke Extraction System	System/ Edunbusent	
													mouer no., part no. (a)	Manufacturer/
													(If available) (b)	FSD Approval/ Acceptance
													Name of Product Certification Body/ Product Certification System	Listing Certificates/Records/Printouts/Documents issued by Product Certification Bodies / Product Certification System (c)
													Listing Certificates/Records/ Printouts/ Documents Number	itouts/Documents tion Bodies / 3ystem

Notes: 1. Column (a) must be filled in with details.

- 2. Sub-columns should be ticked as appropriate if certificates, records, printouts or documents from the recognized laboratories/organizations are available and appended to the Equipment List.
- Certificates, records, printouts, or documents from the recognized laboratories/organizations should adopt the item numbers such as 'A1', 'B1', etc., corresponding to the same of the Equipment List.
- 4 Column (c) is for listed products, listing information can be checked via FSD Website: http://www.hkfsd.gov.hk/eng/source/licensing/product/fsi check listing.pdf

Equipment List. This is to confirm that either original copies of above mentioned documents or their photocopies which have been checked as true and correct, are appended to this

(Ngai Lung Kei) <u>RNB Engineering Hong Kong Limited</u> Full Name of FSI Contractor

Signature

(RC

Registration Number 1/423, RC 2/597

Page 6 of 6

Company Chop

2-8-71-73 Date

FSD Ref.: 消防處檔號

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

Serial Number

10423 001285

Name of Client 顧客姓名

Part 1 Annual Maintenance

Fruit Garden Social Enterprise Limited

Address 地址

Former Chuk Hing Public School at Government Land (GL), Ha Chuk Yuen Tsuen, San Tin Yuen Long, NT



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

In accordance with Regulation 6(b) of the Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation

第一部			nises shall have such fire service installation ;(裝置及設備)規例第八條(b)款,擁有裝置在 2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/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)

Part 2 第	二部 Installation / Modification / F	Repair / Inspection works 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/YYYY)
16	Fire Hydrant / Hose Reel System	G/F FS PUMP RM	Supply and Install 2000L Hose Reel Water Tank x 1 no.	Conform with FSD Requirements	31/07/2023
16	Fire Hydrant / Hose Reel System	G/F FS PUMP RM		Conform with FSD Requirements	31/07/2023

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
L		I		

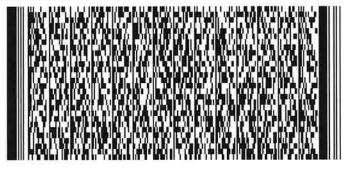
Remark 備註 I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published 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.	FCD/DO No.	Ngai Lung Kei RC1 / 0423 RC2 / 0597 RNB Engineering	For FSD Use only Inspected Key-in
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. F.S. 251 (Rev. 01/2012)	Telephone: 聯絡電話 Date: 日期	Hong Kong Limited 24422353 31/07/2023	Verified
254b-eab2-8bbb-cdc4-c885-4a5b-9eb6-6cc7			Page 1 of 4

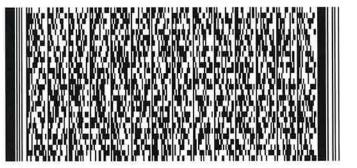
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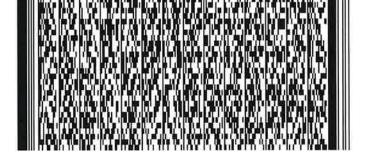
Name of Client 顧客姓名

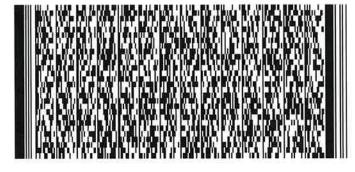
Fruit Garden Social Enterprise Limited

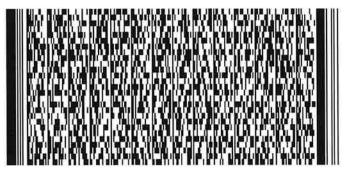
Part 2 第	三部 Installation / Modification / F	Repair / Inspection works 裝	置/改裝/修理/檢查工作		
Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)
16	Fire Hydrant / Hose Reel System	G/F FS PUMP RM	Supply and Install 1.1kw Hose Reel Jockey Pump x 1 no.	Conform with FSD Requirements	31/07/2023
16	Fire Hydrant / Hose Reel System	G/F FS PUMP RM	Supply and Install Hose Reel Pump Control Panel x 1 no.		31/07/2023
16	Fire Hydrant / Hose Reel System	Whole Building		Conform with FSD Requirements	31/07/2023
13	Fire Alarm System (MFA)	G/F Office		Conform with FSD Requirements	31/07/2023
13	Fire Alarm System (MFA)	G/F Office		Conform with FSD Requirements	31/07/2023









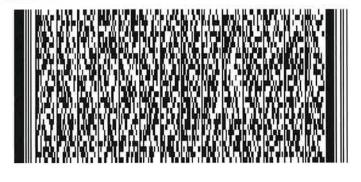


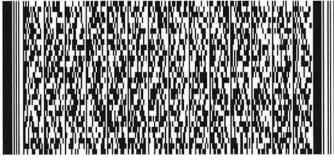


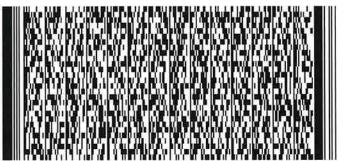
10423 001285

Name of Client 顧客姓名 Fruit Garden Social Enterprise Limited

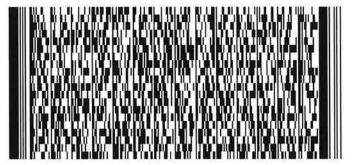
Part 2 第二部 Installation / Modification / Repair / Inspection works 裝置/改裝/修理/檢查工作 Completion Date 完成日期 (DD/MM/YYYY) Code Nature of Work Carried out 完成之工作內容 Comment on Condition 編碼 (1-35) Type of FSI 裝置類型 Location(s)位置 狀況評述 Supply and Install Heat Conform with FSD Whole Building 31/07/2023 Fire Detection System 15 Detector x 4 nos. Requirements Supply and Install Fire Conform with FSD 31/07/2023 Fire Alarm System (MFA) Whole Building 13 Alarm Bell x 11 nos. Requirements Supply and Install Visual Conform with FSD Fire Alarm System (MFA) Whole Building 31/07/2023 13 Fire Alarm x 17 nos. Requirements Supply and Install Break Conform with FSD Whole Building 31/07/2023 Fire Alarm System (MFA) 13 Glass Unit x 20 nos. Requirements









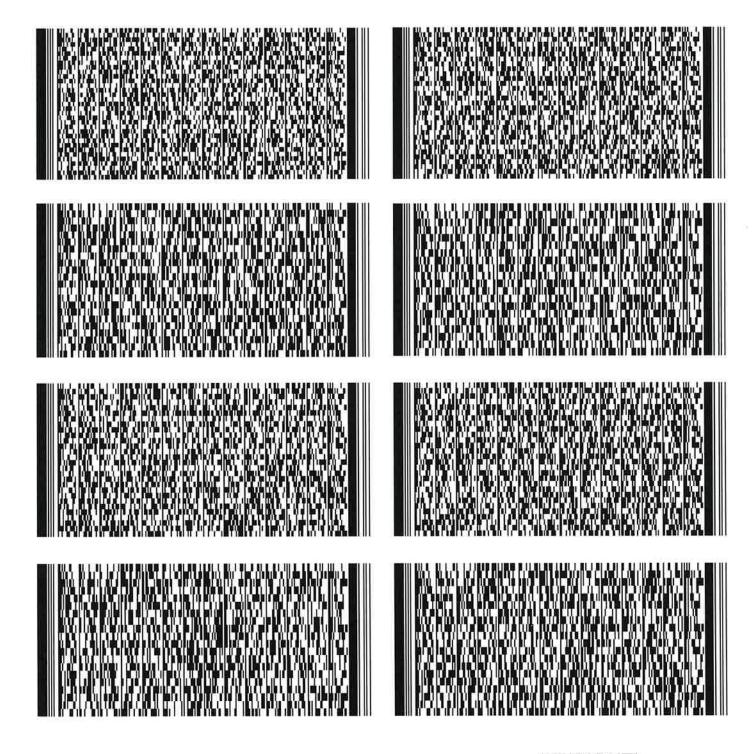




10423001285

Name of Client 顧客姓名

Fruit Garden Social Enterprise Limited







Your Ref. : TPB/A/YL-MP/316 Our Ref. : H20002/PD/032

31 August 2023

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.

Dear Sirs,

we confirmed the withdraw this cancellation.

- 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
 - Cancellation of Report of Completion of FSI & submission of FSI plan for approval

With reference to our report of completion of Fire services Installation dated 8 August 23 (Ref. No H20002/PD/030), we confirm our cancellation of this report of completion of FSI. Also, we are pleased to submit herewith the minor amended FSI plan (Drawing no.201 (Rev. C) & 202 (Rev. C)), which: -

- Two (2) sets are colored and endorsed by AP for your approval
- Two (2) sets are colored with "FSD" for further circulation to Fire Services Department for Approval.

Please note that the said minor amended FSI plan is to tally with approved GBP dated 23 February 2023. The minor amendment has incorporated the following highlighted items for your easy reference:

- 1. Minor change of lavatory layout;
- 2. Deletion of ramp in front of lavatory;
- 3. Minor revision of site boundary line;
- 4. Minor revision of boundary fence wall;
- 5. Shift of hose reel under stair;
- 6. Minor adjustment of layout dimension.

It is noted that there is no change in FSI overall design except shift of hose reel location.

Should you have any queries, please feel free to contact me directly with Thank you very much for your kind attention.

Yours faithfully,

Tam Chèung Kwan For and on behalf of A.LEAD ARCHITECTS LIMITED c.c. Development Bureau Fruit Garden Social Enterprise Limited Kewisk Pinebridge Bridge Water FSD

German Cheung/ Mike Chan Mr. Alex Mui Mr. SC Wai Mr. KK Lam Mr. Philip Ma Mr. Hui



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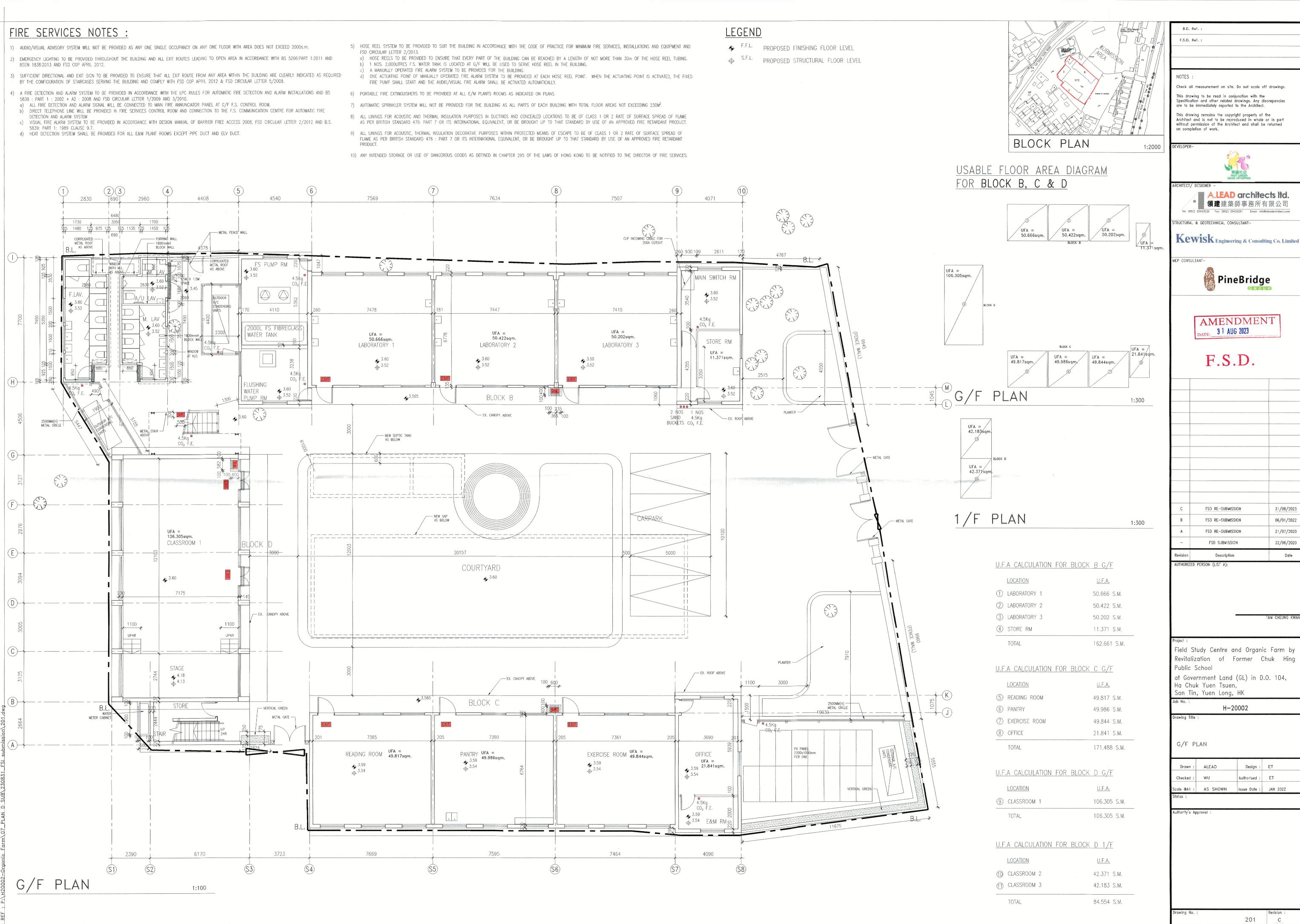
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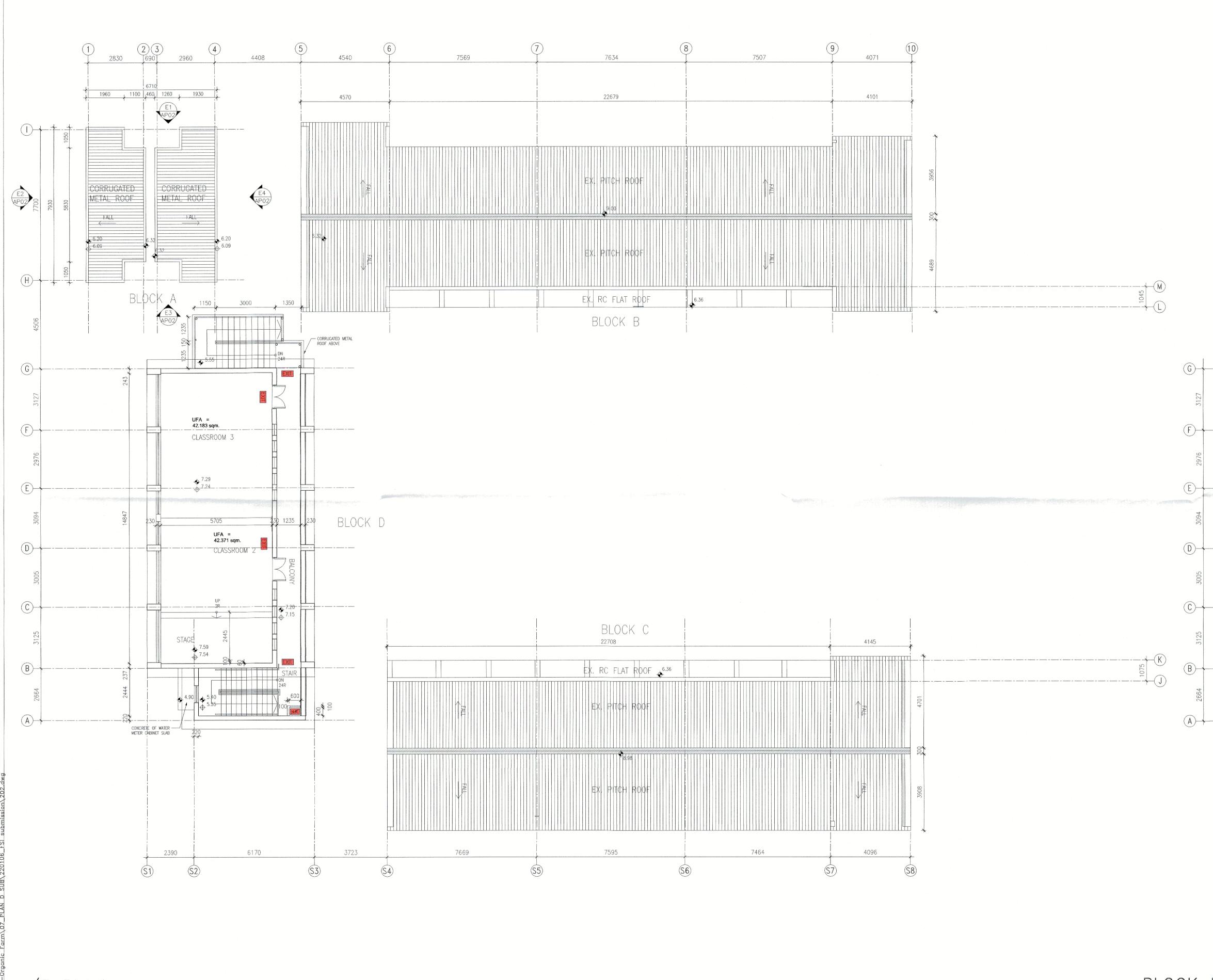
By email only bsi_fpf_3@hkfsd.gov.hk

By Hand

- BY THE CONFIGURATION OF STAIRCASES SERVING THE BUILDING AND COMPLY WITH FSD COP APRIL 2012 & FSD CIRCULAR LETTER 5/2008.

- FSD CIRCULAR LETTER 2/2013.





1/F PLAN 1:100

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Your Ref. : TPB/A/YL-MP/316 Our Ref. : H20002/PD/035 12 Sep 2023

By Post & by Email URGENT

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.

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

Report of completion of FSI and Submission of minor amended FSI plan

REPORT OF COMPLETION OF FSI WORK

We have cancelled the report of completion of FSI on 31 August 23 of Ref. No H20002-PD-032. We hereby confirm to **withdraw this cancellation** of report of completion of FSI. The report of completion of FSI work dated 2 August 23 under **approval condition (h)** remain valid.

SUBMISSION OF MINOR AMENDED FSI PLAN FOR APPROVAL

The FSI plan has previous been approved on 25 Feb 22 (approval condition g)

AS there is slight discrepancy between the GBP approved plan and our last FSI approved plan, our submitted minor amended FSI plan dated 31 August 23 (Drawing no.201 (Rev. C) & 202 (Rev. C)) is remain valid, which: -

- Two (2) sets are colored and endorsed by AP for your approval

- Two (2) sets are colored with "FSD" for further circulation to Fire Services Department for Approval.

Please note that the said minor amended FSI plan is to tally with approved GBP dated 23 February 2023. The minor amendment has incorporated the following highlighted items for your easy reference:

- 1. Minor change of lavatory layout;
- 2. Deletion of ramp in front of lavatory;
- 3. Minor revision of site boundary line;
- 4. Minor revision of boundary fence wall;
- 5. Shift of hose reel under stair;
- 6. Minor adjustment of layout dimension.

It is noted that there is **no change in FSI overall design** except minor shift of hose reel location.

As the planning conditions are due by 29 Sep 23, we highly appreciate if your office and FSD could process our report of completion of FSI work together with the minor amendment to FSI plan before the due date.



Should you have any queries, please feel free to contact me directly with Thank you very much for your kind attention.

Yours faithfully,

Smond am

Tam Cheung KwanFor and on behalf ofA.LEAD ARCHITECTS LIMITEDc.c.Development BureauGFruit Garden Social Enterprise LtdMKewiskM

Pinebridge Bridge Water FSD German Cheung/ Mike Chan Mr. Alex Mui Mr. SC Wai Mr. KK Lam Mr. Philip Ma Mr. Chau w/ encl w/ encl w/ encl w/ encl w/ encl w/ encl By email only sso_pg_7@hkfsd.gov.hk



Your Ref. : TPB/A/YL-MP/316 Our Ref. : H20002/PD/040 21 Sep 2023

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.

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 Pepert of completion of FSL FS251 for Emergency Lighting & exit sign

Report of completion of FSI_FS251 for Emergency Lighting & exit sign

Further to our report of completion of FSI on 31 August 23, we enclose herewith a copy of FS251 for the emergency lighting and exit sign for your information and record.

Should you have any queries, please feel free to contact me directly with

Thank you very much for your kind attention.

Yours faithfully,

Pinebridge

FSD

Bridge Water

Tam Cheung KwanFor and on behalf ofA.LEAD ARCHITECTS LIMITEDc.c.Development BureauFruit Garden Social Enterprise LtdKewisk

German Cheung/ Mike Chan Mr. Alex Mui Mr. SC Wai Mr. KK Lam Mr. Philip Ma Mr. Chau w/ encl w/ encl w/ encl w/ encl w/ encl w/ encl By email only sso pg 7@hkfsd.gov.hk

By Post & by Email

URGENT

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS Serial Number

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

10423 001318

Name of Client 顧客姓名

Fruit Garden Social Enterprise Limited

Address 地址

FSD Ref.:

消防處檔號

Former Chuk Hing Public School at Government Land (GL), Ha Chuk Yuen Tsuen, San Tin Yuen Long, NT



Industrial 工業 Commercial 商業 Domestic 住宅 Composite 綜合 Licensed premises 持牌處所 Type of Building 樓宇類型:

││ Institutional 社團

	ONLY or e at le	quipment which is installed in any prer	Fire Service (Installations and Equipment) R mises shall have such fire service installation b(裝置及設備)規例第八條(b)款,擁有裝置在 6(備至少一次。	or equipment inspected b	y a registered contractor
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/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)

Part 2 第	三部 Installation / Modification / F	Repair / Inspection works 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/YYYY)
11	Emergency Lighting		Supply and Install Emergency Lighting x 50 nos.	Conforms with FSD requirements	31/07/2023
12	Exit Sign	Whole Building		Conforms with FSD requirements	31/07/2023

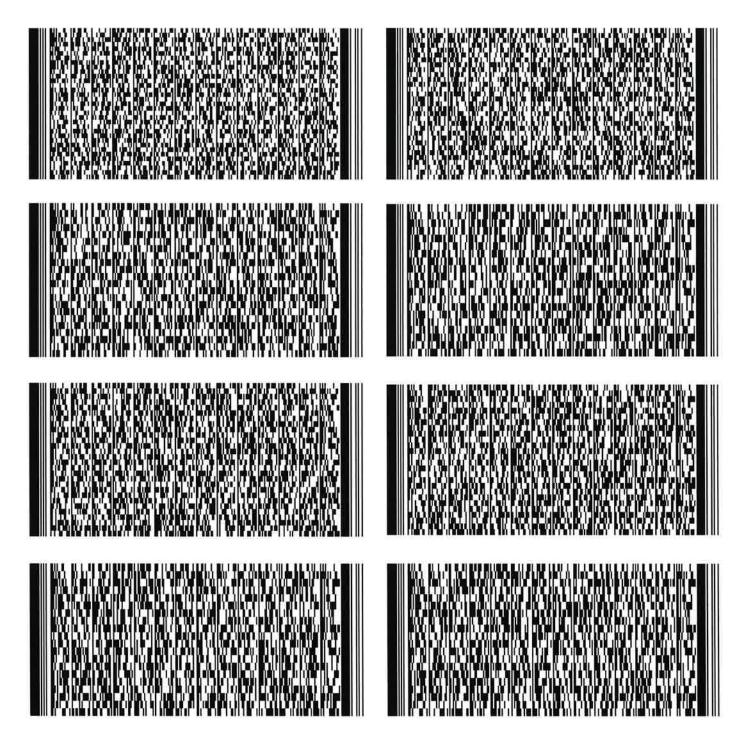
Part 3 第三	部 Defects 損壞事項			
Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述

Remark 備註 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.	FSD/RC No.: 消防處註冊號碼	Ngai Lung Kei RQ1 / 0423 RQ2 / 0597	For FSD use only Inspected
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 裝置及設備守則奧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.	Company Name: 公司名稱	RNB Engineering	Key-in
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.	Telephone: 聯絡電話 Date: 日期	Hong Kong Limited 24422353 31/07/2023	Venfied
F.S. 251 (Rev. 01/2012) 3e64-0e6a-381f-74b9-f1fc-97a9-c556-0e17			Page 1 of 2

10423001318

Name of Client 顧客姓名

Fruit Garden Social Enterprise Limited







 Your Ref.:
 A/YL-MP/378

 Our Ref.:
 H20002/PD/R/005

 Date:
 21 Oct 2024

By Email

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

Dear Sir / Madam,

Re : Renewal of Permission for Temporary Use or Development of Field Study Centre and Organic Farm

at Government Land (GL) D.D. 104, Ha Chuk Yuen Tsuen, San Tin, Yuen Long Technical Clarification for Renewal S16

With reference to your email dated 3 Oct 2024 & 4 Oct 2024 and tele. conservation dated 4 Oct 2024 regarding the Department comments on the S16 renewal application for the captioned site, we hereby submit and provide the clarification on the Master Layout Plan **(Appendix G)** and responses to the comments for your kind approval.

Comments from Fire Services Department dated 3 Oct 2024	Our response		
 i) Please provide full set of <u>valid</u> F.S. 251(s) covering all the FSIs implemented on the application site; and ii) Please confirm whether there is <u>no</u> change in the layout and proposed uses as compared with the empirication of the formation. 	 i) Please find the enclosed a full set of valid F.S. 251(s) covering all fire service installations (FSIs) implemented at the site for your reference and records. (Appendix A) ii) An undertaking letter confirming that there is no changes to the layout or proposed uses compared to the providence and for your proposed to the providence of the providence		
with the previous application. If affirmative, please provide a statement/ undertaking for confirmation.	previous application is enclosed for your reference. (Appendix B) Our response		
Department dated 4 Oct 2024			
iii) The submitted photo record was identical with those submitted in 2023 under previous planning application which is not acceptable.	iii) We have enclosed a report on the latest condition of the existing drainage facilities, including photo records for your reference. (Appendix C)		
The photos should be taken within 3 months to demonstrate the latest condition of existing drainage facilities.			



Your Ref.:	A/YL-MP/378
Our Ref.:	H20002/PD/R/005
Date:	21 Oct 2024

Comments from Lands Department	Our response
dated 3 Oct 2024	
iv) It is noted that the site area, permitted Built	iv) We confirm that the site area, permissible build-over
Over Area and building height as mentioned in	area, and building height fully comply with the terms of
the planning proposal are all deviated from the	the duly signed Short Term Tenancy No. 3203.
Tenancy Agreement of Short Term Tenancy No. 3203. Please clarify.	 Please refer to the following documents for further information: Revised and signed Form No. S.16-III (Appendix D) Revised Planning Statement (Appendix E) Annex A - Full Project Completion Report (Appendix F)
	We also confirm that the tenant has no intention to deviate from the tenancy agreement terms or exceed the original development parameters / building bulk. Furthermore, there has been no actual change in the development parameters.

Please find the appendices uploaded in the following link: <u>https://drive.google.com/drive/folders/101mXa9OY-Wrxz6eK3tVTL1MMhGxgFVT_?usp=sharing</u>

Should you have any queries or require further clarification, please feel free to contact

Thank you for your kind attention.

Yours faithfully,

N

Ram'on Chan Director For and on behalf of A.Lead Architects Ltd RC/WW/ct

c.c Development Bureau Fruit Garden Social Enterprise Ltd Ms. German Cheung / Mr. Marcus Mui / Ms. Kinki Li

(by email only) (by email only)

)

)

By Email



 Your Ref.:
 A/YL-MP/378

 Our Ref.:
 H20002/PD/R/005

 Date:
 21 Oct 2024



By Email

Appendix A

Full set of valid F.S. 251(s) covering all fire service installations (FSIs) implemented at the site

FSD Ref.:

消防處檔號

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

Serial Number

Name of Client 顧客姓名

Fruit Garden Social Enterprise Limited

Address 地址

Former Chuk Hing Public School at Government Land (GL), Ha Chuk Yuen Tsuen, San Tin Yuen Long, NT



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

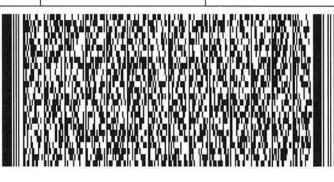
	ONLY or equip at least	ment which is installed in any prem	iire Service (Installations and Equipment) R lises shall have such fire service installation (裝置及設備)規例第八條(b)款,擁有裝置在f 備至少一次。	or equipment inspected b	y a registered contractor
Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
16	Fire Hydrant / Hose Reel System	G/F FS PUMP RM	Conform with FSD Requirements	27/09/2024	26/09/2025
1 10	Fire Hydrant / Hose Reel System	G/F FS PUMP RM	Conform with FSD Requirements	27/09/2024	26/09/2025

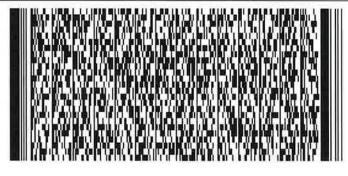
Part 2 第二	art 2 第二部 Installation / Modification / Repair / Inspection works 裝置/改裝/修理/檢查工作						
Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)		

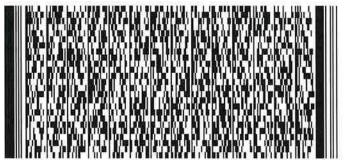
Part 3 第	三部 Defects 損壞事項	N					
Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置		Outstanding Defects	s 未修缺點		on Defects 評述
working ord Equipment time to time 本人藉此證 裝置及設備 This pren	y certify that the above installations/equips der in accordance with the Codes of Pra and Inspection, Testing and Maintenance by the Director of Fire Services. Defects a 明以上之消防裝置及設備經驗試驗, 證明性前 守則與裝置及設備之檢查測試及保養守則的 如證書涉及年檢事項 處所當眼處以供消 certificate should be displayed at isses for FSD's inspection if any ar	actice for Minimum Fire Service Ir te of Installations and Equipment are listed in Part 3. 组好,符合消防感感長不時公佈的 均規格,損壞事項列於第三部. ,應張貼於大廈或 肖防處人員查核 prominent location of the bui	nstallations and published from 最低限度之消防 ilding or		RNB Engineerin Hong Kong Lim	-	For FSD use only Inspected Key-in Verified
	Rev. 01/2012) 57f4-740f-815d-19b2-6073-8342						Page 1 of 4

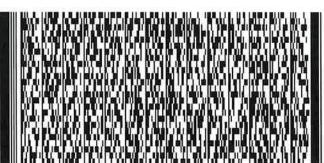
Name of Client 顧客姓名 Fruit Garden Social Enterprise Limited

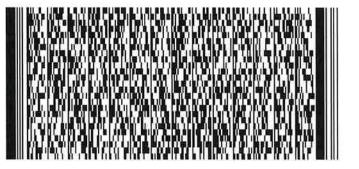
	ONLY or equipment at least on	ent which is installed in any premis	e Service (Installations and Equipment) Reg es shall have such fire service installation o 起因設備)規例第八條(b)款,擁有裝置在任(至少一次。	equipment inspected by	a registered contractor
Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
16	Fire Hydrant / Hose Reel System	G/F FS PUMP RM	Conform with FSD Requirements	27/09/2024	26/09/2025
16	Fire Hydrant / Hose Reel System	G/F FS PUMP RM	Conform with FSD Requirements	27/09/2024	26/09/2025
16	Fire Hydrant / Hose Reel System	Whole Building	Conform with FSD Requirements	27/09/2024	26/09/2025
13	Fire Alarm System (MFA)	G/F Office	Conform with FSD Requirements	27/09/2024	26/09/2025
13	Fire Alarm System (MFA)	G/F Office	Conform with FSD Requirements	27/09/2024	26/09/2025









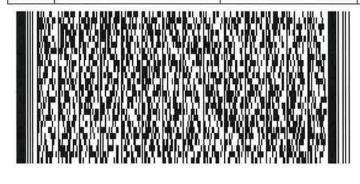


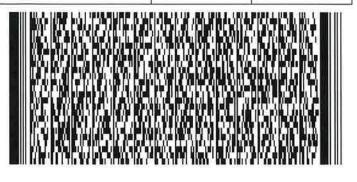


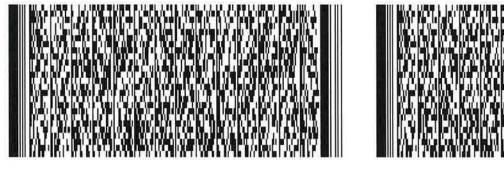
F.S. 251 (Rev. 01/2012) f2e1-f40f-57f4-740f-815d-19b2-6073-8342

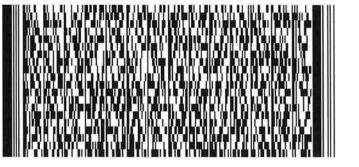
Fruit Garden Social Enterprise Limited

	ONLY or equipm	ent which is installed in any premis	re Service (Installations and Equipment) Reg ses shall have such fire service installation o 歧置及設備)規例第八條 (b) 款,擁有裝置在任f ^{備至} 少一次。	equipment inspected by	a registered contractor
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/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
15	Fire Detection System	Whole Building	Conform with FSD Requirements	27/09/2024	26/09/2025
13	Fire Alarm System (MFA)	Whole Building	Conform with FSD Requirements	27/09/2024	26/09/2025
13	Fire Alarm System (MFA)	Whole Building	Conform with FSD Requirements	27/09/2024	26/09/2025
13	Fire Alarm System (MFA)	Whole Building	Conform with FSD Requirements	27/09/2024	26/09/2025





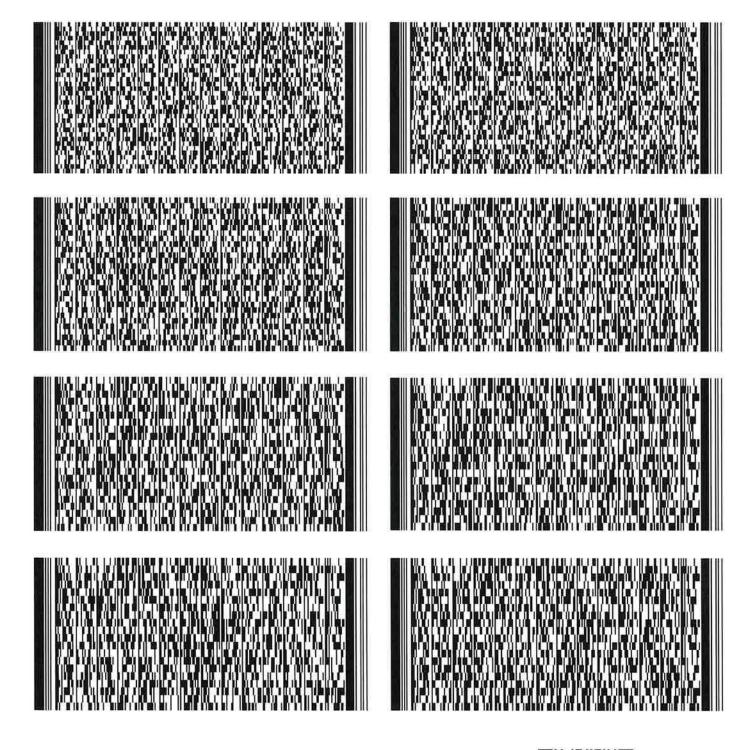






F.S. 251 (Rev. 01/2012) f2e1-f40f-57f4-740f-815d-19b2-6073-8342 _____

Name of Client 顧客姓名





FSD Ref.: 消防處檔號

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

Serial Number

Name of Client 顧客姓名

Fruit Garden Social Enterprise Limited

Address 地址

Former Chuk Hing Public School at Government Land (GL), Ha Chuk Yuen Tsuen, San Tin Yuen Long, NT

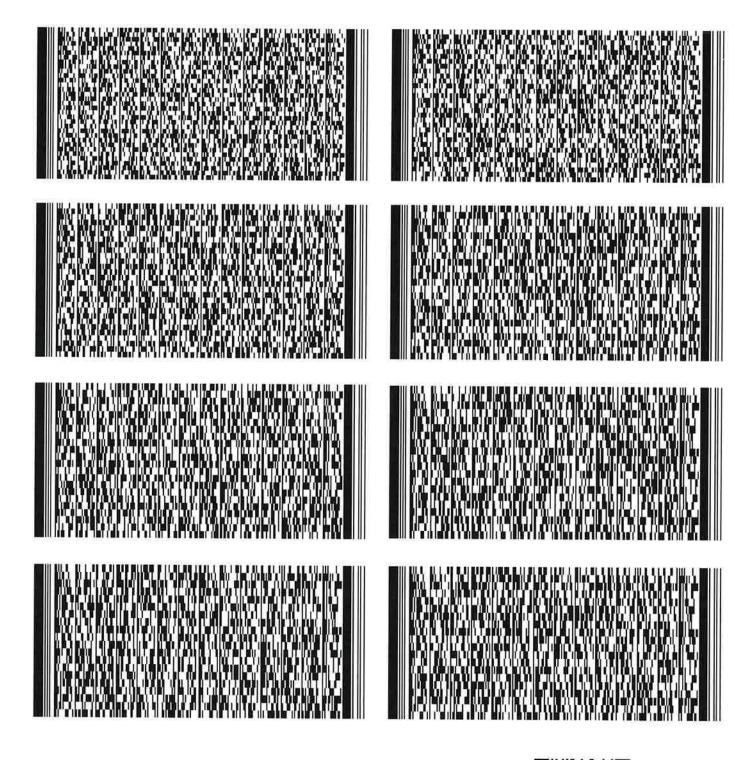


Type of Building 樓宇類型: Industrial 工業 Commercial 商業 Domestic 住宅 Composite 綜合 Licensed premises 持牌處所

	ONLY or equip at least	ment which is installed in any prem	iire Service (Installations and Equipment) R iises shall have such fire service installation (裝置及設備)規例第八條(b)款,擁有裝置在f 備至少一次。	or equipment inspected b	y a registered contractor
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/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
11	Emergency Lighting	Whole Building	Conforms with FSD requirements	27/09/2024	26/09/2025
12	Exit Sign	Whole Building	Conforms with FSD requirements	27/09/2024	26/09/2025

Code 編碼 Type of FSI 裝置類型 1-35)		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/YYYY)

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		on Defects 評述
						6	ă.
working ord Equipment time to time 本人藉此證 裝置及設備 This prem	y certify that the above installations/equipn der in accordance with the Codes of Pra and Inspection, Testing and Maintenance by the Director of Fire Services. Defects a 明以上之消防裝置及設備經試驗,證明性能 守則與裝置及設備之檢查測試及保養守則的 如證書涉及年檢事項 處所當眼處以供消 certificate should be displayed at p inses for FSD's inspection if any an	actice for Minimum Fire Service In te of Installations and Equipment are listed in Part 3. 定段好,符合消防虚感長不時公佈的 的規格,損壞事項列於第三部. , 應張貼於大廈或 對防處人員查核 prominent location of the bui	istallations and published from 最低限度之消防 ilding or	Authorized Signature: 受權人簽署 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	RNB Engineering Hong Kong Limi		For FSD use only Inspected Key-in Verified
•	Rev. 01/2012) 5-e0aa-ac7e-5b0e-2f6d-6707-0eec						Page 1 of 2





FSD Ref .: 消防處檔號

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

Serial Number

п

Name of Client 顧客姓名

Fruit Garden Social Enterprise Limited

Address 地址

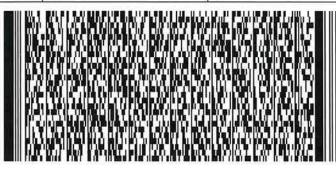
Former Chuk Hing Public School at Government Land (GL), Ha Chuk Yuen Tsuen, San Tin Yuen Long, NT

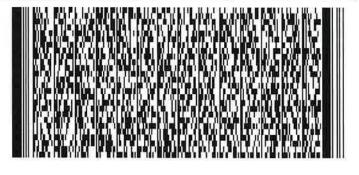
Type of Bu	ilding 樓宇類型: Industrial 工業]Commercial 商業Domestic f	主宅 Composite 綜合 Licensed pr	emises 持牌處所 🛛 🕅	stitutional 社團	
	Part 1 Annual Maintenance ONLY 第一部 只適用於年檢事項					
Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)	
24		OUTDOOR A/C CONDENSING UNITS at G/F	Conforms with FSD Requirements	27/09/2024	26/09/2025	
24		OUTDOOR A/C CONDENSING UNITS at G/F	Conforms with FSD Requirements	27/09/2024	26/09/2025	

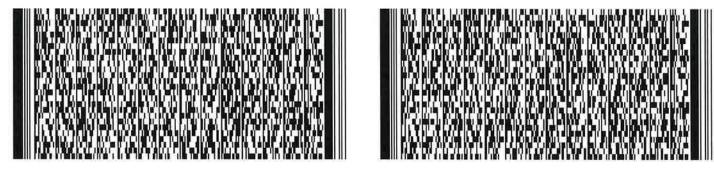
	 (DD/MM/YYYY)

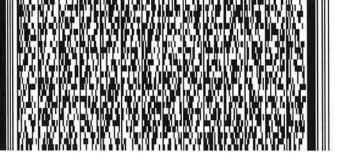
Part 3 第	三部 Defects 損壞事項						
Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Outstanding Defects 未修缺點			Comment on Defects 缺點評述	
Remark 備註 //We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for 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.							For FSD use only Inspected
	明以上之消防裝置及設備經試驗,證明性 1 守則與裝置及設備之檢查測試及保養守則的 	的規格,損壞事項列於第三部.	最低限度之消防	Company Name: 公司名稱	HO Kin-hung		Key-in
	如證書涉及年檢事項 處所當眼處以供泳 certificate should be displayed at ises for FSD's inspection if any ar	肖防處人員 查核 prominent location of the bu		Telephone: 聯絡電話 Date: 日期	07/10/2024		Verified
	Rev. 01/2012) 8-e98f-d9c7-148e-b948-cde6-ca42						Page 1 of 4

	ONLY or equipm at least or	ent which is installed in any premise	: Service (Installations and Equipment) Reg es shall have such fire service installation or :置及設備)規例第八條(b)款,擁有裝置在任f 至少一次。	equipment inspected by	a registered contractor
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/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
24	Portable F. E. 5kg CO2 x 1 no.	FS PUMP RM at G/F	Conforms with FSD Requirements	27/09/2024	26/09/2025
24	Portable F. E. 5kg CO2 x 1 no.	FLUSHING WATER PUMP RM at G/F	Conforms with FSD Requirements	27/09/2024	26/09/2025
24	Portable F. E. 5kg CO2 x 1 no.	METAL STAIR at G/F	Conforms with FSD Requirements	27/09/2024	26/09/2025
24	Portable F. E. 5kg CO2 x 1 no.	MAIN SWITCH RM at G/F	Conforms with FSD Requirements	27/09/2024	26/09/2025
24	Portable F. E. 5kg CO2 x 1 no.	CARPARK at G/F	Conforms with FSD Requirements	27/09/2024	26/09/2025



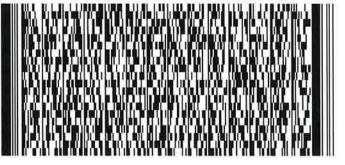




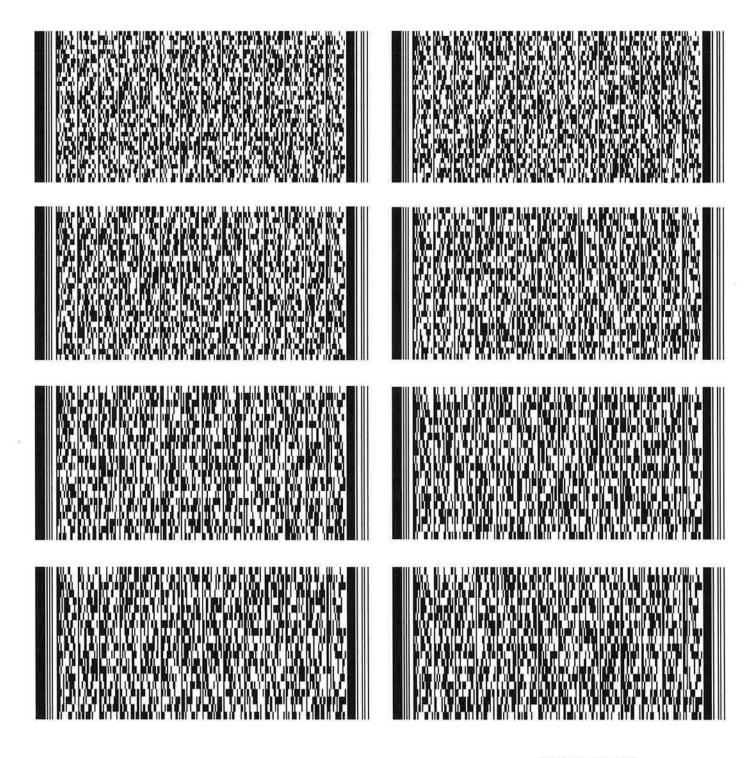




	ONLY or equipme at least on	ent which is installed in any premis	e Service (Installations and Equipment) Reg es shall have such fire service installation o 置及設備)規例第八條(b)款,擁有裝置在任f 至少一次。	equipment inspected by	a registered contractor
Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
25	Portable Hand-operated Approved Appliance Sand Buckets x 2 nos.	CARPARK at G/F	Conforms with FSD Requirements	27/09/2024	26/09/2025
24	Portable F. E. 5kg CO2 x 1 no.	E&M RM at G/F	Conforms with FSD Requirements	27/09/2024	26/09/2025
24	Portable F. E. 5kg CO2 x 1 no.	NEAR PV PANEL at G/F	Conforms with FSD Requirements	27/09/2024	26/09/2025











 Your Ref.:
 A/YL-MP/378

 Our Ref.:
 H20002/PD/R/005

 Date:
 21 Oct 2024



By Email

Appendix B

An undertaking letter confirming that there is no changes to the layout or proposed uses compared to the previous application



By Email

領建建築師事務所有限公司 ARCHITECTURE INTERIOR

A LEAD architects ltd.

Your Ref.: A/YL-MP/378 Our Ref.: H20002/PD/R/003 8 Oct 2024 Date:

Town Planning Board

15/F, North Point Government Offices, 333 Java Road. North Point, Hong Kong

Dear Sir / Madam,

: Renewal of Permission for Temporary Use or Development of Field Study Centre and Organic Re Farm

at Government Land (GL) D.D. 104, Ha Chuk Yuen Tsuen, San Tin, Yuen Long Undertaking Letter - Confirmation of no change in the layout and proposed uses

With reference to the Fire Services Department (FSD)'s comments dated 3 Oct 2024, on the S16 application

for the captioned site, we hereby confirm that there have been no changes in the layout or proposed uses compared to the previous S16 application.

Should you have any queries or require further clarification, please feel free to contact

LANDSCAPE

Thank you for your kind attention.

Yours faithfully

Zz

Ramon Chan Director For and on behalf of A.Lead Architects Ltd RC/WW/ct

Development Bureau c.c **Fire Services Department** Fruit Garden Social Enterprise Ltd Ms. German Cheung / Ms. Kinki Li Mr. YUEN Tsz-fung

(by email only) (by email only) (by email only)

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 Your Ref.:
 A/YL-MP/378

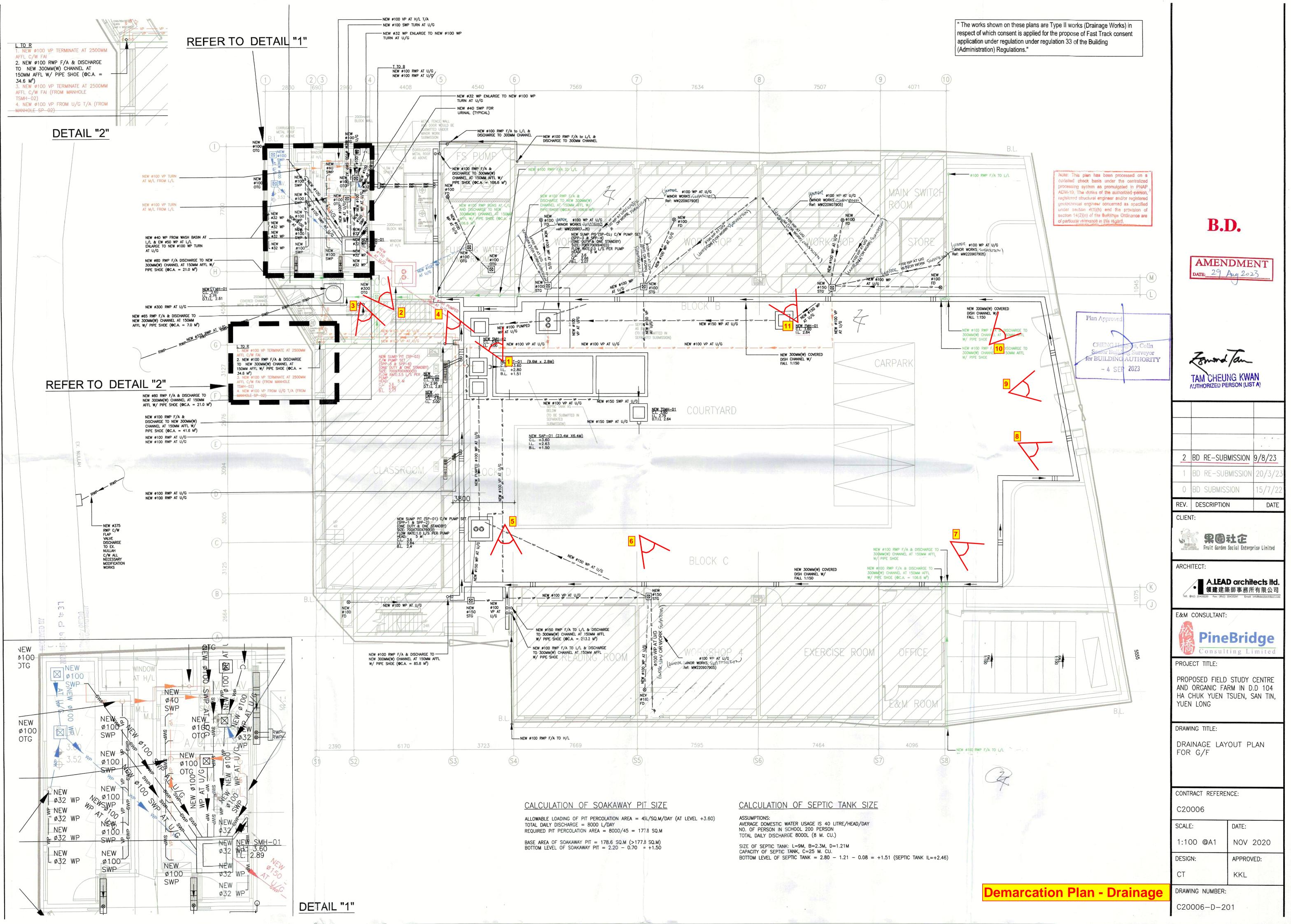
 Our Ref.:
 H20002/PD/R/005

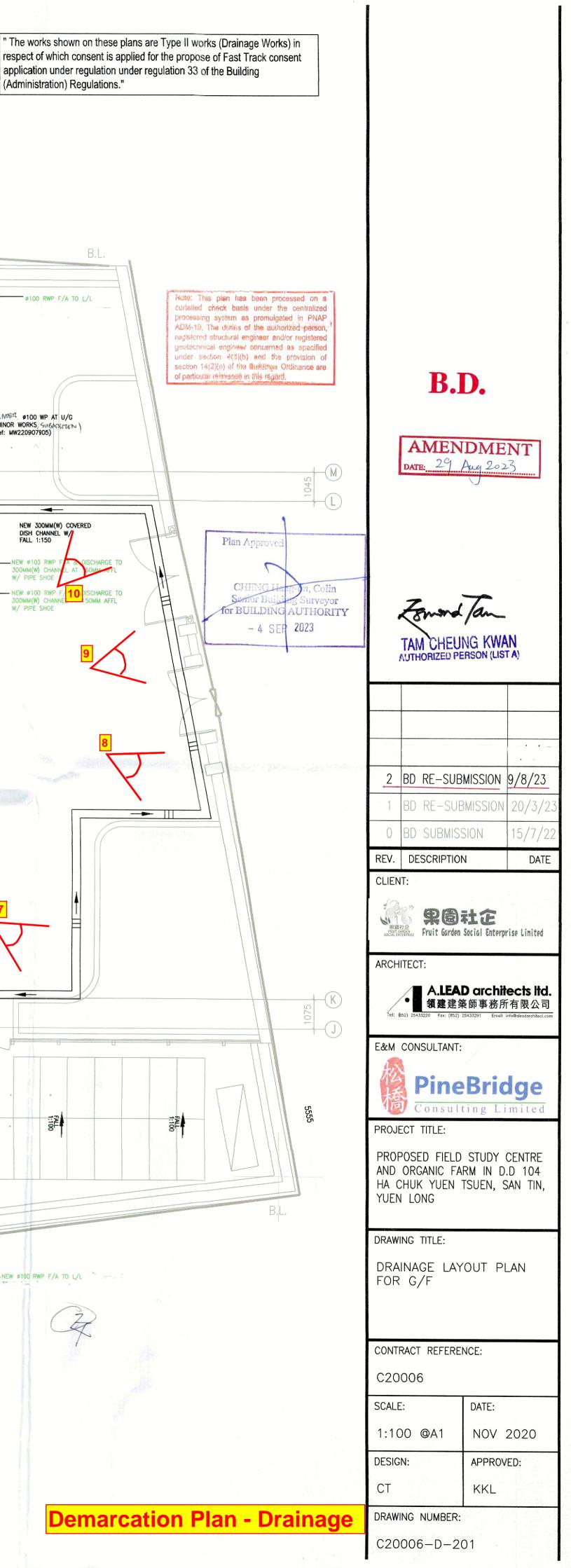
 Date:
 21 Oct 2024

By Email

Appendix C

A report on the latest condition of the existing drainage facilities, including photo records







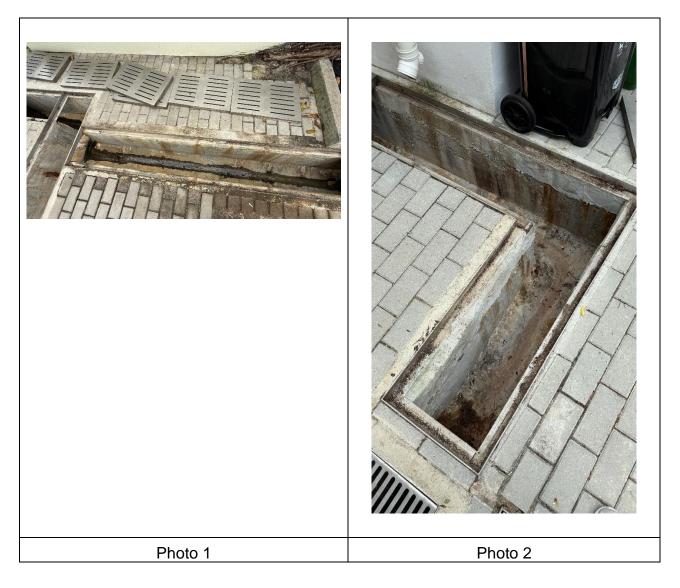
Your Ref. : A/YL-MP/378

Photos taken on 9 Oct 2024

Re: 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

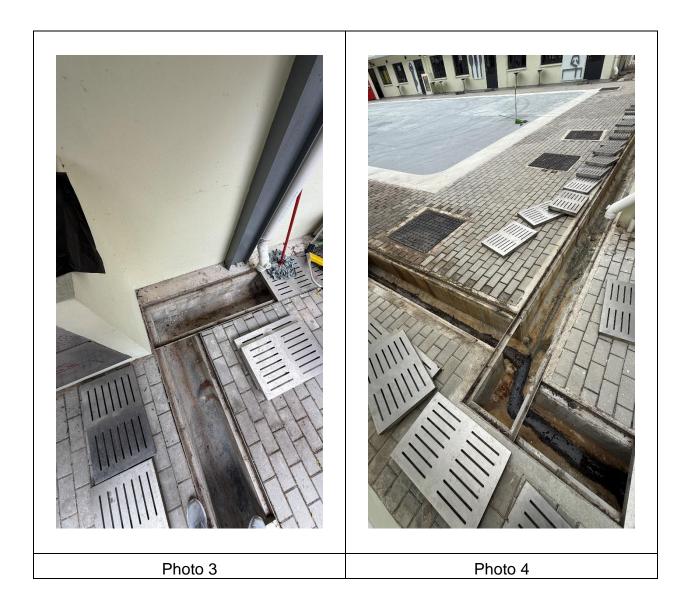
Report of Latest condition of existing drainage facilities

Photo record for latest condition of existing drainage





Re: 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





Re: 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





Re: 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







Re: 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







 Your Ref.:
 A/YL-MP/378

 Our Ref.:
 H20002/PD/R/005

 Date:
 21 Oct 2024

Appendix D

Revised and signed Form No. S.16-III

For Official Use Only	Application No. 申請編號	
請勿填寫此欄	Date Received 收到日期	

- 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。
- 2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <u>http://www.tpb.gov.hk/</u>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories). 請先細閱《申請須知》的資料單張,然後填寫此表格。該份文件可從委員會的網頁下載(網址: http://www.tpb.gov.hk/),亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 電話: 2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輩路 1 號沙田政府合署 14 樓)家取。
- 3. 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 / 忆 Company 公司 / □ 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)

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

A.Lead 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, Ha Chuk Yuen Tsuen, San Tin, Yuen Long (Former 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	□Site area 地盤面積 1650 sq.m 平方米☑About 約 □Gross floor area 總樓面面積 <u>766</u> sq.m 平方米☑About 約
(c)	Area of Government land included (if any) 所包括的政府土地面積(倘有)	1650 sq.m 平方米 🗹 About 約

2

Gist of Application 申請摘要					
consultees, uploaded available at the Plan (請 <u>盡量</u> 以英文及中	ails in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant it to the Town Planning Board's Website for browsing and free downloading by the public and ning Enquiry Counters of the Planning Department for general information.) 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 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	Government land in D.D.104, Ha Chuk Yuen Tsuen, San Tin, Yuen Long (Former Chuk Hing Public School)				
Site area 地盤面積	1650 sq. m 平方米 ☑ About 約				
也強迫傾	(includes Government land of 包括政府土地 1650 sq. m 平方米 ☑ About 約)				
Plan 圖則	S/YL-MP/7 - Mai Po & Fairview Park				
Zoning 地帶	Village Type Development				
Type of Application 申請類別	 □ Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 □ Year(s) 年 □ Month(s) 月 				
	☑ Renewal of Planning Approval for Temporary Use/ Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期				
	☑ Year(s) 年 <u>3</u> □ Month(s) 月				
Applied use/ development 申請用途/發展	Temporary Field Study Centre and Organic Farm				

(i) Gross floor area			sq.m 平方米		Plot Ratio 地積比率	
	and/or plot ratio 總樓面面積及/或 地積比率	Domestic 住用		□ About 約 □ Not more than 不多於		□About 約 □Not more than 不多於
		Non-domestic 非住用	766 sqm	☑ About 約 □ Not more than 不多於	0.464	☑About 約 □Not more than 不多於
(ii)	No. of blocks 幢數	Domestic 住用	NA			
		Non-domestic 非住用	4 building	blocks		
(iii)	Building height/No. of storeys 建築物高度/層數	Domestic 住用			□ (Not	m 米 more than 不多於)
-					🗆 (Not	Storeys(s) 層 more than 不多於)
		Non-domestic 非住用	7.4		🗹 (Not	m 米 more than 不多於)
			1 - 2		🗹 (Not	Storeys(s) 層 more than 不多於)
(iv)	Site coverage 上蓋面積	··· .		37.5	%	☑ About 約
(v)	No. of parking spaces and loading /	Total no. of vehicl	e parking spaces	。停車位總數		4
	unloading spaces 停車位及上落客貨	Private Car Parkin				4
停単位反上洛各員 車位數目 Light Goods Vehicle Parking Medium Goods Vehicle Parking Medium Goods Vehicle Parking Medium Goods Vehicle Parking Heavy Goods Vehicle Parking Heavy Goods Vehicle Parking Medium Goods Vehicle Parking Heavy Goods Vehicle Parking Medium Goods Vehicle Parking Heavy Heavy Goods Vehicle Parking Heavy H				ces 輕型貨車泊車 Spaces 中型貨車派	自車位	NA
		Others (Please Sp	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 Coach Spaces 旅 Light Goods Vehi Medium Goods V Heavy Goods Veh Others (Please Sp	遊巴車位 icle Spaces 輕型 Tehicle Spaces 「 nicle Spaces 重要	中型貨車位 型貨車車位		NA
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 Your Ref.:
 A/YL-MP/378

 Our Ref.:
 H20002/PD/R/005

 Date:
 21 Oct 2024

Appendix E

Revised Planning Statement





PlanD Ref.: A/YL-MP/316 Date: 18 Oct 2024 Appendix 2

Application of S16-III - Renewal of Permission for Temporary Use or Development of Field Study Centre and Organic Farm at Government Land (GL) D.D. 104, Ha Chuk Yuen Tsuen, San Tin, Yuen Long

Planning Statement (Revised)

1. The Site

The site, with an area <u>about 1650 sqm</u>., is zoned "Village Type Development" ("V") on the approved Mai Po & Fairview Park Outline Zoning Plan No. S/YL-MP/7. 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 <u>619sqm</u> and gross floor area of about <u>766sqm</u>, one of which being 2-storey and the rest 1-storey.



2. 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.

This project aims to better utilize the vacant government development to provide some services and activities for society and the nearby neighborhoods. The service could also provide opportunities for people to get into contact with nature, spend less time in computer games, and educate people with life education:





Appendix 2

PlanD Ref.:A/YL-MP/316Date:18 Oct 2024

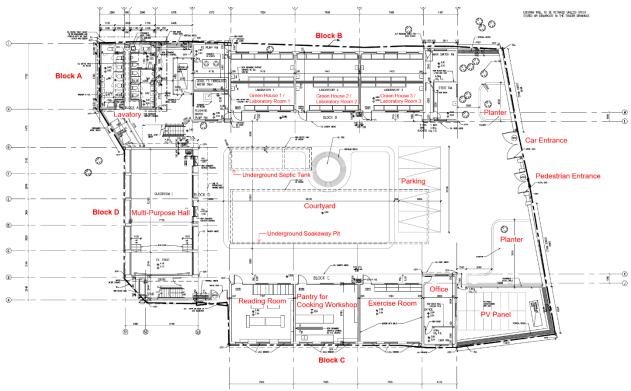
- i) Educating the public on organic farming, planting with water, and without the use of pesticides. Teach the young and the kids individual thinking, learning, and cooperation with others in farming activities, and bring them back from the electronic world. The aim is to break the isolation barrier and achieve real in-person communication, love, respect and improve the family relationship that the modern world lacks. Believe in family and strengthen the support to the young and the kids. Last but not 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 homes etc. with licensed dogs "動物大師" animal masters" for conducting life education and related activities, allowing the closer relationship of animals with people of different ages and levels for creating a positive attitude towards the animal.
- iii) Arranging visits of some educational institutes, schools, or people to the FGSE centre for conducting dogs training. This could allow more people to understand and learn how to be with the dog in a positive way. The understanding of dog could reduce misunderstanding of the behavior of the animal and reduce the chance of abandoning animals.
- iv) To create some job opportunities for the vulnerable groups and the weaknesses in the development. This could assist them go into society, self-reliance, and establishing self-esteem and self-confidence.
- v) Establish training and classes for serving the neighborhood and society, learning recycling and reuse of kitchen waste, etc.



Appendix 2

PlanD Ref.: A/YL-MP/316 Date: 18 Oct 2024

3. Proposed Development



Master Layout Plan of the Centre

Full completion report with Layout Plan, section, elevation and completed photo record of the development is enclosed in the *Annex A*.

<u>Building Block A – Lavatory</u>

It is a 1-storey building of about 2.6m high with male, and female and accessible lavatories to serve the workers and the visitors.

Building Block B – Green Houses / Laboratories, E&M room & Store room

It is a 1-storey building of <u>about 3.5 (measure from floor to lowest part of the pitched roof) to 5.5m</u> (measure from floor to topmost part of the pitched roof) high provided indoor organic farming space, E&M room and store room. Classes would be organized for learning organic planting without soil and without pesticide.

Building Block C – Reading Room, Pantry for Cooking Workshop & Exercise Room

It is a 1-storey building of <u>about 3.5 (measure from floor to lowest part of the pitched roof) to 5.5m</u> (measure from floor to topmost part of the pitched roof) high contained reading room, pantry for cooking workshop, exercise room. Offering classes 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.



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Appendix 2

Classes like yoga, Tai-Qi and stretching in the exercise room would be organized to promote more exercise for the people.

Building Block D – Multi-Purpose Hall

It is a 2-storey building of <u>about 6m high (measure from floor to rooftop level of the building part at</u> <u>the southernmost corner</u>) & 7.4m high (measure from floor to main top roof). Some activity room / function room provided for the events and activities.

Detail service activities of the development refer to item 4.

Exterior and parking facilities

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.

Underground Septic Tank & Soakaway pit

A septic tank and soakaway pit will be maintained in the development to ensure optimal drainage performance.

There is no actual change in the building bulk of development, only renovation work was conducted. FGSE will continue maintain drainage & FSI facilities and arrange implemented previous application.

4. Service activities / targets

The development would provide 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 promote green living.

b) Interest classes

FGSE would establish a workshop and classrooms for offering interest classes like environmental detergent making, environment soap making, preparing food based on organic farming products, environmental mosquito repellent, making small plants, and pots, planting of herbs and flowers, etc.

One of the activities would establish reading sessions at the reading room which could encourage participants, especially children, to develop a love for reading and improve their literacy skills. It fosters a culture of learning and curiosity, which can benefit participants academically and personally. Besides, reading sessions are designed to involve families, promoting family bonding and encouraging parents to read with their children, which has numerous developmental benefits.



Appendix 2

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There would also be 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 to promote life education.

c) <u>Dogs training</u>

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

All dog training would be conducted during the daytime and within indoor areas only, with no dogs staying overnight at the facilities

d) Rest station

FGSE would offer a rest station for the people coming to the establishment, particularly in the nearby neighborhood. Drinking facilities would be offered so that people could take a rest and chat indoors and outdoors. 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 facilities to serve the visitors and workers and allow participants to take a shower after the outdoor activities and indoor farming activities.

5. Operation Hours

Dogs 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.

6. Number of Staff members on site

Typically, there are eight staff members on-site daily, depending on the scale of the activities.

7. Estimated number of Visitors

Each interest class would be of the size of 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.



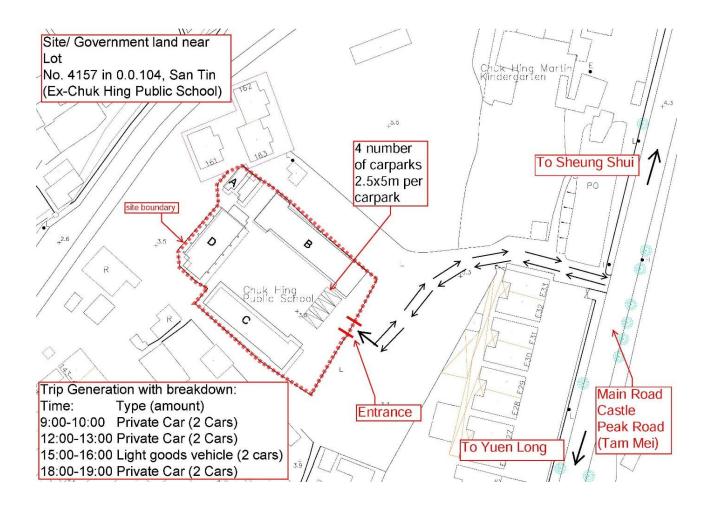
PlanD Ref.: A/YL-MP/316 Date: 18 Oct 2024

Appendix 2

8. Access to the site / 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. Also, 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 carparks provided in the development for use by the workers and delivery of goods and the olds.



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.





Appendix 2

PlanD Ref.: A/YL-MP/316 Date: 18 Oct 2024

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

The dog 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.

10. Compliance with the previous approval condition

With DEVB's funding scheme, FGSE obtained stage 1 funding from the 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.

Subsequently, the detailed design has been approved, and stage 2 funding for construction purposes was obtained from the Development Bureau in Aug 2022. All the renovation works have been completed on 25 September 2023.

Regarding the TPB's letter dated 12 Nov 2021 on the relevant approval conditions, all imposed conditions have been complied with. Detail as below:

- 1. Approval condition (e) to the satisfaction of the Director of Drainage Services of the TPB (Annex B)
- 2. Approval condition (g & h) to the satisfaction of the Director of Fire Services of the TPB (Annex C)

Besides, Lands Department has granted a **short-term tenancy (No. 3203)** at Government Land in D.D. 104 to FGSE for a term of commencing from 10 Dec 2019 to 2 August 2022, and renewal thereafter quarterly automatically.

Apart from the above, FGSE will continue to maintain Drainage & FSI facilities and arrange the implementation of the previous application.

11. In use

After the completion of the renovation work, FGSE has been proactive in organizing a variety of events for the community. These activities aim to engage different age groups and interests, fostering a sense of togetherness and enhancing community spirit. Some of the events that have been arranged include:

Tai Chi Training Classes

These classes are designed to promote physical wellness and mindfulness, catering especially to the elderly, who can benefit from gentle exercise that improves balance, flexibility, and mental clarity.



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Mini-Concerts for the Elderly

Music events provide entertainment and joy, creating a lively and enjoyable atmosphere for the senior members of the community. These concerts offer a wonderful opportunity for social interaction and cultural enrichment.

Hydroponics Workshops

These sessions introduce participants to the innovative method of growing plants without soil, using nutrient-rich water. It is an excellent way for community members to learn about sustainable practices and urban gardening.

Magic Performances and Courses

Magic shows are not only entertaining but also stimulate curiosity and wonder. Following the performances, magic courses are offered for those interested in learning the art of magic, encouraging creativity and boosting confidence.

Calligraphy Workshops

These workshops focus on the traditional art of beautiful writing, allowing participants to explore their artistic talents while preserving cultural heritage. They offer a calming and therapeutic experience that appeals to all ages.

Life Education Programs

These programs cover a range of topics aimed at personal development and well-being. They provide valuable insights and life skills, helping participants to navigate various aspects of life more effectively.

Through these diverse activities, FGSE continues to cultivate a vibrant, inclusive, and engaged community while promoting lifelong learning.

12. Conclusion

In conclusion, the renewal of the temporary use of the Organic Farm and Field Study Centre for an additional three years will continue to bring significant benefits to the community and environment. The project has already transformed a previously vacant government site into a vibrant hub of activity that serves various societal needs, including education, community engagement, and environmental sustainability.

The proposed continuation of this project complies with all relevant approval conditions. Over the past year, Fruit Garden Social Enterprise Limited (FGSE) has successfully utilized the space to deliver a range of beneficial programs and activities, such as organic farming, life education, and wellness classes, which have positively impacted the local community. These initiatives have provided valuable learning opportunities, fostered social cohesion, and promoted a sustainable lifestyle.

Therefore, we respectfully request the approval of this renewal to continue fostering a community-focused, educational, and sustainable development that benefits all stakeholders involved.



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 21 Oct 2024

Appendix F

Annex A - Full Project Completion Report

By Email

Proposed Field Study Centre & Organic Farm by Revitalization of Former Chuk Hing Public School at GL in D.O. 104, Ha Chuk Yuen Tsuen, San Tin

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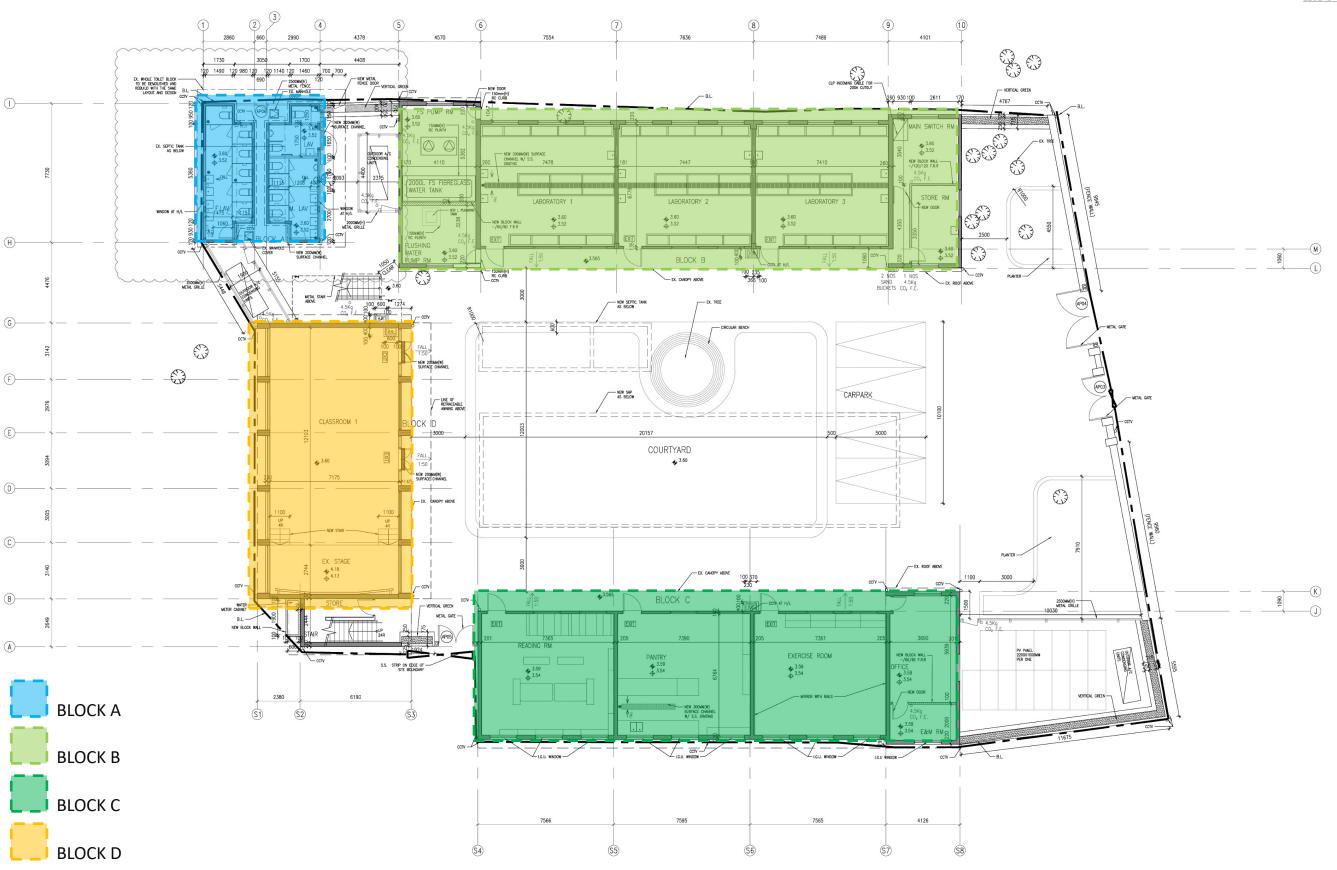
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SITE LOCATION





MASTER LAYOUT PLAN



Proposed Field Study Centre & Organic Farm by Revitalization of Former Chuk Hing Public School at GL in D.O. 104, Ha Chuk Yuen Tsuen, San Tin P:\H20002-Organic Farm\05_Presentation

LEGEND

SITE PHOTO



Proposed Field Study Centre & Organic Farm by Revitalization of Former Chuk Hing Public School at GL in D.O. 104, Ha Chuk Yuen Tsuen, San Tin P:\H20002-Organic Farm\05_Presentation

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SITE PHOTO



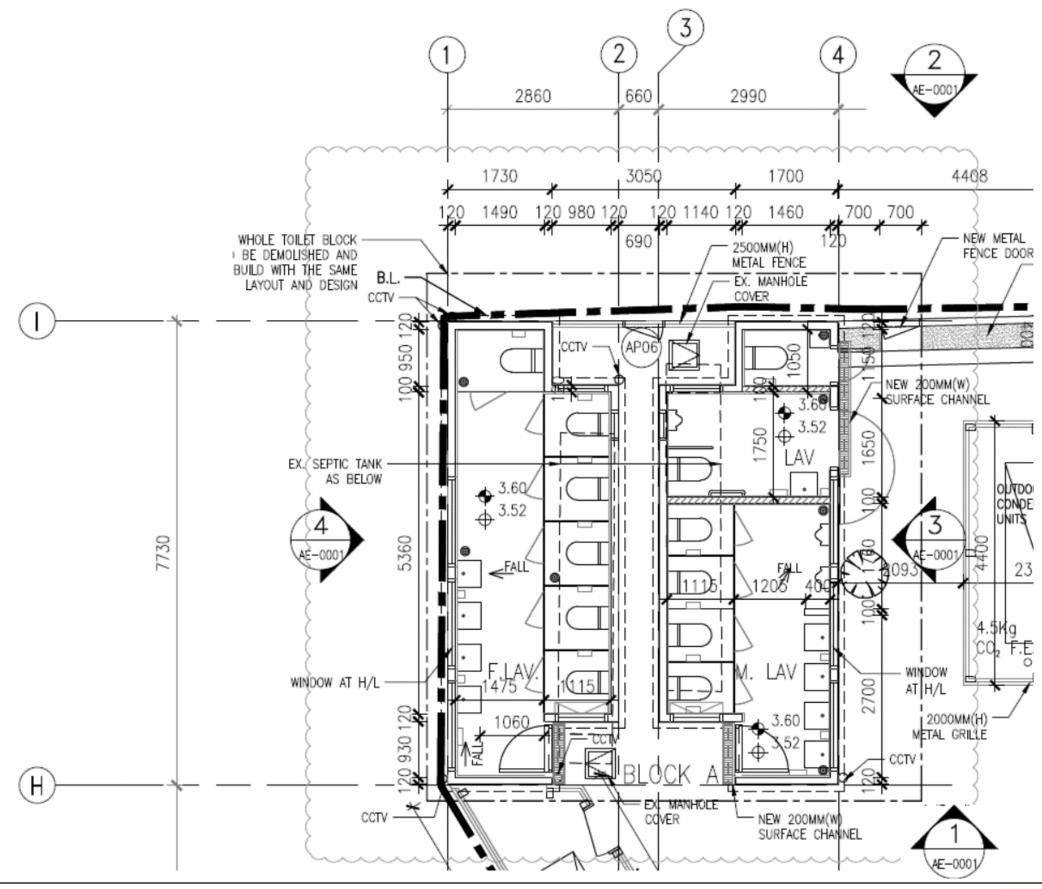
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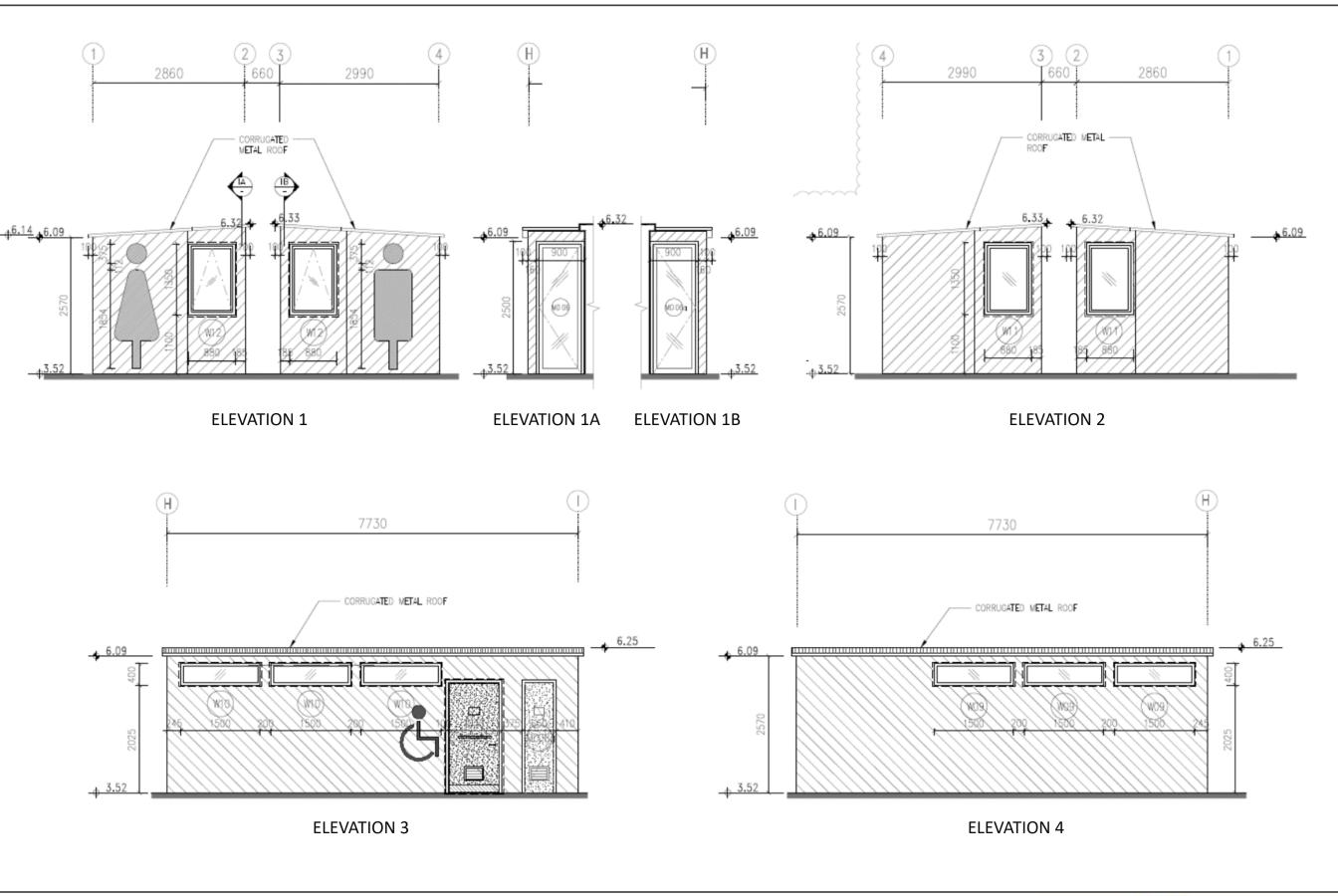
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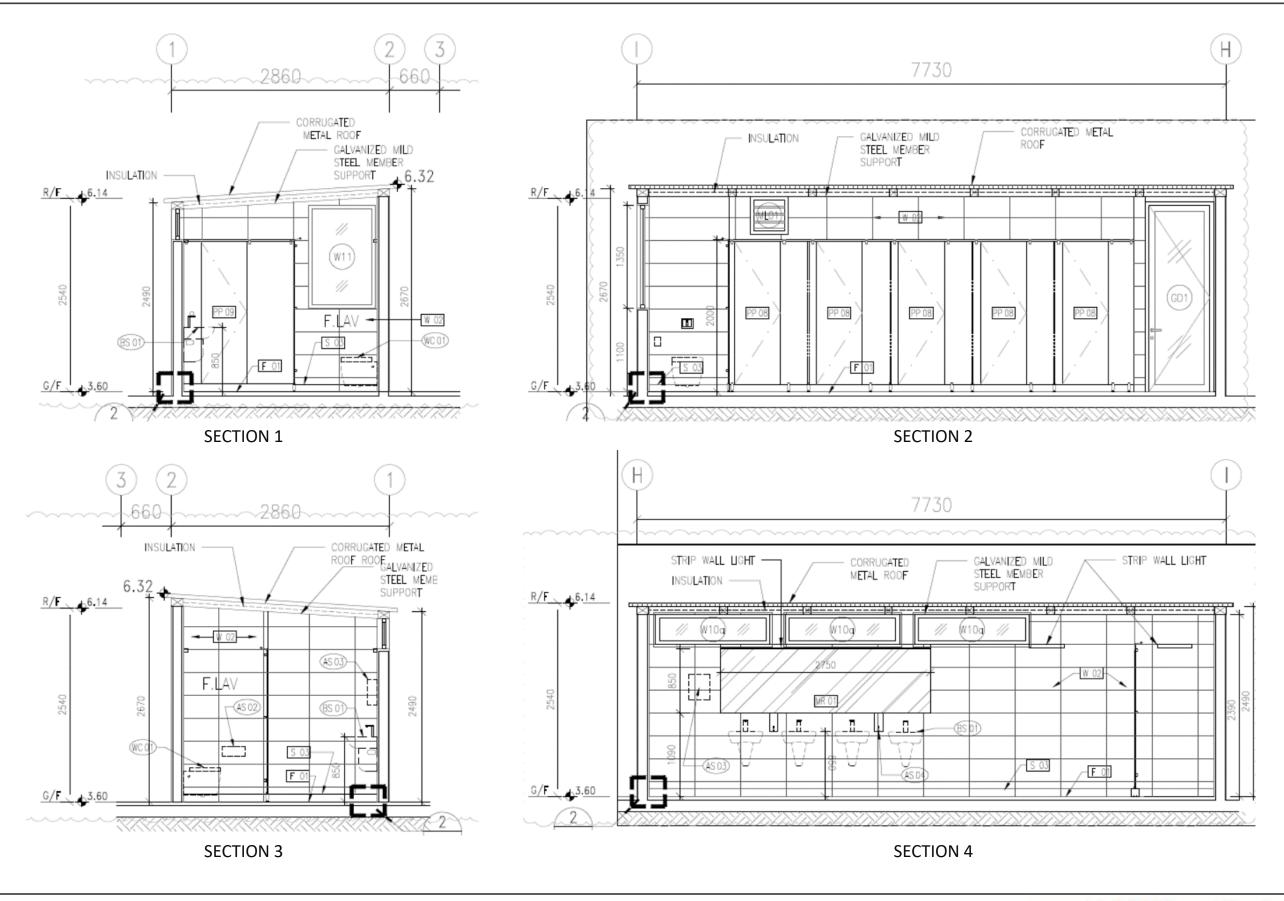
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BLOCK A ELEVATIONS



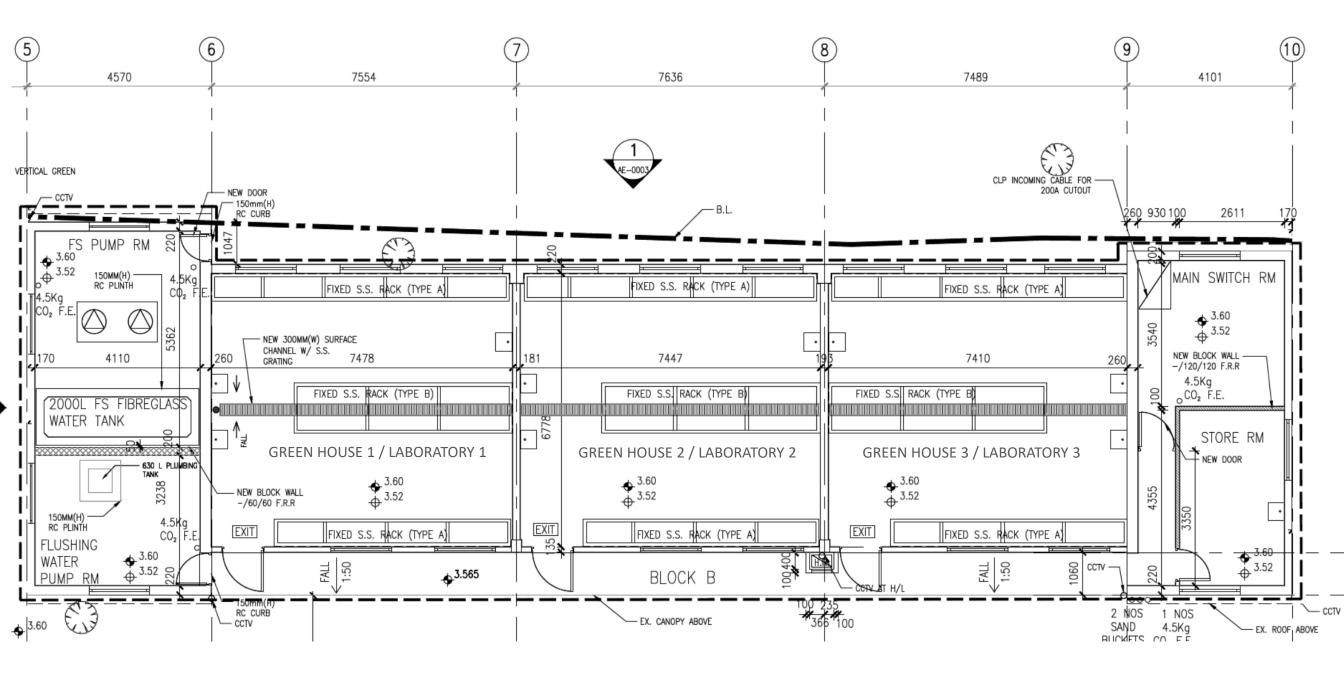
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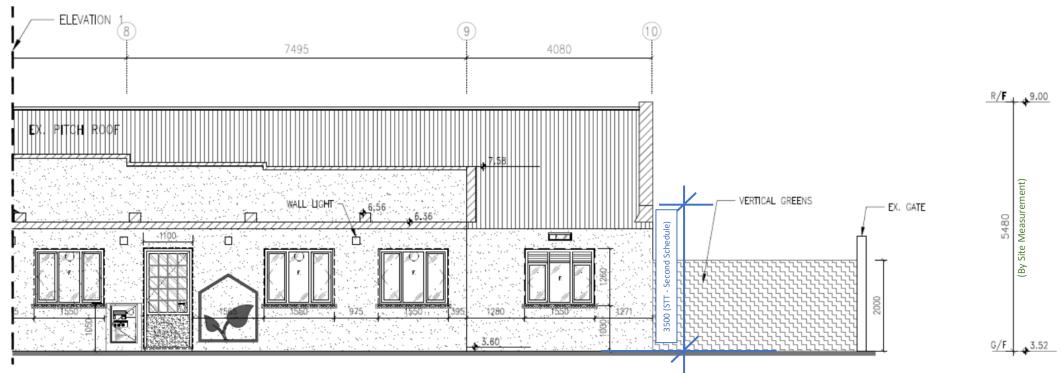
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BLOCK B ELEVATIONS





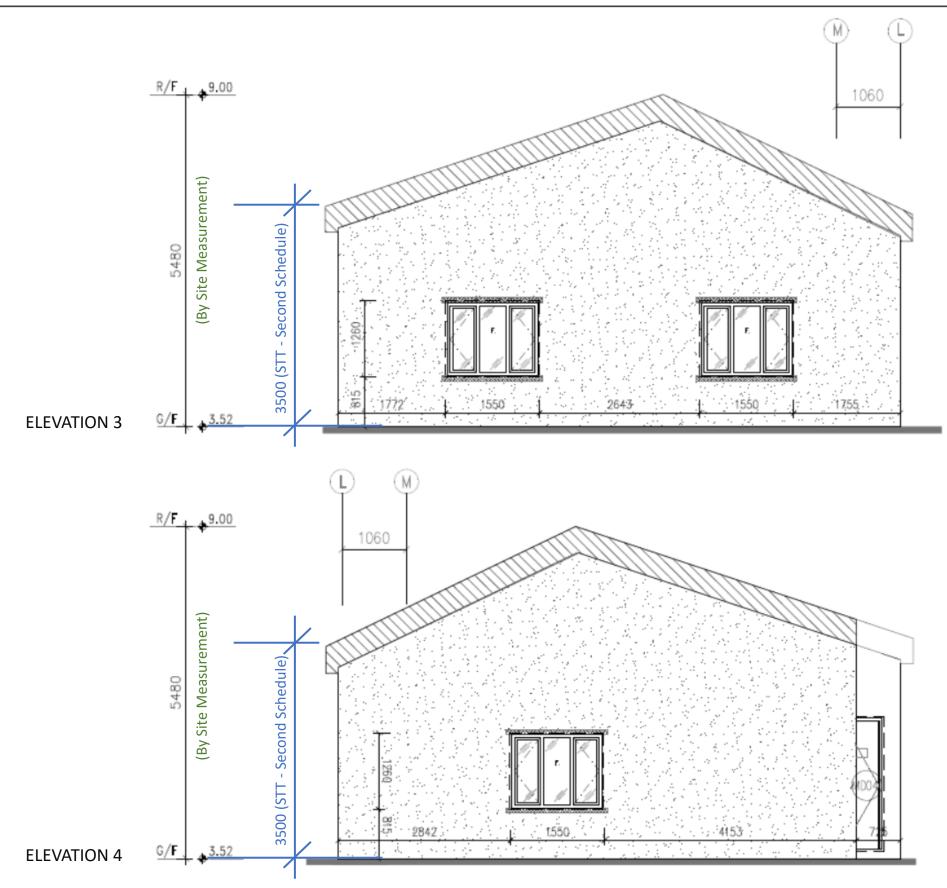
ELEVATION 1A



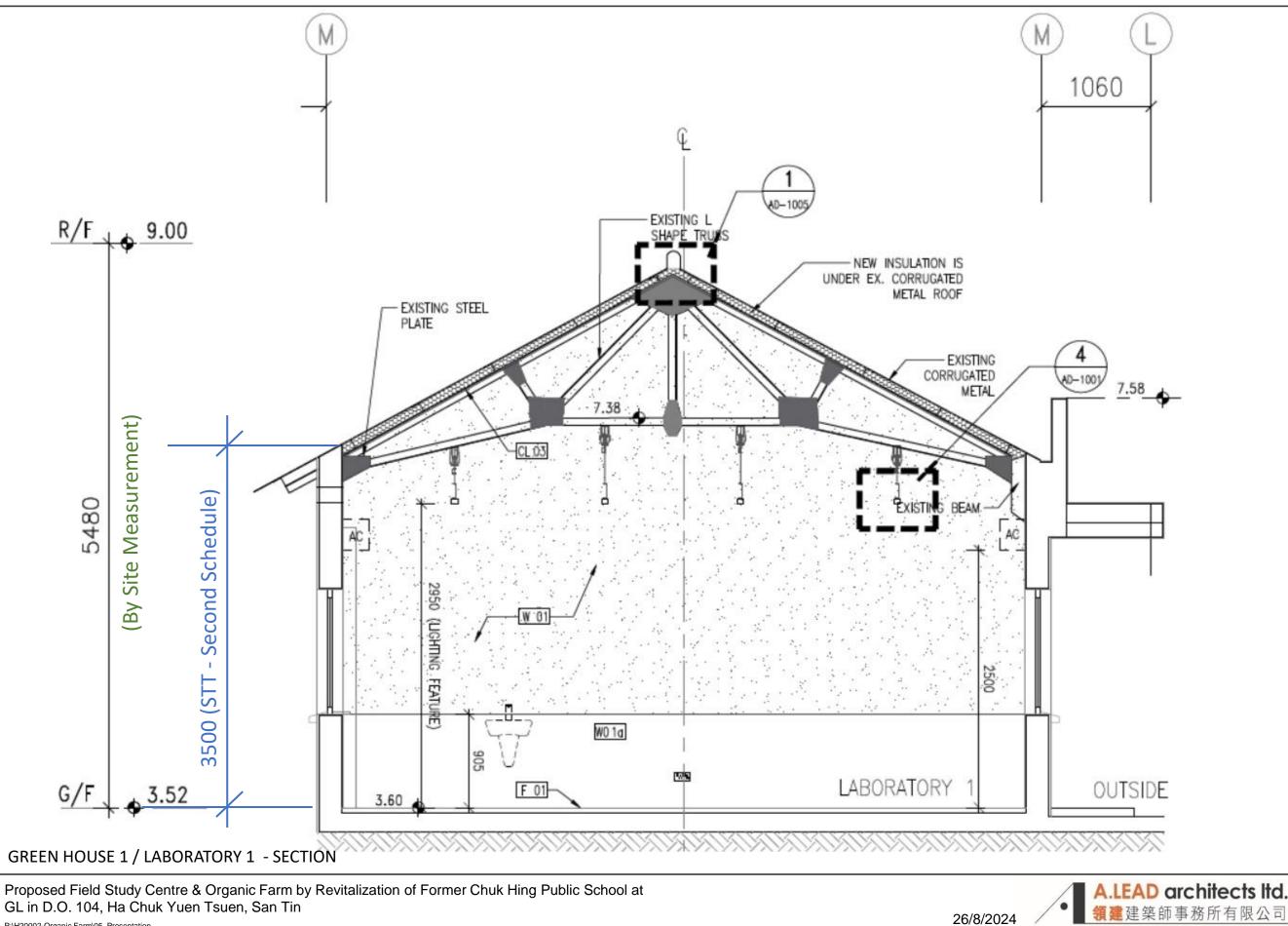
BLOCK B ELEVATIONS



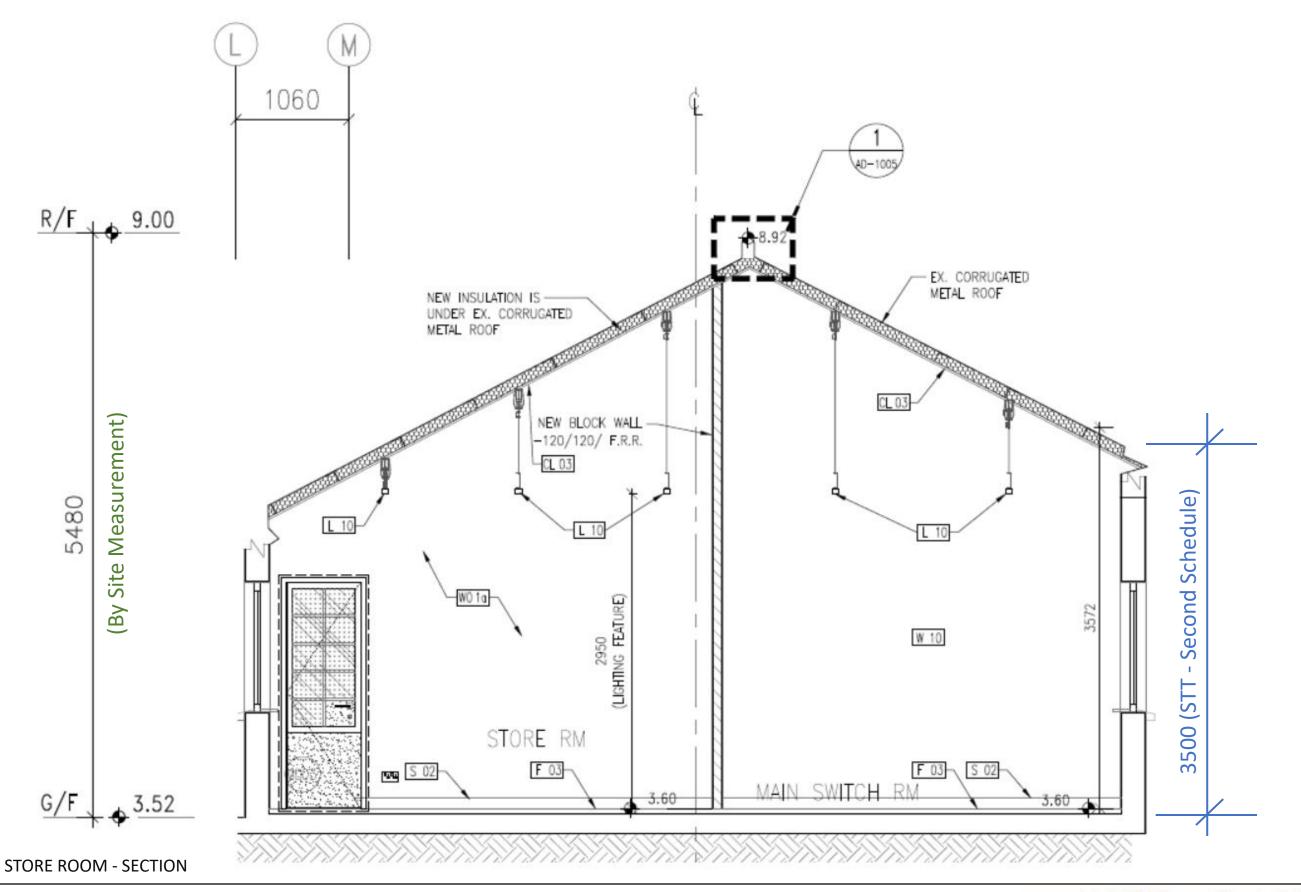
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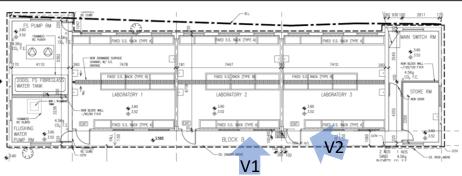




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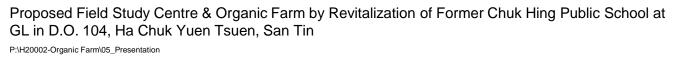




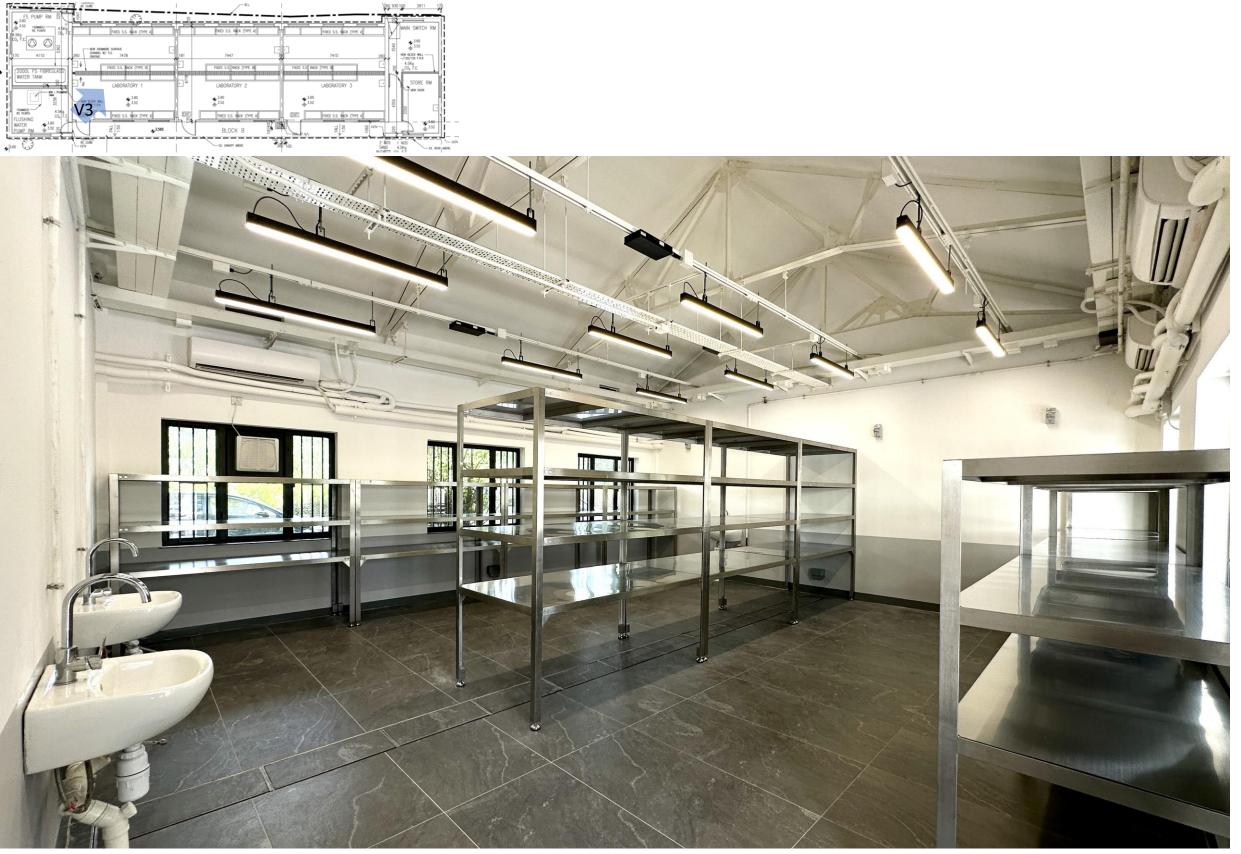


V1 BLOCK B EXTERIOR

V2 BLOCK B EXTERIOR





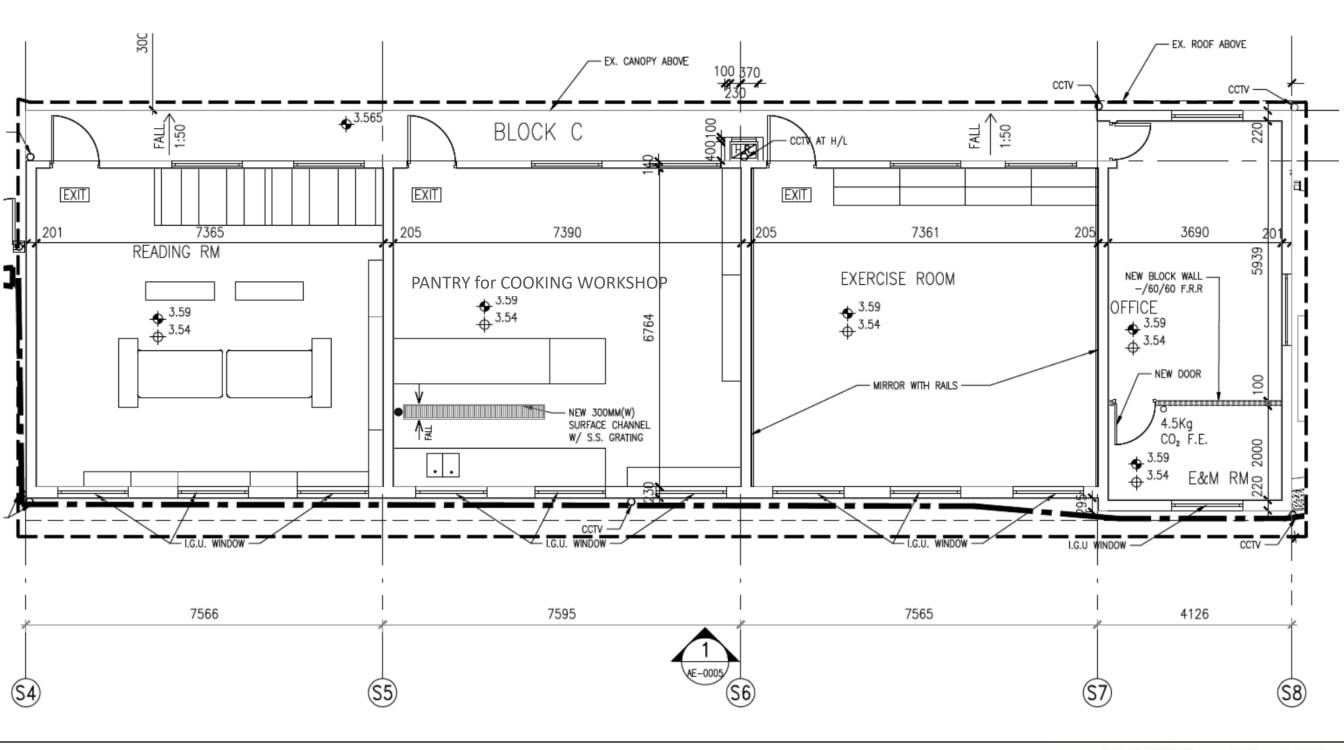


V3 GREEN HOUSE / LABORATORY

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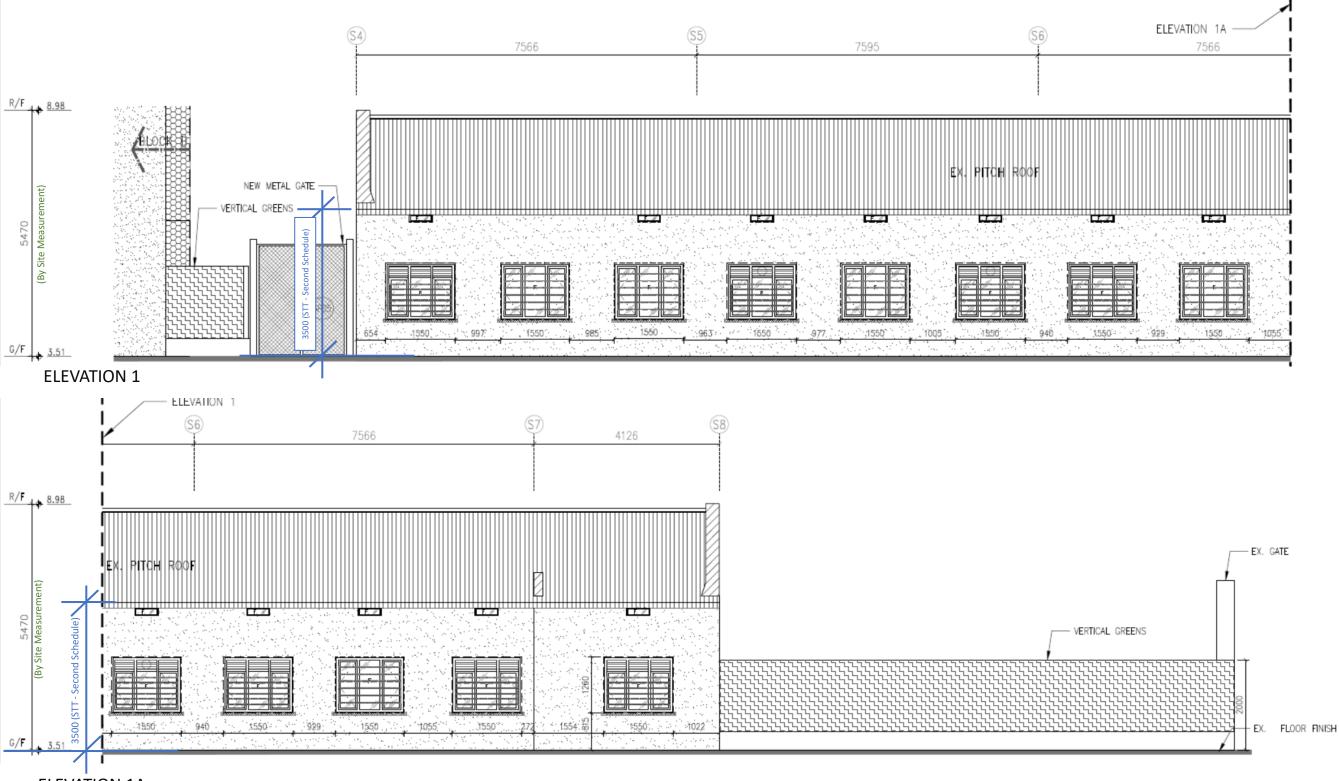
BLOCK C FLOOR PLAN



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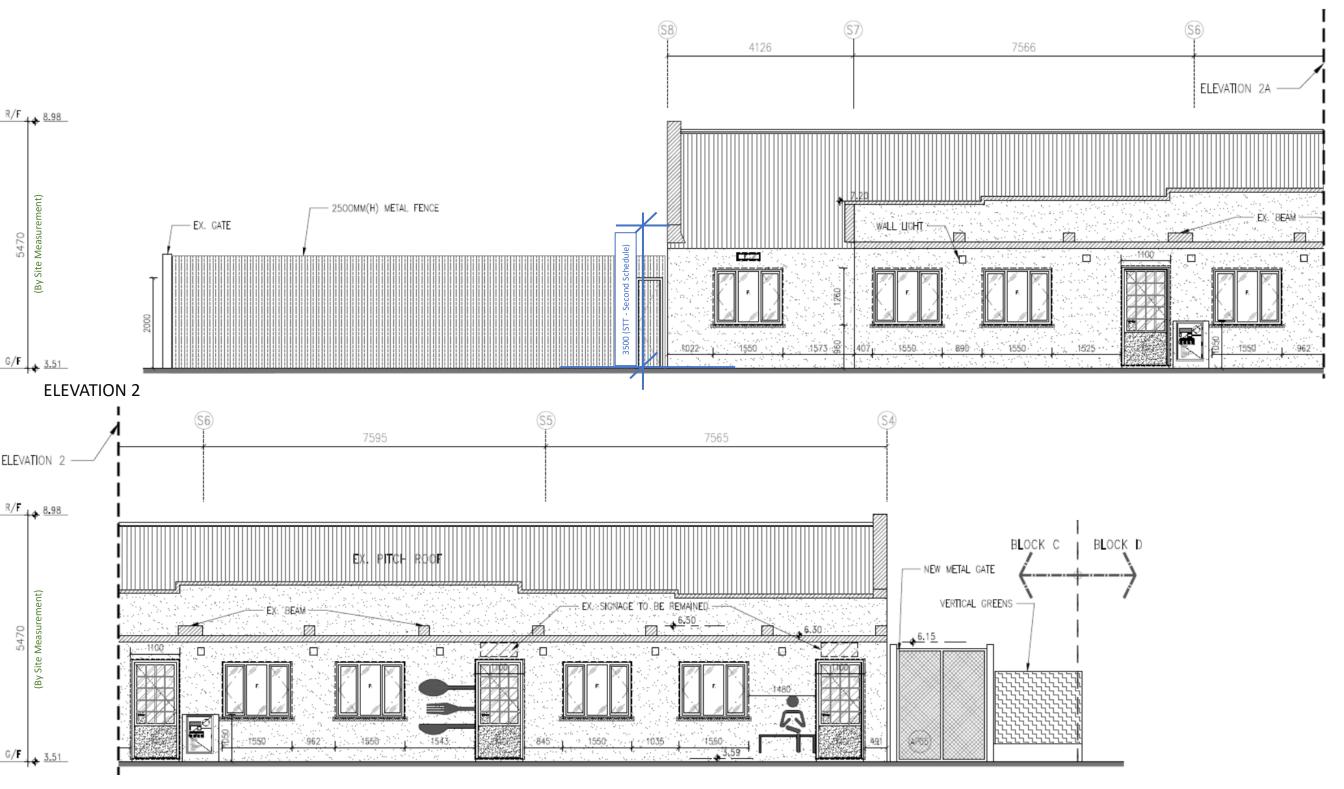


BLOCK C ELEVATIONS





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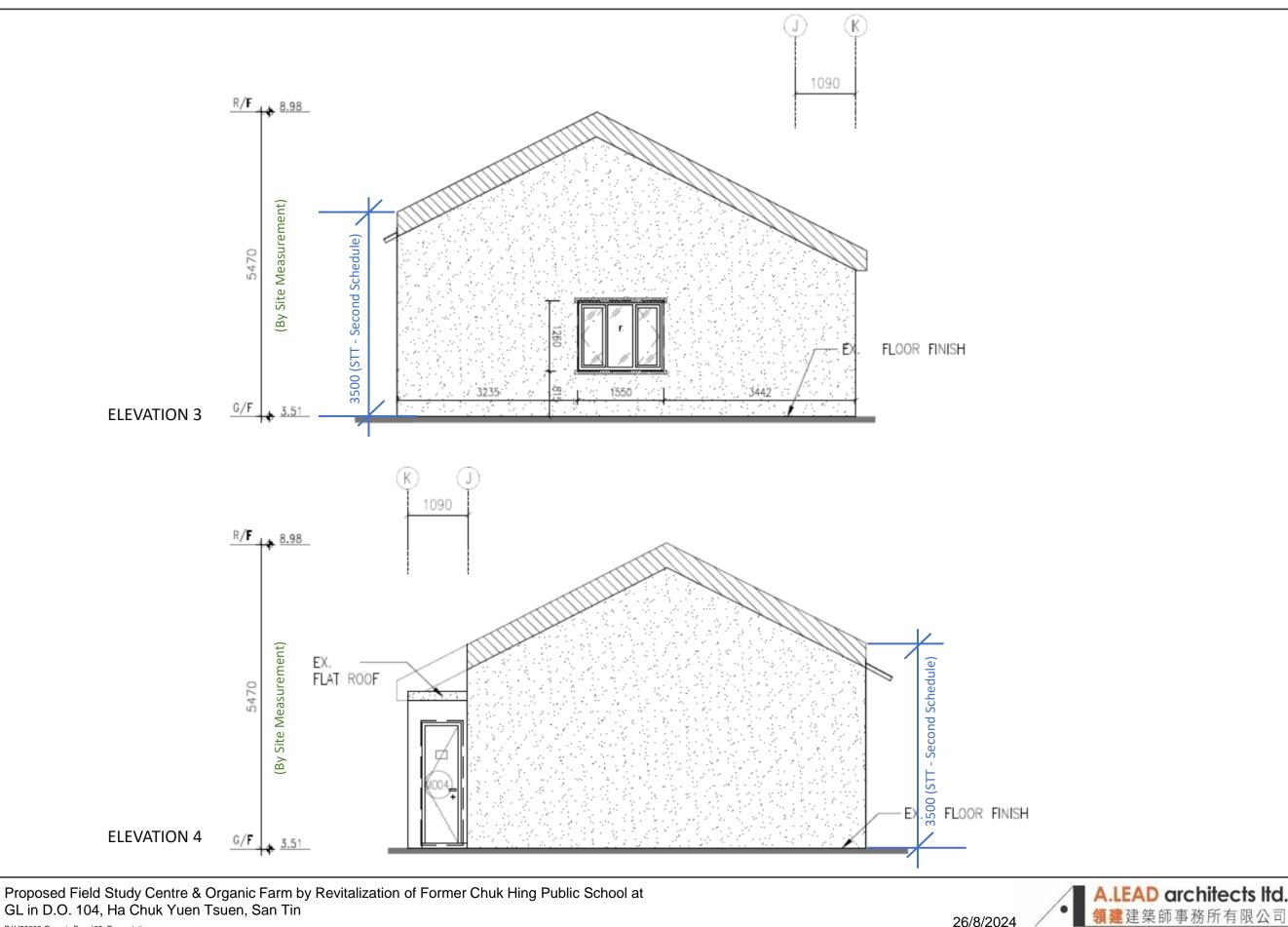


ELEVATION 2A

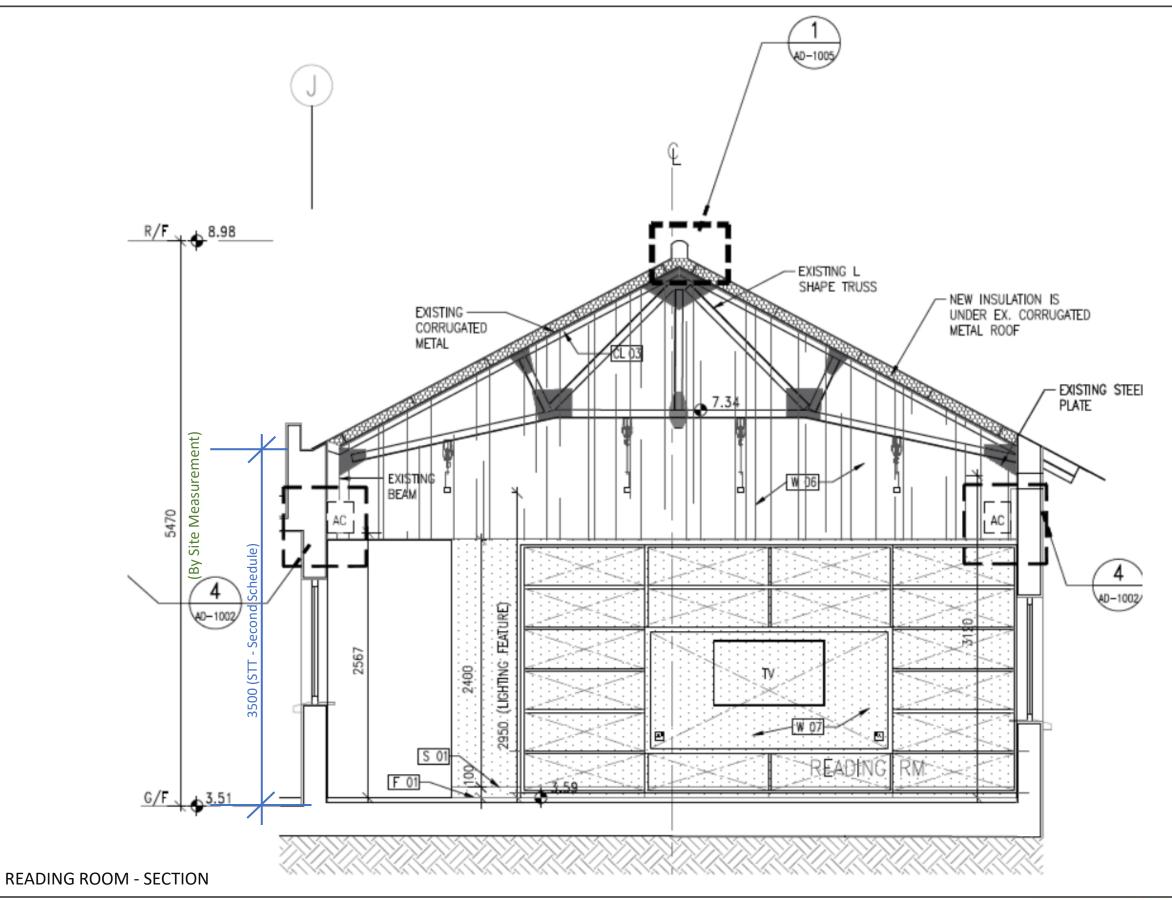
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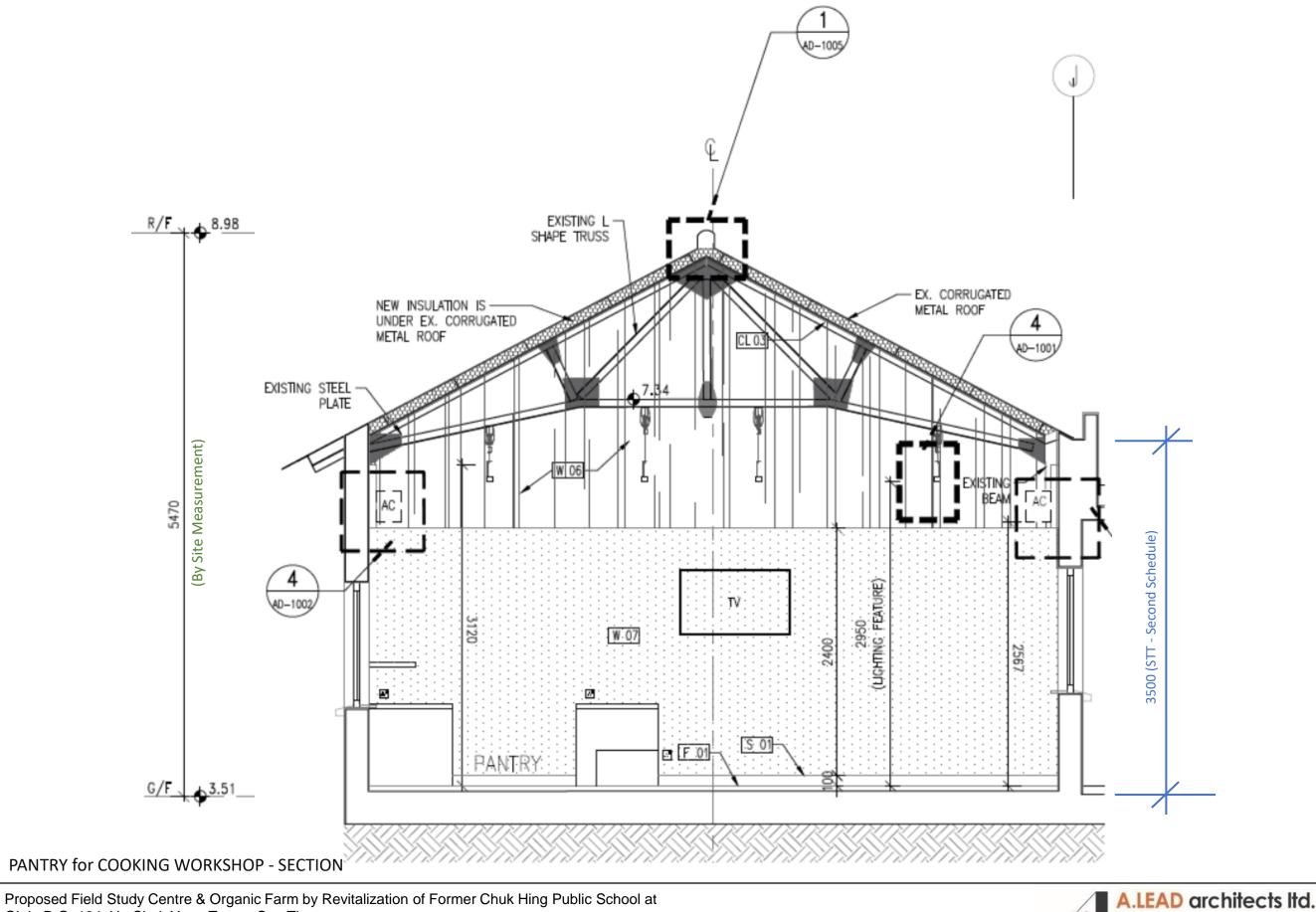
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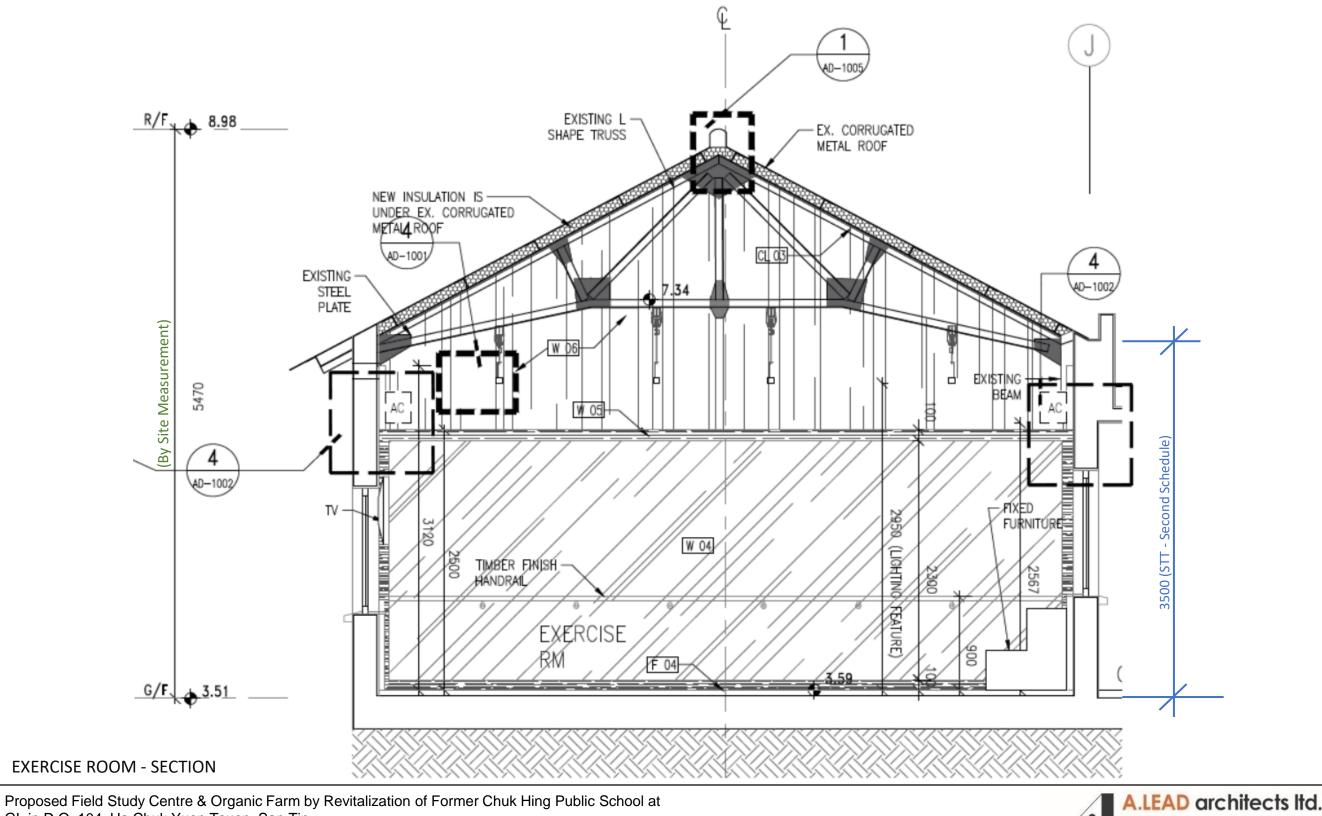




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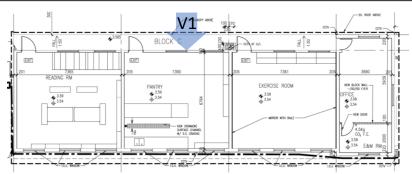


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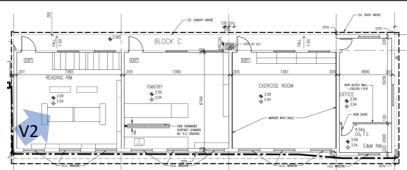
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V1 BLOCK C EXTERIOR

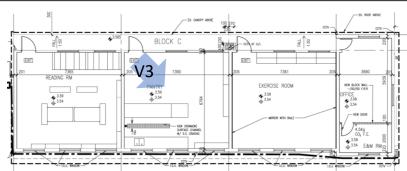






V2 READING ROOM



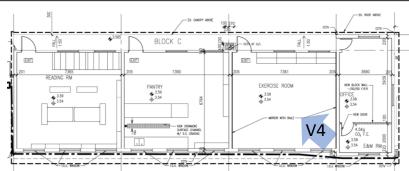


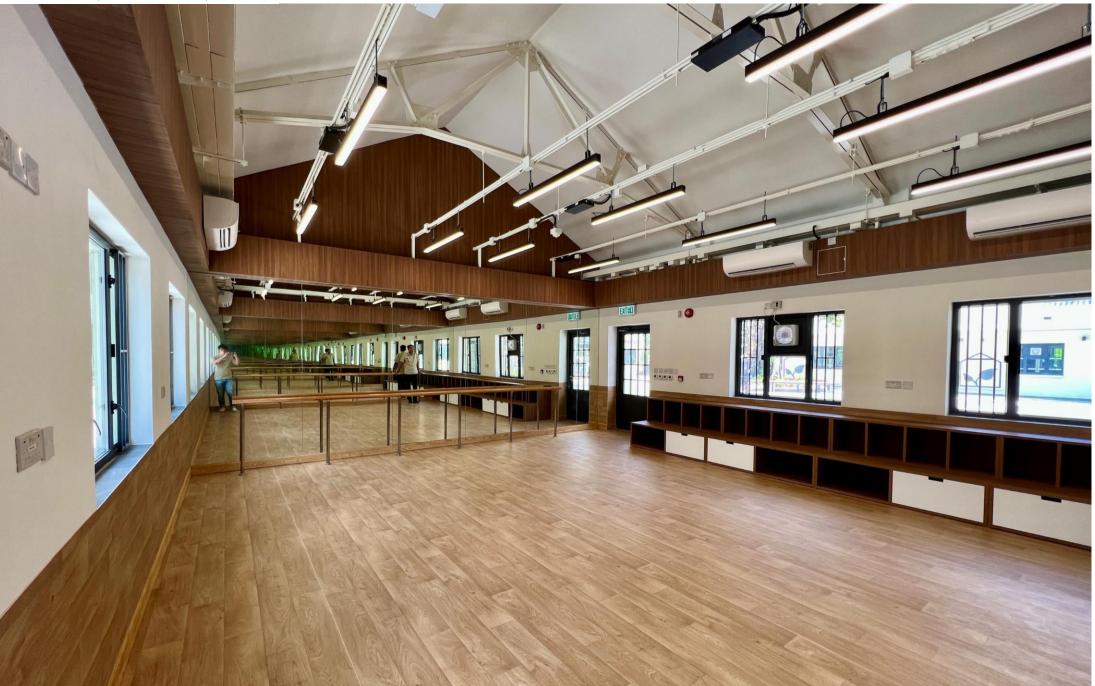


V3 PANTRY for COOKING WORKSHOP

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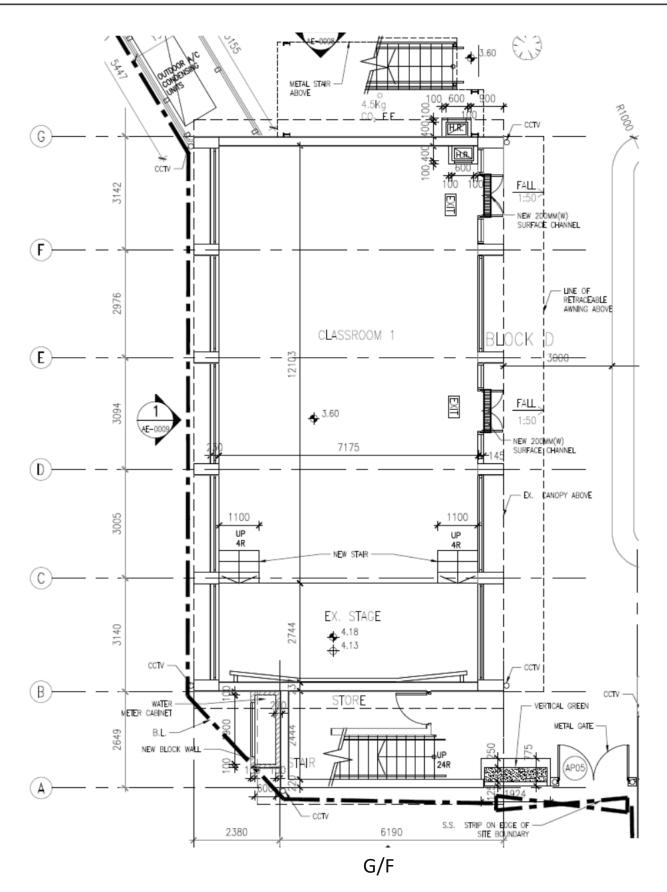


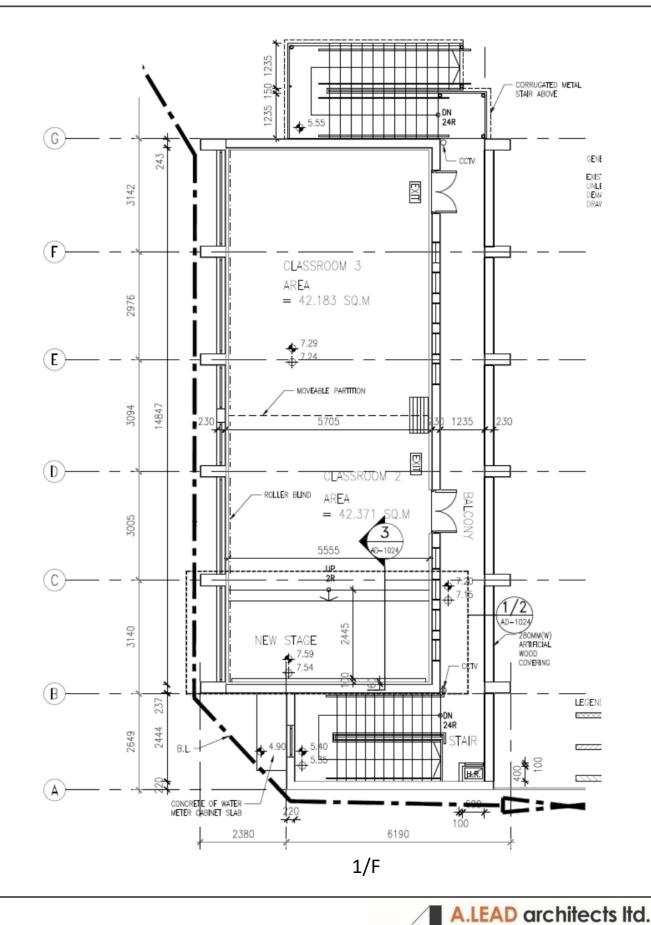
V4 EXERCISE ROOM

Proposed Field Study Centre & Organic Farm by Revitalization of Former Chuk Hing Public School at GL in D.O. 104, Ha Chuk Yuen Tsuen, San Tin P:\H20002-Organic Farm\05_Presentation



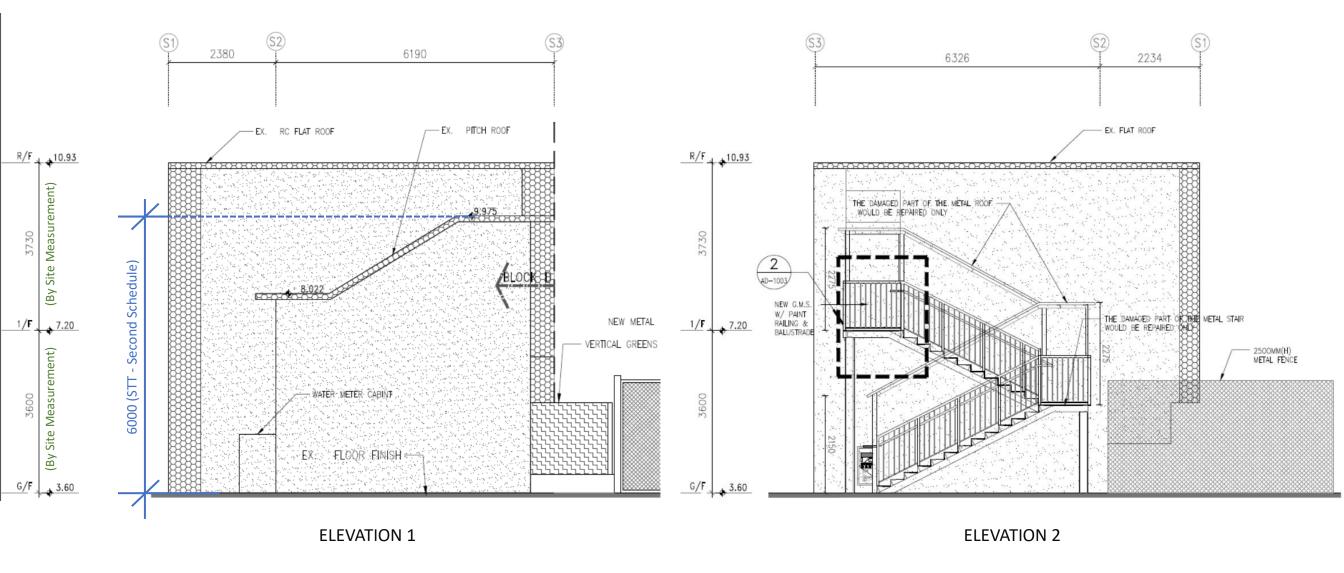
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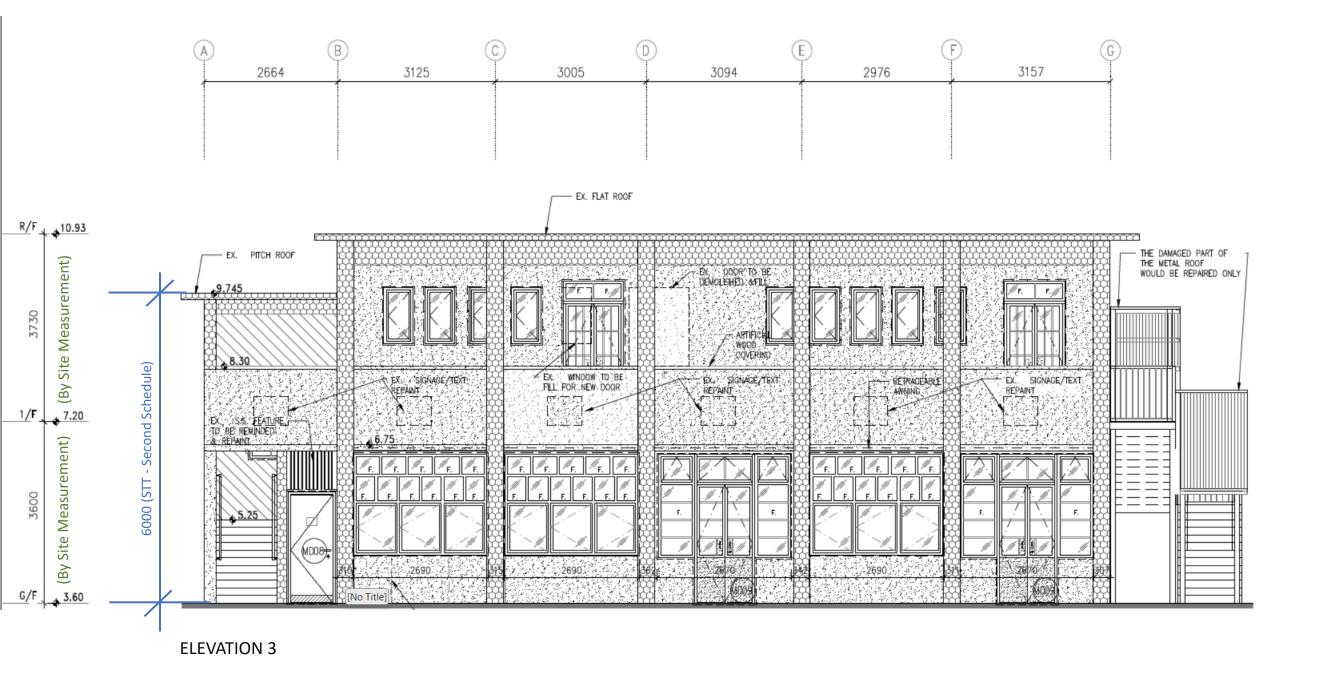




BLOCK D ELEVATIONS

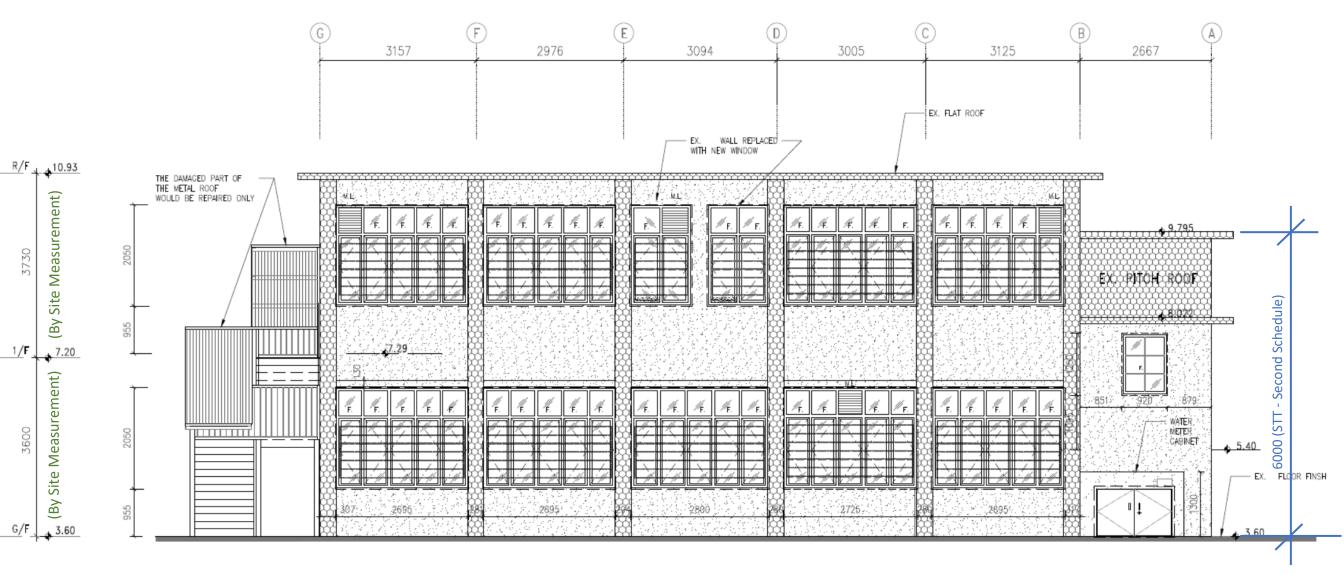






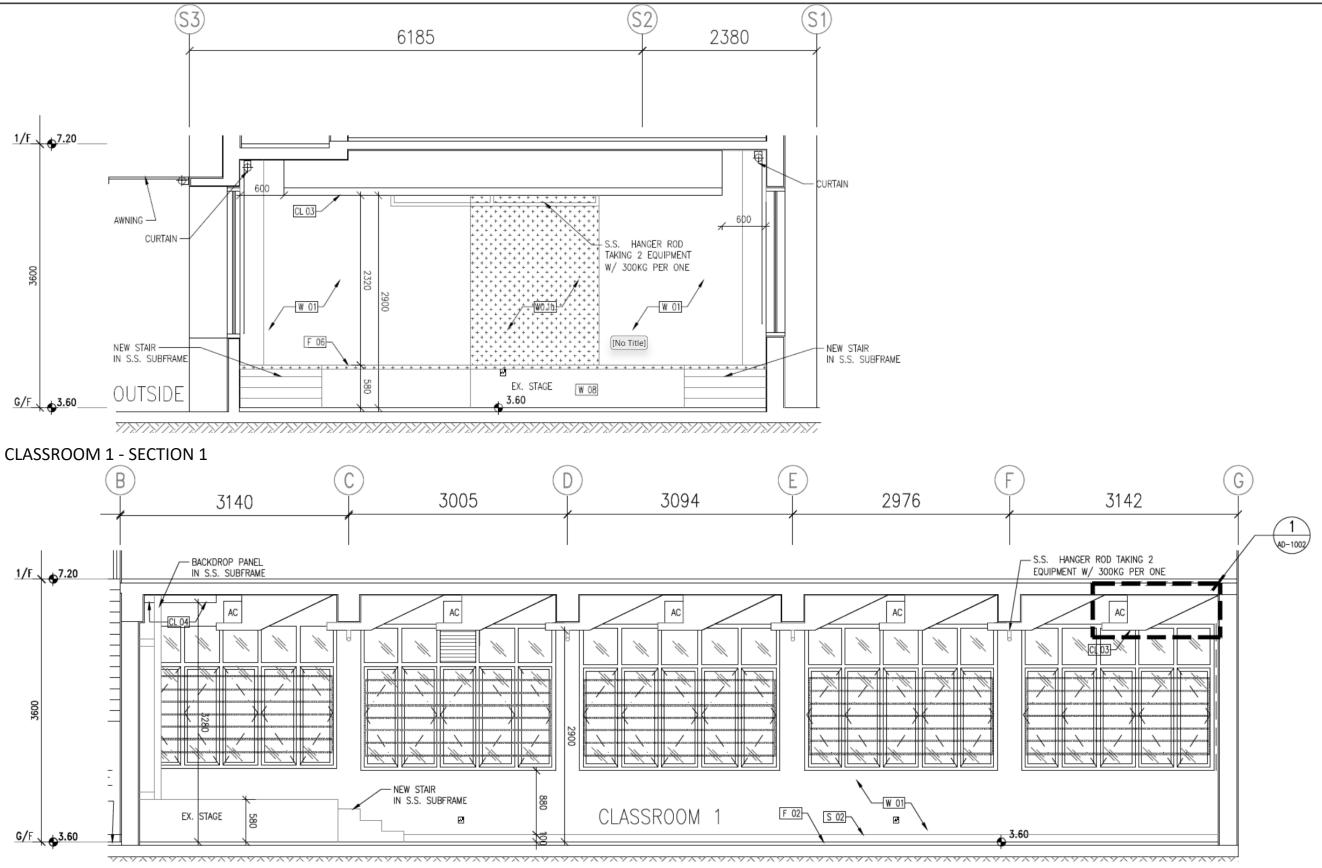
Proposed Field Study Centre & Organic Farm by Revitalization of Former Chuk Hing Public School at GL in D.O. 104, Ha Chuk Yuen Tsuen, San Tin P:\H20002-Organic Farm\05_Presentation 26/8/2024 A.LEAD architects Itd. 領建建築師事務所有限公司

BLOCK D ELEVATIONS



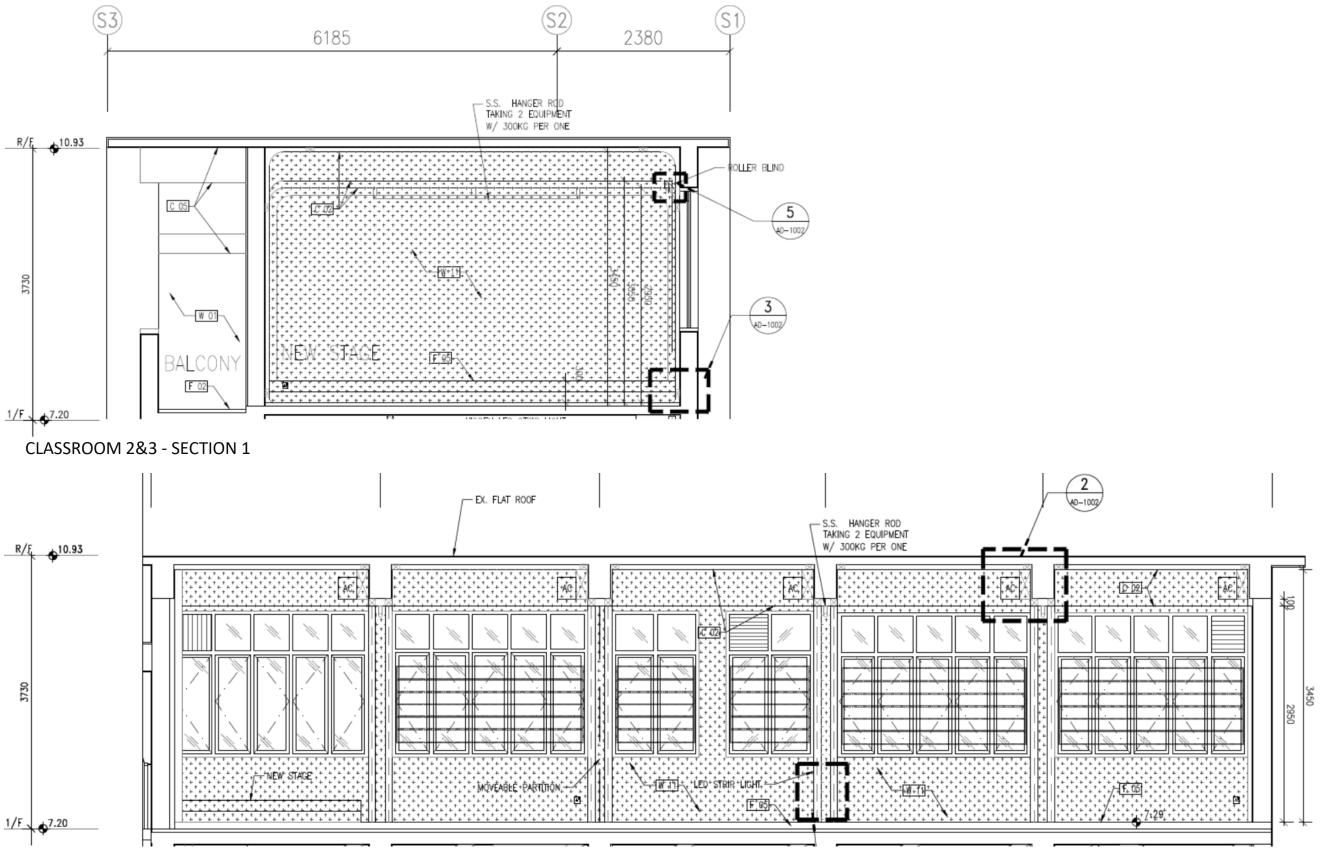
ELEVATION 4

Proposed Field Study Centre & Organic Farm by Revitalization of Former Chuk Hing Public School at GL in D.O. 104, Ha Chuk Yuen Tsuen, San Tin P:\H20002-Organic Farm\05_Presentation 26/8/2024 A.LEAD architects ltd. 領建建築師事務所有限公司



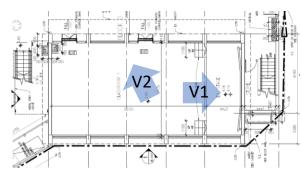
CLASSROOM 1 - SECTION 2





CLASSROOM 2&3 - SECTION 2

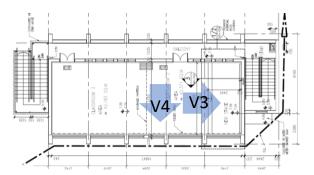






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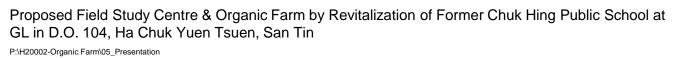






V3 CLASSROOM 2 & 3

V4 CLASSROOM 2 & 3









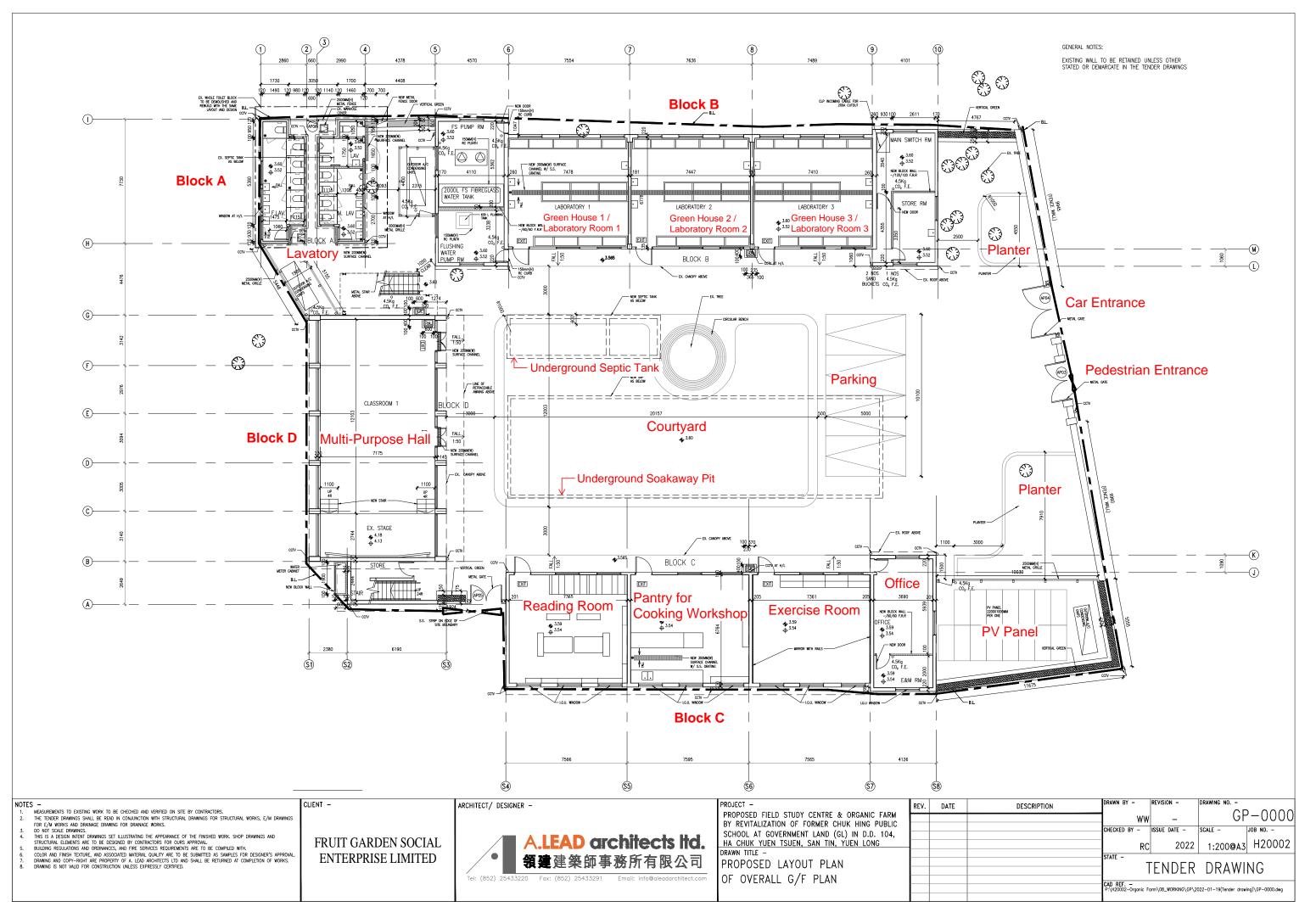
 Your Ref.:
 A/YL-MP/378

 Our Ref.:
 H20002/PD/R/005

 Date:
 21 Oct 2024

Appendix G

Master Layout Plan



Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department (LandsD):

- the application site (the Site) falls within Short Term Tenancy (STT) No. 3203 let to Fruit Garden Social Enterprise Limited, commencing from 10.12.2019 upto 2.8.2022 and thereafter quarterly for the purpose of field study centre, organic farm, training classes for dog owners and uses ancillary thereto;
- it is noted that the applicant has confirmed compliance on the Tenancy Agreement of the STT; and
- advisory comments as detailed in **Appendix V**.

2. <u>Traffic</u>

Comments of the Commissioner for Transport:

- the Site is connected to public road network via a section of a local access which is not managed by the Transport Department. The land status of the local access road and private lot(s) should be clarified with the LandsD 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. no comment from traffic engineering point of view; and
- advisory comments as detailed in Appendix V.

Comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD):

- no adverse comment on the planning application; and
- advisory comments as detailed in **Appendix V**.

3. Drainage

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

- no in-principle objection to the application from the public drainage point of view; and
- based on the submitted drainage proposal, apparently the applicant would implement and maintain the same drainage facilities as those proposed under previous application No. A/YL-MP/316. The applicant should inform the Planning Department (PlanD) should there be any change to the drainage arrangement.

4. <u>Landscape</u>

Comments of the Chief Town Planner/Urban Design and Landscape, PlanD:

- no objection to the application from landscape planning perspective;
- based on the aerial photo of 2023, the Site is situated in an area of miscellaneous rural fringe landscape character composing of temporary structures, village houses, open storage, drainage reserve and scattered tree groups. Comparing the aerial photo of 2020 and 2023, there is no significant change to the landscape character of the surrounding area since the last application was approved. Based on the site photos provided in the application, some existing trees of common species are observed within Site. According to the layout plan provided, there is no significant change in the proposed layout. Further significant adverse landscape impact within the site arising from the continuous use is not anticipated; and

- 2 -

• advisory comments as detailed in **Appendix V**.

5. <u>Fire Safety</u>

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to existing fire service installations (FSIs) implemented on the Site being maintained in an efficient working order at all times; and
- advisory comments as detailed in **Appendix V**.

6. <u>Environment</u>

Comments of the Director of Environmental Protection:

- no objection to the planning application;
- the applicant confirmed that the following measures will continue to be implemented for the proposed dog training activities to avoid/minimise noise nuisance to nearby residents:
 - (i) dog training will be carried out in day time only and dogs will not stay overnight;
 - (ii) the dogs would be kept inside the facility during the training time and the buildings of the facility would be installed with insulated windows; and

(iii) the number of dogs will be limited to 15 only for each activity.

- there was no substantiated environmental complaint received against the Site in the past 3 years; and
- advisory comments as detailed in **Appendix V**.

7. Other Departments

The following government departments have no objection to/no adverse comment on the application and their advisory comments, if any, are in **Appendix V**:

• Chief Engineer/Railway Development 1-1, HyD;

- Project Manager (West), Civil Engineering and Development Department (CEDD);
- Head of Geotechnical Engineering Office, CEDD;
- Director of Agriculture, Fisheries and Conservation, Agriculture;
- Chief Engineer/Construction, Water Supplies Department;
- Chief Building Surveyor/New Territories West, Buildings Department;
- Director of Electrical and Mechanical Services;
- Commissioner of Police; and
- District Officer (Yuen Long), Home Affairs Department.

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
 - the applicant is reminded that failure to comply with the Tenancy Agreement may result in enforcement action being taken and the subject Short Term Tenancy being terminated by Government;
- (b) to note the comments of the Commissioner for Transport that:
 - the applicant is reminded that the Site is connected to public road network via a section of a local access which is not managed by the Transport Department (TD). The land status of the local access road and private lot(s) should be clarified with the LandsD 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; and
 - no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - the access arrangement to the application site (the Site) should be agreed by the *Transport Department-TD*;
 - HyD shall not be responsible for the maintenance of any access connecting between the Site and Castle Peak Road Tam Mi; and
 - adequate drainage measures should be provided at the Site 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 that:
 - the applicant is advised 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 applied 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 the Environmental Protection Department (EPD)'s Practice Note for Professional Person (ProPECC) PN 1/23 "Drainage Plans subject to Comment by EPD";
- (e) to note the comments of the Director of Fire Services that:
 - the applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123); and
 - detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;

(f) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that:

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- the applicant is advised that approval of the application does not imply approval of tree works, if any, such as pruning, transplanting and felling. The applicant is reminded to seek comments and approval for any proposed tree works from the relevant department prior to the commencement of the works;
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
 - there is a structure at northern side of the Site with an Occupation Permit issued on 25 September 2023 for the purpose of a lavatory;
 - there is no record of approval by the Building Authority (BA) for the existing structure existing other than the lavatory at the Site. For those existing structures without record of the said approval, BD is not in a position to offer comments on their suitability of the use proposed in the application;
 - it is noted that four structures are proposed in the applications. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are unauthorised building works (UBW) under the BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with BO;
 - the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of B(P)R at the building plan submission stage;
 - if the existing structures are erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the application;
 - for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - detailed checking under the BO will be carried out at building plan submission stage;
- (*h*) to note the comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department that:

Agenda Item 39

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the applicant is reminded that should there be any proposed building works, the ٠ proposed building works should be submitted to the BD for approval as required under the provisions of the BO.