

2025年 3月 19日

此文件在 收到，城市規劃委員會  
只合在 填妥表格及文件後才正式確認收到  
申請

2025-03-19

Appendix I of RNTPC  
Paper No. A/YL-KTS/1065

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](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](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



For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/4C-KTS / 1065
	Date Received 收到日期	2025-03-19

- 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

( ☒ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構 )

SUEN Chi Hung 孫志雄

### 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 1720 S.A, 1720 S.B, 1720 S.C, 1720 RP, 1721 (Part), 1723 and 1724 in D.D. 106, Pat Heung, 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 ..... 3,415 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 371 ..... 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)	..... N/A ..... 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	Approved Kam Tin South OZP No.: S/YL-KTS/15
(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"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☐ 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)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of ..... "current land owner(s)"<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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  
06/02/2025 - 20/02/2025 (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 21/02/2025 (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，或有關係的鄉事委員會&

Others 其他

- ☐ others (please specify)  
其他（請指明）

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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 Animal Boarding Establishment and Eating Place with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years

(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 ..... 3,044 .....sq.m ☒ About 約Proposed covered land area 擬議有上蓋土地面積 ..... 371 .....sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 ..... 4 .....

Proposed domestic floor area 擬議住用樓面面積 ..... N/A .....sq.m ☐ About 約Proposed non-domestic floor area 擬議非住用樓面面積 ..... 371 .....sq.m ☒ About 約Proposed gross floor area 擬議總樓面面積 ..... 371 .....sq.m ☒ 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)

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	ANIMAL BOARDING ESTABLISHMENT	72 m <sup>2</sup> (ABOUT)	72 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B2	ANIMAL BOARDING ESTABLISHMENT, SITE OFFICE AND STAFF COMMON ROOM	188 m <sup>2</sup> (ABOUT)*	188 m <sup>2</sup> (ABOUT)*	5 m (ABOUT)(1-STOREY)
B3	INDOOR ANIMAL TRAINING ROOM AND EATING PLACE	85 m <sup>2</sup> (ABOUT)	85 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B4	STORE ROOM AND METER ROOM	18 m <sup>2</sup> (ABOUT)	18 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		371 m <sup>2</sup> (ABOUT)	371 m <sup>2</sup> (ABOUT)	

\*COVERED AREA / GFA BREAKDOWN OF B2 - 177 m<sup>2</sup> (ENCLOSED) + 9 m<sup>2</sup> (STAIRCASE TO ROOFTOP DECK) = 188 m<sup>2</sup> (TOTAL)

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 ..... 6 .....

Motorcycle Parking Spaces 電單車車位 ..... N/A .....

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 ..... N/A .....

Medium Goods Vehicle Parking Spaces 中型貨車泊車位 ..... N/A .....

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 ..... N/A .....

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 ..... N/A .....

Coach Spaces 旅遊巴車位 ..... N/A .....

Light Goods Vehicle Spaces 輕型貨車車位 ..... 1 .....

Medium Goods Vehicle Spaces 中型貨車車位 ..... N/A .....

Heavy Goods Vehicle Spaces 重型貨車車位 ..... N/A .....

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 holidays (except for 24-hour overnight animal boarding).			
(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	<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)) Accessible from Kam Sheung Road via Tung Bin Road.	
	No 否	<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	<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 ..... 2,077 ..... 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	
	No 否	<input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	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"/> _____ _____		

	<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>(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas</b> <b>位於鄉郊地區或受規管地區臨時用途/發展的許可續期</b>	
(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	<div> <input type="checkbox"/> The permission does not have any approval condition          許可並沒有任何附帶條件       </div> <div> <input type="checkbox"/> Applicant has complied with all the approval conditions          申請人已履行全部附帶條件       </div> <div> <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：       </div> <div>         _____          _____          _____       </div> <div>         Reason(s) for non-compliance:          仍未履行的原因：       </div> <div>         _____          _____          _____       </div> <div>         (Please use separate sheets if the space above is insufficient)          (如以上空間不足，請另頁說明)       </div>
(f) Renewal period sought 要求的續期期間	<div> <input type="checkbox"/> year(s) 年 .....       </div> <div> <input type="checkbox"/> month(s) 個月 .....       </div>



**7. 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 supplementary statement.

**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



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

Michael WONG

Name in Block Letters  
姓名（請以正楷填寫）

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

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

03/03/2025

(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。

<b>Gist of Application 申請摘要</b> (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 1720 S.A, 1720 S.B, 1720 S.C, 1720 RP, 1721 (Part), 1723 and 1724 in D.D. 106, Pat Heung, Yuen Long, New Territories
Site area 地盤面積	3,415 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Kam Tin South OZP No.: S/YL-KTS/15
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 Animal Boarding Establishment and Eating Place with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years



(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	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	371 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.11 <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	4	
(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	3 - 5 (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	11 % <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		6
	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) _____ _____		6 N/A N/A N/A N/A
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	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) _____ _____		N/A N/A 1 N/A N/A

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
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"/>
<u>Plans showing location/zoning/land status of the Site; Plan showing filling of land at the Site; and Swept path analysis.</u>		
<b>Reports 報告書</b>		
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"/>
<hr/> <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。

## **Supplementary Statement**

### **1) Background**

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 1720 S.A, 1720 S.B, 1720 S.C, 1720 RP, 1721 (Part), 1723 and 1724 in D.D. 106, Pat Heung, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Animal Boarding Establishment and Eating Place with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**' (the proposed development) (**Plans 1 to 3**).
- 1.2 In view of the lack of pet friendly restaurant in areas like Kam Tin and Pat Heung, the applicant intends to operate an animal boarding establishment with catering services to bring convenience to local pet owners and residents living in the vicinity. The proposed development will provide pet recreational and training activities, whilst pet owners can enjoy catering services at the eating place.

### **2) Planning Context**

- 2.1 The Site currently falls within an area zoned "Agriculture" ("AGR") on the Approved Kam Tin South Outline Zoning Plan (OZP) No.: S/YL-KTS/15. According to the Notes of the OZP, '*Animal Boarding Establishment*' is a Column 2 use within the "AGR" zone, whilst '*Eating Place*' is not a Column 1 nor a Column 2 use within the "AGR" zone. Both uses require planning permission from the Board (**Plan 2**).
- 2.2 Although the Site falls within the "AGR" zone, the Site is vacant and has been left idle without any agricultural activities. It is surrounded by unused/vacant land, vehicle park and some residential dwellings also within the same "AGR" zone. Given that the scale of the proposed development is insignificant, it is considered not incompatible with surrounding areas. Approval of the current application on a temporary basis would not frustrate the long-term planning intention of the "AGR" zone and would better utilize precious land resources in the New Territories.
- 2.3 The Site is subject of a previous application (No. A/YL-KTS/887) for different applied use submitted by the same applicant, which was approved by the Board on a temporary basis for a period of 5 years in 2021. Despite the application was revoked on 11.1.2025, the applicant has made effort to comply with approval conditions, details are shown at **Table 1** below:



**Table 1 – Details of Compliance with Approval Conditions of the Previous Application**

Approval Conditions of Application No. A/NE-MUP/185		Date of Compliance
(d)	The submission of a drainage proposal	5.7.2024
(e)	The implementation of the drainage proposal	Not complied with
(g)	The submission of a fire service installations (FSI) proposal	27.6.2022
(h)	The implementation of the FSI proposal	Not complied with

- 2.4 The applicant made submission of a drainage proposal to comply with approval condition (d) on 13.5.2024, which was accepted by the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) on 5.7.2024. The applicant has been seeking quotations from drainage contractors for the implementation of the drainage facilities as soon as the proposal was accepted by CE/MN, DSD.
- 2.5 The applicant made submission of a FSI proposal to comply with approval condition (g) on 7.6.2022, which was accepted by the Director of Fire Services on 27.6.2022. Given that prior approval of Short Term Waiver (STW) from the Lands Department (LandsD) is required for the erection of structures at the Site, within which the proposed FSIs will be installed. The applicant was not able to implement the accepted FSI proposal until recently receiving the STW approval from LandsD by the end of 2024.
- 2.6 Apart from the previous application, within the same "AGR" zone on the OZP, 5 applications (Nos. A/YL-KTS/877, 906, 953, 992 and 1019) for 'Animal Boarding Establishment' were approved by the Board between 2021 and 2024; whilst an application (No. A/YL-KTS/986) for 'Eating Place' was approved by the Board in 2024. All similar applications were approved on a temporary basis for a period of 3 or 5 years. Hence, approval of the current application is in line with the Board's previous decisions and would not set an undesirable precedent within the "AGR" zone.

### **3) Development Proposal**

- 3.1 The Site occupies an area of 3,415 m<sup>2</sup> (about) (**Plan 3**). A total of 4 structures are proposed for animal boarding establishment, site office, staff common room, indoor animal training room, eating place, store room and meter room with total gross floor area (GFA) of 371 m<sup>2</sup> (about) (**Plan 4**). The operation hours of the proposed development are from 09:00 to 18:00 daily including public holidays (except for overnight animal boarding). The office is intended

to provide indoor workspace for administrative staff to support the daily operation of the proposed development. It is estimated that 5 staff members will station at the Site to support the daily operation. Details of the development parameters are provided at **Table 2** below:

**Table 2 – Major Development Parameters**

<b>Application Site Area</b>	3,415 m <sup>2</sup> (about)
<b>Covered Area</b>	371 m <sup>2</sup> (about)
<b>Uncovered Area</b>	3,044 m <sup>2</sup> (about)
<b>Plot Ratio</b>	0.11 (about)
<b>Site Coverage</b>	11% (about)
<b>Number of Structure</b>	4
<b>Total GFA</b>	371 m <sup>2</sup> (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	371 m <sup>2</sup> (about)
<b>Building Height</b>	3 m to 5 m (about)
<b>No. of Storey</b>	1

- 3.2 The Site is proposed to be partly paved with concrete of not more than 0.2 m in depth (about 2,077 m<sup>2</sup>/61% of the Site) for site formation of structures and vehicle circulation area. The site level will increase from +20.6 mPD to +20.8 mPD. The extent of paving has been kept to minimal. The applicant will strictly follow the proposed scheme and no further filling of land will be carried out. The remaining area of the Site (about 1,338 m<sup>2</sup>/39% of the Site) will remain unpaved to provide a lawn area for outdoor dog activities and training area (**Plan 5**). The applicant will reinstate the Site to an amenity area upon expiry of the planning permission.

#### Animal Boarding Establishment Operation

- 3.3 The animal boarding establishment will accommodate not more than 20 dogs. All dogs staying overnight will be kept indoor at structures fitted with soundproofing materials, 24-hour mechanical ventilation and air-conditioning systems beyond the operation hours i.e. between 18:00 and 09:00. No public announcement system, whistle blowing, portable loud speaker, or any form of audio amplification system will be allowed at the Site at any time during the planning approval period. A lawn area is reserved for outdoor dog activities and training area during the operation hours. 2 staff members will be on shift work overnight to take care of the dogs and handle any potential complaint.

- 3.4 Visitors are required to make mandatory booking in order to control the number of visitors accessing the Site and maintain the service quality. Registration will be made at the day of visit at the site office. No walk-in visitors will be accepted.

#### Eating Place Operation

- 3.5 The eating place will accommodate not more than 20 visitors at the same time. It offers a place for refreshments for dog owners whilst their dogs are under training at the Site.
- 3.6 The Site is accessible from Kam Sheung Road via Tung Bin Road (**Plan 1**). A total of 7 parking and loading/unloading (L/UL) spaces are provided at the Site. Details of the parking and L/UL provision are shown at **Table 3** below:

**Table 3** – Provision of Parking and L/UL Spaces

Type of Space	No. of Space
Parking Space for Private Car (PC)	1 (for staff)
- 2.5 m (W) x 5 m (L)	5 (for visitors)
Type of Space	No. of Space
L/UL Space for Light Goods Vehicle (LGV)	1
- 3.5 m (W) x 7 m (L)	

- 3.7 5 nos. of PC parking spaces will be reserved for visitors. Visitors accessing the Site with PC will be strictly required to make prior appointment with the provision of vehicle registration marks and their arrival time. LGV will be deployed for the transportation of materials into/out of the Site only during non-peak hours i.e. between 09:00 and 18:00. Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 6**). In order to ensure pedestrian safety and avoid road safety hazard, staff will be deployed at the site ingress/egress to direct incoming/outgoing traffic. Besides, 'BEWARE OF PEDESTRIAN' sign will be shown at the site ingress/egress. It is expected that the adverse impact on the local traffic and pedestrian safety will be minimal.
- 3.8 As trips generated/attracted by the proposed development is expected to be minimal, adverse impact on the surrounding road network should not be anticipated. Details of the estimated trips generation/attraction are shown at **Table 4** below:



**Table 4 – Estimated Trip Generation/Attraction**

Time Period	Estimated Trip Generation/Attraction				
	PC		LGV		2-Way
	In	Out	In	Out	Total
Trips at <u>AM peak</u> per hour (08:00 – 09:00)	3	0	0	0	3
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	3	0	0	3
Average Trips per hour (09:00 – 18:00)	1	1	0.5	0.5	3

- 3.9 No vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the *Road Traffic Ordinance*, will be allowed to parked/stored on or enter/exit the Site at any time during the planning approval period. The applicant will also strictly follow the proposed scheme and ensure that no vehicle parts will be stored at the Site.
- 3.10 The applicant will strictly comply with all environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. at all times during the planning approval period. The applicant will also follow relevant mitigation measures and requirements in the latest the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department (EPD) to minimize adverse environmental impacts and nuisance to the surrounding area.
- 3.11 As there is no existing public sewer in the vicinity of the Site, septic tank and soakaway system is proposed for sewage treatment at the Site. The applicant will strictly follow the *Professional Persons Environmental Consultative Committee Practice Notes 1/23* when designing the on-site sewage system within the Site. Licensed collectors will be employed by the applicant to collect and dispose of sewage regularly to ensure no overflowing of sewage at the Site.
- 3.12 The applicant will follow the 'Control of Oily Fume and Cooking Odour from Restaurants and Food Business' issued by EPD to control oily fume and cooking odour emissions generated from the eating place. To fulfill the requirements of the *Air Pollution Control Ordinance*, adequate equipment for air pollution control will be provided at the kitchen ventilation system to treat fume emissions before being discharged to the environment.

#### **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 drainage and FSI proposals, to alleviate any potential adverse impact that would have arisen from the proposed development after obtaining the planning permission from the Board.
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Animal Boarding Establishment and Eating Place with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**'.

**R-riches Property Consultants Limited**

**February 2025**

## **LIST OF PLANS**

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

**LOCATION OF THE APPLICATION SITE**

APPLICATION SITE AREA : 3,415 m<sup>2</sup> (ABOUT)

**VEHICULAR ACCESS**

ACCESSIBLE FROM KAM SHEUNG ROAD VIA TUNG BIN ROAD

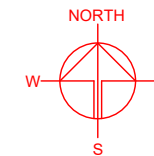
ACCESSIBLE FROM KAM SHEUNG ROAD VIA TUNG BIN ROAD

APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE.

**LEGEND**

 APPLICATION SITE



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY ANIMAL BOARDING ESTABLISHMENT AND EATING PLACE WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 106, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE  
1 : 3000 @ A4

DRAWN BY  
MN

DATE  
13.2.2025

REVISED BY  
DATE

APPROVED BY  
DATE

DWG. TITLE  
LOCATION PLAN

DWG NO.  
PLAN 1

VER.  
001

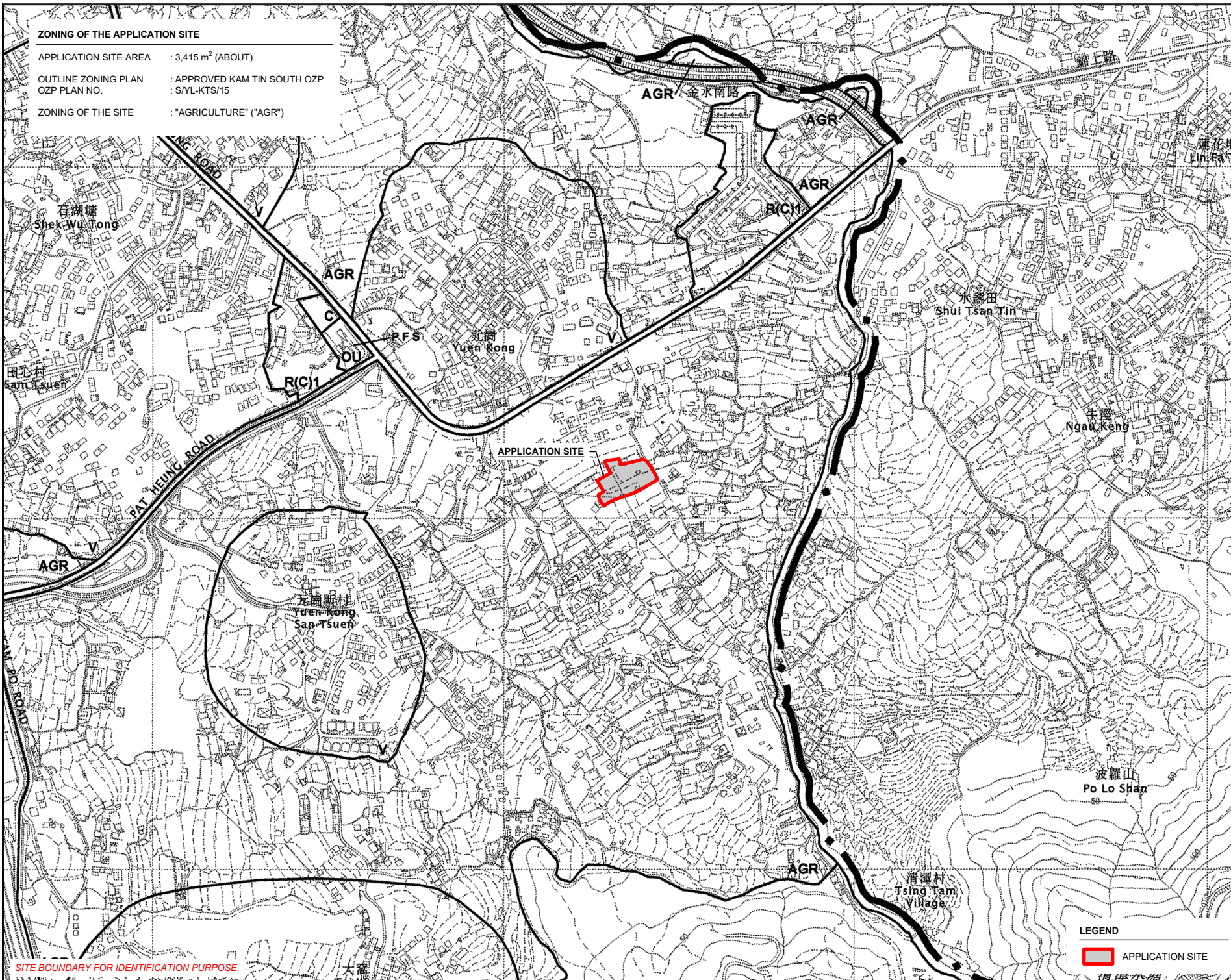
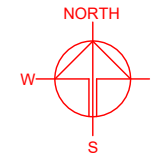


ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,415 m<sup>2</sup> (ABOUT)

OUTLINE ZONING PLAN : APPROVED KAM TIN SOUTH OZP  
OZP PLAN NO. : S/YL-KTS/15

ZONING OF THE SITE : "AGRICULTURE" ("AGR")



SITE BOUNDARY FOR IDENTIFICATION PURPOSE.

LEGEND

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY ANIMAL BOARDING ESTABLISHMENT AND EATING PLACE WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 106, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 7000 @ A4

DRAWN BY

MN

DATE

13.2.2025

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

ZONING OF THE SITE

DWG NO.

PLAN 2

VER.

001







# DEVELOPMENT PARAMETERS

APPLICATION SITE AREA : 3,415 m<sup>2</sup> (ABOUT)  
COVERED AREA : 371 m<sup>2</sup> (ABOUT)  
UNCOVERED AREA : 3,044 m<sup>2</sup> (ABOUT)

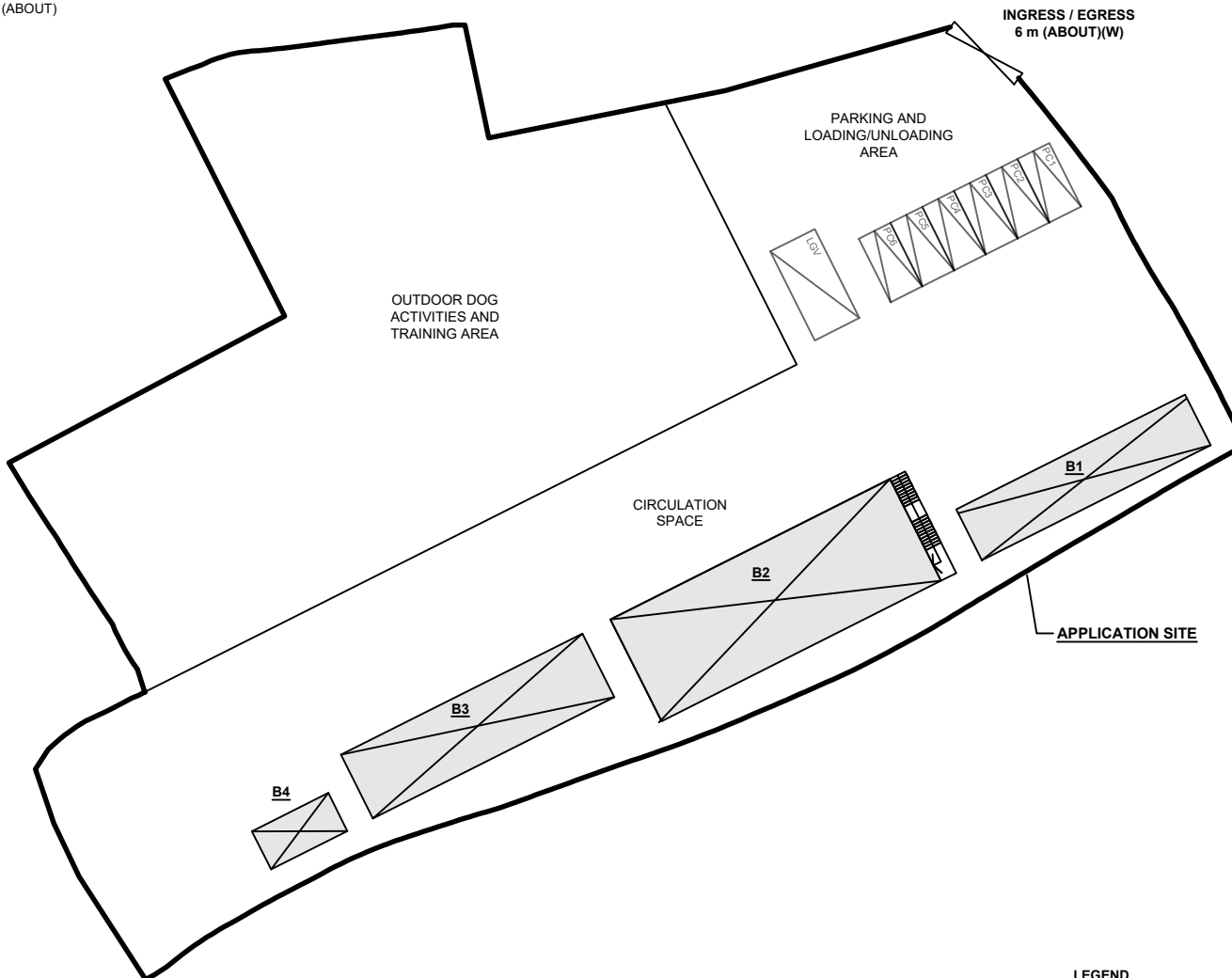
PLOT RATIO : 0.11 (ABOUT)  
SITE COVERAGE : 11% (ABOUT)

NO. OF STRUCTURE : 4  
DOMESTIC GFA : NOT APPLICABLE  
NON-DOMESTIC GFA : 371 m<sup>2</sup> (ABOUT)  
TOTAL GFA : 371 m<sup>2</sup> (ABOUT)

BUILDING HEIGHT : 3 m - 5 m (ABOUT)  
NO. OF STOREY : 1

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	ANIMAL BOARDING ESTABLISHMENT	72 m <sup>2</sup> (ABOUT)	72 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B2	ANIMAL BOARDING ESTABLISHMENT, SITE OFFICE AND STAFF COMMON ROOM	186 m <sup>2</sup> (ABOUT)*	186 m <sup>2</sup> (ABOUT)*	5 m (ABOUT)(1-STOREY)
B3	INDOOR ANIMAL TRAINING ROOM AND EATING PLACE	95 m <sup>2</sup> (ABOUT)	95 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B4	STORE ROOM AND METER ROOM	18 m <sup>2</sup> (ABOUT)	18 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		371 m <sup>2</sup> (ABOUT)	371 m <sup>2</sup> (ABOUT)	

\*COVERED AREA / GFA BREAKDOWN OF B2 - 177 m<sup>2</sup> (ENCLOSED) + 9 m<sup>2</sup> (STAIRCASE TO ROOFTOP DECK) = 186 m<sup>2</sup> (TOTAL)



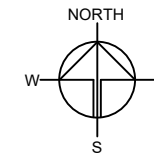
## PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE : 6  
DIMENSION OF PARKING SPACE : 5m (L) X 2.5m (W)

NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE : 1  
DIMENSION OF L/UL SPACE : 7m (L) X 3.5m (W)

## LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PRIVATE CAR)
- L/UL SPACE (LIGHT GOODS VEHICLE)
- INGRESS / EGRESS



PLANNING CONSULTANT



PROJECT

PROPOSED ANIMAL BOARDING ESTABLISHMENT AND EATING PLACE WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 106, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY MN DATE 13.2.2025

CHECKED BY DATE

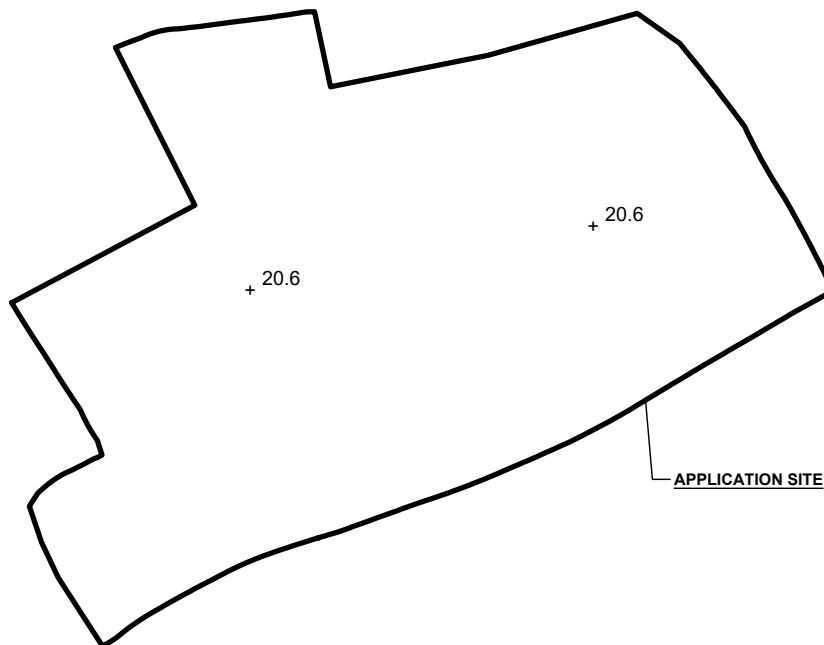
APPROVED BY DATE

DWG. TITLE  
LAYOUT PLAN


DWG. NO. PLAN 4 VER. 001

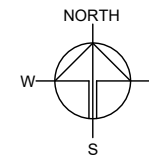
#### EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,415 m<sup>2</sup> (ABOUT)  
EXISTING SITE LEVEL : +20.6 mPD (ABOUT)  
SITE SURFACE : SOILED GROUND



#### LEGEND

 APPLICATION SITE  
+20.6 EXISTING SITE LEVEL



#### PAVED RATIO OF THE APPLICATION SITE

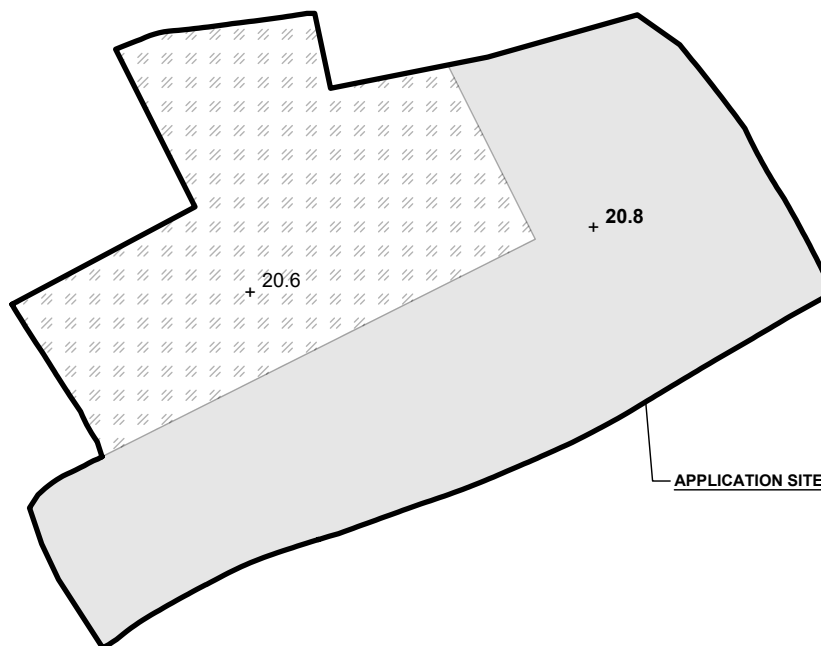
APPLICATION SITE AREA : 3,415 m<sup>2</sup> (ABOUT)

#### PROPOSED FILLING OF LAND




PROPOSED FILLED AREA : 2,077 m<sup>2</sup> (ABOUT)  
PROPOSED SITE LEVEL : +20.6 mPD TO +20.8 mPD (ABOUT)  
DEPTH OF LAND FILLING : NOT MORE THAN 0.2 m  
MATERIAL OF LAND FILLING : CONCRETE  
PURPOSE OF LAND FILLING : SITE FORMATION OF STRUCTURES AND CIRCULATION SPACE

#### REMAINING AREA OF THE SITE

LAWN AREA : 1,338 m<sup>2</sup> (ABOUT)  
PURPOSE OF LAWN AREA : OUTDOOR DOG ACTIVITIES AND TRAINING AREA



#### LEGEND

 APPLICATION SITE  
 FILLING OF LAND AREA  
 LAWN AREA  
+20.8 PROPOSED SITE LEVEL

SITE BOUNDARY FOR IDENTIFICATION PURPOSE.

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY ANIMAL BOARDING ESTABLISHMENT AND EATING PLACE WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 106, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 800 @ A4

DRAWN BY : MN  
DATE : 13.2.2025

REVISED BY :  
DATE :

APPROVED BY :  
DATE :

DWG. TITLE  
FILLING OF LAND AREA

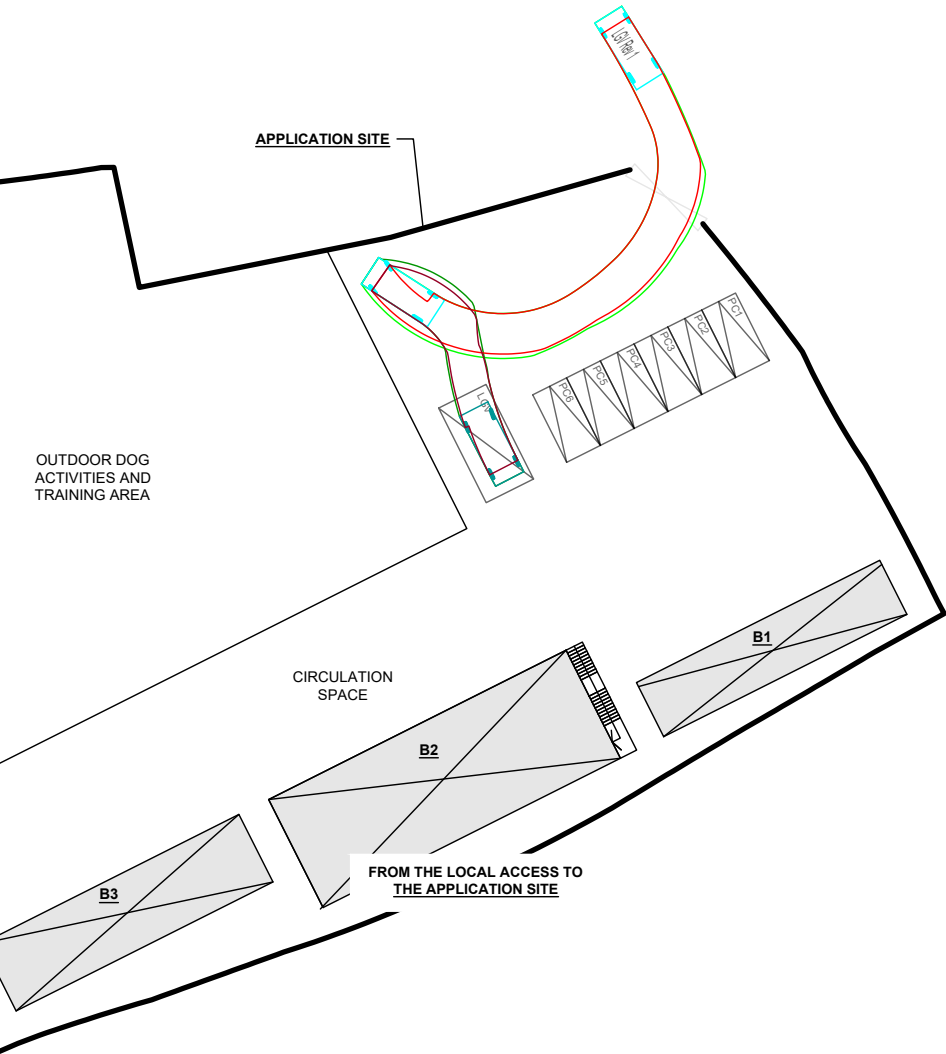
DWG NO.  
PLAN 5

VER.  
001

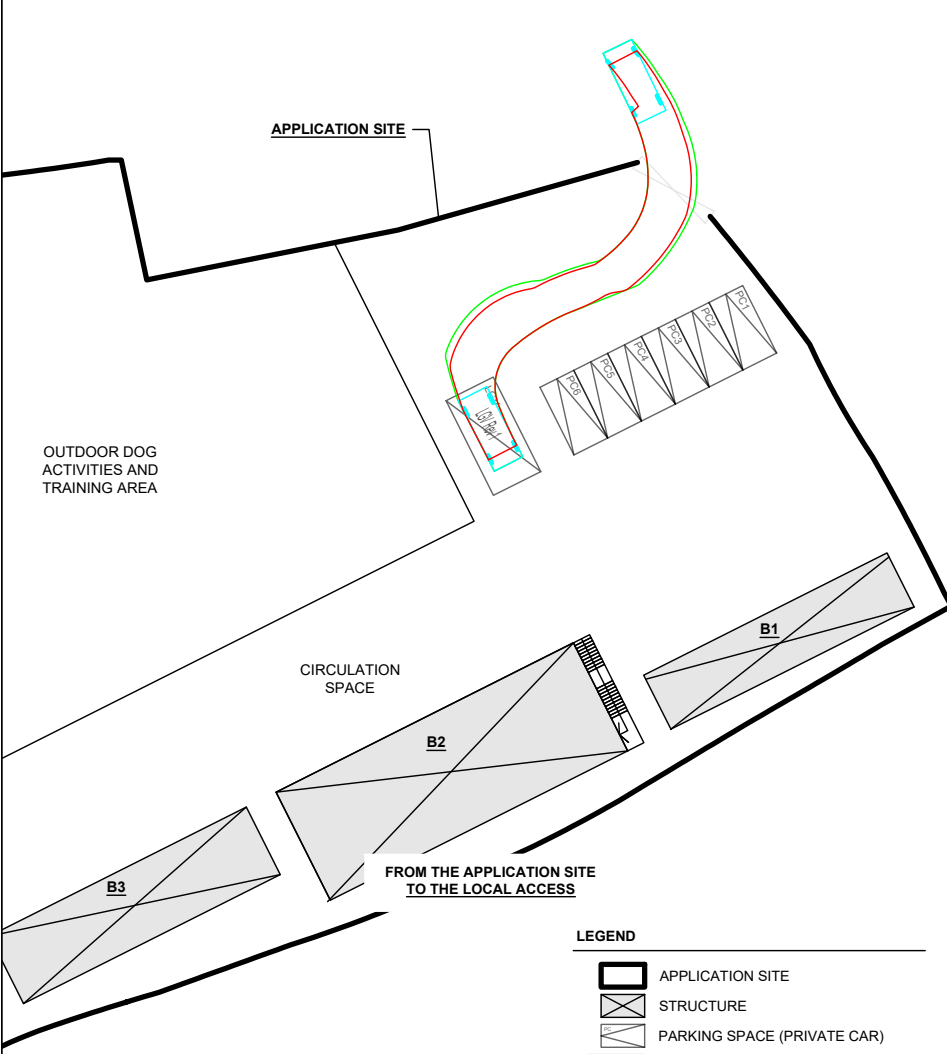
SWEPT PATH ANALYSIS

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



SITE BOUNDARY FOR IDENTIFICATION PURPOSE.



LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PRIVATE CAR)
- L/UL SPACE (LIGHT GOODS VEHICLE)
- INGRESS / EGRESS
- LIGHT GOODS VEHICLE
- SWEPT PATH ANALYSIS

NORTH

W E S

PLANNING CONSULTANT

**R-Riches**  
Property Consultants Ltd.

PROJECT

PROPOSED TEMPORARY ANIMAL BOARDING ESTABLISHMENT AND EATING PLACE WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 106, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY

MN

CHECKED BY

APPROVED BY

DWG. TITLE

SWEPT PATH ANALYSIS

DWG NO.

PLAN 6

DATE

13.2.2025

VER.

001



Our Ref. : DD106 Lot 1720 & VL  
Your Ref. : TPB/A/YL-KTS/1065

盈卓物業  
顧問有限公司

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

**By Email**

23 April 2025

Dear Sir,

**1<sup>st</sup> Further Information**

**Proposed Temporary Animal Boarding Establishment and Eating Place with Ancillary Facilities  
and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,  
Various Lots in D.D. 106, Pat Heung, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-KTS/1065)**

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

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

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**

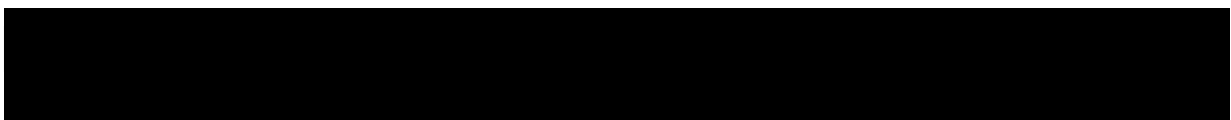
A handwritten signature in blue ink is placed over a circular blue stamp. The stamp contains the text '盈卓物業顧問有限公司' (R-Riches Property Consultants Limited) and 'R-RICHES PROPERTY CONSULTANTS LIMITED' around the perimeter.

**Danny NG**  
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Mr. Gary LAM  
(Attn.: Mr. Michael SO

email: gtlam@pland.gov.hk)  
email: mckso@pland.gov.hk)



## Responses-to-Comments

**Proposed Temporary Animal Boarding Establishment and Eating Place with Ancillary Facilities  
and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,  
Various Lots in D.D. 106, Pat Heung, Yuen Long, New Territories**

**(Application No. A/YL-KTS/1065)**

- (i) The applicant would like to clarify that structure B3 is only for eating place use; an area adjoining structure B3 will be assigned for outside seating accommodation (OSA) use (**Plan 1**). Animal boarding establishment, site office and staff common room uses will strictly be confined within structures B1 and B2, whilst structure B4 is for store room and meter room uses only. The updated layout plan is enclosed for your reference please; and
- (ii) A RtoC Table:

Departmental Comments		Applicant's Responses
<b>1. Comments of the Director of Food and Environmental Hygiene (DFEH) (Contact Person: Mr. Raymond CHAN; Tel.: 3141 1231)</b>		
(a)	no Food and Environmental Hygiene Department's (FEHD) facilities will be affected;	<p>Noted. According to the layout adopted by the applicant, the eating place (structure B3) and outside seating accommodation (OSA) of the eating place is separated from the animal boarding establishment (ABE) by 1.5m fencing (<b>Plans 1 and 2</b>). The area of the OSA is 222 m<sup>2</sup> (about). The applicant believes that such separation could effectively enhance hygiene of the application site (the Site) and secure food safety for customers.</p> <p>The applicant will also adopt separate ventilation systems of both the eating place and ABE. There will be no connection between both ventilation systems. Such arrangement is to avoid any nuisance might have been caused.</p>
(b)	proper licence/permit issued by his department is required if there is any food business/catering service/activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap.132) and other relevant legislation for the public;	
(c)	under the Food Business Regulation, Cap. 132X, a food business licence is required for the operation of the relevant type of food business listed in the Regulation. For any premises intended to be used for food business (e.g. a restaurant, a food factory, a fresh provision shop), a food business licence from the FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132) shall be obtained. The application for licence, if acceptable by the FEHD, will be referred to relevant government departments such as the BD, Fire Services Department and PlanD for	

	comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirement;	
(d)	when choosing a premises for food business licences, the applicant must ensure that the operation of food business at the subject premises is in compliance with the requirements imposed under the legislation administered by the Department, other government departments and the relevant authorities. No part of a food premises shall be located in, under or over any structures built without the approval and consent of the BA. Applicants should satisfy the FEHD that their premises applying for a food business licence be (i) free of unauthorised building works; (ii) in compliance with Government lease conditions; and (iii) in compliance with statutory plan restrictions, otherwise the FEHD will not process the application for a licence further;	
(e)	when a restaurant licensee/licence applicant wishes to use any outside seating accommodation (OSA) outside the restaurant premises for alfresco dining, he/she should take notice of the main licensing criteria for OSA, covering matters such as legal right to use the land concerned, planning, building safety, fire safety, and traffic requirements, etc. as well as to obtain approval from the DFEH before commencement. Restaurateurs operating OSA business without approval may be subject to prosecution pursuant to the Food Business Regulation (Cap. 132X). Repeated convictions may lead to suspension or cancellation of their licences;	
(f)	in accordance with Section 4 of Food Business Regulation, Cap. 132X, the	



	<p>expression "food business" means, any trade or business for the purpose of which any person engages in the handling of food or food is sold by means of a vending machine. But it does not include any canteen in work place (other than a factory canteen referred to in section 31) for the use exclusively of the persons employed in the work place. As such, a staff canteen that exclusively use by the staff members of that working place does not require a food business licence from this department. However, if the said canteen provided foods to the outsiders with payment, a food business licence is required;</p>	
(g)	<p>the operation of the eating place must not cause any environmental nuisance to the surrounding. The refuse generated by the proposed eating place are regarded as trade refuse. The management or owner of the site is responsible for its removal and disposal at their expenses. The operation of any business should not cause any obstruction or environmental nuisance in the vicinity;</p>	
(h)	<p>according to Section 10B of the Food Business Regulation (Cap. 132X) (the Regulation), no person shall bring any dog onto any food premises and no person engaged in any food business shall knowingly suffer or permit the presence of any dog on any food premises, except for dogs serving as guide dogs for the blind or performing statutory duties (e.g. police dogs). Apart from Section 10B, Section 5(3)(b) of the Regulation provides that no person engaged in any food business shall knowingly suffer or permit in any food room (i.e. any room used for food preparation or cleaning of equipment) the presence of live birds or animals;</p>	

(i)	<p>proper licence issued by his Department is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public entertainment (PPE) Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment. There should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from the activities in the premises, the applicant should handle on their own / at their expenses. Any animal carcass/ parts shall be properly wrapped or bagged before disposal and in accordance with the relevant legislation.</p>	
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# DEVELOPMENT PARAMETERS

APPLICATION SITE AREA : 3,415 m<sup>2</sup> (ABOUT)  
COVERED AREA : 371 m<sup>2</sup> (ABOUT)  
UNCOVERED AREA : 3,044 m<sup>2</sup> (ABOUT)

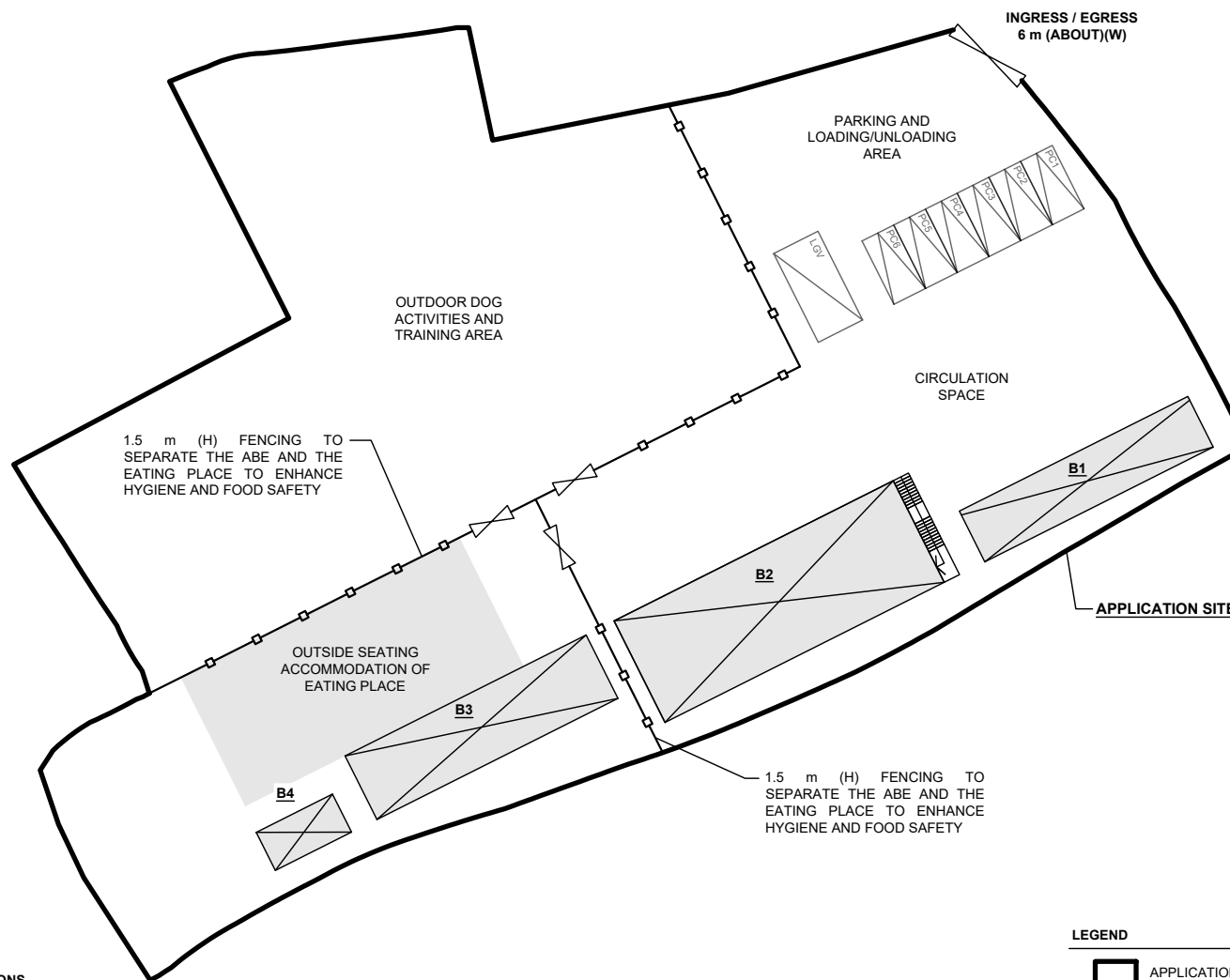
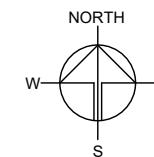
PLOT RATIO : 0.11 (ABOUT)  
SITE COVERAGE : 11% (ABOUT)

NO. OF STRUCTURE : 4  
DOMESTIC GFA : NOT APPLICABLE  
NON-DOMESTIC GFA : 371 m<sup>2</sup> (ABOUT)  
TOTAL GFA : 371 m<sup>2</sup> (ABOUT)

BUILDING HEIGHT : 3 m - 5 m (ABOUT)  
NO. OF STOREY : 1

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	ANIMAL BOARDING ESTABLISHMENT	72 m <sup>2</sup> (ABOUT)	72 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B2	ANIMAL BOARDING ESTABLISHMENT, SITE OFFICE AND STAFF COMMON ROOM AND INDOOR ANIMAL TRAINING ROOM	186 m <sup>2</sup> (ABOUT)*	186 m <sup>2</sup> (ABOUT)*	5 m (ABOUT)(1-STOREY)
B3	EATING PLACE	95 m <sup>2</sup> (ABOUT)	95 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B4	STORE ROOM AND METER ROOM	18 m <sup>2</sup> (ABOUT)	18 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		371 m <sup>2</sup> (ABOUT)	371 m <sup>2</sup> (ABOUT)	

\*COVERED AREA / GFA BREAKDOWN OF B2 - 177 m<sup>2</sup> (ENCLOSED) + 9 m<sup>2</sup> (STAIRCASE TO ROOFTOP DECK) = 186 m<sup>2</sup> (TOTAL)



## PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE : 6  
DIMENSION OF PARKING SPACE : 5m (L) X 2.5m (W)

NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE : 1  
DIMENSION OF L/UL SPACE : 7m (L) X 3.5m (W)

## LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PRIVATE CAR)
- L/UL SPACE (LIGHT GOODS VEHICLE)
- INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED ANIMAL BOARDING ESTABLISHMENT AND EATING PLACE WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 106, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY : MN DATE : 16.4.2025

CHECKED BY : DATE :

APPROVED BY : DATE :

DWG. TITLE

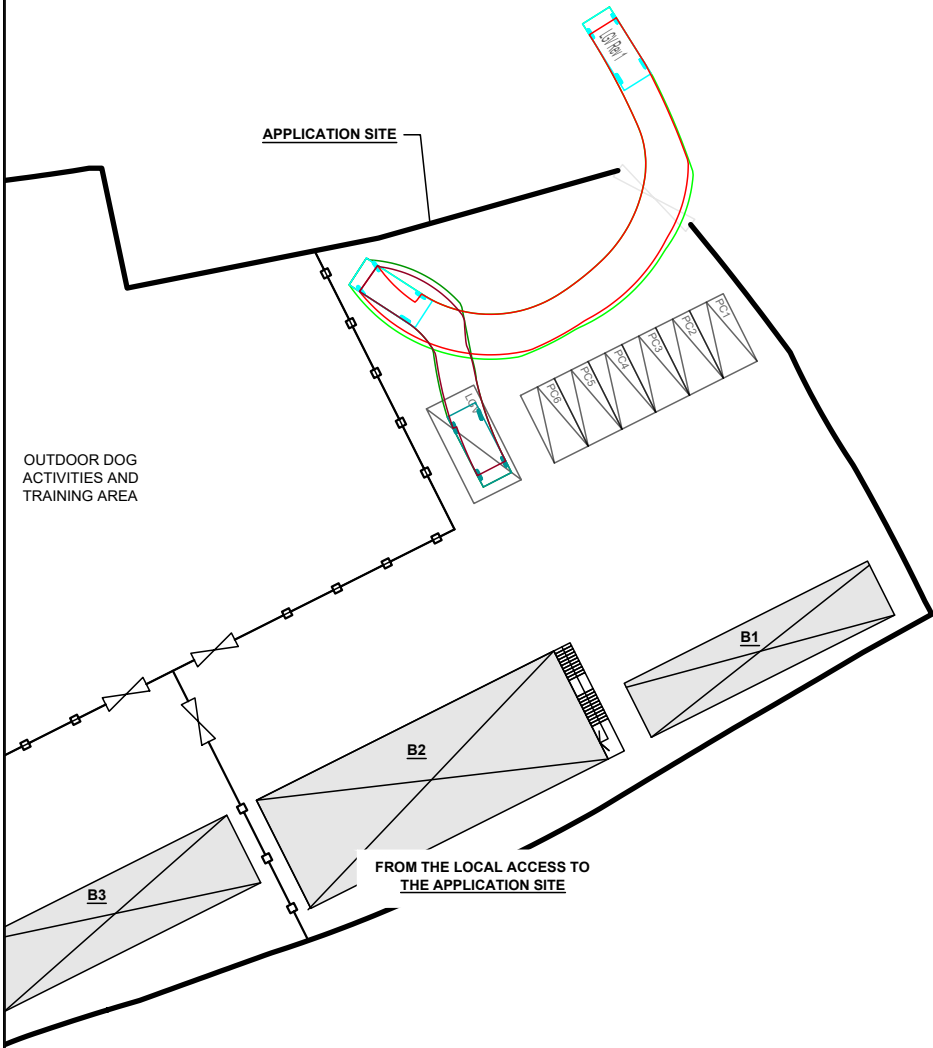
LAYOUT PLAN

DWG NO. : PLAN 1 VER. : 002

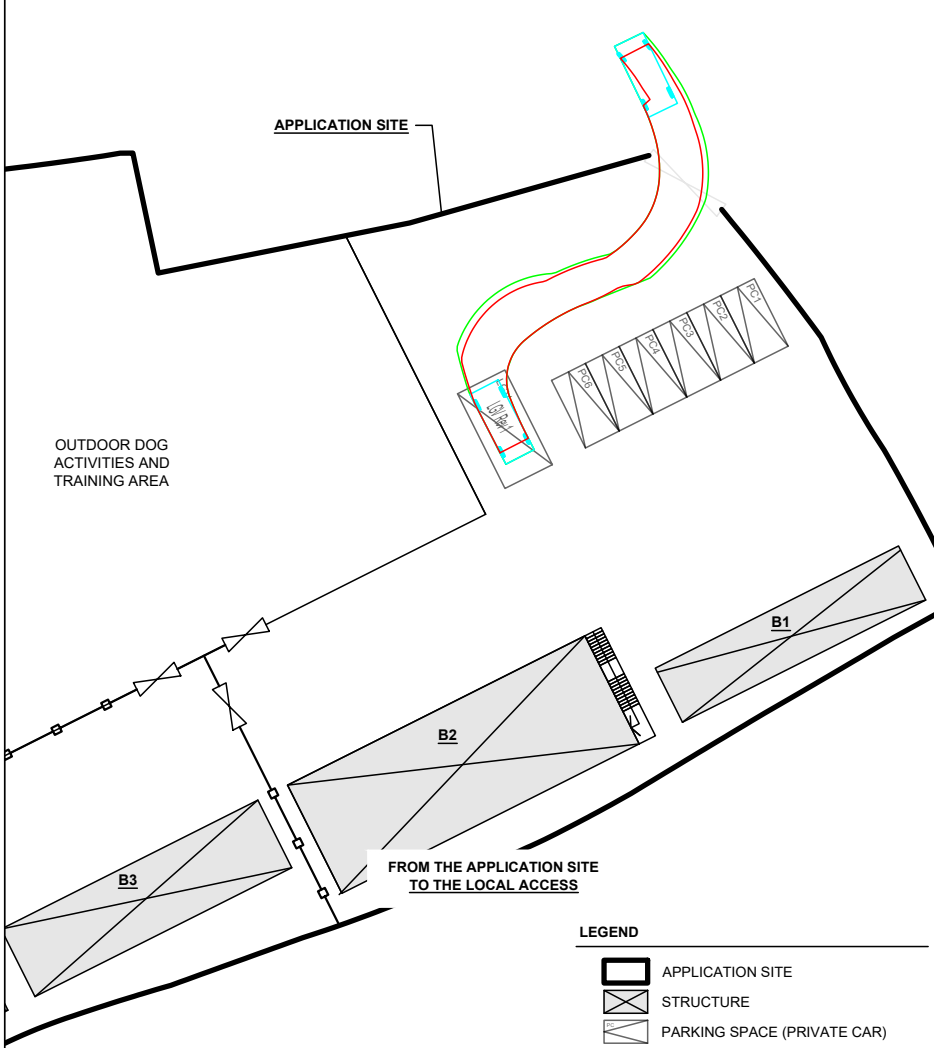
SWEPT PATH ANALYSIS

TYPE OF VEHICLE : LIGHT GOODS VEHICLE  
DIMENSION OF VEHICLE : 2.1 m (W) X 5.2 m (L)  
WIDTH OF INGRESS / EGRESS : 6 m (ABOUT)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING

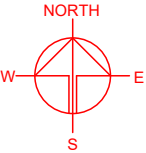


SITE BOUNDARY FOR IDENTIFICATION PURPOSE.



**LEGEND**

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PRIVATE CAR)
- L/VUL SPACE (LIGHT GOODS VEHICLE)
- INGRESS / EGRESS
- LIGHT GOODS VEHICLE
- SWEPT PATH ANALYSIS



PLANNING CONSULTANT

**R-Riches**  
Property Consultants Ltd.

PROJECT

PROPOSED ANIMAL BOARDING ESTABLISHMENT WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 106, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY	DATE
MN	17.4.2025
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE	
SWEPT PATH ANALYSIS	
DWG NO.	VER.
PLAN 2	001

**Previous s.16 Application covering the Application Site**

**Approved Application**

	<b>Application No.</b>	<b>Use/Development</b>	<b>Date of Consideration</b>
1.	A/YL-KTS/887	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land	11.6.2021 [Revoked on 11.1.2025]

**Similar s.16 Applications within the same “AGR” Zone in the Vicinity of the Site  
in the Past Five Years**

**Approved Applications**

	<b>Application No.</b>	<b>Use/Development</b>	<b>Date of Consideration</b>
1.	A/YL- KTS/877	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years	12.3.2021 [Revoked on 12.2.2024]
2.	A/YL- KTS/906	Proposed Temporary Animal Boarding Establishment (Cattery) for a Period of 3 Years and Filling of Land	12.11.2021
3.	A/YL- KTS/953	Temporary Animal Boarding Establishment for a Period of 3 Years	28.7.2023 [Revoked on 28.1.2025]
4.	A/YL- KTS/986	Temporary Restaurant for a Period of 3 Years	1.3.2024
5.	A/YL- KTS/992	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land	15.3.2024
6.	A/YL- KTS/1019	Renewal of Planning Approval for Proposed Temporary Animal Boarding Establishment (Cattery) for a Period of Three Years and Associated Filling of Land	4.10.2024



**Government Departments' General Comments**

**1. Land Administration**

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

- the application site (the Site) comprises Old Schedule Agricultural Lot Nos. 1720 S.A, 1720 S.B, 1720 S.C, 1720 RP, 1721, 1723 and 1724 all in D.D. 106 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 of 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 (HyD):

- no in principle objection to the application;
- adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
- advisory comments are at **Appendix IV**.

**3. Drainage**

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

- no objection in principle to the proposed application from the public drainage point of view; and
- should the application be approved, approval conditions should be stipulated in the approval letter requiring the applicant to submit a drainage proposal, and to implement and maintain the drainage proposal to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

**4. Fire Safety**

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to the fire service installations and water supplies for firefighting being provided to the satisfaction of his department; and

- advisory comments are at **Appendix IV**.

## 5. **Environment**

Comments of the Director of Environmental Protection:

- no objection to the planning application;
- there was no substantiated environmental complaint concerning the Site received in the past three years; and
- advisory comments are at **Appendix IV**.

## 6. **Landscape**

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photo, the Site is situated in an area of rural inland plains landscape character composing temporary structures, vacant land and scattered tree groups. The proposed use is not entirely incompatible with surrounding landscape character;
- according to the site photos, the Site is generally vacant and covered by wild grass with some existing trees of common species. Significant adverse landscape impact on landscape resources within the Site arising from the proposed use is not anticipated; and
- advisory comments are at **Appendix IV**.

## 7. **Building Matters**

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

- no objection to the application;
- it is noted that four structures are proposed in the application; and
- advisory comments are at **Appendix IV**.

## 8. **Agricultural and Conservation**

Comments of the Director of Agriculture, Fisheries and Conservation:

- no adverse comment on the planning application from nature conservation and agricultural perspectives;
- the subject site is zoned “Agriculture” and is abandoned. There are some agricultural activities in the vicinity, and agricultural infrastructures such as road access and water source are available in the area. The subject 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 subject site does not associate with any licence granted by his department, nor have

we received any application regarding the Site; and

- advisory comments are at **Appendix IV**.

## **9. Other Departments**

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

- Project Manager (West) (PM(W)), Civil Engineering and Development Department;
- Director of Electrical and Mechanical Services;
- Director of Food and Environmental Hygiene;
- Chief Engineer/Railway Development 1-1, Railway Development Office, HyD;
- District Officer (Yuen Long), Home Affairs Department;
- Chief Engineer/Construction, Water Supplies Department; and
- Commissioner of Police.

**Recommended Advisory Clauses**

- (a) to resolve any land issues relating to the proposed uses with the concerned owner(s);
- (b) 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;
- (c) 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 said private lot(s). 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;
- (d) 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 Transport Department. The land status of the local access road should be checked with 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;
- (e) 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 the proposed access connecting the Site and Kam Sheung Road, including the Tung Bin Road and local track; and
  - adequate drainage measures should be provided to prevent surface water running from the Site to nearby public roads and drains;
- (f) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (PlanD) that:
  - 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 Commissioner of Police that:
  - the applicant should ensure that traffic congestion and flooding would not be caused

by the proposed uses;

(h) 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; and
- the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans;

(i) to note the comments of the Director of Agriculture, Fisheries and Conservation:

- under the Public Health (Animals) (Boarding Establishment) Regulations, Cap. 139I, 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 establishment and ancillary facilities which is licensed under the Cap 139I Public Health(Animals)(Boarding Establishment) 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 he is reminded to observe Cap 169 Prevention of Cruelty to Animals Ordinance at all times;

(j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:

- 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 (BA) should be obtained, otherwise they are unauthorised building works (UBW) under the BO. An Authorised 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;
- if the existing structures are erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under

the application;

- for UBW erected on leased land, enforcement action may be taken by the 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 application 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;

(k) to note the comments of the Director of Environmental Protection that:

- the applicant is advised to:
  - i. ensure that all dogs are kept inside the proposed animal boarding establishments on the Site from 18:00 to 09:00.;
  - ii. ensure that the animal boarding establishments are enclosed with soundproofing materials with the provision of 24-hour mechanical ventilation and air-conditioning system;
  - iii. ensure that no public announcement system, whistle blowing, portable loud speaker 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;

(l) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:

- no Food and Environmental Hygiene Department's (FEHD) facilities will be affected;



- proper licence/permit issued by his department is required if there is any food business/catering service/activities regulated by DFEH under the Public Health and Municipal Services Ordinance (Cap.132) and other relevant legislation for the public;
- under the Food Business Regulation, Cap. 132X, a food business licence is required for the operation of the relevant type of food business listed in the Regulation. For any premises intended to be used for food business (e.g. a restaurant, a food factory, a fresh provision shop), a food business licence from FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132) shall be obtained. The application for licence, if acceptable by FEHD, will be referred to relevant government departments such as BD, Fire Services Department and PlanD for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirement;
- depending on the mode of operation, generally there are several types of food business licence/permits that the operator of shop/store may apply for under the Food Business Regulation;
  - i. if food is sold to customers for consumption on the premises, a restaurant licence should be obtained;
  - ii. if food is only prepared for sale for consumption off the premises, a food factory licence should be obtained;
  - iii. if fresh, chilled or frozen beef, mutton, pork, reptiles (including live snake), fish (including live fish) and poultry is sold, a fresh provision shop licence should be obtained;
  - iv. if milk, frozen confections, non-bottled drinks, cut fruit etc. are to be sold, relevant restricted food permits should be obtained;
- when choosing a premises for food business licences, the applicant must ensure that the operation of food business at the subject premises is in compliance with the requirements imposed under the legislation administered by the Department, other government departments and the relevant authorities. No part of a food premises shall be located in, under or over any structures built without the approval and consent of the BA. Applicants should satisfy the FEHD that their premises applying for a food business licence be (i) free of unauthorised building works; (ii) in compliance with Government lease conditions; and (iii) in compliance with statutory plan restrictions, otherwise the FEHD will not process the application for a licence further;
- when a restaurant licensee/licence applicant wishes to use any outside seating accommodation (OSA) outside the restaurant premises for alfresco dining, he/she should take notice of the main licensing criteria for OSA, covering matters such as legal right to use the land concerned, planning, building safety, fire safety, and traffic requirements, etc. as well as to obtain approval from the DFEH before commencement. Restaurateurs operating OSA business without approval may be subject to prosecution pursuant to the Food Business Regulation (Cap. 132X). Repeated convictions may lead to suspension or cancellation of their licences;
- in accordance with Section 4 of Food Business Regulation, Cap. 132X, the expression "food business" means, any trade or business for the purpose of which any person

engages in the handling of food or food is sold by means of a vending machine. But it does not include any canteen in work place (other than a factory canteen referred to in section 31) for the use exclusively of the persons employed in the work place. As such, a staff canteen that exclusively use by the staff members of that working place does not require a food business licence from this department. However, if the said canteen provided foods to the outsiders with payment, a food business licence is required;

- the operation of the eating place must not cause any environmental nuisance to the surrounding. The refuse generated by the proposed eating place are regarded as trade refuse. The management or owner of the site is responsible for its removal and disposal at their expenses. The operation of any business should not cause any obstruction or environmental nuisance in the vicinity;
  - according to Section 10B of the Food Business Regulation (Cap. 132X) (the Regulation), no person shall bring any dog onto any food premises and no person engaged in any food business shall knowingly suffer or permit the presence of any dog on any food premises, except for dogs serving as guide dogs for the blind or performing statutory duties (e.g. police dogs). Apart from Section 10B, Section 5(3)(b) of the Regulation provides that no person engaged in any food business shall knowingly suffer or permit in any food room (i.e. any room used for food preparation or cleaning of equipment) the presence of live birds or animals;
  - proper licence issued by his department is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public entertainment (PPE) Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment. There should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from the activities in the premises, the applicant should handle on their own / at their expenses. Any animal carcass/ parts shall be properly wrapped or bagged before disposal and in accordance with the relevant legislation; and
- (m) to note the comments of the Director of Electrical and Mechanical Services that in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line under the application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.

## 就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

## 參考編號

Reference Number:

250408-163044-52321

## 提交限期

Deadline for submission:

22/04/2025

## 提交日期及時間

Date and time of submission:

08/04/2025 16:30:44

## 有關的規劃申請編號

The application no. to which the comment relates:

A/YL-KTS/1065

## 「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. mak ho ting

## 意見詳情

Details of the Comment :

## 致城市規劃委員會：

我們是東邊路社區(新命名為元崗新村)及附近的常住居民，現就貴局公示的《臨時動物寄養所及食肆連附屬設施及相關的填土工程》(A/YL-KTS/1065)提出正式反對意見，具體理由如下：

## \*一、道路基礎條件不足\*

- 1.該路段最狹窄路徑將不足四米(目測,附1)，將會建設的臨時動物寄養所將在最狹窄的路段上方，興建臨時動物寄養所將嚴重加劇樽頸效應
2. 原選址附近已經設立餐廳車場,現尖峰時段車流已達25輛/小時，新增物流車輛將加劇交通壅塞
- 3.根據2011年建築物消防安全守則(2024年版本) 消防和救援進出途徑守則（附4），屬於車路形式的緊急車輛通道不應少於7.3 米闊。至於不屬車路形式的. 緊急車輛通道，則應以堅固物料鋪設，闊度不應少於6 米線。雖然城鄉會規劃村路可能不受監管，但再次加劇期交通壅塞將有可能令到應急救援受到阻礙。

## \*二、環境污染風險\*

1. 大氣污染：提議臨時動物寄養所位置在於山腳盆地區域，異味擴散將造成滋擾
2. 聲音環境：參考亞當斯縣美國委員會的報告，犬吠聲源強度達60 dB 至 110 dB，多隻狗隻同時狗吠聲將會產生接近飛機起飛時的噪音(120 dB)，狗場由於需要保持良好通風必須有出風口，排氣機器噪音加上狗吠聲將會產生更大的噪音滋擾

## \*三、公共衛生隱憂\*

1. 參考漁農自然護理署（附3）狗隻患寄生蟲疾病很普遍，心絲蟲、蛔蟲、條蟲、跳蚤、蜱這些常見的狗隻寄生蟲就算不與人類為整個生命週期宿主也有可能使人類為中間宿主，臨時動物寄養所將有可能惡化村落附近的衛生水平

## \*具體訴求：\*

1. 立即終止此規劃申請許可
2. 建議繼續保持為農業用地

附件：

1. 附近路段<https://maps.app.goo.gl/eQ61NPpZrrqJg2Jd7>
2. 亞當斯縣美國委員會的報告[https://www.adcogov.org/sites/default/files/27%202017%20ACAS\\_Sound%20Study.pdf](https://www.adcogov.org/sites/default/files/27%202017%20ACAS_Sound%20Study.pdf)
3. 常見的狗隻寄生蟲[https://www.pets.gov.hk/tc\\_chi/animal\\_health\\_and\\_welfare/Common\\_parasites\\_of\\_dogs.htm#tab\\_06](https://www.pets.gov.hk/tc_chi/animal_health_and_welfare/Common_parasites_of_dogs.htm#tab_06)
4. 根據2011年建築物消防安全守則(2024年版本)[https://www.bd.gov.hk/doc/tc/resources/code-s-and-references/code-and-design-manuals/fs\\_code2011\\_c.pdf](https://www.bd.gov.hk/doc/tc/resources/code-s-and-references/code-and-design-manuals/fs_code2011_c.pdf)

東邊路的常住居民

Mak Ho Ting  
2025年04月08日

# 水 盞 田 村

本人是水盞田村居民代表張運球，近日收到東邊路村民余先生投訴，關於新界元朗八鄉丈量約份第 106 約地段第 1720 號 A 分段 ' 第 1720 號 B 分段 ' 第 1720 號 C 分段 ' 第 1720 號餘段 ' 第 1721 號(部分)' 第 1723 號及 1724 號，擬議臨時寵物寄養所，余先生稱他們養狗或燒狗隻殯儀，狗隻會發出噪音及排洩物流入坑渠，影響衛生，而本人亦覺得臨時寵物寄養所會影響水盞田村村民生活的寧靜，坑渠發臭亦會做成蚊蟲滋生，影響村民健康，因此本人提出強烈反對此項申請。



水盞田村居民代表：張運球

2025 年 4 月 11 日



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



16th April, 2025.

By email only

Dear Sir/ Madam,

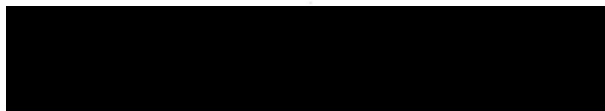
**Proposed Temporary Animal Boarding Establishment and Eating Place with  
Ancillary Facilities and Associated Filling of Land for a Period of 3 Years  
(A/YL-KTS/1065)**

1. We refer to the captioned.
2. In early December 2024, the government proposed to designate 37 sites as Agricultural Priority Areas (APAs)<sup>1</sup>. One of these proposed APAs is located at Shui Tsan Tin<sup>2</sup>. According to the relevant government document<sup>3</sup>, the objectives of this APA policy are as follows:
  - *To promote the overall sustainable development and industrial diversification of the local agriculture industry, the Government proposed to delineate some quality farmland as Agricultural Priority Areas (APAs) through administrative means to achieve the policy objective of putting the relevant land into active agricultural use, and to roll out support measures to facilitate long-term active farming use for APAs.*
3. The document<sup>3</sup> also states:
  - *To implement the proposal on APAs, the Government plans to promulgate a "Policy Statement" to set out, through administrative means, its policy objective of delineating APAs to preserve quality farmland for long-term agricultural*

<sup>1</sup> [https://www.afcd.gov.hk/english/agriculture/agr\\_apa/agr\\_apa.html](https://www.afcd.gov.hk/english/agriculture/agr_apa/agr_apa.html)

<sup>2</sup> [https://www.afcd.gov.hk/tc\\_chi/agriculture/agr\\_apa/files/APA\\_Shui\\_Tsan\\_Tin.pdf](https://www.afcd.gov.hk/tc_chi/agriculture/agr_apa/files/APA_Shui_Tsan_Tin.pdf)

<sup>3</sup> <https://www.legco.gov.hk/yr2024/english/panels/fseh/papers/fseh20241210cb2-1591-1-e.pdf>



*development and their relevant locations. This serves to inform the public of the Government's policy to prioritise agriculture use on the relevant land, and provide a guiding direction for the Government and the private sector on the future planning of the relevant land use.*

4. We urge the Board to investigate with relevant authorities as to whether the current application site is located within one of the proposed APAs (e.g., Shui Tsan Tin). If it is not within APA, we also urge the Board to investigate the boundary of the Shui Tsan Tin APA and to see how close it is to the current application site, and then to consider with relevant authorities as to whether the proposed use would cause potential impacts to affect this APA. Although the relevant government paper for APA<sup>3</sup> mentions the followings: 'As for planning applications for non-agricultural use of farmland outside APAs, objections will normally not be raised by AFCD from agricultural perspective', we still would like the Board to consider our concern as stated above.

5. However, if the site is within APA (even not the entire site is within APA), we urge the Board to consider, after consulting relevant authorities, as to whether it is appropriate to approve this application. We urge the Board to consider whether the approval of this application would affect the APA policy proposed by the government (e.g., if this application is approved eventually, what kind of message will be sent to the public regarding this government policy?).

6. Regarding 'Animal Boarding Establishment', we also recommend the Board to look at a news report relating to this item<sup>4</sup>.

7. We urge the Board to reject this application as it is not in line with the planning intention of the Agriculture zone.

8. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

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<sup>4</sup> <https://news.mingpao.com/pns/港聞/article/20240702/s00002/1719858304310/本研-5年批60狗場用地-半不符實-疑作跳板-至少15幅兩年內申棕地作業>



4

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道333號北角政府合署15樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/E, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates A/YL-K75/1065

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

Tung Bei Road is a cul de - sac, made  
for local traffic only. There is a  
dangerous corner at the turning out.  
Create big traffic congestion for Luen  
& traffic

「提意見人」姓名／名稱 Name of person/company making this comment MATTHEW FREEBERNE

簽署 Signature MFreberne 日期 Date 17/04/25

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道333號北角政府合署15樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates A/YL-K7S/1065

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人反對此規劃申請，原因如下：

1. 有關用地周圍是民居住宅，此申請用途/發展會嚴重影響居民的寧靜生活，不論是建造中或已落成作臨時動物寄養所所帶來的噪音都會造成影響。

2. 通入此申請的道路十分狹窄，一旦有更多車輛通過而且發生意外將造成全面的阻塞。再者，如不幸發外火災，消防車駛入的難度也很高，救援效率下降，影響安全。

「提意見人」姓名／名稱 Name of person/company making this comment

簽署 Signature

W

日期 Date

14/4

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates A/YL-K7S/1065

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

村民居。

望中反對！

影響我們回家過路！

「提意見人」姓名／名稱 Name of person/company making this comment

簽署 Signature

李遠邦

日期 Date

17日4月25年

7

**致城市規劃委員會秘書：**

專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

**To: Secretary, Town Planning Board**

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates A/YL-K7S/1065

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人，反對規劃申請，原因如下。

1. 本村地勢莫停去水，大雨會發生水浸，路不通。

臨時，寵物寄養廠禽令問題力已劇。

2. 有關用地周圍是建立二十年的住宅。

是次申請會破壞本村居民寧靜生活。

「提意見人」姓名／名稱 Name of person/company making this comment

簽署 Signature

許麗珍

日期 Date

14-4-25



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

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有關的規劃申請編號 The application no. to which the comment relates A/YL-K7S/1065

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人反對規劃申請, 原因如下:

1. 本村地勢難去水, 大雨會發生水浸, 路不通

臨時密物, 密着所, 令空氣污濁, 且阻礙

2. 有吳用地, 周圍是建立多年的住宅,

是次申請會破壞本村民居住寧靜生活

「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature

甘在社

日期 Date

16 / 4 / 2025

9

**致城市規劃委員會秘書：**

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

**To: Secretary, Town Planning Board**

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates A/YL-K7S/1065

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

我對牠地老人家出入不方便。

「提意見人」姓名／名稱 Name of person/company making this comment.

簽署 Signature

鄧敬英

日期 Date

4/17/2025

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

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By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates A/YL-K7S/1065

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人反對規劃申請原因：

影響居民出入、聲音影響，以及大雨影響去水問題

破壞好多老家的寧靜生活

「提意見人」姓名／名稱 Name of person/company making this comment

簽署 Signature

日期 Date

13-4-2025

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates A/YL-K7S/1065

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

因新屋比舊屋高，  
對鄰近樓宇的寧靜，

「提意見人」姓名／名稱 Name of person/company making this comment

簽署 Signature

日期 Date

Ang Shum

Apr 16, 2025



12

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

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意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人反对此規劃

會事空氣污染、噪音污染

「提意見人」姓名／名稱 Name of person/company making this comment

簽署 Signature

蔡錦濤

日期 Date

4-16-25

13

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

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有關的規劃申請編號 The application no. to which the comment relates A/YL-K7S/1065

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人反對規劃申請，原因如下：

本村路窄、人多車多

會令問題加劇。

「提意見人」姓名／名稱 Name of person/company making this comment

簽署 Signature

吳國忠

日期 Date

14-4-2025

14

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates A/YL-KTS/1065

意見詳情（如有需要，請另頁說明）

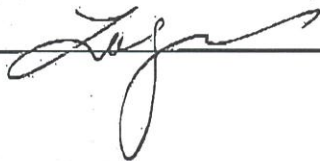
Details of the Comment (use separate sheet if necessary)

反對！

如第1水浸問題，破壞社區安寧

「提意見人」姓名／名稱 Name of person/company making this comment

簽署 Signature



日期 Date

16/4/2025

15

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

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By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates A/YL-K7S/1065


意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

Objection to the captioned application:

1. Drainage problem would be more serious
2. The quietness of the area would be affected.

「提意見人」姓名／名稱 Name of person/company making this comment

簽署 Signature  日期 Date 16/4/2025

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

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By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates A/YL-K7S/1065

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

反對申請：  
1. 影響水質  
2. 破壞鄉村寧靜

「提意見人」姓名／名稱 Name of person/company making this comment

簽署 Signature Tan Chi Yip 日期 Date 16/4/2025



17

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates A/YL-K7S/1065

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人，東邊路李村居民！

堅決反對！

決不容許！

「提意見人」姓名／名稱 Name of person/company making this comment

簽署 Signature

曾新華

日期 Date

25. 4. 14

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates A/YL-K7S/1065

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人反對臨時寵物寄養所，令居民不得  
安寧，不能安居。

(決不客評)

「提意見人」姓名／名稱 Name of person/company making this comment

簽署 Signature

王杏梅

日期 Date

16.4.25

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates A/YL-K7S/1065

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人：

一定反對 臨時寵物

穿美群。決不客忍。

「提意見人」姓名／名稱 Name of person/company making this comment

簽署 Signature

李鳳嬌

日期 Date

2025. 4月 18日



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates A/YL-K7S/1065

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

DESECCATION / RUINATION OF A BEAUTIFUL SCENIC, LARGELY PEACEFUL  
UNSPOTT RURAL AREA. LONG SETTLED BY HONEST HARD WORKING FARMING  
COMMUNITY, WHO WANT NOTHING OF A COMMERCIAL DOG KENNELS. THIS  
MIGHT INTRODUCE DISEASE AND THE DANGER OF DOGS RUNNING FREE, DANGEROUS  
FOR CHILDREN AND ADULTS ALIKE. A KENNELS WILL ADD TO THE ALREADY  
CONGESTED TRAFFIC AS IT IS LOCATED ON AN ESPECIALLY DANGEROUS CORNER,  
WATER FLOODS DOWN FROM THE MOUNTAINS AND THE DRAINS AT THE  
JOIN WITH THE MAIN ROAD ARE SUBJECT TO ANNUAL FLOODING

「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature

J.M. Freeberne (Dr.)  
J. D. M. FREEBERNE (Dr.)

日期 Date

17-04-24

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates A/YL-K7S/1065

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

Totally unacceptable to put a commercial  
concern in a peaceful, long-settled village

「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature

鄧吳群

日期 Date

17/4/2020

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

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**From:** [REDACTED]  
**Sent:** 2025-04-21 星期一 03:16:19  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** A/YL-KTS/1065 DD 106 Shek Kong, Yuen Long

A/YL-KTS/1065

Lots 1720 S.A, 1720 S.B, 1720 S.C, 1720 RP, 1721 (Part), 1723 and 1724 in D.D. 106, Pat Heung

Site area: About 3,610m<sup>2</sup>

Zoning: "Agriculture"

Applied Use: Animal Boarding Establishment / Eating Place / 7 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Musical Chairs. .870 for the fake Hobby Farm was approved 11 June 2021 and then granted 13 extensions of time, the 13<sup>th</sup> on Nov 2024. So effectively the application was revoked after almost four years had elapsed in Jan. When are TPB members going to question how successive Asst Director of Planning can justify this?

Now back to Hobby Farm with eating place add on.

If PlanD recommends and TPB members approve this application under streamlining then both parties are in breach of their duty to ensure that operations like this do not pose a hazard to the community.

Members need only check the Applicants own Planning Statement, particularly with regard to drainage and fire issues, to determine that the application is nothing more than a ploy to justify filling in most of the site.

*"The Site is proposed to be partly paved with concrete of not more than 0.2 m in depth (about 2,077 m<sup>2</sup> /61% of the Site).*

It is high time that members of the board ensure that the operations they approve are legitimate and will be implemented in full compliance with regulations.

This application should be rejected.

Mary Mulvihill

---

**From:** [REDACTED]  
**To:** tpbpd <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>



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**Date:** Monday, 10 May 2021 3:27 AM HKT

**Subject:** A/YL-KTS/887 DD 106 Shek Kong, Yuen Long

A/YL-KTS/887

Lots 1720 S.A, 1720 S.B, 1720 S.C, 1720 RP, 1721 (Part), 1723, and 1724 in D.D. 106, Shek Kung, Yuen Long

Site area : About 3,610m<sup>2</sup>

Zoning : "Agriculture"

Applied Use : Hobby Farm / 1 Vehicle Parking / **Filling of Land / 5 Years**

Dear TPB Members,

870 withdrawn, Lot 1725 dropped so back to original site. Previous objections upheld.

Mary Mulvihill

---

**From:** [REDACTED]

**To:** "tpbpd" <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>

**Sent:** Tuesday, December 22, 2020 3:33:57 AM

**Subject:** A/YL-KTS/870 DD 106 Pat Heung

A/YL-KTS/870

Lots 1720 S.A, 1720 S.B, 1720 S.C, 1720 RP, 1721 (Part), 1723, 1724 and 1725 in D.D. 106, Pat Heung

Site area : About 4,513m<sup>2</sup>

Zoning : "Agriculture"

Applied Use : Hobby Farm / 3 Vehicle Parking / **Filling of Land / 5 Years**

Dear TPB Members,

849 was withdrawn. An additional lot and increase in the arable quota.

Large area devoted to artificial pond is dodgy. This would be an additional structure. What is the purpose? There is no fish pond on the site, see map.

Agriculture land is for growing crops not for frivolous landscaping.

Mary Mulvihill

---

**From:** [REDACTED]

**To:** "tpbpd" <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>

**Sent:** Tuesday, June 2, 2020 1:41:28 AM

**Subject:** A/YL-KTS/849 DD 106 Pat Heung

Dear TPB Members,

Applicant realized that the Animal Boarding would not cut it so now its down to the old faithful, Hobby Farm

No doubt PlanD will trot out the usual lines :

"Approval of the application on a temporary basis would not frustrate the long-term development of the area"

But now in view of the recent JR **HCAL 26/2012 2020 HKCFI 501** members can no longer rely on PlanD recommendations but must ask questions.

*Hence, a mere reading of the representation / comment and obtaining advice in respect thereof do not suffice – the decision maker must have to personally consider them rather than rely on an official's consideration of them: Tickner v Chapman, supra, at 464D-E. Li CJ also said in Oriental Daily, supra, at 868B that "the reasons should show that the issues that arise for serious consideration have been considered."*

That the proposed use could change so quickly is suspicious. Application is still for 5 years and involves filling of land. It is clear that less than 50% of the site is designated for actual farming.

The Covid crisis has changed perception of what is important. It has revealed many shortcomings in our planning process. There is an obvious need where possible to have a certain level of local farming to ensure a supply of fresh produce when our borders are closed. The hijacking of arable land for city folk to potter around on small plots at weekends is depriving genuine farmers of access to land.

Agriculture is for growing crops. In this instance there is farming ongoing in the district. Appropriately zoned land going forward must be ringfenced.

Mary Mulvihill

---

**From:** [REDACTED]  
**To:** "tpbpd" <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
**Sent:** Thursday, October 31, 2019 3:11:15 AM  
**Subject:** A/YL-KTS/831 DD 106 Pat Heung

A/YL-KTS/831

Lots 1720 S.A, 1720 S.B, 1720 S.C, 1720 RP, 1721 (Part), 1723 and 1724 in D.D. 106, Pat Heung

Site area : About 3,610m<sup>2</sup>

Zoning : "Agriculture"

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

Dear TPB Members,

Application for filling of land and 6 years indicates a 'Destroy to Build' intention.

The development is not in line with the planning intention of the "Agriculture" ("AGR") zone which is to retain and safeguard good agricultural land for agricultural purposes. This zone is also intended to retain fallow arable land with good potential for rehabilitation. No strong planning justification has been given in the submission for a departure from the planning intention, even on a temporary basis;

The applicant fails to demonstrate that the development would not generate adverse environmental and landscape impacts on the surrounding areas. It is clear from Google Maps that the lots are currently cultivated.

---

Approval of the application, even on a temporary basis, would set an undesirable precedent for similar applications within the "AGR" zone. The cumulative effect of approving such applications would result in a general degradation of the rural environment of the area.

With regard to the purported use I would remind members

For far too long these No Names applications with zero information on the applicants status and suitability with regard to caring for animals have been routinely rubber stamped. Consequently the result is significant cruelty to animals.

<https://www.scmp.com/news/hong-kong/law-and-crime/article/3008003/animal-shelter-nightmare-rescue-continues-new>

**Animal shelter nightmare: inspectors discover 36 dead cats and dogs at decrepit New Territories facility as rescue mission continues**

- Eight cats and 28 dogs found dead 'on the ground, beds, cupboards or in cages'
- Inspector believes many died of thirst, starvation or disease

Mary Mulvihill



致 城市規劃委員會

元朗民政事務專員 何嘉盈



元崗村原居民代表 梁耀財 於 2025 年 4 月 5 日收到貴處來信(檔案編號(12) in HAD YL C&D 17-45/45/15/309 Pt. 2)關於以下地段(第 106 約地段第 1720 號 A, B, C 及餘段, 及第 1721 號部分段, 第 1723 及 1724 號段)擬申請興建臨時動物寄養及食肆設施及填土工程(申請編號:A/YL-KTS/1065).

現回覆貴處, 本人 梁耀財 及元崗村村民及相關附近屋苑居民均反對此項申請, 原因為相關地段出口與旁邊花園出口相近, 如興建動物寄養商店會大量增加車流量, 嚴重影響交通及增加村民使用行人路風險, 另外動物叫聲噪音會滋擾居民, 動物的糞尿氣味及污水也未能處理好, 而該地段水患嚴重, 如興建新建築物填土工程會使週邊住屋水患問題增加, 請貴處接納民意撤回這檔案的申請.

姓名/簽署: 李志平 李 日期: 15-4-25

姓名/簽署: 劉華銘 Mj 日期: 2025.4.15

姓名/簽署: 梁能威 梁 日期: 2025.4.15

姓名/簽署: 林冠聰 林 日期: 15-4-25

姓名/簽署: 梁志偉 梁 日期: 15-4-25

姓名/簽署: 李德基 李 日期: 15-4-2025

姓名/簽署: 張國全 張 日期: 15-4-2025

姓名/簽署: 林妙娥 日期: 15-4-2025