



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

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Comments from Lands Department dated 3 Oct 2024	Our response
iv) It is noted that the site area, permitted Built Over Area and building height as mentioned in the planning proposal are all deviated from the Tenancy Agreement of Short Term Tenancy No. 3203. Please clarify.	iv) We confirm that the site area, permissible build-over area, and building height fully comply with the terms of the duly signed Short Term Tenancy No. 3203. Please refer to the following documents for further information: <ul style="list-style-type: none"> <li>- Revised and signed Form No. S.16-III <b>(Appendix D)</b></li> <li>- Revised Planning Statement <b>(Appendix E)</b></li> <li>- Annex A - Full Project Completion Report <b>(Appendix F)</b></li> </ul> 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:

<https://drive.google.com/drive/folders/1O1mXa9OY-Wrxz6eK3tVTL1MMhGxgFVT?usp=sharing>

Should you have any queries or require further clarification, please feel free to contact [REDACTED] t [REDACTED].

Thank you for your kind attention.

Yours faithfully,



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

c.c Development Bureau Ms. German Cheung / Mr. Marcus Mui / Ms. Kinki Li ) (by email only)  
 Fruit Garden Social Enterprise Ltd [REDACTED] ) (by email only)