

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,271 m² (ABOUT)

VEHICULAR ACCESS

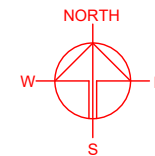
ACCESSIBLE FROM KAM SHEUNG ROAD MTR STATION VIA A FOOTPATH

ACCESSIBLE FROM KAM SHEUNG ROAD MTR STATION VIA A FOOTPATH

APPLICATION SITE

LEGEND

 APPLICATION SITE



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM AND FISHING GROUND) AND RELIGIOUS INSTITUTION WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 103, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 3000 @ A4

DRAWN BY
MN
DATE
14.7.2025

CHECKED BY
DATE

APPROVED BY
DATE

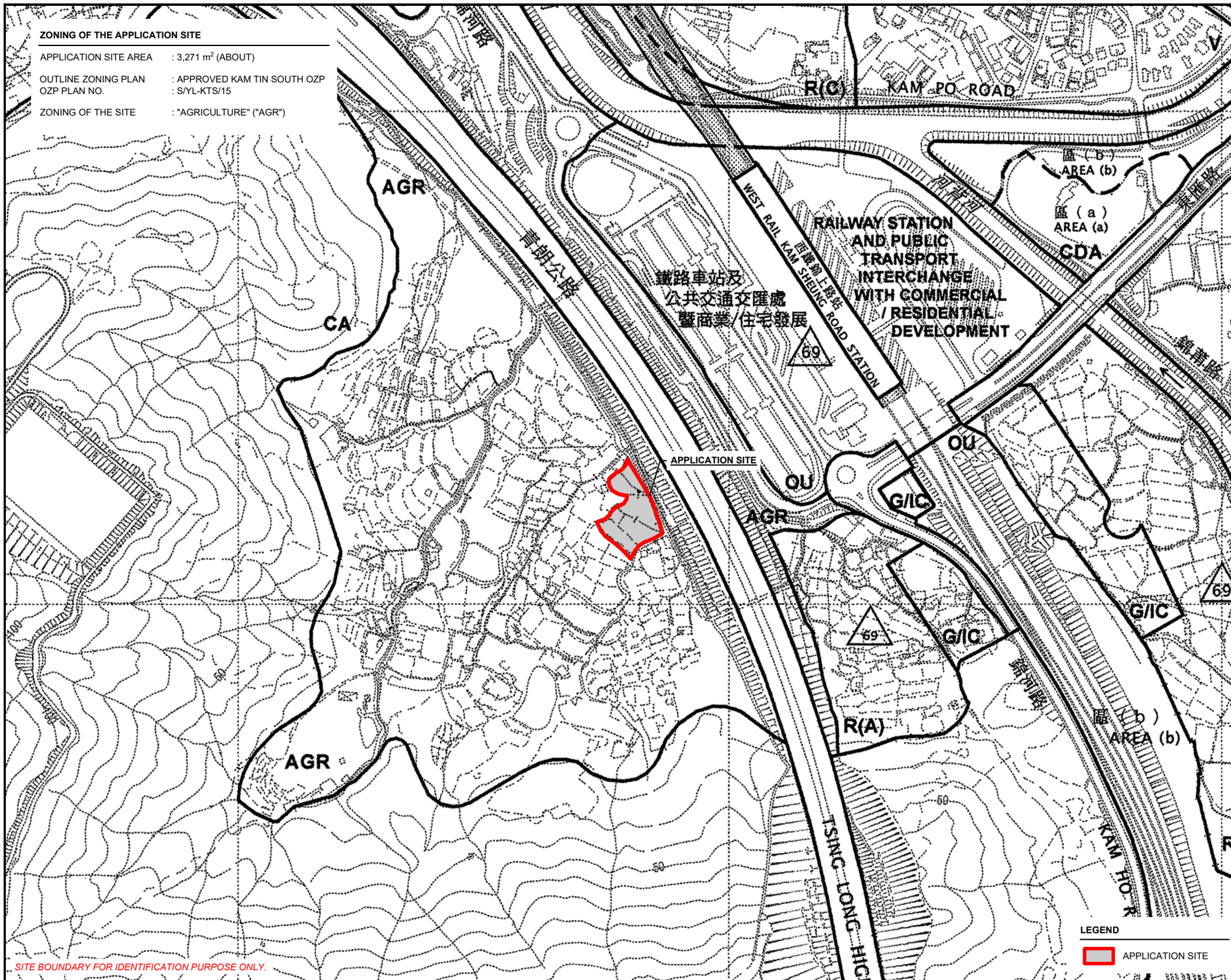
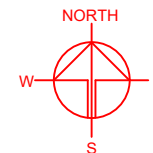
DWG. TITLE
LOCATION PLAN

DWG NO.
PLAN 1
VER.
001

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,271 m² (ABOUT)
OUTLINE ZONING PLAN : APPROVED KAM TIN SOUTH OZP
OZP PLAN NO. : S/YL-KTS/15
ZONING OF THE SITE : "AGRICULTURE" ("AGR")



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LEGEND

 APPLICATION SITE

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SITE LOCATION

VARIOUS LOTS IN D.D. 103, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY : MN
DATE : 14.7.2025

CHECKED BY :
DATE :

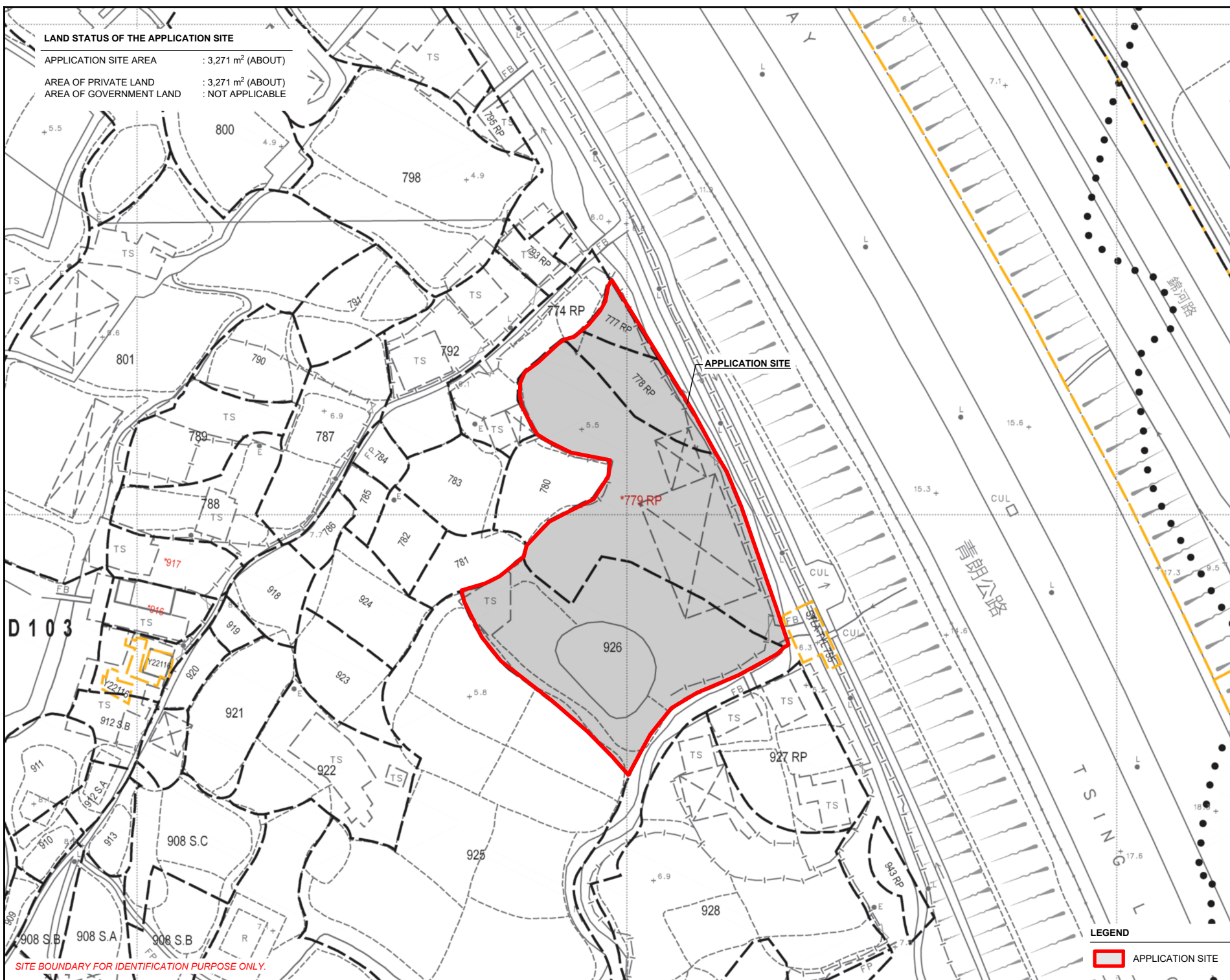
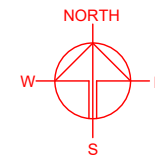
APPROVED BY :
DATE :

DWG. TITLE :
ZONING OF THE SITE

DWG NO. : PLAN 2
VER. : 001

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,271 m² (ABOUT)
 AREA OF PRIVATE LAND : 3,271 m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



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SITE LOCATION

VARIOUS LOTS IN D.D. 103, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1: 1000 @ A4

DRAWN BY

MN

DATE

14.7.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAND STATUS OF THE SITE

DWG NO.

PLAN 3

VER.

001

LEGEND



APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

Our Ref. : DD103 Lot 779 RP
Your Ref. : TPB/A/YL-KTS/1092

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

By E-mail

04 September 2025

Dear Sir,

Supplementary Information

**Proposed Temporary Place of Recreation, Sports or Culture
(Hobby Farm and Fishing Ground) and Religious Institution with Ancillary Facilities
and Associated Filling of Land for a Period of 5 Years in "Agriculture" Zone,
Lots 777 RP, 778 RP, 779 RP and 926 in D.D. 103, Kam Tin, Yuen Long, New Territories
(S.16 Planning Application No. A/YL-KTS/1092)**

We write to submit supplementary information in support of the captioned application.

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

Yours faithfully,

For and on behalf of
R-riches Planning Limited

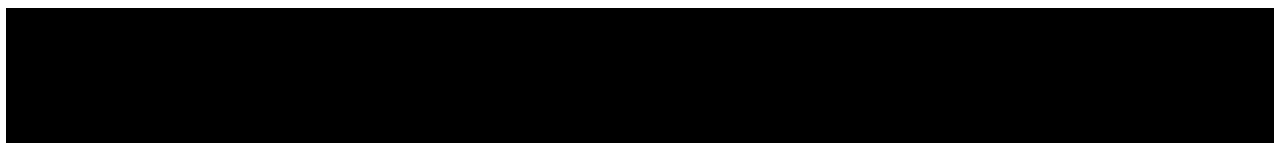


Christian CHIM
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Mr. Michael SO

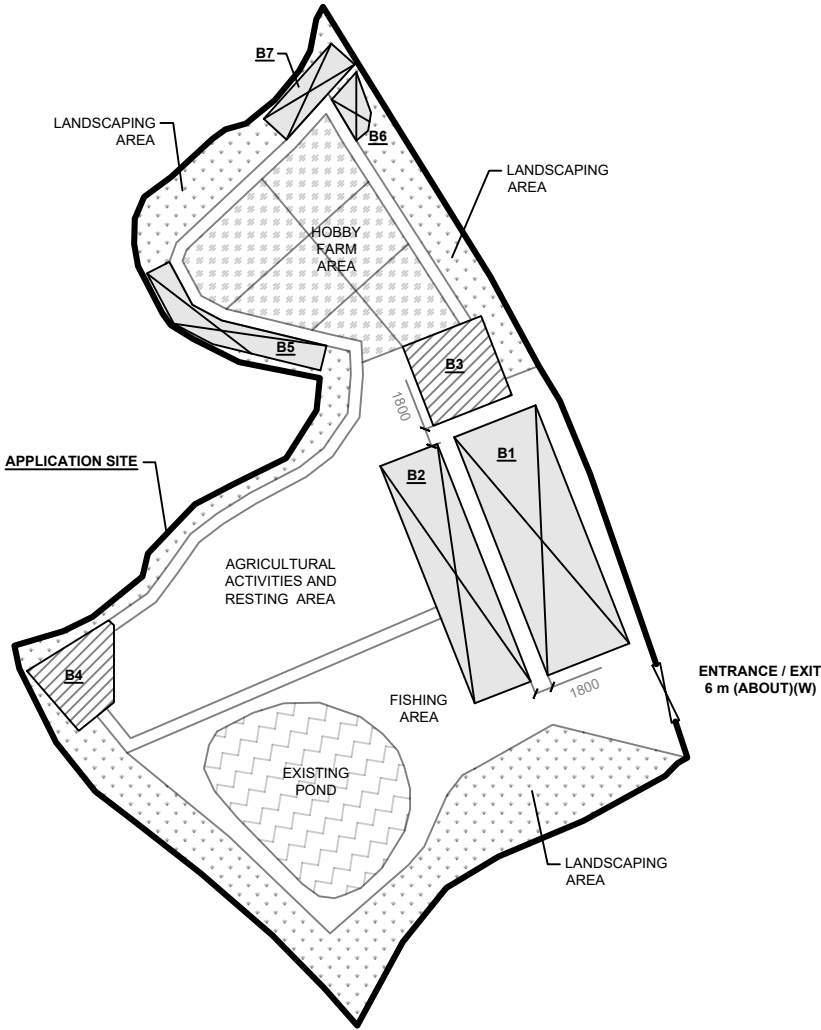
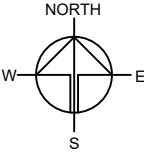
email: mckso@pland.gov.hk)



DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 3,271 m ²	(ABOUT)
COVERED AREA	: 591 m ²	(ABOUT)
UNCOVERED AREA	: 2,680 m ²	(ABOUT)
PLOT RATIO	: 0.18	(ABOUT)
SITE COVERAGE	: 18%	(ABOUT)
NO. OF STRUCTURE	: 7	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 591m ²	(ABOUT)
TOTAL GFA	: 591 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m - 5 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	RECEPTION, SITE OFFICE, WASHROOM, RELIGIOUS ACTIVITIES ROOM	220 m ² (ABOUT)	220 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B2	AGRICULTURAL LEARNING ROOM	152 m ² (ABOUT)	152 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B3	FS WATER TANK AND CONTROL ROOM, AND PANTRY	70 m ² (ABOUT)	70 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B4	STAGE FOR DEMONSTRATION OF VARIOUS ACTIVITIES	54 m ² (ABOUT)	54 m ² (ABOUT)	5 m (ABOUT)(1-STOREY)
B5	STORAGE OF FISHING TOOLS	50 m ² (ABOUT)	50 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B6	STORAGE OF FARMING TOOLS	15 m ² (ABOUT)	15 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B7	STORAGE OF FARMING AND FISHING TOOLS AND METER ROOM	30 m ² (ABOUT)	30 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		591 m ² (ABOUT)	591 m ² (ABOUT)	



LEGEND	
	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (SHED STRUCTURE)
	ENTRANCE / EXIT

NO PARKING AND LOADING / UNLOADING SPACE IS PROVIDED AT THE APPLICATION SITE.

PLANNING CONSULTANT	
PROJECT	
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SITE LOCATION	
VARIOUS LOTS IN D.D. 103, KAM TIN, YUEN LONG, NEW TERRITORIES	
SCALE	
1 : 750 @ A4	
DRAWN BY	DATE
CC	4.9.2025
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
LAYOUT PLAN	
DWG NO.	VER.
PLAN 4	001

FILLING OF LAND AREA OF THE APPLICATION SITE

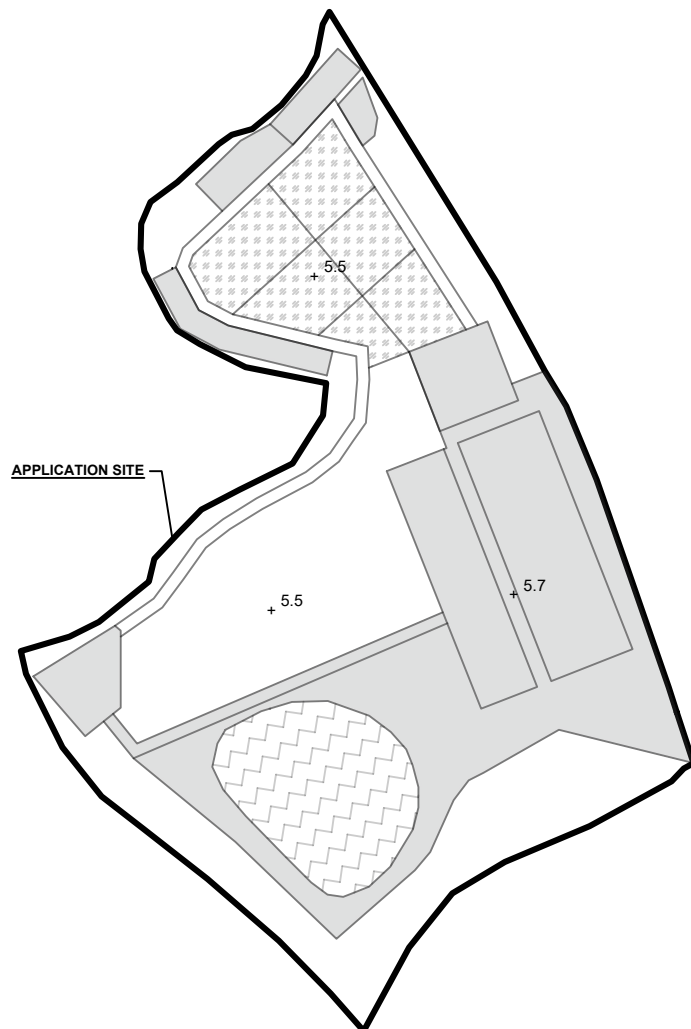
APPLICATION SITE AREA : 3,271 m² (ABOUT)
 PROPOSED FILLING OF LAND AREA : 1,016 m² (ABOUT)
 DEPTH OF LAND FILLING : NOT MORE THAN 0.2 m
 EXISTING SITE LEVEL : +5.5 mPD TO 5.7 mPD (ABOUT)
 MATERIAL OF LAND FILLING : CONCRETE
 PURPOSE OF LAND FILLING : SITE FORMATION OF STRUCTURES AND CIRCULATION AREA

EXISTING POND AREA : 275 m² (ABOUT)
 USE OF POND : FISHING ACTIVITIES

EXISTING FARM AREA : 339 m² (ABOUT)
 USE OF FARM AREA : FARMING ACTIVITIES

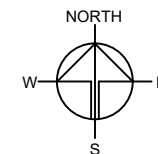
EXISTING LANDSCAPING AREA : 1,641 m² (ABOUT)
 ALL EXISTING TREES WITHIN THE SITE WILL BE PRESERVED.

THE APPLICATION SITE HAS ALREADY BEEN FILLED WITH CONCRETE. NO FURTHER FILLING OF LAND WILL BE CARRIED AT THE SITE AFTER PLANNING PERMISSION HAS BEEN GRANTED FROM THE TOWN PLANNING BOARD.



LEGEND

- APPLICATION SITE
- FILLING OF LAND AREA
- + 4.8 PROPOSED SITE LEVEL



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SITE LOCATION

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SCALE

1 : 750 @ A4

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DWG. TITLE
FILLING OF LAND AREA

DWG NO.
PLAN 5

VER.
001

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