

2023年12月5日

此文件在 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

Appendix I of RNTPC
Paper No. A/YL-KTN/974

This document is received on - 5 DEC 2023.
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人
- & 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

230 2958 13/11 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	A1YL-KTN/974
	Date Received 收到日期	- 5 DEC 2023

- 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 Property Consultants Limited 盈卓物業顧問有限公司

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	Draft Kam Tin North Outline Zoning Plan No. S/YL-KTN/10
(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 agricultural 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. 如上述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
18/10/2023 - 1/11/2023 (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 4/12/2023 (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 for a Period of 3 Years and Associated Filling of Land (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
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(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
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(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	..... 332 .....sq.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/A .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... 332 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 332 .....sq.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)

Please refer to Plan 4.

.....

.....

.....

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	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
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	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	..... 1 (LGV)
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間 09:00 to 18:00 daily, including public holiday			
(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 <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"/>	
	No 否		
(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 checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input 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 0.2 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 No 否 <input type="checkbox"/>	
	No 否		
(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 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) 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

Matthew NG

Planning and Development Manager

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☒ Member 會員 / ☐ Fellow of 資深會員

專業資格

- ☒ 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

MRTPI, MPPI, CMILT

on behalf of
代表

R-riches Property Consultants Limited 盈卓物業顧問有限公司



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

Date 日期

31/10/2023

(DD/MM/YYYY 日/月/年)

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 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	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)
Plan 圖則	Draft Kam Tin North Outline Zoning Plan No. S/YL-KTN/10
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 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <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 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Office for Permitted Agricultural Use for a Period of 3 Years and Associated Filling of Land

(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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<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	m 米 <input type="checkbox"/> (Not more than 不多於)
			N/A	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
		Non-domestic 非住用	2.8 - 4.5 (about)	m 米 <input type="checkbox"/> (Not more than 不多於)
			1	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(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 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		4 (PC)
		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 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		1 (LGV)

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"/>
Plan showing the zoning of the Site, Plan showing filling of land area of the site, Swept path analysis		
Location plan, Plan showing the land status of the Site, Drainage proposal, FSIs Proposal		
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"/>
<hr/> <hr/>		
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 for a Period of 3 Years and Associated Filling of Land'** (proposed development) (**Plan 1**).
- 1.2 The applicant is a local landscaping company providing landscaping, horticultural and arboricultural services. 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 for agricultural use, i.e. plant nursery, greenhouses, etc..

2) Planning Context

- 2.1 The Site falls within an area zoned as "Agriculture" ("AGR") on the Draft Kam Tin North Outline Zoning Plan (OZP) No.: S/YL-KTN/10 (**Plan 2**). According to the Notes of the OZP, 'office' use is not a column one nor column two use within the "AGR" zone, which requires planning permission from the Board. The Site is currently used as a plant nursery with the applied office. As majority of the Site is used for the always permitted agricultural use, therefore, approval of the current application on a temporary basis of 3 years would not jeopardize the long-term planning intention of the "AGR" zone.
- 2.2 Furthermore, the Site is the subject of a previous S.16 planning application (No. A/YL-KTN/760) for the same use that was submitted by the same applicant, which was approved by the Board on a temporary basis of 3 years on 14/5/2021. When compared with the previous application, the site area, covered area, gross floor area (GFA), operation mode, number of parking and loading/unloading (L/UL) spaces remain unchanged. While there is slight increase in the number of structures as to support the daily operation of the Site.
- 2.3 In support of the current application, the applicant submitted the accepted drainage proposal of the previous application (No. A/YL-KTN/760) and an updated fire service installations (FSIs) proposal to support the current application (**Appendices I and II**).

3) Development Proposal

- 3.1 The Site occupies an area of 3,565 m² (about) (**Plan 3**). The operation hours are from 09:00 to 18:00 daily, including public holiday. 8 single-storey structures are proposed at the Site for site office, meeting room, covered car parking spaces, portable toilet, gardener resting room, storage of fertilizers and farm tools, greenhouse and guardroom with total GFA of 332 m² (about) (**Plan 4**). It is estimated that 8 staff will work at the Site. As the Site is proposed for 'office' use, no visitor is anticipated at the Site. Details of development parameters are shown at **Table 1** below:

Table 1 – 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 been filled with concrete of not more than 0.2 m (about) in depth for site formation of structures and circulation purposes (**Plan 5**). As heavy loading of structure and vehicle would compact the existing soiled ground and weaken the ground surface, concrete site formation is required to meet the operation needs and that has been kept to minimal for the operation of the proposed development. No further filling of land will be carried out at the Site during the planning approval period. The applicant will reinstate the Site to an amenity area after 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 L/UL spaces are provided at the Site. Details of spaces are shown at **Table 2** below:

Table 2 – Parking and L/UL Provision

Type of Space	No. of Space
Private Car Parking Space for Staff - 2.5 m (W) x 5 m (L)	4
L/UL Space for Light Goods Vehicle - 3.5 m (W) x 7 m (L)	1

- 3.4 Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 6**). No medium or heavy goods vehicles including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the Site at any time during the planning approval period. As traffic generated and attracted by the proposed development as shown at **Table 3** below is minimal, adverse traffic impact should not be anticipated.

Table 3 – Trip Generation and Attraction of the Site

Time Period	PC		LGV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (i.e. 09:00 – 10:00)	3	0	0	0	3
Trips at <u>PM peak</u> per hour (i.e. 17:00 – 18:00)	0	3	0	0	3
Traffic trip per hour (i.e. 10:00 – 17:00)	1	1	1	1	4

- 3.5 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by the EPD to minimize all possible environmental impacts on the nearby sensitive receivers. The applicant will also follow the Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PNs) for sewage treatment at the Site.

4) Conclusion

- 4.1 The proposed development will not create significant nuisance to the surrounding area. Adequate mitigation measures are provided by the applicant (i.e. submission of the accepted drainage proposal of the previous application and an updated FSIs proposals) in order to mitigate any adverse impact arising from the proposed development (**Appendices I and II**).
- 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 for a Period of 3 Years and
Associated Filling of Land'**.

R-riches Property Consultants Limited

October 2023

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Plan Showing the Zoning of the Application Site
Plan 3	Plan Showing the Land Status of the Application Site
Plan 4	Layout Plan
Plan 5	Filling of Land Area of the Application Site
Plan 6	Swept Path Analysis

APPENDICES

Appendix I	The Accepted Drainage Proposal of the Previous S.16 Planning Application No. A/YL-KTN/760
Appendix II	Fire Service Installations Proposal

規 劃 署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中環大廈 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. :
傳真機號碼 Fax No. :

APPENDIX I

By Post & Fax

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.
) of the Drainage Services Department directly.

(Tel)

Yours faithfully,

(Anthony LUK)

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

- 2 -

C.C.
CE/MN of DSD

Internal
CTP/TPB

AL/LD/w

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

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. or the undersigned at your convenience.

Yours faithfully,

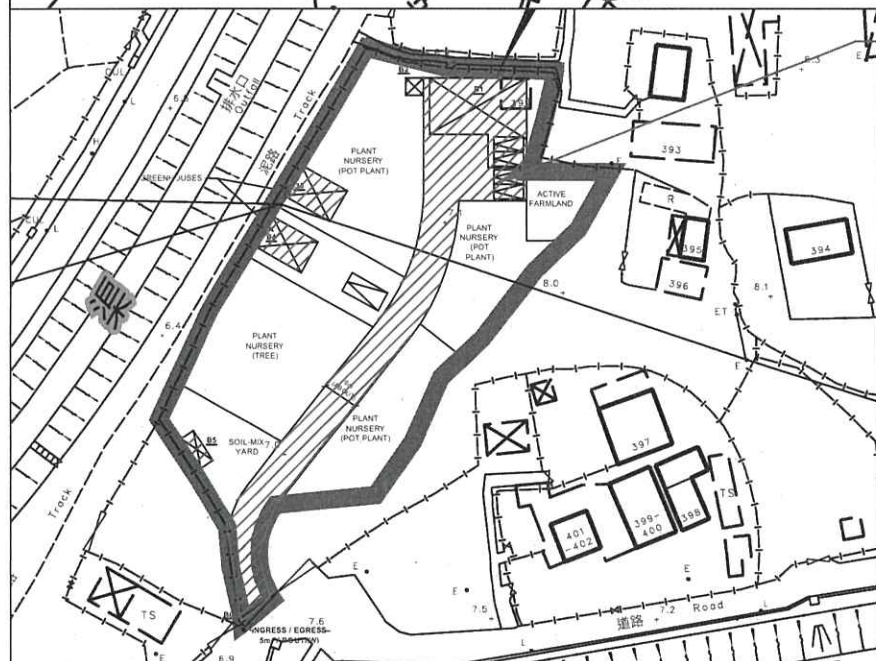
For and on behalf of
R-riches Property Consultants Limited

Orpheus LEE
Planning and Development Consultant

cc DPO/FSYLE, PlanD





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

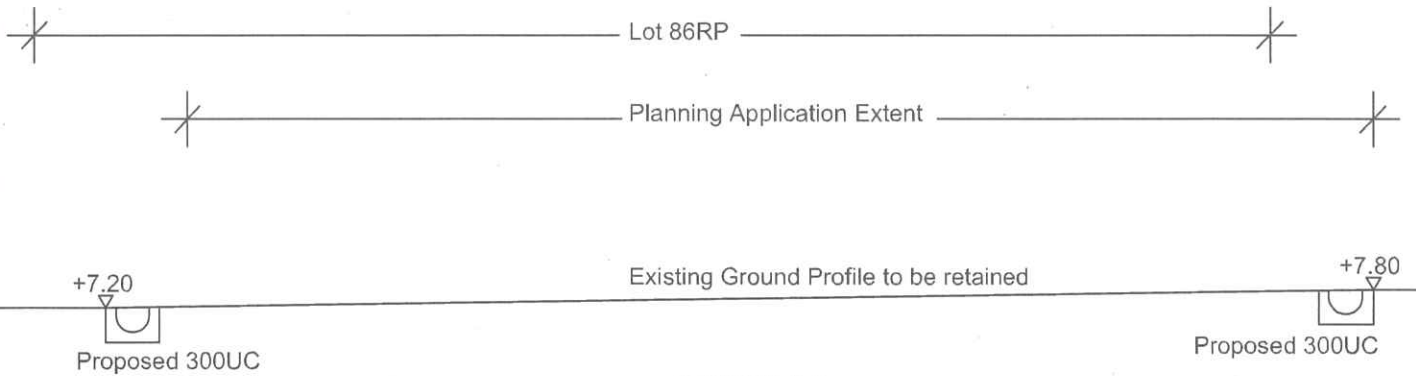
Date:

12-7-2022

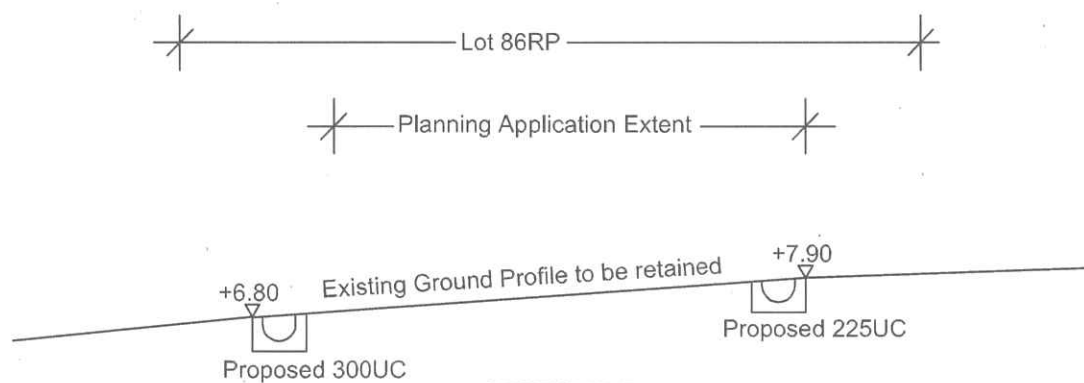
Check by:

DM

Scale:



SECTION A-A



SECTION B-B

正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANTS CO.

Title:

Sections

D03

Drawn by:

DM

Date:

12-7-2022

Check by:

DM

Scale:

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)

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,

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

$$C = 0.44$$

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

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

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

Catchment Area B = 1547 m²

Calculation of Runoff from the Proposed Development,

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

$$C = 0.44$$

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

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

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

Catchment Area C = 580 m²

Calculation of Runoff from the Proposed Development,

$Q = 0.278 C i A$ where $A = 11/11 * 3300$

$C = 0.95$ (P.42 of Stormwater Drainage Manual)

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

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

Therefore, $Q = 0.278 * 0.95 * 250 * 0.0018$
 $= 0.038 \text{ m}^3/\text{sec}$
 $= \underline{2298} \text{ lit/min}$

Catchment Area D = 788 m²

Calculation of Runoff from the Proposed Development,

$Q = 0.278 C i A$ where $A = 11/11 * 3300$

$C = 0.95$ (P.42 of Stormwater Drainage Manual)

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

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

Therefore, $Q = 0.278 * 0.95 * 250 * 0.0018$
 $= 0.052 \text{ m}^3/\text{sec}$
 $= \underline{3122} \text{ lit/min}$

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

Maximum{C,D} = 3122 lit/min (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 $R = \frac{\pi r^2 / 2 \pi r}{r} = \frac{r}{2} = 0.075 \text{ m}$
 dia 300 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, $V = 0.2625^{2/3} * 0.01^{0.5} / 0.012$
 $= 1.482 \text{ m/sec}$

Maximum Capacity (Q_{\max}) = $V * A$
 $= 1.482 * \pi r^2$
 $= 0.105 \text{ m}^3/\text{sec}$
 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

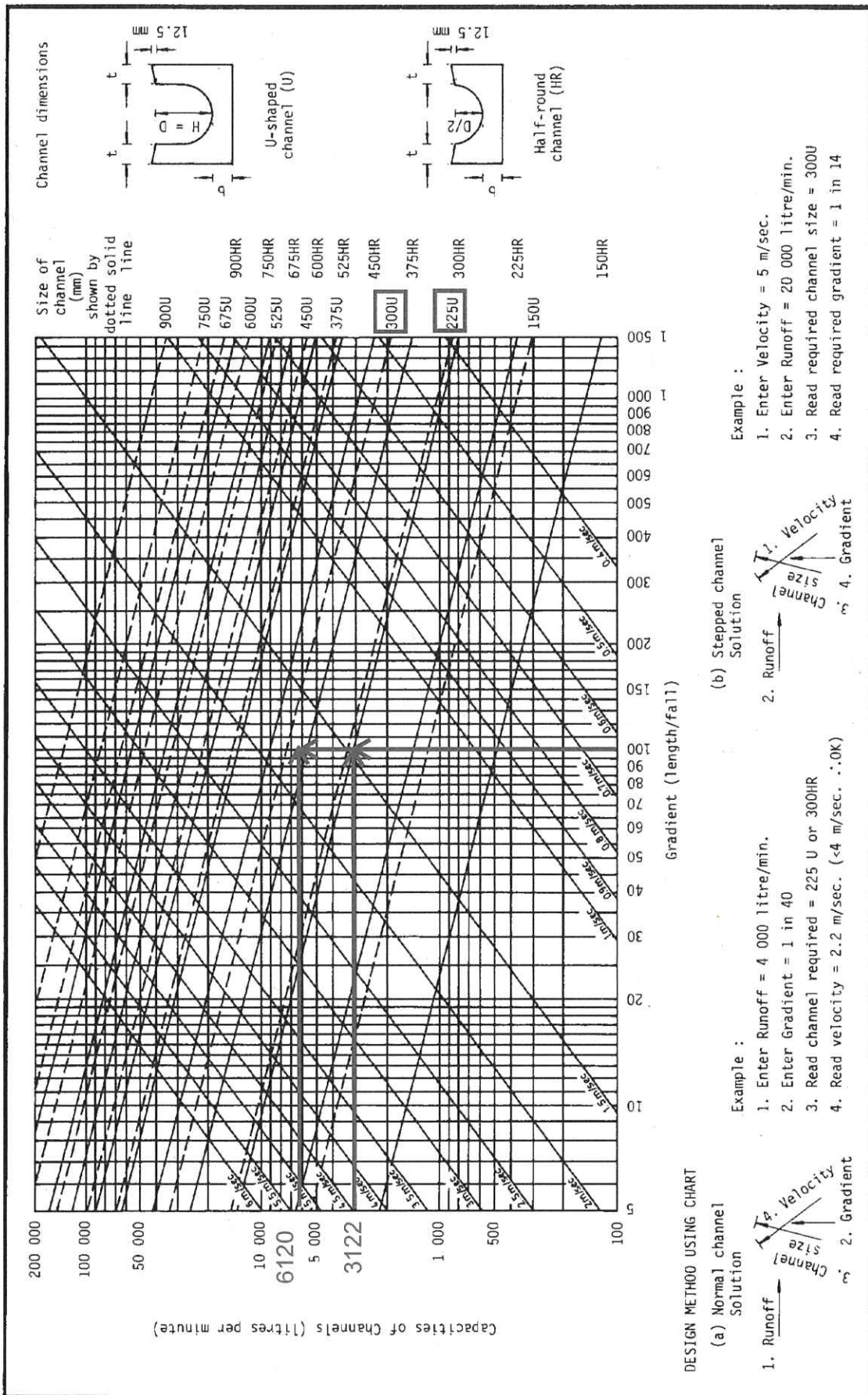
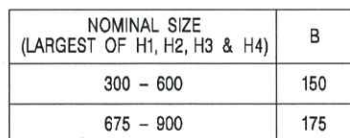


Figure 8.7 - Chart for the Rapid Design of Channels



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



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

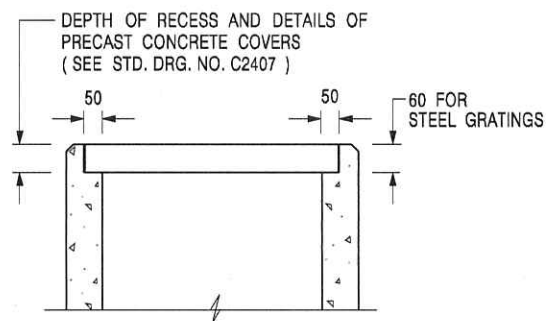
DATE JAN 1991

DRAWING NO.

C2406 /1

卓越工程 建設香港

We Engineer Hong Kong's Development




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.

CATCHPIT WITH TRAP
(SHEET 2 OF 2)

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;">  <p>CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT</p> </div> <div style="text-align: center;"> <p>SCALE 1 : 20</p> <p>DATE JAN 1991</p> </div> <div style="text-align: center;"> <p>DRAWING NO.</p> <p>C2406 /2</p> </div> </div>			

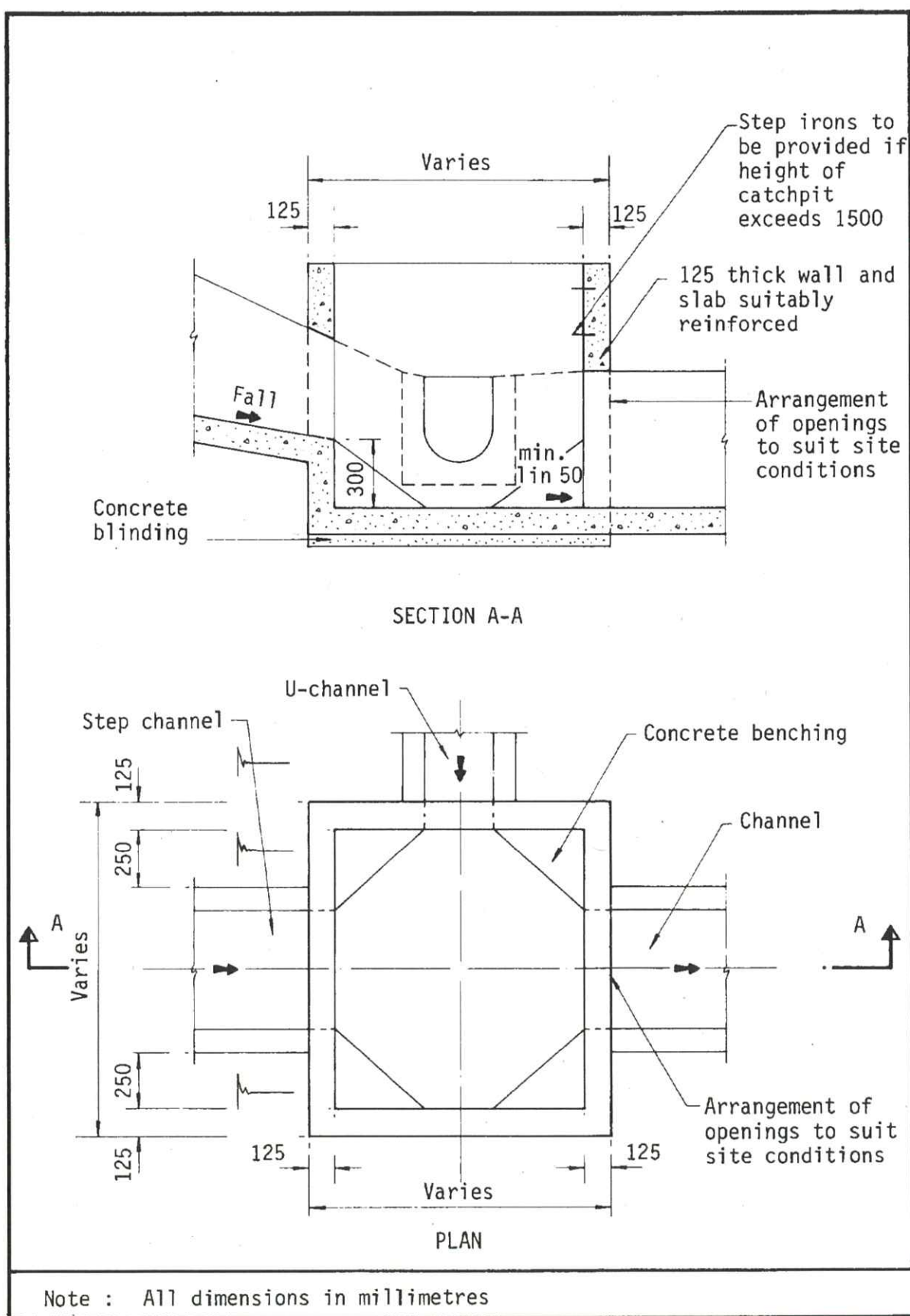
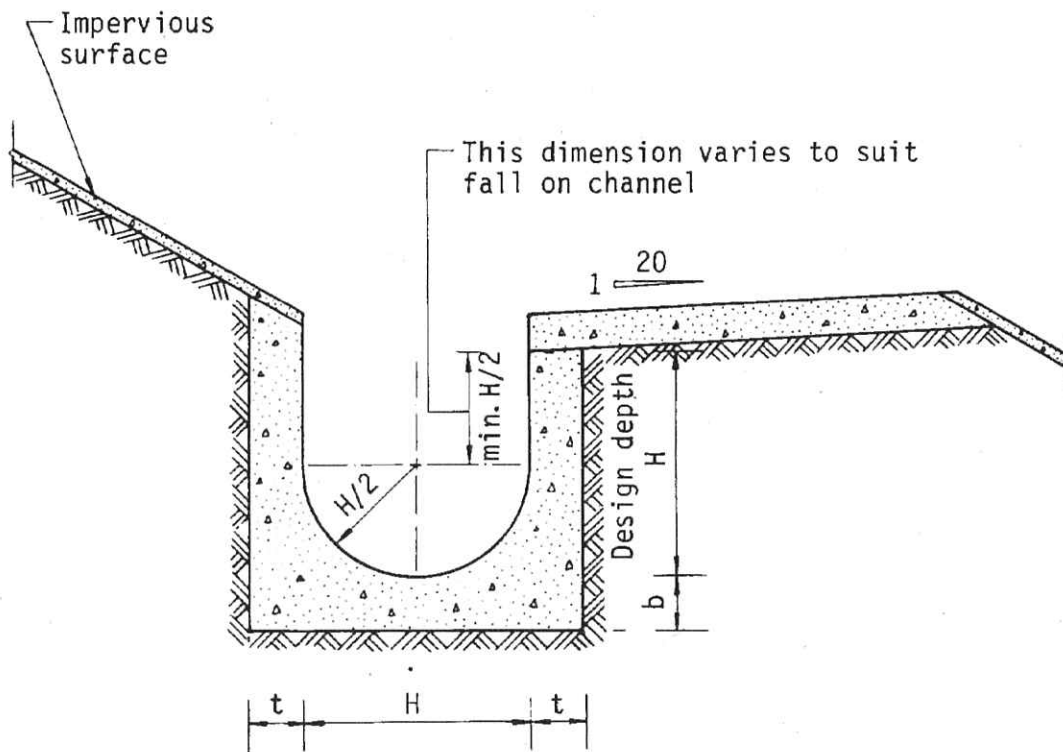


Figure 8.10 - Typical Details of Catchpits



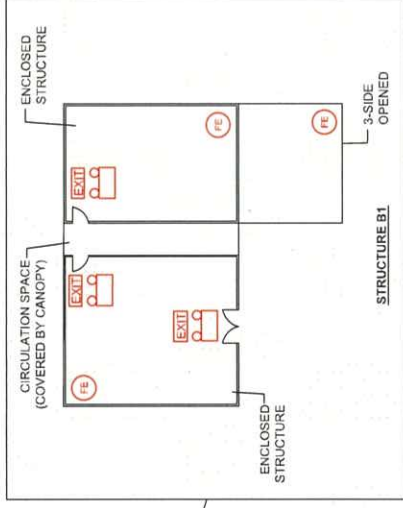
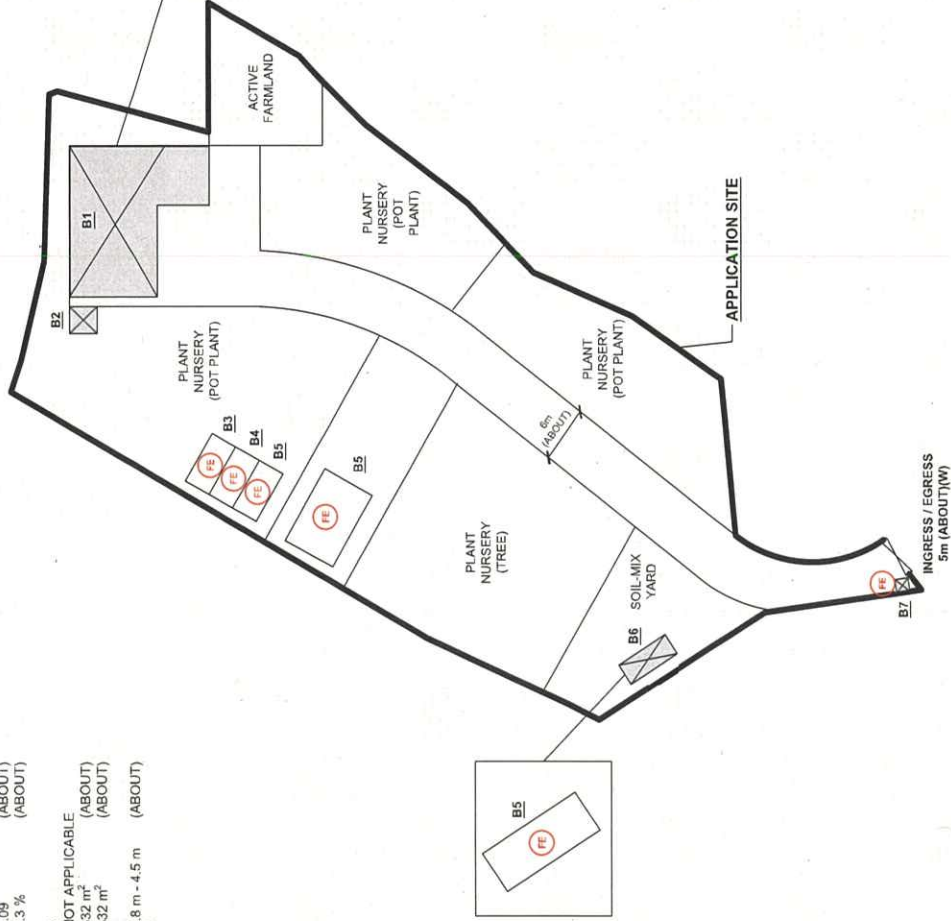
Dimensions of U - channel

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

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	(ABOUT)
DOMESTIC GFA	: NOT APPLICABLE	(ABOUT)
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	(ABOUT)



FIRE SERVICE INSTALLATIONS

- 3 x EXIT SIGN
- 3 x EMERGENCY LIGHT
- 9 x 4.5 KG GAS-TYPE FIRE EXTINGUISHER

FS NOTES:

- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266: PART1 AND BS EN1838
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
- POTABLE 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.

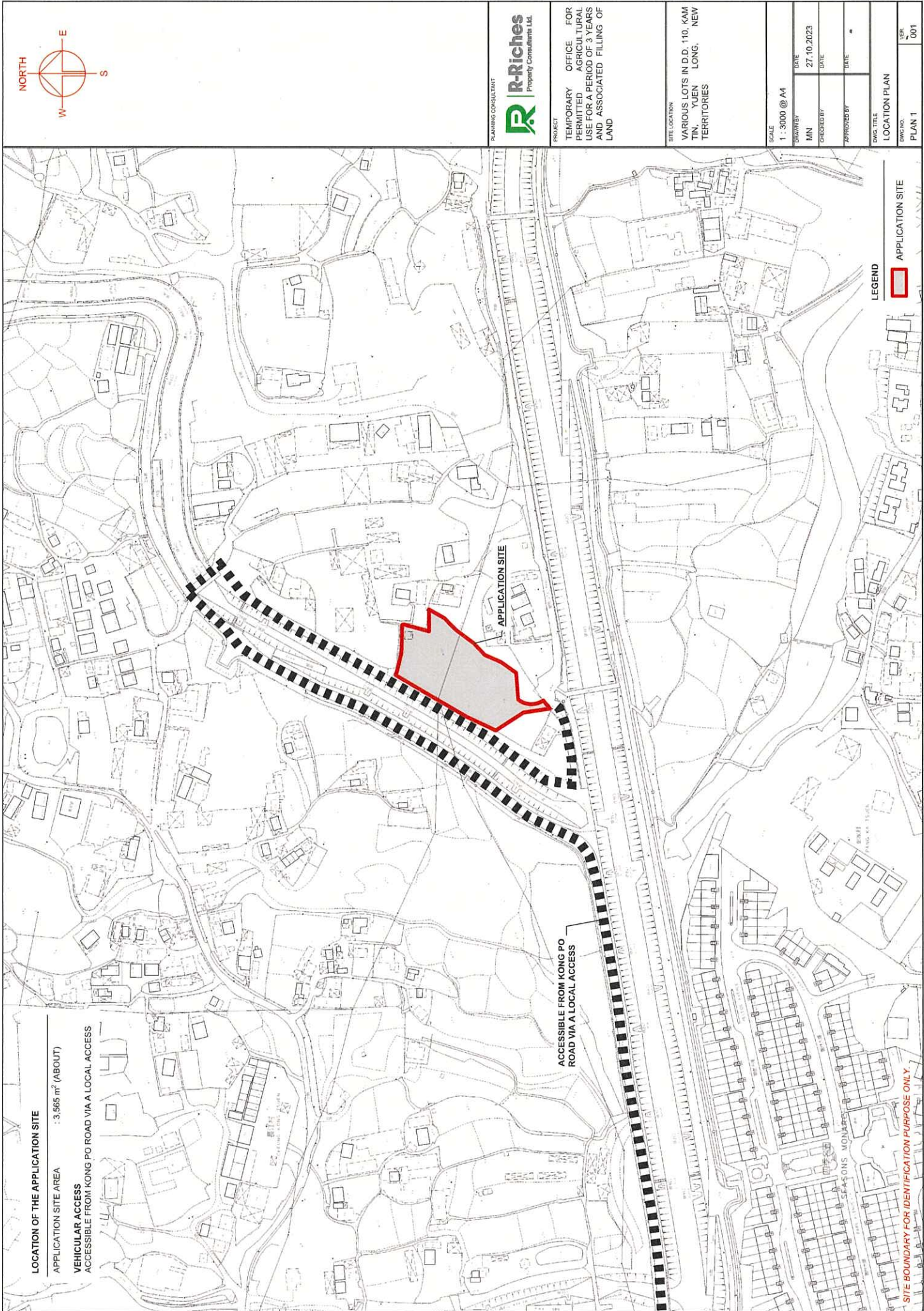
LEGEND

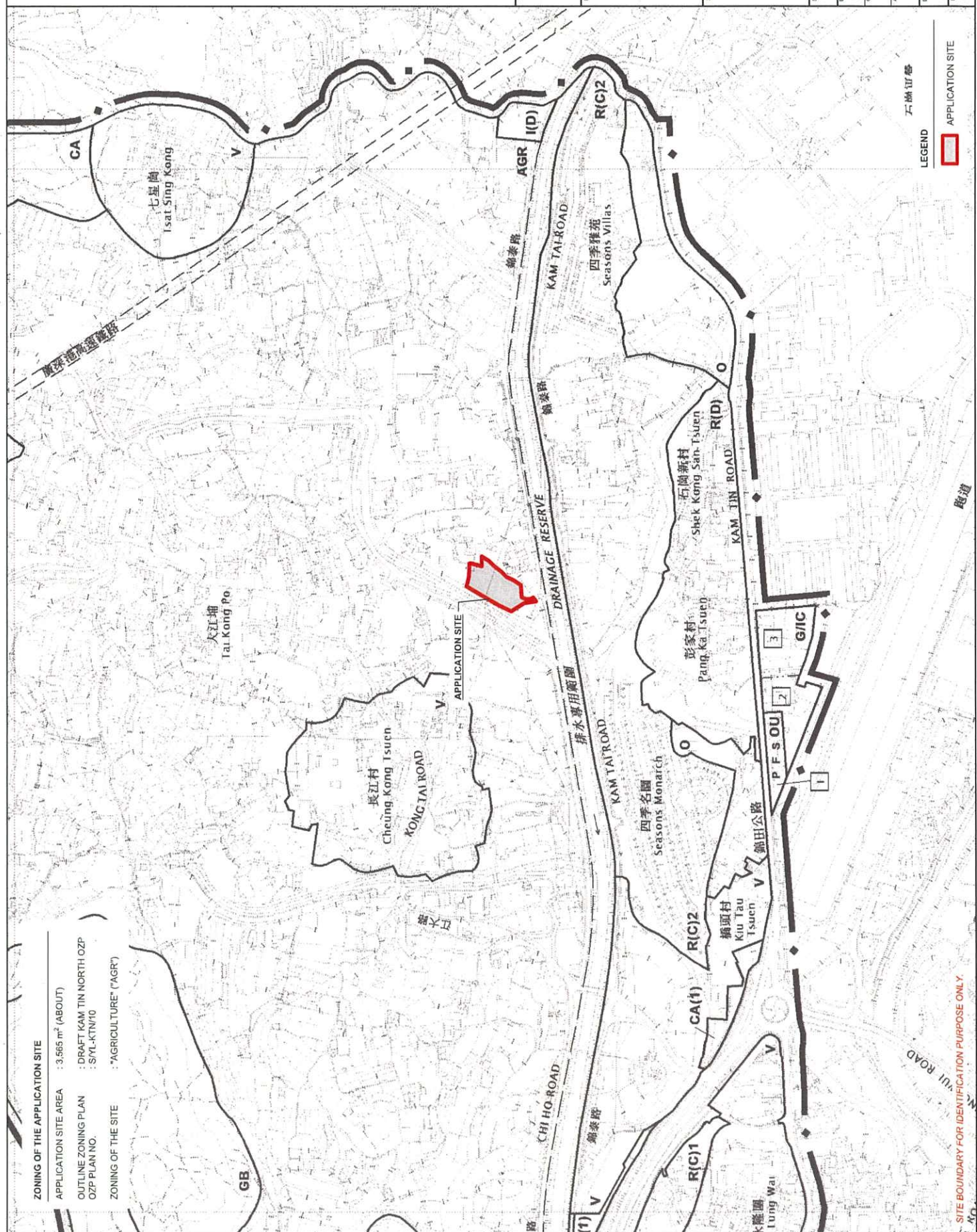
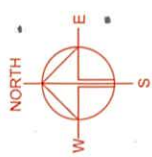
- APPLICATION SITE
- STRUCTURE
- INGRESS / EGRESS

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	PORABLE 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



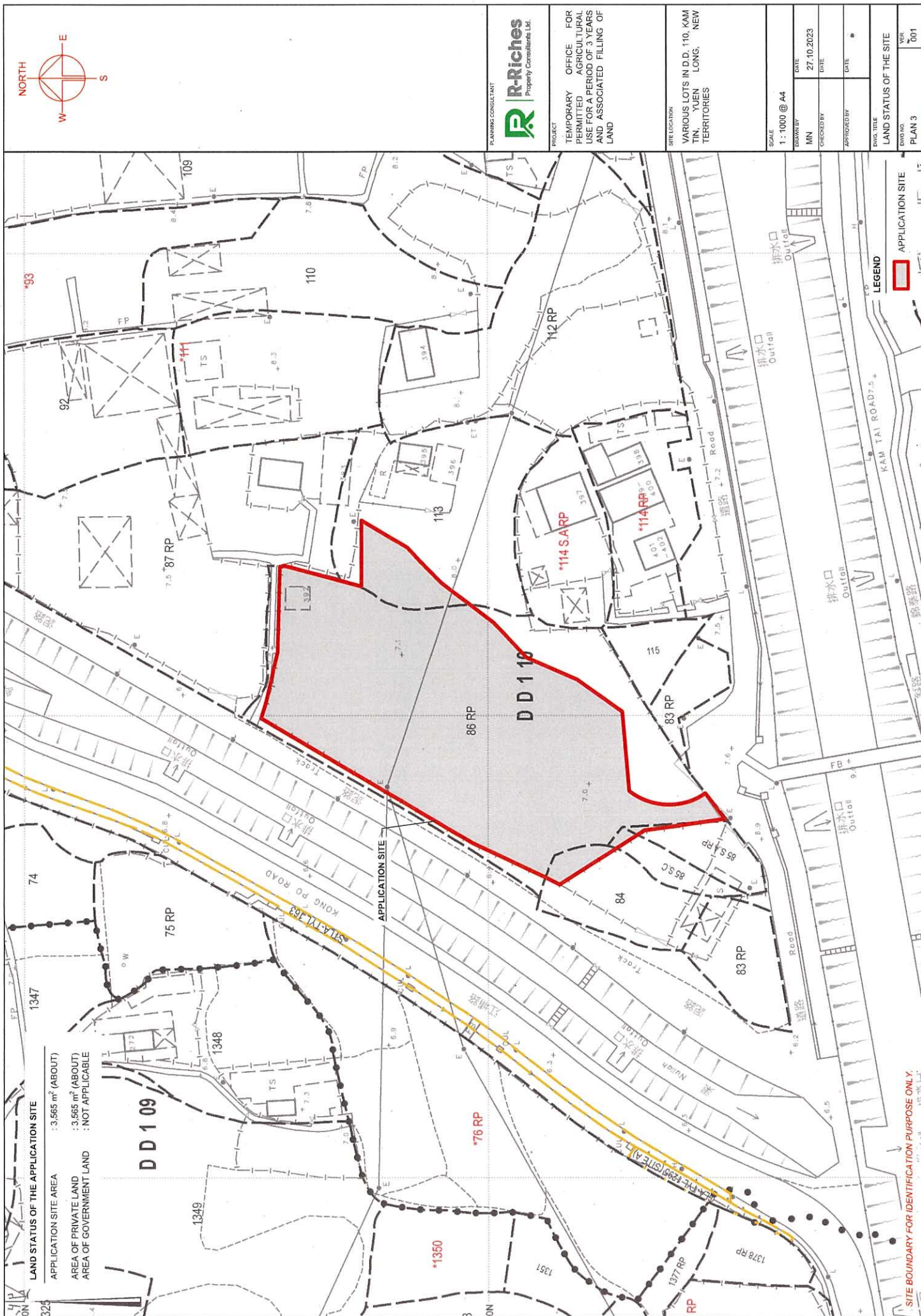




石塘咀
LEGEND
APPLICATION SITE

ZONING OF THE APPLICATION SITE
APPLICATION SITE AREA : 3,565 m² (ABOUT)
OUTLINE ZONING PLAN : DRAFT KAM TIN NORTH OZP
OZP PLAN NO. : SYL-KTN/10
ZONING OF THE SITE : *AGRICULTURE* ("AGR")

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	NOT APPLICABLE
DOMESTIC GFA	: 332 m ²	(ABOUT)
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	(ABOUT)

PRESERVATION OF EXISTING TREES

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

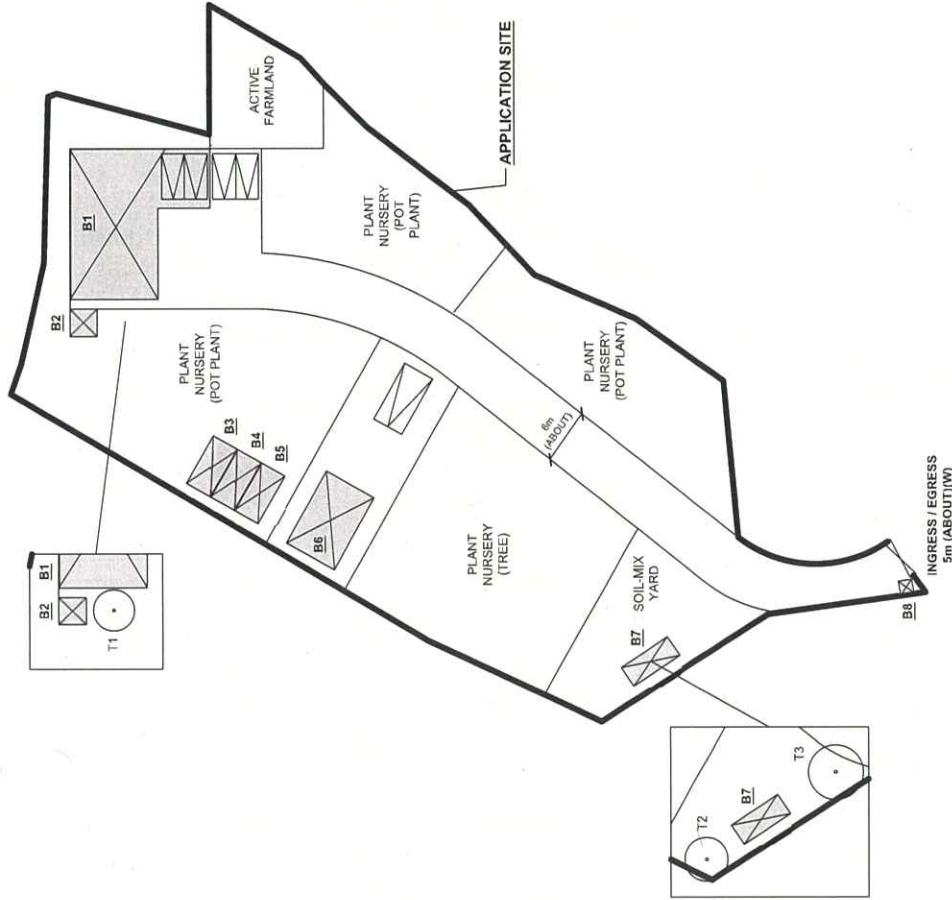
COVERED AREA

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*	GREENHOUSE	54 m ² (ABOUT)	54 m ² (ABOUT)	3 m (ABOUT) (1-STOREY)
B6*	STORAGE OF FERTILIZER & FARM TOOLS	15 m ² (ABOUT)	15 m ² (ABOUT)	2.8 m (ABOUT) (1-STOREY)
B7*	GUARDROOM	3 m ² (ABOUT)	3 m ² (ABOUT)	2.8 m (ABOUT) (1-STOREY)
B8				
TOTAL		332 m ² (ABOUT)	332 m ² (ABOUT)	

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

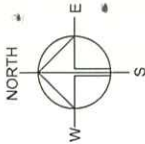


LEGEND

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

PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSIONS OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF LOADING / UNLOADING SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSIONS OF LOADING / UNLOADING SPACE	: 7 m (L) X 3.5 m (W)



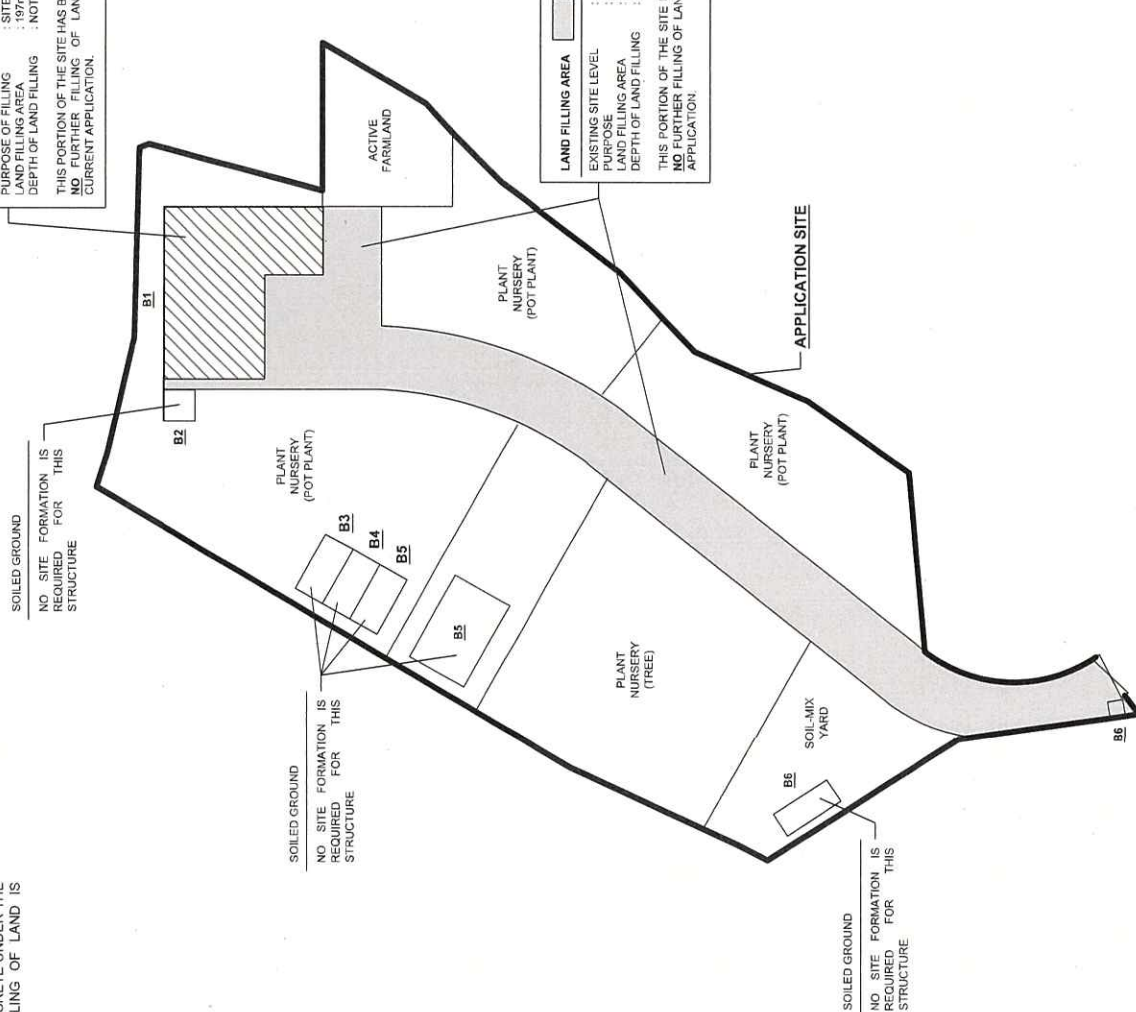
FILLING OF LAND AT THE APPLICATION SITE

APPLICATION SITE AREA	: 3,555 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 AND CIRCULATION	

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

LAND FILLING AREA	
EXISTING SITE LEVEL	: +7.3 mPD (ABOUT)
PURPOSE OF FILLING	: SITE FORMATION OF STRUCTURE
LAND FILLING AREA	: 197 m 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.	

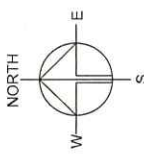


LEGEND

APPLICATION SITE

FILLING OF LAND

INGRESS / EGRESS



PROJECT

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

SITE LOCATION

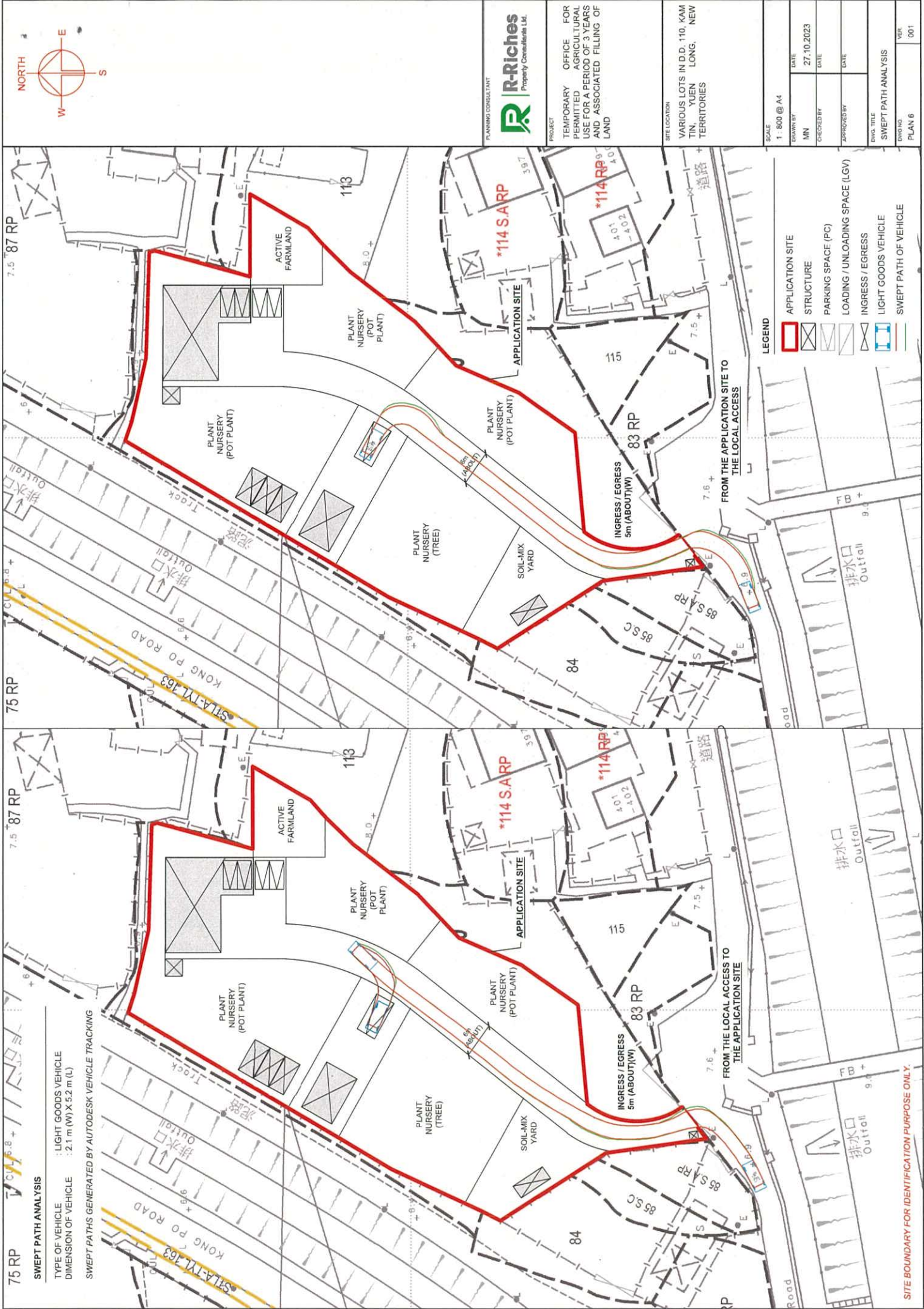
VARIOUS LOTS IN D.D. 110, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 700 @ A4

DATE	27.10.2023
CHECKED BY	
APPROVED BY	

DWG. TITLE	FILLING OF LAND
DWG. NO.	PLAN 5
VER.	001



PLANNING CONSULTANT
R-Riches
Property Consultants Ltd.

PROJECT
OFFICE FOR
TEMPORARY 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

DATE
27.10.2023

CHECKED BY
DATE

APPROVED BY
DATE

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27.10.2023

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

Our Ref. : DD110 Lot 86 RP (Pt)
Your Ref. : TPB/A/YL-KTN/974

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

By Email

11 January 2024

Dear Sir,

1st Further Information

**Proposed Temporary Office for a Period of 3 Years and Associated Filling of Land
in "Agriculture" and "Village Type Development" Zones, Various Lots in in D.D. 109 and
Adjoining Government Land, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTN/974)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at / or the undersigned at your convenience. Your kind attention to the matter is much appreciated.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Louis TSE
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Andrea YAN
(Attn.: Ms. Olivia NG

)
)



Responses-to-Comments

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

(Application No. A/YL-KTN/974)

- (i) The applicant is a local landscaping company providing a series of landscaping services for the public and private sectors in Kam Tin, including horticultural services, arboricultural services and lawn care services to their clients. The application site (the Site) is currently used as a plant nursery. The proposed structure B1 (for site office, meeting room and covered car parking spaces) is to provide indoor working space for administrative staff to manage tasks related to landscape project planning and design. It also provides office spaces for agricultural technicians to support and maintain the on-site agricultural works (i.e. plant and tree nursery), as well as to execute the appointed landscape works and plant nursery projects outside the Site (i.e. hard & soft landscape design, landscape maintenance services, planting and transplanting, tree surveys and consultancy, lawn renovation and restoration, etc) to facilitate the operation of the company (**Plan 1**). A gardener resting room is proposed at structure B3 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 for agricultural use, i.e. plant nursery, greenhouses, etc.
- (ii) The revised paved ratio plan and fire service installations proposal are provided (**Plan 2 and Appendix I**).
- (iii) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) (Contact Person: Ms. Sofia CHENG; Tel: 2443 1072)		
(a)	LandsD has reservation on the planning application since there are unauthorized structure(s) or uses on Lot Nos. 84, 85 S.A, 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 regulation on the lease breaches as demanded by LandsD.	Noted. The applicant will submit Short Term Waiver application to LandsD to make way for erection of the proposed structures at the Site after planning approval has been obtained from the Town Planning Board. No structure is proposed for domestic use.
(b)	If the planning application is approved, the lot owner(s) shall apply to this office for a Short Term Waiver (STW) to permit the structure(s) erected within the said private lots. The	

	<p>applications for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, 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 temporary structure(s) will be considered.</p>	
(c)	<p>It is noticed that gardener resting was proposed. According to the established practice, application for STW application of structures for domestic / residential uses on private agricultural land will not be entertained. Hence, even if TPB approves the subject planning application, his office will not consider approving / regularizing any structure(s) erected / to be erected on the lots for domestic / residential uses.</p>	<p>The proposed structure B3 (i.e. gardener resting room) is intended to support the operation of the plant nursery by providing an indoor shelter for farmers to rest and offering protection from adverse weather conditions. The Site will be closed out of the operation hours (i.e. from 09:00 to 18:00 daily, including public holidays). No structure is proposed for domestic/residential uses.</p>

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	NOT APPLICABLE
DOMESTIC GFA	: 332 m ²	(ABOUT)
NONDOMESTIC 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

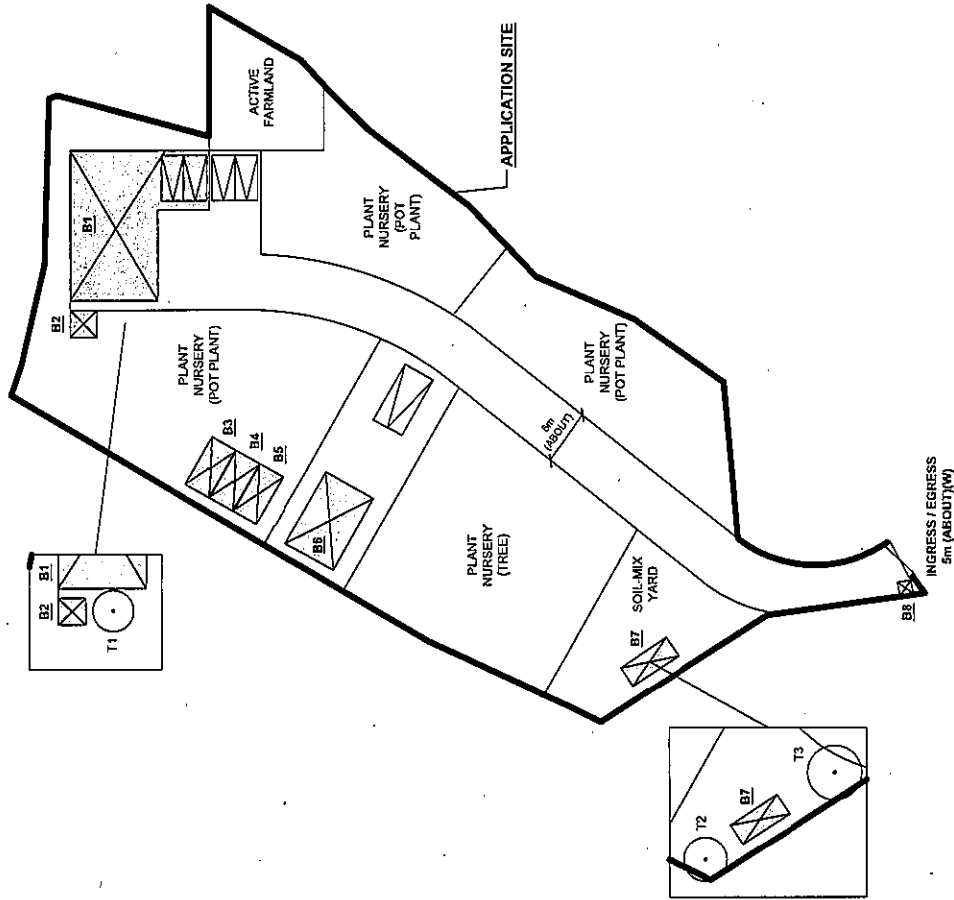
NO. OF EXISTING TREES	: 3	(T1 - T3)
DETAILS OF TREES	: T1 - MORUS ALBA	5 m (H) x 6 m (SP)
	: T2 - CELTIS SINENSIS	6 m (H) x 7 m (SP)
	: T3 - MACARANGA TANARIUS	5 m (H) x 4 m (SP)

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

STRUCTURE USE

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-STORY)
B2	PORTABLE TOILET	9 m ² (ABOUT)	9 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*	GREENHOUSE	18 m ² (ABOUT)	18 m ² (ABOUT)	2.8 m (ABOUT) (1-STORY)
B6	STORAGE OF FERTILIZER & FARM TOOLS	54 m ² (ABOUT)	54 m ² (ABOUT)	3 m (ABOUT) (1-STORY)
B7*	GUARDROOM	15 m ² (ABOUT)	15 m ² (ABOUT)	2.8 m (ABOUT) (1-STORY)
B8		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 B5 AND B7 ARE CONTAINER-CONVERTED STRUCTURES

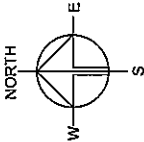


LEGEND

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

PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSIONS OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF LOADING / UNLOADING SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSIONS OF LOADING / UNLOADING SPACE	: 7 m (L) X 3.5 m (W)



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

DATE

27.10.2023

DATE

DATE

DATE

DATE

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DATE

DATE

FILLING OF LAND AT THE APPLICATION SITE

APPLICATION SITE AREA : 3,565 m² (ABOUT)
 EXISTING FILLED AREA : 851 m² (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 AND CIRCULATION PURPOSE

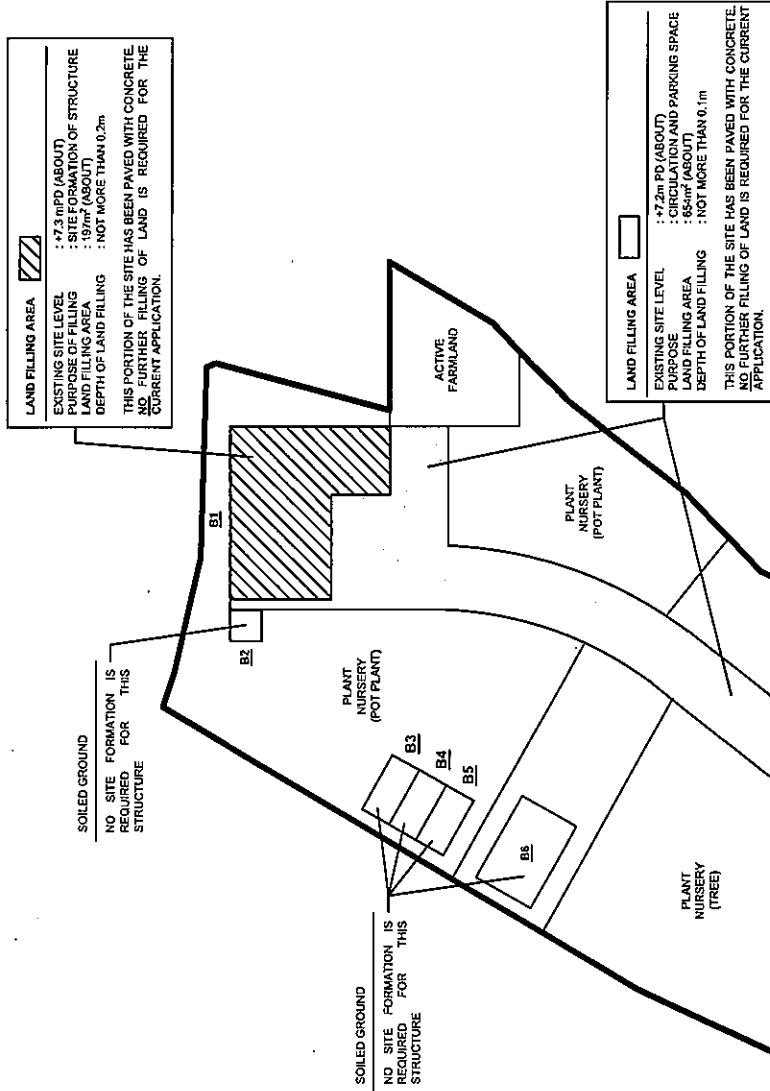
THE APPLICATION HAS BEEN PAVED WITH CONCRETE UNDER THE PREVIOUS APPLICATION. NO FURTHER FILLING OF LAND IS REQUIRED FOR THE CURRENT APPLICATION.

LAND FILLING AREA
 EXISTING SITE LEVEL : +7.3 mPD (ABOUT)
 PURPOSE OF FILLING : SITE FORMATION OF STRUCTURE
 LAND FILLING AREA : 19 m² (ABOUT)
 DEPTH OF LAND FILLING : NOT MORE THAN 0.2m
 THIS PORTION OF THE SITE HAS BEEN PAVED WITH CONCRETE AND NO FURTHER FILLING OF LAND IS REQUIRED FOR THE CURRENT APPLICATION.

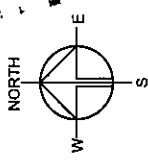
SOILED GROUND
 NO SITE FORMATION IS REQUIRED FOR THIS STRUCTURE

SOILED GROUND
 NO SITE FORMATION IS REQUIRED FOR THIS STRUCTURE

SOILED GROUND
 NO SITE FORMATION IS REQUIRED FOR THIS STRUCTURE



LAND FILLING AREA
 EXISTING SITE LEVEL : +7.2m PD (ABOUT)
 PURPOSE : CIRCULATION AND PARKING SPACE
 LAND FILLING AREA : 65 m² (ABOUT)
 DEPTH OF LAND FILLING : NOT MORE THAN 0.1m
 THIS PORTION OF THE SITE HAS BEEN PAVED WITH CONCRETE AND NO FURTHER FILLING OF LAND IS REQUIRED FOR THE CURRENT APPLICATION.



PLANNING CONSULTANT
R-Riches
 Property Consultants Ltd.

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

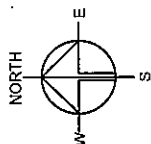
SITE LOCATION
 VARIOUS LOTS IN D.D. 110, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE
 1 : 700 @ A4

DESIGNED BY	DATE
MN	27.10.2023
CHECKED BY	DATE
LT	9.1.2024
APPROVED BY	DATE

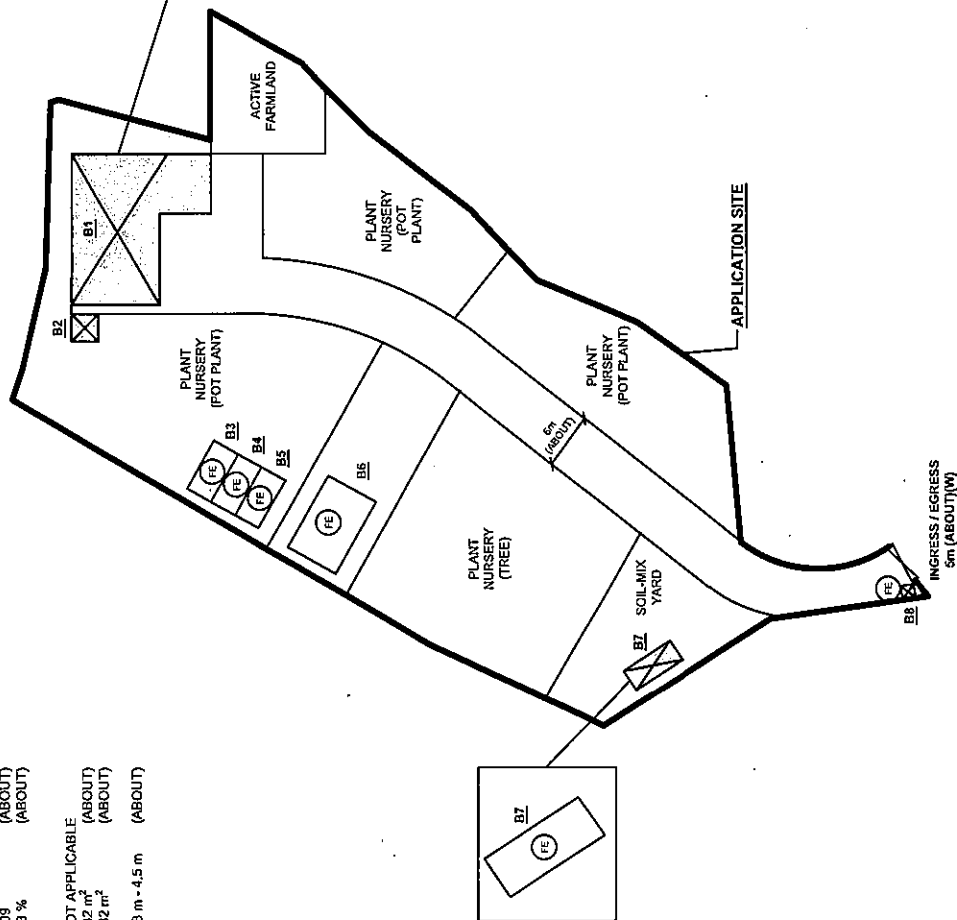
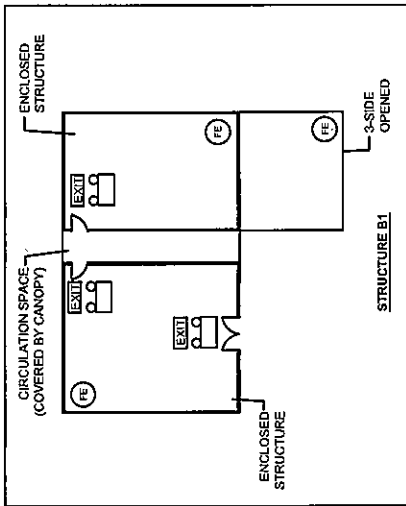
DRAWING TITLE	
FILLING OF LAND	
DWG NO.	PLAN 2
VER.	001

LEGEND
 [Symbol] APPLICATION SITE
 [Symbol] INGRESS / EGRESS



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	(ABOUT)
DOMESTIC GFA	: NOT APPLICABLE	(ABOUT)
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	(ABOUT)



FIRE SERVICE INSTALLATIONS



3 x EXIT SIGN
3 x EMERGENCY LIGHT
9 x 4.5 KG GAS-TYPE FIRE

FS NOTES:

1. SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266; PART1 AND BS EN1838
2. SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266; PART 1 AND FSD CIRCULAR LETTER 5/2008.
3. POTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
4. 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)
B2	PORTABLE TOILET	9 m ² (ABOUT)	9 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	GUARDROOM	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 B5 AND B7 ARE CONTAINER-CONVERTED STRUCTURES

TOTAL	332 m ² (ABOUT)	332 m ² (ABOUT)
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LEGEND



APPLICATION SITE	STRUCTURE	INGRESS / EGRESS
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PLAYBING CONSULTANT



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

PROJECT LOCATION

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

SCALE

1:800 @ A4

ALL POWER

MAN

REVIEWED BY

17

OWAS TITLE

FSIS PROPOS

Young No.

APPENDIX I

Previous s.16 Applications covering the Application Site

Approved Application

Application No.	Use/Development	Date of Consideration
A/YL-KTN/760	Proposed Temporary Office for Permitted Agricultural Use for a Period of 3 Years and Filling of Land	14.5.2021 [revoked on 14.10.2023]

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 3 Years	7.4.2017	(1) to (4)

Rejection Reasons:

- (1) The development was not in line with the planning intention of the “Agriculture” (“AGR”) zone.
- (2) The development did not comply with the relevant Town Planning Guidelines for application for open storage and port back-up uses.
- (3) No sufficient information to demonstrate that the development would not cause adverse environmental, landscape and drainage impacts.
- (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 (C for T):

- no adverse comment on the application from traffic engineering perspective.

Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

- no adverse comment on the application from highways maintenance perspective.

2. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- no objection in-principle to the application from public drainage point of view; and
- should the application be approved, approval conditions requiring the implementation and maintenance of the accepted drainage proposal for the development to the satisfaction of his department or of the Town Planning Board should be imposed.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application; and
- there was no environmental complaint received against the application site (the Site) in the past three years.

4. Water Supplies

Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- no objection to the application.

5. Fire Safety

Comments of the Director of Fire Services (D of FS):

- no in-principle objection to the application subject to fire service installations being provided to the satisfaction of his department.

6. **Landscape Aspect**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- no objection to the application from landscape planning perspective;
- the Site is situated in an area of rural inland plains landscape character comprising scattered temporary structures, farmland, open storage and scattered tree groups. Comparing with the aerial photos of 2022 and 2020, there is no significant change to the landscape character to the surrounding area since the last application was approved; and
- the Site is partly hard paved with some temporary structures. Some existing trees of common species are observed. According to the layout, there is no significant change in the layout and the existing trees within the Site will be maintained. Further significant adverse landscape impact within the Site arising from the applied use is not anticipated.

7. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CES/NTW, BD):

- no objection to the application.

8. **District Officer's Comments**

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

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

9. **Other Departments**

The following government departments have no objection to/no adverse comment/no comment on the application:

- Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD); and
- Director of Electrical and Mechanical Services (DEMS).

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use;
- (b) should the applicant fail to comply with approval conditions again resulting in revocation of the planning permission, sympathetic consideration may not be given by the Rural and New Town Planning Committee/Town Planning Board to any further application;
- (c) the permission is given to the development and structures under application. It does not condone any other development and structures which currently occur on the application site (the Site) but not covered by the applicant. Immediate action should be taken to discontinue such development and remove such structures not covered by the permission;
- (d) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (e) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the private lots. The applications for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, 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
 - there are unauthorised structure(s) or use(s) on 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 regulation on the lease breaches as demanded by LandsD;
- (f) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
 - existing water mains will be affected and the cost of any necessary diversion shall be borne by the proposed development;
 - 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;
 - no trees or shrubs with penetrating roots shall be planted within the Waterworks Reserve or in the vicinity of the water mains; and
 - 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;

(g) to note the comments of the Commissioner for Transport that:

- the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. 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 (CHE/NTW, HyD):

- HyD shall not be responsible for the maintenance of any access connecting the Site and the section of Kong Po Road; and
- adequate drainage measures should be provided to prevent surface water running from the Site to nearby public road and drains;

(i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

- 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;
- the Site does not abut on a specified street of not less than 4.5 m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
- if the existing structure (not being a New Territories Exempted House) is erected on leased land without the approval of the Building Authority (BA), they are unauthorised building works (UBW) under the Buildings Ordinance (BO) and should be designated for any proposed use under the captioned application;
- 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 the BO;
- 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 BA should be obtained, otherwise they are unauthorised building works. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- 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 the B(P)R; and
- detailed checking under the BO will be carried out at building plan submission stage;

(j) to note the comments of the Director of Fire Services (D of FS) that:

- the applicant is advised on the following points:
 - i. The standards and specification of the proposed emergency lighting shall be revised to 'BS 5266-1:2016, BS EN 1838:2013 and the FSD Circular Letter No. 4/2021'.
 - ii. the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
 - iii. the location of where the proposed fire service installations to be installed should be clearly marked on the layout plans.
- the applicant shall be reminded that if the proposed structure(s) is required to comply with the BO (Cap. 123), detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans;

(k) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that:

- the applicant shall be advised that there is no particular comment on the document from electricity supply safety aspect. However, in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the mentioned document should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the "Code of Practice on Working near Electricity Supply Lines" established under the Regulation when carrying out works in the vicinity of the electricity supply lines; and

(l) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that:

- the applicant is advised that approval of the application does not imply approval of tree works, if any, such as pruning, transplanting and felling. The applicant is reminded to seek comments and approval for any proposed tree works from relevant department prior to the commencement of the works.

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



A/YL-KTN/974 DD 110, Kong Po Road, Kam Tin
01/01/2024 02:57

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent by: tpbpd@pland.gov.hk
File Ref:

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**.

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
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

