

This document is received on 17 JAN 2024.
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 請在適當的方格內加上「✓」號

2400 156 157 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	AML-KTN/980
	Date Received 收到日期	17 JAN 2024

- 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 樓及新界沙田上禾輋路 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)

Greenland Resources Limited 綠土資源有限公司

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 20 S.A, 20 S.B (Part), 30 (Part), 31 (Part), 32 RP (Part), 67 (Part) and 68 (Part) in D.D. 109 and Adjoining Government Land, 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 5,087 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 120 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)	52 sq.m 平方米 <input checked="" 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 Outline Zoning Plan No. S/YL-KTN/11
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" zone
(f) Current use(s) 現時用途	Vacant (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
14/12/2023 - 28/12/2023 (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 9/1/2024 (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

Proposed Temporary Office with Ancillary Facilities 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)

(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	4,967	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	120	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	120	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	120	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 No 否	<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)) <u>Accessible from Chi Ho Road via a local access</u> <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 No 否 <input type="checkbox"/>	<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 1,096 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																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table style="width: 100%;"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			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"/>
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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>

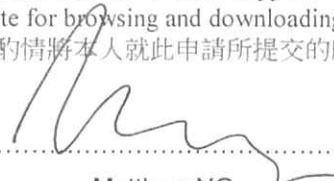
8. Declaration 聲明

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


.....
Matthew NG

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

Name in Block Letters
姓名（請以正楷填寫）

Planning and Development Manager

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, CMCT

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

12/1/2024

(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 20 S.A, 20 S.B (Part), 30 (Part), 31 (Part), 32 RP (Part), 67 (Part) and 68 (Part) in D.D. 109 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories
Site area 地盤面積	5,087 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 52 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Kam Tin North Outline Zoning Plan 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 <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	Proposed Temporary Office with Ancillary Facilities 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	120 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.02 <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 (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	2 % <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 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 4 (PC)
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 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 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 the filling of land area of the site,		
Swept path analysis, Location plan, Plan showing the land status of the Site		
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 20 S.A, 20 S.B (Part), 30 (Part), 31 (Part), 32 RP (Part), 67 (Part) and 68 (Part) in D.D. 109 and Adjoining Government Land (GL), Kam Tin, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Office with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**' (proposed development) (**Plan 1**).
- 1.2 The applicant, *Greenland Resources Limited*, is an Approved Supplier of Materials and Specialist Contractors for Public Works, specializing in providing various landscaping services to both public and private sectors. The proposed development is intended to provide landscaping services in Kam Tin, including landscape softworks, hydroseeding works, landscape maintenance works, landscape surveys and specialized tree works.
- 1.3 The temporary offices are intended to provide indoor workspace for administrative staff to manage administrative tasks related to landscape operations. 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.

2) Planning Context

- 2.1 The Site currently falls within an area zoned as "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' use is not a column one nor a column two use within the "AGR" zone, which requires planning permission from the Board.
- 2.2 The Site is currently vacant and surrounded by vacant land and plant nursery, the proposed development with low-rise structures is considered not incompatible with the surrounding land uses. Majority of the Site is proposed to be used as the always permitted agricultural use, therefore, approval of the current application on a temporary basis of 3 years would better utilize deserted agricultural land and would not jeopardize the long-term planning intention of the "AGR" zone.

2.3 Furthermore, similar S.16 planning application (No. A/YL-KTN/760) for a similar use within the same "AGR" zone was previously approved by the Board in 2021. When compared with the similar application, the nature and operation mode are similar. Therefore, approval of the current application is in line with the Board's previous decisions and would not set undesirable precedent within the "AGR" zone.

3) Development Proposal

3.1 The Site occupies an area of 5,087 m² (about), including 52 m² (about) of GL (**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 offices, washroom, storage of fertilizers, and storage of farm tools with total GFA of 120 m² (about) (**Plan 4**). The site office is intended to provide indoor workspace for administrative staff to support the daily operation of the Site. 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	5,087 m ² (about), including 52 m ² (about) of GL
Covered Area	120 m ² (about)
Uncovered Area	4,967 m ² (about)
Plot Ratio	0.02 (about)
Site Coverage	2 % (about)
Number of Structure	8
Total GFA	120 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	120 m ² (about)
Building Height	2.8 m (about)
No. of Storey	1

3.2 Majority of the Site (i.e. about 3,991 m², 78%) will be remained as soiled ground for healthy plants/trees growth, list of species will be grown at the Site is provided at **Appendix I**. The remaining portion of the Site (i.e. about 1,096 m², 22%) is proposed to be filled with concrete of not more than 0.2 m (about) in depth for site formation of structures and circulation space (**Plan 5**). As heavy loading of structures and vehicle would compact the existing soiled ground

and weaken the ground surface, concrete site formation is required to meet the operation needs and the extent of filling has been kept to minimal for the operation of the proposed development. The applicant will reinstate the Site to an amenity area after the planning approval period.

- 3.3 The Site is accessible from Chi Ho Road via a local access (**Plan 1**). A total of 5 parking and loading/unloading (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 (PC) Parking Space for Staff - 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 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 will be provided by the applicant (i.e. submission of the drainage and fire service installations proposals) in order to mitigate any adverse impact arising from the proposed development after planning approval has been granted from the Board.
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Office with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**'.

R-riches Property Consultants Limited

January 2024

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	List of Species will be Grown at the Application Site
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Appendix I – List of Species will be Grown at the Application Site

- (i) As majority of the Site will be designated for agricultural uses, the list of species will be grown at the Site are as follows:

Species		
(a)	<i>Bauhinia glauca</i>	羊蹄甲藤
(b)	<i>Ficus pumila</i>	薜荔
(c)	<i>Lantana camara</i>	小葉馬纓丹
(d)	<i>Liriope spicata</i>	山指甲
(e)	<i>Lonicera japonica</i>	忍冬
(f)	<i>Melastoma candidum</i>	野牡丹
(g)	<i>Melastoma sanguineum</i>	毛捻
(h)	<i>Nephrolepis auriculata</i>	腎蕨
(i)	<i>Parthenocissus himalayana</i>	爬牆虎
(j)	<i>Rhodomyrtus tomentosa</i>	崗捻(桃金娘)
(k)	<i>Rhododendron simsii</i>	紅杜鵑

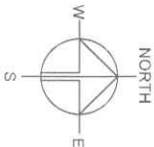
LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 5,087 m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM CHI HO ROAD VIA A LOCAL ACCESS

ACCESSIBLE FROM CHI HO
ROAD VIA A LOCAL ACCESS

APPLICATION SITE



PROPOSED TEMPORARY
OFFICE WITH ANCILLARY
FACILITIES FOR A PERIOD OF 3
YEARS AND ASSOCIATED
FILLING OF LAND

SITE LOCATION
VARIOUS LOTS IN D.D. 109 AND
ADJOINING GOVERNMENT
LAND, KAM TIN, YUEN LONG,
NEW TERRITORIES

SCALE
1 : 5000 @ A4

DRAWN BY DATE
MN 4.1.2024

REVIEWED BY DATE

APPROVED BY DATE

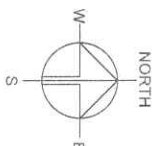
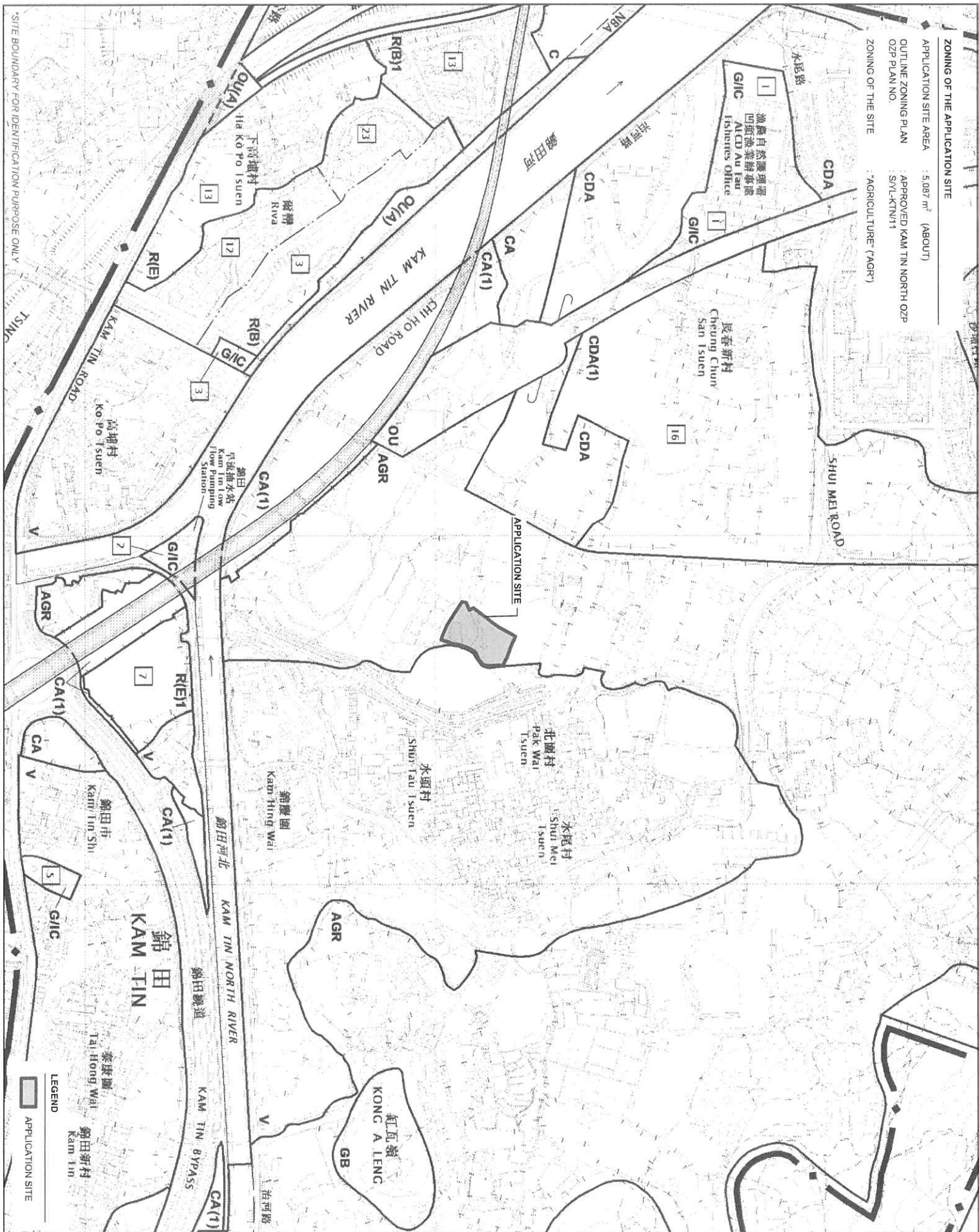
DWG. TITLE
LOCATION PLAN

DWG. NO. 001
PLAN 1

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 5,087 m² (ABOUT)
 OUTLINE ZONING PLAN : APPROVED KAM TIN NORTH OZP
 OZP PLAN NO. : SYL-KTN/11
 ZONING OF THE SITE : "AGRICULTURE" (AGR)



PLANNING CONSULTANT
R-Riches
 Property Consultants Ltd.

PROJECT : TEMPORARY
 OFFICE WITH
 FACILITIES FOR A PERIOD OF 3
 YEARS AND ASSOCIATED
 FILLING OF LAND

SITE LOCATION
 VARIOUS LOTS IN D.D. 109 AND
 ADJOINING GOVERNMENT
 LAND, KAM TIN, YUEN LONG,
 NEW TERRITORIES

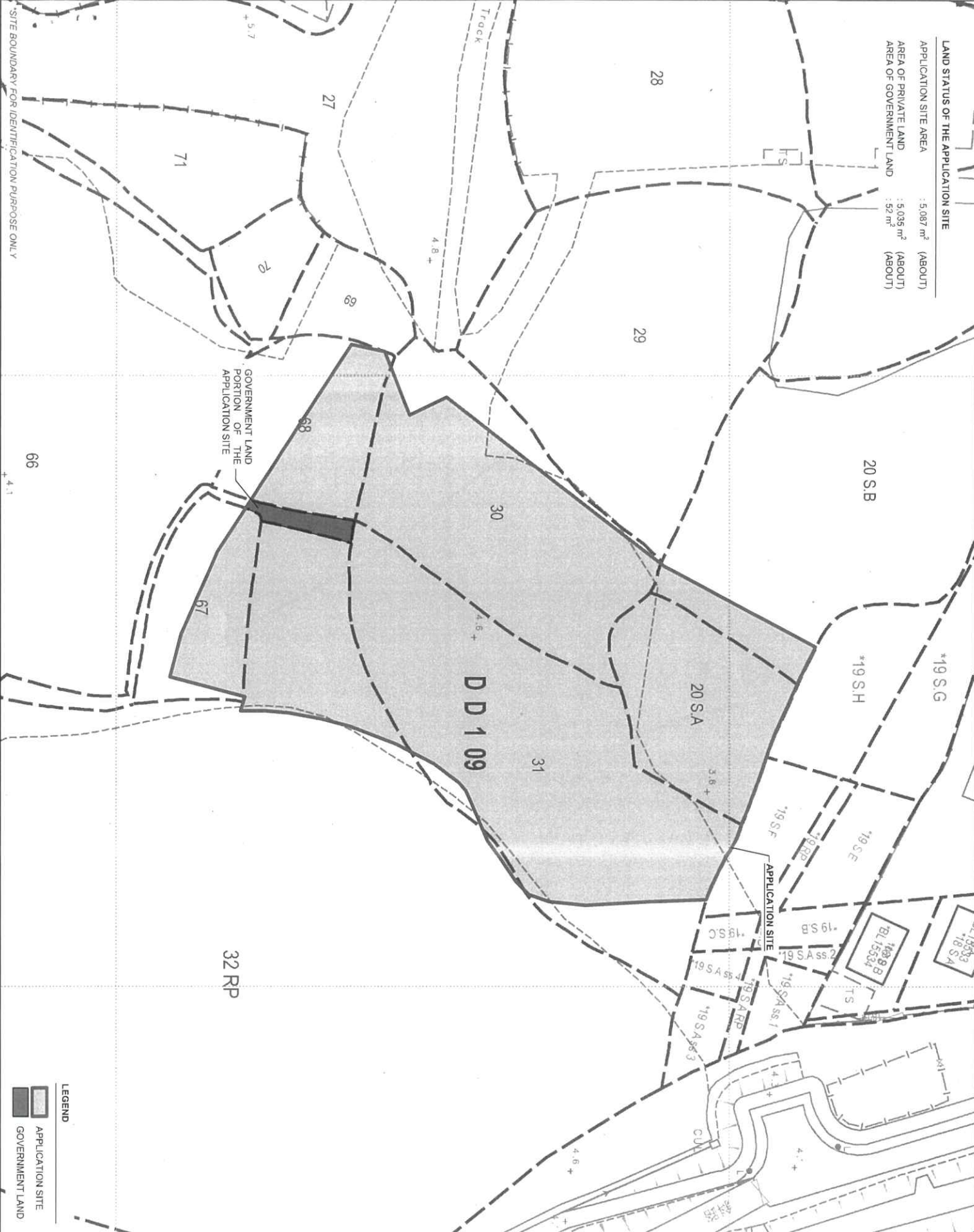
SCALE
 1 : 7000 @ A4

DRAWN BY : DATE
 MN : 4.1.2023

REVIEWED BY : DATE
 APPROVED BY : DATE

DWG TITLE : ZONING OF THE SITE
 DRAWING NO. : PLAN 2
 REF. : 001

LAND STATUS OF THE APPLICATION SITE			
APPLICATION SITE AREA	: 5,087 m ²	(ABOUT)	
AREA OF PRIVATE LAND	: 5,035 m ²	(ABOUT)	
AREA OF GOVERNMENT LAND	: 52 m ²	(ABOUT)	



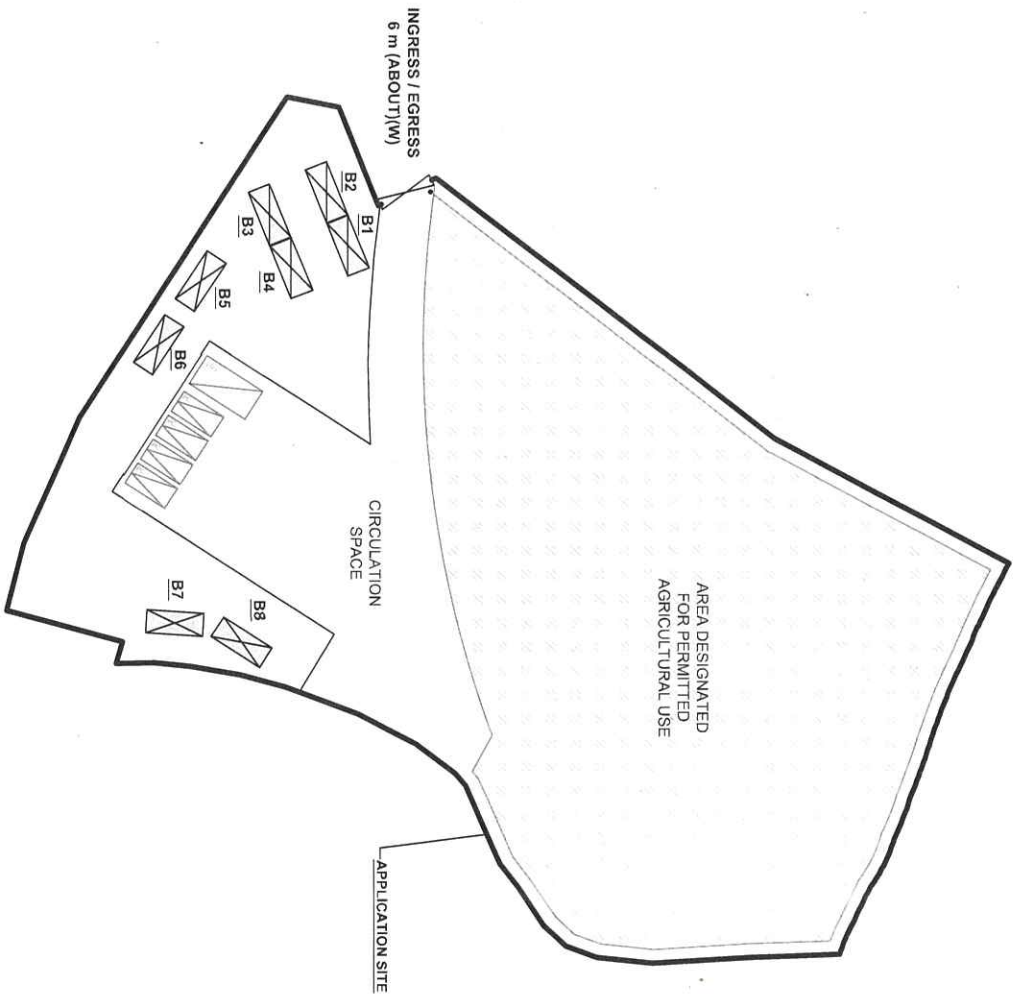
LEGEND	
	APPLICATION SITE
	GOVERNMENT LAND

PROJECT: PROPOSED TEMPORARY OFFICE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND	
SITE LOCATION: VARIOUS LOTS IN D.D. 109 AND ADJOINING GOVERNMENT LAND, KAI TIN, YUEN LONG, NEW TERRITORIES	
SCALE: 1 : 800 @ A4	DATE: MN
DESIGNED BY: MN	DATE: 4.1.2024
APPROVED BY: [Signature]	DATE: [Blank]
LAND STATUS OF THE SITE	
DWG NO. PLAN 3	REV. 001

DEVELOPMENT PARAMETERS	
APPLICATION SITE AREA	: 5,087 m ² (ABOUT)
COVERED AREA	: 120 m ² (ABOUT)
UNCOVERED AREA	: 4,967 m ² (ABOUT)
PLOT RATIO	: 0.02 (ABOUT)
SITE COVERAGE	: 2 % (ABOUT)
NO. OF STRUCTURE	: 8 (ABOUT)
DOMESTIC GFA	: NOT APPLICABLE (ABOUT)
NON-DOMESTIC GFA	: 120 m ² (ABOUT)
TOTAL GFA	: 120 m ² (ABOUT)
BUILDING HEIGHT	: 2.8 m (ABOUT)
NO. OF STOREY	: 1 (ABOUT)

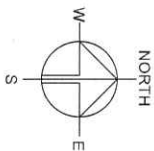
STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SITE OFFICE, WASHROOM	15 m ² (ABOUT)	15 m ² (ABOUT)	2.8 m (ABOUT)(1+STOREY)
B2	SITE OFFICE	15 m ² (ABOUT)	15 m ² (ABOUT)	2.8 m (ABOUT)(1+STOREY)
B3	SITE OFFICE	15 m ² (ABOUT)	15 m ² (ABOUT)	2.8 m (ABOUT)(1+STOREY)
B4	SITE OFFICE	15 m ² (ABOUT)	15 m ² (ABOUT)	2.8 m (ABOUT)(1+STOREY)
B5	STORAGE OF FERTILIZER	15 m ² (ABOUT)	15 m ² (ABOUT)	2.8 m (ABOUT)(1+STOREY)
B6	STORAGE OF FERTILIZER	15 m ² (ABOUT)	15 m ² (ABOUT)	2.8 m (ABOUT)(1+STOREY)
B7	STORAGE OF FARM TOOLS	15 m ² (ABOUT)	15 m ² (ABOUT)	2.8 m (ABOUT)(1+STOREY)
B8	STORAGE OF FARM TOOLS	15 m ² (ABOUT)	15 m ² (ABOUT)	2.8 m (ABOUT)(1+STOREY)
TOTAL		120 m ² (ABOUT)	120 m ² (ABOUT)	

STRUCTURES B1 TO B8 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 LUL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF LUL SPACE	: 7 m (L) x 3.5 m (W)



PROJECT
PROPOSED
OFFICE WITH
FACILITIES FOR A PERIOD OF 3
YEARS AND ASSOCIATED
FILLING OF LAND

SITE LOCATION
VARIOUS LOTS IN D.D. 109 AND
ADJOINING GOVERNMENT
LAND, KAM TIN, YUEN LONG,
NEW TERRITORIES

SCALE
1 : 800 @ A4

DRAWN BY
MN
DATE
4.1.2024

REVIEWED BY
DATE

APPROVED BY
DATE

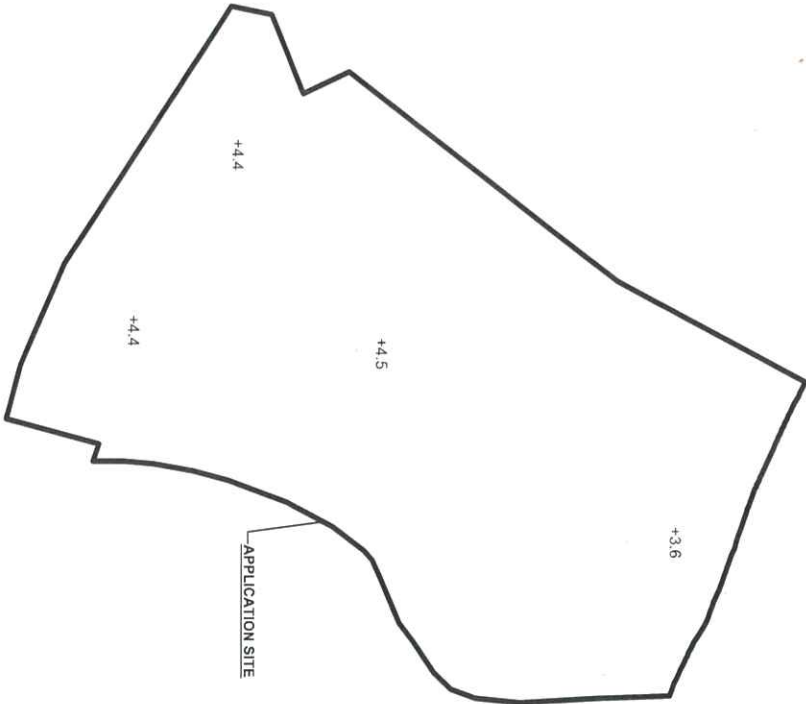
DWG TITLE
LAYOUT PLAN

DWG NO.
PLAN 4

- LEGEND
- APPLICATION SITE
 - STRUCTURE
 - PARKING SPACE (PC)
 - LOADING / UNLOADING SPACE (LG)
 - AREA FOR AGRICULTURAL USE
 - INGRESS / EGRESS

APPLICATION SITE BEFORE FILLING OF LAND

APPLICATION SITE AREA : 5,087 m² (ABOUT)
SITE LEVELS BEFORE FILLING OF LAND : +3.6 mPD TO +4.6 mPD (ABOUT)

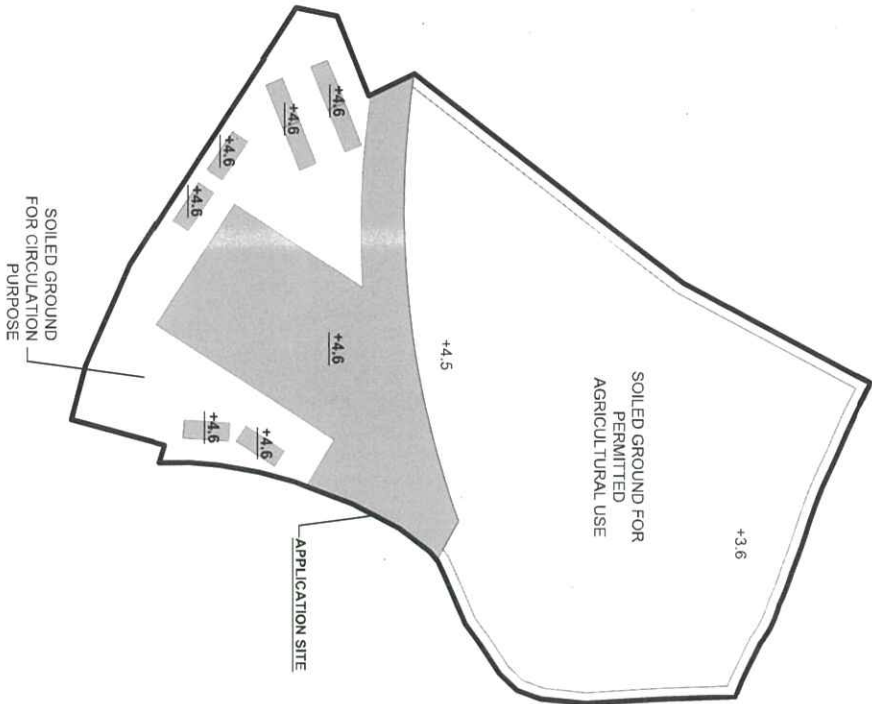


LEGEND

 APPLICATION SITE
 +3.4 SITE LEVEL

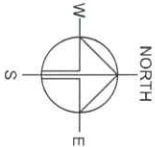
PROPOSED FILLING OF LAND AREA

APPLICATION SITE AREA : 5,087 m² (ABOUT)
COVERED BY STRUCTURE : 120 m² (ABOUT)
PROPOSED LAND FILLING AREA : 1,096 m² (ABOUT)
DEPTH OF LAND FILLING : NOT MORE THAN 0.2 m
PROPOSED SITE LEVELS : +3.6 mPD TO +4.6 mPD (ABOUT)
MATERIAL OF LAND FILLING : CONCRETE
SITE FORMATION OF STRUCTURES, VEHICLE MANOEUVERING SPACE AND STORAGE OF FERTILIZERS : 3,991 m² (ABOUT)
SOILED GROUND AREA : 3,991 m² (ABOUT)
PURPOSE OF SOILED GROUND : AREA DESIGNATED FOR AGRICULTURAL USE, CIRCULATION SPACE



LEGEND

 APPLICATION SITE
 LAND FILLING AREA
 +3.4 SITE LEVEL OF FILLED AREA



PROJECT : PROPOSED TEMPORARY OFFICE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION : VARIOUS LOTS IN D.D. 109 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE : 1 : 1000 @ A4

DRAWN BY : DATE :
MIN : 4.1.2024

REVIEWED BY : DATE :

APPROVED BY : DATE :

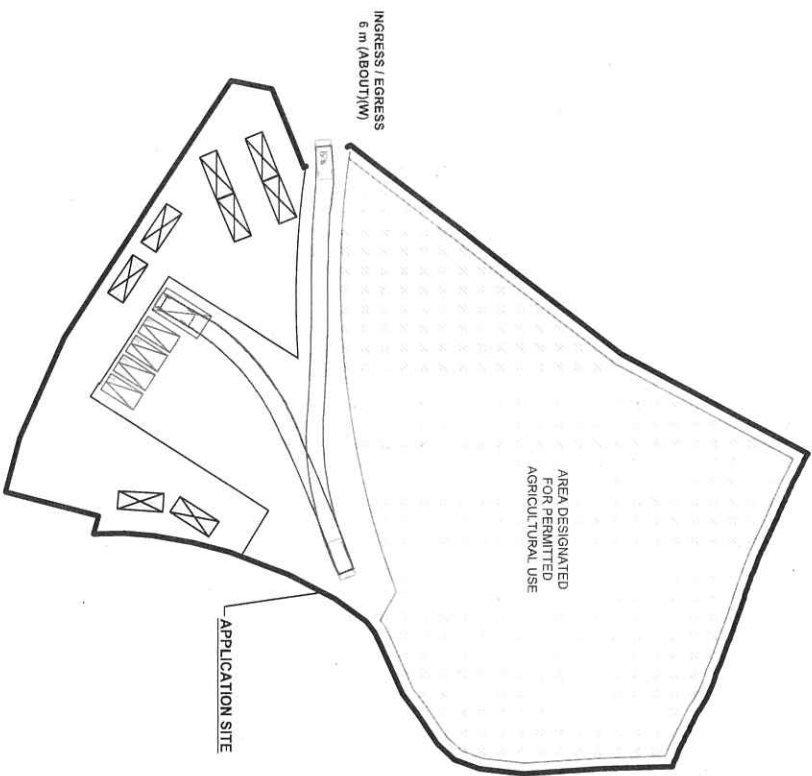
DWG TITLE : FILLING OF LAND

DWG NO. : PLAN 5
VER : 001

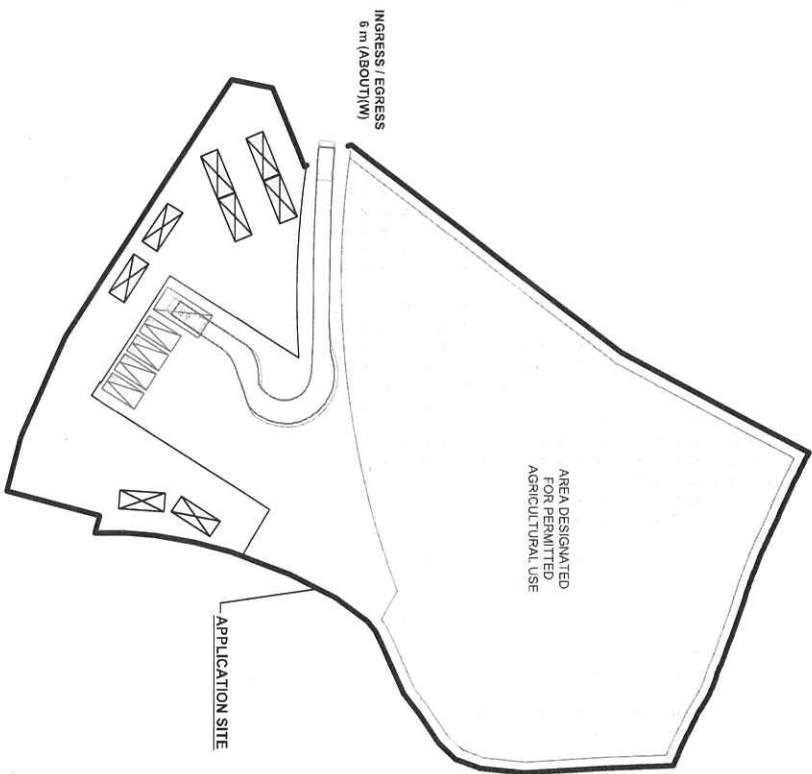
SWEPT PATH ANALYSIS

TYPE OF VEHICLE : LIGHT GOODS VEHICLE
DIMENSION OF VEHICLE : 2.1 m (W) X 5.2 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



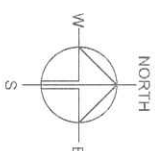
FROM THE LOCAL ACCESS TO
THE APPLICATION SITE



FROM THE APPLICATION SITE TO
THE LOCAL ACCESS

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- LUL SPACE (LGV)
- INGRESS / EGRESS
- LIGHT GOODS VEHICLE
- SWEPT PATH OF VEHICLE



PLANNING CONSULTANT
R-Riches
Property Consultants Ltd.

PROJECT : TEMPORARY
OFFICE WITH
ANCILLARY
FACILITIES FOR A PERIOD OF 3
YEARS AND ASSOCIATED
FILLING OF LAND

SITE LOCATION
VARIOUS LOTS IN D.D. 109 AND
ADJOINING GOVERNMENT
LAND, KAM TIN, YUEN LONG,
NEW TERRITORIES

SCALE 1 : 1000 @ A4	
DRAWN BY MN	DATE 4.1.2024
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE SWEPT PATH ANALYSIS	
DWG. NO. PLAN 6	REV. 001

Our Ref. : DD109 Lot 20 S.A & VL

Your Ref. : TPB/A/YL-KTN/980

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

By Email

19 April 2024

Dear Sir,

1st Further Information

**Proposed Temporary Office with Ancillary Facilities for a Period of 3 Years and Associated
Filling of Land in "Agriculture" Zone, 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/980)

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

Should you require more information regarding the application, please contact our Mr. Ron LEUNG 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

**Proposed Temporary Office with Ancillary Facilities for a Period of 3 Years and Associated
Filling of Land in “Agriculture” Zone, Various Lots in in D.D. 109 and
Adjoining Government Land, Kam Tin, Yuen Long, New Territories**

(Application No. A/YL-KTN/980)

- (i) Majority of the application site (the Site) (i.e. about 3,995 m², 79%) will be remained as soiled ground for healthy plants/trees growth while the remaining portion of the Site (i.e. about 1,092 m², 21%) is proposed to be filled with concrete of not more than 0.2 m (about) in depth for site formation of structures and circulation space (**Plan 1**). Two existing trees within the Site will be preserved and well-maintained by the applicant during the planning approval period.
- (ii) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of Chief Town Planner/Urban Design & Landscape, Planning Department (CTP/UD&L, PlanD) (Contact Person: Ms. Samuel HUI; Tel.: 3565 3957)		
(a)	Noting that the proposed filling of concrete and vehicle circulation space maybe in conflict with 1 no. of existing tree. The applicant is advised to adjust the layout of land filling to minimize the impact on the existing tree within the site.	A revised plan showing the filling of land of the Site is provided (Plan 1). Two existing trees identified within the Site will be preserved and well-maintained by the applicant during the planning approval period.
2. Comments of District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) (Contact Person: Ms. Sofia CHENG; Tel.: 2443 1072)		
(a)	The Government land within the application site (about 52m ² as mentioned in the application form) has been fenced off on or after 28.3.2017 without any permission. Any occupation of GL without Government's prior approval is an offence under Cap. 28. LandsD objects to the planning application since there is unlawful occupation of Government Land (GL) and regularization would not be considered according to the prevailing land policy. The lot owner(s) should immediately cease the unlawful occupation of GL as demanded by LandsD. His office reserves the rights to take necessary land control action	Noted. The applicant will submit Short Term Waiver (STW) and Short Term Tenancy (STT) applications to rectify the applied use erected on the concerned lots and Government Land (GL) after planning approval has been obtained from the Town Planning Board.

	against the illegal occupation of Government land without further notice.	
(b)	The lot owner(s)/applicant shall cease the unlawful occupation of the Government land and subject to the approval of the Town Planning Board to the planning application which shall have reflected the rectification as aforesaid required, apply to his office for an Short Term Waiver (STW) and/or Short Term Tenancy (STT) to permit the structure(s) erected and the occupation of the Government land. The application(s) for STW and/or STT will be considered by the Government in its capacity as landlord and there is no guarantee that they will be approved. The STW and/or STT, if approved, will be subject to such terms and conditions including the payment for waiver fee/rent and administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owner(s)/applicant for any breach of the lease conditions, including the breach(es) already in existence or to be detected at any point of time in future and land control action for any unlawful occupation of Government land.	
(c)	Unless and until the unlawful occupation of Government land are duly ratified by the lot owner(s)/applicant, please take it as his office's objection to the application which must be brought to the attention of the Town Planning Board when they consider the application.	

PROPOSED FILLING OF LAND AREA

APPLICATION SITE AREA COVERED BY STRUCTURE	: 5.087 m ²	(ABOUT)
	: 120 m ²	(ABOUT)

SOILED GROUND AREA : 3,995 m² (ABOUT)
PURPOSE OF SOILED GROUND : AREA DESIGNATED FOR AGRICULTURAL
USE, CIRCULATION SPACE



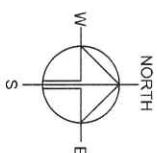
APPLICATION SITE
+3.4 SITE LEVEL

PROPOSED FILLING OF LAND AREA

SOILED GROUND AREA : 3,995 m² (ABOUT)
PURPOSE OF SOILED GROUND : AREA DESIGNATED FOR AGRICULTURAL
USE, CIRCULATION SPACE



APPLICATION SITE
LAND FILLING AREA
+3.4 SITE LEVEL OF FILLED AREA
EXISTING TREES



R-Riches
Property Consultants Ltd

PROPOSED TEMPORARY
OFFICE WITH ANCILLARY
FACILITIES FOR A PERIOD OF 3
YEARS AND ASSOCIATED
FILLING OF LAND

SITE LOCATION
VARIOUS LOTS IN D.D. 109 AND
ADJOINING GOVERNMENT
LAND, KAM TIN, YUEN LONG
NEW TERRITORIES

SCALE
1:1000 @ A4

DRAWN BY	DATE
MN	4.1.2024

APPROVED

FILLING OF LAND

UNION	VER.
PLAN 1	002

Our Ref. : DD109 Lot 20 S.A & VL
Your Ref. : TPB/A/YL-KTN/980

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

By Email

14 May 2024

Dear Sir,

2nd Further Information

**Proposed Temporary Office with Ancillary Facilities for a Period of 3 Years and Associated
Filling of Land in "Agriculture" Zone, 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/980)

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

Should you require more information regarding the application, please contact our Mr. Ron LEUNG 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

email:)

(Attn.: Ms. Olivia NG

email:)



Responses-to-Comments

Proposed Temporary Office with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Various Lots in in D.D. 109 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories

(Application No. A/YL-KTN/980)

(i) A RtoC Table:

Departmental Comments		Applicant’s Responses
1. Comments of Chief Town Planner/Urban Design & Landscape, Planning Department (CTP/UD&L, PlanD) (Contact Person: Mr. Samuel HUI; Tel.: 3565 3957)		
(a)	The applicant should reserve sufficient space (e.g. minimum 1.5m x 1.5m) for the tree pit with planter kerb for the sustainable growth of the existing T2.	Sufficient space (i.e. minimum 1.5m x 1.5m) for the tree pit with planter kerb will be provided by the applicant for the sustainable growth of the existing tree (i.e.T2) during the planning approval period.

Our Ref. : DD109 Lot 20 S.A & VL
Your Ref. : TPB/A/YL-KTN/980

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

By Email

22 July 2024

Dear Sir,

3rd Further Information

**Proposed Temporary Office with Ancillary Facilities for a Period of 3 Years and Associated
Filling of Land in "Agriculture" Zone, 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/980)

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

Should you require more information regarding the application, please contact our Mr. Christian CHIM at or the undersigned at your convenience. Thank you for your kind attention.

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

email:)
email:)



Responses-to-Comments

Proposed Temporary Office with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone, Various Lots in in D.D. 109 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories

(Application No. A/YL-KTN/980)

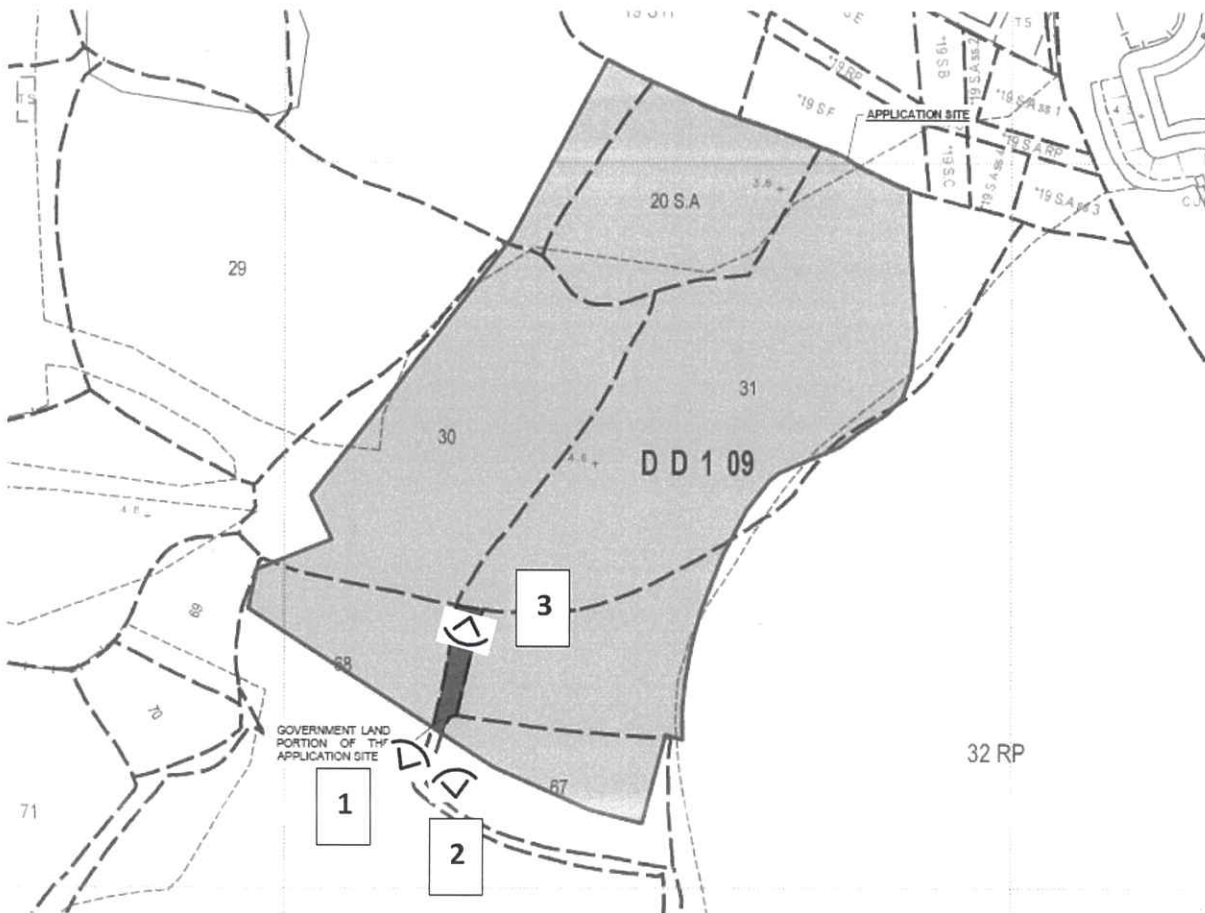
- (i) The layout of the proposed development has been revised to facilitate the operational needs (Plans 1 to 2).
- (ii) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) (Contact Person: Ms. Sofia CHENG; Tel.: 2443 1072)		
(a)	The applicant is advised that our previous comments remain valid and no further comment on the Further Information.	<p>Fencing erected on the Government Land (GL) has been demolished by the applicant (Annex I and Plan 1). No structure will be erected on the GL at any time during the planning approval period.</p> <p>The applicant will submit Short Term Waiver (STW) and Short Term Tenancy (STT) applications to rectify the applied use erected on the concerned lots and GL after planning approval has been obtained from the Town Planning Board.</p>

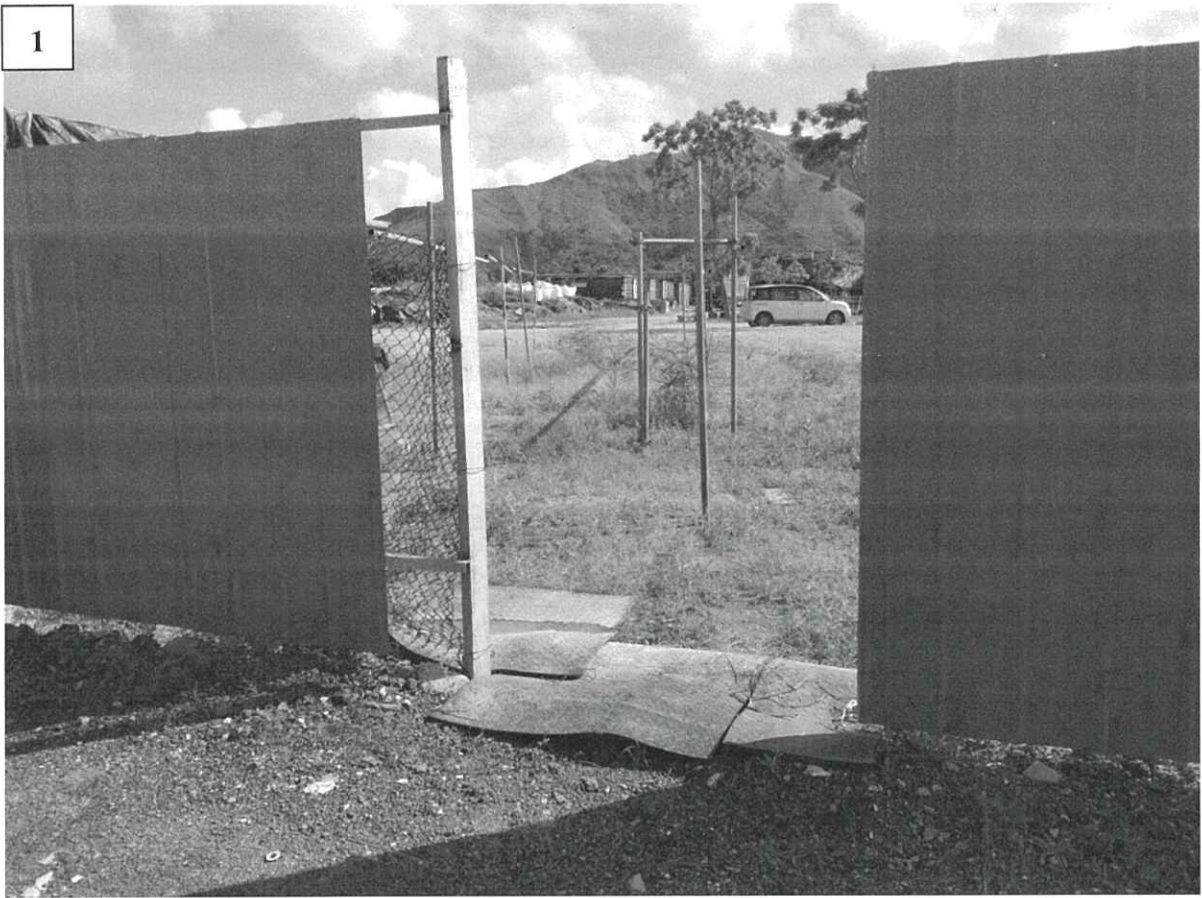
Annex I – Photographic Record

Proposed Temporary Office with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone, Various Lots in in D.D. 109 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories

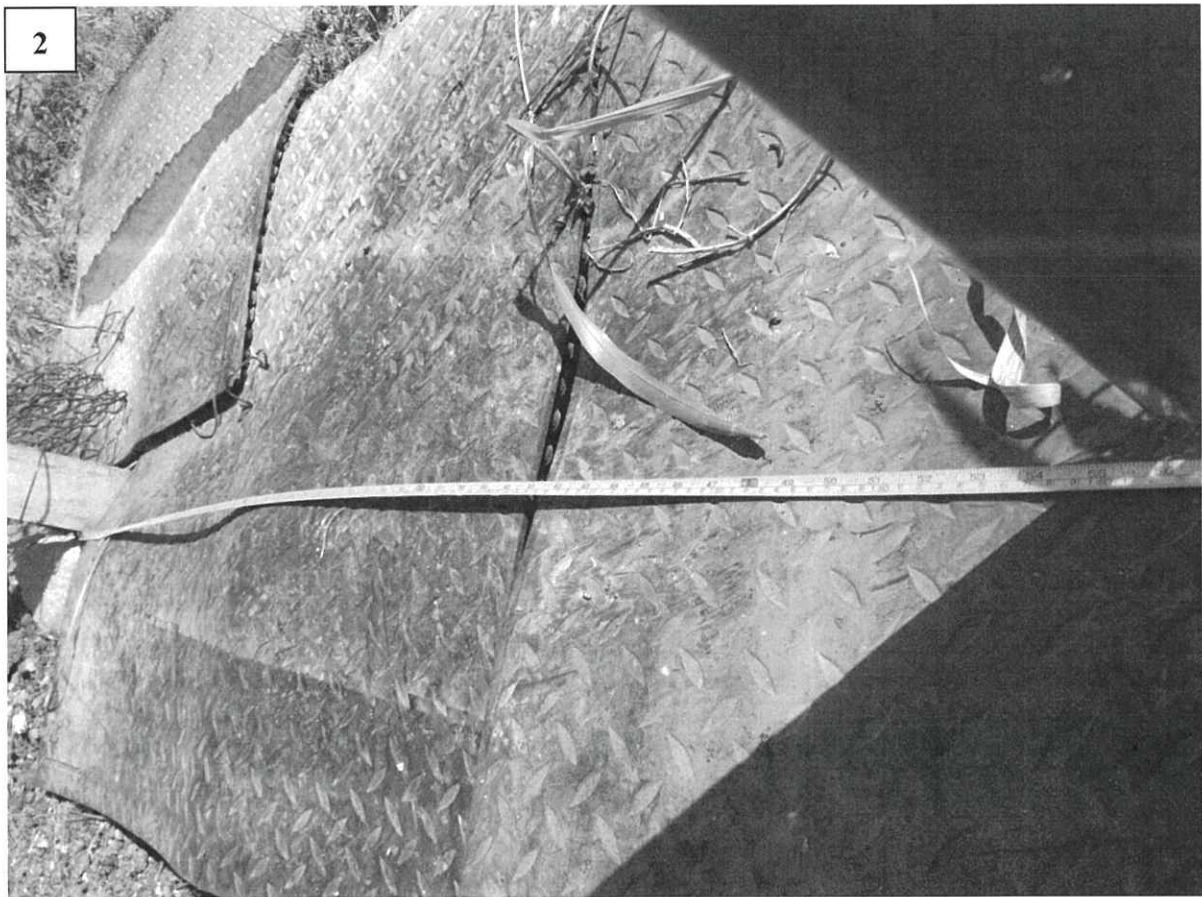
(Application No. A/YL-KTN/980)



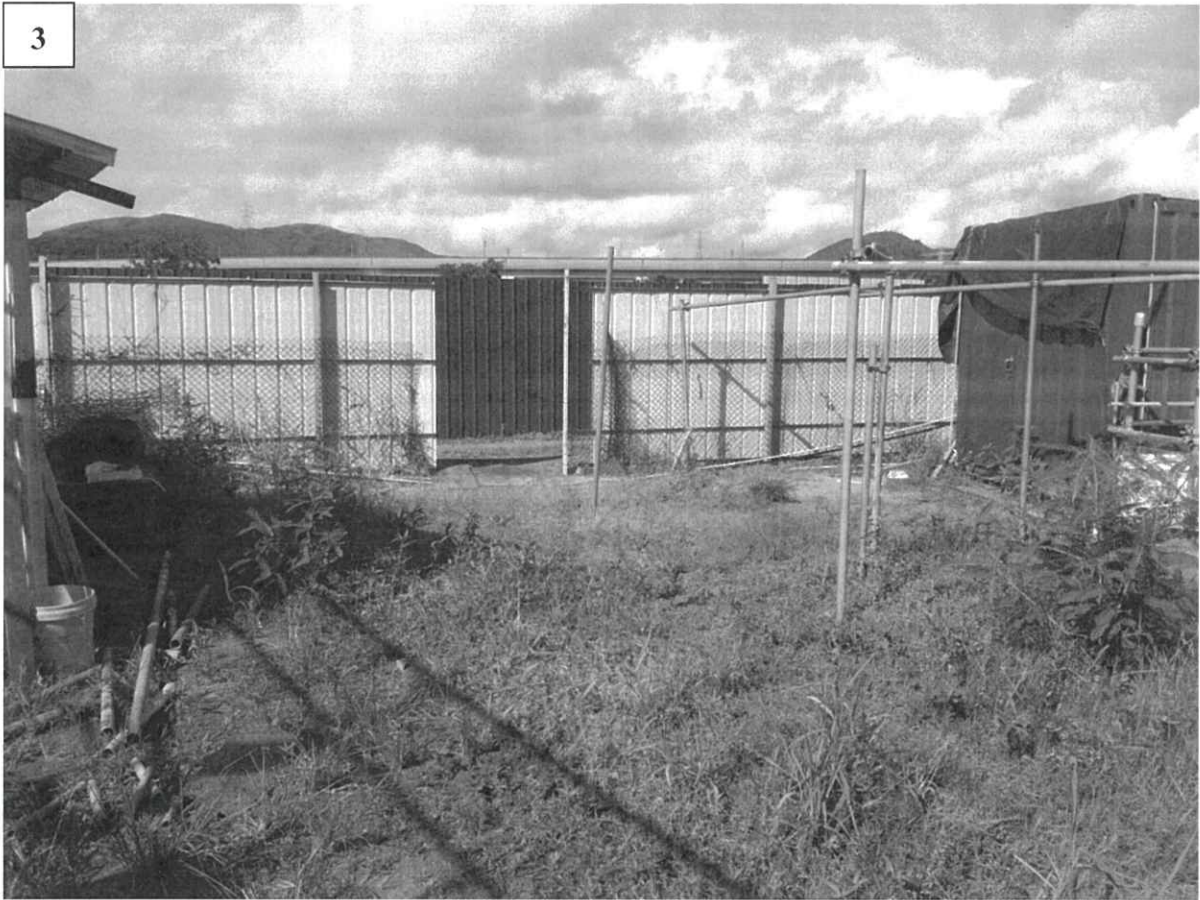
1



2



3



DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 5,087 m ²	(ABOUT)
COVERED AREA	: 120 m ²	(ABOUT)
UNCOVERED AREA	: 4,967 m ²	(ABOUT)
PLOT RATIO	: 0.02	(ABOUT)
SITE COVERAGE	: 2 %	(ABOUT)
NO. OF STRUCTURE	: 8	
DOMESTIC GFA	: NOT APPLICABLE	(ABOUT)
NON-DOMESTIC GFA	: 120 m ²	(ABOUT)
TOTAL GFA	: 120 m ²	(ABOUT)
BUILDING HEIGHT	: 2.8 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE USE

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SITE OFFICE, WASHROOM	15 m ² (ABOUT)	15 m ² (ABOUT)	2.8 m (ABOUT)(1-STOREY)
B2	SITE OFFICE	15 m ² (ABOUT)	15 m ² (ABOUT)	2.8 m (ABOUT)(1-STOREY)
B3	SITE OFFICE	15 m ² (ABOUT)	15 m ² (ABOUT)	2.8 m (ABOUT)(1-STOREY)
B4	SITE OFFICE	15 m ² (ABOUT)	15 m ² (ABOUT)	2.8 m (ABOUT)(1-STOREY)
B5	STORAGE OF FERTILIZER	15 m ² (ABOUT)	15 m ² (ABOUT)	2.8 m (ABOUT)(1-STOREY)
B6	STORAGE OF FERTILIZER	15 m ² (ABOUT)	15 m ² (ABOUT)	2.8 m (ABOUT)(1-STOREY)
B7	STORAGE OF FARM TOOLS	15 m ² (ABOUT)	15 m ² (ABOUT)	2.8 m (ABOUT)(1-STOREY)
B8	STORAGE OF FARM TOOLS	15 m ² (ABOUT)	15 m ² (ABOUT)	2.8 m (ABOUT)(1-STOREY)
TOTAL		120 m ² (ABOUT)	120 m ² (ABOUT)	

STRUCTURES B1 TO B8 ARE CONTAINER-CONVERTED STRUCTURES

AREA DESIGNATED FOR PERMITTED AGRICULTURAL USE

INGRESS / EGRESS
6 m (ABOUT)(W)

CIRCULATION SPACE

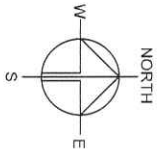
APPLICATION SITE

LEGEND

	APPLICATION SITE
	STRUCTURE
	LOADING / UNLOADING SPACE (LC)
	AREA FOR AGRICULTURAL USE
	INGRESS / EGRESS

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 LUL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF LUL SPACE	: 7 m (L) x 3.5 m (W)



PLANNING CONSULTANT
R-Riches
Property Consultants Ltd.

PRODUCT
PROPOSED OFFICE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION
VARIOUS LOTS IN D.D. 109 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE
1 : 800 @ A4

DRAWN BY
MN
DATE
4.1.2024

REVIEWED BY
LT
DATE
4.7.2024

APPROVED BY
DATE

DWG. TITLE
LAYOUT PLAN

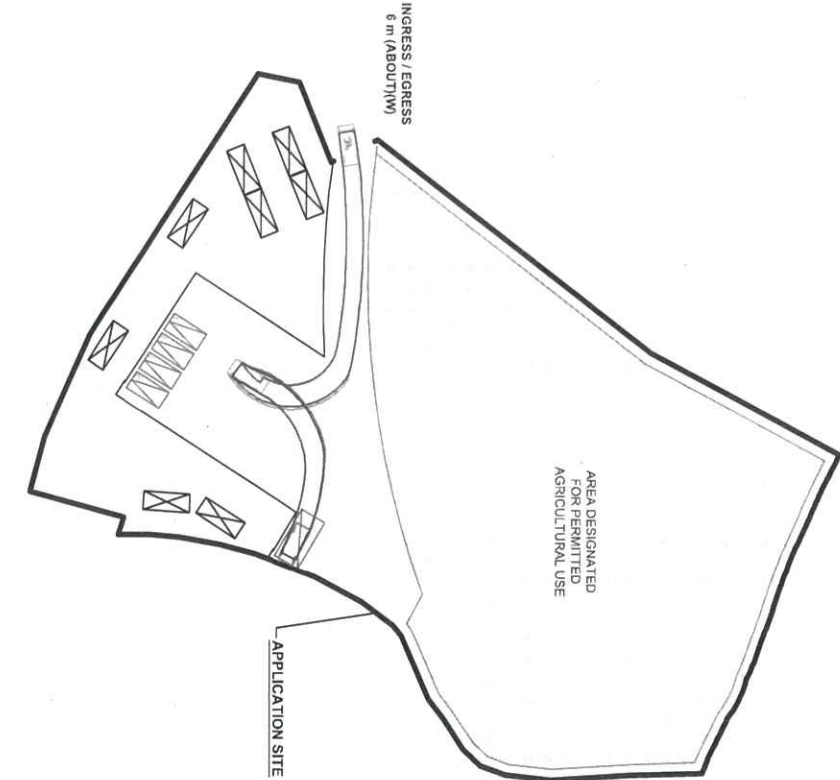
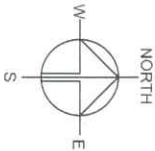
DWG. NO.
PLAN 1

VER.
001

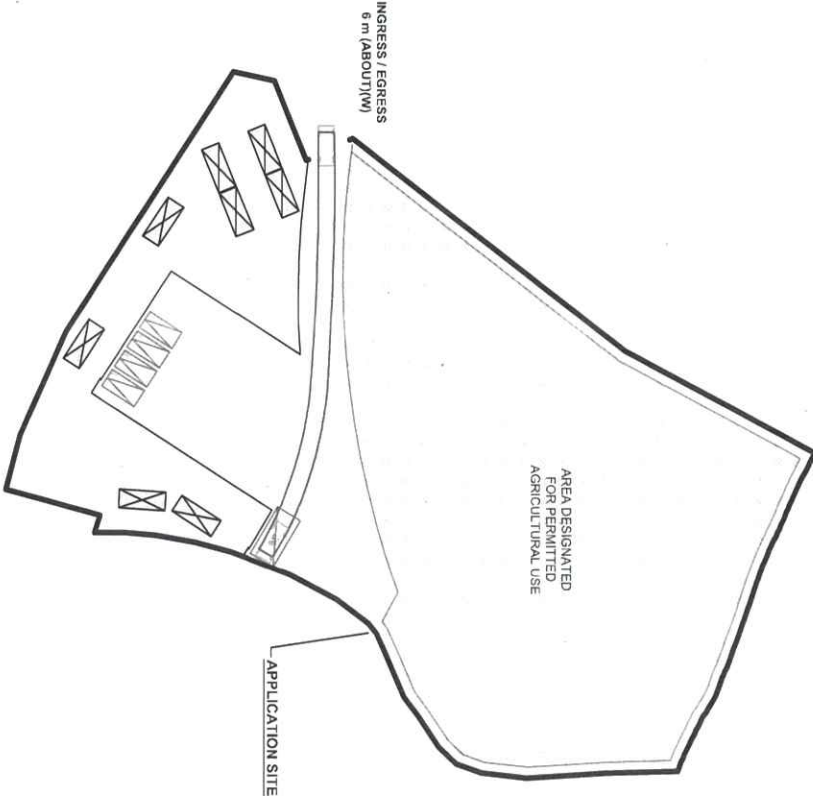
SWEPT PATH ANALYSIS

TYPE OF VEHICLE : LIGHT GOODS VEHICLE
DIMENSION OF VEHICLE : 2.1 m (W) X 5.2 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



FROM THE LOCAL ACCESS TO
THE APPLICATION SITE



FROM THE APPLICATION SITE TO
THE LOCAL ACCESS

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- LUL SPACE (LGV)
- INGRESS / EGRESS
- LIGHT GOODS VEHICLE
- SWEPT PATH OF VEHICLE



PROJECT : TEMPORARY OFFICE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION : VARIOUS LOTS IN D.D. 109 AND ADJOINING GOVERNMENT LAND KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE	1 : 1000 @ A4
DRAWN BY	DATE
MIN	4.1.2024
REVIEWED BY	DATE
LT	4.7.2024
APPROVED BY	DATE
DWG TITLE	
SWEPT PATH ANALYSIS	
DWG NO.	001
PLAN 2	

Our Ref. : DD109 Lot 20 S.A & VL
Your Ref. : TPB/A/YL-KTN/980

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

By Email

7 August 2024

Dear Sir,

4th Further Information

**Proposed Temporary Office with Ancillary Facilities for a Period of 3 Years and Associated
Filling of Land in "Agriculture" Zone, 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/980)

We are writing to submit further information to provide clarifications for the subject application (**Appendix I**).

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

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Louis TSE
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Andrea YAN

email:)

(Attn.: Ms. Olivia NG

email:)



Responses-to-Comments

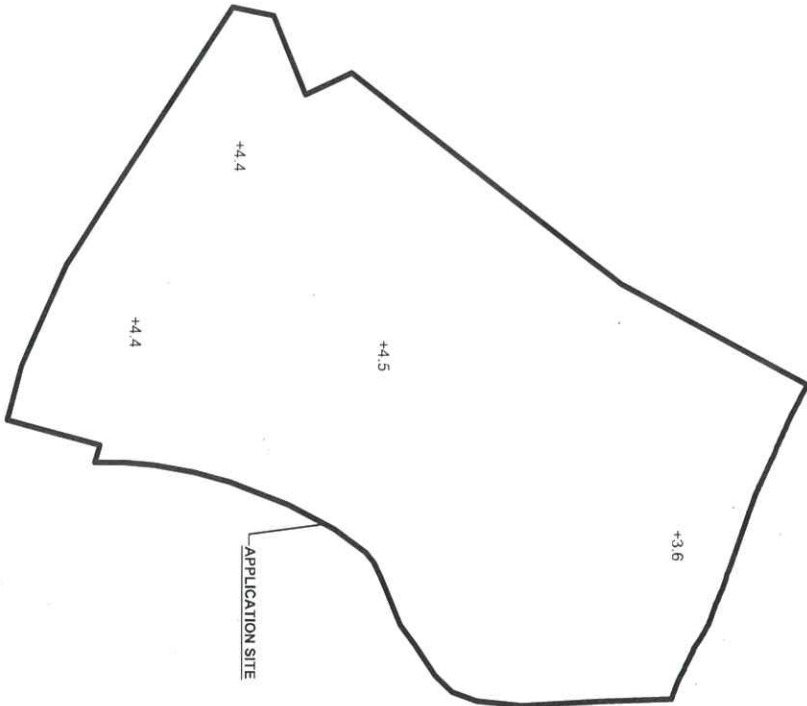
Proposed Temporary Office with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Various Lots in in D.D. 109 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories

(Application No. A/YL-KTN/980)

- (i) The applicant would like to provide clarifications for the proposed development, details are as follows:
- The proposed development provides office spaces for agricultural technicians to support and maintain the on-site agricultural works, as well as to execute the appointed off-site landscape and plant nursery projects.
 - Portion of the application site (i.e. 1,092m²) is proposed to be filled with concrete of not more than 0.2m in depth for site formation of structures, vehicle manoeuvring space and storage of fertilizers (**Plan 1**). About 72m² of the hard paving area will be designated for storage of fertilizers (**Plan 2**). As fertilizers are transported by pallet truck and packed in bulk with a heavy weight load, a flat surface is required to offer stability during transportation. In addition, fertilizers can be corrosive and may release harmful substances into the environment if spilled or leaked. Therefore, an impermeable ground surface is necessary. The land filling area is required to meet the operational need, and the extent of filling has been kept to minimal. The applicant will strictly follow the proposed scheme during the planning approval period of time.
 - Portion of the Government Land (GL) (i.e. 34m²) will be hard paved for vehicle manoeuvring space while the remaining portion of GL (i.e. 18m²) will remain as soil ground for circulation purpose.

APPLICATION SITE BEFORE FILLING OF LAND

APPLICATION SITE AREA : 5,087 m² (ABOUT)
SITE LEVELS BEFORE FILLING OF LAND : +3.6 mPD TO +4.6 mPD (ABOUT)

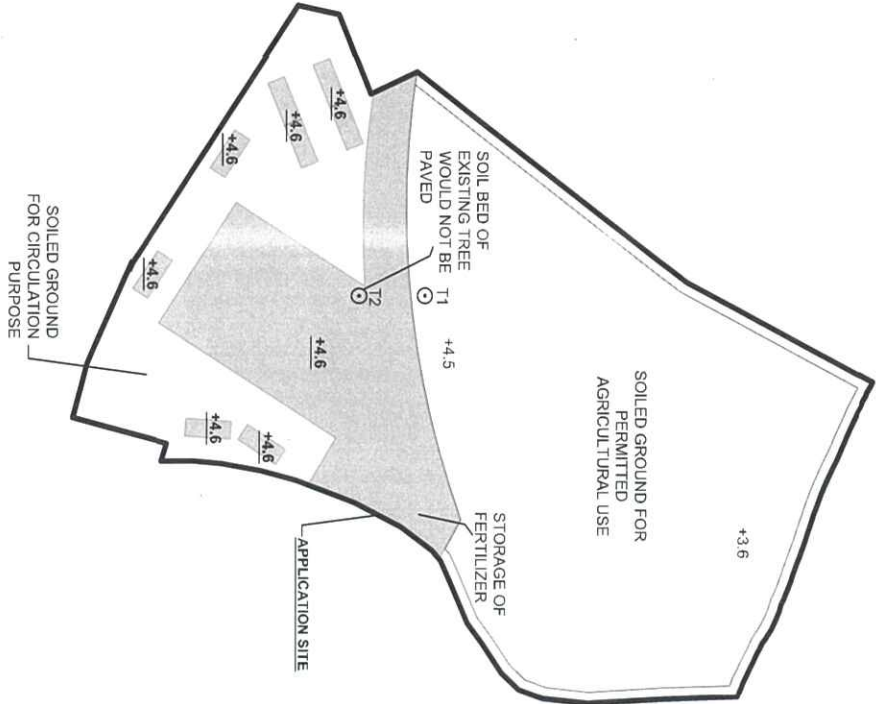


LEGEND

 APPLICATION SITE
 SITE LEVEL

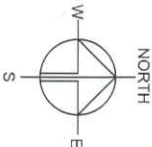
PROPOSED FILLING OF LAND AREA

APPLICATION SITE AREA : 5,087 m² (ABOUT)
COVERED BY STRUCTURE : 120 m² (ABOUT)
PROPOSED LAND FILLING AREA : 1,092 m² (ABOUT)
DEPTH OF LAND FILLING : NOT MORE THAN 0.2 m
PROPOSED SITE LEVELS : +3.6 mPD TO +4.6 mPD (ABOUT)
MATERIAL OF LAND FILLING : CONCRETE
USE : SITE FORMATION OF STRUCTURES, VEHICLE MANOEUVERING SPACE AND STORAGE OF FERTILIZERS
SOILED GROUND AREA : 3,995 m² (ABOUT)
PURPOSE OF SOILED GROUND : AREA DESIGNATED FOR AGRICULTURAL USE, CIRCULATION SPACE



LEGEND

 APPLICATION SITE
 LAND FILLING AREA
 SITE LEVEL OF FILLED AREA



PROJECT : PROPOSED TEMPORARY OFFICE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION : VARIOUS LOTS IN D.D. 109 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE : 1 : 1000 @ A4

DRAWN BY : MN DATE : 4.1.2024

REVIEWED BY : DATE :

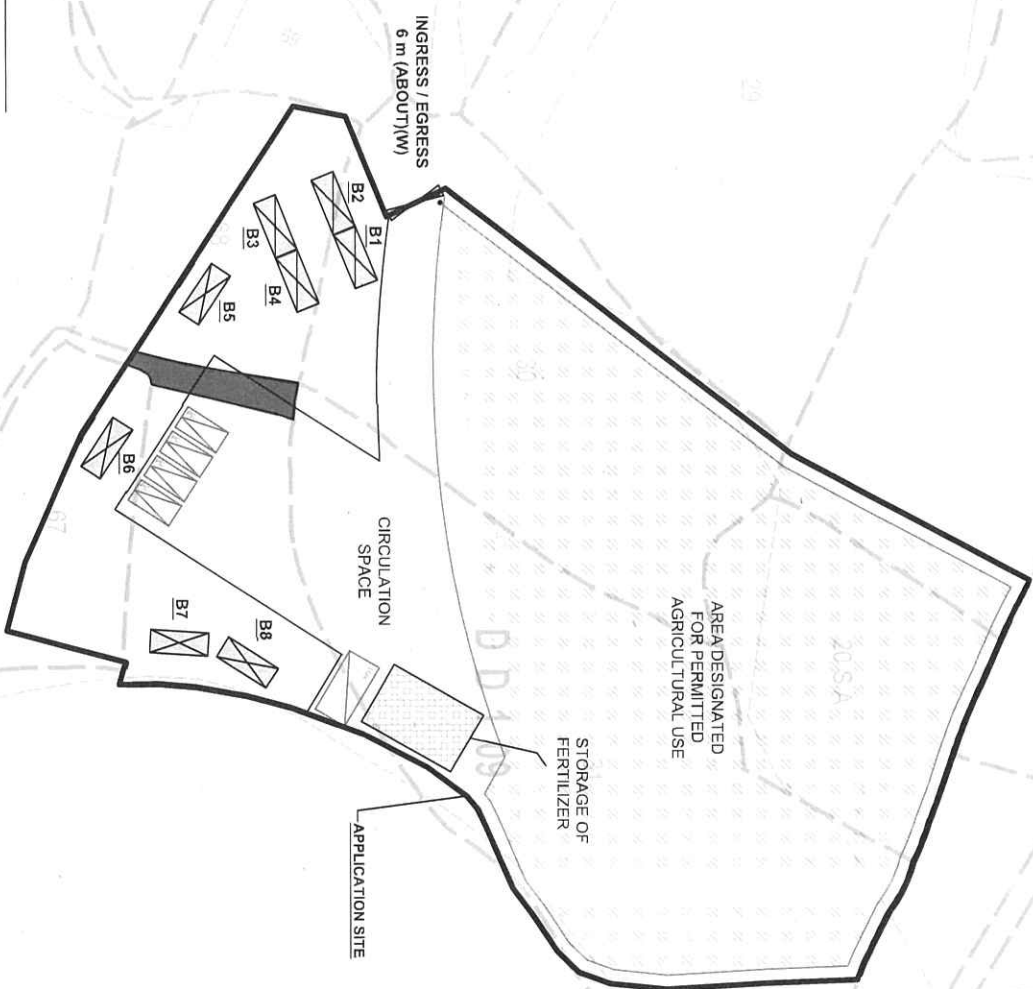
APPROVED BY : DATE :

DWG. TITLE : FILLING OF LAND
DWG. NO. : PLAN 1
VER. : 001

APPLICATION SITE AREA	: 5,087 m ²	(ABOUT)
COVERED AREA	: 120 m ²	(ABOUT)
UNCOVERED AREA	: 4,967 m ²	(ABOUT)
PLOT RATIO	: 0.02	(ABOUT)
SITE COVERAGE	: 2 %	(ABOUT)
NO. OF STRUCTURE	: 8	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 120 m ²	(ABOUT)
TOTAL GFA	: 120 m ²	(ABOUT)
BUILDING HEIGHT	: 2.8 m	(ABOUT)
NO. OF STOREY	: 1	
AREA FOR STORAGE OF FERTILIZER	: 72 m ²	(ABOUT)

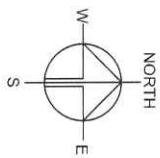
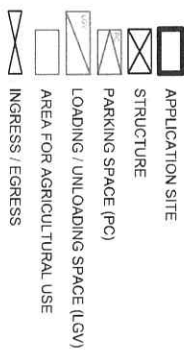
STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SITE OFFICE, WASHROOM	15 m ² (ABOUT)	15 m ² (ABOUT)	2.8 m (ABOUT) (+STOREY)
B2	SITE OFFICE	15 m ² (ABOUT)	15 m ² (ABOUT)	2.8 m (ABOUT) (+STOREY)
B3	SITE OFFICE	15 m ² (ABOUT)	15 m ² (ABOUT)	2.8 m (ABOUT) (+STOREY)
B4	SITE OFFICE	15 m ² (ABOUT)	15 m ² (ABOUT)	2.8 m (ABOUT) (+STOREY)
B5	STORAGE OF FERTILIZER	15 m ² (ABOUT)	15 m ² (ABOUT)	2.8 m (ABOUT) (+STOREY)
B6	STORAGE OF FERTILIZER	15 m ² (ABOUT)	15 m ² (ABOUT)	2.8 m (ABOUT) (+STOREY)
B7	STORAGE OF FARM TOOLS	15 m ² (ABOUT)	15 m ² (ABOUT)	2.8 m (ABOUT) (+STOREY)
B8	STORAGE OF FARM TOOLS	15 m ² (ABOUT)	15 m ² (ABOUT)	2.8 m (ABOUT) (+STOREY)

STRUCTURES B1 TO B8 ARE CONTAINER-CONVERTED STRUCTURES



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

LEGEND



R-Riches
Property Consultants Ltd.

PROPOSED TEMPORARY
OFFICE WITH ANCILLARY
FACILITIES FOR A PERIOD OF 3
YEARS AND ASSOCIATED
FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 109 AND
ADJOINING GOVERNMENT
LAND, KAM TIN, YUEN LONG,
NEW TERRITORIES

SCALE		1 : 800 @ A4	
DESIGNED BY	DATE	REVIEWED BY	DATE
MN	4.1.2024	DATE	
LT	4.7.2024	DATE	
APPROVED BY		DATE	
DRAWING TITLE			
LAYOUT PLAN			
DRAWING NO.		YES	
PLAN 2		001	

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department:

- no adverse comment on the application;
- the application site (the Site) comprises Government Land (GL) and Old Schedule Agricultural Lot Nos. 20 S.A., 20 S.B., 30, 31, 32 RP, 67 and 68 all in D.D. 109 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and
- no permission is given for occupation of GL (about 52m² as mentioned in the application form) included in the application site, any occupation of GL without Government's prior approval is an offence under Cap. 28.

2. Traffic

Comments of the Commissioner for Transport:

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

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

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

3. Environment

Comments of the Director of Environmental Protection:

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

4. Drainage

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

- no objection in principle to the application; and
- should the application be approved, approval conditions should be stipulated requiring the submission of a drainage proposal and the implementation and maintenance of the drainage proposal for the development to the satisfaction of his department or of the Town Planning Board.

5. **Fire Safety**

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

- no objection in principle to the application subject to the fire service installations being provided to the satisfaction of D of FS. The approval condition on the provision of fire extinguisher(s) within 6 weeks from the date of planning approval to the satisfaction of D of FS shall also be added.

6. **Landscape Aspect**

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

- no objection to the application from landscape planning perspective;
- the Site is located in a settled valleys landscape character comprising ponds, plant nursery, scattered tree groups and village houses in the “Village Type Development” zone to the east. The proposed use with majority of the site area for agricultural use is not incompatible with the surroundings and the landscape setting of planned development in the proximity; and
- it is noted that all two existing trees will be preserved and maintained, and the majority of the Site will be remained as soil ground for plants growth. Significant adverse landscape impact on the landscape resources arising from the proposed development is not anticipated.

7. **Building Matters**

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

- no objection to the application.

8. **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.

9. **Other Departments**

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

- the Project Manager (West), Civil Engineering and Development Department; and
- the Chief Engineer/Construction, Water Supplies Department.

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the proposed use with the concerned owner(s);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
 - the Short Term Waiver (STW) and a Short Term Tenancy (STT) to permit the structure(s) erected within the private lots and the occupation of the Government land. The application(s) for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent 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;
- (c) to note the comments of the Commissioner for Transport that:
 - the application site (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. 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 roads at any time during the planning approval period;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - HyD shall not be responsible for the maintenance of proposed access connecting the Site and Chi Ho Road; and
 - adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (e) to note the comments of the Director of Environmental Protection (DEP) that:
 - the applicant is advised to follow the relevant mitigation measures and requirements in the revised 'Code of Practice on Handling the Environmental Aspects of Open Storage and Temporary Uses' issued by DEP;

- (f) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that:
- the applicant should reserve sufficient space (e.g. minimum 1.5m x 1.5m) for the tree pit with planter kerb for the sustainable growth of the existing tree T2; and
 - 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 the relevant department prior to the commencement of the works;
- (g) to note the comments of the Director of Fire Services that:
- the applicant is advised on the following points:
 - i. the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
 - ii. the location of where the proposed fire service installations to be installed should be clearly marked on the layout plans.
 - the applicant is advised to submit a valid fire certificate (F.S. 251) to his department for the compliance with approval condition relevant to the provision of fire extinguisher. The good practice guidelines for open storage sites shall be adhered to; and
 - if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (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 a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
 - before any 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 the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - 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;

- 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 the building plan submission stage.

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KFBG's comments on five planning applications

16/02/2024 19:14

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



240216 s16 KTN 980.pdf

Dear Sir/ Madam,

Attached please see our comments regarding five applications. There are five pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

16th February 2024.

By email only

Dear Sir/ Madam,

Proposed Temporary Office with Ancillary Facilities for a Period of 3 Years and
Associated Filling of Land
(A/YL-KTN/980)

1. We refer to the captioned.
2. The site is within Agriculture (AGR) zone. We urge the Board to investigate with relevant authorities first for the current site status and to investigate whether the site is involved in any unauthorised activities/ uses or ongoing enforcement case.
3. We also urge the Board to consider whether the proposed use is in line with the planning intention of AGR zone.
4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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A/YL-KTN/980 DD 109 Pak Wai Tsuen

16/02/2024 02:08

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

A/YL-KTN/980

Lots 20 S.A, 20 S.B (Part), 30 (Part), 31,32 RP (Part), 67 (Part) and 68 (Part) in D.D.109 and Adjoining Government Land, Pak Wai Tsuen, Kam Tin

Site area: About 5,087sq.m Includes Government Land of about 52sq.m

Zoning: "Agriculture"

Applied use: Brownfield / 5 Vehicle Parking / **Filling of Land**

Dear TPB Members,

972 withdrawn. Back with the 'V' element exised.

Previous objections relevant and upheld.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 21 December 2023 3:42 AM HKT
Subject: A/YL-KTN/972

A/YL-KTN/972

Lots 20 S.A, 20 S.B (Part), 30 (Part), 31,32 RP (Part), 67 (Part) and 68 (Part) in D.D.109 and Adjoining Government Land, Pak Wai Tsuen, Kam Tin

Site area: About 6,876sq.m Includes Government Land of about 52sq.m

Zoning: "Agriculture" and "VTD"

Applied use: Brownfield / 5 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Clearly the authorities are turning a blind eye to what is going on at this location

A/YL-KTN/732 Lot 32 RP (Part) in D.D. 109 Rejected 4 Dec 2020

**A/YL-K
TN/873**

Applied Use	Proposed Temporary Warehouse and Open Storage of Building Materials for a Period of 3 Years
Location	Lots 66 (Part), 67, 68 (Part), 32 RP (Part) and 72 (Part) in D.D. 109

WITHDRAWN

**A/YL-KTN/90
0**

Applied Use	Proposed Temporary Warehouse for a Period of 3 Years
Location	Lots 32 RP (Part), 66 (Part), 67, 68 (Part) and 72 (Part) in D.D. 109

WITHDRAWN

But Google maps show that all the lots have been stripped of vegetation ready to accommodate a very large brownfield operation

And now this application purporting to be mainly for growing plants.

Members have a duty to inquire into what is going on in the district, before and after aerial images, a report on the current condition of the adjoining lots.

What action, if any has been taken with regard to the unapproved excavation of the land and stripping of vegetation, filling of pond.

Approval of this application is effectively rewarding DESTROY TO BUILD.

Mary Mulvihill

Fire Services Department's Good Practice Guidelines for Open Storage Sites

		Internal access for fire appliances	Lot boundaries (clear width)	Distance between storage cluster and temporary structure	Cluster size	Storage height
1.	Open Storage of Containers		2m	4.5m		
2.	Open Storage of non-combustibles or limited combustibles	4.5m	2m	4.5m		
3.	Open Storage of combustibles	4.5m	2m	4.5m	40m x 40m	3m

Remarks: Smoking and naked flame activities shall not be allowed within the open storage/recycling site.

