

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,

**4<sup>th</sup> 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**

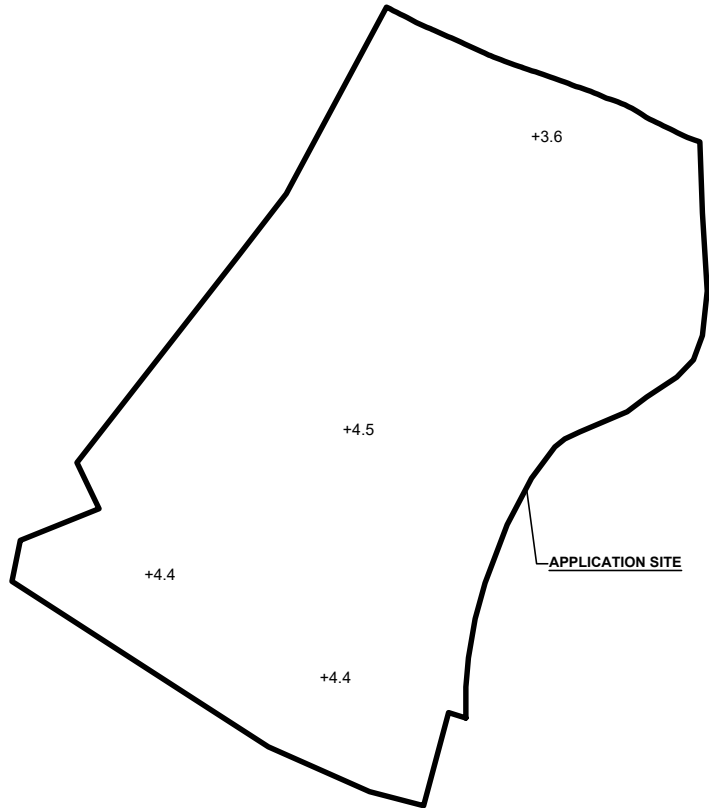
**Proposed Temporary Office with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Various Lots in in D.D. 109 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories**


**(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. 1,092m<sup>2</sup>) 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 72m<sup>2</sup> 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. 34m<sup>2</sup>) will be hard paved for vehicle manoeuvring space while the remaining portion of GL (i.e. 18m<sup>2</sup>) will remain as soil ground for circulation purpose.

**APPLICATION SITE BEFORE FILLING OF LAND**

APPLICATION SITE AREA : 5,087 m<sup>2</sup> (ABOUT)  
 SITE LEVELS BEFORE FILLING OF LAND : +3.6 mPD TO +4.6 mPD (ABOUT)

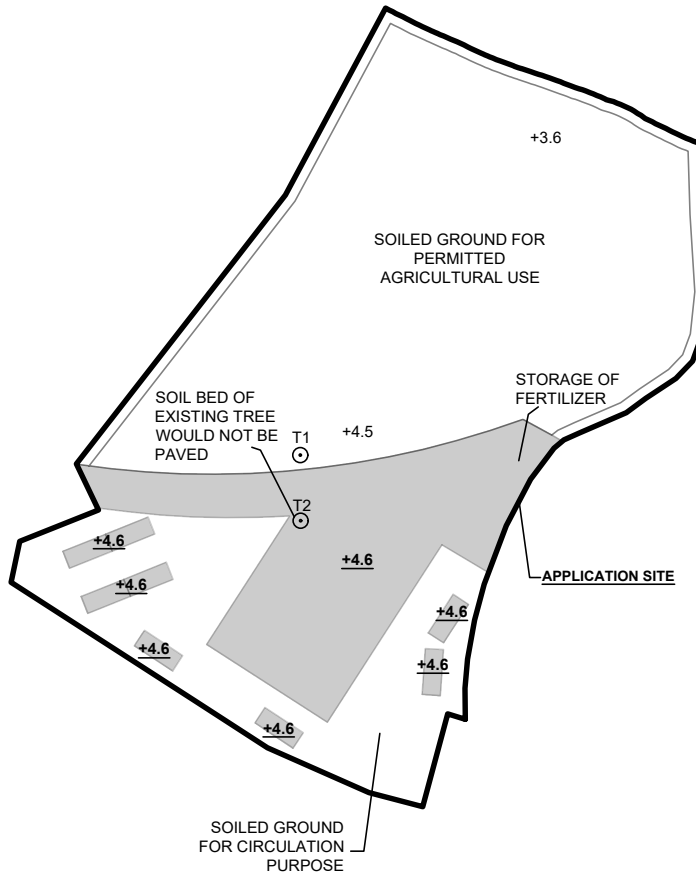




**LEGEND**  
 APPLICATION SITE  
 +3.4 SITE LEVEL

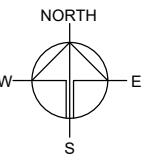
SITE LEVELS ARE FOR REFERENCE ONLY.

**PROPOSED FILLING OF LAND AREA**

APPLICATION SITE AREA : 5,087 m<sup>2</sup> (ABOUT)  
 COVERED BY STRUCTURE : 120 m<sup>2</sup> (ABOUT)  
 PROPOSED LAND FILLING AREA : 1,092 m<sup>2</sup> (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 m<sup>2</sup> (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



PLANNING CONSULTANT  


PROJECT  
 PROPOSED OFFICE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND  
 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
REVISED BY	DATE
APPROVED BY	DATE

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

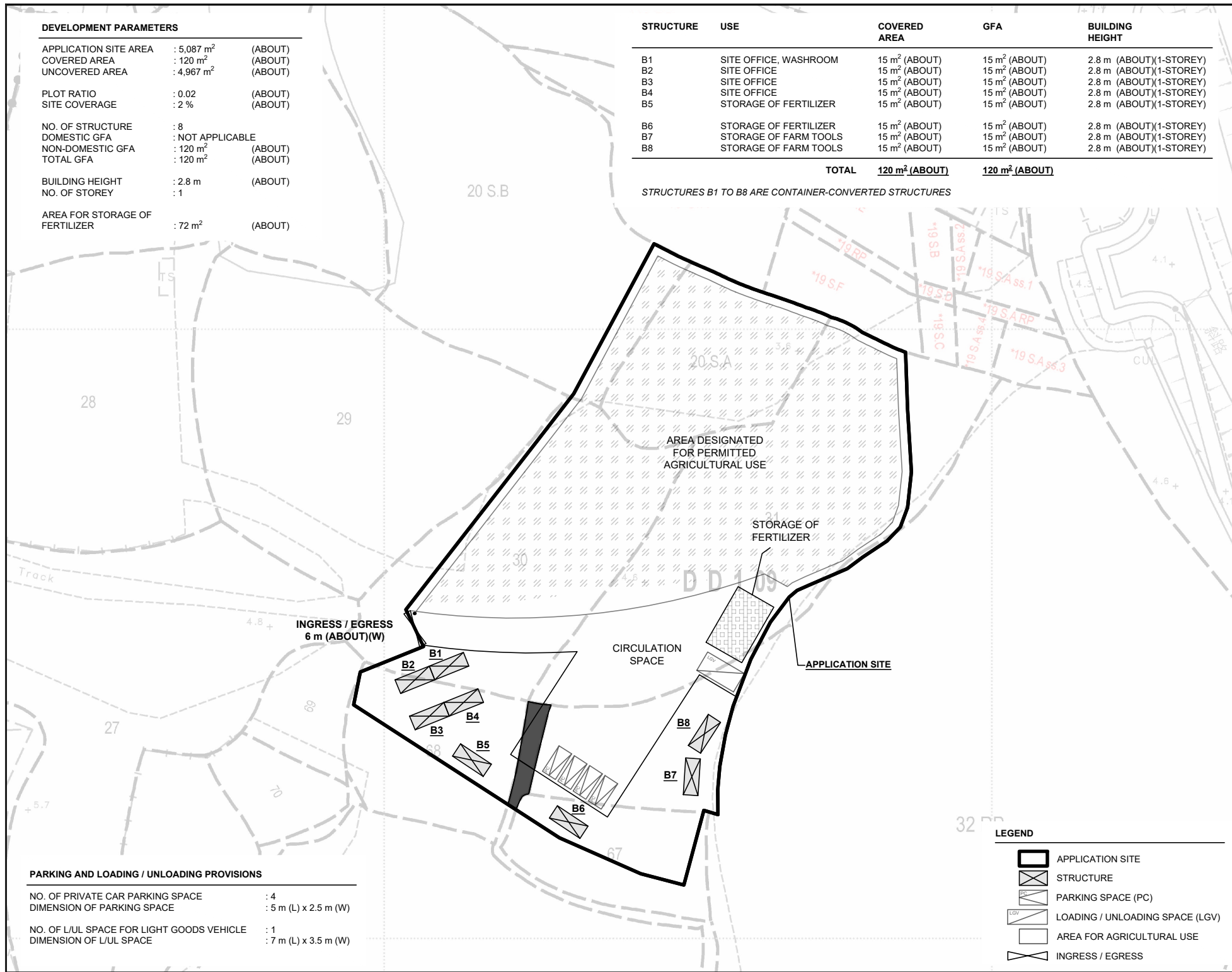
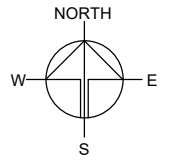
**DEVELOPMENT PARAMETERS**

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

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

**TOTAL 120 m<sup>2</sup> (ABOUT) 120 m<sup>2</sup> (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/U/L SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/U/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 FACILITIES FOR A PERIOD OF 3 YEARS AND FILLING OF LAND  
 TEMPORARY WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED

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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 2	001