

Our Ref. : DD107 Lot 737 & VL  
Your Ref. : TPB/A/YL-KTN/1200

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

[By Email](#)

2 January 2026

Dear Sir,

### Supplementary Information

#### **Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land**

**for a Period of 3 Years in “Agriculture” Zone,**

**Various Lots in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-KTN/1200)**

We are writing to submit supplementary information for the subject application, details are as follows:

- Revised application form and plans are provided. (**Annex I, Plans 1 to 3**).
- Majority of the application site (the Site) (i.e. 397 m<sup>2</sup>) has already been covered with concrete of not more than 0.1m in depth for site formation of structures, circulation space and vehicle parking spaces uses. The remaining area (i.e. 90 m<sup>2</sup>) will be reserved as landscaping area for healthy tree growth (**Plans 1 to 2**).
- The existing trees within the Site will be preserved and well maintained by the application (**Plans 1 to 2**). No tree felling will be carried out within the Site

Should you require more information regarding the application, please contact our Mr. Danny NG at [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
**R-riches Planning Limited**



The logo is a circular seal for 'R-riches Planning Limited'. The outer ring contains the text 'R-riches' at the top and 'Planning Limited' at the bottom. The inner circle contains the Chinese characters '盈華規劃有限公司' (R-riches Planning Limited) in a stylized font.

**Louis TSE**  
Town Planner

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kam Tin North Outline Zoning Plan No.: S/YL-KTN/11
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" Zone
(f) Current use(s) 現時用途	<p>Shop and Services</p> <p>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)</p>

#### 4. “Current Land Owner” of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

is the sole “current land owner”<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。

is one of the “current land owners”<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。

is not a “current land owner”<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification

##### 就土地擁有人的同意/通知土地擁有人的陳述

(a) According to the record(s) of the Land Registry as at ..... (DD/MM/YYYY), this application involves a total of ..... “current land owner(s)”<sup>#</sup>.  
根據土地註冊處截至 ..... 年 ..... 月 ..... 日的記錄，這宗申請共牽涉 ..... 名「現行土地擁有人」<sup>#</sup>。

(b) The applicant 申請人 –

has obtained consent(s) of ..... “current land owner(s)”<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of “current land owner(s)”<sup>#</sup> obtained 取得「現行土地擁有人」<sup>#</sup>同意的詳情

No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼／處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

Proposed operating hours 擬議營運時間

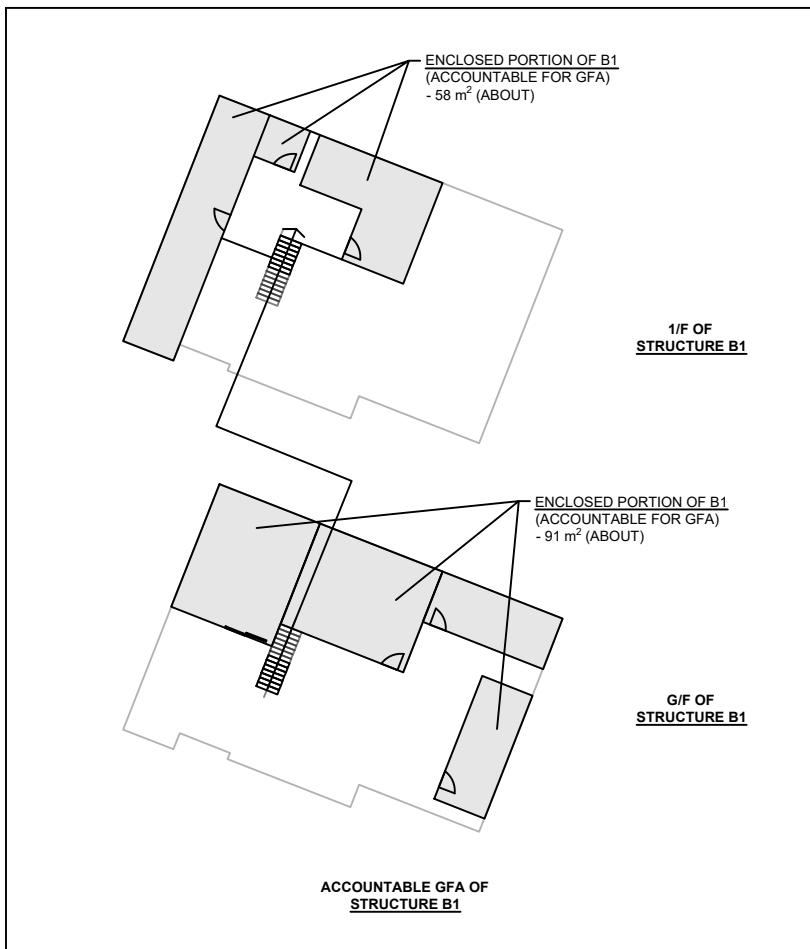
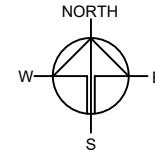
Monday to Sunday from 09:00 to 19:00, including public holidays

<p>(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>		Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))  <input type="checkbox"/> Accessible from Fung Kat Heung Road via Mei Fung Road and a local access ..... <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)  <input type="checkbox"/>
<p>(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。)</p>			
<p>(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？</p>		Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... ..... 
		No 否	<input checked="" type="checkbox"/>
<p>(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？</p>		Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及/或範圍)  <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填地面積 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 0.1 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約 
		No 否	<input type="checkbox"/>
<p>(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？</p>		On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)   	Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> 

**DEVELOPMENT PARAMETERS**

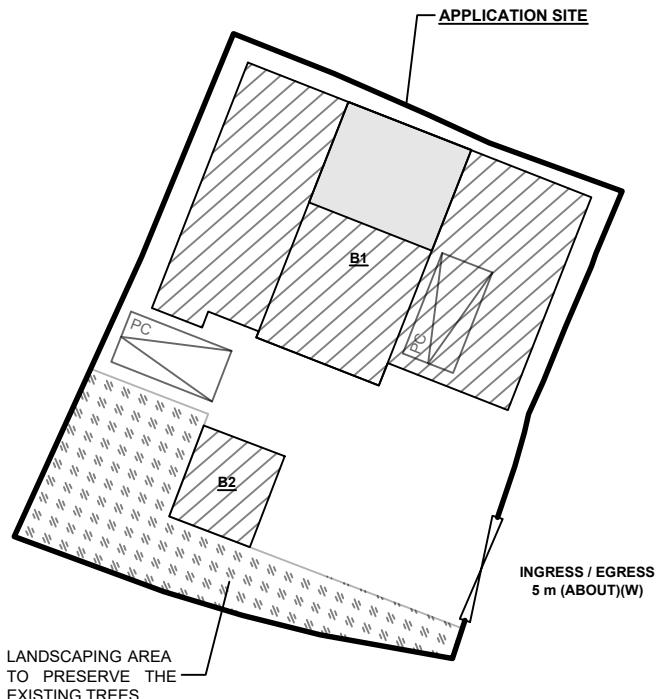
APPLICATION SITE AREA	: 487 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 212 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 275 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.55	(ABOUT)
SITE COVERAGE	: 44 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 270 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 270 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 3 m - 7 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SHOP AND SERVICES, OFFICE, STORAGE OF DOCUMENTS AND WASHROOM	194 m <sup>2</sup> (ABOUT)	252 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(2-STOREY)
B2	RAIN SHELTER FOR FISH TANK	18 m <sup>2</sup> (ABOUT)	18 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
		<b>TOTAL</b>	<b>212 m<sup>2</sup> (ABOUT)</b>	<b>270 m<sup>2</sup> (ABOUT)</b>


**PARKING AND LOADING/UNLOADING PROVISION**

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.


**LEGEND**

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (2 OR 4-SIDE OPEN)
	PARKING SPACE (PRIVATE CAR)
	INGRESS / EGRESS
	LANDSCAPE AREA

 PLANNING CONSULTANT  

 R-RICHES  
 PLANNING LIMITED

 PROJECT  
 TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

 SITE LOCATION  
 VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

 SCALE  
 1 : 350 @ A4

DRAWN BY MN DATE 24.11.2025

CHECKED BY DATE

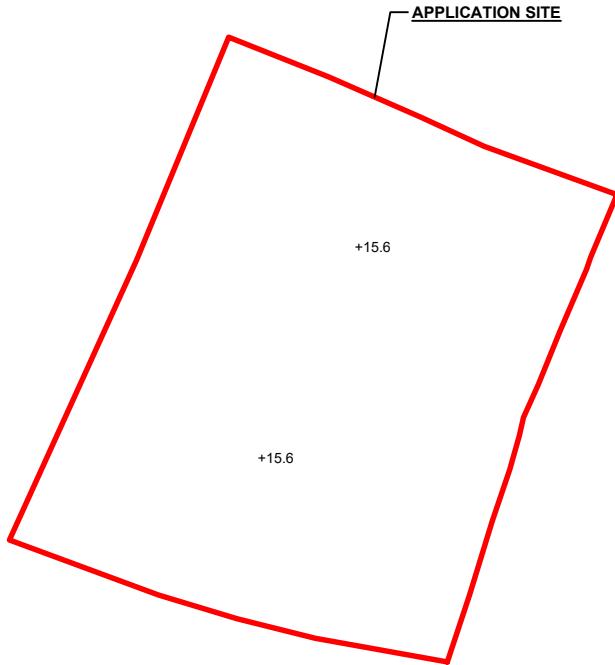
APPROVED BY DATE

 DWG. TITLE LAYOUT PLAN  
 DWG. NO. PLAN 1 VER. 001

THE APPLICATION SITE BEFORE FILLING OF LAND

APPLICATION SITE AREA : 487 m<sup>2</sup> (ABOUT)

SITE LEVELS BEFORE FILLING : +15.6 mPD (ABOUT)



LEGEND

APPLICATION SITE

+15.6 SITE LEVEL BEFORE FILLING

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

FILLING OF LAND AREA OF THE APPLICATION SITE

APPLICATION SITE AREA : 487 m<sup>2</sup> (ABOUT)

EXISTING HARD-PAVED AREA : 397 m<sup>2</sup> (ABOUT)

EXISTING SITE LEVELS : +15.7 mPD (ABOUT)

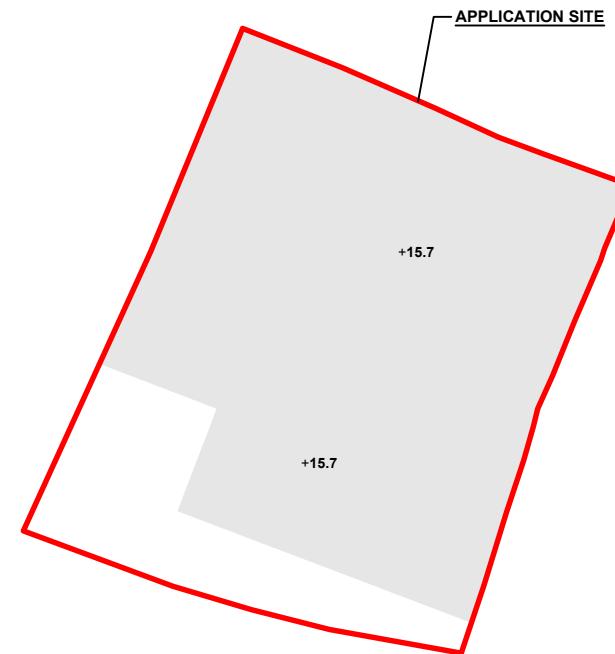
DEPTH OF FILLING : NOT MORE THAN 0.1 m

MATERIAL OF FILLING : CONCRETE

PURPOSE OF FILLING : SITE FORMATION OF STRUCTURE,

PARKING AND CIRCULATION SPACES

THE SITE HAS BEEN FILLED WITH CONCRETE FOR SITE FORMATION OF STRUCTURE AND CIRCULATION AREA UNDER THE PREVIOUS APPLICATION NO. A/YL-KTN/605. NO FURTHER FILLING OF LAND WILL BE CARRIED AT THE APPLICATION SITE.

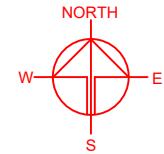


LEGEND

APPLICATION SITE

FILLING OF LAND AREA

+15.7 SITE LEVEL AFTER FILLING



PLANNING CONSULTANT



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SCALE

1 : 350 @ A4

DRAWN BY MN DATE 24.11.2025

CHECKED BY

APPROVED BY

DWG. TITLE

FILLING OF LAND AREA

DWG. NO.

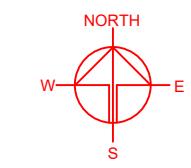
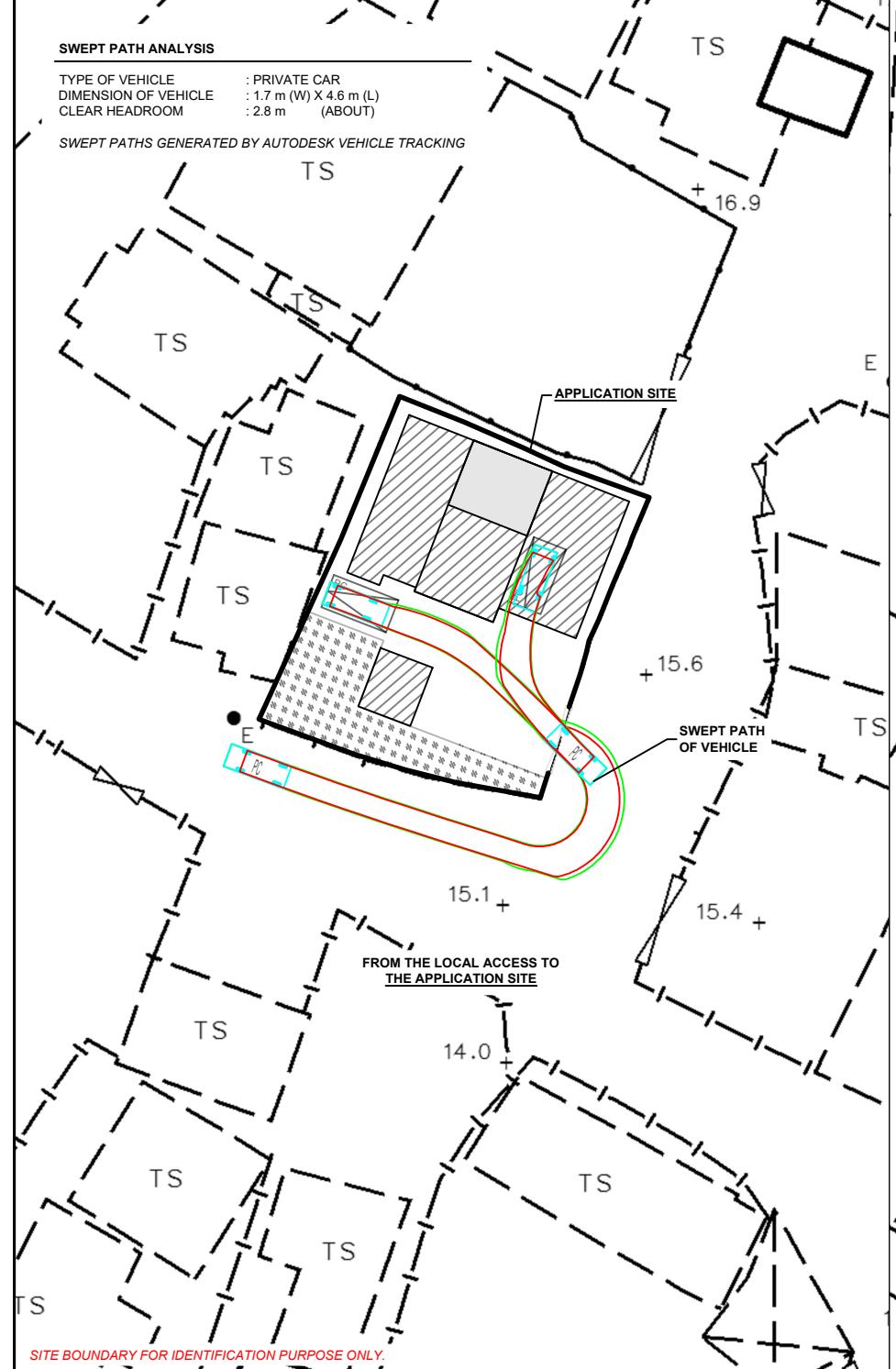
PLAN 2

VER. 001

**SWEPT PATH ANALYSIS**

TYPE OF VEHICLE : PRIVATE CAR  
DIMENSION OF VEHICLE : 1.7 m (W) X 4.6 m (L)  
CLEAR HEADROOM : 2.8 m (ABOUT)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



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SITE LOCATION  
VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE  
1 : 500 @ A4

DRAWN BY	DATE
MN	24.11.2025
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
SWEPT PATH ANALYSIS	
DWG. NO.	VER.
PLAN 3	001