

## **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 m<sup>2</sup> (about), including 52 m<sup>2</sup> (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 m<sup>2</sup> (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

<b>Application Site Area</b>	5,087 m <sup>2</sup> (about), including 52 m <sup>2</sup> (about) of GL
<b>Covered Area</b>	120 m <sup>2</sup> (about)
<b>Uncovered Area</b>	4,967 m <sup>2</sup> (about)
<b>Plot Ratio</b>	
	0.02 (about)
<b>Site Coverage</b>	
	2 % (about)
<b>Number of Structure</b>	
	8
<b>Total GFA</b>	
- Domestic GFA	Not applicable
- Non-Domestic GFA	120 m <sup>2</sup> (about)
<b>Building Height</b>	
	2.8 m (about)
<b>No. of Storey</b>	
	1

3.2 Majority of the Site (i.e. about 3,991 m<sup>2</sup>, 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 m<sup>2</sup>, 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**

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

## **APPENDICES**

<b>Appendix I</b>	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>	毛檢
(h)	<i>Nephrolepis auriculata</i>	腎蕨
(i)	<i>Parthenocissus himalayana</i>	爬牆虎
(j)	<i>Rhodomyrtus tomentosa</i>	崗檢(桃金娘)
(k)	<i>Rhododendron simsii</i>	紅杜鵑