

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *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* (the Site) for **‘Temporary Office for Permitted Agricultural Use and Associated Filling of Land for a Period of 3 Years’** (the development) (**Plans 1 to 3**).
- 1.2 The applicant is a local landscaping company providing landscaping, horticultural and arboricultural services for customers from public and private sectors in Kam Tin. The Site is currently used as a plant nursery, and the applicant would like to continue use portion of the Site as back office to support the daily operation of the development, while the remaining area is reserved for agricultural use, i.e. plant nursery, greenhouses, etc..

2) Planning Context

- 2.1 The Site currently falls within an area zoned “Agriculture” (“AGR”) on the Approved Kam Tin North Outline Zoning Plan (OZP) No.: S/YL-KTN/11 (**Plan 2**). According to the Notes of the OZP, ‘office’ is neither a column 1 nor column 2 use within the “AGR” zone, which requires planning permission from the Board.
- 2.2 The development with low-rise structures is considered not incompatible with the surrounding areas, which are dominated by sites occupied by temporary structures for warehouses, workshops and open storage yards. As majority of the Site is used for always permitted agricultural use, therefore, approval of the planning application on a temporary basis of 3 years would not frustrate the long-term planning intention of the “AGR” zone and would better utilise precious land resources in the New Territories.
- 2.3 The Site is the subject of two previous S.16 planning applications, of which the latest application (No. A/YL-KTN/974) is for *‘Temporary Office for Permitted Agricultural Use’* use (submitted by the same applicant with the same use as the current application), which was approved by the Board in 2024. Therefore, approval of the current application is in line with the Board’s previous decision. Comparing with the previous application (No. A/YL-KTN/974), all development parameters (including but not limited to site area, gross floor area (GFA), building height, no. of structures, etc.) remain the same. The applicant has made effort to

comply with approval conditions of the previous application, details are shown at **Table 1** below:

Table 1 - Details of Compliance with Approval Conditions of the Previous Application

Approval Conditions of Application No. A/YL-KTN/974		Date of Compliance
(b)	The implementation of the accepted drainage proposal	Not complied with
(d)	The submission of a revised fire service installations (FSIs) proposal	13.03.2024
(e)	The implementation of the revised FSIs proposal	22.07.2024

- 2.5 During the approval period of the previous application, the applicant has made efforts in complying with approval conditions in regard to drainage and fire safety aspects. All time-limited conditions relating to fire safety are successfully complied with by the applicant.
- 2.6 The applicant submitted a set of photographic record of the existing drainage facilities to comply with condition (b) on 12.08.2025 and the submission was considered not acceptable by the Chief Engineer/Mainland North, Drainage Services Department on 16.10.2025. The applicant has contacted their drainage consultant to rectify the drainage facilities currently.
- 2.7 The applicant wishes to continue the rectification works during the planning approval period of the current application. In support of the application, the applicant has submitted the previously approved drainage proposal under previous application (No. A/YL-KTN/760), photographic records of the existing drainage facilities under rectification, a FSIs proposal (The same FSIs proposal was submitted and approved by Director of Fire Services under the previous application (No. A/YL-KTN/974)), and a set of valid Certificate of Fire Service Installations and Equipment (F.S. 251) to minimise potential impact(s) to the surrounding areas, as well as for the consideration of relevant government bureaux/departments and members of the Board (**Appendices I to IV**).

3) Development Proposal

- 3.1 The site area is 3,565 m² (about) (**Plan 3**). Eight 1-storey structures are provided at the Site for site office, meeting room, covered parking spaces, portable toilet, gardener resting room, storage of farm tools, greenhouse, storage of fertiliser and farm tools, as well as guardroom uses with total GFA of 332 m² (about) (**Plan 4**). Site structures (office, meeting room, covered

parking) provide indoor space for admin staff to plan landscape projects, technicians to maintain on-site agriculture (farmland, soil-mix yard and plant nursery as at **Plan 4**), and execution of external landscape/nursery works (e.g. design, maintenance, planting, tree surveys, lawn renovation) to support the applicant's daily operation. A gardener resting room is proposed within the Site as an indoor shelter for farmers to rest and offer protection from adverse weather conditions during the operation of the applied use. The remaining area is reserved for agricultural use, i.e. plant nursery, greenhouses, farmland and soil-mix yard. It is estimated that the development would be able to accommodate 8 nos. of staff. The operation hours of the Site are Mondays to Saturdays from 09:00 to 19:00, and there will be no operation on Sundays and public holidays. As the Site is for 'temporary office' use with no shopfront, no visitor is anticipated at the Site. Details of development parameters are shown at **Table 2** below:

Table 2 - Major Development Parameters

Application Site Area	3,565 m ² (about)
Covered Area	332 m ² (about)
Uncovered Area	3,233 m ² (about)
Plot Ratio	0.09 (about)
Site Coverage	9.3 % (about)
Number of Structure	8
Total GFA	332 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	332 m ² (about)
Building Height	2.8 m - 4.5 m (about)
No. of Storey	1

- 3.2 Portion of the Site (i.e. 851 m²) has already been filled with concrete of not more than 0.2 m (about) in depth for site formation of structures, circulation and parking space purposes (**Plan 5**). As heavy loading of structures and vehicles would compact the existing soiled ground and weaken the ground surface, site formation is required to meet the operation needs and has been kept to minimal for the operation of the development. No further filling of land will be carried out at the Site during the planning approval period.

- 3.3 The Site is accessible from Kong Po Road via a local access (**Plan 1**). A total of 5 parking and loading/unloading (L/UL) spaces will be provided within the Site, details are as shown below at **Table 3**:

Table 3 - Parking and L/UL provisions

Types of Space	No. of Spaces
Parking Space for Private Cars (PC) - 2.5 m (W) x 5 m (L)	4
L/UL Space for Light Goods Vehicle (LGV) - 3.5 m (W) x 7 m (L)	1

- 3.4 Only PCs and LGVs are allowed to enter/exit the Site, whilst other vehicles (including medium and heavy goods vehicles, container tractors/trailers, etc.) are not allowed to be parked/stored or enter/exit the Site at any time during the planning approval period. Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 6**). As the traffic generated/attracted by the development is expected to be minimal (as shown at **Table 4** below), adverse traffic impacts arising from the development should not be anticipated.

Table 4 - Estimated Trips Generation/Attraction

Time Period	Estimated Trips Generation/Attraction				
	PC		LGV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 - 10:00)	4	0	0	0	4
Trips at <u>PM peak</u> per hour (18:00 - 19:00)	0	4	0	0	
Average trip per hour (10:00 - 18:00)	1	1	1	1	64

- 3.5 No storage of dangerous goods will be allowed at the Site at any time during the planning approval period. No dismantling, maintenance, recycling, cleaning, paint spraying and other workshop activities will be carried out at the Site at any time during the planning approval period. No open storage activities will be carried out at the Site at any time during the planning approval period.

- 3.6 Relevant environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. will be strictly complied with at all times during the planning approval period. The applicant will also follow relevant mitigation measures and requirements in the latest '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' issued by the Environmental Protection Department to minimise adverse environmental impacts and nuisance to the surrounding area.

4) Conclusion

- 4.1 The development will not create nuisance to the surrounding areas. Adequate mitigation measures are provided by the applicant, i.e. the submission of previously approved drainage proposal, photographic records of existing drainage facilities currently under rectification, FSIs proposal and a set of valid F.S.251, so as to mitigate any adverse impact arising from the development (**Appendices I to IV**).
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Temporary Office for Permitted Agricultural Use and Associated Filling of Land for a Period of 3 Years**'.

R-riches Planning Limited

November 2025

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Zoning Plan
Plan 3	Land Status Plan
Plan 4	Layout Plan
Plan 5	Land Filling Plan
Plan 6	Swept Path Analysis

APPENDICES

Appendix I	Previously Approved Drainage Proposal under Previous Application No. A/YL-KTN/760
Appendix II	Photographic Records of Existing Drainage Facilities currently under Rectification
Appendix III	Fire Service Installations Proposal
Appendix IV	Certificate of Fire Service Installations and Equipment (F.S. 251)