

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 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 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)





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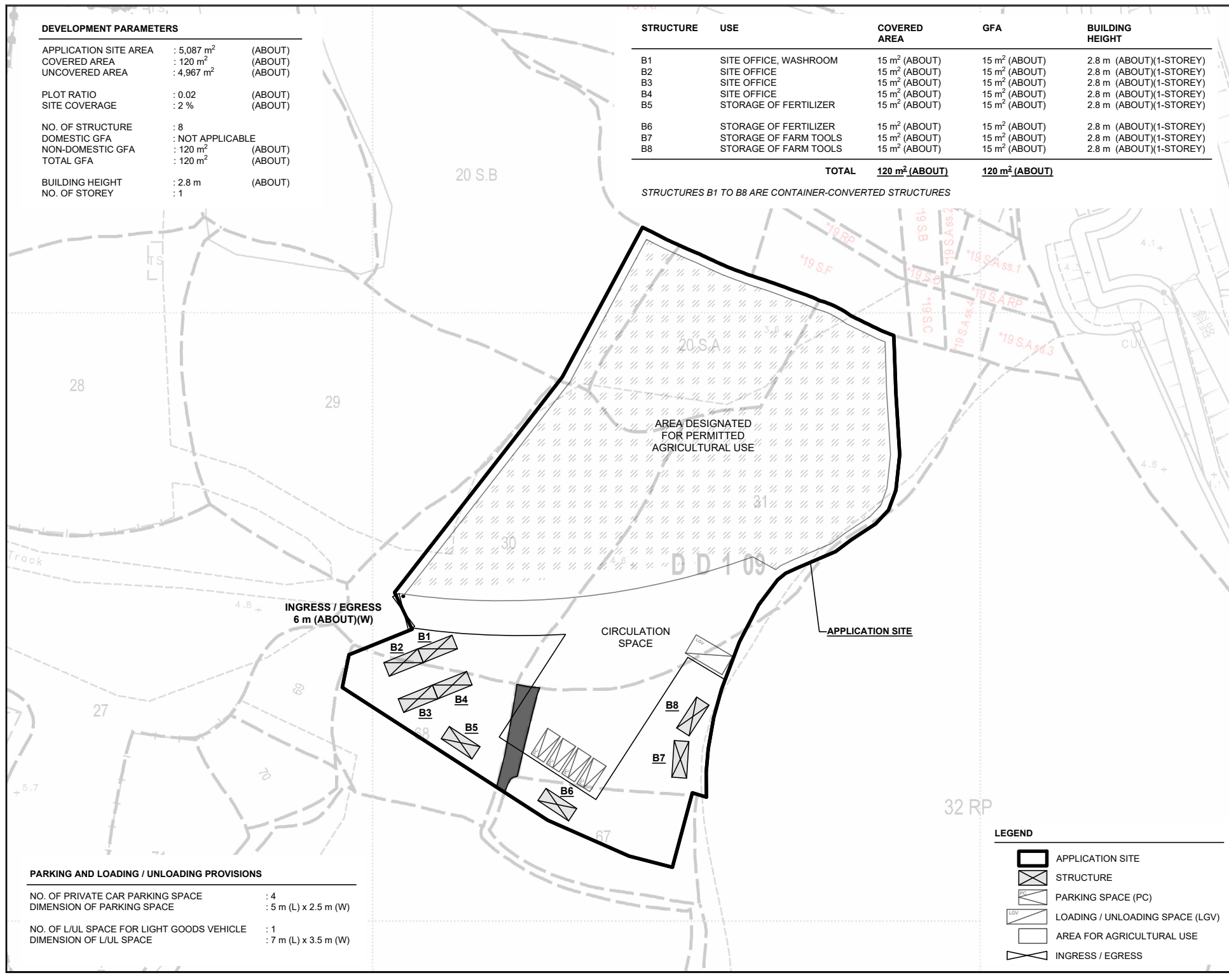
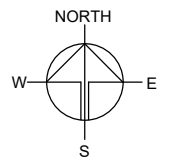
DEVELOPMENT PARAMETERS

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	
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	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 m² (ABOUT) 120 m² (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 L/L SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/L SPACE	: 7 m (L) x 3.5 m (W)

LEGEND

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

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PROJECT

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	DATE
MN	4.1.2024
REVISED BY	DATE
LT	4.7.2024
APPROVED BY	DATE

DWG. TITLE

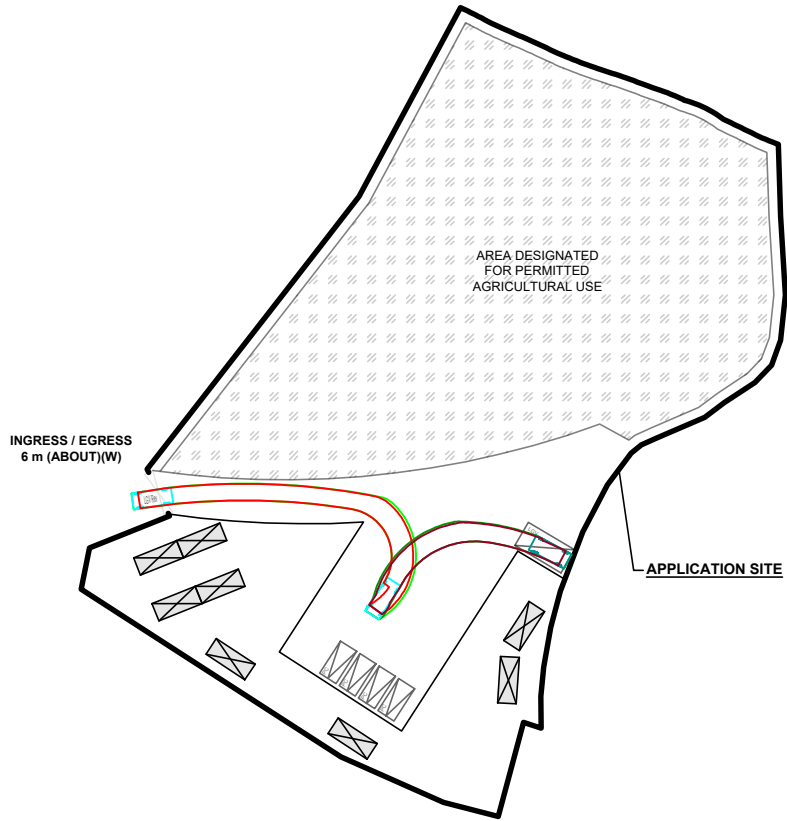
LAYOUT PLAN

DWG NO.	VER.
PLAN 1	001

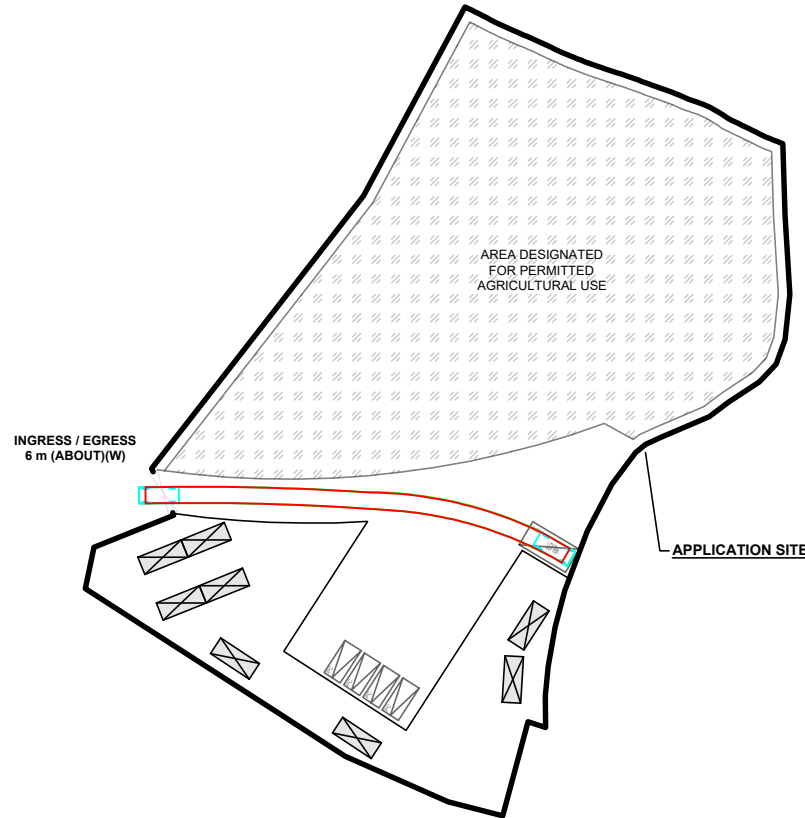
SWEPT PATH ANALYSIS

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










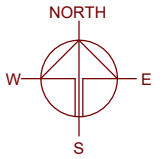
FROM THE LOCAL ACCESS TO
 THE APPLICATION SITE



FROM THE APPLICATION SITE TO
 THE LOCAL ACCESS

LEGEND

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



PLANNING CONSULTANT



PROJECT

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 : 1000 @ A4

DRAWN BY MN	DATE 4.1.2024
REVISED BY LT	DATE 4.7.2024
APPROVED BY	DATE

DWG. TITLE
 SWEEP PATH ANALYSIS

DWG NO. PLAN 2	VER. 001
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