

The application is received on 2 JAN 2025
The Planning Board will formally acknowledge
the receipt of the application only upon receipt
of all the required information and documents.

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2403046 17.12.2024 By Hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/4/- KTS/1052
	Date Received 收到日期	- 2 JAN 2025

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

1. Name of Applicant 申請人姓名/名稱	
<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構) Longwick Landscape Greening Company Limited 國麗園藝綠化有限公司	
2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> 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)	Lot 1892 RP 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 1,757 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 580 sq.m 平方米 <input 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	Animal Boarding Establishment (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☐ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

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

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(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
13/11/2024 - 27/11/2024 (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 09/12/2024 (DD/MM/YYYY)[&]
於_____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別**(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 for a Period of 3 Years and Associated Filling of Land

(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 1,349sq.m ☒ About 約Proposed covered land area 擬議有上蓋土地面積 408sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 6

Proposed domestic floor area 擬議住用樓面面積 N/Asq.m ☐ About 約Proposed non-domestic floor area 擬議非住用樓面面積 580sq.m ☒ About 約Proposed gross floor area 擬議總樓面面積 580sq.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 (G/F)	ANIMAL BOARDING ESTABLISHMENT, AND WASHROOM	144 m ² (ABOUT)	144 m ² (ABOUT)	8 m (ABOUT)(2-STOREY)
.....	B2 (1/F)	OFFICE AND WASHROOM	95 m ² (ABOUT)	95 m ² (ABOUT)	8 m (ABOUT)(2-STOREY)
.....	B2 (G/F)	ANIMAL BOARDING ESTABLISHMENT, WASHROOM	144 m ² (ABOUT)	144 m ² (ABOUT)	8 m (ABOUT)(2-STOREY)
.....	B3 (1/F)	OFFICE AND WASHROOM	86 m ² (ABOUT)	86 m ² (ABOUT)	8 m (ABOUT)(2-STOREY)
.....	B4	EATING PLACE AND STORAGE OF GOODS	69 m ² (ABOUT)	69 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
.....	B5	EATING PLACE	46 m ² (ABOUT)	46 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
.....	B6	WATER TANK	2 m ² (ABOUT)	2 m ² (ABOUT)	2.5 m (ABOUT)(1-STOREY)
.....	B6	METER ROOM	3 m ² (ABOUT)	3 m ² (ABOUT)	2.5 m (ABOUT)(1-STOREY)
.....	TOTAL		408 m ² (ABOUT)	580 m ² (ABOUT)

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 8

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 21:00 daily, including public holidays																																	
(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 Pat Heung Road via a local access <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)																															
	No 否	<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 1,445 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 0.2 m 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？	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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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) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
位於鄉郊地區或受規管地區臨時用途/發展的許可續期

(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	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><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：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

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

12/12/2024

(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。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lot 1892 RP in D.D. 106, Pat Heung, Yuen Long, New Territories
Site area 地盤面積	1,757 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 for a Period of 3 Years and Associated Filling of Land

(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	580 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.33 <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	6	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A m 米 <input type="checkbox"/> (Not more than 不多於)	
		N/A Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	2.5 - 8 (about) m 米 <input type="checkbox"/> (Not more than 不多於)	
		1 - 2 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	23 % <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		8
	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) _____ _____		8 N/A N/A N/A N/A _____ _____
(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 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
Plans and Drawings 圖則及繪圖		
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"/>
Plans showing location/zoning/land status of the Site; Plan showing filling of land at the Site; Swept path analysis; FSIs proposal; and Accepted drainage records.		
Reports 報告書		
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"/>
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 *Lot 1892 RP in D.D. 106, Pat Heung, Yuen Long, New Territories* (the Site) for ‘**Proposed Temporary Animal Boarding Establishment and Eating Place with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**’ (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, while ‘*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 had been partially paved, occupied by temporary structures for ‘*Animal Boarding Establishment*’ and without active agricultural activities. It is surrounded by vacant land, vehicle park and clusters of trees separating the village houses to the north of the Site. 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 several approved S.16 planning applications (Nos. A/YL-KTS/883, 932 and 992) for ‘*Shop and Services*’ and ‘*Animal Boarding Establishment*’ between 2019 and 2024. Within the “AGR” zone on the OZP, 3 applications (Nos. A/YL-KTS/964, 975 and 986) for ‘*Eating Place/Restaurant*’ were approved by the Board between 2023 and 2024; whilst 5 applications (Nos. A/ YL-KTS/807, 877, 953, 992 and 1019) for ‘*Animal Boarding Establishment*’ were

approved by the Board between 2019 and 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.

- 2.4 Compared with the latest application (No. A/YL-KTS/992), the current application involves additional structures for eating place with slight increase in total gross floor area (GFA) from 506 m² to 580 m² and the provision of an outdoor seating area of the eating place.

3) Development Proposal

- 3.1 The Site occupies an area of 1,757 m² (about) (**Plan 3**). A total of 6 structures are proposed for animal boarding establishments, eating place, office, washroom, storage of goods, water tank and meter room uses with total GFA of 580 m² (about) (**Plan 4**). The operation hours of the proposed development are from 09:00 to 21:00 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 6 staff members will be stationed at the Site to support the operations. Details of the development parameters are provided at **Table 1** below:

Table 1 – Major Development Parameters

Application Site Area	1,757 m ² (about)
Covered Area	408 m ² (about)
Uncovered Area	1,349 m ² (about)
Plot Ratio	0.33 (about)
Site Coverage	23% (about)
Number of Structure	6
Total GFA	580 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	580 m ² (about)
Building Height	2.5 to 8 m (about)
No. of Storey	1 to 2

- 3.2 The Site has been partially hard-paved (about 1,064 m²) with concrete of not more than 0.2 m in depth for site formation of structures, vehicle parking and loading/unloading (L/UL) spaces

and circulation area. Apart from the existing hard-paving, the applicant proposes to hard-pave an area of about 381 m² with concrete of not more than 0.2 m in depth for site formation of structures and provision of outdoor seating area of the eating place. The extent of hard-paving has been kept to minimal. The applicant will strictly follow the proposed scheme and no further filling of land will be carried out at the Site after planning permission has been granted from the Board. The remaining area (about 312 m²) will remain unpaved to provide an outdoor activity area for dogs (**Plan 5**). The applicant will reinstate the Site to an amenity area upon expiry of the planning permission.

Animal Boarding Establishment Operation

- 3.4 The animal boarding establishment will accommodate not more than 50 dogs. All dogs will be kept indoor at structures fitted with soundproofing materials, 24-hour mechanical ventilation and air-conditioning systems outside the operation hours (i.e. between 21:00 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 activity area for dogs. 2 staff members will be on shift work overnight to take care of the dogs and handle any potential complaint.

Eating Place Operation

- 3.5 The indoor area of the eating place will accommodate not more than 10 visitors at the same time. Moreover, portion of the Site will be designated as the outdoor seating area of the eating place, where it would accommodate about 20 visitors at the same time.

- 3.6 The Site is accessible from Pat Heung Road via a local access (**Plan 1**). A total of 9 parking and L/UL spaces are provided at the Site. Details of the parking and L/UL provision are shown at **Table 2** below:

Table 2 – Provision of Parking and L/UL Spaces

Type of Space	No. of Space
Parking Space for Private Car (PC)	2 (for staff)
- 2.5 m (W) x 5 m (L)	6 (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 Visitors accessing with private cars will be required to make prior appointment for the use of parking spaces. LGV will be deployed for the transportation of materials into/out of the Site. 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 3** below:

Table 3 – Estimated Trip Generation/Attraction

Time Period	Estimated Trip Generation/Attraction				
	PC		LGV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (08:00 – 09:00)	3	1	1	0	5
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	1	3	0	1	5
Average Trips per hour (10:00 – 18:00; 19:00 – 21:00)	3	3	0.5	0.5	7

- 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 The applicant will strictly follow the *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PNs) 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 have been provided by the applicant, i.e. submission of a fire service installations proposal and the accepted drainage records, to mitigate any adverse impact arising from the proposed development (**Appendices I and II**).
- 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 for a Period of 3 Years and Associated Filling of Land**'.

R-riches Property Consultants Limited

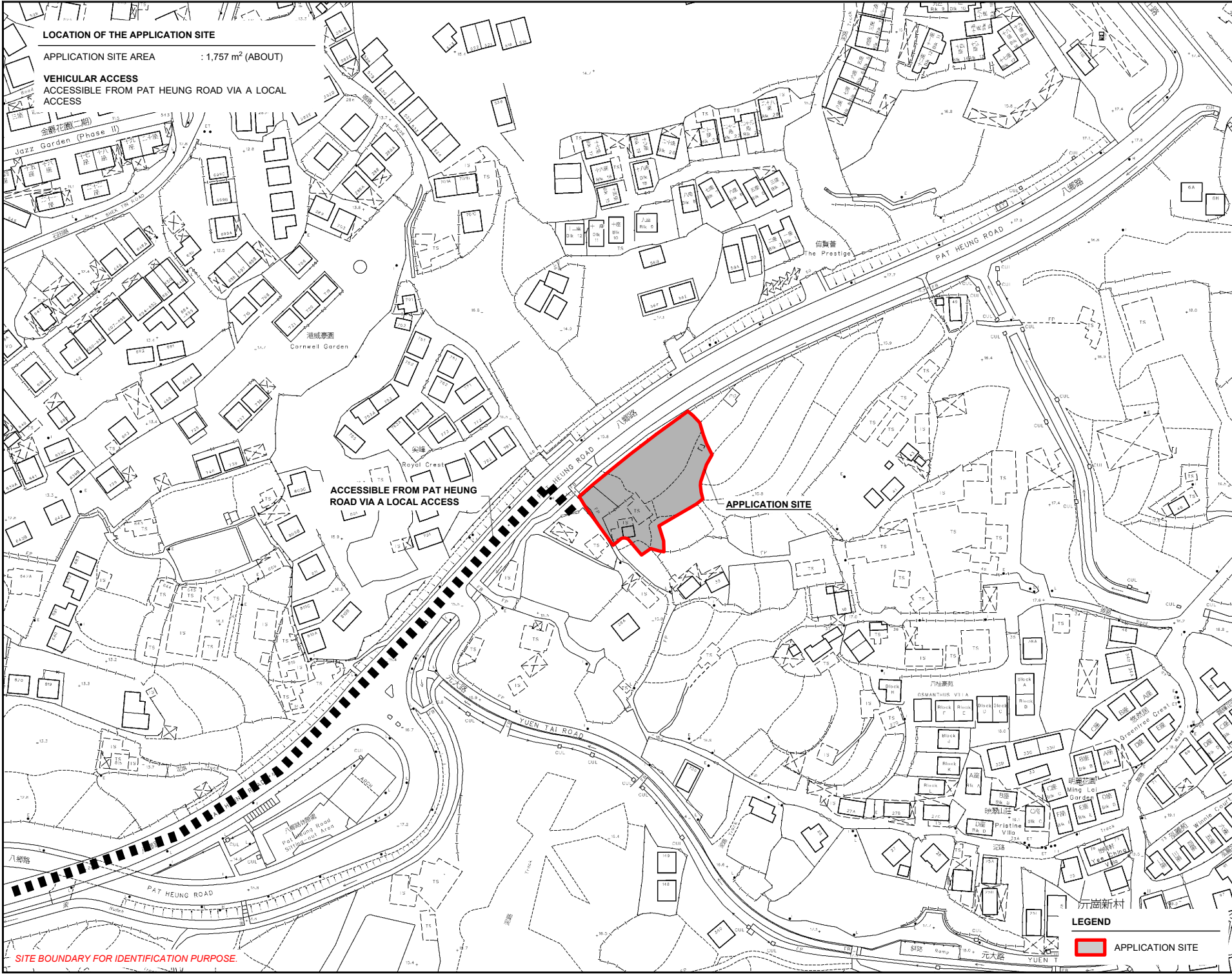
December 2024

LIST OF PLANS

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

APPENDICES

Appendix I	Fire Service Installations Proposal
Appendix II	Accepted Drainage Records under Previous Application No. A/YL-KTS/992



LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,757 m² (ABOUT)

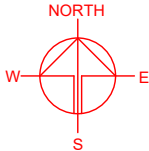
VEHICULAR ACCESS
ACCESSIBLE FROM PAT HEUNG ROAD VIA A LOCAL
ACCESS

ACCESSIBLE FROM PAT HEUNG ROAD
ROAD VIA A LOCAL ACCESS

APPLICATION SITE

LEGEND

APPLICATION SITE



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 1892 RP IN D.D. 106, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1:2000 @ A4

DRAWN BY

MN

DATE

26.11.2024

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE
LOCATION PLAN

DWG NO.

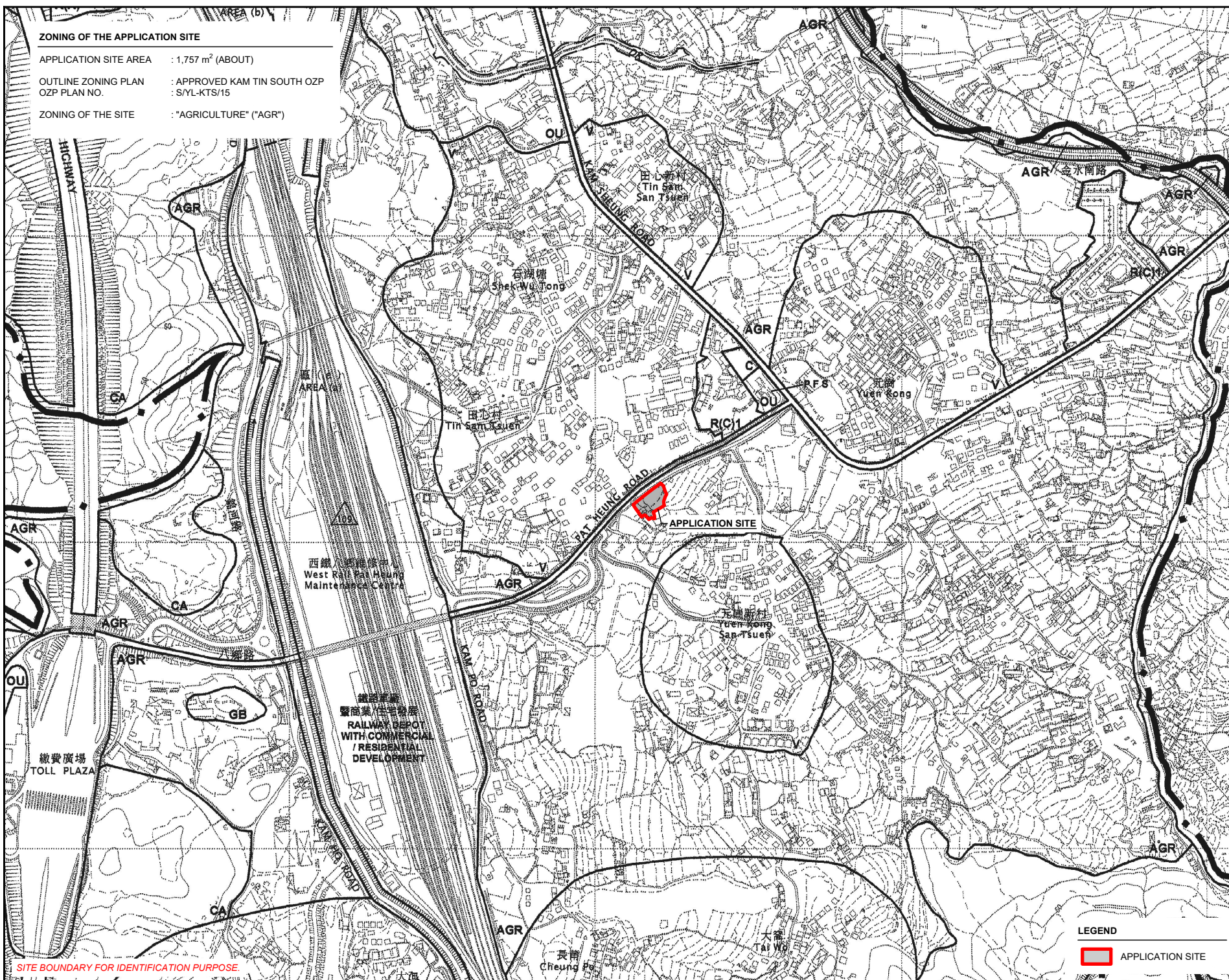
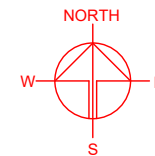
PLAN 1

VER.

001

SITE BOUNDARY FOR IDENTIFICATION PURPOSE.

APPLICATION SITE AREA	: 1,757 m ² (ABOUT)
OUTLINE ZONING PLAN OZP PLAN NO.	: APPROVED KAM TIN SOUTH OZP : S/YL-KTS/15
ZONING OF THE SITE	: "AGRICULTURE" ("AGR")



SITE BOUNDARY FOR IDENTIFICATION PURPOSE.

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 1892 RP IN D.D. 106, PAT
HEUNG, YUEN LONG, NEW
TERRITORIES

SCALE
1 : 8000 @ A4

DRAWN BY	DATE
MN	26.11.2024

REVISED BY	DATE
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APPROVED BY	DATE
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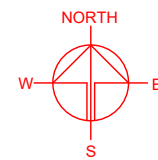
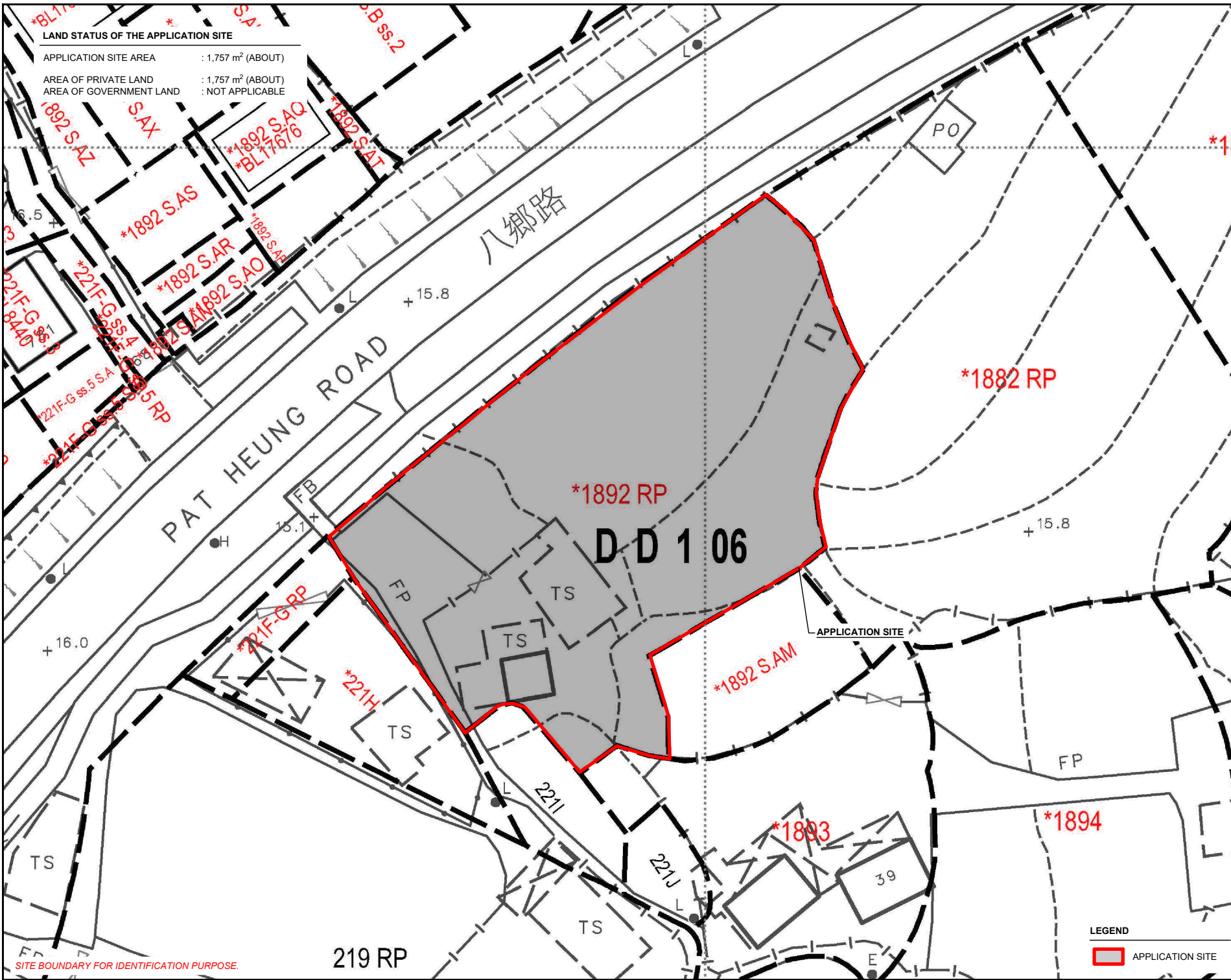
DWG. TITLE
ZONING OF THE SITE

DWG NO.	VER.
PLAN 2	001

LEGEND



APPLICATION SITE



LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,757 m² (ABOUT)

AREA OF PRIVATE LAND : 1,757 m² (ABOUT)

AREA OF GOVERNMENT LAND : NOT APPLICABLE

PLANNING CONSULTANT

R-Riches
Property Consultants Ltd.

PROJECT

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

TEMPORARY BOARDING AND EATING PLACE WITH ANCILLARY AND ASSOCIATED FILLING OF LAND

SITE LOCATION

LOT 1892 RP IN D.D. 106, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE
1 : 500 @ A4

DRAWN BY MN	DATE 26.11.2024
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE
LAND STATUS OF THE SITE

DWG NO. PLAN 3	VER. 001
-------------------	-------------

LEGEND

APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE.

DEVELOPMENT PARAMETERS

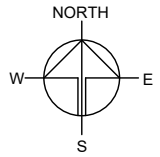
APPLICATION SITE AREA : 1,757 m² (ABOUT)
COVERED AREA : 408 m² (ABOUT)
UNCOVERED AREA : 1,349 m² (ABOUT)

PLOT RATIO : 0.33 (ABOUT)
SITE COVERAGE : 23% (ABOUT)

NO. OF STRUCTURE : 6
DOMESTIC GFA : NOT APPLICABLE
NON-DOMESTIC GFA : 580 m² (ABOUT)
TOTAL GFA : 580 m² (ABOUT)

BUILDING HEIGHT : 2.5 - 8 m (ABOUT)
NO. OF STOREY : 1 - 2

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT	
B1	(G/F)	ANIMAL BOARDING ESTABLISHMENT, AND WASHROOM	144 m ² (ABOUT)	144 m ² (ABOUT)	8 m (ABOUT)(2-STOREY)
B2	(1/F)	OFFICE AND WASHROOM	86 m ² (ABOUT)	86 m ² (ABOUT)	8 m (ABOUT)(2-STOREY)
	(G/F)	ANIMAL BOARDING ESTABLISHMENT, WASHROOM	144 m ² (ABOUT)	144 m ² (ABOUT)	8 m (ABOUT)(2-STOREY)
	(1/F)	OFFICE AND WASHROOM	86 m ² (ABOUT)	86 m ² (ABOUT)	8 m (ABOUT)(2-STOREY)
B3		EATING PLACE AND STORAGE OF GOODS	69m ² (ABOUT)	69 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B4		EATING PLACE	46 m ² (ABOUT)	46 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B5		WATER TANK	2 m ² (ABOUT)	2 m ² (ABOUT)	2.5 m (ABOUT)(1-STOREY)
B6		METER ROOM	3 m ² (ABOUT)	3 m ² (ABOUT)	2.5 m (ABOUT)(1-STOREY)
TOTAL		408 m ² (ABOUT)	580 m ² (ABOUT)		



PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE : 8
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 WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

LOT 1892 RP IN D.D. 106, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY MN DATE 26.11.2024

CHECKED BY DATE

APPROVED BY DATE

DWG. TITLE

LAYOUT PLAN

DWG NO. VER.

PLAN 4 001

PAVED RATIO OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,757 m² (ABOUT)

PROPOSED HARD-PAVED AREA

AREA : 381 m² (ABOUT)
 EXISTING SITE LEVEL : +15.4 mPD (ABOUT)
 DEPTH OF FILLING : NOT MORE THAN 0.2 m
 PAVED MATERIAL : CONCRETE
 USE : OUTSIDE SEATING ACCOMMODATION

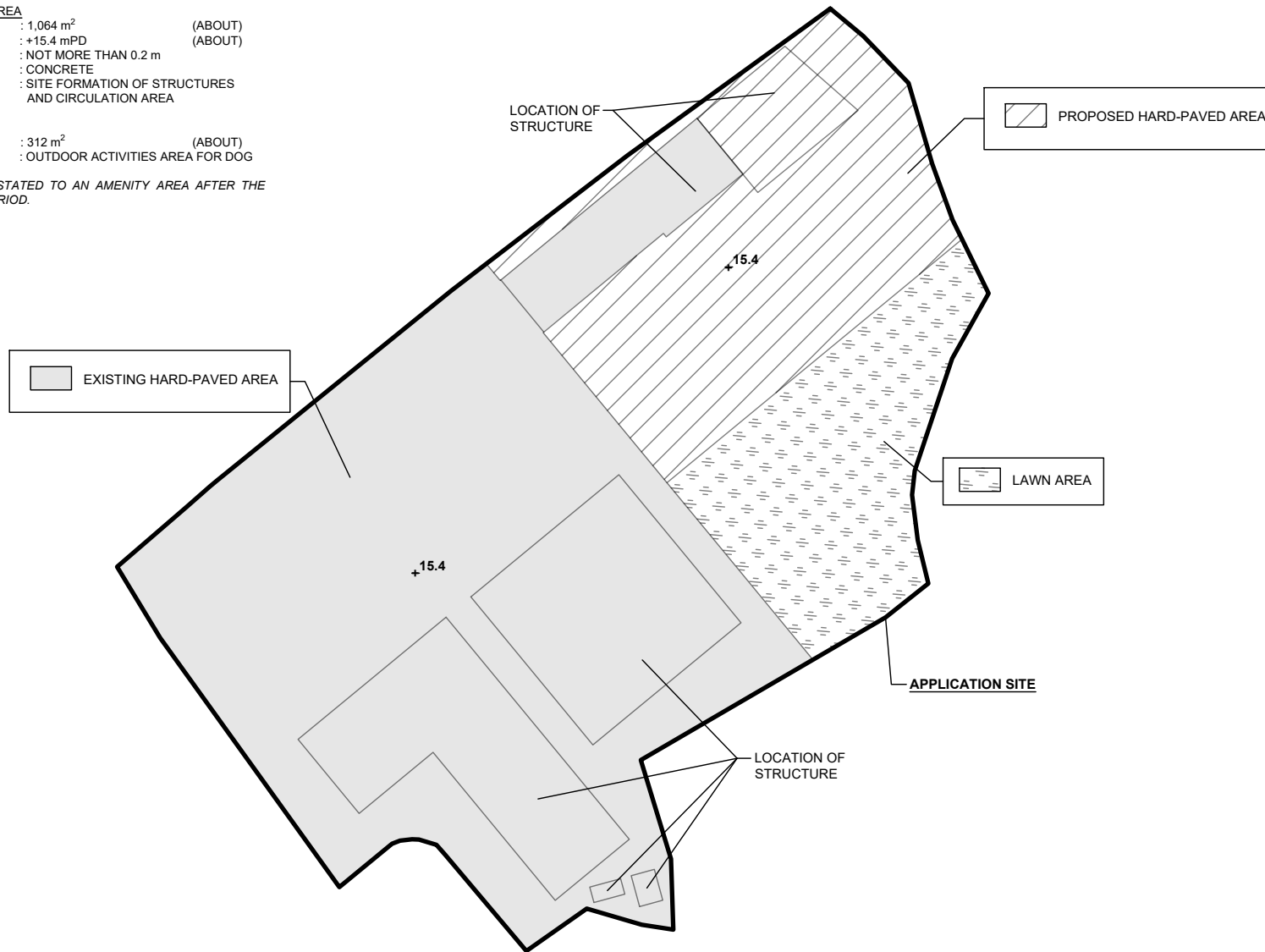
EXISTING HARD-PAVED AREA

AREA : 1,064 m² (ABOUT)
 EXISTING SITE LEVEL : +15.4 mPD (ABOUT)
 DEPTH OF FILLING : NOT MORE THAN 0.2 m
 PAVED MATERIAL : CONCRETE
 USE : SITE FORMATION OF STRUCTURES AND CIRCULATION AREA

LAWN AREA

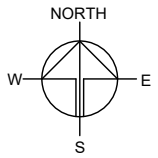
AREA : 312 m² (ABOUT)
 USE : OUTDOOR ACTIVITIES AREA FOR DOG

THE SITE WILL BE REINSTATED TO AN AMENITY AREA AFTER THE PLANNING APPROVAL PERIOD.



LEGEND

APPLICATION SITE
 +14.7 SITE LEVELS



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 1892 RP IN D.D. 106, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 400 @ A4

DRAWN BY MN DATE 26.11.2024

REVISED BY DATE

APPROVED BY DATE

DWG. TITLE
 FILLING OF LAND AREA

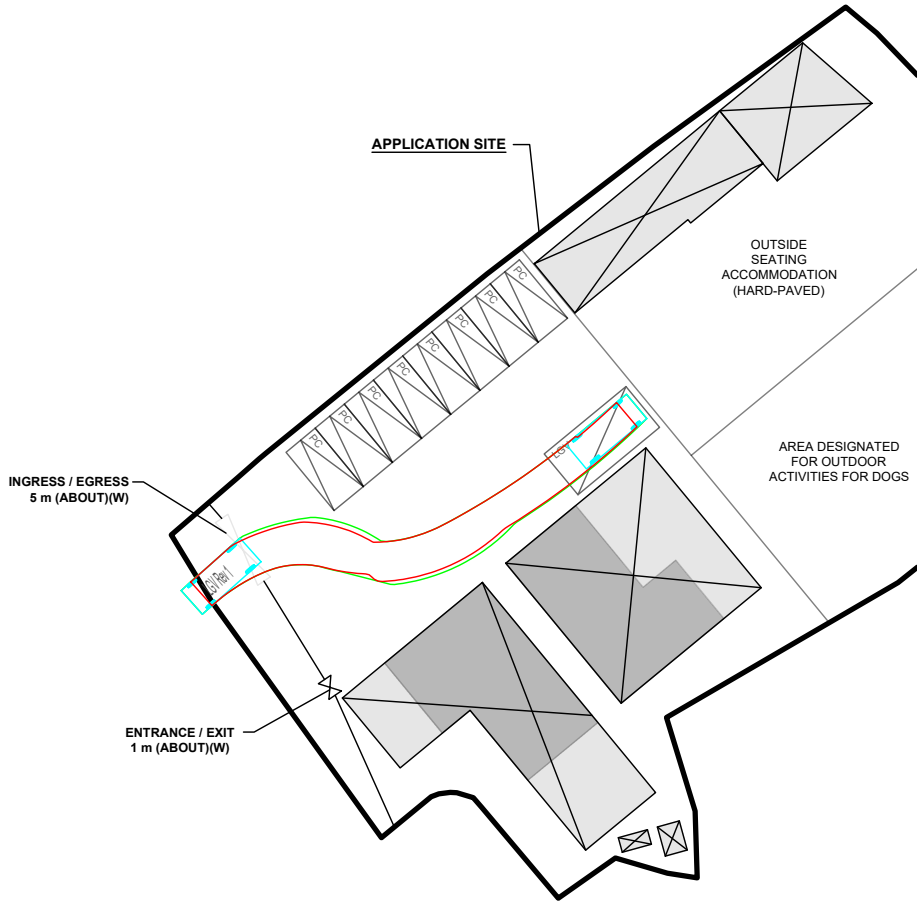
DWG NO. PLAN 5 VER. 001

SITE BOUNDARY FOR IDENTIFICATION PURPOSE.

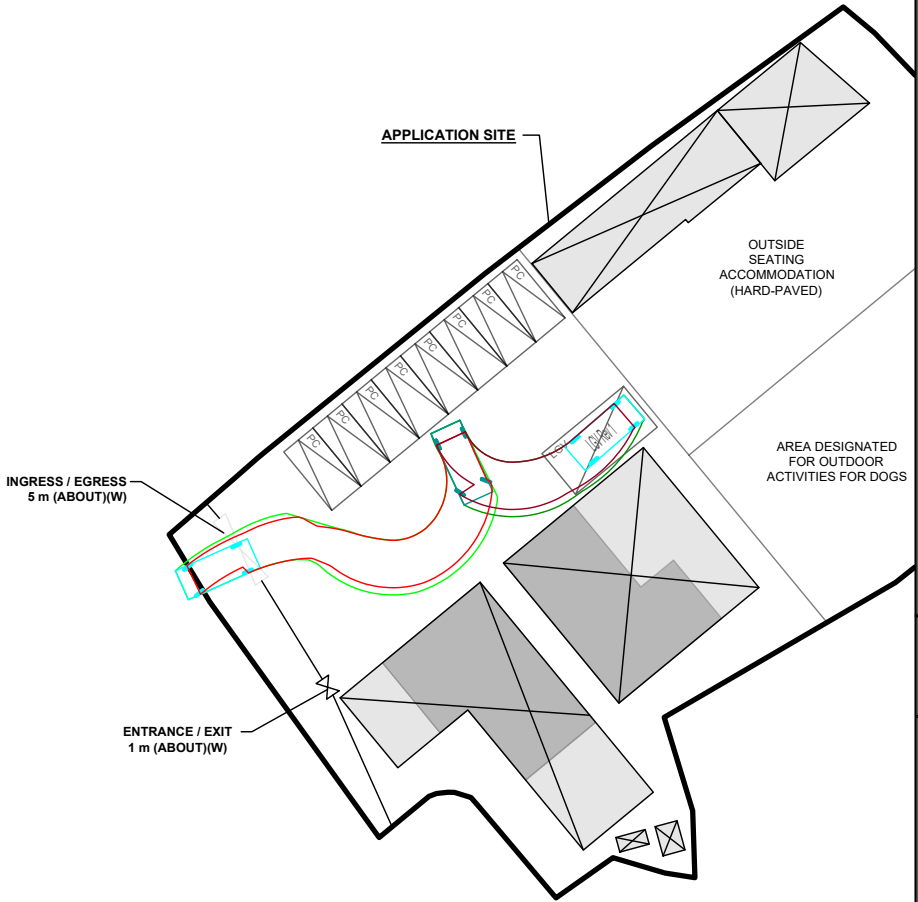
SWEPT PATH ANALYSIS

TYPE OF VEHICLE : LIGHT GOODS VEHICLE
DIMENSION OF VEHICLE : 2.1 m (W) X 5.2 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING

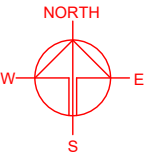


FROM THE LOCAL ACCESS TO
THE APPLICATION SITE



FROM THE APPLICATION SITE
TO THE LOCAL ACCESS

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



PLANNING CONSULTANT
R-Riches
Property Consultants Ltd.

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

SITE LOCATION
LOT 1892 RP IN D.D. 106, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE 1 : 500 @ A4	
DRAWN BY MN	DATE 26.11.2024
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE SWEPT PATH ANALYSIS	
DWG NO. PLAN 6	VER. 001

SITE BOUNDARY FOR IDENTIFICATION PURPOSE.

DEVELOPMENT PARAMETERS

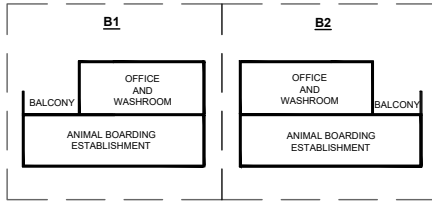
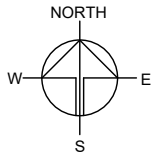
APPLICATION SITE AREA : 1,757 m² (ABOUT)
COVERED AREA : 408 m² (ABOUT)
UNCOVERED AREA : 1,349 m² (ABOUT)

PLOT RATIO : 0.33 (ABOUT)
SITE COVERAGE : 23% (ABOUT)

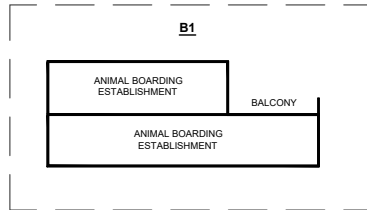
NO. OF STRUCTURE : 6
DOMESTIC GFA : NOT APPLICABLE
NON-DOMESTIC GFA : 580 m² (ABOUT)
TOTAL GFA : 580 m² (ABOUT)

BUILDING HEIGHT : 2.5 - 8 m (ABOUT)
NO. OF STOREY : 1 - 2

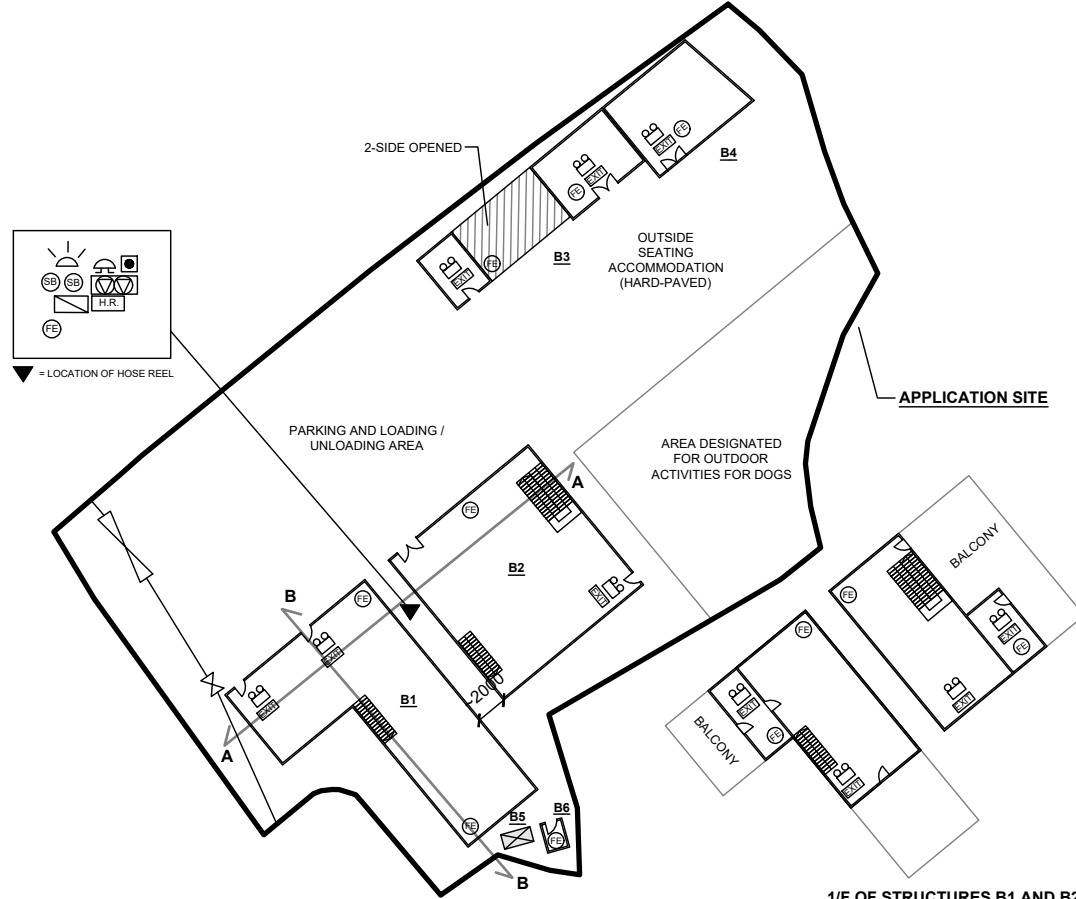
STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1 (G/F)	ANIMAL BOARDING ESTABLISHMENT, AND WASHROOM	144 m ² (ABOUT)	144 m ² (ABOUT)	8 m (ABOUT)(2-STOREY)
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B3	EATING PLACE AND STORAGE OF GOODS	69 m ² (ABOUT)	69 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B4	EATING PLACE	46 m ² (ABOUT)	46 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B5	WATER TANK	2 m ² (ABOUT)	2 m ² (ABOUT)	2.5 m (ABOUT)(1-STOREY)
B6	METER ROOM	3 m ² (ABOUT)	3 m ² (ABOUT)	2.5 m (ABOUT)(1-STOREY)
TOTAL		408 m ² (ABOUT)	580 m ² (ABOUT)	



SECTION A-A



SECTION B-B



LEGEND	
	EXIT SIGN
	VISUAL FIRE ALARM
	FIRE ALARM BELL
	MANUAL FIRE ALARM CALL POINT
	EMERGENCY LIGHT
	SAND BUCKET
	4.5K CO2 GAS TYPE FIRE EXTINGUISHER
	2m³ FS WATER TANK
	FS CONTROL PANEL
	FIRE HOSE REEL
	FIRE HOSE REEL PUMP WITH ENCLOSURE

LEGEND	
	APPLICATION SITE
	INGRESS / EGRESS

FS NOTE:

- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5266-1:2016, BS EN 1838:2013 AND FSD CIRCULAR LETTER NO. 4/2021.
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266-1:2016 AND FSD CIRCULAR LETTER NO. 5/2008.
- FIRE ALARM SYSTEM PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5839-1:2017 AND FSD CIRCULAR LETTER NO. 6/2021. ONE ACTUATION POINT SHOULD INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO /VISUAL WARNING DEVICE INITIATION.
- A MODIFIED HOSE REEL SYSTEM SUPPLIED BY 2m³ FS WATER TANK SHALL BE PROVIDED. THERE SHALL BE SUFFICIENT HOSE REELS TO ENSURE THAT EVERY PART OF EACH BUILDING CAN BE REACH BY A LENGTH OF NOT MORE THAN 30M OF HOSE REEL TUBING.
- PORTABLE HAND-OPERATED APPROVED APPLICATION SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- VISUAL FIRE ALARM SYSTEMS AS REQUIRED UNDER THE DEISGN MANUAL : BARRIER FREE ACCESS 2008 (FSD CIRCULAR LETTER NO. 2/2012).
- WHERE AN ELECTRICAL INSTALLATION IS REQUIRED TO COMPLY WITH THIS CODE, A PRIMARY AND SECONDARY SOURCE OF SUPPLY SHALL BE PROVIDED TO THE SATISFACTION OF THE DIRECTOR OF FIRE SERVICES AND ALL SUCH INSTALLATIONS SHALL BE FED FROM BOTH THE PRIMARY AND SECONDARY SOURCE OF SUPPLY.

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 1892 RP IN D.D. 106, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY MN DATE 26.11.2024

CHECKED BY DATE

APPROVED BY DATE

DWG. TITLE

FSIs PROPOSAL

DWG NO. APPENDIX I

VER. 001

規 劃 署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中染大廈 22 樓 2202 室



Planning Department

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CIDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference : DD106 Lot1892 RP
本署檔號 Our Reference : TPB/A/YL-KTS/992
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074/ 3168 4075

R-riches Property Consultants Ltd.

12 July 2024

Dear Sir/ Madam,

Submission for Compliance with Approval Condition

(d) – Submission of Condition Records of the Existing Drainage Facilities

**Proposed Temporary Animal Boarding Establishment with
Ancillary Facilities for a Period of 5 Years and Filling of Land
in “Agriculture” Zone, Lot 1892 RP in D.D. 106, Pat Heung, Yuen Long**
(Application No. A/YL-KTS/992)

I refer to your submission on 12.6.2024 for compliance with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied with**. Please find detailed departmental comments in *Appendix*.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition **has not been complied with**. Please find detailed departmental comments in *Appendix*.

Should you have any queries on the departmental comments, please contact Mr. Kenneth CHAN (Tel: 2300 1259) of the Drainage Services Department directly.

Yours faithfully,

(K W N G)
District Planning Officer/
Fanling Sheung Shui & Yuen Long East
Planning Department

- 2 -

C.C.

CE/MN, DSD

(Attn.: Mr. Jeff TSE)

Internal

CTP/TPB

KWN/CP/ym

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

The applicant is reminded to maintain all the drainage facilities on site in good condition and ensure that the proposed development would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc. The applicant is required to rectify the drainage system at their own expense to the satisfaction of government parties concerned if they are found to be inadequate or ineffective during operation.

Matthew Ng

From: Kevin Lam
Sent: 2024年6月12日星期三 下午 12:21
To: Town Planning Board (tpbpd@pland.gov.hk)
Cc: yymo@pland.gov.hk; Bon Tang; Matthew Ng; Louis Tse; Christian Chim; Grace Wong
Subject: [Compliance] S.16 Application No. A/YL-KTS/992 - Compliance with approval condition (d)
Attachments: A_YL-KTS_992 - Condition (d)(20240611).pdf

Dear Sir,

We are writing to submit photographic records of the existing drainage facilities for compliance with approval condition (d) of the subject application, i.e. *the submission of the condition record of the existing drainage facilities (attached)*.

Should you require more information, please do not hesitate to contact me. Thank you for your kind attention.

Kind Regards,

Kevin LAM | Planning Assistant
R-riches Group (HK) Limited

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited



Our Ref.: DD106 Lot1892 RP
Your Ref.: TPB/A/YL-KTS/992

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

By Email

11 June 2024

Dear Sir,

Compliance with Approval Condition (d)

**Proposed Temporary Animal Boarding Establishment with Ancillary Facilities
for a Period of 5 Years and Associated Filling of Land in "Agriculture" Zone,
Lot 1892 RP in D.D. 106, Pat Heung, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTS/992)

We are writing to submit photographic records of the existing drainage facilities for compliance with approval condition (d) of the subject application, i.e. *the submission of the condition record of the existing drainage facilities (Appendix I)*.

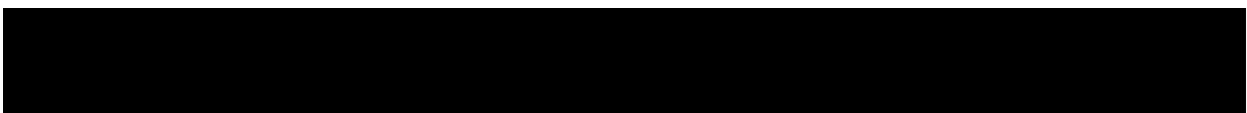
Should you require more information regarding the application, please contact our [REDACTED]
[REDACTED] at your convenience.
Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Louis TSE
Town Planner

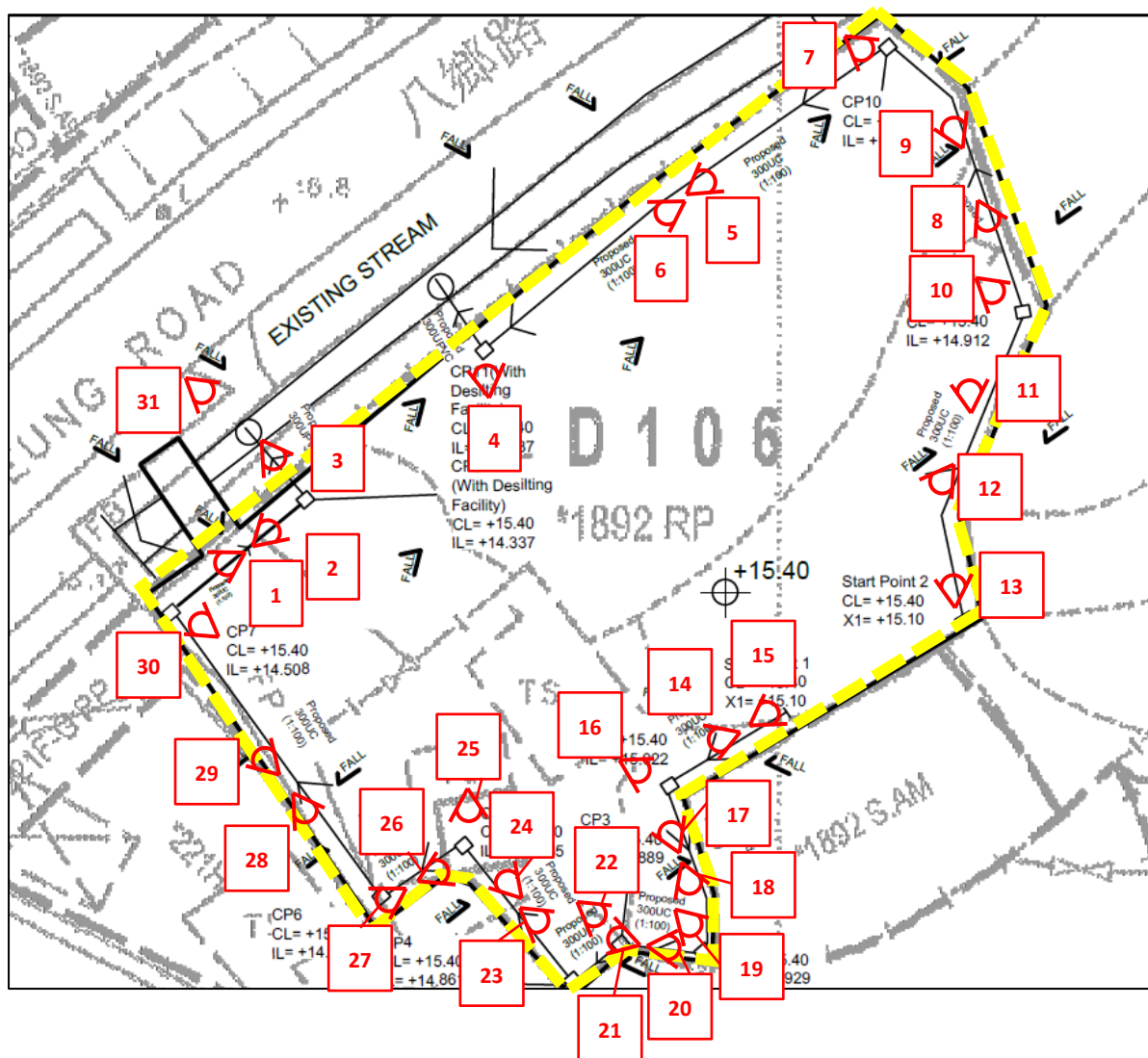


Appendix I – The Existing Drainage Facilities at the Application Site

Proposed Temporary Animal Boarding Establishment with Ancillary Facilities
for a Period of 5 Years and Associated Filling of Land in "Agriculture" Zone,
Lot 1892 RP in D.D. 106, Pat Heung, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-KTS/992)

(i) Accepted Drainage Proposal Layout :



(ii) Photographic record

01



02



03



04



05



06



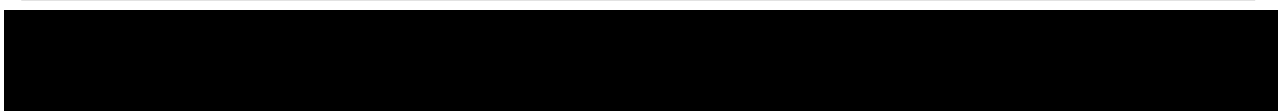
07



08



09









13









































盈卓物業
顧問有限公司

Our Ref.: DD 106 Lot 1892 RP
Your Ref.: TPB/A/YL-KTS/1052

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

By Email

02 April 2025

Dear Sir,

1st Further Information

**Proposed Temporary Animal Boarding Establishment and Eating Place with Ancillary Facilities
for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone,
Lot 1892 RP in D.D. 106, Pat Heung, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTS/1052)

We write to submit further information in response to department comments of the subject application.

Should you require more information regarding the application, please contact our [REDACTED] or 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 black ink, appearing to read 'Christian CHIM', is written over a circular blue official stamp of the Planning Department of the Government of the Hong Kong Special Administrative Region.

Christian CHIM
Town Planner

cc DPO/FSYLE, PlanD

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

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



Response-to-Comment

**Proposed Temporary Animal Boarding Establishment and Eating Place with Ancillary Facilities
for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone,
Lot 1892 RP in D.D. 106, Pat Heung, Yuen Long, New Territories**

(Application No. A/YL-KTS/1052)

(i) A RtC table:

Departmental Comments		Applicant's Responses
1. Comments of the District Planning Officer/Fanling, Sheung Shui and Yuen Long East, Planning Department (DPO/FSYLE, PlanD)		
(a)	Please confirm whether any valid licenses related to animal boarding establishment (ABE) are obtained. If no, whether any ABE related license will be applied in the future.	The applicant currently holds a valid Boarding Establishment Licence issued under the Public Health (Animals)(Boarding Establishment) Regulations, Cap. 139 by the Agriculture, Fisheries and Conservation Department.
(b)	Please advise if the ABE use applied under s.16 application no. A/YL-KTS/992 is currently on-going.	The animal boarding establishment (ABE) approved under previous application No. A/YL-KTS/992 is currently on-going at the application site (the Site).
2. Comments of the Director of Food and Environmental Hygiene (DFEH)		
(a)	It is noted that 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 subject location does not currently hold a valid licence from FEHD. The applicant should observe the Section 10B of the Food Business Regulation (Cap. 132X) (the Regulation) about the prohibition of dogs on food premises.	<p>Upon obtaining the planning permission from the Board, the applicant will submit application for relevant licence(s) to the Food and Environmental Hygiene Department for the operation of the proposed eating place.</p> <p>No presence of any dog will be allowed on the food premises. The proposed eating place is for pet owners to enjoy catering services whilst their pets are having recreational/training activities at the ABE portion of the Site.</p>

Previous s.16 Applications covering the Application Site

Approved Applications

	Application No.	Use/Development	Date of Consideration
1.	A/YL-KTS/833	Proposed Temporary Shop and Services (Landscaping and Gardening Showroom) for a Period of 5 Years and Land Filling	13.12.2019 [Revoked on 13.5.2022]
2.	A/YL-KTS/932	Proposed Temporary Shop and Services (Landscaping and Gardening Showroom) for a Period of 3 Years and Filling of Land	12.8.2022
3.	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

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

Approved Applications

	Application No.	Use/Development	Date of Consideration
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/1019	Renewal of Planning Approval for Proposed Temporary Animal Boarding Establishment (Cattery) for a Period of 3 Years and Associated Filling of Land	4.10.2024
6.	A/YL- KTS/1065	Proposed Temporary Animal Boarding Establishment and Eating Place with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	2.5.2025

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lot 1892 RP 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;
- Lot 1892 RP in D.D. 106 is covered by Short Term Waivers No. 5390 for the purpose of Temporary Shop and Services (Landscaping And Gardening Showroom); and
- advisory comments are at **Appendix IV**.

2. Traffic

Comments of the Commissioner for Transport:

- no adverse comment 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;
- the proposed vehicular will be going through other private lots connecting to Pat Heung Road at an existing run-in/out which has not been recorded by his department. HyD shall not be responsible for the maintenance of proposed access connecting the Site and Pat Heung Road, including the local track;
- 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 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 objection in principle to the application subject to the fire service installations (FSIs) and water supplies for firefighting being provided to his satisfaction;
- the submitted FSIs proposal is considered acceptable to his department; and
- advisory comments are at **Appendix IV**.

5. **Building Matters**

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

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

6. **Environment**

Comments of the Director of Environmental Protection:

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

7. **Nature Conservation**

Comments of the Director of Agriculture, Fisheries and Conservation:

- no strong view against the application from agricultural perspective;
- no comment on the planning application from nature conservation perspective; and
- according to the record, the Site is covered by a valid Boarding Establishment License (BEL) issued under the Public Health (Animals) (Boarding Establishment) Regulations (Cap. 139I) until 27.8.2025.

8. **Landscape**

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

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photo, the Site is located in a miscellaneous rural fringe landscape

character comprising vacant lands, scattered temporary structures, village houses and tree groups. The proposed uses are not incompatible with the surrounding landscape character; and

- according to the site photos, the Site is fenced off, partly hard paved with some temporary structures. No existing tree is observed within the Site. Based on the applicant's submission, part of the Site in the east is proposed as lawn area. Significant adverse landscape impact arising from the proposed uses are not anticipated.

9. District Officer's Comments

Comments of the District Officer (Yuen Long), Home Affairs Department:

- no comment on the application; and
- his office has not received comment from locals upon close of consultation.

10. Other Departments

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

- Project Manager (West), 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;
- 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 Short Term Waiver (STW) holder(s) will need to apply to his office for modification of the STW conditions where appropriate. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they 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 the 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; and
 - 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 Pat Heung Road, including the 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 Commissioner of Police that:
 - traffic congestion or flooding would not be caused by the application;
- (g) to note the comments of the Director of Fire Services that:
 - the submitted fire service installations (FSIs) proposal is considered acceptable to his department;

- the applicant is advised that the installation/maintenance/modification/repair work of FSIs shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to the Director of Fire Services; and
- the applicant is reminded that if the proposed structures are 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;

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

- the applicant shall ensure that all dogs are kept inside the proposed animal boarding establishments on the Site from 18:00 to 09:00;
- the applicant shall ensure the animal boarding establishments are enclosed with soundproofing materials with the provision of 24-hour mechanical ventilation and air-conditioning system;
- the applicant shall 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;
- the applicant shall follow the revised “Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites” issued by the Environmental Protection Department (EPD);
- the applicant shall 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 EPD”;
- the applicant shall provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed uses; and
- the applicant shall meet the statutory requirements under relevant environmental legislation;

(i) 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 the 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 uses under the captioned 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 uses under the application are subject to issue of a license, the applicant should be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
- detailed checking under the BO will be carried out at building plan submission stage.

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

- no Food and Environmental Hygiene Department's (FEHD) facilities shall be affected by the proposed uses;
- 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 Planning Department 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 requirements;
- 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; and
 - 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 FEHD, 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 UBWs; (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 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 FEHD. 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), 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; and
- proper licence issued by FEHD 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 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.



嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

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



27th January, 2025.

By email only

Dear Sir/ Madam,

**Proposed Temporary Animal Boarding Establishment and Eating Place with
Ancillary Facilities for a Period of 3 Years and Associated Filling of Land
(A/YL-KTS/1052)**

1. We refer to the captioned.
2. We would like to remind the Board that the government proposed to designate 37 sites as Agricultural Priority Areas (APAs) in early December 2024¹. One of these proposed APAs is located at Shui Tsan Tin². According to the relevant government document³, 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 document³ also states:

¹ https://www.afcd.gov.hk/english/agriculture/agr_apa/agr_apa.html

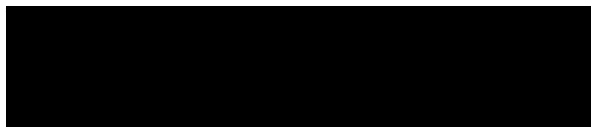
² https://www.afcd.gov.hk/tc_chi/agriculture/agr_apa/files/APA_Shui_Tsan_Tin.pdf

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



- *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 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 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.
5. We urge the Board to reject this application as we consider the proposed use is not in line with the planning intention of the Agriculture zone.
6. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



From: [REDACTED]
Sent: 2025-01-31 星期五 02:38:11
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-KTS/1052 DD 106 Pat Heung ABE

A/YL-KTS/1052

Lot 1892 RP in D.D.106 and Adjoining Government Land, Pat Heung

Site area: About 1,757m²

Zoning: "Agriculture"

Applied Use: Animal Boarding Establishment / Eating Place /9 Vehicle Parking / **Land Filling**

Dear TPB Members,

Strong Objections. 992 approved 14 Mar 2024 but now there is a change in the planned use to Eating Place. This is not compatible with ABE. The number of dogs to be accommodated is indicated as 50, a large number.

Members have a duty to inquire into what the true operation is.

No mention of having obtained the requisite licences from AFCD after all this time.

This operation has a long history of failure to comply with conditions.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 29 February 2024 3:58 AM HKT
Subject: A/YL-KTS/992 DD 106 Pat Heung ABE

A/YL-KTS/992

Lot 1892 RP in D.D.106 and Adjoining Government Land, Pat Heung

Site area: About 1,757m²

Zoning: "Agriculture"

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

Dear TPB Members,

And again conditions were not fulfilled, so back to the drawing board and the sure fire option, ABE.

Does anyone involved believe that the applicant has any intention of operating an ABE?

In addition, the application is for 5 years to allow two and a half years hassle free.

In view of the reduction of Extension of Time to half the approval period, the board going forward cannot approve applications for 5 years as this would effectively corrupt the intention of reducing the extension time.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Wednesday, 13 July 2022 2:54 AM HKT
Subject: A/YL-KTS/932 DD 106 Pat Heung Hobby Farm

Dear TPB Members,

Approval of 833 was revoked recently, in May. Members must take the failure to fulfill fire conditions more seriously. There are frequent fires in NT that cause a lot of damage to public health and the environment.

The auto roll over is not in line with the messages the administration constantly expounds about law and order.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 15 November 2019 2:34 AM CST
Subject: A/YL-KTS/833 DD 106 Pat Heung Hobby Farm

A/YL-KTS/833

Lot 1892 RP in D.D.106 and Adjoining Government Land, Pat Heung

Site area : About 1,769m² Includes Government Land of about 12m²

Zoning : "Agriculture"

Applied Use : Landscaping and Gardening Showroom/ **Land Filling** / 3 Vehicle Parking

Dear TPB Members,

This is part of Application 755 deferred on 10 Nov 2017.

The site is opposite Royal Crest, a development that certainly came about via manipulation of Ding Rights. The units I have been in have dodgy basements riddled with damp because the land was filled in.

Now it looks like another **Destroy to Build** is in progress across the road. The site has been stripped of vegetation. Land Filling indicates plans for a residential development.

This is a site that the government should look at for Compulsory Purchase for public housing; it is a 5 minute bicycle ride to Kam Sheung Station and within walking distance.

Members should raise questions as to what is actually going on here with relevant departments.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Monday, October 9, 2017 2:00:02 AM
Subject: A/YL-KTS/755 DD 106 Pat Heung Hobby Farm

A/YL-KTS/755
Lots 1882 RP & 1892 RP (Part) in D.D. 106, Pat Heung
Site area : About 3,366m²
Zoning : "Agriculture"
Applied Use : Hobby Farm

Dear TPB Members,

This application appears to be more about legitimizing unapproved land use than a genuine facility.

Another Hobby Farm, has everyone in Hong Kong suddenly got green fingers? Have we become a nation of farmers overnight?

These Hobby Farms are distorting the market and causing steady increases in the price of agricultural land, thereby making real farming unprofitable.

The facilities involve a lot of trashing of the land, cementing over, toilets, discharge, vehicle parking, etc.

The 2016 Policy Address stated that the Government would implement the New Agriculture Policy to facilitate the sustainable agricultural development in Hong Kong. Supportive measures would be implemented to enhance the competitiveness of local farms by facilitating enhancement in productivity and business viability.

Moreover how come with so many applications for 'Hobby Farms' at Pat Heung I never see fields full of happy greenfingers when I go there. I do see a lot of trashed sites however and gated communities on VTD zoned land.

Has TPB ever asked for a list of all the 'Hobby Farms' in the district and a map of their location? I would suggest that members hire a minibus for an afternoon and take a long overdue tour of inspection of this degraded and ugly area.

The intent of this application is dubious at best and it should be rejected.

Mary Mulvihill