

Our Ref. : DD110 Lot 84 & VL
Your Ref. : TPB/A/YL-KTN/1185

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

By Email

24 December 2025

Dear Sir,

3rd Further Information

**Temporary Site Office and Associated Filling of Land
for a Period of 3 Years in "Agriculture" Zone,
Various Lots in D.D. 110, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTN/1185)

We are writing to submit further information for clarifications upon the subject application
(**Appendices I and II**).

Should you require more information regarding the application, please contact the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited



Danny NG
Town Planner

3rd Further Information

**Temporary Site Office and Associated Filling of Land
for a Period of 3 Years in “Agriculture” Zone,
Various Lots in D.D. 110, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTN/1185)

- (i) The applicant would like to revise the applied use as ‘*Temporary Site Office and Associated Filling of Land for a Period of 3 Years*’. Revised application form is enclosed at **Appendix II** for your reference;
- (ii) The applicant would like to clarify that 2,714 m² (i.e. 76 %) (about) of the application site (the Site) remained as soiled ground (i.e. farmland, soil-mix yard and plant nursery) (**Plans 4 and 5** of the original submission). No further filling of land will be made by the applicant during the planning application period; and
- (iii) Fencing will be provided by the applicant - 2.5 m high solid metal fencing will be erected along the site boundary to minimise possible potential nuisance to the surroundings. The boundary fencing will be installed properly by licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on boundary fencing.

6. Type(s) of Application 申請類別																																																			
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 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 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬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，請填寫(B)部分)																																																			
(a) Proposed use(s)/development 擬議用途/發展	Temporary Site Office and Associated Filling of Land for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)																																																		
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月																																																		
(c) Development Schedule 發展細節表 Proposed uncovered land area 擬議露天土地面積 3,233sq.m <input checked="" type="checkbox"/> About 約 Proposed covered land area 擬議有上蓋土地面積 332sq.m <input checked="" type="checkbox"/> About 約 Proposed number of buildings/structures 擬議建築物／構築物數目 8 Proposed domestic floor area 擬議住用樓面面積 N/Asq.m <input type="checkbox"/> About 約 Proposed non-domestic floor area 擬議非住用樓面面積 332sq.m <input checked="" type="checkbox"/> About 約 Proposed gross floor area 擬議總樓面面積 332sq.m <input checked="" type="checkbox"/> About 約																																																			
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)																																																			
<table border="1" style="width: 100%; border-collapse: collapse; font-size: 0.8em;"> <thead> <tr> <th>STRUCTURE</th> <th>USE</th> <th>COVERED AREA</th> <th>GROSS FLOOR AREA</th> <th>BUILDING HEIGHT</th> </tr> </thead> <tbody> <tr> <td>B1</td> <td>SITE OFFICE, MEETING ROOM AND COVERED CAR PARKING SPACES</td> <td>197 m² (ABOUT)</td> <td>197 m² (ABOUT)</td> <td>4.5 m (ABOUT)(1-STOREY)</td> </tr> <tr> <td>B2</td> <td>PORTABLE TOILET</td> <td>9 m² (ABOUT)</td> <td>9 m² (ABOUT)</td> <td>3 m (ABOUT)(1-STOREY)</td> </tr> <tr> <td>B3*</td> <td>GARDENER RESTING ROOM</td> <td>18 m² (ABOUT)</td> <td>18 m² (ABOUT)</td> <td>2.8 m (ABOUT)(1-STOREY)</td> </tr> <tr> <td>B4*</td> <td>STORAGE OF FARM TOOLS</td> <td>18 m² (ABOUT)</td> <td>18 m² (ABOUT)</td> <td>2.8 m (ABOUT)(1-STOREY)</td> </tr> <tr> <td>B5*</td> <td>STORAGE OF FARM TOOLS</td> <td>18 m² (ABOUT)</td> <td>18 m² (ABOUT)</td> <td>2.8 m (ABOUT)(1-STOREY)</td> </tr> <tr> <td>B6</td> <td>GREENHOUSE</td> <td>54 m² (ABOUT)</td> <td>54 m² (ABOUT)</td> <td>3 m (ABOUT)(1-STOREY)</td> </tr> <tr> <td>B7*</td> <td>STORAGE OF FERTILIZER & FARM TOOLS</td> <td>15 m² (ABOUT)</td> <td>15 m² (ABOUT)</td> <td>2.8 m (ABOUT)(1-STOREY)</td> </tr> <tr> <td>B8</td> <td>CUMBERBROOM</td> <td>3 m² (ABOUT)</td> <td>3 m² (ABOUT)</td> <td>2.8 m (ABOUT)(1-STOREY)</td> </tr> <tr> <td colspan="2" style="text-align: center;">TOTAL</td> <td>332 m² (ABOUT)</td> <td>332 m² (ABOUT)</td> <td></td> </tr> </tbody> </table> <p style="font-size: 0.7em; margin-top: 5px;">*STRUCTURES B3 TO B5 AND B7 ARE CONTAINER-CONVERTED STRUCTURES</p>		STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT	B1	SITE OFFICE, MEETING ROOM AND COVERED CAR PARKING SPACES	197 m ² (ABOUT)	197 m ² (ABOUT)	4.5 m (ABOUT)(1-STOREY)	B2	PORTABLE TOILET	9 m ² (ABOUT)	9 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)	B3*	GARDENER RESTING ROOM	18 m ² (ABOUT)	18 m ² (ABOUT)	2.8 m (ABOUT)(1-STOREY)	B4*	STORAGE OF FARM TOOLS	18 m ² (ABOUT)	18 m ² (ABOUT)	2.8 m (ABOUT)(1-STOREY)	B5*	STORAGE OF FARM TOOLS	18 m ² (ABOUT)	18 m ² (ABOUT)	2.8 m (ABOUT)(1-STOREY)	B6	GREENHOUSE	54 m ² (ABOUT)	54 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)	B7*	STORAGE OF FERTILIZER & FARM TOOLS	15 m ² (ABOUT)	15 m ² (ABOUT)	2.8 m (ABOUT)(1-STOREY)	B8	CUMBERBROOM	3 m ² (ABOUT)	3 m ² (ABOUT)	2.8 m (ABOUT)(1-STOREY)	TOTAL		332 m² (ABOUT)	332 m² (ABOUT)	
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Proposed number of car parking spaces by types 不同種類停車位的擬議數目 Private Car Parking Spaces 私家車車位 4 Motorcycle Parking Spaces 電單車車位 N/A Light Goods Vehicle Parking Spaces 輕型貨車泊車位 N/A Medium Goods Vehicle Parking Spaces 中型貨車泊車位 N/A Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 N/A Others (Please Specify) 其他 (請列明)																																																			
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Gist of Application 申請摘要 (Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lots 84 (Part), 85 S.A RP (Part), 85 S.C (Part), 86 RP (Part) and 113 (Part) in D.D. 110, Kam Tin, Yuen Long, New Territories
Site area 地盤面積	<div style="display: flex; justify-content: space-between;"> <div> 3,565 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約) </div> </div>
Plan 圖則	Approved Kam Tin North OZP No.: S/YL-KTN/11
Zoning 地帶	"Agriculture" Zone
Type of Application 申請類別	<div> <input checked="" type="checkbox"/> 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 <div style="display: flex; justify-content: space-around; margin-top: 5px;"> <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ </div> </div> <div style="margin-top: 10px;"> <input type="checkbox"/> 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 <div style="display: flex; justify-content: space-around; margin-top: 5px;"> <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ </div> </div>
Applied use/development 申請用途/發展	Temporary Site Office and Associated Filling of Land for a Period of 3 Years