

2025年 5月 1 2日
此文件在 收到 城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 2025-05-12
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-I
表格第 S16-I 號

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP. 131)

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

- (i) Construction of "New Territories Exempted House(s)";
興建「新界豁免管制屋宇」;
- (ii) Temporary use/development of land and/or building not exceeding 3 years in rural areas or Regulated Areas; and
位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) Renewal of permission for temporary use or development in rural areas or Regulated Areas
位於鄉郊地區或受規管地區的臨時用途或發展的許可續期

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

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2500755

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By hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/4C-KTS/1675
	Date Received 收到日期	2025-05-12

- 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)

KOU Wai Peng 高惠萍

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 1023 S.A, 1023 RP, 1024 S.A and 1024 RP in D.D. 113, Ho Pui, Kam Tin, 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 1,608 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 576 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"^{#&} (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
06/03/2025 - 20/03/2025 (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 25/03/2025 (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，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

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

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分.....		sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計		sq.m 平方米 <input type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

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

<p>(a) Operation involved 涉及工程</p>	<p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 1,571 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</p> <p><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</p> <p>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))</p>
<p>(b) Intended use/development 有意進行的用途/發展</p>	<p>Proposed Temporary Animal Boarding Establishment and Associated Filling of Land for a Period of 5 Years</p>

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

<p>(a) Nature and scale 性質及規模</p>	<p><input type="checkbox"/> Public utility installation 公用事業設施裝置</p> <p><input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置</p> <p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度</p> <table border="1" data-bbox="499 1335 1453 1832"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation/ building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation/ building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)									
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation/ building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)											

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

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below –**
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

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

(v) For Type (v) application 供第(v)類申請

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

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

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

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	..... 576 sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	..... 0.36	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	..... 22 %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	..... 4	
Proposed no. of storeys of each block 每座建築物的擬議層數	..... 1 - 2 storeys 層	
	<input type="checkbox"/> include 包括 storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括 storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	..... mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	..... 3.5 - 7.5 m 米	<input checked="" type="checkbox"/> About 約

☐ Domestic part 住用部分

GFA 總樓面面積 sq. m 平方米 ☐ About 約
 number of Units 單位數目
 average unit size 單位平均面積sq. m 平方米 ☐ About 約
 estimated number of residents 估計住客數目

☒ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約
☐ hotel 酒店 sq. m 平方米 ☐ About 約
 (please specify the number of rooms
 請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約
☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities (please specify the use(s) and concerned land
 政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總
 樓面面積)

☒ other(s) 其他

(please specify the use(s) and concerned land
 area(s)/GFA(s) 請註明用途及有關的地面面積／總
 樓面面積)

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	ANIMAL BOARDING ESTABLISHMENT	108 m ² (ABOUT)	216 m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B2	WASHROOM, SITE OFFICE	108 m ² (ABOUT)	216 m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B3	ANIMAL BOARDING ESTABLISHMENT	72 m ² (ABOUT)	72 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B4	ANIMAL BOARDING ESTABLISHMENT	72 m ² (ABOUT)	72 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
TOTAL		360 m ² (ABOUT)	576 m ² (ABOUT)	

☐ Open space 休憩用地 (please specify land area(s) 請註明地面面積)
☐ private open space 私人休憩用地 sq. m 平方米 ☐ Not less than 不少於
☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

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

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]		
STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	ANIMAL BOARDING ESTABLISHMENT	108 m ² (ABOUT)	216 m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B2	WASHROOM, SITE OFFICE	108 m ² (ABOUT)	216 m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B3	ANIMAL BOARDING ESTABLISHMENT	72 m ² (ABOUT)	72 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B4	ANIMAL BOARDING ESTABLISHMENT	72 m ² (ABOUT)	72 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
TOTAL		360 m ² (ABOUT)	576 m ² (ABOUT)	

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

Parking space, Circulation space and Landscaping area

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

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

December 2025

8. Vehicular Access Arrangement of the Development Proposal**擬議發展計劃的行人通道安排**

Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 No 否	<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)) Assessible from Kam Ho 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) <input type="checkbox"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是 No 否	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 3 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) <input type="checkbox"/>
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是 No 否	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) 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 N/A 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) <input checked="" type="checkbox"/>

9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>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?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>																													
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註: 如申請涉及第(ii)類申請, 請跳至下一條問題。)</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線, 以及河道改道、填塘、填土及／或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><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</p> <p><input type="checkbox"/></p>																													
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<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> <p>.....</p> <p>.....</p> <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) 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>	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"/>
On environment 對環境	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"/>																													

10. Justifications 理由

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

Please refer to the supplementary statement.

11. Declaration 聲明

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

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

Signature
簽署

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

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

07/04/2025

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

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

Ash interment capacity 骨灰安放容量[@]

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

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

就靈灰安置所而言，骨灰安放容量指：

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

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	Lots 1023 S.A, 1023 RP, 1024 S.A and 1024 RP in D.D. 113, Ho Pui, Kam Tin, Yuen Long, New Territories		
Site area 地盤面積	1,608	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		
Applied use/ development 申請用途／發展	Proposed Temporary Animal Boarding Establishment and Associated Filling of Land for a Period of 5 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	576 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.36 <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	
	Composite 綜合用途	N/A	

(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	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N/A	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	3.5 - 7.5 (about)	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1 - 2	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N/A	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	22 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	N/A		
(vi) Open space 休憩用地	Private 私人	N/A	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	N/A	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	3
	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)	3 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	N/A
	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 N/A 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"/>
Location plan, Zoning plan, Land status plan, Plan showing the filling of land, Swept path analysis. Accepted submission of drainage proposal and Accepted FSIs proposal under the previous application No. A/YL-KTS/940		
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。

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Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Various Lots in D.D. 113, Ho Pui, Kam Tin, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Animal Boarding Establishment and Associated Filling of Land for a Period of 5 Years**' (the proposed development) (**Plans 1 to 3**). The applicant intends to operate an animal boarding establishment to serve local pet owners in the vicinity.

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, which requires planning permission from the Board (**Plan 2**).
- 2.2 Although the applied use is not entirely in line with the planning intention of the “AGR” zone, the Site is currently vacant without active agricultural activities. Therefore, 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 deserted land in the New Territories.
- 2.3 The Site is the subject of one previous S.16 planning application (No. A/YL-KTS/940) for the same use, which was also submitted by the same applicant as the current application. The application was approved by the Board with conditions on a temporary basis of 5 years on 03/03/2023. Approval of the current application is in line with the Board’s previous decision. Compare with the previous application, all major development parameters and operation remain unchanged. The applicant has made effort to comply with approval conditions of the previous application, 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/YL-KTS/940		Date of Compliance
(d)	The submission of a revised drainage proposal	28/10/2024
(e)	The implementation of the revised drainage proposal	Not complied with
(g)	The implementation of the accepted fire service installations (FSIs) proposal	Not complied with

- 2.4 For conditions (e) and (g), in order to better manage the construction progress and to reduce the cost of labour and maintenance of the drainage and FSIs facilities, the applicant intends to commence the construction of the proposed structures, drainage facilities and FSIs at the same time. However, prior approval of Short Term Waiver (STW) is required for the erection of structure, within which the proposed FSI will be installed. As such, the applicant submitted a STW application to the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) on 17/03/2023, which is currently being processed by DLO/YL, LandsD. Therefore, the applicant failed to comply with all approval conditions within the specified period.
- 2.5 In support of the current application, the accepted drainage and FSIs proposals of the previous application (No. A/YL-KTS/940) have been submitted by the applicant to mitigate the potential impacts generated from the proposed development (**Appendices I to II**).

3) Development Proposal

- 3.1 The site area is 1,608 m² (about) (**Plan 3**). 4 one to two-storey structures are proposed at the Site for animal boarding establishments, site office and washroom with total GFA of 576 m² (about) (**Plan 4**). The operation hours of the Site are 09:00 to 18:00 daily (including public holidays), except for overnight animal boarding activities. The site office is intended to provide indoor workspace for administrative staff to support the daily operation of the Site. The number of staff working at the Site is 3, within which, 1 staff will stay overnight at the Site to handle potential complaints arising from the proposed development. The estimated number of visitors is 5 per day. Details of development parameters are shown at **Table 1** below:

Table 1 – Major Development Parameters

Application Site Area	1,608 m ² (about)
Covered Area	360 m ² (about)
Uncovered Area	1,248 m ² (about)
Plot Ratio	0.36 (about)
Site Coverage	22% (about)
Number of Structure	4
Total GFA	576 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	576 m ² (about)

Building Height	3.5 m – 7.5 m (about)
No. of Storey	1 - 2

- 3.2 Majority of the Site (i.e. 1,571m²) is proposed to be filled with concrete of not more than 0.2 m in depth for site formation of structure, parking and circulation space (**Plan 5**). The remaining portions (i.e. 37m²) will be reserved as landscaping area for preserving the existing trees. Concrete site formation is required to meet the operational needs and that has been kept minimal. The applicant will reinstate the Site to an amenity area upon expiry of the planning approval period.
- 3.3 A total of not more than 20 dogs will be kept at the Site. All dogs will be kept indoor at the enclosed structure fitted with soundproofing materials and 24-hour mechanical ventilation and air-conditioning systems. No "quarantine station or quarantine lairage for animals" will be provided at the Site at any time during the planning approval period. No public announcement system, whistle-blowing, portable loud speaker, or any form of audio amplification system will be allowed at the Site at all time during the planning approval period.
- 3.4 The Site is accessible from Kam Ho Road via a local access (**Plan 1**). 3 private car parking space for staff are proposed at 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**). Details of the parking space provision are shown at **Table 2** below:

Table 2 – Parking Space Provision

Type of Space	No. of Space
Private Car Parking Space for Staff - 2.5 m (W) x 5 m (L)	2
Private Car Parking Space for Visitor - 2.5 m (W) x 5 m (L)	1

- 3.5 As traffic generated and attracted by the Site is insignificant (as shown at **Table 3** below), adverse traffic impact to the surrounding road network is not anticipated.

Table 3 – Estimated Trip Generation and Attraction

Time Period	PC		2-Way Total
	In	Out	
Trips at <u>AM peak</u> per hour	2	0	2

(09:00 – 10:00)			
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	2	2
Traffic trip per hour (average) (10:00 – 18:00)	1	1	2

- 3.6 The applicant will strictly follow the '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' issued by the Environmental Protection Department to minimize adverse environmental impacts and nuisance to the surrounding areas. The applicant will also 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.

4) Conclusion

- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures have been provided by the applicant, i.e. the submission of the accepted drainage and FSI proposals of the previous application to mitigate any adverse impact arising from the proposed development (**Appendices I to 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 with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years**'.

R-riches Property Consultants Limited

April 2025

LIST OF PLANS

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

APPENDICES

Appendix I	Accepted Drainage Proposal of Previous Application No. A/YL-KTS/940
Appendix II	Accepted Fire Service Installations Proposal Previous Application No. A/YL-KTS/940

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,608 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM KAM HO ROAD VIA A LOCAL ACCESS

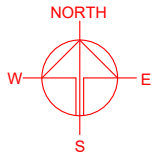
ACCESSIBLE FROM KAM HO ROAD VIA A LOCAL ACCESS

APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

APPLICATION SITE



PLANNING CONSULTANT



PROJECT

PROPOSED ANIMAL ESTABLISHMENT AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 113, HO PUI, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1: 1500 @ A4

DRAWN BY

MN

DATE

20.3.2025

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LOCATION PLAN

DWG NO.

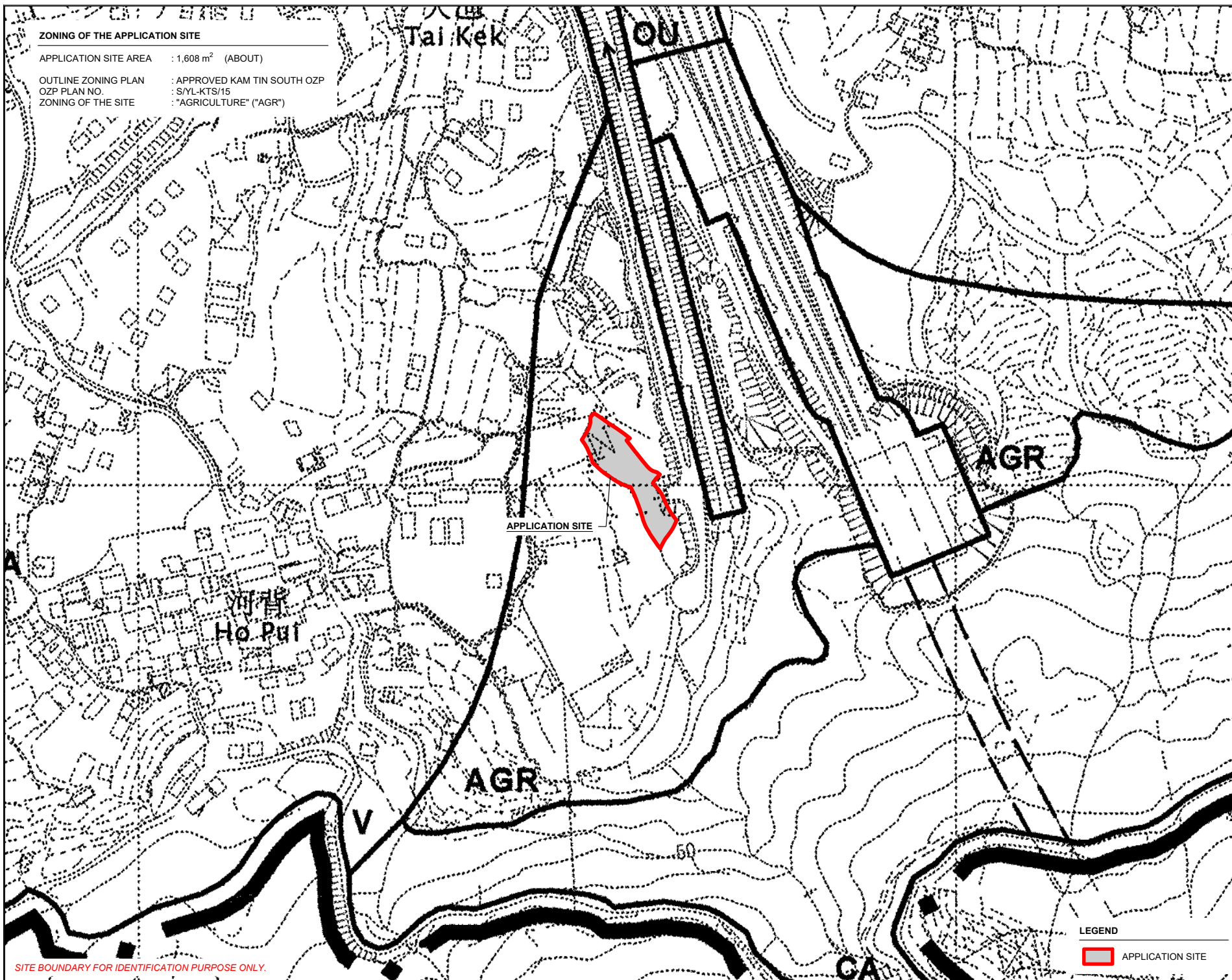
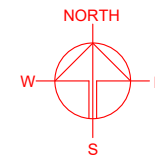
PLAN 1

VER.

001

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,608 m² (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 ONLY.

LEGEND

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED ANIMAL BOARDING ESTABLISHMENT AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 113, HO PUI, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 3000 @ A4

DRAWN BY

MN

DATE

20.3.2025

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

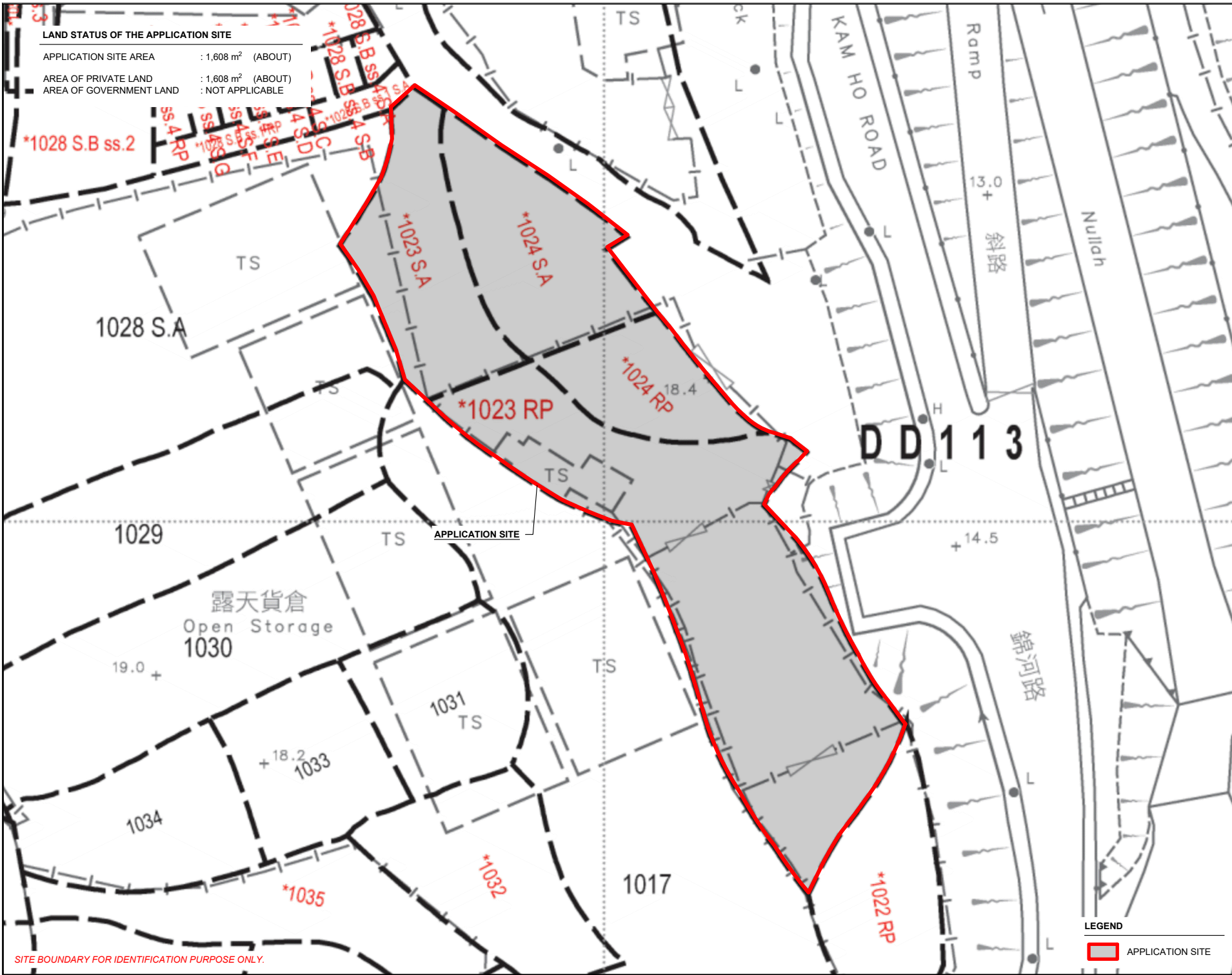
ZONING OF THE SITE

DWG NO.

PLAN 2

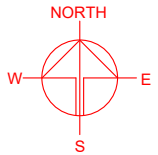
VER.

001



LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,608 m² (ABOUT)
AREA OF PRIVATE LAND : 1,608 m² (ABOUT)
AREA OF GOVERNMENT LAND : NOT APPLICABLE



PLANNING CONSULTANT



PROJECT

PROPOSED ANIMAL BOARDING ESTABLISHMENT AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 113, HO PUI, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY

MN

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 ONLY.

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA : 1,608 m² (ABOUT)
COVERED AREA : 360 m² (ABOUT)
UNCOVERED AREA : 1,248 m² (ABOUT)

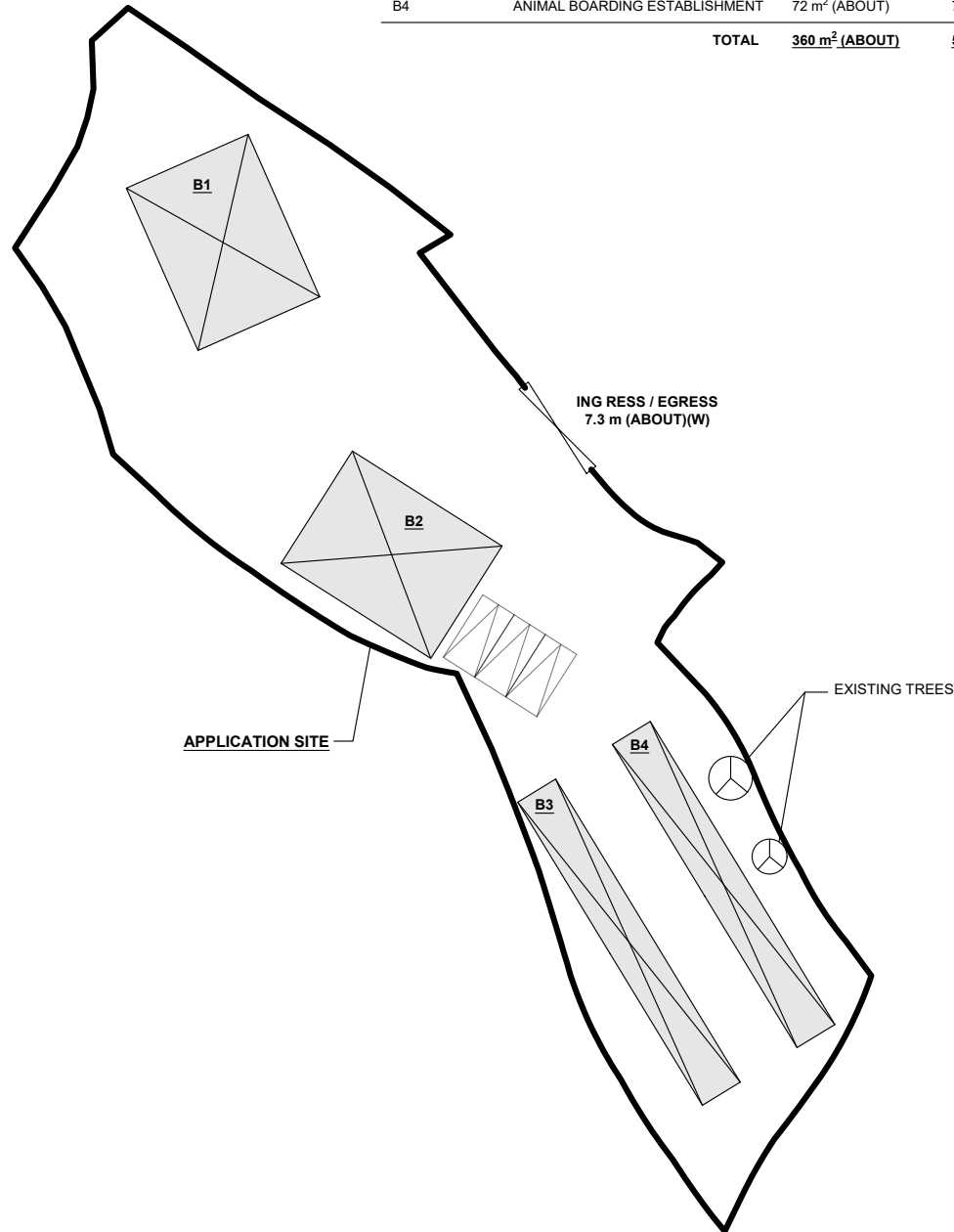
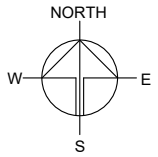
PLOT RATIO : 0.36 (ABOUT)
SITE COVERAGE : 22% (ABOUT)

NO. OF STRUCTURE : 4
DOMESTIC GFA : NOT APPLICABLE
NON-DOMESTIC GFA : 576 m² (ABOUT)
TOTAL GFA : 576 m² (ABOUT)

BUILDING HEIGHT : 3.5 - 7.5 m (ABOUT)
NO. OF STOREY : 1 - 2

ALL EXISTING TREES WITHIN THE SITE WILL BE PRESERVED
AND MAINTAINED DURING THE PLANNING APPROVAL
PERIOD.

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	ANIMAL BOARDING ESTABLISHMENT WASHROOM, SITE OFFICE	108 m ² (ABOUT)	216 m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B2	ANIMAL BOARDING ESTABLISHMENT	108 m ² (ABOUT)	216 m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B3	ANIMAL BOARDING ESTABLISHMENT	72 m ² (ABOUT)	72 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B4	ANIMAL BOARDING ESTABLISHMENT	72 m ² (ABOUT)	72 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
TOTAL		360 m ² (ABOUT)	576 m ² (ABOUT)	



PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE : 3
DIMENSION OF PARKING SPACE : 5m (L) X 2.5m (W)

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED ANIMAL BOARDING ESTABLISHMENT AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 113, HO PUI, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY MN DATE 20.3.2025

REVISED BY DATE

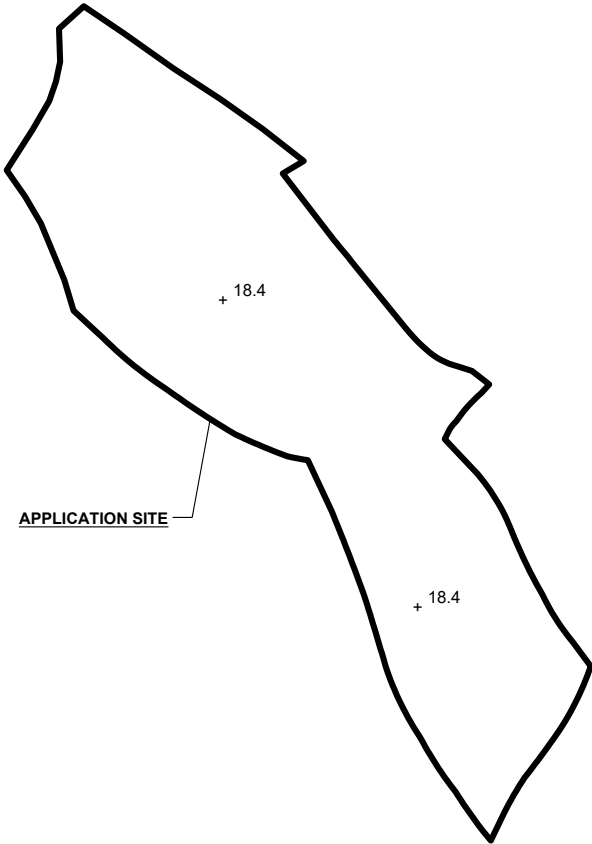
APPROVED BY DATE

DWG. TITLE
LAYOUT PLAN

DWG NO. PLAN 4 VER. 001

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA	: 1,608 m ²	(ABOUT)
SOILED GROUND AREA	: 1,608 m ²	(ABOUT)
EXISTING SITE LEVEL	: +18.4 mPD	(ABOUT)



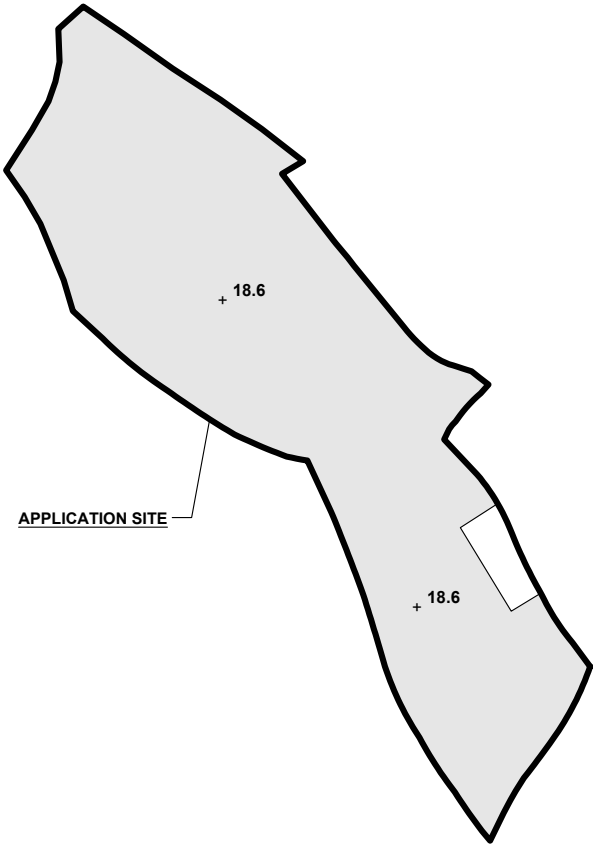
LEGEND

	APPLICATION SITE
	EXISTING SITE LEVEL

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

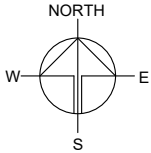
PROPOSED FILLING OF LAND AT THE APPLICATION SITE

APPLICATION SITE AREA	: 1,608 m ²	(ABOUT)
COVERED BY STRUCTURE	: 360 m ²	(ABOUT)
FILLING OF LAND AREA	: 1,571 m ²	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2m	
PROPOSED SITE LEVEL	: +18.6 mPD	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE	
USE	: SITE FORMATION OF STRUCTURES, PARKING AND CIRCULATION SPACE	
SOILED GROUND AREA	: 37 m ²	(ABOUT)
USE	: LANDSCAPING AREA	



LEGEND

	APPLICATION SITE
	FILLING OF LAND AREA
	PROPOSED SITE LEVEL



PLANNING CONSULTANT



PROJECT

PROPOSED ANIMAL BOARDING ESTABLISHMENT AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 113, HO PUI, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 750 @ A4

DRAWN BY	DATE
MN	20.3.2025
REVISED BY	DATE
APPROVED BY	DATE

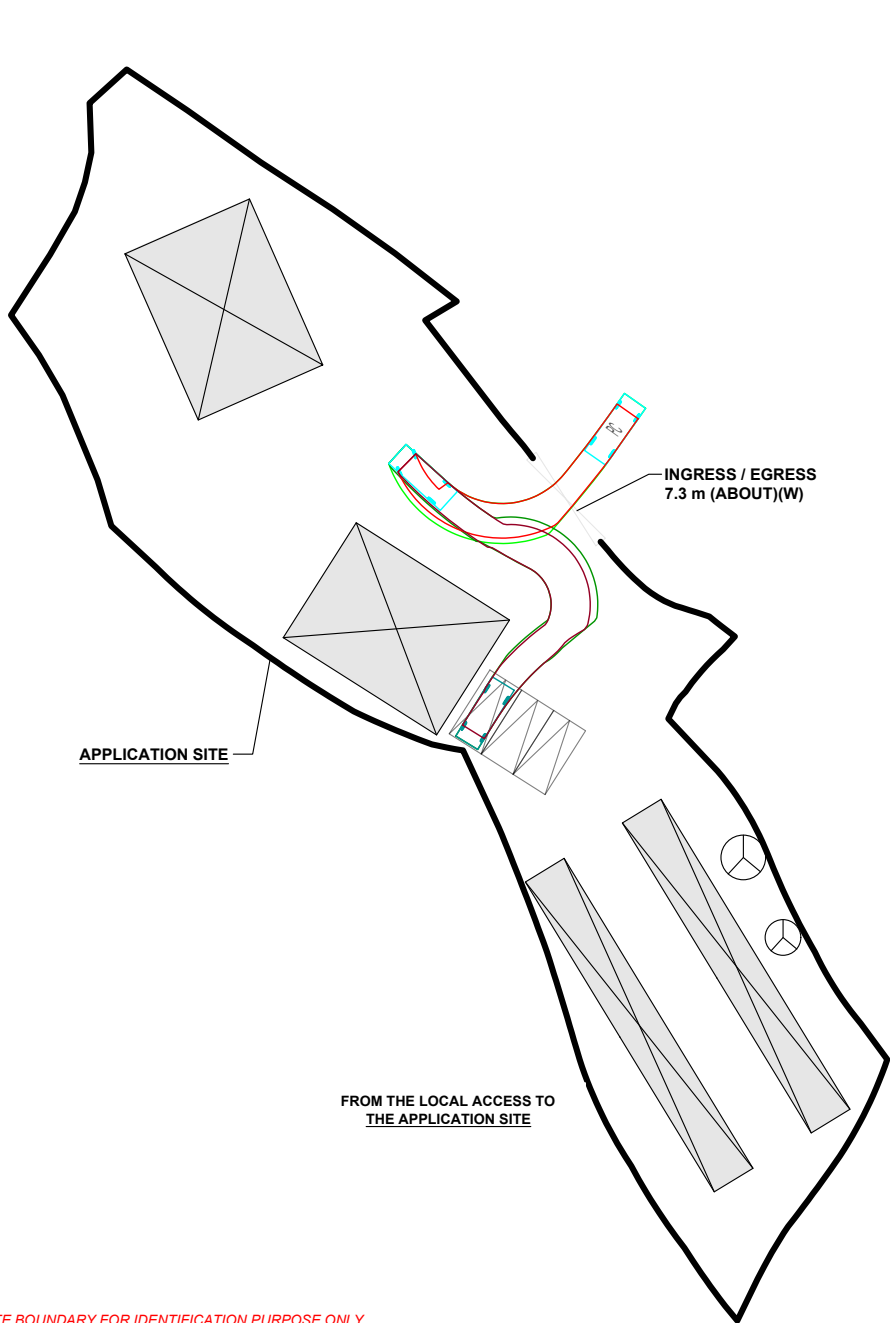
DWG. TITLE

FILLING OF LAND

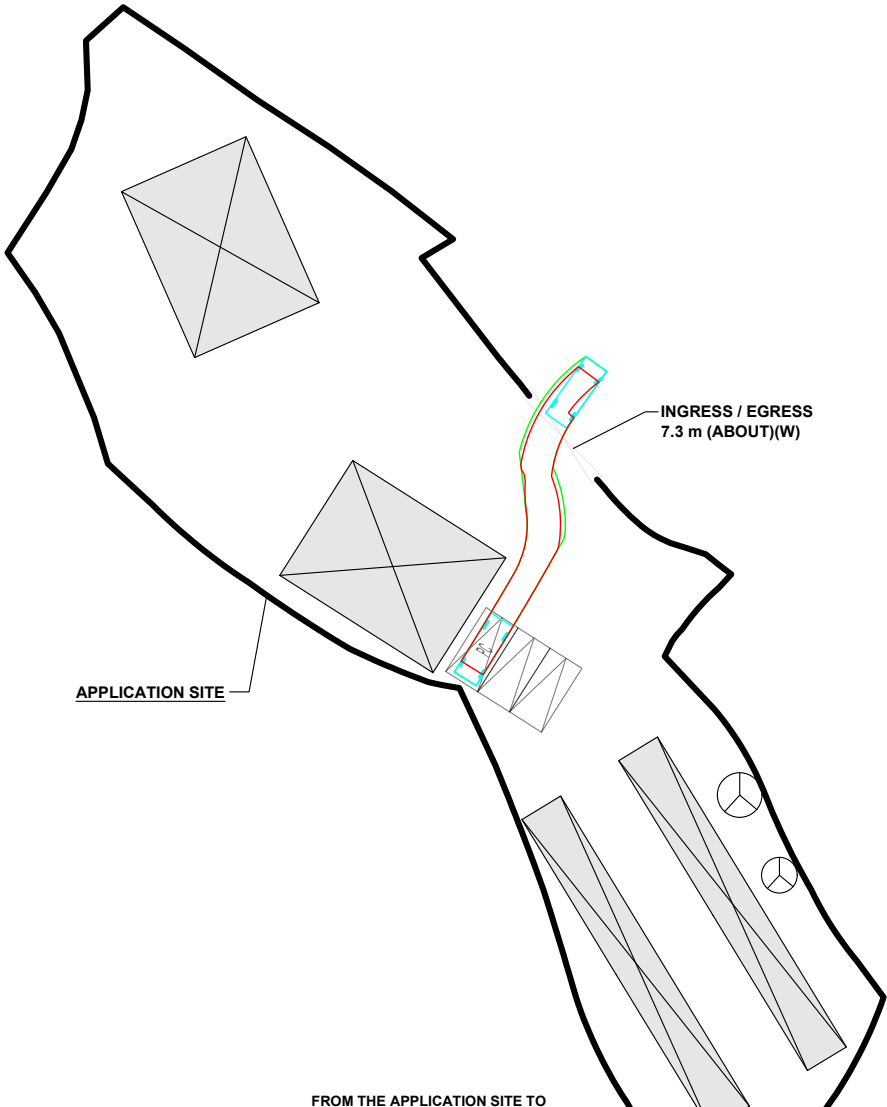
DWG NO.	VER.
PLAN 5	001

SWEPT PATH ANALYSIS

TYPE OF VEHICLE : PRIVATE CAR
DIMENSION OF VEHICLE : 1.7m (W) X 4.6m (L)
SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



LEGEND	
	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PC)
	INGRESS / EGRESS
	PRIVATE CAR
	SWEPT PATH OF VEHICLE

NORTH

PLANNING CONSULTANT

R-Riches
Property Consultants Ltd.

PROJECT

PROPOSED ANIMAL ESTABLISHMENT AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS

TEMPORARY BOARDING AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 113, HO PUI, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY	DATE
MN	20.3.2025
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE	
SWEPT PATH ANALYSIS	
DWG NO.	VER.
PLAN 6	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
中環大廈 22 樓 2202 室



Planning Department

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

Appendix I

來函檔號 Your Reference : DD113 Lot 1023 S.A & VL
本署檔號 Our Reference : TPB/A/YL-KTS/940
電話號碼 Tel. No. : 3168 4043/ 3168 4048
傳真機號碼 Fax No. : 3168 4074/ 3168 4075

28 October 2024

Dear Sir/Madam,

Submission for Compliance with Approval Condition**(d) - The Submission of a Revised Drainage Proposal**

**Proposed Temporary Animal Boarding Establishment for a Period
of 5 Years and Filling of Land in "Agriculture" Zone, Lots 1023 S.A,
1023 RP, 1024 S.A and 1024 RP in D.D. 113, Ho Pui, Kam Tin, Yuen Long**
(Application No. A/YL-KTS/940)

I refer to your submission for compliance dated 28.8.2024 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.
- ☐ 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,

(Alexander MAK)
District Planning Officer/
Fanling, Sheung Shui & Yuen Long East
Planning Department

- 2 -

C.C.
CE/MN, DSD

(Attn.: Mr. Kenneth CHAN)

Internal
CTP/TPB

AM/GL/YM/ms

Appendix

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

The applicant is reminded to implement the drainage facilities on site in accordance with the agreed drainage proposal. The applicant is required to maintain all the drainage facilities 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.

Our Ref.: DD113 Lot 1023 S.A & VL
Your Ref.: TPB/A/YL-KTS/940

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

By Email

28 August 2024

Dear Sir,

Compliance with Approval Condition (d)

**Proposed Temporary Animal Boarding Establishment for a Period
of 5 Years and Filling of Land in "Agriculture" Zone, Lots 1023 S.A,
1023 RP, 1024 S.A and 1024 RP in D.D. 113, Ho Pui, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTS/940)

We are writing to submit a response-to-comments table and a revised drainage proposal for compliance with approval condition (d) of the subject application, i.e. *the submission of a revised drainage proposal (Appendices I & II)*.

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

Yours faithfully,

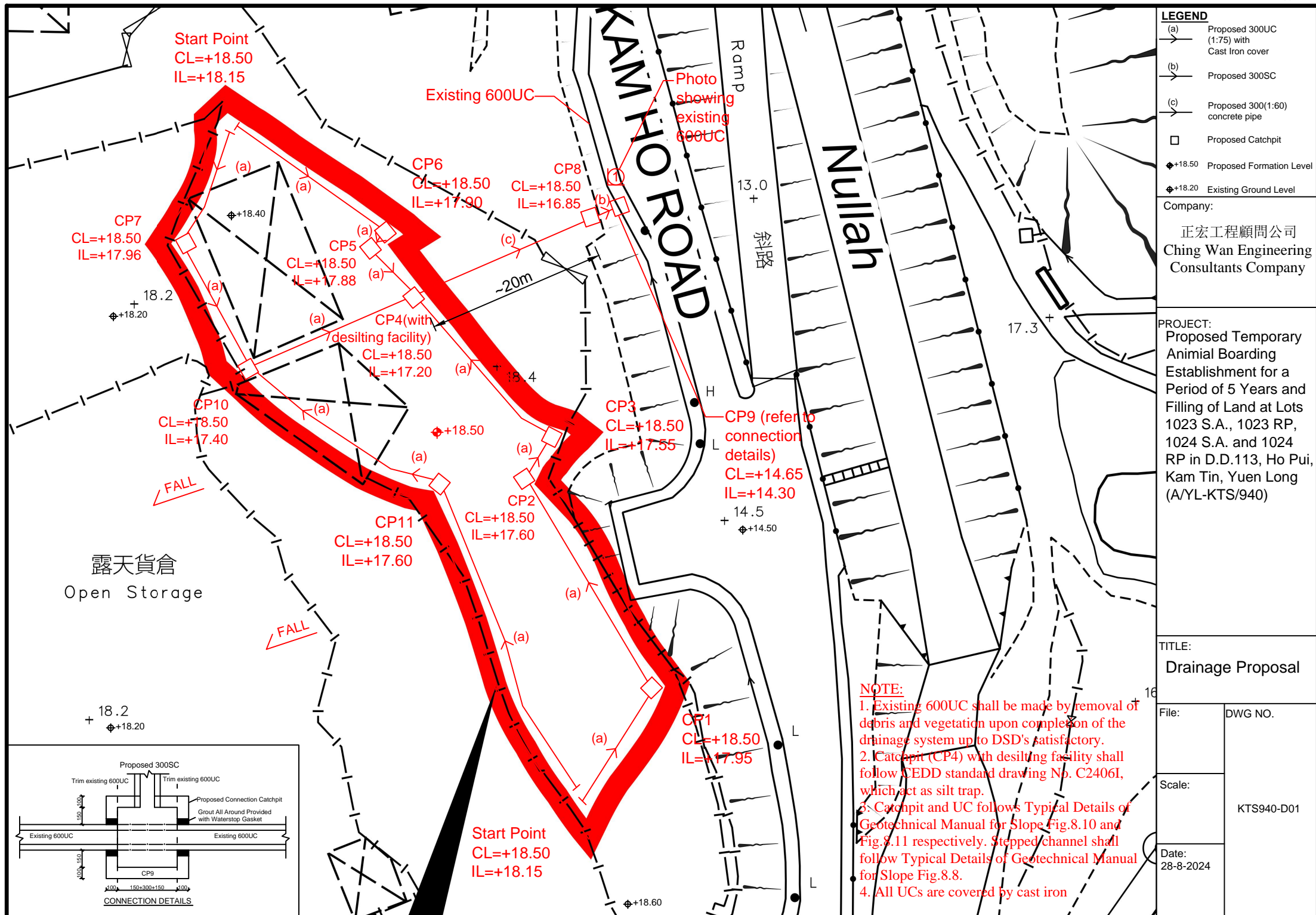
For and on behalf of
R-riches Property Consultants Limited

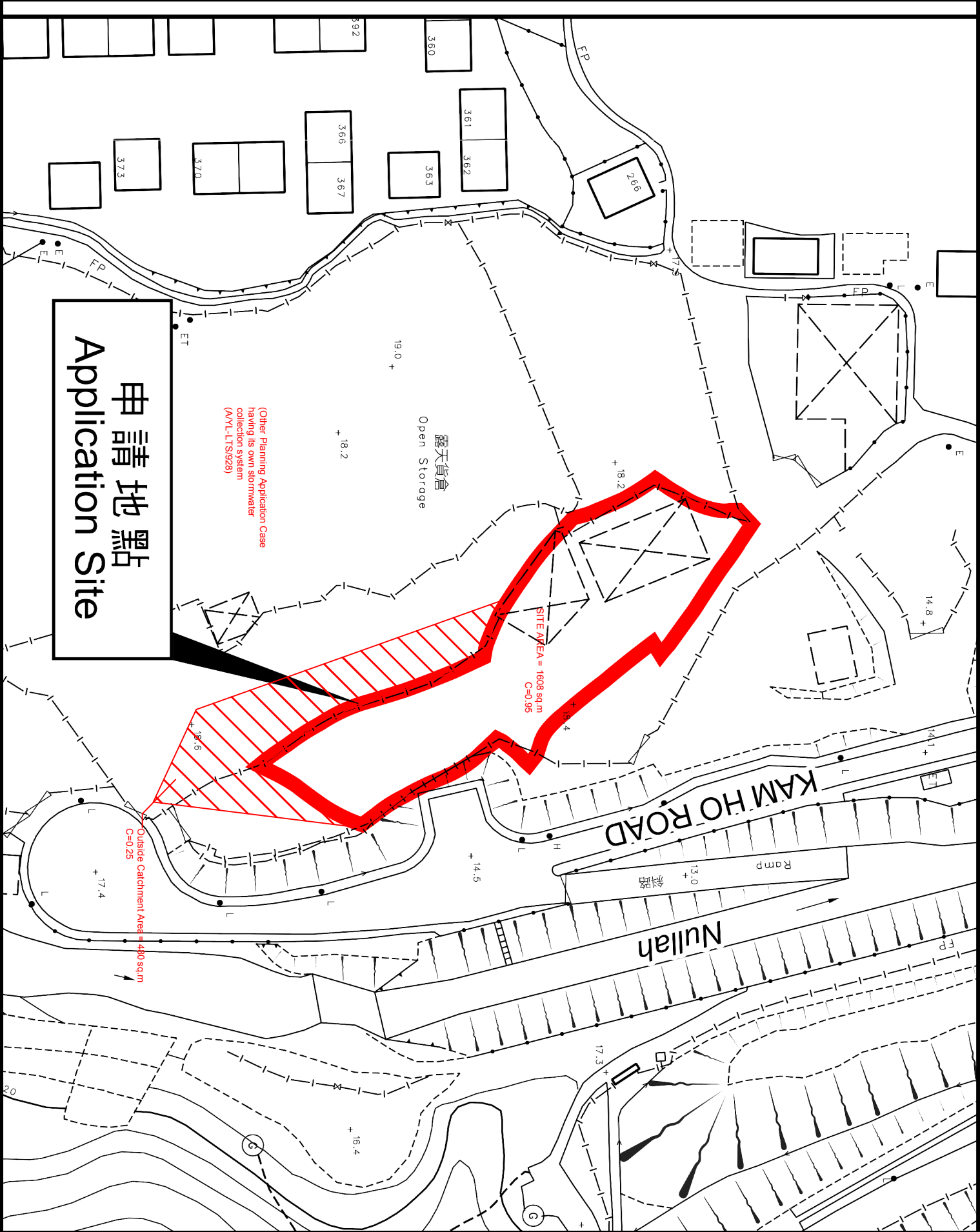


Danny NG
Assistant Town Planner

Appendix I – Response to the Comments of Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD); and the Chief Heritage Executive (Antiquities and Monuments), Antiquities and Monuments Office (AMO)

Comments of CE/MN, DSD (Contact Person: Mr. Kenneth CHAN; Tel: 2300 1259)		
(a)	The proposed 150mm downpipe cannot cater for the stormwater discharged from the proposed development. Please revise.	Noted. Please note that 300SC is adopted in the revised proposal (Appendix II).
(b)	The velocity of 9.336 m/s for stormwater flow in drain pipe is not acceptable.	Noted. Please note that 300SC is adopted in the revised proposal (Appendix II).
(c)	Please also check the velocity of the proposed 300 concrete between CP4 and CP8 for our consideration.	Noted. Please confirm that velocity checking is provided (Appendix II).
Comments of AMO (Contact Person: Ms. Kelly LAU; Tel: 2208 4462)		
(a)	The applicant is required to inform AMO (Ringo NG, tel: 2208 4432 and email: kling@amo.gov.hk) immediately when any antiquities or supposed antiquities under the Antiquities and Monuments Ordinance (Cap. 53) are discovered in the course of works.	Noted.





LEGEND

Company:

正宏工程顧問公司
Ching Wan Engineering
Consultants Company

PROJECT:

Proposed Temporary
Animal Boarding
Establishment for a
Period of 5 Years and
Filling of Land at Lots
1023 S.A., 1023 RP,
1024 S.A. and 1024
RP in D.D.113, Ho Pui
Kam Tin, Yuen Long
(AYL-KTS/940)

TITLE:

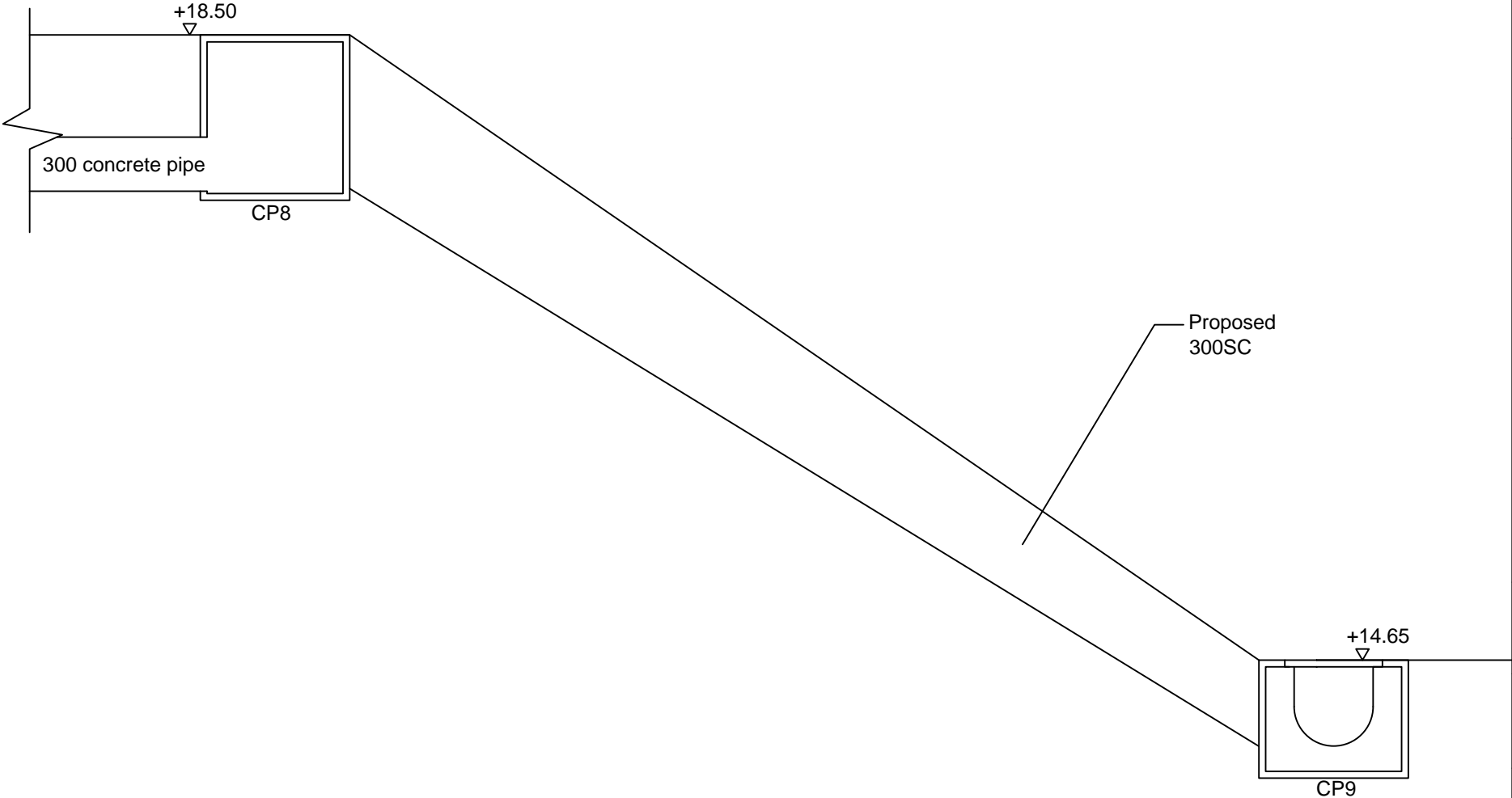
Catchment Area Plan

File: DWG NO.

Scale:

KTS940-D02

Date:
21-8-2023



Company:
正宏工程顧問公司
Ching Wan Engineering
Consultants Company

PROJECT:
Proposed Temporary
Animal Boarding
Establishment for a
Period of 5 Years and
Filling of Land at Lots
1023 S.A., 1023 RP,
1024 S.A. and 1024
RP in D.D.113, Ho Pui,
Kam Tin, Yuen Long
(A/YL-KTS/940)

TITLE:
DETAILS

File:	DWG NO.
Scale:	KTS940-D03
Date: 28-8-2024	

Site Area	=	1608	m2	C	=	0.95	(P.42 of Stormwater Drainage
Outside Catchment Area	=	480	m2	C	=	0.25	Manual)
Calculation of Runoff from the Proposed Development,							
	Q	=	0.278 C i A				
Site Area	=	0.001608	km ²				
Outside Catchment Area	=	0.00048	km ²				
take	i	=	250	mm/hr			
Therefore,	Q	=	0.278*0.95*250*0.001608+0.278*0.25*250*0.00048				
		=	0.115	m ³ /sec			
		=	6870	lit/min	(for underground pipe design)		
For UC design x1.1		<u>=</u>	<u>7634</u>	lit/min	(10% reduction allowance Section 9.3 SDM2018)		

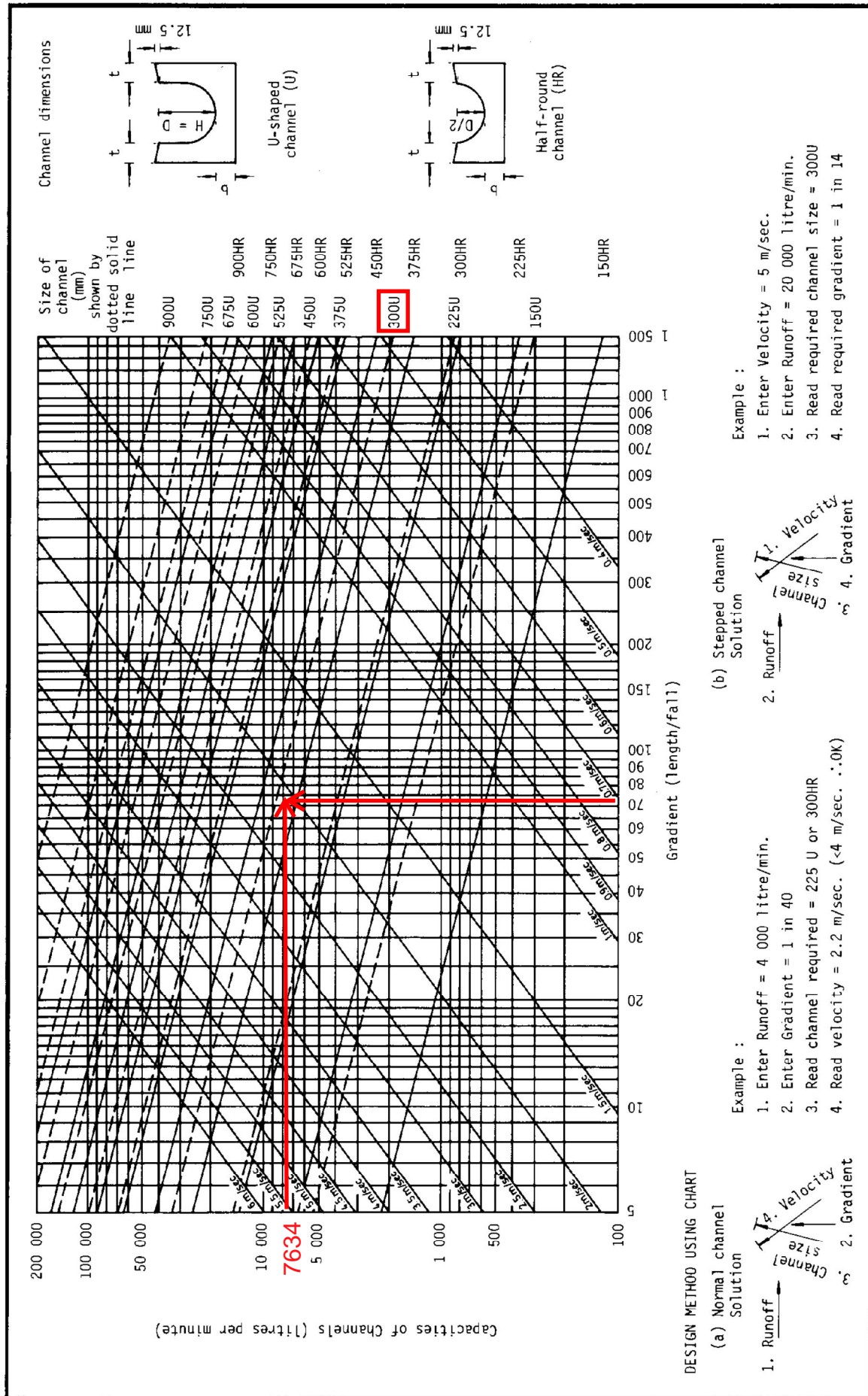


Figure 8.7 - Chart for the Rapid Design of Channels

Check 300mm dia. Pipes by Colebrook-White Equation

$$V = -\sqrt{(8 g D s)} \log(\frac{ks}{3.7 D} + \frac{2.51 v}{D \sqrt{(2 g D s)}})$$

where :				
V	=			mean velocity (m/s)
g	=	9.81	m/s ²	gravitational acceleration (m/s ²)
D	=	0.3	m	internal pipe diameter (m)
ks	=	0.00015	m	hydraulic pipeline roughness (m)
v	=	1.14E-06	m ² /s	kinematic viscosity of fluid (m ² /s)
s	=	0.01		hydraulic gradient
Therefore, design V of pipe capacity	=	1.8236	m/s	<3 OK
0.9*VA	=	0.9*1.8236*3.14*0.15*.15		(0.9 factor is adopted for sedimentation)
	=	0.116014	m ³ /s	
	=	6960.835	lit/min	
	>	6870	lit/min	OK

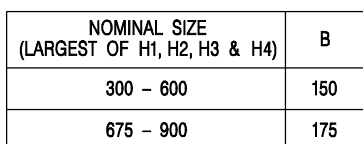
Google 錦河路

Location of Proposed 300SC




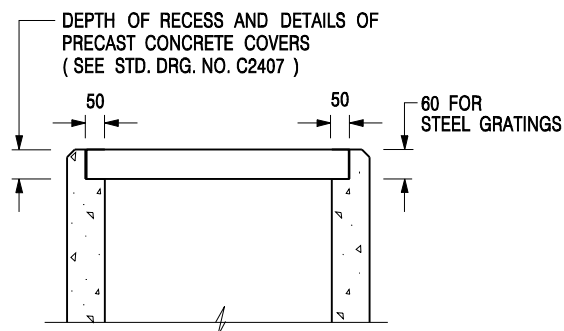
圖像拍攝日期：2023年8月 © 2024 Google





- CATCHPIT WITH TRAP
(SHEET 1 OF 2)

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT			
SCALE 1 : 20		DRAWING NO.	
DATE JAN 1991		C2406 /1	



ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'G' ON STD. DRG. NO. C2405; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'F' ON STD. DRG. NO. C2405.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

**CATCHPIT WITH TRAP
(SHEET 2 OF 2)**



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /2

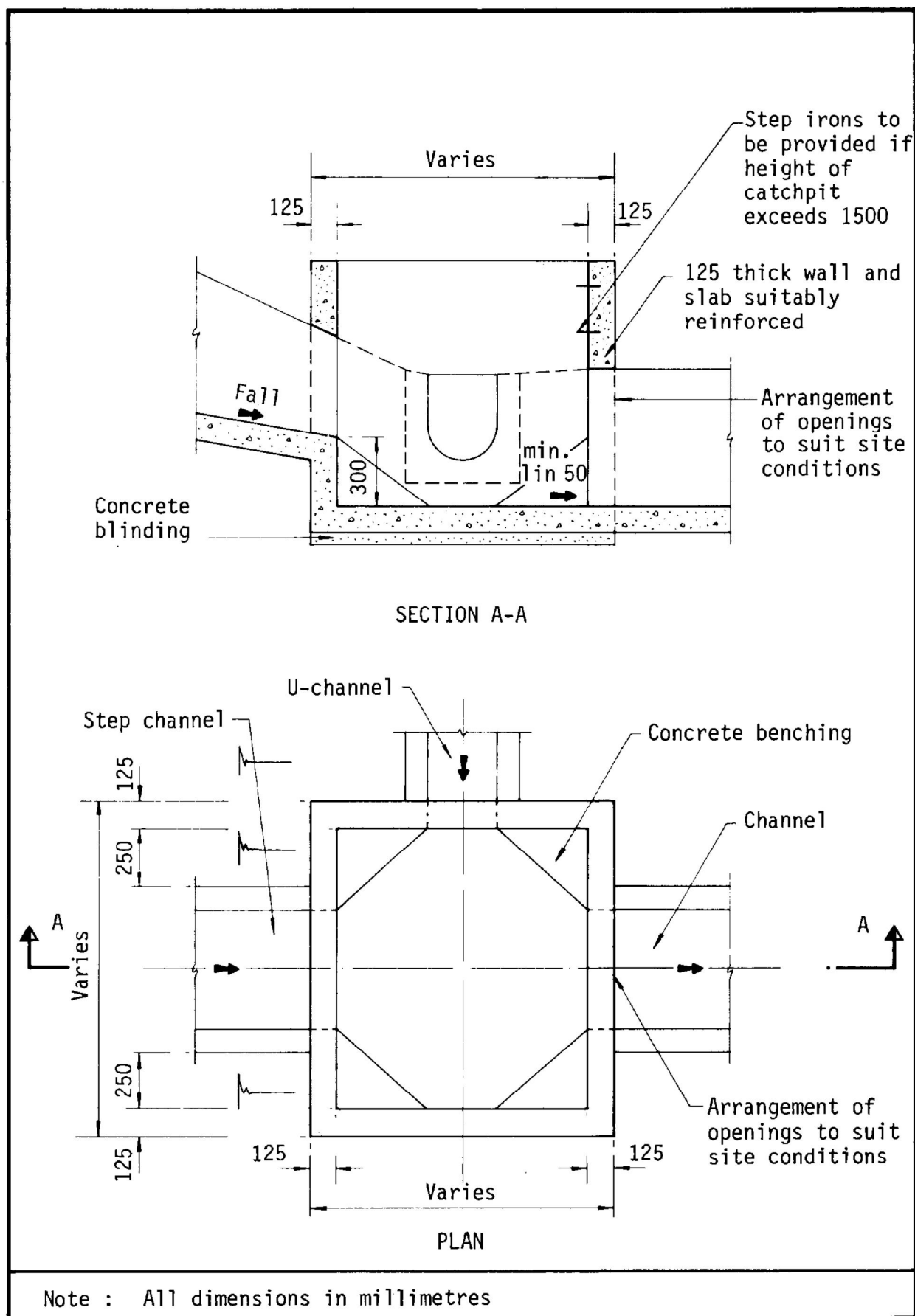
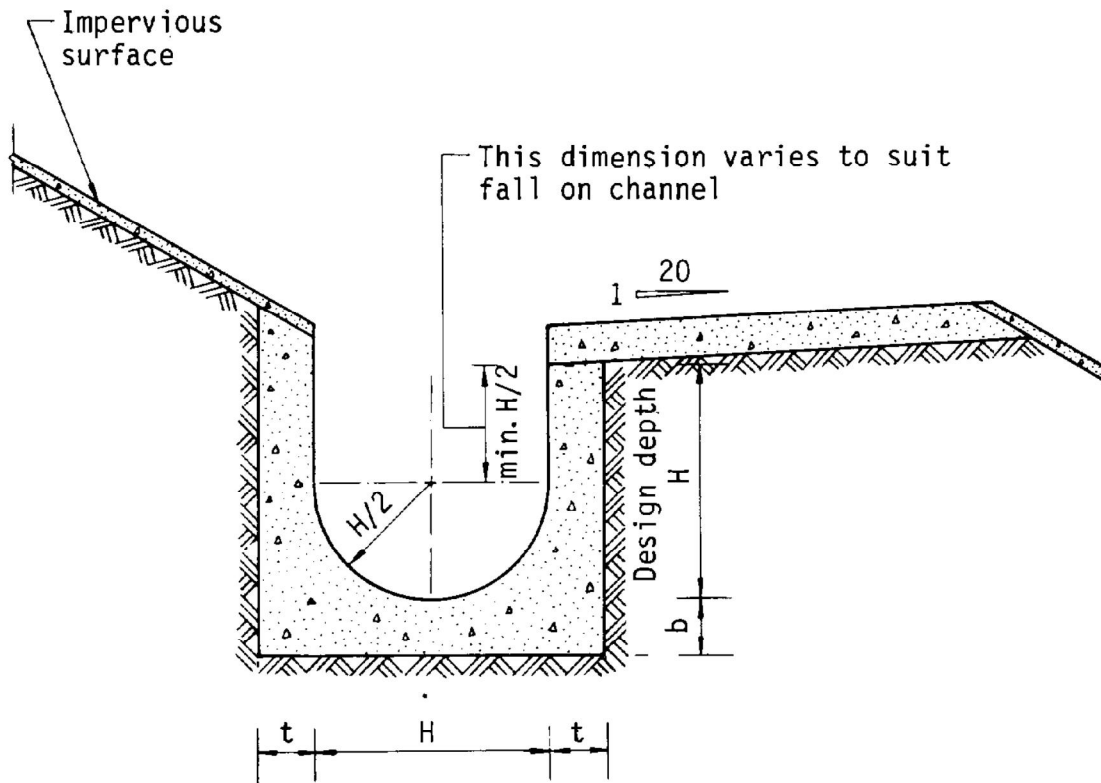


Figure 8.10 - Typical Details of Catchpits



Dimensions of U - channel

Nominal size of channel H (mm)	Thickness t (mm)	Thickness b (mm)
225 to 600	150	150
675 to 1200	175	225

Figure 8.11 - Typical U-channel Details

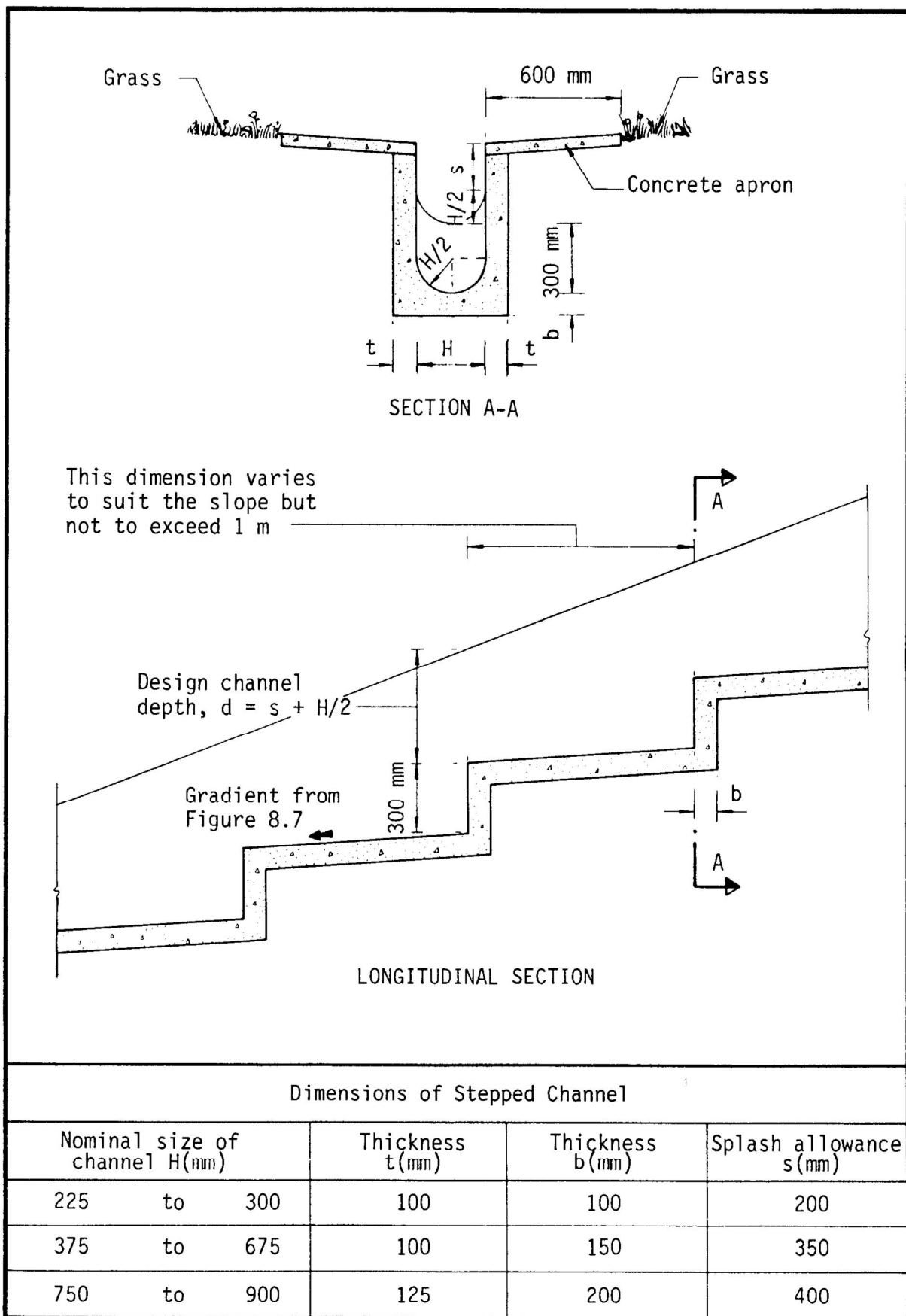


Figure 8.8 - Typical Details of Stepped Channel



Photo 1

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA : 1,608 m² (ABOUT)
COVERED AREA : 360 m² (ABOUT)
UNCOVERED AREA : 1,248 m² (ABOUT)

PLOT RATIO : 0.36 (ABOUT)
SITE COVERAGE : 22.38% (ABOUT)

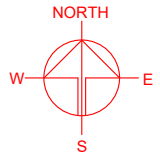
NO. OF STRUCTURE : 4
DOMESTIC GFA : NOT APPLICABLE
NON-DOMESTIC GFA : 576 m² (ABOUT)
TOTAL GFA : 576 m² (ABOUT)

BUILDING HEIGHT : 3.5 - 7.5 m (ABOUT)
NO. OF STOREY : 1 - 2

PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE : 3
DIMENSION OF PARKING SPACE : 5m (L) X 2.5m (W)

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	ANIMAL BOARDING ESTABLISHMENT WASHROOM, SITE OFFICE	108 m ² (ABOUT)	216 m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B2	ANIMAL BOARDING ESTABLISHMENT	108 m ² (ABOUT)	216 m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B3	ANIMAL BOARDING ESTABLISHMENT	72 m ² (ABOUT)	72 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B4	ANIMAL BOARDING ESTABLISHMENT	72 m ² (ABOUT)	72 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
TOTAL		360 m ² (ABOUT)	576 m ² (ABOUT)	



FIRE SERVICE INSTALLATIONS

- EXIT SIGN
- EMERGENCY LIGHT
- 4 KG DRY POWDER TYPE FIRE EXTINGUISHER

FS NOTES:

- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266-1:2016, BS EN 1838:2013 AND THE FSD CIRCULAR LETTER NO. 4/2021.
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266-1:2016 AND THE FSD CIRCULAR LETTER 5/2008.
- PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- INGRESS / EGRESS

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

PROPOSED ANIMAL BOARDING ESTABLISHMENT AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 113, HO PUI, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY MN DATE 20.3.2025

REVISED BY DATE

APPROVED BY DATE

DWG. TITLE
FSIs PROPOSAL

DWG NO. APPENDIX II
VER. 001

Our Ref. : DD113 Lot 1023 S.A & VL
Your Ref. : TPB/A/YL-KTS/1075

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

By Email

21 May 2025

Dear Sir,

Supplementary Information

Proposed Temporary Animal Boarding Establishment and Associated Filling of Land for a Period of 5 Years in "Agriculture" Zone, Various Lots in D.D. 113, Ho Pui, Kam Tin, Yuen Long

(S.16 Planning Application No. A/YL-KTS/1075)

We are writing to submit supplementary information for the subject application, details are as follows:

- (a) The tree groups marked on the layout plan of application No. A/YL-KTS/940 were found dead and have been removed. The vacant area surrounding Structure B1 of the current application is reserved for circulation purposes.

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

Louis TSE
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Mr. Woody LIN

email: wkwlin@pland.gov.hk)

(Attn.: Mr. Michael SO

email: mckso@pland.gov.hk)





盈卓物業
顧問有限公司

Our Ref. : DD113 Lot 1023 S.A & VL
Your Ref. : TPB/A/YL-KTS/1075

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

By Email

18 June 2025

Dear Sir,

1st Further Information

Proposed Temporary Animal Boarding Establishment and Associated Filling of Land for a Period of 5 Years in "Agriculture" Zone, Various Lots in D.D.113, Ho Pui, Kam Tin, Yuen Long

(S.16 Planning Application No. A/YL-KTS/1075)

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 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

cc DPO/FSYLE, PlanD

(Attn.: Mr. Woody LIN
(Attn.: Mr. Michael SO

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



Responses-to-Comments

Proposed Temporary Animal Boarding Establishment and Associated Filling of Land for a Period of 5 Years in “Agriculture” Zone, Various Lots in D.D.113, Ho Pui, Kam Tin, Yuen Long**(Application No. A/YL-KTS/1075)**

(i) The applicant would like to provide clarifications of the subject application. Details are as follows:

- Majority of the application site (the Site) (i.e. about 1,466 m²) has already been filled with concrete for site formation of structures, parking and circulation space. The current application serves to regularise the land filling work to reflect the existing condition of the Site. No further filling of land will be carried out at the Site after planning approval has been granted from the Town Planning Board. The revised application form and development plans are provided by the applicant (**Annex I** and **Plans 4 to 5**).

(ii) A RtoC 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) (Contact Person: Mr. Michael SO; Tel: 3907 0963)		
(a)	Please confirm that no outdoor dog activities and training will be held at the Site at all times.	Please be confirmed that no outdoor dog activities and training will be held at the Site at all times during the planning approval period.
(b)	Please confirm that a 2.5 high solid fence wall would be erected along the site boundary to minimise potential noise nuisance.	2.5 m high solid metal fencing will be erected along the site boundary to minimize potential nuisance to the surrounding areas.
(c)	Please confirm that no vehicles exceeding 5.5 tonnes, including container tractors/trailers, will be allowed to be parked/stored on or enter/exit the site at all time.	No vehicles exceeding 5.5 tonnes, including container tractor/trailers, will be allowed to be parked/stored on or enter/exit the Site at all times during the planning approval period.
(d)	Please clarify whether visitor appointment system will be adopted for the proposed use.	Advanced booking system will be adopted to regulate the number of visitors, walk-in visitor will not be served.
(e)	According to the site photos, it is noted that a group of trees are found at the north part	The existing tree group at the northern and southeastern portions of the Site will be

	of the site, please clarify if there are any tree treatment or mitigation measures will be adopted, with the support of revised layout plan and land fill plan.	preserved and maintained by the applicant during the planning approval period (Plan 4).
(f)	Please clarify whether the filling of land proposed (about 1,155m ² /72% of the Site) in planning application No. A/YL-KTS/940 has already completed. If yes, please clarify whether the current application is to regularise the land filling done in previous application.	The filling of land proposed in the previous planning application (No. A/YL-KTS/940) has already completed. Majority of the Site (i.e. about 1,466 m ²) has already been filled with concrete for site formation of structures, parking and circulation space (Plan 5). The current application serves to regularise the land filling work to reflect the existing condition of the Site. No further filling of land will be carried out at the Site after planning approval has been granted from the Town Planning Board.
2. Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) (Contact Person: Mr. Samuel HUI; Tel: 3565 3957)		
(a)	Based on the site photos, some existing trees of common species are observed within the application site. According to the proposed layout (Plan 4) and land filling plan (Plan 5), the proposed works may be in conflict with the existing trees to the northern part of the Site which were not shown on plan. Insufficient tree information and no proposed tree treatment and mitigation measures(s) has been provided in the application.	Please refer to the revised layout plan showing the location of the existing trees (Plan 4). All trees within the Site will be preserved and maintained by the applicant. No tree felling will be carried out within the Site during the planning approval period.
3. Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) (Contact Person: Mr. WONG; Tel: 2443 3474)		
(a)	Unauthorized structure(s) within the private lot(s) covered by the planning application;	Noted. The applicant will submit Short Term Waiver (STW) application to rectify the applied use erected on the concerned lots after planning approval has been obtained from the Town Planning Board. No structure is proposed for domestic use.
(b)	Since there is/are unauthorized structure(s) and uses on the Lot No. 1023 RP in D.D. 113 which are already subject to lease enforcement actions according to case priority. The lot owner(s) should	

	rectify/apply for regularization on the lease breaches as demanded by LandsD; and	
(c)	If the planning application is approved, 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) of the 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.	

Annex I

Revised Application Form

(ii) <i>For Type (ii) application</i> 供第(ii)類申請	
(a) Operation involved 涉及工程	<div> <input type="checkbox"/> Diversion of stream 河道改道 </div> <div> <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 </div> <div> <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 .....1,466..... 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 </div> <div> <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 </div> <p>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍))</p>
(b) Intended use/development 有意進行的用途／發展	Proposed Temporary Animal Boarding Establishment and Associated Filling of Land for a Period of 5 Years

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

9. Impacts of Development Proposal 擬議發展計劃的影響			
If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。			
Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 No 否	<input type="checkbox"/> Please provide details 請提供詳情	
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)	Yes 是 No 否	<input 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 1,466 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	
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 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>	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) 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)

REVISED PLANS

- | | |
|---------------|--------------------------------------|
| Plan 4 | Layout Plan |
| Plan 5 | Plan Showing Area of Filling of Land |

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA : 1,608 m² (ABOUT)
COVERED AREA : 360 m² (ABOUT)
UNCOVERED AREA : 1,248 m² (ABOUT)

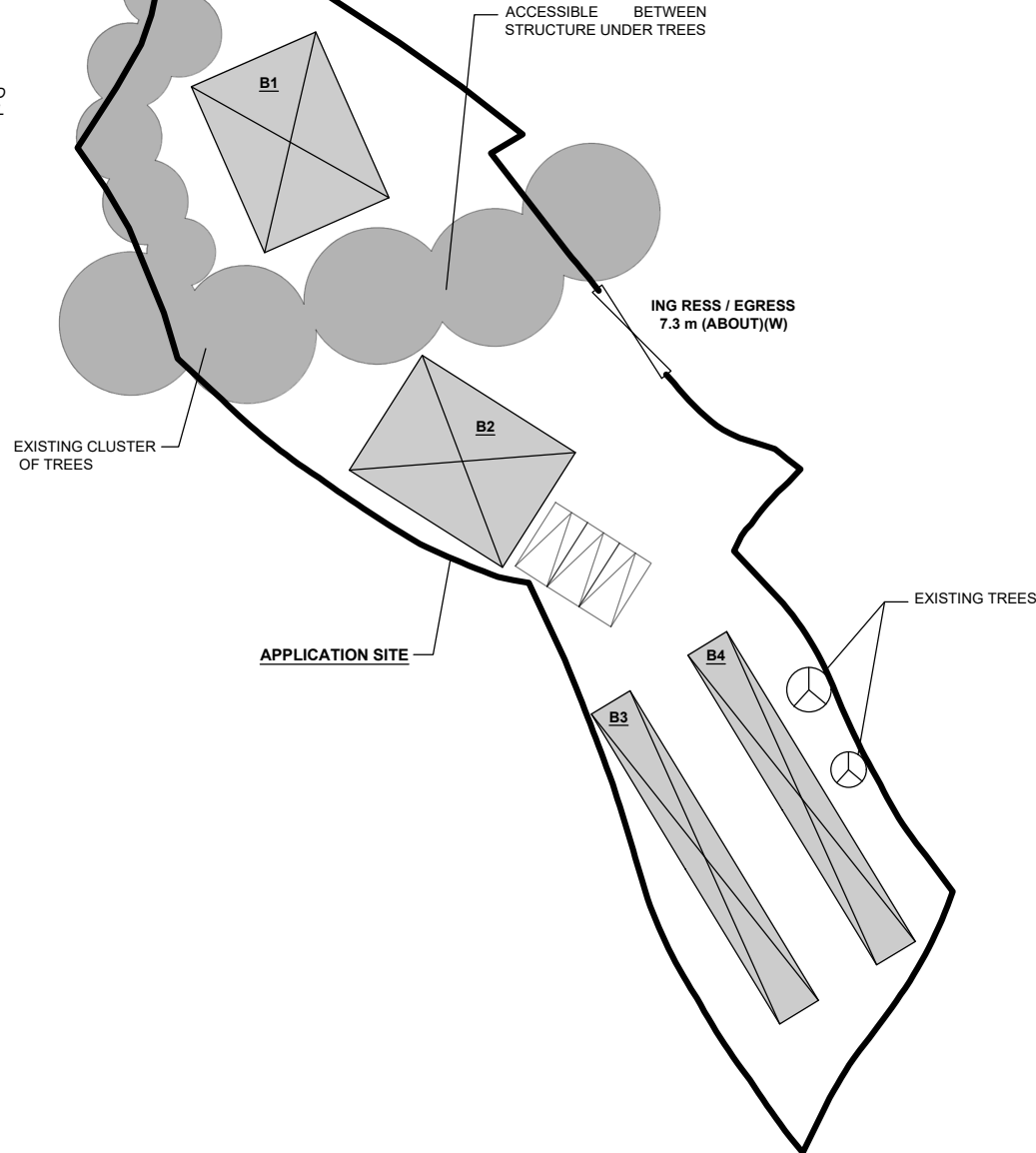
PLOT RATIO : 0.36 (ABOUT)
SITE COVERAGE : 22.38% (ABOUT)

NO. OF STRUCTURE : 4
DOMESTIC GFA : NOT APPLICABLE
NON-DOMESTIC GFA : 576 m² (ABOUT)
TOTAL GFA : 576 m² (ABOUT)

BUILDING HEIGHT : 3.5 - 7.5 m (ABOUT)
NO. OF STOREY : 1 - 2

ALL EXISTING TREES WITHIN THE SITE WILL BE PRESERVED AND MAINTAINED DURING THE PLANNING APPROVAL PERIOD.

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	ANIMAL BOARDING ESTABLISHMENT WASHROOM, SITE OFFICE	108 m ² (ABOUT)	216 m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B2	ANIMAL BOARDING ESTABLISHMENT	108 m ² (ABOUT)	216 m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B3	ANIMAL BOARDING ESTABLISHMENT	72 m ² (ABOUT)	72 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B4	ANIMAL BOARDING ESTABLISHMENT	72 m ² (ABOUT)	72 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
TOTAL		360 m ² (ABOUT)	576 m ² (ABOUT)	

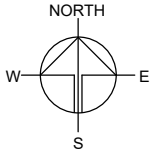


PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE : 3
DIMENSION OF PARKING SPACE : 5m (L) X 2.5m (W)

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- INGRESS / EGRESS



PLANNING CONSULTANT



PROJECT

PROPOSED ANIMAL BOARDING ESTABLISHMENT AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 113, HO PUI, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY MN DATE 20.3.2025

REVISED BY DATE

APPROVED BY DATE

DWG. TITLE LAYOUT PLAN

DWG NO. PLAN 4 VER. 001

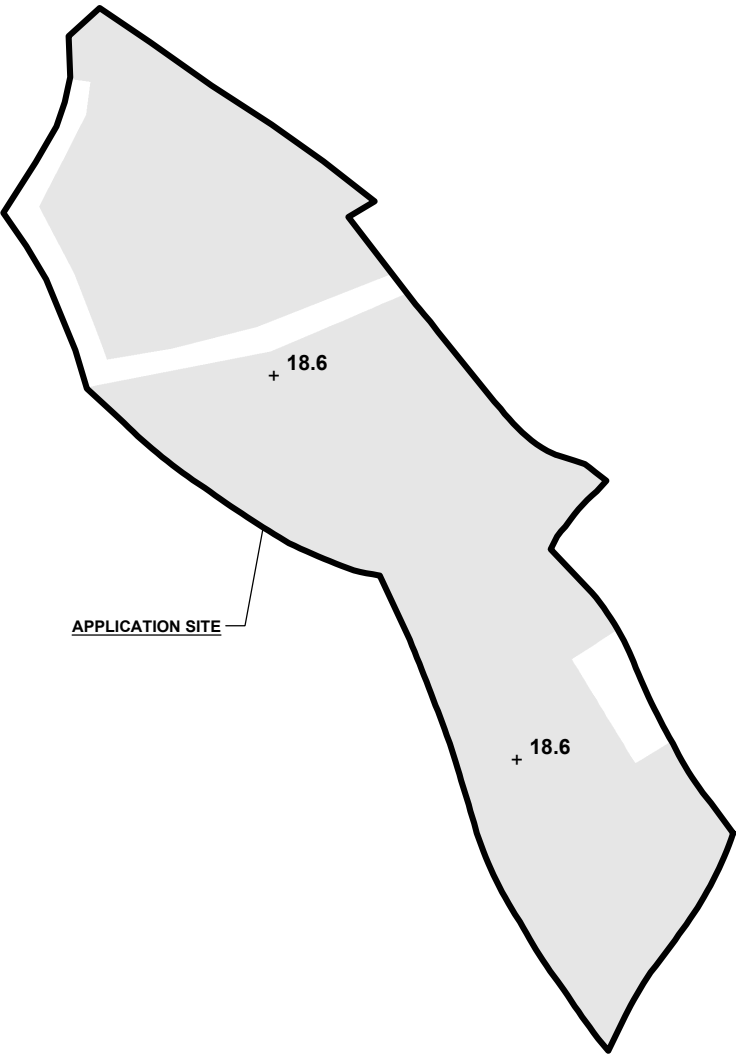
FILLING OF LAND AT THE APPLICATION SITE (FOR REGULARIZATION)

APPLICATION SITE AREA	: 1,608 m ²	(ABOUT)
EXISTING FILLED AREA	: 1,466 m ²	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE	
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2m	
PURPOSE OF FILLING	: SITE FORMATION OF STRUCTURES, PARKING AND CIRCULATION SPACE	




MAJORITY OF THE SITE HAS ALREADY BEEN FILLED. NO FURTHER FILLING OF LAND WILL BE CARRIED OUT AT THE SITE AFTER PLANNING APPROVAL HAS BEEN GRANTED FROM THE TOWN PLANNING BAORD.

REMAINING AREA OF THE APPLICATION SITE

SOILED GROUND AREA	: 142 m ²	(ABOUT)
USE	: LANDSCAPING AREA	



LEGEND

-  APPLICATION SITE
-  FILLING OF LAND AREA
-  PROPOSED SITE LEVEL

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

NORTH



PLANNING CONSULTANT



PROJECT

PROPOSED ANIMAL ESTABLISHMENT AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS

TEMPORARY BOARDING AND

SITE LOCATION

VARIOUS LOTS IN D.D. 113, HO PUI, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 600 @ A4

DRAWN BY	DATE
MN	20.3.2025
REVISED BY	DATE
LT	18.6.2025
APPROVED BY	DATE

DWG. TITLE

FILLING OF LAND

DWG NO.	VER.
PLAN 5	001

Previous s.16 Applications covering the Application Site

Approved Applications

Application No.	Use(s)/Development(s)	Date of Consideration (Rural and New Town Planning Committee (RNTPC)/ Town Planning Board (the Board))
A/YL-KTS/414	Proposed Temporary Open Storage of Private Vehicles for a Period of Three Years	11.7.2008 (the Board) [approved upon review]
A/YL-KTS/494	Renewal of Planning Approval for Temporary Open Storage of Private Vehicles Use for a Period of Three Years	25.6.2010 (RNTPC) [revoked on 14.12.2012]
A/YL-KTS/597	Proposed Temporary Open Storage of Construction Materials and Water Tower with Ancillary Site Office for a Period of Three Years	19.4.2013 (RNTPC)
A/YL-KTS/940	Proposed Temporary Animal Boarding Establishment for a Period of Five Years and Filling of Land	3.3.2023 (RNTPC) [revoked on 3.3.2025]

Rejected Applications

Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC/the Board)	Rejection Reason(s)
A/YL-KTS/385	Proposed Temporary Open Storage of Construction Materials and Machinery For a Period of Three Years	12.1.2007 (the Board) [rejected upon review]	(1) to (3), (5), (6)
A/YL-KTS/698	Proposed Temporary Open Storage of Construction Materials with Ancillary Site Office for a Period of Three Years	29.7.2016 (RNTPC)	(1), (4) to (6)

Rejection reasons:

- (1) the development was not in line with the planning intention of the “AGR” zone which was to retain and safeguard good agricultural land for agricultural purposes. This zone was also intended to retain fallow arable land with good potential for rehabilitation. No strong justification had been given in the submission for a departure from the planning intention, even on a temporary basis;
- (2) the development was not compatible with the surrounding land uses which were predominantly rural in character with cultivated land, farms and plant nursery. In view of the massive scale of the development, there would be adverse impact on existing rural character and landscape quality of the area;

- (3) the application did not comply with the Town Planning Board Guidelines No. 13D in that there was no previous approval granted at the site and there were adverse comments from Government departments;
- (4) the application does not comply with the then Town Planning Board Guidelines No. 13E in that the development is not compatible with the surrounding land uses which are predominantly rural in character, there is no previous approval granted at the major part of the site and there are adverse departmental comments on the application;
- (5) there was insufficient information to demonstrate that the proposed development would not generate adverse drainage, landscaping and environmental impacts on the surrounding areas; and
- (6) the approval of the application 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.

Government Departments' General Comments

1. Traffic

Comments of the Commissioner for Transport:

- no adverse comment from traffic engineering perspective; and
- advisory comments are in **Appendix IV**.

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

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

2. 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;
- according to the applicant's submission, the drainage proposal is considered acceptable from drainage point of view;
- should the application be approved, approval conditions should be stipulated in the approval letter requiring the applicant to implement and maintain the accepted drainage proposal to the satisfaction of the Director of Drainage Services or of the Town Planning Board; and
- advisory comments are in **Appendix IV**.

3. Fire Safety

Comments of the Director of Fire Services:

- no objection in principle to the application subject to the fire service installations (FSIs) being provided to his satisfaction;
- the submitted FSIs proposal is considered acceptable; and
- advisory comments are in **Appendix IV**.

4. Environment

Comments of the Director of Environmental Protection:

- no objection to the application from environmental planning perspective;
- there was no environmental complaint concerning the application site (the Site) received

in the past three years; and

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

5. **Heritage Conservation**

Comments of the Antiquities and Monuments Office, Development Bureau:

- no objection in-principle to the application from both the archaeological and built heritage conservation perspectives after reviewing the location and scope of the proposed works; and
- advisory comments are in **Appendix IV**.

6. **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 of village houses, farmland, open storage, temporary structures and tree groups. The proposed use is not incompatible with the surrounding landscape character in the proximity;
- according to the applicant's submission, all existing trees within the Site will be preserved and maintained. Significant adverse impact on existing landscape resources arising from the proposed use is not anticipated; and
- advisory comments are in **Appendix IV**.

7. **Building Matters**

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

- no objection to the application;
- there is no record of approval granted by the Building Authority for the existing structure at the Site;
- it is noted that 4 structures and associated filling of land are proposed in the application; and
- advisory comments are in **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 Site is zoned “AGR” and is generally vacant. There are some agricultural activities in the vicinity, and agricultural infrastructures such as road access and water source are available in the area. The Site can be rehabilitated for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc., though whether there will be agricultural activities on a specific site will hinge on a lot of factors;
- the Site has no licence granted by his department; and
- advisory comments are in **Appendix IV**.

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/no adverse comment on the application and their advisory comments, if any, are in **Appendix IV**:

- Director of Electrical and Mechanical Services;
- Project Manager (West), Civil Engineering and Development Department;
- 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 use 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) should you fail to comply with any of the approval conditions again resulting in the revocation of planning permission, sympathetic consideration may not be given to any further applications;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
 - the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the private lot(s). The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (e) to note the comments of the Commissioner for Transport that:
 - the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
 - sufficient manoeuvring space shall be provided within the Site; and
 - no vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - HyD shall not be responsible for the maintenance of the proposed access connecting the Site and Kam Ho Road, including the local tracks; and
 - adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (g) to note the comments of the Chief Town Planner/Urban Design & Landscape, Planning Department that:
 - approval of the application does not imply approval of tree works, if any, such as pruning, transplanting and felling. The applicant shall seek comments and approval

for any proposed tree works from relevant department prior to the commencement of the works;

(h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:

- the applicant shall implement the drainage facilities on site in accordance with the accepted drainage proposal, and maintain all the drainage facilities 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 also 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;

(i) to note the comments of the Director of Fire Services 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
- if the proposed structures are required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;

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

- under the Public Health (Animals) (Boarding Establishment) Regulations, Cap. 139I, 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 fulfill the criteria listed in the Regulations; and
- the dogs kept by the applicant should also be properly licensed as in accordance with the Cap. 421 Rabies Ordinance and he is reminded to observe the Cap. 169 Prevention of Cruelty to Animals Ordinance at all times;

(k) to note the comments of the Antiquities and Monuments Office, Development Bureau (AMO, DEVB) that:

- the applicant is required to inform AMO immediately when any antiquities or supposed antiquities under the Antiquities Monuments Ordinance (Cap. 53) are discovered in the course of work;

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

- the applicant shall:
 - i. ensure that all dogs are kept inside the proposed animal boarding establishments;

- 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;
- (m) to note the comments of the Commissioner of Police that the proposed use shall not cause flooding; and
- (n) 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;
 - if 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 structure is 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 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.

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-KTS/1075

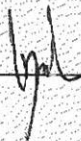
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人是八鄉河村居民代表。經諮詢村民意見。
八鄉河村居民對申請興建鄉村圖書館。
(一) 申請興建圖書館與村莊發展相符合有關政策性質。
(二) 申請地點與村莊邊界影響村莊中心區不大。
(三) 考慮目前農地已喪失耕作功能，建議申請興建
鄉村圖書館。

「提意見人」姓名/名稱 Name of person/company making this comment 范阿豪 (原居民代表)

簽署 Signature



日期 Date

9-6-2025

From:
Sent: 2025-06-13 星期五 03:01:38
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-KTS/1075 DD 113 Ho Pui ABE

Dear TPB Members,

940 approved 9 Dec 2022 but conditions not fulfilled so back for another 5 years. (20 dogs)

That this is a FAKE ABE is very clear from the fact that the filled in area is now almost all the site, 1,571sq.mt, The only section saved is the small plot around the two trees.

No mention that the operation holds a valid permit issued by AFCD despite the fact that it is now 3 years since the original approval was granted.

If there was an credibility to the system then members should ask to see a copy of the permit.

But then, as is now very clear, rubber stamping fake ABE applications is the norm.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 8 November 2022 3:06 AM HKT
Subject: A/YL-KTS/940 DD 113 Ho Pui

A/YL-KTS/940

Lots 1023 S.A, 1023 RP, 1024 S.A and 1024 RP in D.D. 113, Ho Pui, Kam Tin

Site area: About 1,608sq.m

Zoning: "Agriculture"

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

Dear TPB Members,

Strong objections, the area of land filling is about 1,155m2, 70% of the site and totally unacceptable.

The lots are beside a large tract of excavated land but these lots appear to be vegetated with trees, but no mention of tree felling.

The intention appears to be to extend the scope of the excavation.

Mary Mulvihill