

2025年 3月 6日
此文件在 政府・城市規劃委員會
已存在於網上或於本處或於文件中心或於指定地點
申請的日期
- 6 MAR 2025
This document is received on
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-I
表格第 S16-I 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 proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

- (i) **Construction of "New Territories Exempted House(s)";**
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas or Regulated Areas; and**
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;及
- (iii) **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的臨時用途或發展的許可續期

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知,以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟,請瀏覽以下網址有關在指定的報章刊登通知:
https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form
填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足,請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2500021

6/1 by hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-KTN/1099
	Date Received 收到日期	- 6 MAR 2025

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱	
<input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構	
Tang Wing Yat Tommy 鄧榮日	
2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構	
NA 不適用	
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)	Lot 604 S.D (Part) in D.D. 109, Kam Tin, Yuen Long 新界元朗錦田丈量約份第109約地段第604 S.D號(部分)
(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 1,388.8 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 569 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)	NA 不適用 sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	錦田北分區計劃大綱核准圖編號 S/YL-KTN/11 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	「農業」 "Agriculture"
(f) Current use(s) 現時用途	空置 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 03/01/2025 (DD/MM/YYYY), this application involves a total of 1 "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 1 名「現行土地擁有人」 #。

(b) The applicant 申請人 –

- ☒ has obtained consent(s) of 1 "current land owner(s)" #.
已取得 1 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)
1	D.D. 109 Lot 604 S.D	10/01/2025

(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 _____ (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 _____ (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

- ☐ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☒ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☒ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(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)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計		sq.m 平方米 <input type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 供第(ii)類申請

(a) Operation involved 涉及工程	<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	1,388.8 sq.m 平方米	<input checked="" type="checkbox"/> About 約
	Depth of filling 填土厚度	0.3-0.4 m 米	<input checked="" 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
(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) (請用圖則顯示有關土地/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))			
(b) Intended use/development 有意進行的用途/發展	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years 擬議臨時動物寄養所連附屬設施及相關填土工程(為期5年)		

(iii) For Type (iii) application 供第(iii)類申請

(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置												
	<input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置												
	Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度												
	<table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)									
	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)										
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)													

(iv) For Type (iv) application 供第(iv)類申請

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –

請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction From 由 to 至
地積比率限制
- ☐ Gross floor area restriction From 由sq. m 平方米 to 至sq. m 平方米
總樓面面積限制
- ☐ Site coverage restriction From 由% to 至 %
上蓋面積限制
- ☐ Building height restriction From 由m 米 to 至 m 米
建築物高度限制
- From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
- From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction From 由m to 至 m
非建築用地限制
- ☐ Others (please specify)
其他 (請註明)

(v) For Type (v) application 供第(v)類申請

- (a) Proposed use(s)/development
擬議用途/發展

Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years

擬議臨時動物寄養所連附屬設施及相關填土工程(為期5年)

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	569	sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	0.41		<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	41	%	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	3		
Proposed no. of storeys of each block 每座建築物的擬議層數	1	storeys 層	
	<input type="checkbox"/> include 包括.....storeys of basements 層地庫		
	<input type="checkbox"/> exclude 不包括.....storeys of basements 層地庫		
Proposed building height of each block 每座建築物的擬議高度 mPD 米(主水平基準上)	<input type="checkbox"/> About 約	
	Not Exceeding 3.5m	m 米	<input type="checkbox"/> About 約

☐ Domestic part 住用部分GFA 總樓面面積 sq. m 平方米 ☐ About 約

number of Units 單位數目

average unit size 單位平均面積sq. m 平方米 ☐ About 約

estimated number of residents 估計住客數目

☒ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約☐ Government, institution or community facilities
政府、機構或社區設施 (please specify the use(s) and concerned land
area(s)/GFA(s) 請註明用途及有關的地面面積／總
樓面面積).....
.....
.....☒ other(s) 其他(please specify the use(s) and concerned land
area(s)/GFA(s) 請註明用途及有關的地面面積／總
樓面面積)Animal Boarding Establishment: About 448 m²Ancillary Office and Storage: About 121 m²

.....

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 sq. m 平方米 ☐ Not less than 不少於☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....
.....
.....
.....
.....

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

Dog Outdoor Activities Area and Maneuvering Space.

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.....
.....
.....
.....

7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)
擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)
(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))
(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

Jan 2027

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8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行車通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><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))</p> <p>Chi Ho Road, turn to local track.</p> <p><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)</p> <p><input type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Private Car Parking Spaces 私家車車位 2</p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____ _____</p> <p>_____ _____</p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 1</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____ _____</p> <p>_____ _____</p>

9. 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。																																	
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 No 否	<input type="checkbox"/> Please provide details 請提供詳情																															
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？ (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)	Yes 是 No 否	<input 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 type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 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																															
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table border="0"> <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"/>																															

10. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

Please refer to the Justification Document.

11. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署



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

.....
鄧榮日

.....
NA 不適用

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ 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

on behalf of
代表

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

Date 日期

26/12/2024

03/01/2025

..... (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。

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量[@]

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

[@] Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該骨灰安置所內，總共最多可安放多少份骨灰。

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	Lot 604 S.D (Part) in D.D. 109, Kam Tin, Yuen Long 新界元朗錦田丈量約份第109約地段第604 S.D號(部分)		
Site area 地盤面積	1,388.8 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 NA 不適用 sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	錦田北分區計劃大綱核准圖編號 S/YL-KTN/11 APPROVED KAM TIN NORTH OUTLINE ZONING PLAN NO. S/YL-KTN/11		
Zoning 地帶	「農業」 "Agriculture"		
Applied use/ development 申請用途/發展	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years 擬議臨時動物寄養所連附屬設施及相關填土工程(為期5年)		
(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	NA 不適用 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA 不適用 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	569 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.41 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	NA 不適用	
	Non-domestic 非住用	3	
	Composite 綜合用途	NA 不適用	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA 不適用	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA 不適用	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		NA 不適用	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	3.5	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		NA 不適用	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	NA 不適用	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA 不適用	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		NA 不適用	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	41 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	NA 不適用		
(vi) Open space 休憩用地	Private 私人	NA 不適用	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	NA 不適用	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) 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) <hr/> <hr/>	2 PC: 2
	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 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <hr/> <hr/>	1 LGV:1

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
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"/>
Location Plan, Existing Vehicular Access, Paved Area		
<hr/>		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		

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。

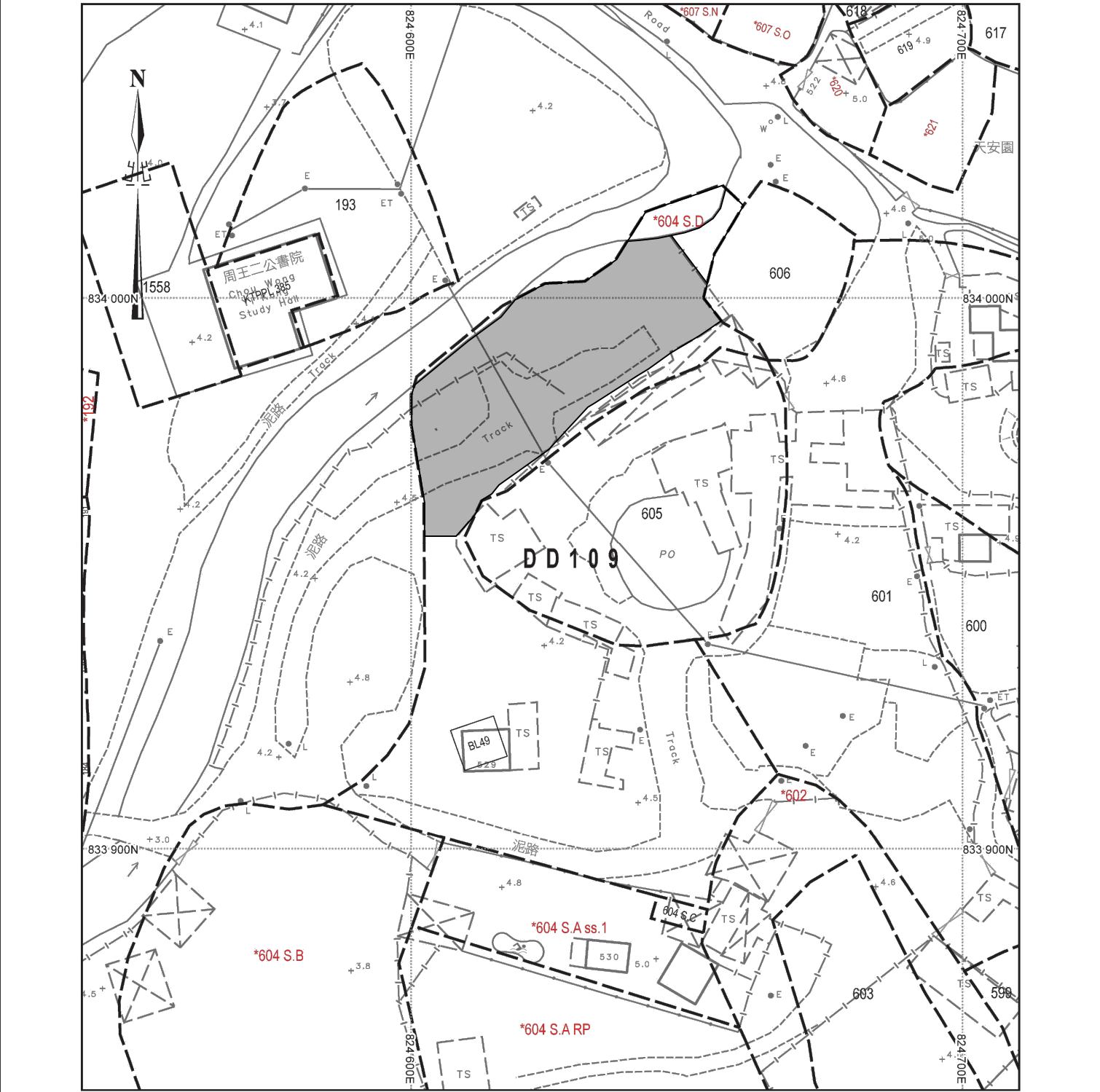
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申請理由

根據城市規劃條例第 16 條作出規劃許可申請
擬在新界元朗錦田北丈量約份第 109 約地段 604 號 D 分段(部份)
作為期五年的臨時動物寄養所連附屬設施及相關填土工程之用途

- 申請地點的面積約為 1,388.8 平方米，根據錦田北分區計劃大綱核准圖編號 S/YL-KTN/11，申請地點現時被規劃作「農業」地帶。
- 本擬議發展為臨時性質，因此不會影響申請地點長遠待規劃意向。動物寄養所於「農業」地帶均是經常在有附帶條件或無附帶條件下獲准許可的發展。
- 擬議申請的動物寄養所屬於「農業」地帶中的「第二欄用途」。在同一個「農業」地帶，城市規劃委員會未曾批准相類似的動物寄養所，在鄰近的「農業」地帶城市規劃委員會曾批准相類似的動物寄養所申請包括：A/YL-KTN/954 (2023 年 10 月 13 日獲批)，因此希望城市規劃委員會對本申請作出相同的對待。
- 申請地段內計劃設有 3 個擬議建築物，有 2 個建築物為動物寄養所及 1 個為附屬辦公室連存物室。
- 擬議用途的營業時間為星期一至星期日包括公眾假期上午八時至下午六時。在營業時間外，寄養所內會有寵物（即從下午六時至上午八時）。
- 申請地點計劃採用混凝土作平整物料，厚度不超過 0.3 米，申請期限結束後會將混凝土打碎並運走。
- 申請用途的用途、形式及佈局與周遭環境並沒有不協調，亦會顧及自然特色。
- 根據以上各點，誠意懇求城市規劃委員會寬大批准新界元朗錦田北丈量約份第 109 約地段 604 號 D 分段(部份)作為期五年的臨時動物寄養所連附屬設施及相關填土工程的用途。

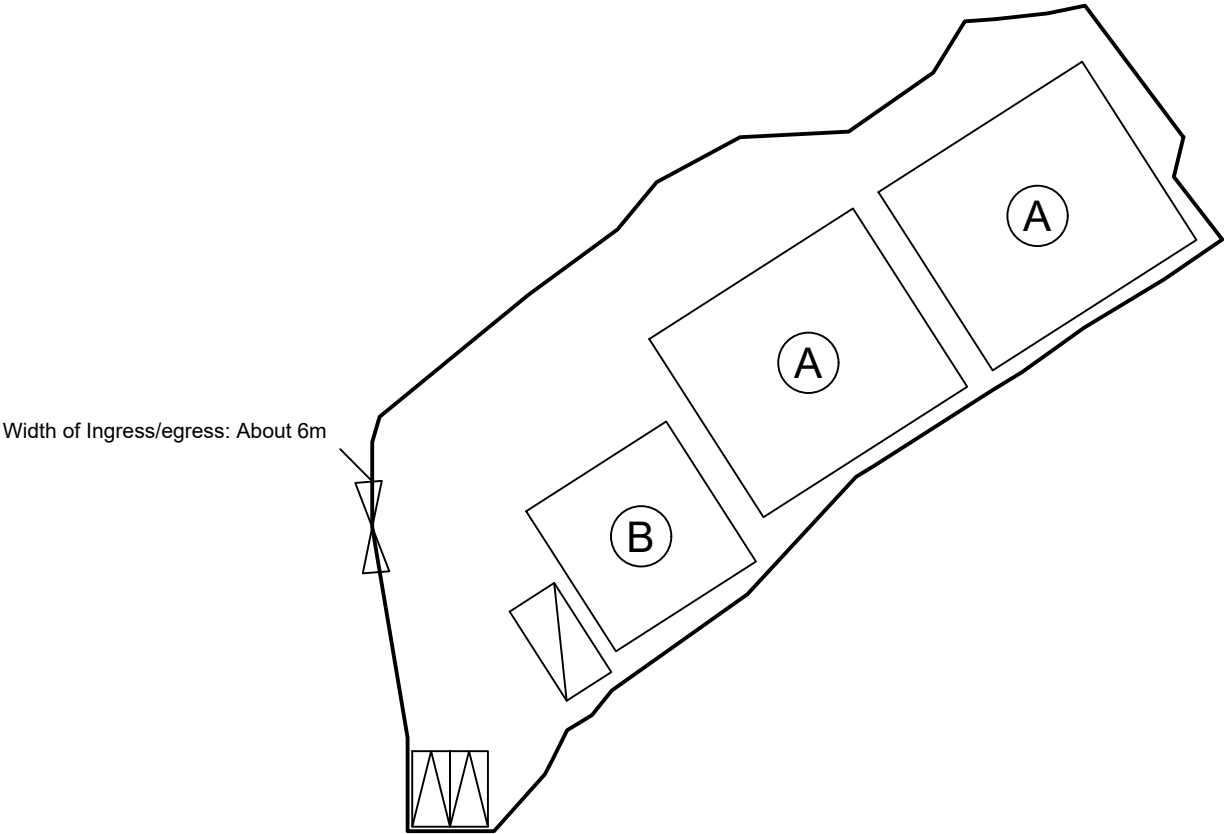


Legend:

Application Site 申請範圍

<u>Appendix 1</u>	<u>Location</u> 位置圖	<u>SCALE</u>	
Location: DD 109 Lot 604 S.D (Part)	擬議臨時動物寄養所連附屬設施 及相關填土工程(為期5年) Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land For a Period of 5 Years	1:1000	
OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture		@A4	
Date: 25 February 2025		For Identification Only	Drawing No.: 1-01

Proposed Structures Details					
	Structures	Gross Floor Area (GFA)	Height (Not Exceeding)	No. of Storey	Unit(s)
A	Animal Boarding Establishment	About 16 m x 14 m = 224 m ²	3.5m	1	2
B	Ancillary Office and Storage	About 11 m x 11 m = 121 m ²	3.5m	1	1
	Total Non-Domestic GFA	About 569 m ²			
	Private Car Parking Space	5m x 2.5m			2
	LGV L/UL Space	7m x 3.5m			1



- Legend:
- Ingress/egress (Width: About 6m)
 - Proposed Structures
 - Private Car Parking Space
 - LGV L/UL Space

Total Area: 1,388.8 m² (About)
 Covered Area: 569 m² (About)
 Uncovered Area: 819.8 m² (About)
 Non-Domestic GFA: 569 m² (About)
 Nos. of Proposed Structures: 3

Appendix 2
 Location: DD 109 Lot 604 S.D (Part)

 OZP: S/YL-KTN/11
 District: Kam Tin North
 Zoning: Agriculture

 Date: 25 February 2025

Proposed Layout Plan
 擬議佈局平面圖

 擬議臨時動物寄養所連附屬設施及
 相關填土工程(為期5年)

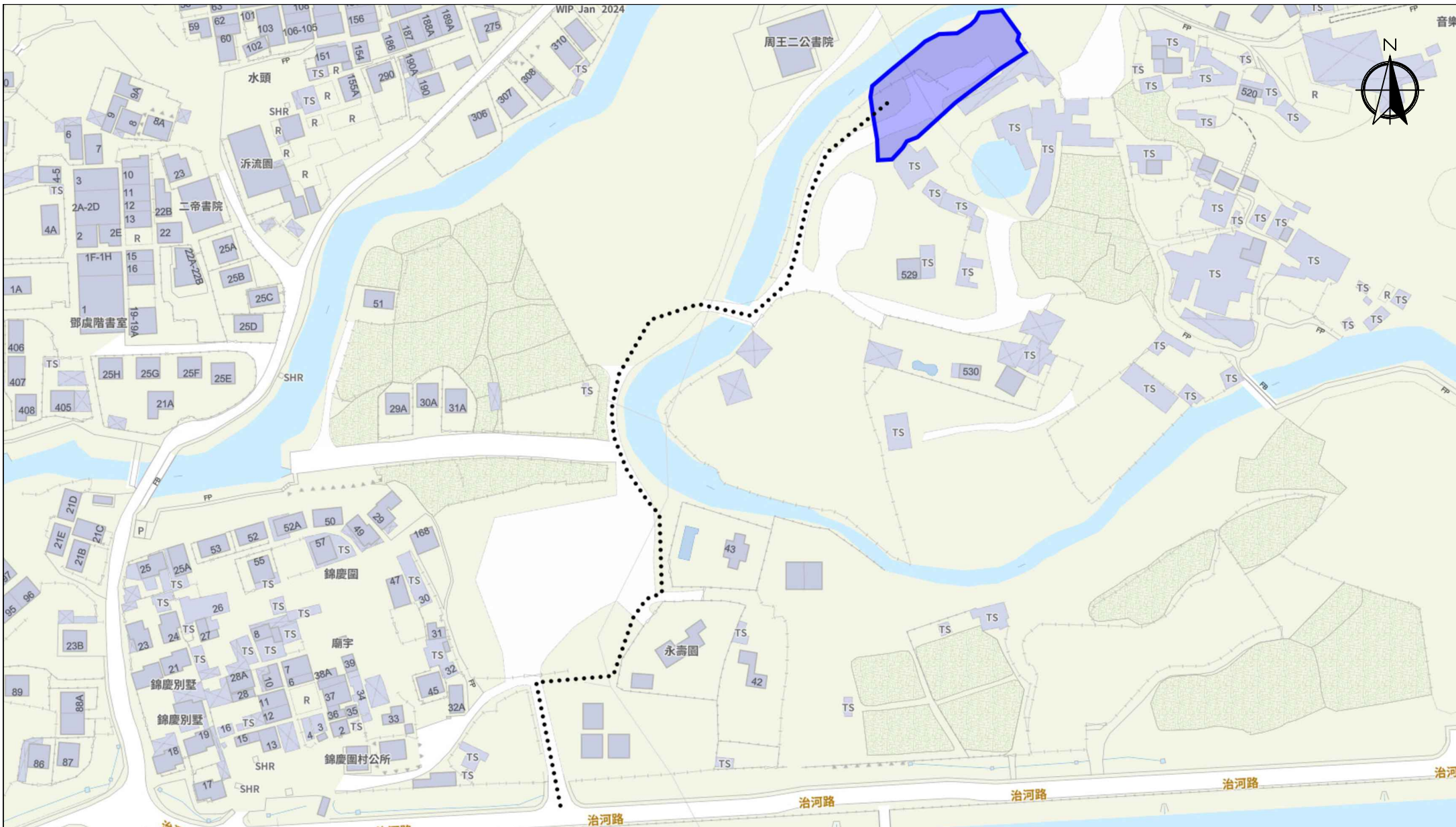
 Proposed Temporary Animal Boarding
 Establishment with Ancillary Facilities and
 Associated Filling of Land
 For a Period of 5 Years

SCALE

 1:500

 @A4

For Identification Only	Drawing No.:
	2-01



Scale: Undefined @A4

Captured from map.gov.hk on 24th December 2024

Appendix 3

Existing Vehicular Access

Location: D.D. 109 Lot 604 S.D (Part)
OZP: S/YL-KTN/11
District: Kam Tin North
Zoning: Agriculture

Project:
Proposed Temporary Animal Boarding
Establishment with Ancillary Facilities
and Associated Filling of Land
For a Period of 5 Years

Width of Chi Ho Road: 6m (About)

Map Legend:

- Road Path
- Site Boundary

Drawing No.:
3-01


For Identification Only

Date: 25/02/2025



Paved Area
About 1,388.8 m²

Legend:

 Paved Area 平整範圍

Appendix 4

Location: DD 109 Lot 604 S.D (Part)

OZP: S/YL-KTN/11
District: Kam Tin North
Zoning: Agriculture

Date: 25 February 2025

Paved Area

平整位置圖

擬議臨時動物寄養所連附屬設施
及相關填土工程(為期5年)

Proposed Temporary Animal Boarding
Establishment with Ancillary Facilities and
Associated Filling of Land
For a Period of 5 Years

SCALE

1:500

@A4

For Identification Only

Drawing No.:

4-01

Sent: Monday, April 7, 2025 5:33 PM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc:

Subject: Fw: S. 16 Planning Application No. A/YL-KTN/1099 - Departmental Comments



AYL-KTN 1099 20250407.pdf

Thank you for the email. Please see the attachment section for the further information on the comment of TD and EPD and updated the figure in the application form. Please contact Mr. Tang via email if you have any question regarding to the captioned application.

Yours Sincerely,
Mr. Tang

城市規劃委員會：

有關城市規劃委員會對 A/YL-KTN/1099 的查詢

收悉 貴委員會對 A/YL-KTN/1099 申請的查詢，現以書面回覆。

本申請不會使用哨子及不需要使用任何擴音設備進行廣播，以免為附近環境產生不良影響。

本申請最多容納不超過 50 隻狗隻。

本寄養所屬於個人營運，暫未計畫與義工團隊合作。申請計劃暫時收容流浪狗，不會收取任何費用，因此未有計畫向有關署方申請動物寄養所牌照。當收到有流浪狗的資訊，會安排員工或聯絡義工前往接手，之後送往寄養所，本申請亦會與寵物店聯絡，當有物資有多時，可向寄養所捐贈，例如接近最佳食用日期的狗糧，暫未計畫收受捐款。

本申請計劃安排約 3-4 個員工在場，以便處理突發事情，並會安排義工輔助。

中電電纜方面，申請意向為填高約 0.3-0.4 米，並會在申請範圍內興建 3 個構築物，每間構築物高度約 3.5 米，共升高約 3.9 米。現場中電電纜離地面約 6 米，相信不會影響電纜及申請範圍的運作。

申請範圍內無需進行新填土工程。

戶外活動空間方面，約 179.1 平方米，請參考 Appendix 2。

此外，場內的狗隻戶外活動範圍會以矮身圍欄圍起，以防止車輛進入。在非營業時間，寵物不會到戶外，只留在寄養所內，以免影響周遭。在營業時間中，動物會到戶外空間，動物數量會因應在場工作人數調整，但同一時間不

會多過 10 隻動物到戶外。到戶外時會使用輔助工具減少來自動物的嘈音，例如狗口罩等。

希望此附加文件能釋除 貴委員會的查詢，並支持本申請。

環保署及城市規劃委員會：

有關環保署對 A/YL-KTN/1099 的查詢

收悉 署對 A/YL-KTN/1099 申請的查詢，現以書面回覆。

本申請只接受狗隻使用，最多容納不超過 50 隻狗隻。

本申請不會使用哨子及不需要使用任何擴音設備進行廣播，以免為附近環境產生不良影響。

本申請在營業時間外(即從下午六時至上午八時)會有動物過夜，所有動物會留在寄養所外，不會留在戶外空間。

本申請計劃使用隔音及隔熱的鋁板作為寄養所的牆身及頂部，鋁板與鋁板之間有聚氨酯，下圖為參考圖：



此外，寄養所計劃安裝 24 小時通風系統及冷風機，例如抽氣扇等，為寵物提供良好的居住空間。

希望此附加文件能釋除 貴委員會的查詢，並支持本申請。

運輸署及城市規劃委員會：

有關對運輸署 A/YL-KTN/1099 的查詢

收悉運輸署對 A/YL-KTN/1099 申請的意見，現以書面回覆。

出入本申請地點主要使用治河路，該道路為一條雙線雙程的道路，之後轉入郊區小徑。

預計本申請地點的車流為以下：

時段	私家車		輕型貨車		中型貨車		重型貨車		進出 總和
	進	出	進	出	進	出	進	出	
早上時段 (7:00-11:59)	2	0	1	0	0	0	0	0	3
下午時段 (12:00- 23:59)	0	2	0	1	0	0	0	0	3
凌晨時段 (0:00-06:59)	0	0	0	0	0	0	0	0	0

治河路的設計容量為每小時可容納 800 輛車輛使用，根據上述統計數字，治河路的使用數字低於設計容量，因此仍可容納本申請新增的車流量。

申請地點有道路連接，前往本申請地點途經治河路，再轉到郊區小徑。治河路沿途道路約有 6 米闊。並設有避車處，私家車及客貨車有足夠的位置通過及進行調遣的動作。申請地點的出入口約 6 米闊。

連接本申請地點的郊區小徑為私人道路，本人已獲得有關地段的擁有人及其持分者同意使用相關地段作出入通道，此通道亦會用作緊急用途。

在申請地點內有一個直徑超過 10 米的圓形空間，足夠讓車輛進行調遣的動作，進入本申請地點的車輛不會在公用道路上讓車輛等候進入本申請地點，停泊在公用道路及以倒後形式進出本申請地點。參考文件末端的 **Appendix 2**。

申請地點亦有公共交通工具連接，綠色專線小巴 601 及 601B 線。

本人明白及了解連接申請地點的道路不是由 貴署管理。

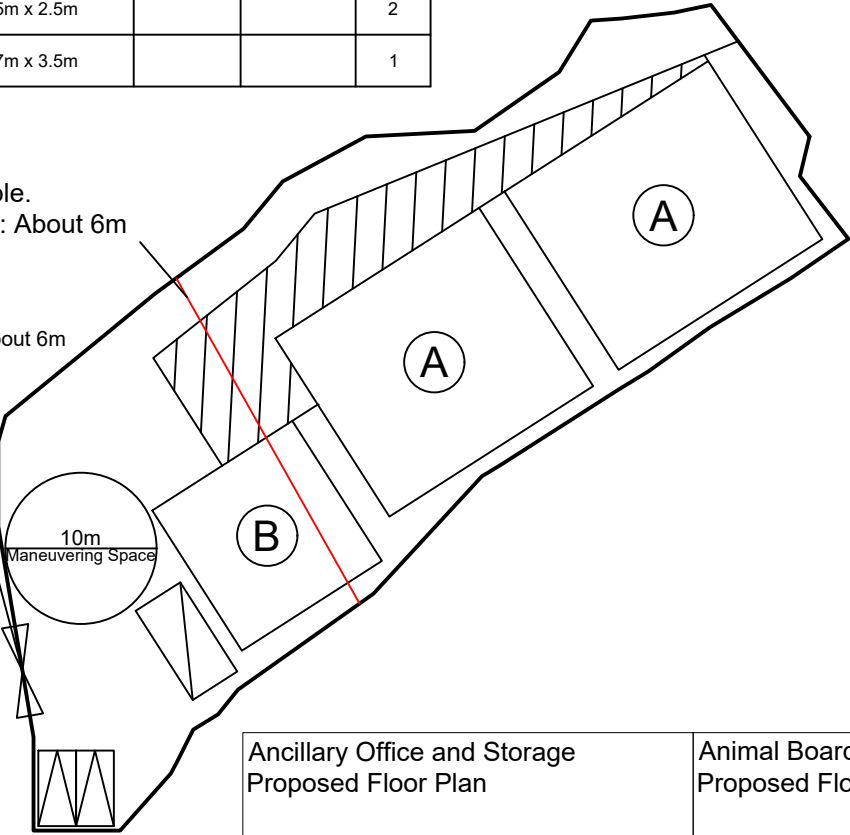
希望此附加文件能釋除 貴署的查詢，並支持本申請。

Proposed Structures Details					
	Structures	Gross Floor Area (GFA)	Height (Not Exceeding)	No. of Storey	Unit(s)
A	Animal Boarding Establishment	About 16 m x 14 m = 224 m ²	3.5m	1	2
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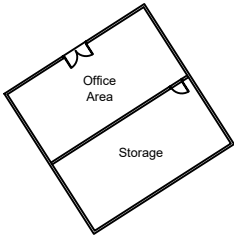


The location of electric cable.
Height of the electric cable: About 6m

Width of Ingress/egress: About 6m

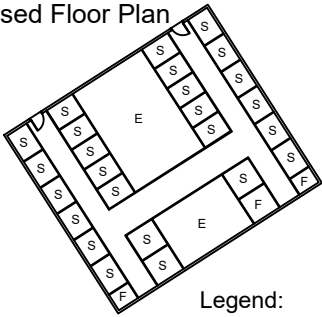


Ancillary Office and Storage
Proposed Floor Plan



Scale: 1:500

Animal Boarding Establishment
Proposed Floor Plan



Legend:
S - Sleeping Area
E - Exercise Area
F - Storage for ABE

Scale: 1:500

Legend:

- Ingress/egress (Width: About 6m)
- Proposed Structures
- Private Car Parking Space
- LGV L/UL Space
- Outdoor Activities Area

Total Area: 1,388.8 m² (About)
Covered Area: 569 m² (About)
Uncovered Area: 819.8 m² (About)
Non-Domestic GFA: 569 m² (About)
Outdoor Activities Area: 179.1 m² (About)
Nos. of Proposed Structures: 3

Appendix 2
Location: DD 109 Lot 604 S.D (Part)

OZP: S/YL-KTN/11
District: Kam Tin North
Zoning: Agriculture

Date: 31 March 2025

Proposed Layout Plan
擬議佈局平面圖

擬議臨時動物寄養所連附屬設施
及相關填土工程(為期5年)

Proposed Temporary Animal Boarding
Establishment with Ancillary Facilities
and Associated Filling of Land For a Period of 5
Years

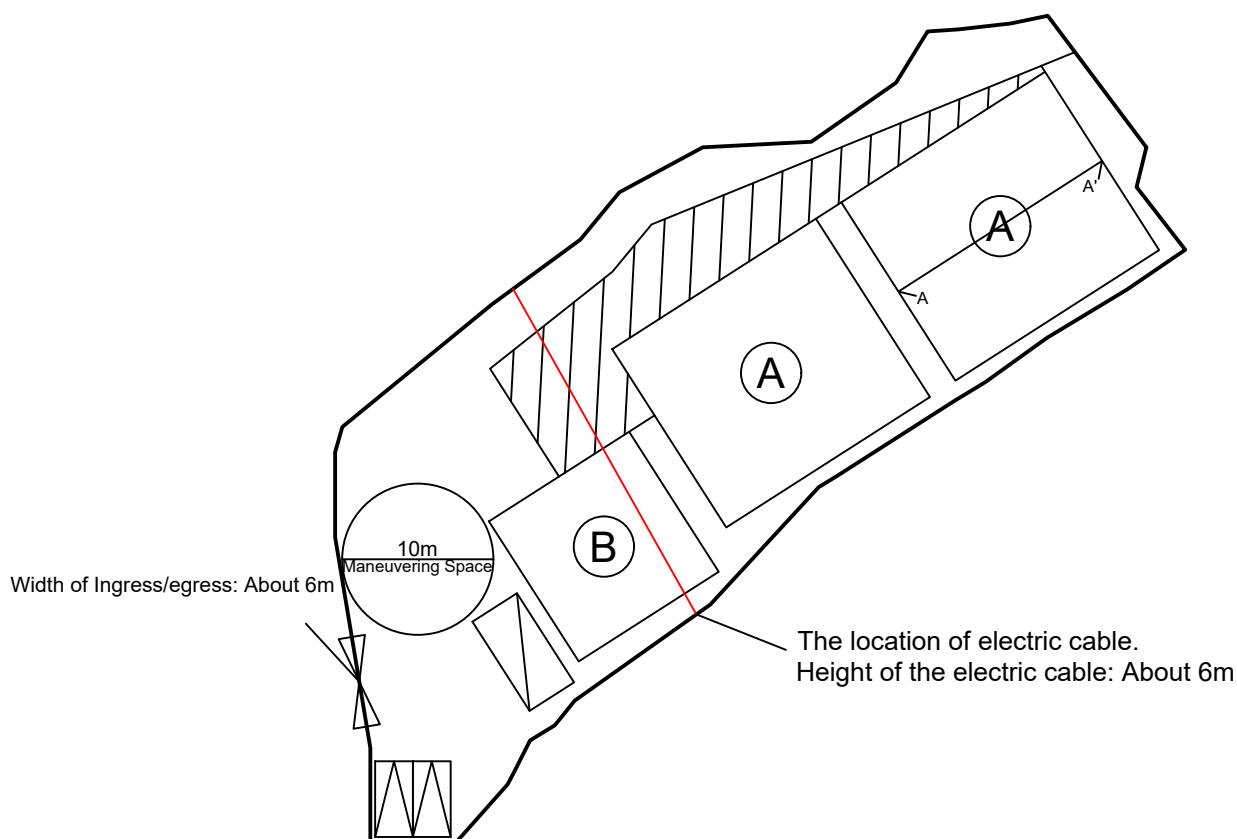
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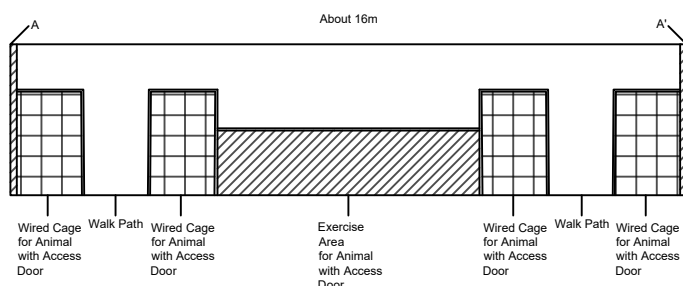
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For Identification Only

Drawing No.:
2-01

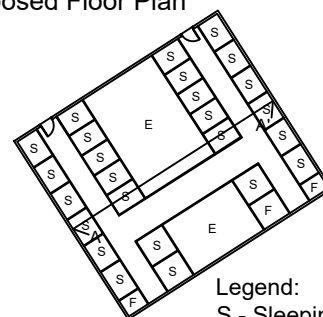


Animal Boarding Establishment
Proposed Cross-section



Scale: undefined

Animal Boarding Establishment
Proposed Floor Plan



Scale: 1:500

Legend:

- Ingress/egress (Width: About 6m)
- Proposed Structures
- Private Car Parking Space
- LGV L/UL Space
- Outdoor Activities Area

Total Area: 1,388.8 m² (About)
Covered Area: 569 m² (About)
Uncovered Area: 819.8 m² (About)
Non-Domestic GFA: 569 m² (About)
Outdoor Activities Area: 179.1 m² (About)
Nos. of Proposed Structures: 3

Appendix 2.1

Location: DD 109 Lot 604 S.D (Part)

OZP: S/YL-KTN/11
District: Kam Tin North
Zoning: Agriculture

Date: 31 March 2025

Proposed Cross-section of ABE

Proposed Temporary Animal Boarding
Establishment with Ancillary Facilities
and Associated Filling of Land For a Period of 5
Years

SCALE

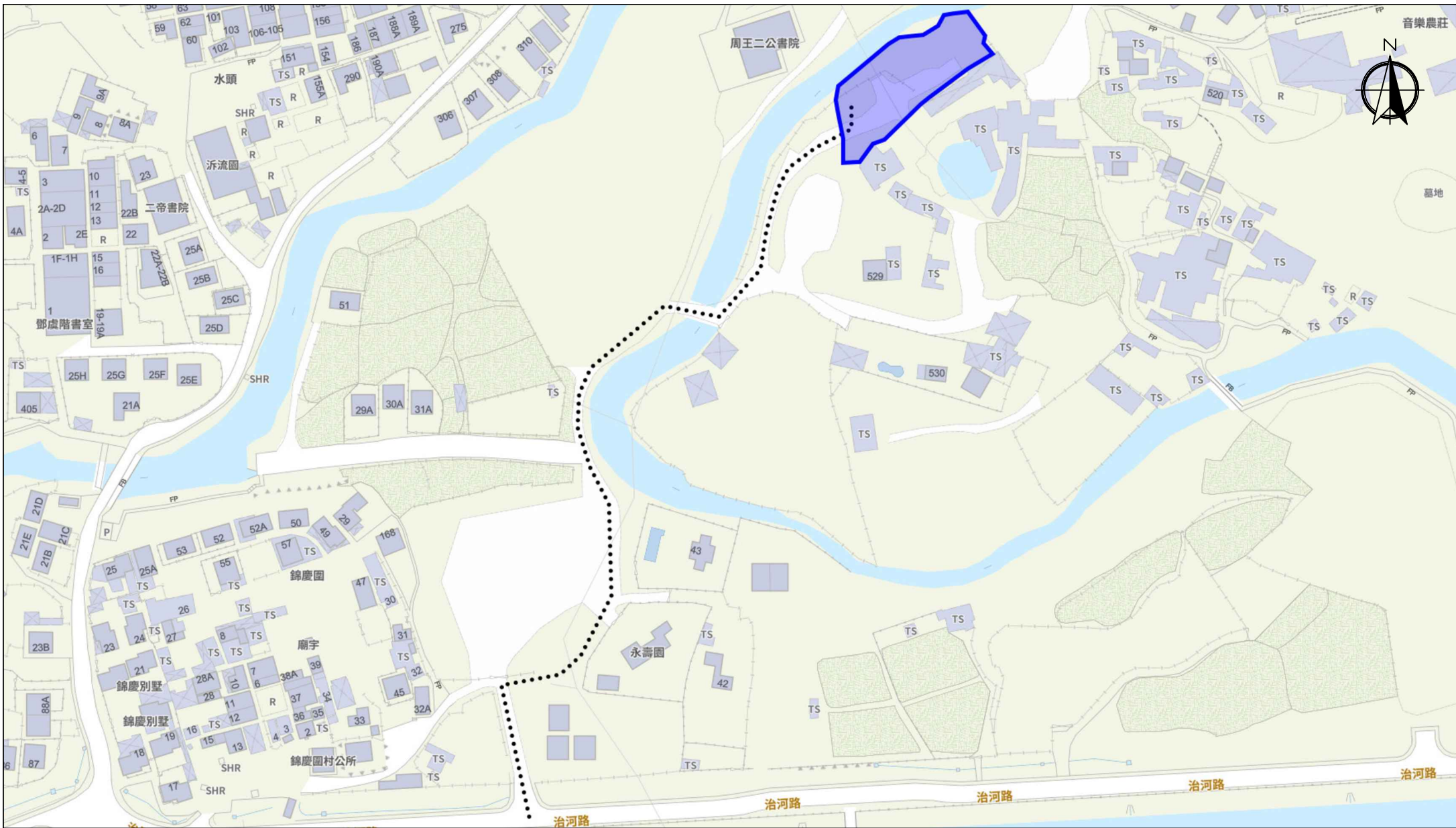
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For Identification Only

Drawing No.:

2-01



Scale: Undefined @A4

Captured from map.gov.hk on 31st March 2025

Appendix 3

Existing Vehicular Access

Location: D.D. 109 Lot 604 S.D (Part)
OZP: S/YL-KTN/11
District: Kam Tin North
Zoning: Agriculture

Project:
Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land For a Period of 5 Years

Width of Chi Ho Road: 6m (About)

Map Legend:

- Road Path
- Site Boundary

Drawing No.:
3-01

For Identification Only



Date: 31/03/2025



Total Area: About 1,388.8 m²
Non-Paved Area: About 168.7 m²
Paved Area: About 1,220.1 m²

* the area has been paved, this application is to regularize the pave.

Legend:

-  Paved Area 平整範圍
-  Non-Paved Area 不平整範圍

Appendix 4

Location: DD 109 Lot 604 S.D (Part)

OZP: S/YL-KTN/11
District: Kam Tin North
Zoning: Agriculture

Date: 31 March 2025

Paved Area

平整位置圖

擬議臨時動物寄養所連附屬設施
及相關填土工程(為期5年)

Proposed Temporary Animal Boarding
Establishment with Ancillary Facilities
and Associated Filling of Land For a Period of 5
Years

SCALE

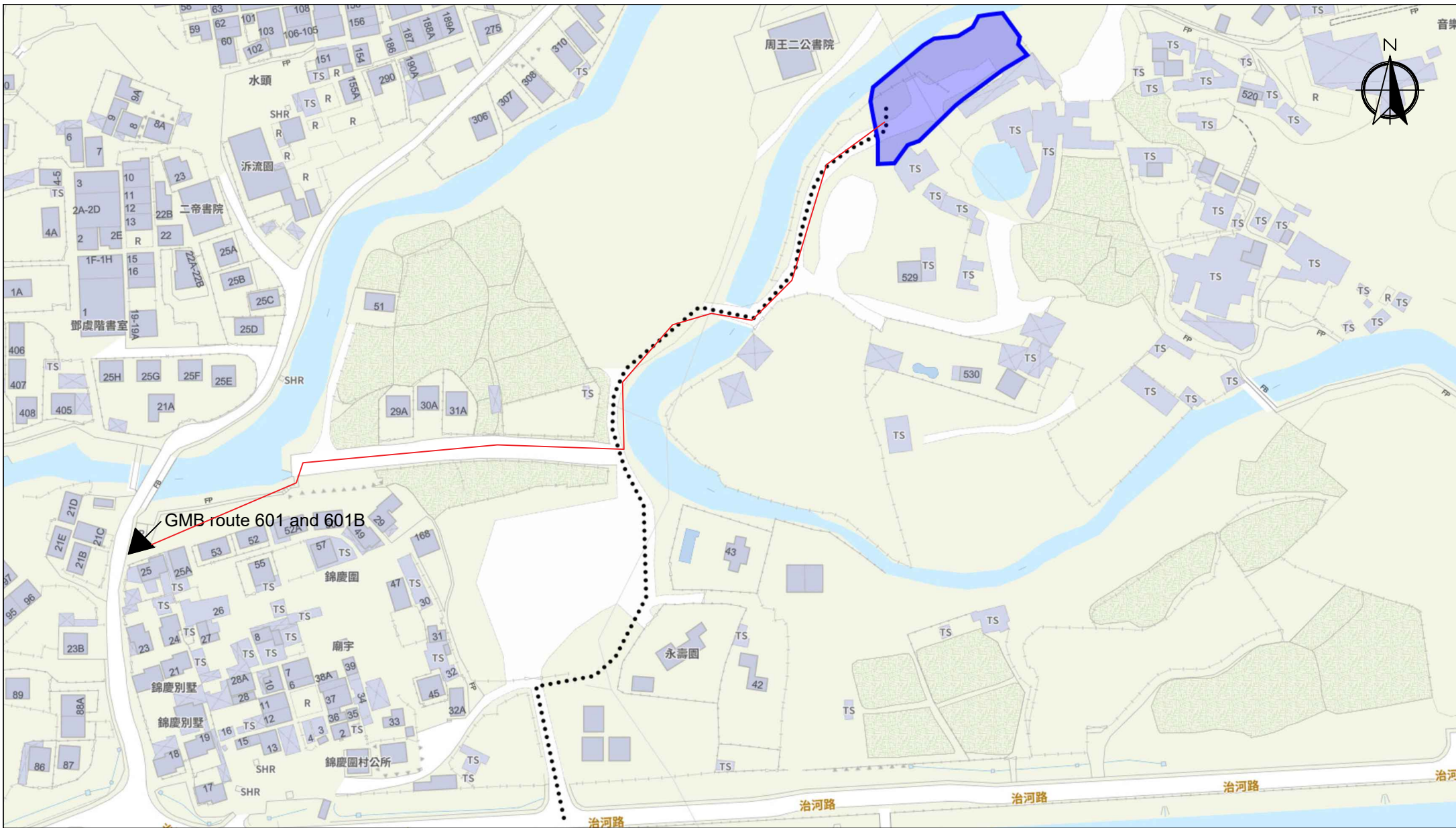
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@A4

For Identification Only

Drawing No.:

4-01



Scale: Undefined @A4

Captured from map.gov.hk on 31st March 2025

Appendix 5

Public Transport Services

Location: D.D. 109 Lot 604 S.D (Part)
OZP: S/YL-KTN/11
District: Kam Tin North
Zoning: Agriculture

Project:
Proposed Temporary Animal Boarding
Establishment with Ancillary Facilities
and Associated Filling of Land
For a Period of 5 Years

Width of Chi Ho Road: 6m (About)

Map Legend:

- Road Path
- Site Boundary
- ▼ Public Transport Services
- Walk Path

Drawing No.:
3-01

For Identification Only

Date: 31/03/2025

申請理由

根據城市規劃條例第 16 條作出規劃許可申請
擬在新界元朗錦田北丈量約份第 109 約地段 604 號 D 分段(部份)
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- 本擬議發展為臨時性質，因此不會影響申請地點長遠待規劃意向。動物寄養所於「農業」地帶均是經常在有附帶條件或無附帶條件下獲准許可的發展。
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- 擬議用途的營業時間為星期一至星期日包括公眾假期上午八時至下午六時。在營業時間外，寄養所內會有寵物（即從下午六時至上午八時）。
- 申請地點當中有約 1,220.1 平方米計劃採用混凝土作平整物料，厚度不超過 0.3 米，申請期限結束後會將混凝土打碎並運走，現希望透過申請規劃，將平整及填土正當化，申請地點亦無需進行新填土工程。
- 申請用途的用途、形式及佈局與周遭環境並沒有不協調，亦會顧及自然特色。
- 根據以上各點，誠意懇求城市規劃委員會寬大批准新界元朗錦田北丈量約份第 109 約地段 604 號 D 分段(部份)作為期五年的臨時動物寄養所連附屬設施及相關填土工程的用途。

(ii) <i>For Type (ii) application</i> 供第(ii)類申請	
(a) Operation involved 涉及工程	<div> <input type="checkbox"/> Diversion of stream 河道改道 </div> <div> <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 </div> <div> <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 1,220.1 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.3-0.4 m 米 <input checked="" type="checkbox"/> About 約 </div> <div> <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 </div> <p>(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) (請用圖則顯示有關土地／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))</p>
(b) Intended use/development 有意進行的用途／發展	<p>Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land</p> <p>擬議臨時動物寄養所連附屬設施（為期5年）及相關填土工程</p>

(iii) <i>For Type (iii) application</i> 供第(iii)類申請													
(a) Nature and scale 性質及規模	<div> <input type="checkbox"/> Public utility installation 公用事業設施裝置 </div> <div> <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 </div> <p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量，包括每座建築物／構築物(倘有)的長度、高度和闊度</p> <table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱／種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置／建築物／構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	Name/type of installation 裝置名稱／種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置／建築物／構築物的尺寸 (米) (長 x 闊 x 高)									
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主旨: Fw: S. 16 Planning Application No. A/YL-KTN/1099 - Departmental Comments
附件: AYL-KTN 1099 20250424.pdf

From: Lok San Tang
Sent: Thursday, April 24, 2025 10:13 AM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc:
Subject: S. 16 Planning Application No. A/YL-KTN/1099 - Departmental Comments

To whom may concern,

Please see the attachment for the further information on the comments of DSD, AFCD, TPB, declaration letter and updated paved area. Please contact Mr. Tang via email if you have any question regarding to the captioned application.

Yours Sincerely,
Mr. Tang

城市規劃委員會：

有關城市規劃委員會對 A/YL-KTN/1099 的查詢

收悉 貴委員會對 A/YL-KTN/1099 申請的查詢，現以書面回覆。

興建動物寄養所會使用隔音及隔熱的鋁板作為的牆身及頂部，鋁板與鋁板之間有聚氨酯（泡沫塑料，又稱發泡膠），並以組合屋的方式興建，相關物料的表面密度亦不少於 10 kg/m^2 ，下圖為物料參考圖：



由於寄養所已用上能夠隔音及隔熱的鋁板，現場會沿用舊有金屬實心物料「鋅鐵皮」，「鋅鐵皮」密度約 7.85 t/m^3 。以減少外來刺激，例如聲音等刺激動物，亦可避免附近居民能直視申請範圍內，減少聲音影響。

營運方面，本申請計劃以個人營運，作流浪及棄養狗隻的中轉站，由於，不會收取任何費用，因此未有計畫向有關署方申請動物寄養所牌照。當收到有流浪狗或棄養的資訊，會安排人手或聯絡義工前往接手，之後送往寄養所，之後亦會與寵物店聯絡，在寵物店進行寄養及待領養。如寄養所內有過多狗隻，亦會聯絡愛護動物協會進行協調。

現場原有的圍邊，當申請獲批後會安排測量，測量後會將圍邊的位置更改至申請範圍。現時「鋅鐵皮」約 2.5 米高，更改後亦會使用相約的高度及使用相同物料，即「鋅鐵皮」。申請地點亦會在未有申請填土的邊界加設矮鐵柱，加以識別。

填土方面，本人亦會清理在未有申請填土及平整空間上的碎石，本人亦會打碎並運走申請範圍以外或河部頂部 3 米內的現有填土，防止發生水土流失的情況，及避免污染附近的自然溪流及影響下游生態。

狗隻戶外活動空間方面，相關範圍希望以混凝土平整。由於草地能傳染細菌及真菌，尤其在悶熱潮濕的氣候，有利微生物生長。如果有狗隻排泄物及狗隻有傷口，有機會讓鉤蟲入侵。因此希望能防止滋生害蟲和真菌病在狗隻間傳播，將有關空間以混凝土平整。

本人會確保申請範圍會跟據所提供的擬議佈局平面圖進行興建，並會依照所申請的用途運用（即用作動物寄養所）。此申請範圍亦不會用作貨倉或露天存放。本人亦會向土地擁有人說明本申請的用途，及確保土地擁有人明白及了解如有任何有關規劃的法律問題，土地擁有人是需要負上相關責任。

希望此附加文件能釋除 貴委員會的查詢，並支持本申請。

渠務署及城市規劃委員會：

有關渠務署對 A/YL-KTN/1099 的查詢

收悉 貴署對 A/YL-KTN/1099 申請的查詢，現以書面回覆。

本申請會以保護河道為重點，務求不會影響附近的河道，此申請不會在河岸頂部至少 3 米內進行任何工程（包括所有構築物，渠道工程及平整工程）。此外，現時申請範圍亦已設有金屬實心（鋅鐵皮）圍邊，將河道與申請範圍隔開，以免佔用政府土地及影響河道，並防止發生水土流失的情況，及避免污染附近的自然溪流及影響下游生態。

此外，在進行相關工程前會在申請範圍內的北及西北面加裝膠網，防止發生水土流失及流入水道的情況，避免污染附近的自流溪流及令渠道淤塞。

在申請獲批後亦會盡快向 貴署提供渠道設計計畫書及渠務報告，供貴署審核。

以下為膠網的物料參考圖：



希望此附加文件能釋除 貴署的查詢，並支持本申請。

環保署及城市規劃委員會：

有關環保署對 A/YL-KTN/1099 的查詢

收悉 署對 A/YL-KTN/1099 申請的查詢，現以書面回覆。

本申請在營業時間外(即從下午六時至上午八時)會有動物過夜，所有動物會留在寄養所內，不會留在戶外空間。

興建動物寄養所會使用隔音及隔熱的鋁板作為的牆身及頂部，鋁板與鋁板之間有聚氨酯(泡沫塑料，又稱發泡膠)，並以組合屋的方式興建，相關物料的表面密度亦不少於 10 kg/m^2 ，下圖為物料參考圖：



由於寄養所已用上能夠隔音及隔熱的鋁板，現場會沿用舊有金屬實心物料「鋅鐵皮」，「鋅鐵皮」密度約 7.85 t/m^3 。以減少外來刺激，例如聲音等刺激動物，亦可避免附近居民能直視申請範圍內，減少聲音影響。

希望此附加文件能釋除 貴委員會的查詢，並支持本申請。

漁農自然護理署及城市規劃委員會：

有關漁農自然護理署對 A/YL-KTN/1099 的查詢

收悉 署對 A/YL-KTN/1099 申請的查詢，現以書面回覆。

在進行相關工程前會在申請範圍內的北及西北面加裝膠網，防止發生水土流失及流入水道的情況，避免污染附近的自流溪流及令渠道淤塞。此外，進行相關工程時會安排人手進行灑水等動作，降低工程所掀起的灰塵，避免影響附近人士。

上述的膠網只會在申請範圍內的北及西北面設置，不會在申請範圍外設置相關膠網。

現時河道深度約 3.5 米，闊約 8.5 米。

以下為膠網的物料參考圖：



希望此附加文件能釋除 貴委員會的查詢，並支持本申請。

聲明書

本人 張順橋 了解及明白本申請用途為 擬議臨時動物寄養所連附屬設施，一但獲批，需要根據已獲批的用途發展方案及發展參數進行發展。否則，當有任何有關規劃署所發出的執管通知書，作為土地擁有人，本人需負上執管通知書所衍生的法律責任。現簽署作實。

張

土地擁有人 簽署

日期: 2025 年 4 月 16 日



Total Area: About 1,388.8 m²
Non-Paved Area: About 168.7 m²
Paved Area: About 1,220.1 m²

* The setback area is at least 3m away from the top of the bank of the streamcourse.

The setback area is measured on Lot Index Plan with at least 3m width from the top of the bank of the streamcourse.

All the work will be placed all the proposed works 3m away from the top of the bank of the streamcourse.

* the area has been paved, this application is to regularize the pave.

Legend:



Paved Area



Non-Paved Area



the top of the bank of the streamcourse

* The plan above is for demonstration only, the boundary of stream and application area is illustrated and identified from Lot Index Plan. The reference number is 6-NE-7C.

Appendix 4

Location: DD 109 Lot 604 S.D (Part)

OZP: S/YL-KTN/11
District: Kam Tin North
Zoning: Agriculture

Date: 24 April 2025

Paved Area

平整位置圖

擬議臨時動物寄養所連附屬設施
及相關填土工程(為期5年)

Proposed Temporary Animal Boarding
Establishment with Ancillary Facilities
and Associated Filling of Land For a Period of 5
Years

SCALE

1:500

@A4

For Identification Only

Drawing No.:

4-01

Similar s.16 Applications within the Same “AGR” Zone on the OZP in the Vicinity of the Application Site in the Past Five Years

Approved Applications

	Application No.	Use/Development	Date of Consideration
1.	A/YL-KTN/713	Proposed Temporary Animal Boarding Establishment for a Period of Three Years	6.11.2020 [revoked on 6.5.2022]
2.	A/YL-KTN/724	Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of Three Years	23.10.2020 [revoked on 23.3.2023]
3.	A/YL-KTN/743	Proposed Temporary Animal Boarding Establishment with Ancillary Office for a Period of Three Years	22.1.2021 [revoked on 22.4.2023]
4.	A/YL-KTN/822	Temporary Animal Boarding Establishment (Dog Training Ground) with Ancillary Facilities for a Period of Three Years and Filling of Land	23.9.2022 [revoked on 23.9.2023]
5.	A/YL-KTN/869	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of Five Years and Filling of Land	13.1.2023 [revoked on 13.1.2024]
6.	A/YL-KTN/870	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of Five Years and Filling of Land	13.1.2023 [revoked on 13.1.2024]
7.	A/YL-KTN/871	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of Five Years and Filling of Land	13.1.2023 [revoked on 13.1.2024]
8.	A/YL-KTN/885	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of Five Years and Filling of Land	3.3.2023
9.	A/YL-KTN/903	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of Five Years and Filling of Land	19.5.2023 [revoked on 19.5.2024]
10.	A/YL-KTN/908	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of Five Years and Filling of Land	9.6.2023 [revoked on 9.12.2023]
11.	A/YL-KTN/910	Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of Five Years and Filling of Land	11.9.2023
12.	A/YL-KTN/916	Temporary Animal Boarding Establishment (Dog Training Ground) with Ancillary Facilities for a Period of Five Years and Filling of Land	23.6.2023 [revoked on 23.3.2024]
13.	A/YL-KTN/921	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of Five Years and Filling of Land	28.7.2023 [revoked on 28.10.2024]

	Application No.	Use/Development	Date of Consideration
14.	A/YL-KTN/954	Proposed Temporary Animal Boarding Establishment for a Period of Five Years and Filling of Land	13.10.2023

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the application;
- the Lot No. 604 S.D in D.D. 109 carved out different sub-section lots on 22.1.2025. The application site (the Site) comprises Old Schedule Agricultural Lot Nos. 604 S.D ss.1, 604 S.D ss.2, 604 S.D ss.3, 604 S.D ss.4, 604 S.D ss.5, 604 S.D ss.6, 604 S.D ss.7, 604 S.D ss.8, 604 S.D ss.9 and 604 S.D RP 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
- advisory comments are at **Appendix IV**.

2. Traffic

Comments of the Commissioner for Transport:

- no adverse comment on the application from traffic engineering perspective; and
- advisory comments are at **Appendix IV**.

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

- no in-principle objection to the application from highways maintenance point of view; and
- advisory comments are at **Appendix IV**.

3. Drainage

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

- no in-principle objection to the application from public drainage point of view;
- 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 the Director of Drainage Services or of the Town Planning Board; and
- advisory comments are at **Appendix IV**.

4. Environment

Comments of the Director of Environmental Protection:

- no objection to the application from environmental planning perspective;

- based on the information provided, the proposed use would not involve use of heavy vehicle and dusty operation. There are residential structures within 100m from the boundary of the Site;
- there was no environmental complaint received against the Site in the past three years; and
- advisory comments are at **Appendix IV**.

5. **Fire Safety**

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to fire service installations being provided to his satisfaction; and
- advisory comments are at **Appendix IV**.

6. **Landscape Aspect**

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

- no adverse comment on the application from landscape planning perspective; and
- based on the aerial photo of 2023, the Site is situated in an area of miscellaneous rural fringe landscape character comprising temporary structures, vacant land and scattered tree groups. No significant landscape resource is observed within the Site. Significant adverse landscape impact on landscape character and resources within the Site arising from the proposed use is not anticipated.

7. **Agriculture and Nature Conservation**

Comments of the Director of Agriculture, Fisheries and Conservation:

- no adverse comment on the application from agricultural perspective. The Site is zoned “Agriculture” and is generally vacant. Agricultural infrastructures such as road access and water source are available in the area. The Site can be rehabilitated for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc., though whether there will be agricultural activities on a specific site will hinge on a lot of factors;
- the Site does not associate with any licence granted by his department, nor have they received any application regarding the Site;
- no comment on the application from nature conservation perspective; and
- advisory comments are at **Appendix IV**.

8. **Building Matters**

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

- no objection to the application; and
- advisory comments are at **Appendix IV**.

9. **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.

10. **Other Departments**

The following government departments have no objection to/no comment on the application and their advisory comments, if any, are at **Appendix IV**:

- Chief Engineer/Construction, Water Supplies Department;
- Project Manager (West), Civil Engineering and Development Department; and
- Director of Electrical and Mechanical Services.

Recommended Advisory Clauses

- (a) failure to reinstate the application site (the Site) as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (b) the permission is given to the development and structures under application. It does not condone any other development or structures which currently occur on the Site but not covered by the application. Immediate action should be taken to discontinue such development or remove such structures not covered by the permission;
- (c) to resolve any land issues relating to the proposed use with the concerned owner(s);
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
 - the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the private lot(s) of the Site. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (e) to note the comments of the Commissioner for Transport that:
 - the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (f) 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 between the Site and Chi Ho Road; and
 - adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (g) to note the comments of the Director of Environmental Protection that:
 - the applicant is advised to:
 - i. ensure all dogs are kept inside the proposed animal boarding establishments on the Site from 6:00 p.m. to 8:00 a.m.;

- ii. ensure the animal boarding establishments are enclosed with soundproofing materials with the provision of 24-hour mechanical ventilation and air-conditioning system;
 - iii. ensure no public announcement system, whistle blowing or any form of audio amplification system is allowed to be used on the Site;
 - iv. follow the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites';
 - v. follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECC PN 1/23 'Drainage Plans subject to Comment by the Environmental Protection Department';
 - vi. provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use; and
 - vii. meet the statutory requirements under relevant environmental legislation;
- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:
- the Site is located adjacent to an existing stream course. The applicant is required to place all the proposed works 3m away from the top of the bank of the stream course. All the proposed works in the vicinity of the stream course should not create any adverse drainage impacts, both during and after construction. Proposed flooding mitigation measures if necessary shall be provided at the resources of the applicant to his satisfaction;
- (i) to note the comments of the Director of Fire Services that:
- the applicant is advised to submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his department for approval. The applicant is also 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 FSIs to be installed should be clearly marked on the layout plans;
 - if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
- (j) to note the comments of the Director of Agriculture, Fisheries and Conservation that:
- under the Public Health (Animals) (Boarding Establishment) Regulations, Cap. 139I (the Regulations), any person who provides food and accommodation for animals in return for a fee paid by the owner must apply for a Boarding Establishment Licence from his department. The applicant should also be reminded that the establishment

and ancillary facilities which is licensed under the Regulations must always fulfil the criteria listed in the Regulations; and

- the dogs kept by the applicant should also be properly licensed as in accordance with Cap. 421 Rabies Ordinance and the applicant should observe the Prevention of Cruelty to Animals Ordinance (Cap. 169) at all times;
- (k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- it is noted that three structures and associated filling of land are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works (UBW) under BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - 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;
 - if the proposed use under application is subject to issue of a license, the applicant should be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
 - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - detailed checking under the BO will be carried out at building plan submission stage.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From: [REDACTED]
Sent: 2025-04-05 星期六 07:35:55
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-KTN/1099 DD 109 Shui Tau Tsuen FAKE ABE

A/YL-KTN/1099

Lot 604 S.D (Part) in D.D. 109, Shui Tau Tsuen, Kam Tin

Site area: About 1,388.8sq.m

Zoning: "Agriculture"

Applied use: Animal Boarding Establishment / 3 Vehicle Parking / **Filling of Land / 5 Years**

Dear TPB Members,

Strongest Objections. Animal Boarding has been exposed in the media as being the most abused FAKE land use to justify brownfield operations, as in this case.

No previous approval but the site was filled in long ago and has been used to park large vehicles and for open storage.

Perhaps some government official who is supposed to monitor land use in the district and is finally forced to take action re the unapproved operation – no history of applications – has advised the applicant that this is the way to go for an easy route to an eventual application for the actual use.

The applicant has provided only a rudimentary Planning Statement, going through the motions. He quotes A/YL-KTN/954

Approved 13 Oct 2023 **but conditions still not fulfilled.**

In fact, over 90% of ABE applications have been eventually revoked.

There is no justification to approve this application in view of the lack of detail with regard to the 'proposed' operation. The site is surrounded by water courses and adequate drainage would be essential to cope with discharges, for example.

Moreover, the application is for 5 years when applications for the real use, brownfield, are allowed only 3 years.

Mary Mulvihill