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The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP. 131)**

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of Land
and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas,
or Renewal of Permission for such Temporary Use or Development***

**適用於祇涉及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/發展或該等臨時用途/發展的許可續期的建議***

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

**其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2502482 28/10 By Hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/ YL - KTN/1185
	Date Received 收到日期	2025 -11- 1 0

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Wing Ho Yuen Landscaping Company Limited 永豪園綠化工程有限公司

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

R-riches Planning Limited 盈卓規劃有限公司

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	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
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 3,565 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 332 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) N/A sq.m 平方米 <input type="checkbox"/> About 約

(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 OZP 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	Office for Permitted Agriculture Use (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)

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"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (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"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- ☐ 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)"[#].
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」[#]。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)"[#] obtained 取得「現行土地擁有人」[#]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)

- ☐ has notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
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 notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(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)

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)^{#&}
於_____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)在指定報章就申請刊登一次通知[&]

- ☒ posted notice in a prominent position on or near application site/premises on
06/10/2025 - 20/10/2025 (DD/MM/YYYY)[&]
於_____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]

- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 27/10/2025 (DD/MM/YYYY)[&]
於_____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

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 Office for Permitted Agricultural Use 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☒ year(s) 年 3☐ 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 ☒ About 約

Proposed covered land area 擬議有上蓋土地面積 332sq.m ☒ 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 ☐ About 約

Proposed non-domestic floor area 擬議非住用樓面面積 332sq.m ☒ About 約

Proposed gross floor area 擬議總樓面面積 332sq.m ☒ 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)

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SITE OFFICE, MEETING ROOM AND COVERED CAR PARKING SPACES	127 m ² (ABOUT)	127 m ² (ABOUT)	4.5 m (ABOUT)(1-STORY)
B2	PORTABLE TOILET	8 m ² (ABOUT)	8 m ² (ABOUT)	3 m (ABOUT)(1-STORY)
B3	GARDENER RESTING ROOM	18 m ² (ABOUT)	18 m ² (ABOUT)	2.8 m (ABOUT)(1-STORY)
B4	STORAGE OF FARM TOOLS	18 m ² (ABOUT)	18 m ² (ABOUT)	2.8 m (ABOUT)(1-STORY)
B5	STORAGE OF FARM TOOLS	18 m ² (ABOUT)	18 m ² (ABOUT)	2.8 m (ABOUT)(1-STORY)
B6	GREENHOUSE	54 m ² (ABOUT)	54 m ² (ABOUT)	3 m (ABOUT)(1-STORY)
B7	STORAGE OF FERTILIZER & FARM TOOLS	15 m ² (ABOUT)	15 m ² (ABOUT)	2.8 m (ABOUT)(1-STORY)
B8	CLAUSTRUM	3 m ² (ABOUT)	3 m ² (ABOUT)	2.8 m (ABOUT)(1-STORY)
TOTAL		332 m ² (ABOUT)	332 m ² (ABOUT)	

*STRUCTURES B3 TO B8 AND B7 ARE CONTAINER CONVERTED STRUCTURES

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)

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位 N/A

Coach Spaces 旅遊巴車位 N/A

Light Goods Vehicle Spaces 輕型貨車車位 1

Medium Goods Vehicle Spaces 中型貨車車位 N/A

Heavy Goods Vehicle Spaces 重型貨車車位 N/A

Others (Please Specify) 其他 (請列明)

Proposed operating hours 擬議營運時間 Mondays to Saturdays from 09:00 to 19:00. No operation on Sundays and public holidays.			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	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)) Accessible from Kong Po Road via a local access.	
	No 否	<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"/>	
(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。)			
(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？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input 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 type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 851 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 0.2m 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 checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	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"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
		

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
位於鄉郊地區或受規管地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

Please refer to the supplementary statement.

8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Michael WONG

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

R-riches Planning Limited 盈卓規劃有限公司

☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

28/10/2025

**Remark 備註**

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要	
(Please provide details in both English and Chinese <u>as far as possible</u> . 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>  </div> <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	<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;"> <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ </div> <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;"> <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ </div>
Applied use/ development 申請用途/發展	Temporary Office for Permitted Agricultural Use and Associated Filling of Land for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	332 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.09 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	8	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	<input type="checkbox"/> (Not more than 不多於) m 米
		N/A	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	2.8 - 4.5 (about)	<input type="checkbox"/> (Not more than 不多於) m 米
		1	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	9.3 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		4
	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)		N/A
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	Taxi Spaces 的士車位		N/A
	Coach Spaces 旅遊巴車位		N/A
	Light Goods Vehicle Spaces 輕型貨車車位		1
	Medium Goods Vehicle Spaces 中型貨車位		N/A
	Heavy Goods Vehicle Spaces 重型貨車車位		N/A
	Others (Please Specify) 其他 (請列明)		N/A

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Plans showing location/zoning/land status/filling of land of/at the Site; and</u>		
<u>Swept path analysis.</u>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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)

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,565 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM KONG PO ROAD VIA A LOCAL ACCESS

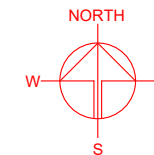
ACCESSIBLE FROM KONG PO
ROAD VIA A LOCAL ACCESS

APPLICATION SITE

LEGEND



APPLICATION SITE



PLANNING CONSULTANT



PROJECT

TEMPORARY OFFICE FOR
PERMITTED AGRICULTURAL
USE AND ASSOCIATED FILLING
OF LAND FOR A PERIOD OF 3
YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 110, KAM
TIN, YUEN LONG, NEW
TERRITORIES

SCALE

1 : 3000 @ A4

DRAWN BY

MN

DATE

22.10.2025

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LOCATION PLAN

DWG NO.

PLAN 1

VER.

001

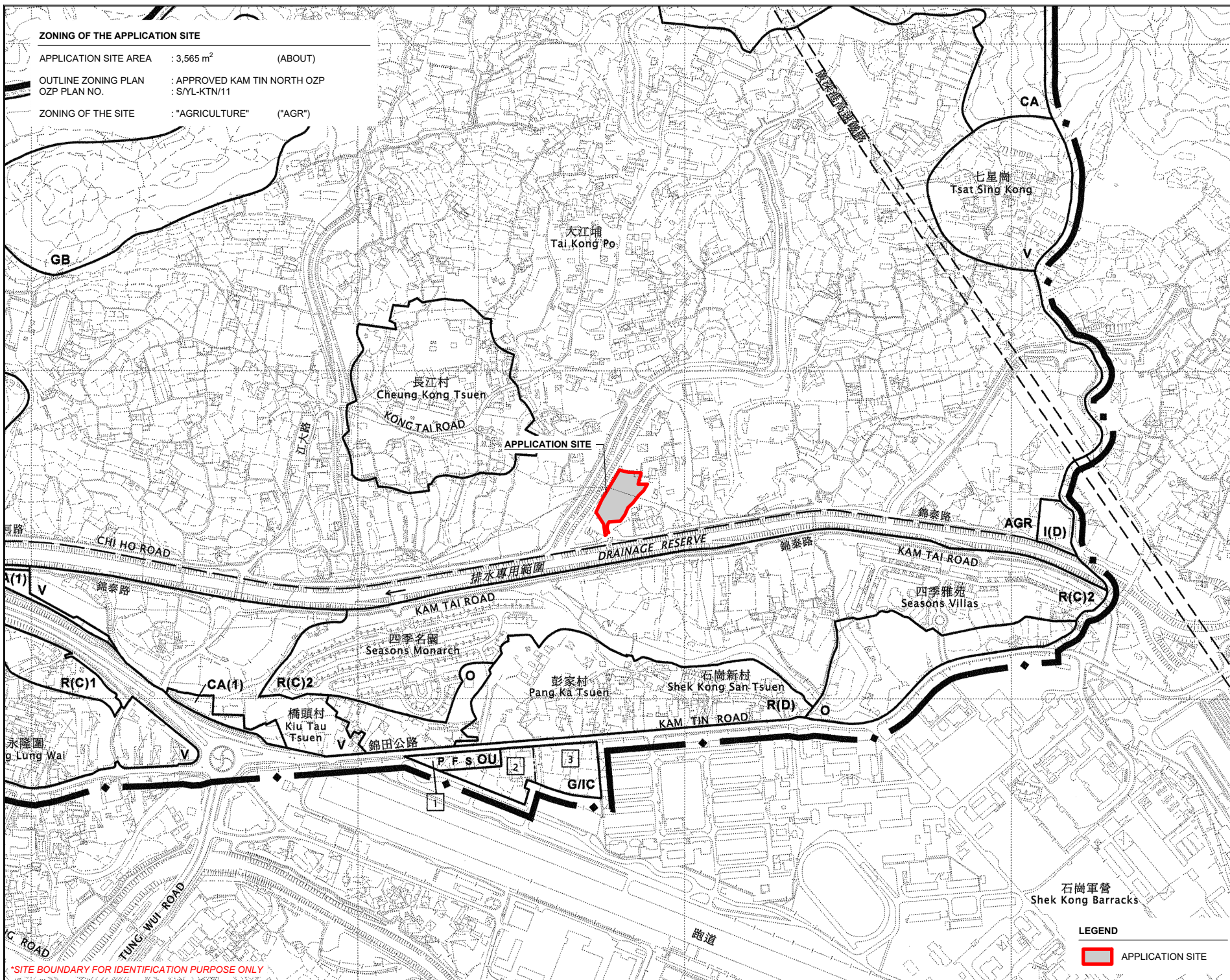
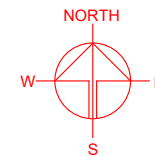
*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 3.565 m² (ABOUT)

OUTLINE ZONING PLAN : APPROVED KAM TIN NORTH OZP
OZP PLAN NO. : S/YL-KTN/11

ZONING OF THE SITE : "AGRICULTURE" ("AGR")



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

APPLICATION SITE

PLANNING CONSULTANT



PROJECT

TEMPORARY OFFICE FOR
PERMITTED AGRICULTURAL
USE AND ASSOCIATED FILLING
OF LAND FOR A PERIOD OF 3
YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 110, KAM
TIN, YUEN LONG, NEW
TERRITORIES

SCALE

1 : 7500 @ A4

DRAWN BY

MN

DATE

22.10.2025

REVISED 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 : 3,565 m² (ABOUT)
 AREA OF PRIVATE LAND : 3,565 m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE

75 RP

7.5 * 87 RP

1348

TS

APPLICATION SITE

86 RP

*76 RP

*114 S.ARP

112 RP

*114 RP

83 RP

83 RP

84

85 SC

85 S.ARP

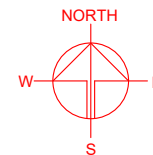
115

道路 +72 Road

排水口
Outfall

LEGEND

APPLICATION SITE



PLANNING CONSULTANT



PROJECT

TEMPORARY OFFICE FOR
 PERMITTED AGRICULTURAL
 USE AND ASSOCIATED FILLING
 OF LAND FOR A PERIOD OF 3
 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 110, KAM
 TIN, YUEN LONG, NEW
 TERRITORIES

SCALE

1:750 @ A4

DRAWN BY

MN

DATE

22.10.2025

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAND STATUS OF THE SITE

DWG NO.

PLAN 3

VER.

001

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

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)
NO. OF STRUCTURE	: 8	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 332 m ²	(ABOUT)
TOTAL GFA	: 332 m ²	(ABOUT)
BUILDING HEIGHT	: 2.8 m - 4.5 m	(ABOUT)
NO. OF STOREY	: 1	

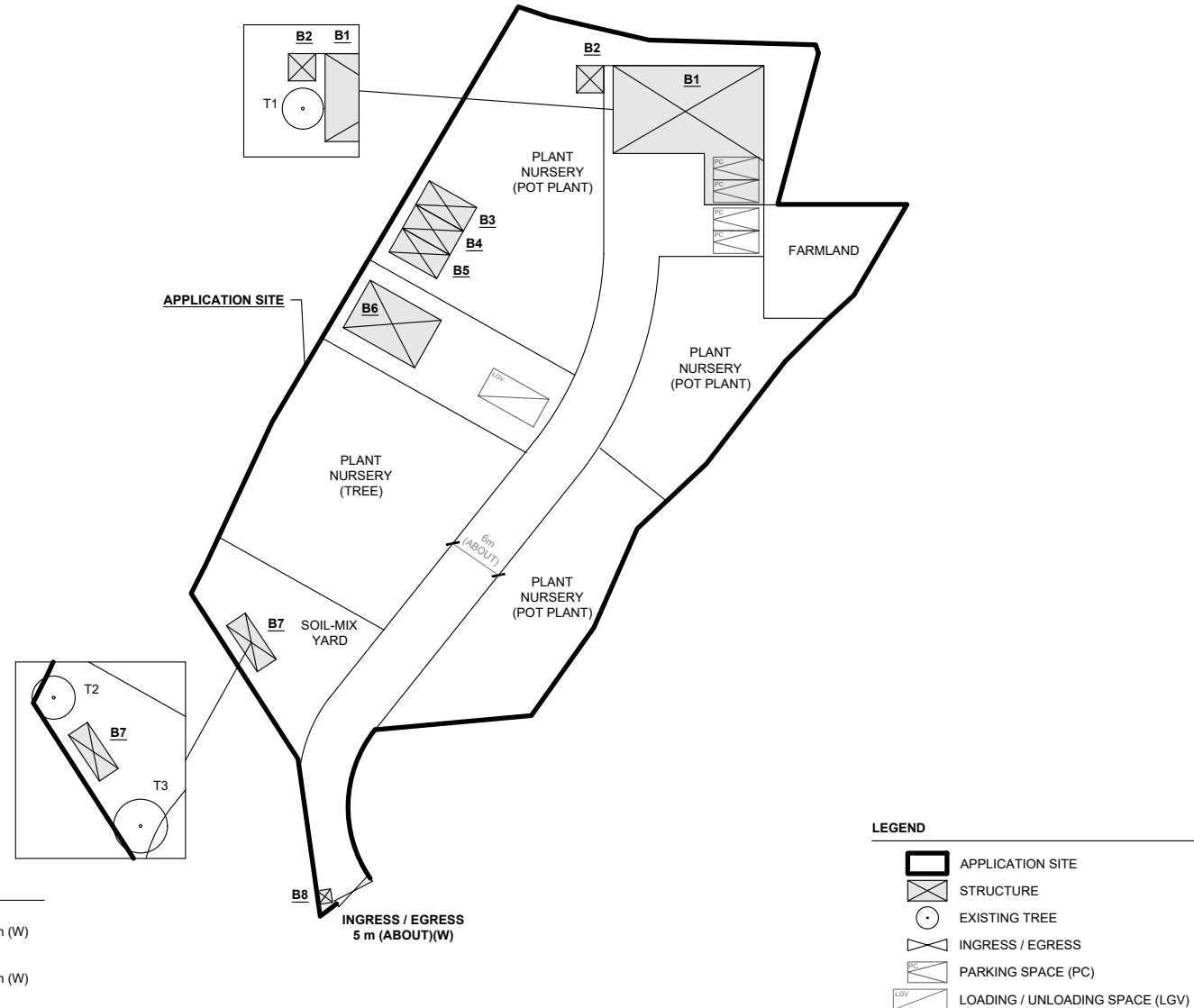
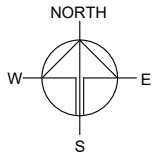
PRESERVATION OF EXISTING TREES

NO. OF EXISTING TREES	: 3 (T1 - T3)
DETAILS OF TREES	: T1 - <i>MORUS ALBA</i> 5 m (H) x 6 m (SP)
	: T2 - <i>CELTIS SINENSIS</i> 6 m (H) x 7 m (SP)
	: T3 - <i>MACARANGA TANARIUS</i> 5 m (H) x 4 m (SP)

ALL THE EXISTING TREES WITHIN THE SITE WILL BE WELL-MAINTAINED BY THE APPLICANT DURING THE PLANNING APPROVAL PERIOD.

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	GUARDROOM	3 m ² (ABOUT)	3 m ² (ABOUT)	2.8 m (ABOUT)(1-STOREY)
TOTAL		332 m ² (ABOUT)	332 m ² (ABOUT)	

*STRUCTURES B3 TO B5 AND B7 ARE CONTAINER-CONVERTED STRUCTURES



PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/U SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/U SPACE	: 7 m (L) x 3.5 m (W)

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

PLANNING CONSULTANT



PROJECT

TEMPORARY OFFICE FOR PERMITTED AGRICULTURAL USE AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 110, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 750 @ A4

DRAWN BY

MN

DATE

22.10.2025

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAYOUT PLAN

DWG NO.

PLAN 4

VER.

001

FILLING OF LAND AT THE APPLICATION SITE

APPLICATION SITE AREA	: 3,565 m ²	(ABOUT)
EXISTING FILLED AREA	: 851 m ²	(ABOUT)
EXISTING SITE LEVELS	: +7.2 mPD - +7.3 mPD	(ABOUT)
DEPTH OF FILLING	: NOT MORE THAN 0.2 m	
PURPOSE OF FILLING	: SITE FORMATION OF STRUCTURES, PARKING SPACE AND CIRCULATION PURPOSE	

THE APPLICATION HAS BEEN PAVED WITH CONCRETE UNDER THE PREVIOUS APPLICATION. **NO** FURTHER FILLING OF LAND IS REQUIRED FOR THE CURRENT APPLICATION.

SOILED GROUND

NO SITE FORMATION IS
REQUIRED FOR THIS
STRUCTURE

SOILED GROUND

NO SITE FORMATION IS
REQUIRED FOR THIS
STRUCTURE

SOILED GROUND

NO SITE FORMATION IS
REQUIRED FOR THIS
STRUCTURE

APPLICATION SITE

LAND FILLING AREA



EXISTING SITE LEVEL	: +7.3 mPD (ABOUT)
PURPOSE OF FILLING	: SITE FORMATION OF STRUCTURE
LAND FILLING AREA	: 197m ² (ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2m

THIS PORTION OF THE SITE HAS BEEN PAVED WITH CONCRETE. **NO** FURTHER FILLING OF LAND IS REQUIRED FOR THE CURRENT APPLICATION.

LAND FILLING AREA



EXISTING SITE LEVEL	: +7.2m PD (ABOUT)
PURPOSE	: CIRCULATION AND PARKING SPACE
LAND FILLING AREA	: 654m ² (ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.1m

THIS PORTION OF THE SITE HAS BEEN PAVED WITH CONCRETE. **NO** FURTHER FILLING OF LAND IS REQUIRED FOR THE CURRENT APPLICATION.

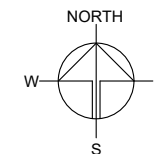
LEGEND



APPLICATION SITE



INGRESS / EGRESS



PLANNING CONSULTANT



PROJECT

TEMPORARY OFFICE FOR
PERMITTED AGRICULTURAL
USE AND ASSOCIATED FILLING
OF LAND FOR A PERIOD OF 3
YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 110, KAM
TIN, YUEN LONG, NEW
TERRITORIES

SCALE

1 : 750 @ A4

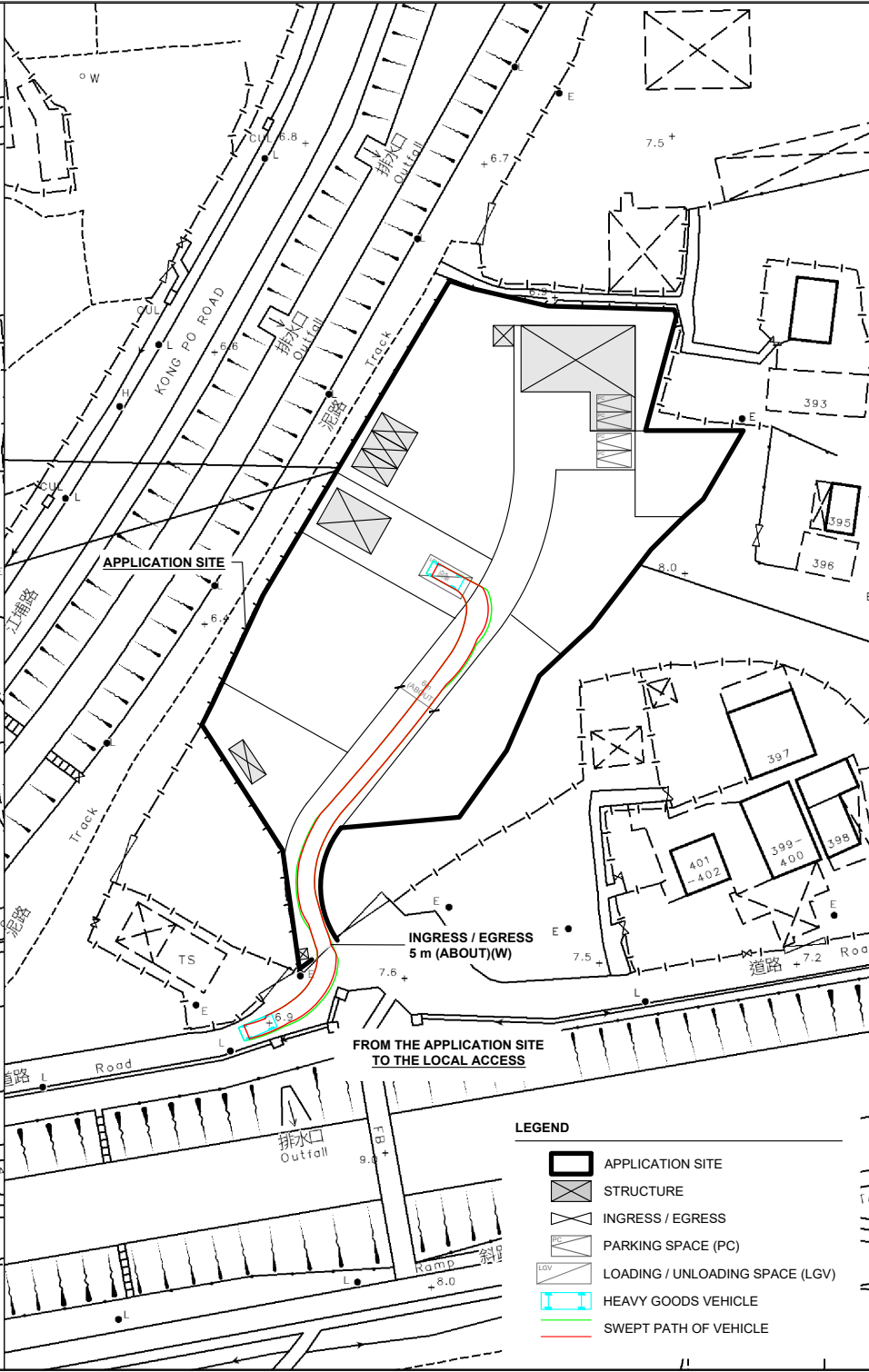
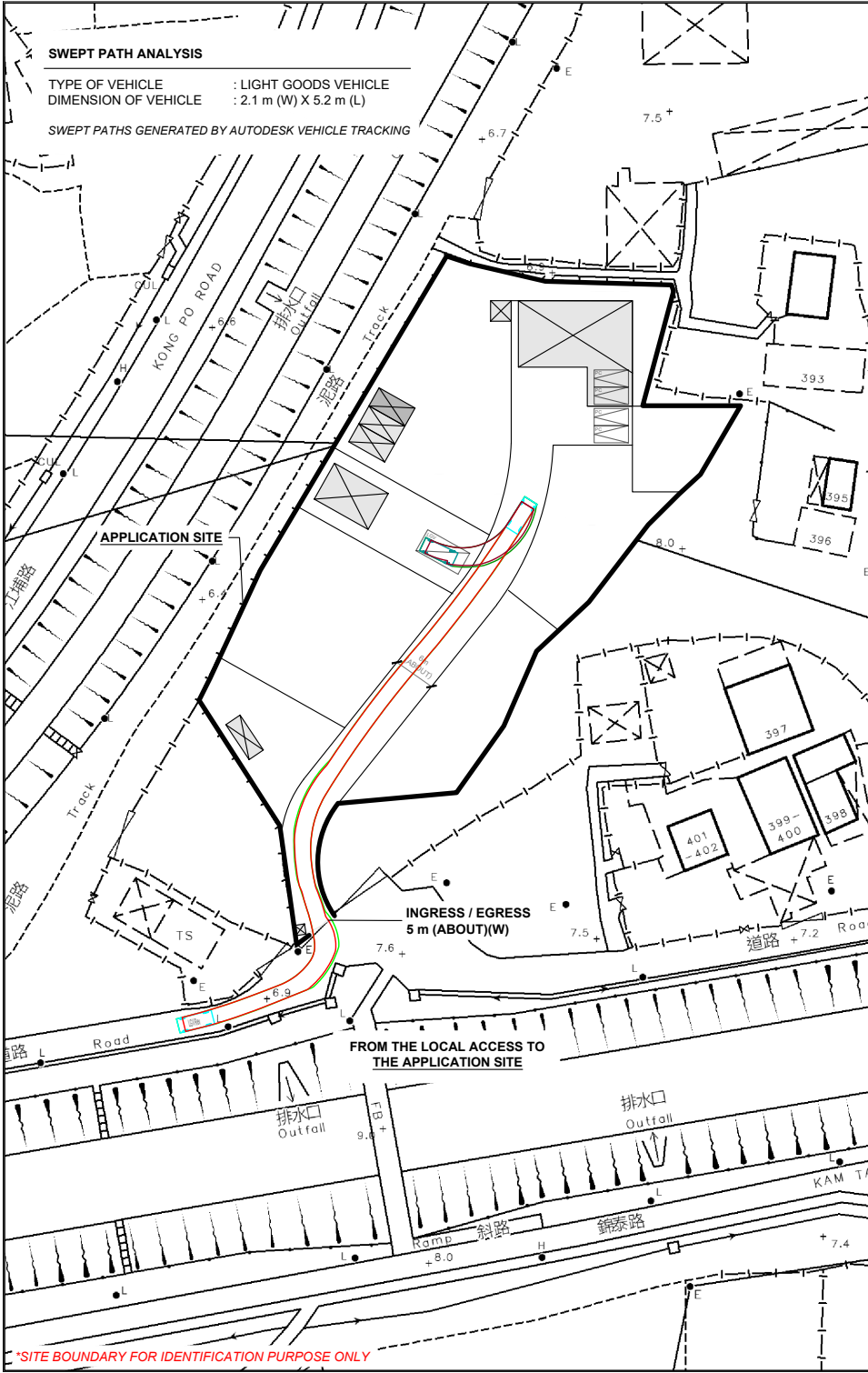
DRAWN BY	DATE
MN	22.10.2025
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE

FILLING OF LAND AREA

DWG NO.	VER.
PLAN 5	001

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



NORTH

W E S

PLANNING CONSULTANT

R-RICHES
IPLANNING LIMITED

PROJECT

TEMPORARY OFFICE FOR
PERMITTED AGRICULTURAL
USE AND ASSOCIATED FILLING
OF LAND FOR A PERIOD OF 3
YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 110, KAM
TIN, YUEN LONG, NEW
TERRITORIES

SCALE

1: 1000 @ A4

DRAWN BY

MN

DATE

22.10.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS

DWG NO.

PLAN 6

VER.

001

規 劃 署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中染大廈 22 樓 2202 室



Planning Department

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference : DD110 Lot 84 (Part) & VL
本署檔號 Our Reference : TPB/A/YL-KTN/760
電話號碼 Tel. No. : 3168 4037
傳真機號碼 Fax No. : 3168 4074 / 3168 4075

By Post & Fax (2323 3662)

R-riches Property Consultants Ltd.

(Attn: Orpheus LEE)

9 September 2022

Dear Sir/Madam,

**Submission for Compliance with Approval Condition (d)
- Submission of Drainage Proposal**

**Temporary Office for Permitted Agricultural Use for a Period of 3 Years
and Filling of Land in "Agriculture" Zone, 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
(Application No. A/YL-KTN/760)**

I refer to your submission dated 25.8.2022 for compliance with the captioned approval condition. Relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied with.**
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with.** Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition **has not been complied with.** Please find detailed departmental comments in **Appendix.**

Should you have any queries, please contact Mr. YIM Kwok Ho, Ivan (Tel: 2300 1257) of the Drainage Services Department directly.

Yours faithfully,

(Anthony LUK)

District Planning Officer/
Fanling, Sheung Shui & Yuen Long East
Planning Department

- 2 -

C.C.

CE/MN of DSD

(Attn.: Mr. YIM Kwok Ho, Ivan)

(Fax: 2770 4761)

Internal

CTP/TPB

AL/LD/lw

Our Ref.: DD110 Lot 84 (Part) & VL
Your Ref.: TPB/A/YL-KTN/760

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

By Email

25 August 2022

Dear Sir,

Compliance with Approval Condition (d)

**Proposed Temporary Office for Permitted Agricultural Use for a Period of 3 Years
and Filling of Land in "Agriculture" Zone, 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**

(S16 Planning Application No. A/YL-KTN/760)

We are writing to submit drainage proposal (**Appendix I**) for compliance with approval condition (d) of the subject application, i.e. the submission of drainage proposal. Your kind attention to the matter is much appreciated.

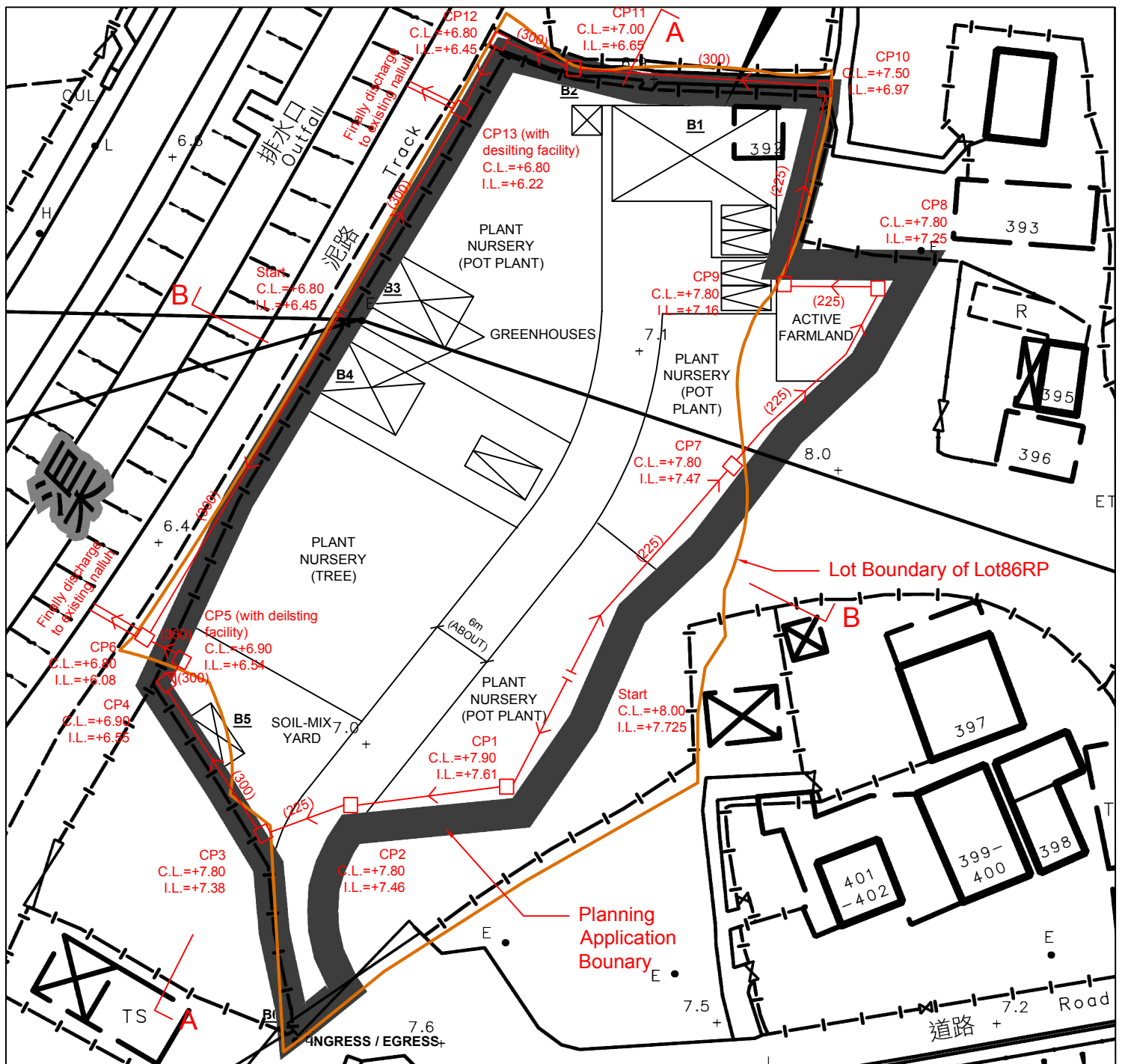
Should you require more information regarding the application, please contact our Ms. Grace WONG at or the undersigned at your convenience.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Orpheus LEE
Planning and Development Consultant

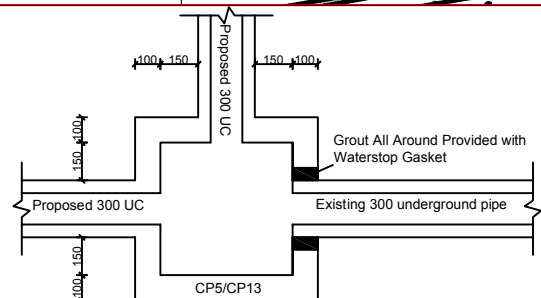


LEGEND

- CP Proposed CatchPit
- (225) Proposed 225UC (1:100) with Cast Iron Cover
- (300) Proposed 300UC (1:100) with Cast Iron Cover
- Existing 300dia underground pipe

Note:

- Catchpits (CP5 and CP13) with desilting facility shall follow CEDD standard drawing No. C24061.
- Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.



Connection Details

正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANTS CO.

Project:

Proposed Temporary Use/Development in Rural Areas for a Period of 3 Years at Lots 84 (Part), 85 S.A RP (Part), 85 S.C (Part) and 113 (Part) in D.D. 110, Kam Tin, Yuen Long, New Territories

(Application No.:A/YL-KTN/760)

Title:

Drainage Proposal

D01

Drawn by:

DM

Date:

12-7-2022

Check by:

DM

Scale:



Within Catchment area A and B
(total area=site area=3565sq.m),
C=0.95 (hatched area=977sq.m),

other area C=0.25,

therefore, for catchment area A & B,
adopted C value

$$= (977 \times 0.95 + 2558 \times 0.25) / 3565$$

$$= 0.44$$

正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANTS CO.

Project:

Proposed Temporary Use/Development in Rural Areas for a Period of 3 Years at Lots 84 (Part), 85 S.A RP (Part), 85 S.C (Part) and 113 (Part) in D.D. 110, Kam Tin, Yuen Long, New Territories

(Application No.:A/YL-KTN/760)

Title:

Catchment Area Plan

D02

Drawn by:

DM

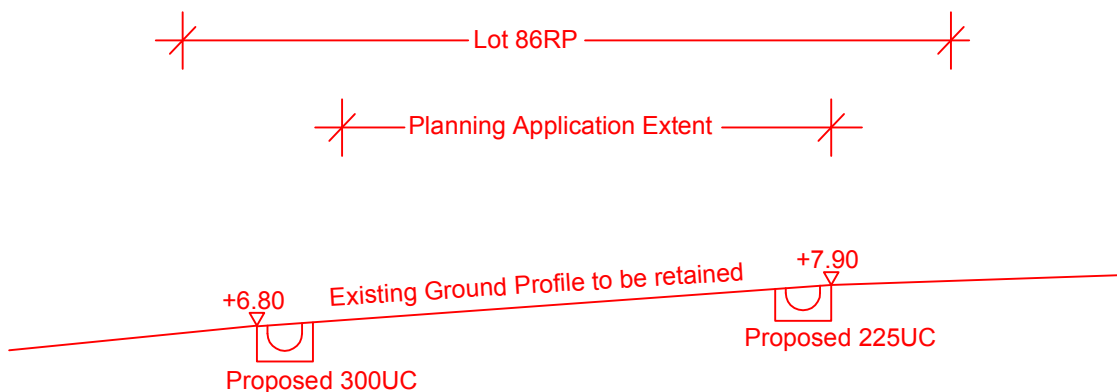
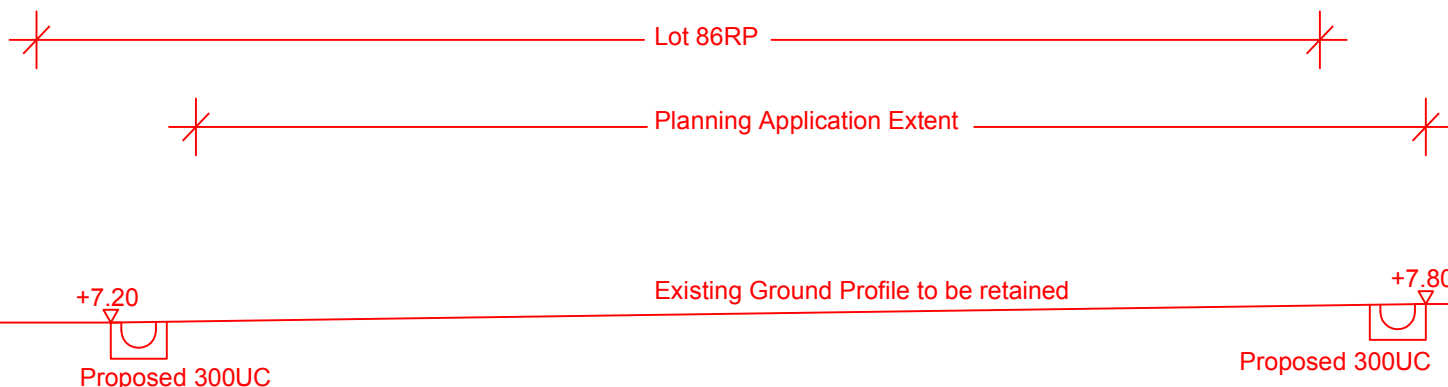
Date:

12-7-2022

Check by:

DM

Scale:



<div>正宏工程顧問公司</div> <div>CHING WAN ENGINEERING CONSULTANTS CO.</div>	Title:		D03
	Sections		
<div>Project</div> <div>Proposed Temporary Use/Development in Rural Areas for a Period of 3 Years at Lots 84 (Part), 85 S.A RP (Part), 85 S.C (Part) and 113 (Part) in D.D. 110, Kam Tin, Yuen Long, New Territories</div> <div>(Application No.:A/YL-KTN/760)</div>	Drawn by:	Date:	
	DM	12-7-2022	
	Check by:	Scale:	
DM	----		

Proposed Temporary Use/Development in Rural Areas for a Period of 3 Years at Lots 84 (Part), 85 S.A RP (Part), 85 S.C (Part) and 113 (Part) in D.D. 110, Kam Tin, Yuen Long, New Territories

Project:

(Application No.:A/YL-KTN/760)

Date:

14/7/2022

Drainage Design Calculation

Catchment Area A = 2083 m²

Calculation of Runoff from the Proposed Development,

$$Q = 0.278 C i A \quad \text{where } A = 11/11 * 3300$$

$$C = 0.44$$

$$\begin{aligned} A &= 2083 && \text{m}^2 \\ &= 0.002083 && \text{km}^2 \end{aligned}$$

$$\text{take } i = 250 \quad \text{mm/hr}$$

$$\begin{aligned} \text{Therefore, } Q &= 0.278 * 0.95 * 250 * 0.0018 \\ &= 0.064 && \text{m}^3/\text{sec} \\ &= \underline{\underline{3822}} && \text{lit/min} \end{aligned}$$

Catchment Area B = 1547 m²

Calculation of Runoff from the Proposed Development,

$$Q = 0.278 C i A \quad \text{where } A = 11/11 * 3300$$

$$C = 0.44$$

$$\begin{aligned} A &= 1547 && \text{m}^2 \\ &= 0.001547 && \text{km}^2 \end{aligned}$$

$$\text{take } i = 250 \quad \text{mm/hr}$$

$$\begin{aligned} \text{Therefore, } Q &= 0.278 * 0.95 * 250 * 0.0018 \\ &= 0.047 && \text{m}^3/\text{sec} \\ &= \underline{\underline{2838}} && \text{lit/min} \end{aligned}$$

$$\text{Catchment Area C} = 580 \text{ m}^2$$

Calculation of Runoff from the Proposed Development,

$$Q = 0.278 C i A \quad \text{where } A = 11/11 \times 3300$$

$$C = 0.95 \quad (\text{P.42 of Stormwater Drainage Manual})$$

$$A = 580 \text{ m}^2 = 0.00058 \text{ km}^2$$

$$\text{take } i = 250 \text{ mm/hr}$$

$$\text{Therefore, } Q = 0.278 \times 0.95 \times 250 \times 0.0018$$

$$= 0.038 \text{ m}^3/\text{sec}$$

$$= \underline{\underline{2298}} \text{ lit/min}$$

$$\text{Catchment Area D} = 788 \text{ m}^2$$

Calculation of Runoff from the Proposed Development,

$$Q = 0.278 C i A \quad \text{where } A = 11/11 \times 3300$$

$$C = 0.95 \quad (\text{P.42 of Stormwater Drainage Manual})$$

$$A = 788 \text{ m}^2 = 0.000788 \text{ km}^2$$

$$\text{take } i = 250 \text{ mm/hr}$$

$$\text{Therefore, } Q = 0.278 \times 0.95 \times 250 \times 0.0018$$

$$= 0.052 \text{ m}^3/\text{sec}$$

$$= \underline{\underline{3122}} \text{ lit/min}$$

$$\text{Maximum } \{A+C, B+D\} = \underline{\underline{6120}} \text{ lit/min} \quad (\text{Provide 300UC(1:100) is OK})$$

$$\text{Maximum}\{C,D\} = \underline{\underline{3122}} \text{ lit/min} \quad (\text{Provide 225UC(1:100) is OK})$$

Calculation of Maximum Capacity of Existing 300mm dia. Underground pipe.

Manning Equation $V = R^{2/3} S_f^{0.5} / n$

where $R = \frac{\pi r^2}{2 \pi r} = \frac{r}{2} = 0.075 \text{ m}$ $\text{dia} = 300 \text{ mm}$ $r = 0.15 \text{ m}$

$n = 0.012 \text{ s/m}^{1/3}$ (Talbe 13 of Stormwater Drainage Manual)

1/100 $S_f = 0.01$

Therefore, $V = 0.2625^{2/3} \times 0.01^{0.5} / 0.012$

$$= 1.482 \text{ m/sec}$$

Maximum Capacity (Q_{\max}) $= V \times A$

$$= 1.482 \times \pi r^2$$

$$= 0.105 \text{ m}^3/\text{sec}$$

1 nos of pipe $= 0.105 \text{ m}^3/\text{sec}$

$$= 6286 \text{ lit/min}$$

$$> 6120 \text{ lit/min}$$

Existing 300mm dia underground pipe (1:100) is OK

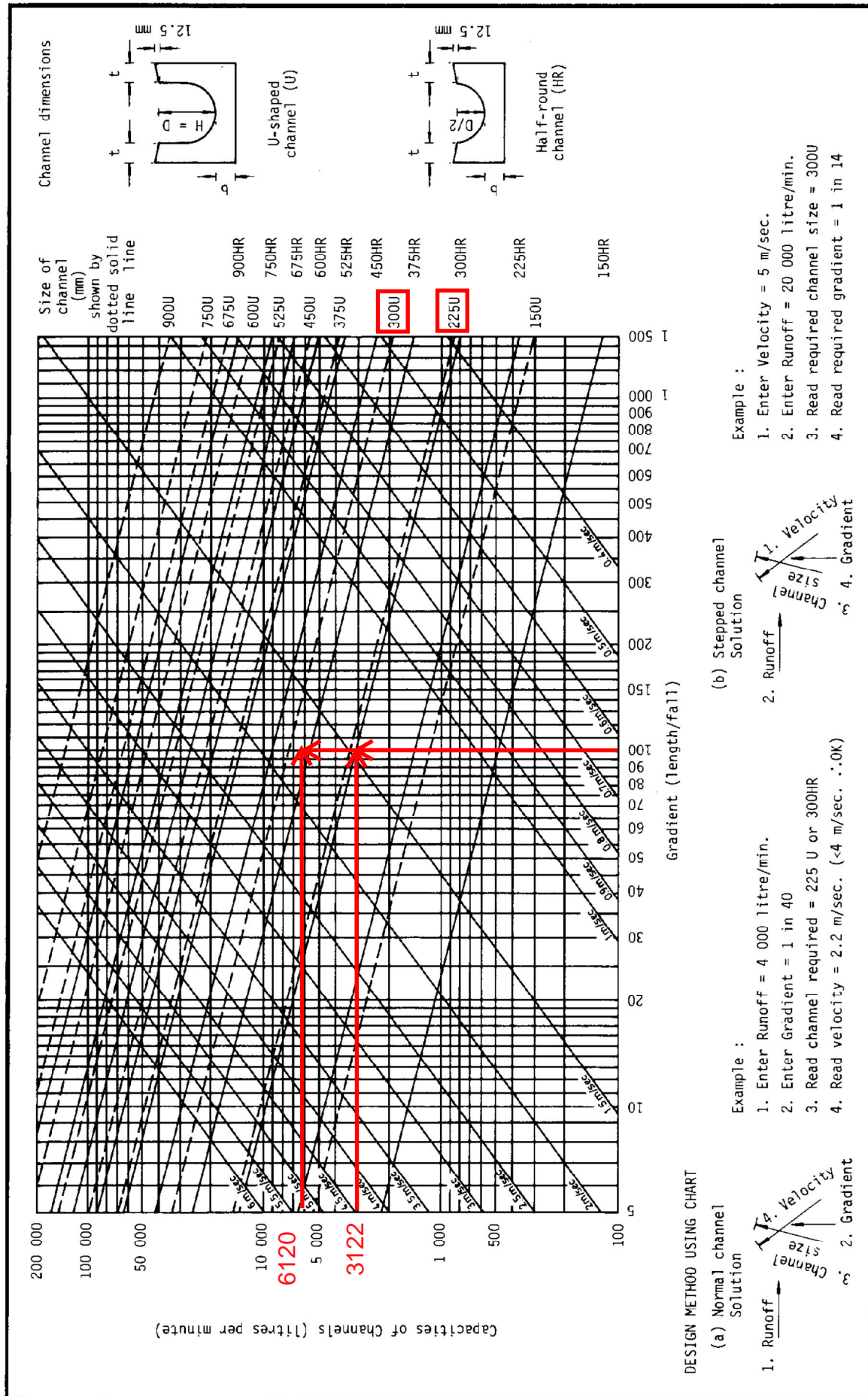
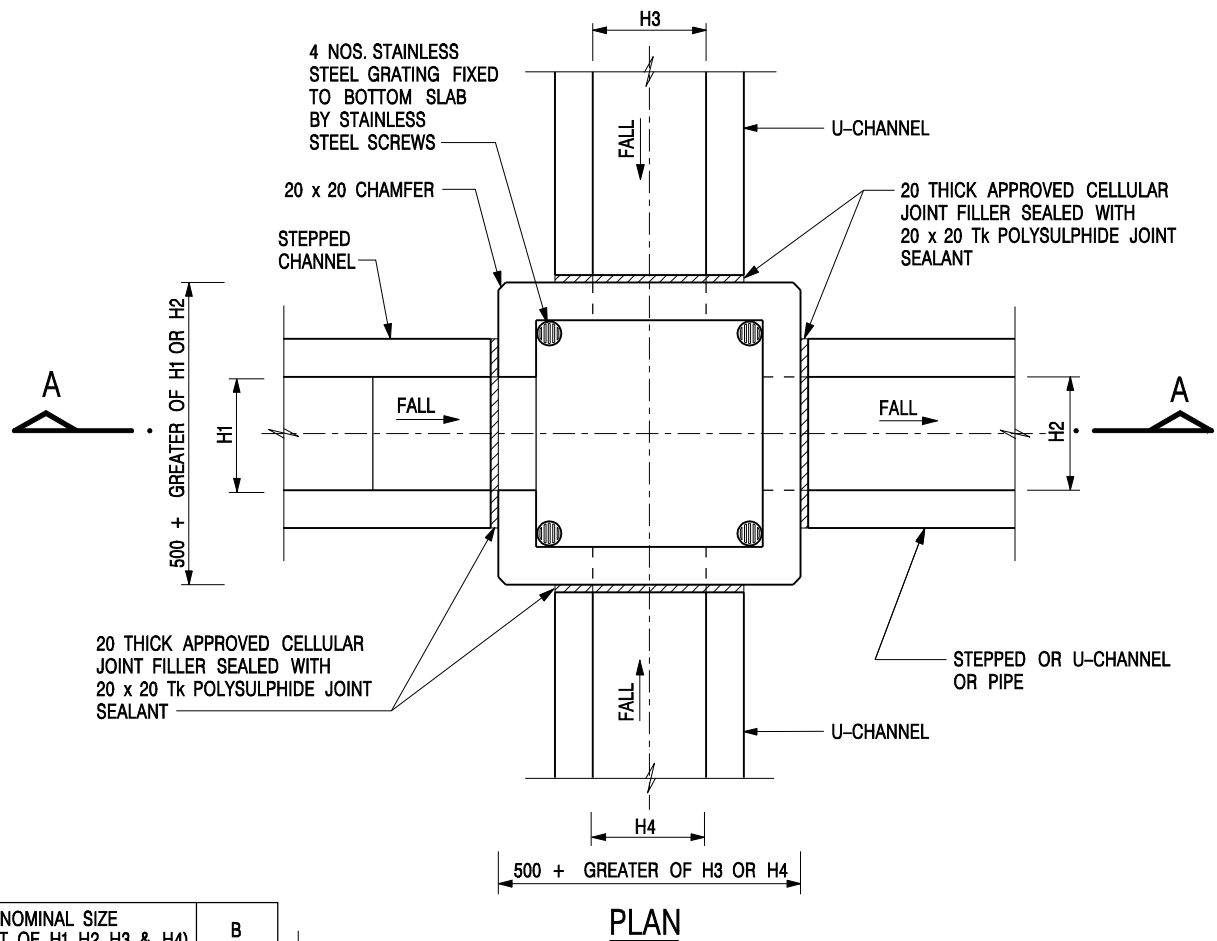
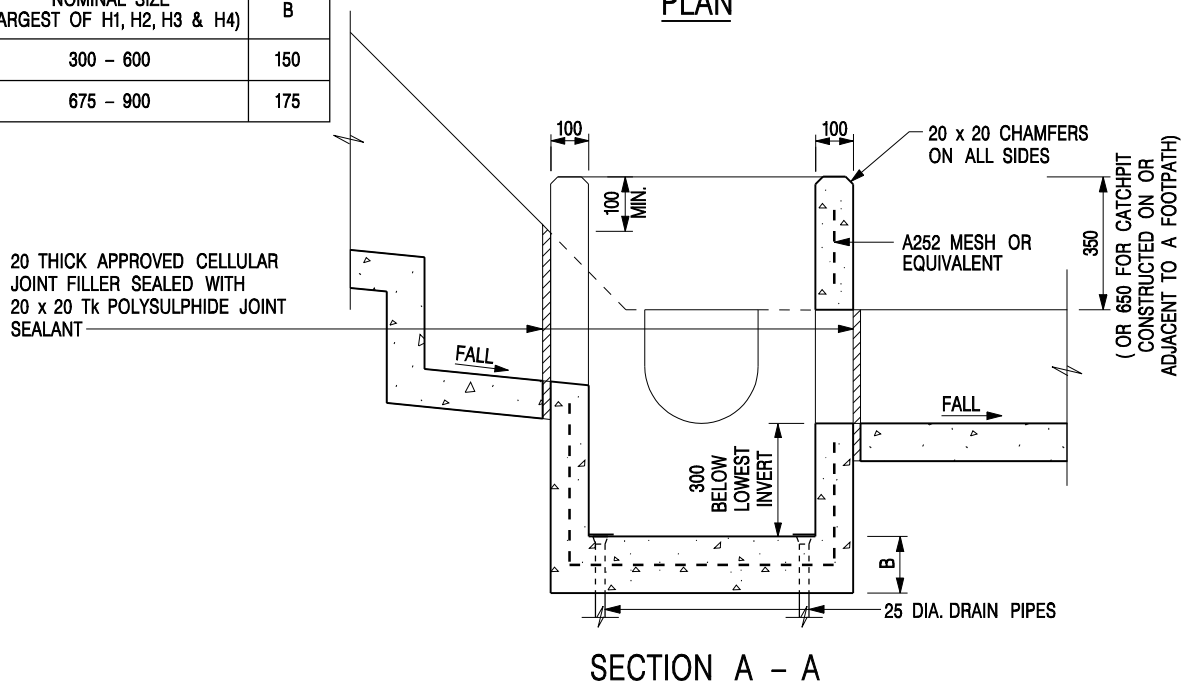


Figure 8.7 - Chart for the Rapid Design of Channels




NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

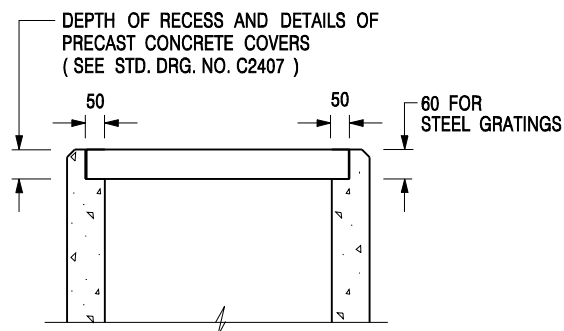


NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT		SCALE 1 : 20	
		DATE JAN 1991	
		DRAWING NO. C2406 /1	



ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'G' ON STD. DRG. NO. C2405; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'F' ON STD. DRG. NO. C2405.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

**CATCHPIT WITH TRAP
(SHEET 2 OF 2)**



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /2

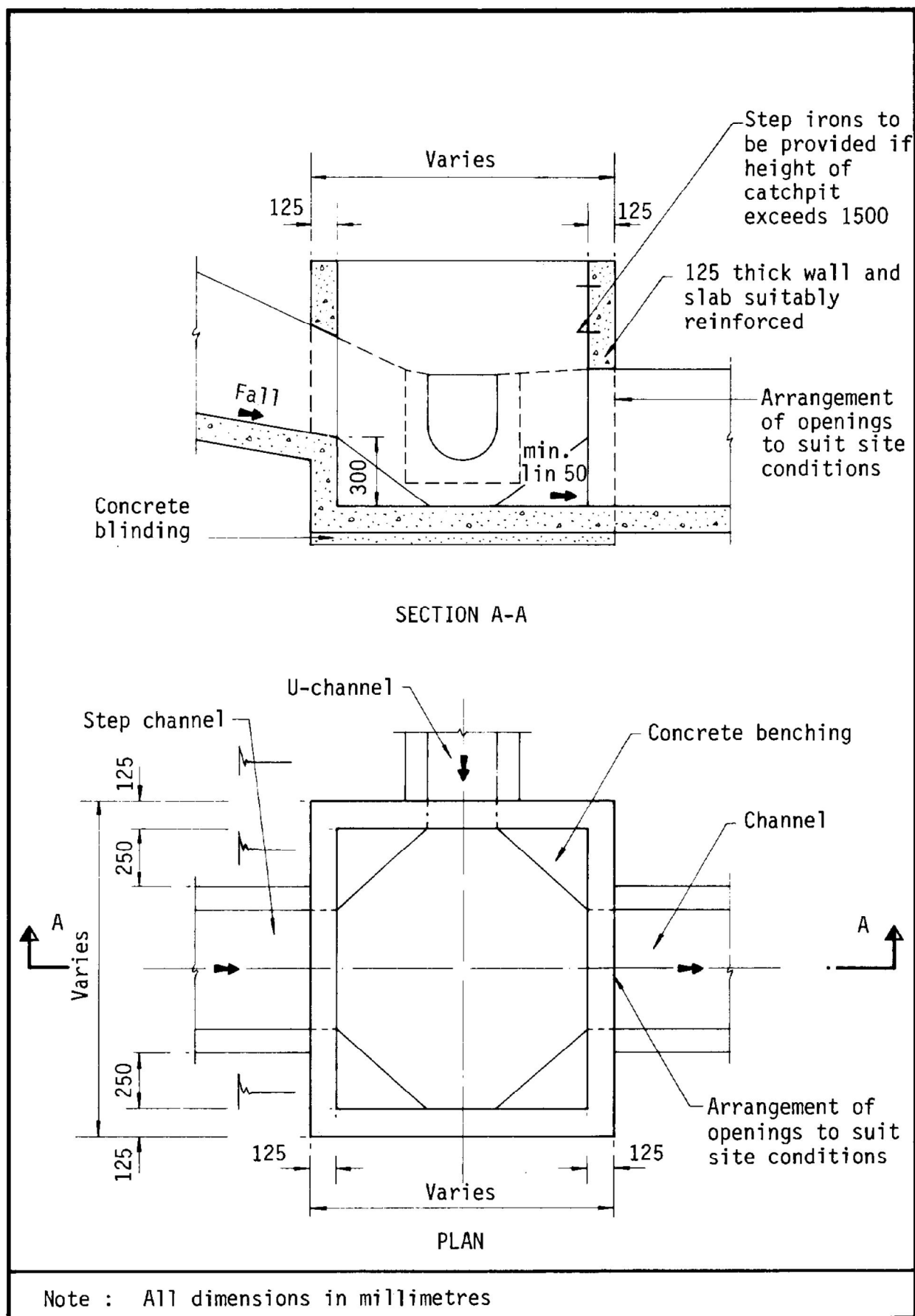
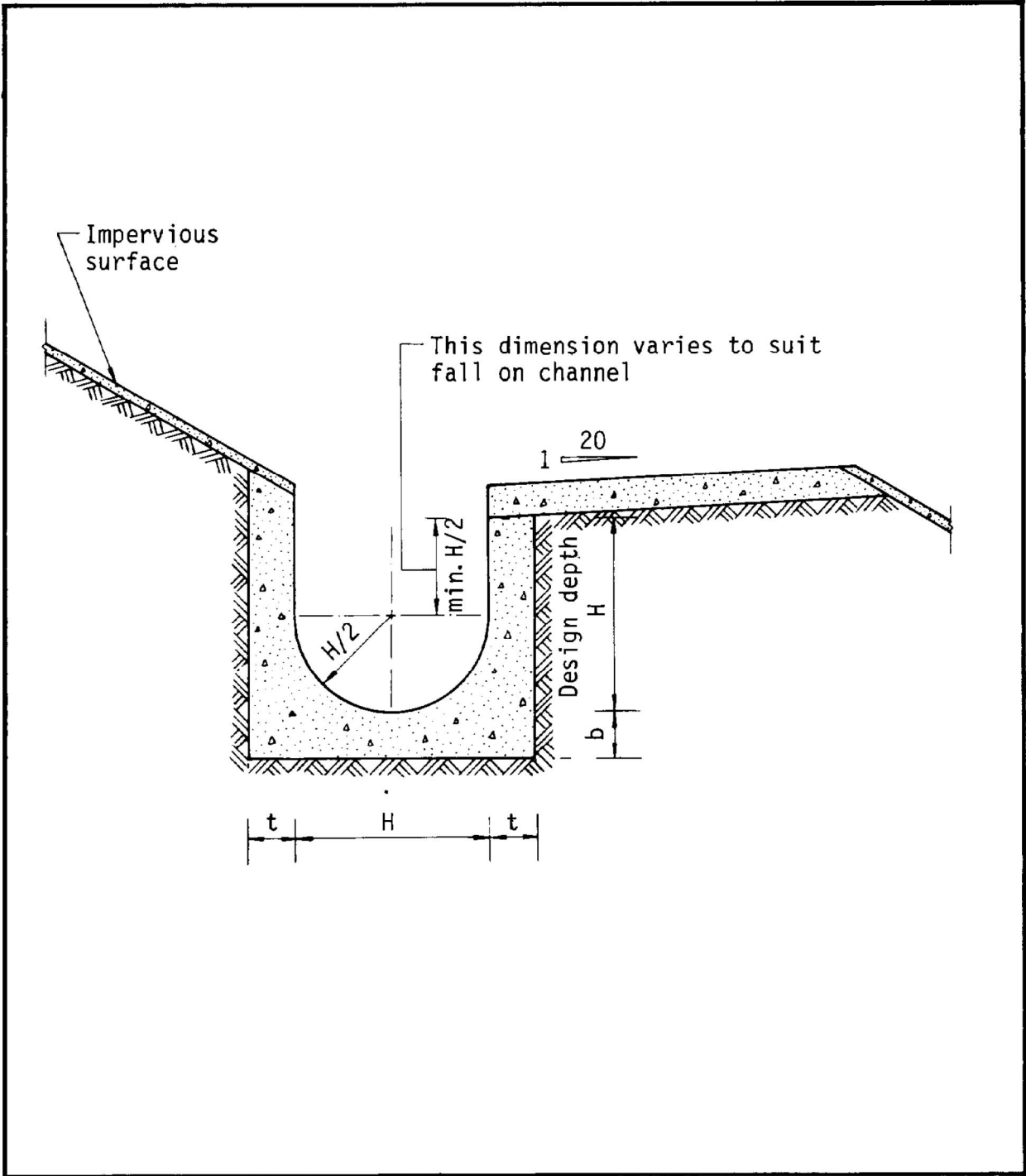


Figure 8.10 - Typical Details of Catchpits



Dimensions of U - channel

Nominal size of channel H (mm)	Thickness t (mm)	Thickness b (mm)
225 to 600	150	150
675 to 1200	175	225

Figure 8.11 - Typical U-channel Details

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

Appendix II - Photographic Records of the Existing Drainage Facilities under Rectification

(a) Photographic records of the existing drainage facilities are as follows:

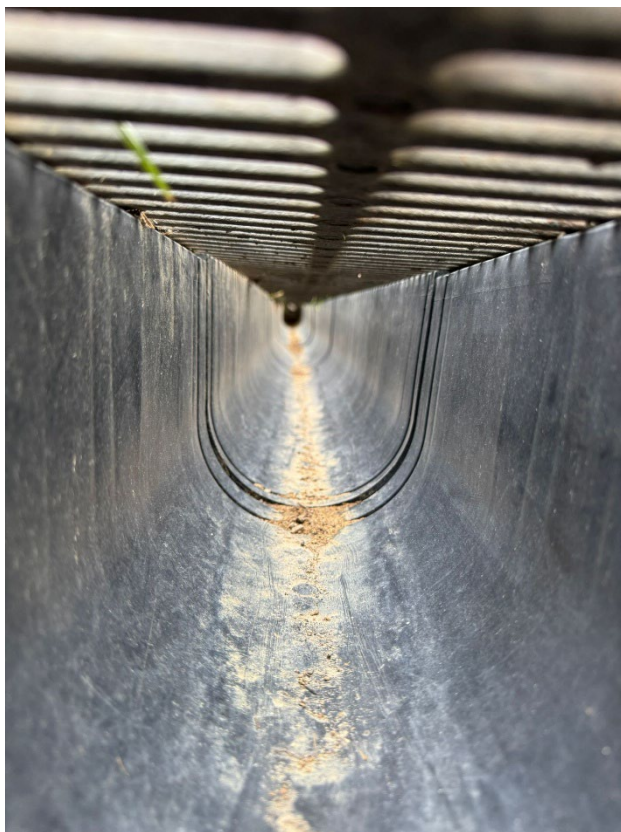
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2

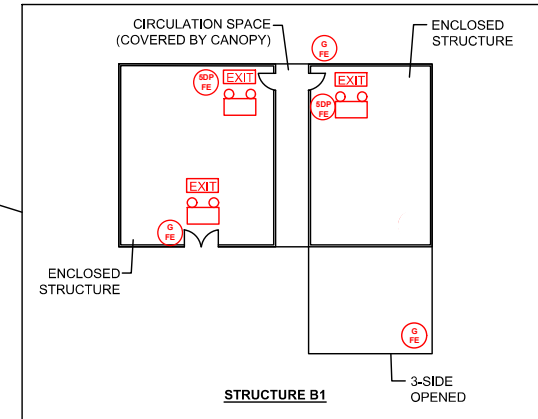
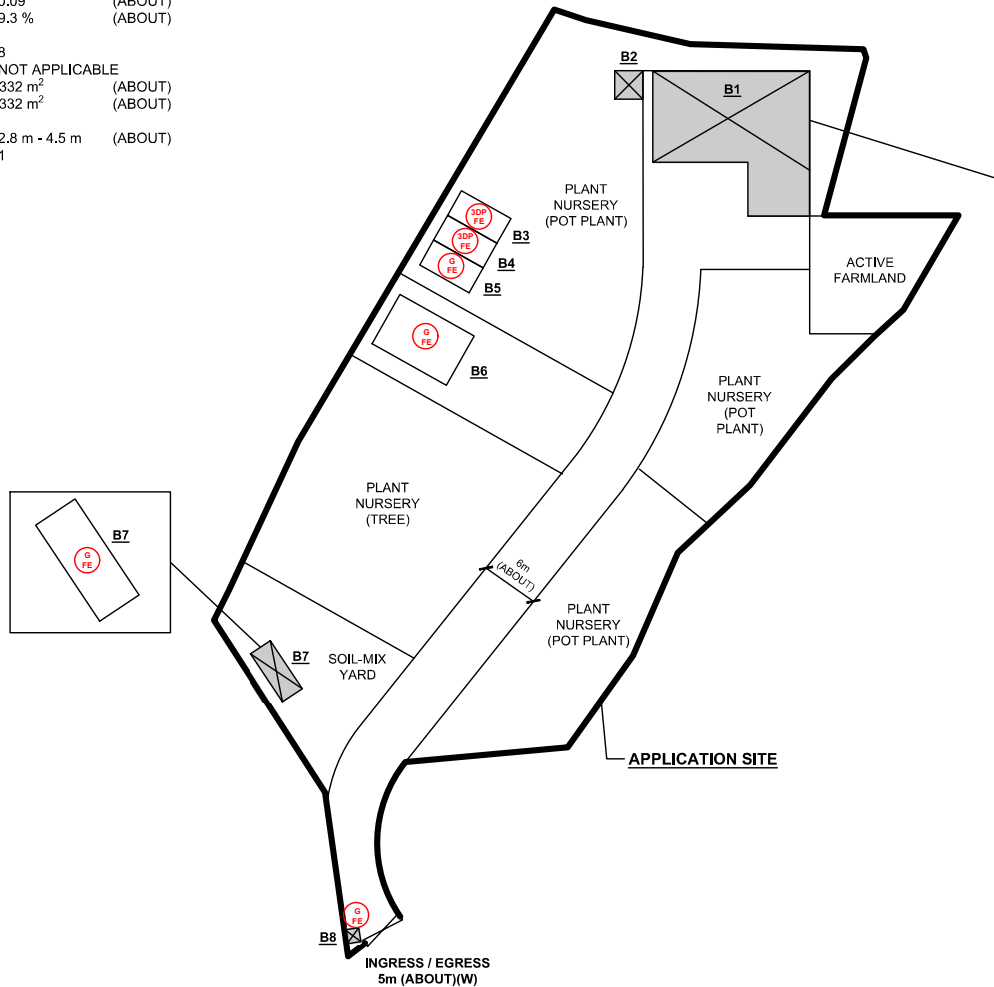


3



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)
NO. OF STRUCTURE	: 8	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 332 m ²	(ABOUT)
TOTAL GFA	: 332 m ²	(ABOUT)
BUILDING HEIGHT	: 2.8 m - 4.5 m	(ABOUT)
NO. OF STOREY	: 1	



FIRE SERVICE INSTALLATIONS

- 3 x EXIT SIGN
- 3 x EMERGENCY LIGHT
- 7 x 4.5 KG GAS-TYPE FIRE EXTINGUISHER
- 2 x 5 KG DRY POWDER FIRE EXTINGUISHER
- 2 x 3 KG DRY POWDER FIRE EXTINGUISHER

FS NOTES:

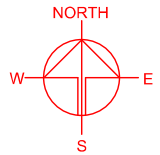
- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266-1:2016, BS EN 1838:2013 AND THE FSD CIRCULAR LETTER NO. 4/2021.
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266-1:2016 AND THE FSD CIRCULAR LETTER 5/2008.
- PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

STRUCTURE	USE	COVERED AREA	GFA	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	GUARDROOM	3 m ² (ABOUT)	3 m ² (ABOUT)	2.8 m (ABOUT)(1-STOREY)
TOTAL		332 m ² (ABOUT)	332 m ² (ABOUT)	

*STRUCTURES B3 TO B5 AND B7 ARE CONTAINER-CONVERTED STRUCTURES

LEGEND

- APPLICATION SITE
- STRUCTURE
- INGRESS / EGRESS



PLANNING CONSULTANT



PROJECT

TEMPORARY OFFICE FOR PERMITTED AGRICULTURAL USE FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 110, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 800 @ A4

DRAWN BY

MN

DATE

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

FSIs PROPOSAL

DWG NO.

VER.

001

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.: _____

消防處檔號

A 9256082

Name of Client :

顧客姓名

永豪園綠化工程有限公司

Name of Building :

樓宇名稱

Street No./Town Lot :

門牌號數/市地段

Lots 84(part), 85 S.A RP(part), 85 S.C(part),

86 RP(part) and 113(part) in D.D. 110

Street/Road/Estate Name :

街道/屋苑名稱

Kam Tin

Block :

座

District :

分區

Yuen Long

Area :

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
11	3 x 應急照明燈 ("REX" Model: RX-2XL-S)x1 ("a & b" Model: TS-EL 2053)x2	As Above	Conforms with FSD requirements	28-11-2024	27-11-2025
12	3 x 出口指示燈箱 ("Apollo")x1 ("REX")x2	"	Conforms with FSD requirements	"	"

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

**如證書涉及年檢事項, 應張貼於大廈
或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized
Signature :
受權人簽署Name :
姓名

Li Sau Ping

FSD/RC No. :
消防處註冊號碼

RC 2/163 RC 1/60

Company Name :
公司名稱Intercept Fire & Security
Tech.LtdTelephone :
聯絡電話

5-12-2024

Date :
日期For FSD
use only:

Inspected



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

14 November 2025

Dear Sir,

Supplementary Information

**Temporary Site Office for Permitted Agricultural Use 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)

The applicant would like to revise the applied use for the current application to '*Temporary Site Office for Permitted Agricultural Use and Associated Filling of Land for a Period of 3 Years*'. The revised application form is also enclosed at **Appendix I**.

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

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 for Permitted Agricultural Use 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>CUMBERHOOD</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: right;">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	CUMBERHOOD	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)																																																			
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 Taxi Spaces 的士車位 N/A Coach Spaces 旅遊巴士車位 N/A Light Goods Vehicle Spaces 輕型貨車車位 1 Medium Goods Vehicle Spaces 中型貨車車位 N/A Heavy Goods Vehicle Spaces 重型貨車車位 N/A Others (Please Specify) 其他 (請列明)																																																			

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;"> <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ </div> </div> <div> <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;"> <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 for Permitted Agricultural Use and Associated Filling of Land for a Period of 3 Years

寄件者: Danny Ng <[REDACTED]>
寄件日期: 2025年12月15日星期一 9:50
收件者: tpbpd/PLAND
副本: [REDACTED]
主旨: [Supersede][FI] S.16 Planning Application No. A/YL-KTN/1185 - Further Information
附件: FI1 for A_YL-KTN_1185 (20251215).pdf
類別: Internet Email

Dear Sir,

We write to submit further information to respond to departmental comments upon the subject application (*attached*). This submission intends to **supersede** our previous submission as at 10.12.2025 1240 hrs (*enclosed below*).

Should you require more information, please do not hesitate to contact us. Thank you for your kind attention.

Kind Regards,

Danny NG | Town Planner
R-riches Group (HK) Limited

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited

From: Danny Ng
Sent: Wednesday, December 10, 2025 12:40 PM
To: Town Planning Board <tpbpd@pland.gov.hk>
Cc: [REDACTED]
[REDACTED]

Subject: [FI] S.16 Planning Application No. A/YL-KTN/1185 - Further Information

Dear Sir,

We write to submit further information to respond to departmental comments upon the subject application (*attached*).

Should you require more information, please do not hesitate to contact us. Thank you for your kind attention.

Kind Regards,

Danny NG | Town Planner
R-riches Group (HK) Limited

Our Ref. : DD118 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

15 December 2025

Dear Sir,

1st Further Information

**Temporary Site office for Permitted Agricultural Use 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 to respond to departmental comments 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

1st Further Information

**Temporary Site office for Permitted Agricultural Use 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 submit a response-to-comments table for the consideration of government bureaux/departments:

Comments of the District Lands Officer/Yuen Long, LandsD Department (DLO/YL, LandsD) Contact Person: Ms. S.L. CHENG, Tel.: 2443 1072)		
(1)	<p>I must point out that the following irregularities covered by the subject planning application have been detected by this office:</p> <p><u>Unauthorised structure(s) within the said private lot(s) covered by the planning application</u></p> <p>LandsD has reservation on the planning application since there is/are unauthorised structure(s) and/or uses on the Lot Nos. 84, 85 S.A RP, 85 S.C and 86 RP all in D.D. 110 which are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularisation on the lease breaches as demanded by LandsD.</p> <p>If the planning application is approved, the lots owner(s) shall apply to this office for the Short Term Waivers (STWs) to permit the structure(s) erected within the said private lots. The application(s) for STWs will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STWs, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of</p>	<p>Noted. The applicant will submit Short Term Waiver (STW) application to rectify the applied use erected on the concern lot after planning permission has been granted from the Board. No structure is proposed for domestic use.</p>

	temporary structure(s) will be considered.	
Comments of the Director of Fire Services (D of FS) (Contact Person: Mr. CHEUNG Wing-hei, Tel.: 2733 7737)		
(1)	For enclosed structure with gross floor area not exceeding 230m ² , only fire extinguisher and Stand-alone Fire Detector shall be provided;	Noted. The revised FSIs proposal is enclosed for your reference please (Appendix II) .
(2)	In addition to (1) above, where two or more Stand-alone Fire Detectors are installed in an enclosed structure, all stand-alone detectors shall be interconnected (either wired or wirelessly) such that when one of the stand-alone fire detector is triggered, all connected Stand-alone Fire Detectors shall sound an alarm simultaneously;	
(3)	The Stand-alone Fire Detector shall be provided in accordance with the “Stand-alone Fire Detector General Guidelines on Purchase, Installation & Maintenance [Sep 2021]”; and	
(4)	Emergency lighting, directional and exit signs are considered as self-upgrade and not a mandatory requirement by this Department.	
Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) (Contact Person: Mr. FONG, Tel.: 2135 2164)		
(1)	Existing water mains will be affected as shown on the plan. The cost of any necessary diversion shall be borne by the proposed development.	Noted.
(2)	In case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 meters from the centre line of the water main shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies or	Noted. The applicant will submit proposal for diversion of water mains and implement the accepted proposal to the satisfaction of Director of Water Supplies after planning permission has been obtained from the Town Planning Board. Free access would be made available at all

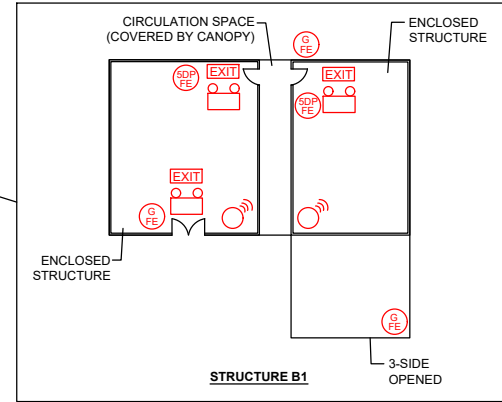
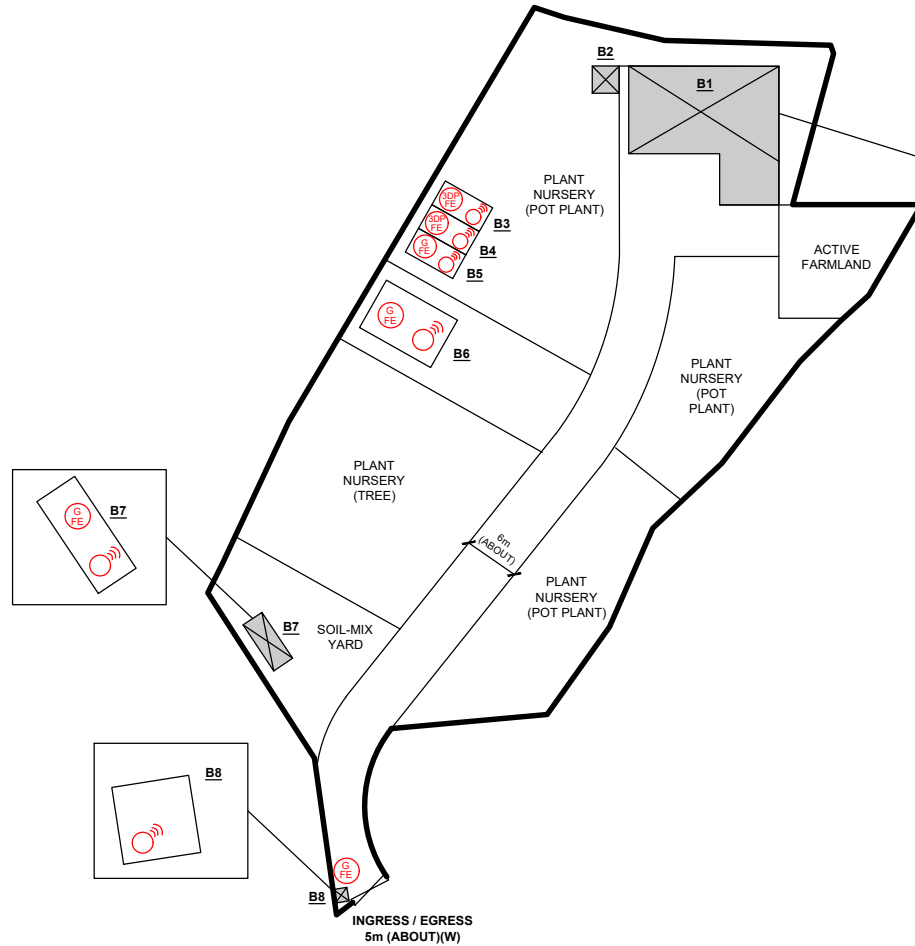
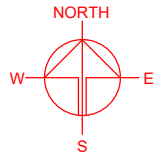
	their contractor to carry out construction, inspection, operation maintenance and repair works.	times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation maintenance and repair works.
(3)	No trees or shrubs with penetrating roots may be planted within the Waterworks Reserve or in the vicinity of the water main shown on the plan.	Noted.
(4)	Government shall not be liable to any damage whatsoever and howsoever caused arising from burst and leakage of the public water mains within and in close vicinity of the Site.	Noted.

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)
NO. OF STRUCTURE	: 8	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 332 m ²	(ABOUT)
TOTAL GFA	: 332 m ²	(ABOUT)
BUILDING HEIGHT	: 2.8 m - 4.5 m	(ABOUT)
NO. OF STOREY	: 1	

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)
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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	GUARDROOM	3 m ² (ABOUT)	3 m ² (ABOUT)	2.8 m (ABOUT)(1-STOREY)
TOTAL		332 m ² (ABOUT)	332 m ² (ABOUT)	

*STRUCTURES B3 TO B5 AND B7 ARE CONTAINER-CONVERTED STRUCTURES



FIRE SERVICE INSTALLATIONS

- 3 x EXIT SIGN
- 3 x EMERGENCY LIGHT
- 8 x STAND-ALONE FIRE DETECTOR
- 7 x 4.5 KG GAS-TYPE FIRE EXTINGUISHER
- 2 x 5 KG DRY POWDER FIRE EXTINGUISHER
- 2 x 3 KG DRY POWDER FIRE EXTINGUISHER

FS NOTES:

- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BSS266-1:2016, BS EN 1838:2013 AND THE FSD CIRCULAR LETTER NO. 4/2021.
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BSS266-1:2016 AND THE FSD CIRCULAR LETTER 5/2008.
- SUFFICIENT STAND-ALONE FIRE DETECTOR SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH "STAND-ALONE FIRE DETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION & MAINTENANCE [SEP 2021]".
- IN RELATION TO 3) ABOVE, WHERE TWO OR MORE STAND-ALONE FIRE DETECTORS ARE INSTALLED IN AN ENCLOSED STRUCTURE, ALL STAND-ALONE DETECTORS SHALL BE INTERCONNECTED (EITHER WIRED OR WIRELESSLY) SUCH THAT WHEN ONE OF THE STAND-ALONE FIRE DETECTOR IS TRIGGERED, ALL CONNECTED STAND-ALONE FIRE DETECTORS SHALL SOUND AN ALARM SIMULTANEOUSLY.
- PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

LEGEND

- APPLICATION SITE
- STRUCTURE
- INGRESS / EGRESS
- PARKING SPACE (PC)
- LOADING / UNLOADING SPACE (LGV)

PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/U/L SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/U/L SPACE	: 7 m (L) x 3.5 m (W)

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

PLANNING CONSULTANT



PROJECT

TEMPORARY OFFICE FOR PERMITTED AGRICULTURAL USE AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 110, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY
DN

DATE
10.12.2025

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE
FSIs PROPOSAL

DWG NO.
APPENDIX I

VER.
001

Our Ref. : DD118 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

22 December 2025

Dear Sir,

2nd Further Information

**Temporary Site office for Permitted Agricultural Use 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 to respond to departmental comments upon the subject application (**Appendix I**).

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

2nd Further Information

**Temporary Site office for Permitted Agricultural Use 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 submit a response-to-comments table for the consideration of government bureaux/departments:

Comments of the Commissioner for Transport (C for T)

Contact Person: Mr. Phil CAI, Tel.: 2399 2421)

(1)	The applicant should elaborate the 2-way total traffic generation and attraction in off peak hours.	<div>Noted. The updated estimated trips generation/attraction is enclosed for your reference please.</div> <table><tr><th rowspan="3">Time Period</th><th colspan="4">Estimated Trips Generation/Attraction</th><th rowspan="3">2-Way Total</th></tr><tr><th colspan="2">PC</th><th colspan="2">LGV</th></tr><tr><th>In</th><th>Out</th><th>In</th><th>Out</th></tr><tr><td>Trips at AM peak per hour (09:00 - 10:00)</td><td>4</td><td>0</td><td>0</td><td>0</td><td>4</td></tr><tr><td>Trips at PM peak per hour (18:00 - 19:00)</td><td>0</td><td>4</td><td>0</td><td>0</td><td>4</td></tr><tr><td>Average trip per hour (10:00 - 18:00)</td><td>1</td><td>1</td><td>1</td><td>1</td><td>4</td></tr></table>	Time Period	Estimated Trips Generation/Attraction				2-Way Total	PC		LGV		In	Out	In	Out	Trips at AM peak per hour (09:00 - 10:00)	4	0	0	0	4	Trips at PM peak per hour (18:00 - 19:00)	0	4	0	0	4	Average trip per hour (10:00 - 18:00)	1	1	1	1	4
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(2)	The applicant should note the local access between Kong Po Road (from east of Lampost GD 0271) and the site is not managed by this Department.	<div>Noted.</div>																																

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>CUNTERROOM</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: right;">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	CUNTERROOM	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)																																																			
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 Taxi Spaces 的士車位 N/A Coach Spaces 旅遊巴車位 N/A Light Goods Vehicle Spaces 輕型貨車車位 1 Medium Goods Vehicle Spaces 中型貨車車位 N/A Heavy Goods Vehicle Spaces 重型貨車車位 N/A Others (Please Specify) 其他 (請列明)																																																			

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;"> <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;"> <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

Previous s.16 Applications covering the Application Site

Approved Applications

	Application No.	Use/Development	Date of Consideration
1.	A/YL-KTN/760	Temporary Office for Permitted Agricultural Use for a Period of Three Years and Filling of Land	14.5.2021 [revoked on 14.10.2023]
2.	A/YL-KTN/974	Temporary Site Office for a Period of Three Years and Filling of Land	26.1.2024 [revoked on 26.10.2025]

Rejected Application

Application No.	Use/Development	Date of Consideration	Rejection Reasons
A/YL-KTN/552	Temporary Open Storage of Waste Metals, Construction Materials and Vehicle Maintenance Workshop for a Period of Three Years	7.4.2017	(1) to (4)

Rejection Reasons:

- (1) The proposed development was not in line with the planning intention of the “Agriculture” zone.
- (2) The application did not comply with the then Town Planning Guidelines for Application for Open Storage and Port Back-up Uses.
- (3) The applicant failed to demonstrate that the proposed development would not generate adverse environmental, landscape and drainage impacts on the surrounding areas.
- (4) Approval of the application would set an undesirable precedent for similar applications.

Government Departments' General Comments

1. Traffic

Comments of the Commissioner for Transport:

- no adverse comment on the application from traffic engineering perspective; and
- advisory comments are at **Appendix IV**.

Comments of the Chief Highway Engineer/New Territories West, Highways Department:

- no in-principle objection to the application from highways maintenance point of view; and
- advisory comments are at **Appendix IV**.

2. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- no in-principle objection to the application from drainage point of view;
- the drainage proposal submitted by the applicant is considered acceptable;
- should the application be approved, approval conditions should be stipulated requiring the implementation and maintenance of the proposed drainage facilities to his satisfaction; and
- advisory comments are at **Appendix IV**.

3. Environment

Comments of the Director of Environmental Protection:

- no objection to the application from environmental planning perspective;
- based on the applicant's submission, the applied use would not cause traffic of heavy vehicle and dusty operation. According to his review, there are residential structures within 100m from the boundary of the application site (the Site);
- there was no environmental complaint received against the Site in the past three years; and
- advisory comments are at **Appendix IV**.

4. **Fire Safety**

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to fire service installations (FSIs) being provided to his satisfaction;
- the FSIs proposal submitted by the applicant is considered acceptable; and
- advisory comments are at **Appendix IV**.

5. **Landscape Aspect**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- no adverse comment on the application from landscape planning perspective;
- according to the aerial photo of 2024, the Site is located in an area of rural inland plains landscape character comprising open storage, temporary structures and scattered tree groups. The applied use is not incompatible with the surrounding landscape character;
- according to the applicant's submission, there is no significant change in the proposed layout as compared with the previous approved application No. A/YL-KTN/974. Further significant adverse landscape impact arising from the applied use is not anticipated; and
- advisory comments are at **Appendix IV**.

6. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- no objection to the application;
- there is no record of approval granted by the Building Authority for the existing structures at the Site; and
- advisory comments are at **Appendix IV**.

7. **District Officer's Comments**

Comments of the District Officer (Yuen Long), Home Affairs Department:

- his office has not received any local's comment on the application and he has no particular comment on the application.

8. **Other Departments**

The following government departments have no objection to/no comment on the application and their advisory comments, if any, are at **Appendix IV**:

- Project Manager (West), Civil Engineering and Development Department;
- Chief Engineer/Construction, Water Supplies Department; and
- Director of Electrical and Mechanical Services.

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) the permission is given to the use and/or structures under application. It does not condone any other use(s) and/or structure(s) which currently occur on the Site but not covered by the application. Immediate action should be taken to discontinue such use(s) and/or remove such structure(s) not covered by the permission;
- (c) should the applicant fail to comply with any of the approval conditions again resulting in revocation of the planning permission, sympathetic consideration would not be given by the Rural and New Town Planning Committee/Town Planning Board to any further application;
- (d) failure to reinstate the Site as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (e) to resolve any land issues relating to the applied use with the concerned owner(s) and/or occupant(s);
- (f) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
 - (i) there is/are unauthorized structure(s) and/or use(s) on Lots No. 84, 85 S.A RP, 85 S.C and 86 RP all in D.D. 110 which are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularisation on the lease breaches as demanded by LandsD;
 - (ii) the lot owner(s) shall apply to his office for the Short Term Waivers (STWs) to permit the structure(s) erected within the private lot(s) covered by the application. The application(s) for STWs will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STWs, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered; and
 - (iii) it is noted that gardener resting room was proposed. According to the established practice, application for STW of structures for domestic/residential uses on private agricultural lands will not be entertained. His office will not consider approving/regularising any structure(s) erected/to be erected on the lots for domestic/residential uses;
- (g) to note the comments of the Commissioner for Transport that:
 - (i) the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be checked with LandsD. Moreover, the management and

maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;

- (ii) sufficient manoeuvring space shall be provided within the Site; and
 - (iii) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (h) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
- (i) HyD shall not be responsible for the maintenance of the proposed access connecting the Site to Kong Po Road, including any local tracks; and
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (i) to note the comments of the Director of Environmental Protection that:
- (i) the applicant shall follow the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites';
 - (ii) the applicant shall follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECCPN 1/23 'Drainage Plans subject to Comment by the Environmental Protection Department';
 - (iii) the applicant shall provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the applied use; and
 - (iv) the applicant shall meet the statutory requirements under relevant environmental legislation, in particular the Water Pollution Control Ordinance (Cap. 358);
- (j) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:
- (i) the detailed comments on the existing drainage facilities on the Site previously provided to the applicant shall be taken into account in the implementation of accepted drainage proposal; and
 - (ii) the applicant shall be liable for any adverse drainage impact due to the applied use;
- (k) to note the comments of the Director of Fire Services (D of FS) that:
- (i) the installation/maintenance/modification/repair work of fire service installations shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to D of FS; and

- (ii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
- (l) to note the comments of the Chief Engineer/Construction, Water Supplies Department (WSD) that:
 - (i) existing water mains will be affected (**Plan A-2**). The cost of any necessary diversion shall be borne by the applied use;
 - (ii) in case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 metres from the center line of the water main shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works;
 - (iii) no trees or shrubs with penetrating roots shall be planted within the waterworks reserve or in the vicinity of the water mains; and
 - (iv) the Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site;
- (m) to note that comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant shall seek comments and approval of any proposed tree works from the relevant department prior to the commencement of the works;
- (n) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
 - (i) it is noted that eight structures and associated filling of land are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW) under BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with BO;
 - (ii) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (iii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of B(P)R at building plan submission stage;
 - (iv) if the existing structures (not being New Territories Exempted House(s)) are erected on leased land without the approval of BA, they are UBW under BO and should not be designated for any applied use under the captioned application;

- (v) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under BO;
- (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of B(P)R; and
- (vii) detailed checking under BO will be carried out at building plan submission stage.

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tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2025年12月07日星期日 3:52
收件者: tpbpd/PLAND
主旨: A/YL-KTN/1185 DD 110, Kong Po Road, Kam Tin
類別: Internet Email

Dear TPB Members,

974 was approved in early 2024 but again conditions not fulfilled. For some reason it has been withdrawn instead of being revoked, as is the normal practice.

The Drainage work is still not implemented.

No wonder Hong Kong is plagued with disasters, the most serious just last week with over 200 deceased and injured when govt depts fail to take a zero tolerance approach to failure to follow the law. That TPB rubberstamps roll over applications indicates that it too is responsible for the culture of failing to follow regulations that has been become endemic.

If the drainage work has not been completed, the applicant should not be rewarded.

Mary Mulvihill

To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 1 January 2024 2:57 AM HKT
Subject: A/YL-KTN/974 DD 110, Kong Po Road, Kam Tin

Dear TPB Members,

Despite the dodgy history, approval was given in May 2021 but conditions were never fulfilled.

Again the Assistant Director of Planning has abrogated his duty to ensure that rules and regulations are implemented by his department and has effectively colluded with what is obviously a brownfield operation to flaunt the law by granting excessive extension of time.

Conditions were promulgated in order to ensure that the safety and good health of the community are protected.

I would remind members that "The Town Planning Board (the Board) is a statutory body established under section 2 of the Town Planning Ordinance (the Ordinance) with a view to **promoting the health, safety, convenience and general welfare of the community.**

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Your obligation is towards the community not the interests of the applicant.

The application should be rejected.

Mary Mulivhill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 13 April 2021 4:24 AM HKT
Subject: A/YL-KTN/760 DD 110, Kong Po Road, Kam Tin

A/YL-KTN/760
Lots 84 (Part), 85 S.A RP (Part), 85 S.C (Part), 86 RP (Part) and 113 (Part) in D.D. 110, Kong Po Road, Kam Tin, Yuen Long
Site area : About 3,565sq.m
Zoning : "Agriculture"
Applied use : Office / 5 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Application 552 was reject in 2017.

PlanD: The application did not comply with the TPB PG-No. 13E in that there was no previous approval granted at the site and there were adverse departmental and public comments

But the operation proceeded and no enforcement action taken.

The site area is about 3,565m² , to be occupied by 6 one-storey structures (with building height not more than 4.5 m) and a total floor area of about 332 m² for site office, meeting room, greenhouse, storage of fertilizer and farm tools, guardroom and portable toilet.

But the site is 3,500+sq.m so something does not added up as much of the site has been paved over.

Questions please.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Friday, March 17, 2017 1:20:55 AM
Subject: A/YL-KTN/552 DD 110 Kam Tin

A/YL-KTN/552
Lots 86RP and 113 in D.D. 110, Kam Tin, Yuen Long
Site area : About 5,507m²

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Zoning : "Agriculture"

Applied Use : Open Storage Waste Materials / Vehicle storage

Dear TPB Members,

There is no previous history of applications. Has this site been used for similar activities without going through the process?

Regrettably no information or images are provided in the Gist. **Could members please push for more transparency and the provision of essential information to assist members of the public to make an intelligent appraisal of plans?**

These facilities represent a most inefficient form of land use, whereby a large surface area is used to accommodate a relatively small enterprise. Operations of this nature should be accommodated in custom built high rise industrial parks that incorporate appropriate support facilities such as fire equipment, EVA, canteens for the workers, toilets, shared parking, a variety of lifts and hydraulic equipment, etc.

The applied use is not in line with the planning intention of the "Agriculture" zone which is to retain and safeguard good agricultural land for agricultural purposes. This zone is also intended to retain fallow arable land with good potential for rehabilitation. No strong planning justification has been given in the submission for a departure from the planning intention.

Approval of the applications would set an undesirable precedent of perpetuating inappropriate use of Agriculture zoned land. According to the Policy Address

126: The Government proactively supports the development of local agriculture and will explore ways to optimise use of quality agricultural land through planning and land management.

TPB must play its part in ensuring that the Policy is implemented. Approval would encourage the proliferation of brownfield sites at a time when the general public is very concerned about abuse of zoning and degrading of sites.

The application must be rejected.

Mary Mulvihill