

This document is received on 12 DEC 2024  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

e-form No. S16-III  
電子表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of  
Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated  
Areas, or Renewal of Permission for such Temporary Use or Development\***

**適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行  
為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議\***

*\*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

*\*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

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

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

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2402988

①

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/TL-KYN/1074
	Date Received 收到日期	12 DEC 2024

- 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

Daniel The Dog International Company Limited 犬學堂國際有限公司 (Company 公司)

### 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

Goldrich Planners and Surveyors Limited 金潤規劃測量師行有限公司 (Company 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 1499 (Part), 1500 (Part), 1504 S.A and 1504 RP in D.D. 107, 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 3071 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1050 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)	sq.m 平方米 <input type="checkbox"/> About 約

<p>(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號</p>	<p>Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11</p>
<p>(e) Land use zone(s) involved 涉及的土地用途地帶</p>	<p>"Agriculture" ( "AGR" )</p>
<p>(f) Current use(s) 現時用途</p>	<p>Indoor and Outdoor Recreation Centre and Animal Boarding Establishment</p> <p>(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)</p>
<p>(g) Additional Information (if applicable) 附加資料（如適用）</p>	

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

The applicant 申請人 –

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

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

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

- (a) According to the record(s) of the Land Registry as at ..... (DD/MM/YYYY), this application involves a total of “current land owner(s)”<sup>#</sup>.

根據土地註冊處截至 ..... (日/月/年) 的記錄，這宗申請共牽涉 ..... 名「現行土地擁有人」<sup>#</sup>。

- (b) The applicant 申請人 –

- ☐ has obtained consent(s) of ..... “current land owner(s)”<sup>#</sup>.

已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

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

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified ..... “current land owner(s)”<sup>#</sup>

已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the “current land owner(s)” <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)”<sup>#</sup> on \_\_\_\_\_ (DD/MM/YYYY)  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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<sup>&</sup> on 26/11/2024 (DD/MM/YYYY)  
於 26/11/2024 (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises<sup>&</sup> on \_\_\_\_\_ (DD/MM/YYYY)  
於 \_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☒ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee<sup>&</sup> on 21/11/2024 (DD/MM/YYYY)  
於 21/11/2024 (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<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

## 6. Type(s) of Application 申請類別

### (A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	Temporary Place of Recreation, Sports or Culture (Indoor and Outdoor Recreation Centre) and Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 3 years and Associated Filling of Land  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 <u>3</u>  <input type="checkbox"/> month(s) 個月 _____

(c) <u>Development Schedule</u> 發展細節表		
Proposed uncovered land area 擬議露天土地面積	2149	sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	922	sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	8	
Proposed domestic floor area 擬議住用樓面面積		sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	1050	sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	1050	sq.m <input checked="" type="checkbox"/> About 約
<p>Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)</p> <p>Please refer to Appendix I and Layout Plan (Plan 3) for details.</p>		
<p>Proposed number of car parking spaces by types 不同種類停車位的擬議數目</p> <p>Private Car Parking Spaces 私家車車位 3</p> <p>Motorcycle Parking Spaces 電單車車位</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 1</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</p> <p>Others (Please Specify) 其他 (請列明)</p>		
<p>Proposed number of loading/unloading spaces 上落客貨車位的擬議數目</p> <p>Taxi Spaces 的士車位</p> <p>Coach Spaces 旅遊巴車位</p> <p>Light Goods Vehicle Spaces 輕型貨車車位</p> <p>Medium Goods Vehicle Spaces 中型貨車車位</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位</p> <p>Others (Please Specify) 其他 (請列明)</p>		
<p>Proposed operating hours 擬議營運時間</p> <p>9 am to 11 pm every day (including Sundays and public holidays) with 24 hour animal boarding service</p>		
<p>(d) Any vehicular access to the site/subject building?</p> <p>是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate)</p> <p>有一條現有車路。(請註明車路名稱(如適用))</p> <p><u>A local track connecting to Shui Mei Road</u></p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width)</p> <p>有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p> <p><input type="checkbox"/></p>

(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i)	Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 <input type="checkbox"/> Please provide details 請提供詳情 ..... No 否 <input checked="" type="checkbox"/>	
(ii)	Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	<div> <div>Yes 是</div> <div> <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  <div>Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約</div> <div>Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約</div> <input checked="" type="checkbox"/> Filling of land 填土  <div>Area of filling 填土面積 1039 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約</div> <div>Depth of filling 填土厚度 0.1 ..... m 米 <input checked="" type="checkbox"/> About 約</div> <input type="checkbox"/> Excavation of land 挖土  <div>Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約</div> <div>Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約</div> </div> </div> <div>No 否 <input type="checkbox"/></div>	
(iii)	Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<div> <div>On environment 對環境</div> <div>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></div> <div>On traffic 對交通</div> <div>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></div> <div>On water supply 對供水</div> <div>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></div> <div>On drainage 對排水</div> <div>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></div> <div>On slopes 對斜坡</div> <div>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></div> <div>Affected by slopes 受斜坡影響</div> <div>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></div> <div>Landscape Impact 構成景觀影響</div> <div>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></div> <div>Tree Felling 砍伐樹木</div> <div>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></div> <div>Visual Impact 構成視覺影響</div> <div>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></div> <div>Others (Please Specify) 其他 (請列明)</div> <div>..... Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/></div> </div>	

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p>
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<b>(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas</b> 位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ /
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途／發展	

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

## 7. Justifications 理由

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

Please refer to Justifications at Appendix I

## 8. Declaration 聲明

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

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

Signature  
簽署

Signed with recognised  
e-signature  
Signer: 潘志謙

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

Surveyor

Name  
姓名

Position (if applicable)  
職位 (如適用)

Professional Qualification(s) 專業資格  
☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會 /

☐ RPP 註冊專業規劃師

Others 其他

On behalf of 代表

Goldrich Planners and Surveyors Limited 金潤規劃測量師行有限公司

### 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

- 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：
  - 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
  - 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。
- 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。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

<b>Gist of Application 申請摘要</b> (Please provide details in both English and Chinese <u>as far as possible</u> . This part will also 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。)				
<b>Application No.</b> 申請編號		(For Official Use Only) (請勿填寫此欄)		
<b>Location/address</b> 位置／地址		Lots 1499 (Part), 1500 (Part), 1504 S.A and 1504 RP in D.D. 107, Yuen Long, New Territories		
<b>Site area</b> 地盤面積		3071 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地                      sq. m 平方米 <input type="checkbox"/> About 約)		
<b>Plan</b> 圖則		Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11		
<b>Zoning</b> 地帶		"Agriculture" ( "AGR" )		
<b>Type of Application</b> 申請類別		<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月		
<b>Applied use/development</b> 申請用途/發展		Temporary Place of Recreation, Sports or Culture (Indoor and Outdoor Recreation Centre) and Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 3 years and Associated Filling of Land		
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率	
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	
	Non-domestic 非住用	1050 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.34 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不 多於	



(ii) No. of blocks 幢數	Domestic 住用	
	Non-domestic 非住用	8
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	m 米 8 <input checked="" type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 2 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	30.0 % <input checked="" type="checkbox"/> About 約	
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 <u>4</u> Private Car Parking Spaces 私家車車位 <u>3</u> Motorcycle Parking Spaces 電單車車位 _____ Light Goods Vehicle Parking Spaces 輕型貨車泊車位 <u>1</u> 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) _____ _____	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 _____ Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 _____ Medium Goods Vehicle Spaces 中型貨車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 _____ Others (Please Specify) 其他 (請列明) _____ _____	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）		
<u>Location Plan (Plan 1)</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Lot Index Plan (Plan 2)</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Drainage Proposal (Plan 4)</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Swept Path Analysis (Plan 5)</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Plan Showing Nearest Public Transport Service (Plan 6)</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Plan Showing Viewpoint of Drainage Photographs (Plan 7)</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b><u>Reports 報告書</u></b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Air Ventilation Assessment 空氣流通評估	<input type="checkbox"/>	<input type="checkbox"/>
Management Plan 管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Social Impact Assessment 社會影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Heritage Impact Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Ecological Impact Assessment 生態影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Conservation Management Plan 保育管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）		
<u>Executive Summary</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

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。

### Executive Summary

1. The application site is on Lots 1499 (Part), 1500 (Part), 1504 S.A and 1504 RP in D.D. 107, Yuen Long, New Territories.
2. The site area is about 3,071m<sup>2</sup>. No Government Land is involved.
3. The site falls within "Agriculture" ("AGR") zone under the Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11.
4. The applied use is 'Temporary Place of Recreation, Sports or Culture (Indoor and Outdoor Recreation Centre) and Temporary Animal Boarding Establishment with Ancillary Facilities' for a Period of 3 Years and Associated Filling of Land.
5. 8 temporary structures are proposed on site. The total floor area is about 1,050m<sup>2</sup>.
6. The operation hours are from 9 a.m. to 11 p.m. every day (including Sundays and public holidays) with 24-hour animal boarding services.
7. There are similar planning approvals for Proposed Temporary Place of Recreation, Sports or Culture and Animal Boarding uses in the vicinity.
8. The proposed uses would help to satisfy the huge demand for recreational activities and animal boarding service in the vicinity.

### 行政摘要

1. 申請地點位於新界元朗丈量約份第 107 約地段第 1499 號 (部分)、第 1500 號 (部分)、第 1504 號 A 分段及第 1504 號餘段。
2. 申請面積約 3,071 平方米。不涉及政府土地。
3. 申請地點處於錦田北分區計劃大綱核准圖編號 S/YL-KTN/11 的「農業」地帶。
4. 申請用途為「臨時康體文娛場所 (室內及戶外康樂中心) 及臨時動物寄養所連附屬設施」(為期 3 年)及相關填土工程。
5. 申請地點擬議提供 8 個構築物。總樓面面積約 1,050 平方米。
6. 營業時間為每天上午 9 時至晚上 11 時 (星期日及公眾假期照常營業)連 24 小時動物寄養服務。
7. 申請地點附近有類似的規劃批准作擬議臨時康體文娛場所或動物寄養所用途。
8. 申請用途有助滿足當地對康體文娛場所及動物寄養所的大量需求。

## **Justifications**

### **Application Background**

1. The previous application no. A/YL-KTN/916 was approved on 23.6.2023.
2. There was a condition to submit a condition record of the existing drainage facilities before 23.3.2024. But in reality, the drainage facilities had not yet been started. The applicant had made an effort to construct the drainage facilities before 5.3.2024. He then submitted the record of the facilities on 20.3.2024.
3. There were further comments from Drainage Services Department. The applicant could not have enough time to respond before the deadline on 23.3.2024. The planning approval was revoked.
4. Now, the drainage facilities and the condition record are ready. The applicant would like to apply application afresh to continue the operation.

### **Applied Use**

5. The applied use is ‘Temporary Place of Recreation, Sports or Culture (Indoor and Outdoor Recreation Centre) and Temporary Animal Boarding Establishment with Ancillary Facilities’ for a Period of 3 years and Associated Filling of Land.

### **Location**

6. The application site is on Lots 1499 (Part), 1500 (Part), 1504 S.A and 1504 RP in D.D. 107, Yuen Long, New Territories. It is accessible via a local track from Shui Mei Road.

### **Site Area**

7. The site area is about 3,071m<sup>2</sup>. No Government Land is involved.

### **Planning Context**

8. The site falls within an area zoned “Agriculture” (“AGR”) on the Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11 (the “OZP”).
9. Planning intention of the “AGR” zone is primarily to retain and safeguard good quality agriculture land/farm/fish ponds for agricultural purposes. It is also intended to retain

fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

10. “Place of Recreation, Sports or Culture” and “Animal Boarding Establishment” are column 2 uses of the “AGR” zone under the OZP which may be permitted by the Town Planning Board (“TPB”).
11. Provided that all the structures of the proposed development are temporary in nature, approval of the current application would not jeopardize the long term planning intention of the OZP.
12. The intention of this application is to provide animal boarding services and spaces for the recreational activities in the open area – including the open grass land and the area under the open shed. The temporary structures are multi-function rooms for dog training activity, teaching, meetings, indoor activities and ancillary office.
13. Maximum number of visitors would be about 60 persons. Maximum number of staff would be about 10 persons.
14. Visitors are usually groups of friends. They come to the site to have gathering. They may bring their own card games, board games, gaming consoles to play. The operator will not provide food or drinks.
15. Some pet owners may bring their pets for social gathering. Pets could play together on the open grass land or within the open shed when rainy days. They may exchange their experience in keeping the pets.
16. In bad weathers such as sunny days and rainy days, activities could be held under the open rain shelter and the multi-function rooms.
17. Customers may bring their dogs to the subject site for animal boarding services. It is expected the site would accommodate about 10 dogs.
18. Dogs will be kept in enclosed structures with soundproofing materials and fully air-conditioned between 7 p.m. to 9 a.m.

## Development Parameters

19. Please refer to Layout Plan (Plan 3) and the following table for details:

No.	Structure / Use		Covered Area (about)	Floor Area (about)	Height (not exceeding)	No. of Storeys
1.	Rain Shelter		600m <sup>2</sup>	600m <sup>2</sup>	7m	1
2.	Multi-function Room (Dog training activity and teaching room, Indoor activity room and Ancillary Office)		126m <sup>2</sup>	198m <sup>2</sup>	8m	2
3.	G/F	Staff Pantry and Toilet	94m <sup>2</sup>	94m <sup>2</sup>	8m	2
	U/F	Dog Training Activity Room		56m <sup>2</sup>		
4.	3 nos. of 20ft. container storage		44m <sup>2</sup>	44m <sup>2</sup>	5m	1
5.	Rain Shelter		32m <sup>2</sup>	32m <sup>2</sup>	5m	1
6.	Rain Shelter		18m <sup>2</sup>	18m <sup>2</sup>	5m	1
7.	Display screen		6m <sup>2</sup>	6m <sup>2</sup>	5m	1
8.	Meter Room		<u>2m<sup>2</sup></u>	<u>2m<sup>2</sup></u>	3m	1
Total:			<u>922m<sup>2</sup></u>	<u>1,050m<sup>2</sup></u>		

20. Operation hours of the proposed development are from 9 a.m. to 11 p.m. every day (including Sundays and public holidays) with 24-hour animal boarding services.
21. Structures 2 and 3 are soundproofing and fully air-conditioned.
22. 3 nos. of parking space for private cars and 1 no. of parking space for light goods vehicles (LGV) are provided on site.

The estimated trip attraction and trip generation rates are as follow:

Periods	Trip Generation		Trip Attraction	
	Private Cars	Light Goods Vehicles	Private Cars	Light Goods Vehicles
09:00-10:00	0	0	0	0
10:00-11:00	0	0	2	1
11:00-12:00	2	1	0	0
12:00-13:00	0	0	1	1
13:00-14:00	1	1	0	0
14:00-15:00	0	0	0	0
15:00-16:00	0	0	0	0
16:00-17:00	0	0	2	1
17:00-18:00	<u>2</u>	<u>1</u>	<u>0</u>	<u>0</u>
Total:	<u>5</u>	<u>3</u>	<u>5</u>	<u>3</u>

### **Similar Applications**

23. There are similar approved applications for “Temporary Place of Recreation, Sports or Culture” and “Animal Boarding Establishment” uses within the same “AGR” Zone in the vicinity.
24. Approval of the current application is in line with the decisions of the RNTPC.

### **No Adverse Impact to the Surroundings**

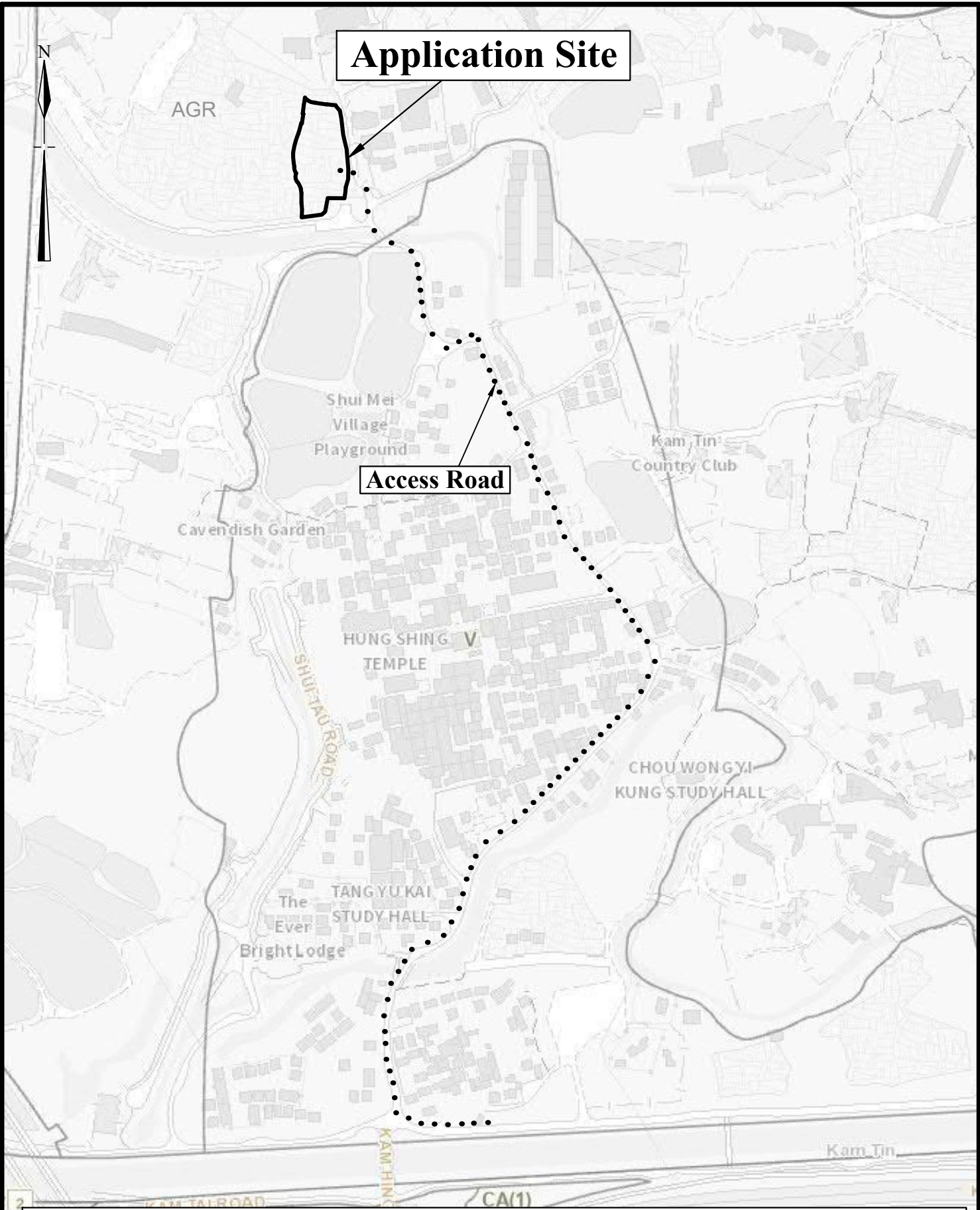
25. The proposed development only involves one to two-storey structures. It is in harmony with the surrounding rural setting and does not generate any adverse noise, traffic or drainage impact.
26. No public announcement system and whistle blowing will be allowed at the application site.
27. Surface runoff will be collected by existing drainage facilities. Please refer to the Drainage Proposal (Plan 4) and attached drainage photographs for details.
28. Septic tank and soakaway system will be constructed with reference to the “Practice Note for Professional Person (ProPECC PN 5/93) Drainage Plans subject to Comment by the Environmental Protection Department”. Wastewater from the proposed development will be discharged to the proposed system for treatment.
29. Part of the site (about 1,268m<sup>2</sup> (41%)) has been paved with concrete to provide a hard-paving and waterproof surface for erection of structures and internal road. This application serves to regularize the existing hard-paving within the site.
30. The proposed development is temporary in nature. The paved area will be reinstated when the operation is ended.

### **Planning gain**

31. The proposed use would help to satisfy the huge demand for recreational activities area and animal boarding services in the vicinity.

- End -

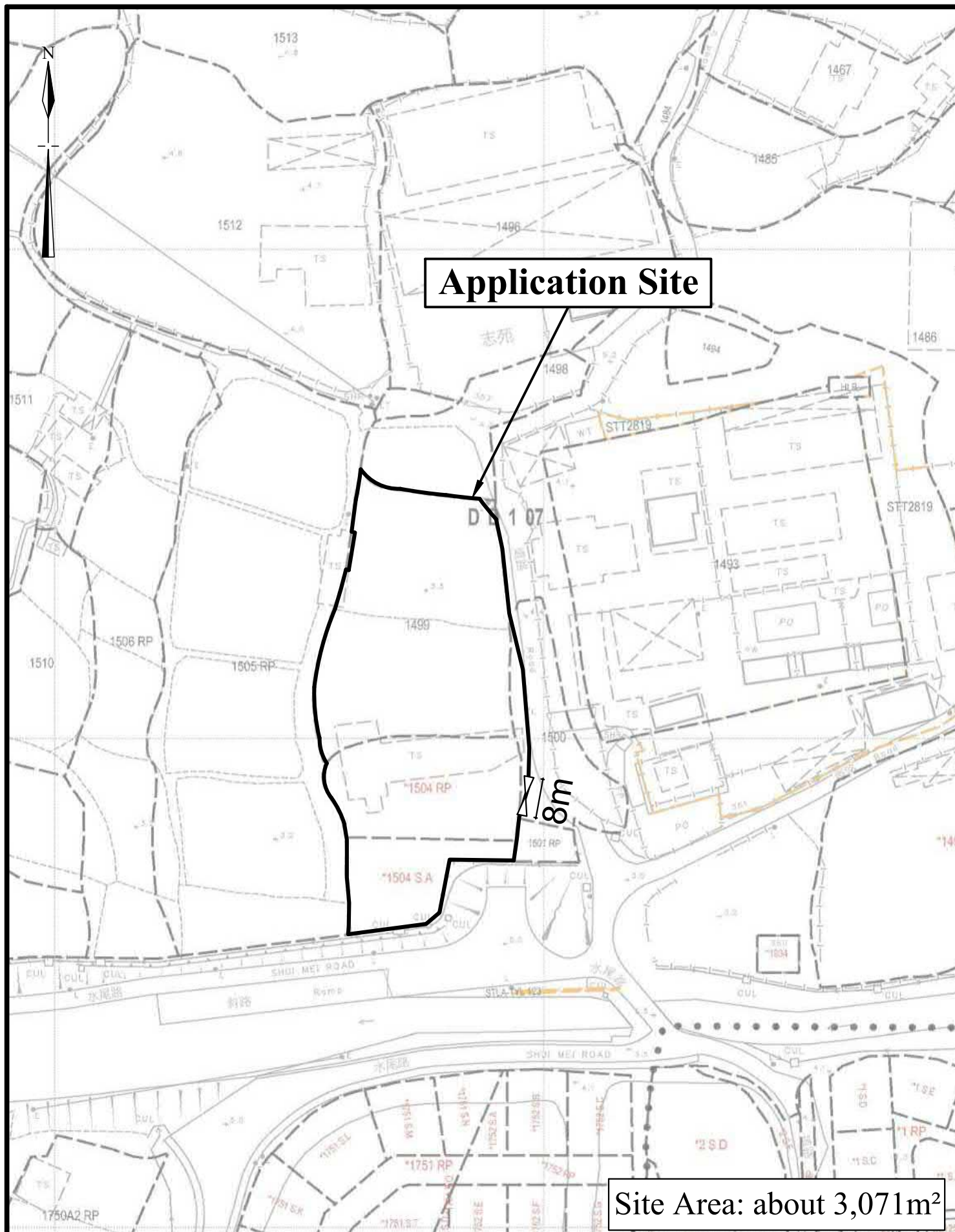


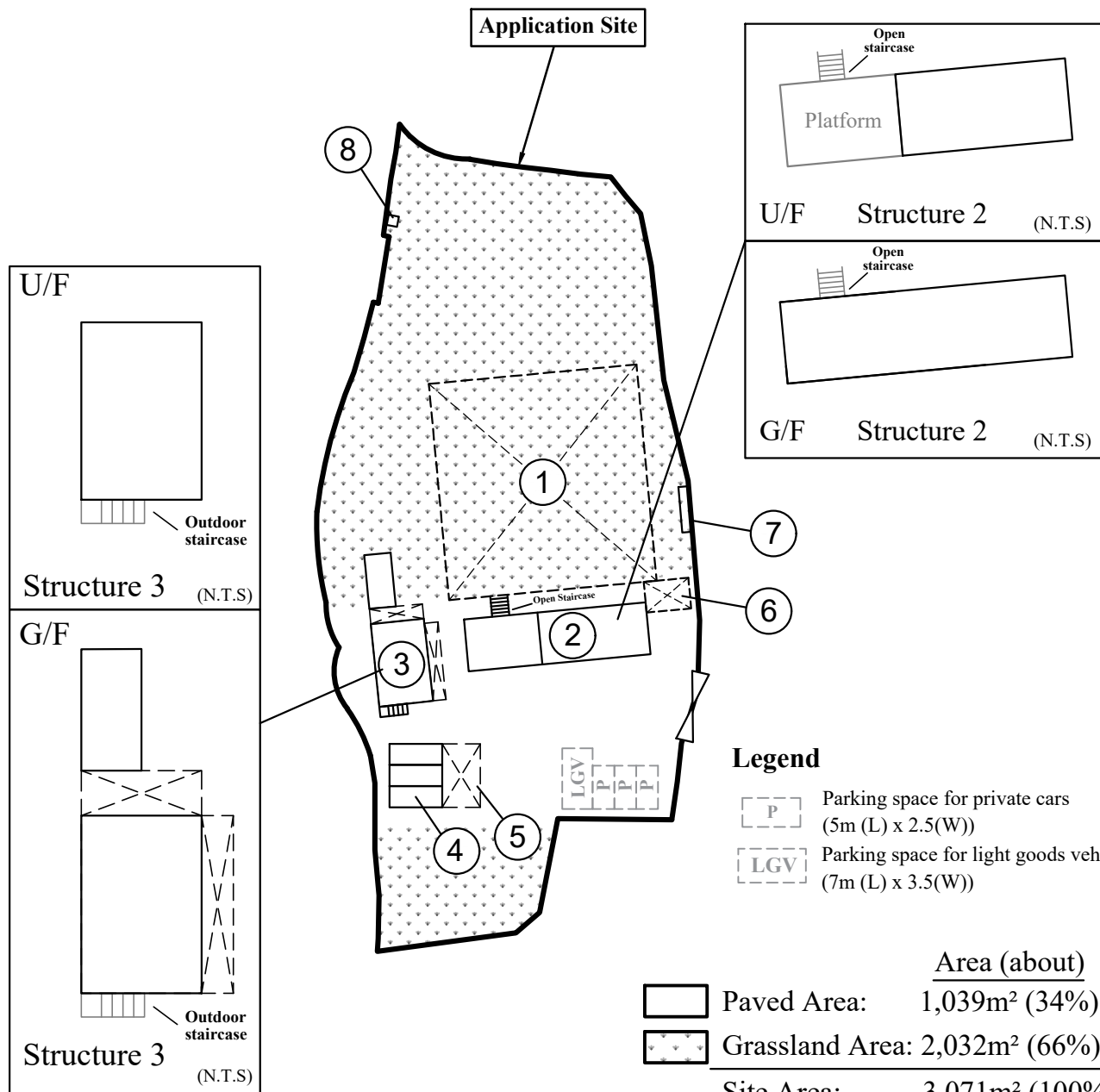
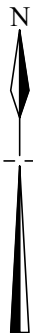


Extracted from Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11

Not to Scale	Location Plan  Lots 1499 (Part), 1500 (Part), 1504 S.A and 1504 RP in D. D. 107 Yuen Long, New Territories	Goldrich Planners & Surveyors Ltd.
October 2024		Plan 1 ( P 21098 )







No.	Structure / Use	Covered Area (about)	Floor Area (about)	Height (Not Exceeding)	No. of Storeys
1	Rain Shelter	600m <sup>2</sup>	600m <sup>2</sup>	7m	1
2	Multi-function room (Dog training activity and teaching room, Indoor activity room and Ancillary office)	126m <sup>2</sup>	198m <sup>2</sup>	8m	2
3	G/F Staff Pantry and Toilet	94m <sup>2</sup>	94m <sup>2</sup>	8m	2
	U/F Dog Training Activity Room		56m <sup>2</sup>		
4	3 nos. of 20ft. container storage	44m <sup>2</sup>	44m <sup>2</sup>	5m	1
5	Rain Shelter	32m <sup>2</sup>	32m <sup>2</sup>	5m	1
6	Rain Shelter	18m <sup>2</sup>	18m <sup>2</sup>	5m	1
7	Display Screen	6m <sup>2</sup>	6m <sup>2</sup>	5m	1
8	Meter room	2m <sup>2</sup>	2m <sup>2</sup>	3m	1
Total:		922m <sup>2</sup>	1,050m <sup>2</sup>		

1:750

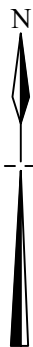
## Layout Plan

**Goldrich Planners & Surveyors Ltd.**

**December 2024**

Lots 1499 (Part), 1500 (Part), 1504 S.A  
and 1504 RP in D. D. 107  
Yuen Long, New Territories

**Plan 3  
( P 21098 )**



## Application Site

Catchpit No.	G.L.(mP.D.)	I.L.(mP.D.)
CP 1	3.3	2.91
CP 2	3.3	2.56
CP 3	3.3	2.38
CP 4	3.3	2.73
CP 5	3.3	2.56
CP 6	3.3	2.33

+3.2

An existing tree is at the corner.  
There is not enough space to place the catchpit at the corner

CUL CUL  
↓  
To watercourse

Existing local public drain (about 1m wide)

### LEGEND

	Existing catch pit		Existing U-channel
	Existing last catch pit		Existing U-channel with C. I. cover
	Existing culvert		
	Greenland		

Site Area: about 3,071m<sup>2</sup>

1 : 500

## Drainage Proposal

Goldrich Planners &  
Surveyors Ltd.

December 2024

Lots 1499 (Part), 1500 (Part), 1504 S.A  
and 1504 RP in D. D. 107  
Yuen Long, New Territories

Plan 4  
( P 21098 )



**Application Site**

Local Road

Open Staircase




7.5t Panel Van

7.5t Panel Van

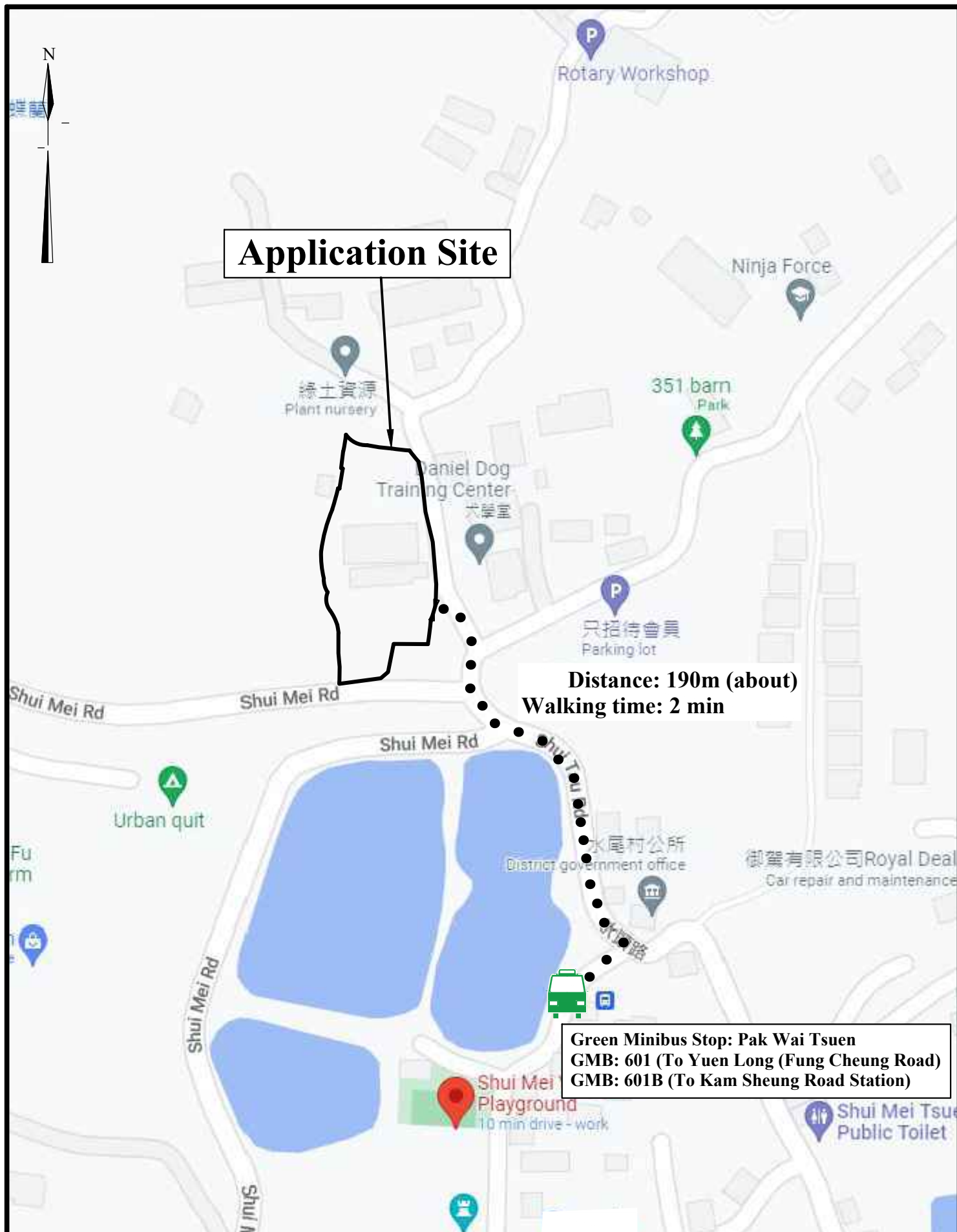
7.5t Panel Van

Shui Mei Road

**LEGEND**

-  Light Goods Vehicles  
(7m (L) x 2.5(W))
-  Parking space for private cars  
(5m (L) x 2.5(W))
-  Parking space for light goods vehicles  
(7m (L) x 3.5(W))

1 : 500 (A4)	<b>Swept Path Analysis</b> Lots 1499 (Part), 1500 (Part), 1504 S.A and 1504 RP in D. D. 107 Yuen Long, New Territories	Goldrich Planners & Surveyors Ltd.
December 2024		<b>Plan 5</b> ( P 21098 )



1:1000	<b>Plan Showing Nearest Public Transport Services</b>	<b>Goldrich Planners &amp; Surveyors Ltd.</b>
<b>August 2024</b>	Lots 1499 (Part), 1500 (Part), 1504 S.A and 1504 RP in D. D. 107 Yuen Long, New Territories	<b>Plan 6 ( P 21098 )</b>





## Application Site

Catchpit No.	G.L.(mP.D.)	I.L.(mP.D.)
CP 1	3.3	2.91
CP 2	3.3	2.56
CP 3	3.3	2.38
CP 4	3.3	2.73
CP 5	3.3	2.56
CP 6	3.3	2.33

+3.2

An existing tree is at the corner.  
There is not enough space to place the catchpit at the corner

Existing Tree

Existing local public drain (about 1m wide)

Paved area about 807m<sup>2</sup>

Site Area: about 3,071m<sup>2</sup>

### LEGEND

	Existing catch pit		Existing U-channel
	Existing last catch pit		Existing U-channel with C. I. cover
	Existing culvert		Viewpoint of photograph
	Greenland		

## Plan Showing Viewpoint of Drainage Photographs

Goldrich Planners & Surveyors Ltd.

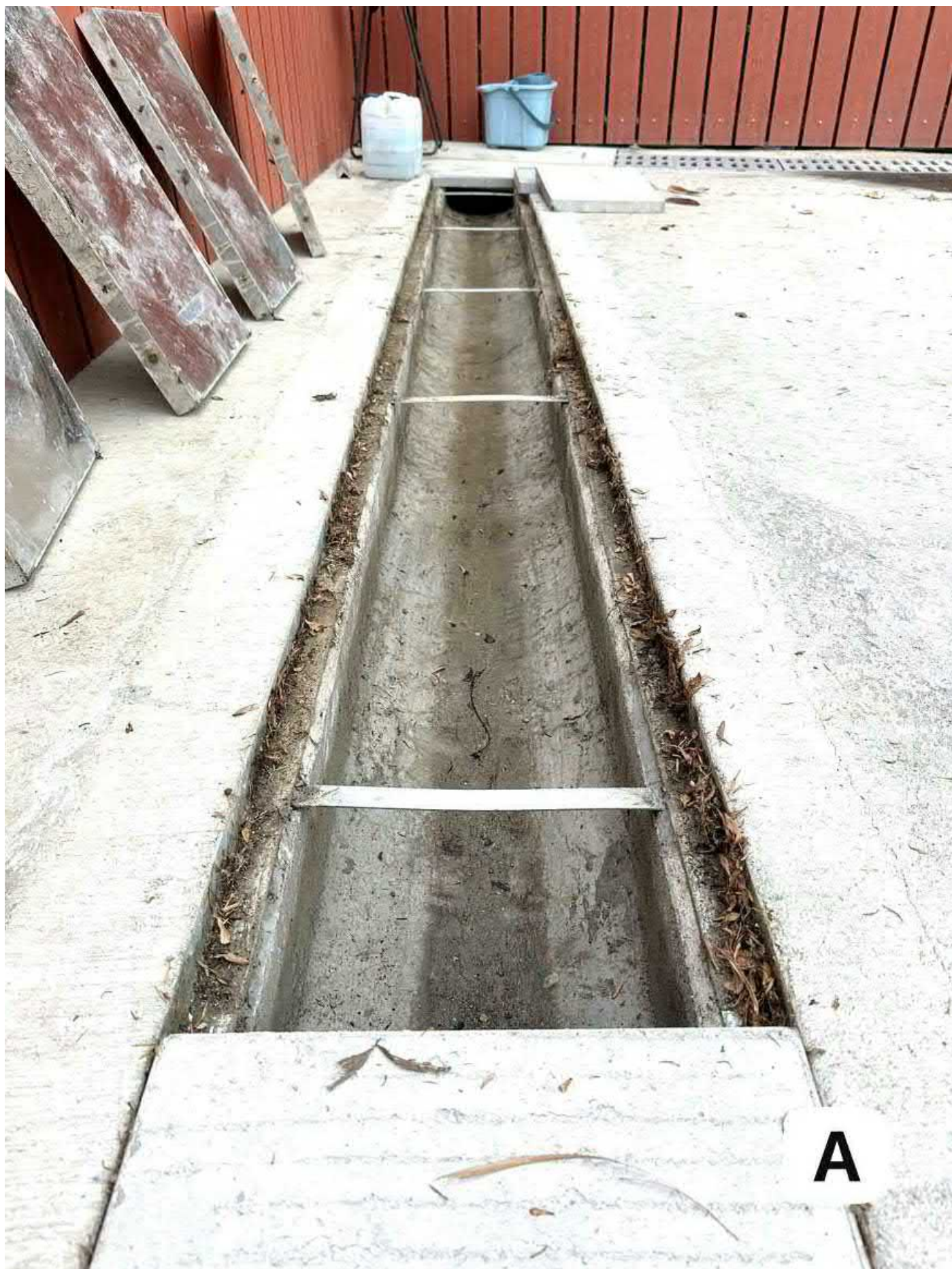
1 : 500

December 2024

Lots 1499 (Part), 1500 (Part), 1504 S.A  
and 1504 RP in D. D. 107  
Yuen Long, New Territories

Plan 7  
( P 21098 )

## Viewpoint A





## Viewpoint B





## Viewpoint C





## Viewpoint D





## Viewpoint E





## Viewpoint F





## Viewpoint G





## Viewpoint H



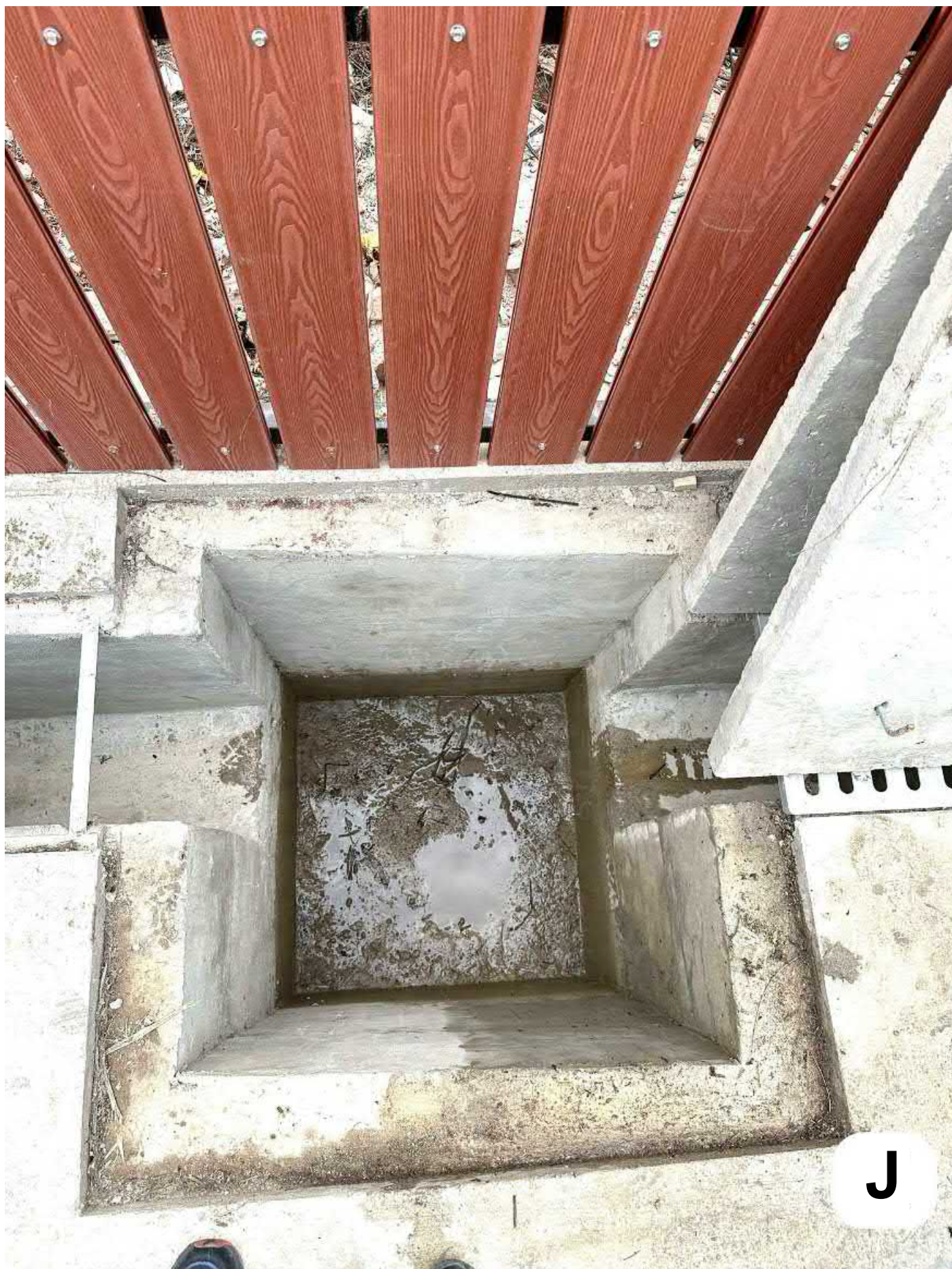


## Viewpoint I





## Viewpoint J





## Viewpoint K



## Viewpoint L





## Viewpoint M





## Viewpoint N



寄件者: Rich Gold [REDACTED]  
寄件日期: 2024年12月30日星期一 17:42  
收件者: tpbpd/PLAND  
副本: Andrea Wing Yin YAN/PLAND; Jet Sze Jet CHEUNG/PLAND  
主旨: Planning Application No. A/YL-KTN/1074 - Submission of Further Information  
附件: A\_YL-KTN\_1074\_Lr to TPB\_FI\_update Justifications & Plans\_30.12.2024.pdf  
類別: Internet Email

Dear Sir/Madam,

Attached please find our further information for the captioned application. Thank you.

Regards,  
Alan Poon

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Your Ref.: A/YL-KTN/1074

Our Ref.: P21098/TL24622

30 December 2024

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

By Post and Email:  
tpbpd@pland.gov.hk

Dear Sir,

**Submission of Further Information**

**Temporary Place of Recreation, Sports or Culture and  
Temporary Animal Boarding Establishment with Ancillary Facilities  
for a Period of 3 Years and Associated Filling of Land  
Lots 1499 (Part), 1500 (Part), 1504 S.A and 1504 RP in D.D. 107,  
Yuen Long, New Territories**

We would like to submit updated Justifications (Appendix I) and plans (Plans 3a, 5a, 8 and 9) for the captioned application.

Yours faithfully,  
For and on behalf of  
Goldrich Planners & Surveyors Ltd.



Francis Lau

Encl.

## **Justifications**

### **Application Background**

1. The previous application no. A/YL-KTN/916 was approved on 23.6.2023.
2. There was a condition to submit a condition record of the existing drainage facilities before 23.3.2024. But in reality, the drainage facilities had not yet been started. The applicant had made an effort to construct the drainage facilities before 5.3.2024. He then submitted the record of the facilities on 20.3.2024.
3. There were further comments from Drainage Services Department. The applicant could not have enough time to respond before the deadline on 23.3.2024. The planning approval was revoked.
4. Now, the drainage facilities and the condition record are ready. The applicant would like to apply a fresh application to continue the operation.

### **Applied Use**

5. The applied use is ‘Temporary Place of Recreation, Sports or Culture and Temporary Animal Boarding Establishment with Ancillary Facilities’ for a Period of 3 years and Associated Filling of Land.

### **Location**

6. The application site is on Lots 1499 (Part), 1500 (Part), 1504 S.A and 1504 RP in D.D. 107, Yuen Long, New Territories. It is accessible via a local track from Shui Mei Road.

### **Site Area**

7. The site area is about 3,071m<sup>2</sup>. No Government Land is involved.

### **Planning Context**

8. The site falls within an area zoned “Agriculture” (“AGR”) on the Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11 (the “OZP”).
9. Planning intention of the “AGR” zone is primarily to retain and safeguard good quality agriculture land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow

arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

10. “Place of Recreation, Sports or Culture” and “Animal Boarding Establishment” are column 2 uses of the “AGR” zone under the OZP which may be permitted by the Town Planning Board (“TPB”).
11. Provided that all the structures of the proposed development are temporary in nature, approval of the current application would not jeopardize the long term planning intention of the OZP.

### **Mode of Operation**

12. There are two modes of operation for the application:

- a. Animal Boarding Establishment; and
- b. Social event activities.

#### **a. Animal Boarding Establishment**

13. The site provides animal boarding service between 9 a.m. to 7 p.m. Pet owners may leave their pets on site for boarding service. No overnight boarding service is provided.
14. The open grass land, the area under the open sheds and multi-function rooms are used for pet activity.
15. Pets will be kept in the multi-function rooms which are made of sound-proofing materials with air-conditioning provided. Cages or temporary partitions will be placed in the multi-function room when more than one pet is in the room.
16. Pet owners may play with their pets on site.
17. It is estimated a maximum of 10 pets will be kept on site.

18. The estimated trip attraction and trip generation rates for animal boarding establishment are as follow:

Periods	Trip Generation		Trip Attraction	
	Private Cars	Light Goods Vehicles	Private Cars	Light Goods Vehicles
09:00-10:00	0	0	0	0
10:00-11:00	0	0	2	1
11:00-12:00	2	1	0	0
12:00-13:00	0	0	1	1
13:00-14:00	1	1	0	0
14:00-15:00	0	0	0	0
15:00-16:00	0	0	0	0
16:00-17:00	0	0	2	1
17:00-18:00	2	1	0	0
18:00-19:00	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total:	<u>5</u>	<u>3</u>	<u>5</u>	<u>3</u>

**b. Social event activities**

19. Customers could make reservation for social events (e.g. social gathering and wedding ceremonies) between 9 a.m. to 11 p.m.
20. For social gathering, they are usually groups of friends. They may bring card games, board games, gaming consoles to play.
21. Pet owners may bring their pets for social gathering. Pets could play on the open grass land or the open shed. Pet owners exchange their experience in keeping the pets.
22. For wedding ceremonies, the marriage couple and their parents will come to the site by private cars. Parking spaces for private cars requires reservation in advance. Other visitors would take public transports or a coach (29 seats, 7m in length) to the site.
23. One coach will be arranged by the applicant for round trip between Kam Sheung Road Station and the application site. Please refer to the plan showing the route of the coach (Plan 9).



24. The estimated trip attraction and trip generation rates for social events are as follow:

Periods	Trip Generation		Trip Attraction	
	Private Cars	Coaches	Private Cars	Coaches
09:00-10:00	0	0	0	0
10:00-11:00	0	0	0	0
11:00-12:00	0	2	1	2
12:00-13:00	0	2	1	2
13:00-14:00	0	0	0	0
14:00-15:00	1	2	0	2
15:00-16:00	1	2	0	2
16:00-17:00	0	2	1	2
17:00-18:00	0	2	1	2
18:00-19:00	0	0	0	0
19:00-20:00	0	0	0	0
20:00-21:00	0	0	0	0
21:00-22:00	1	2	0	2
22:00-23:00	<u>1</u>	<u>2</u>	<u>0</u>	<u>2</u>
Total:	<u>4</u>	<u>16</u>	<u>4</u>	<u>16</u>

25. Videos for wedding ceremonies will be displayed on the display screen. The display screen does not have a loudspeaker. The sound of the videos will be broadcasted through a loudspeaker which is placed under structure 1.

26. Microphone and loudspeakers will be used on site. The operator will follow the standard stated in Noise Control Ordinance Cap.400.

27. The operator will not provide food or drinks for the recreational activities.

28. It is estimated a maximum number of 200 persons for social events. Maximum number of staff would be about 10 persons.

29. Animal boarding services and social events requires prior reservation. Animal boarding services will be stopped when the site is used for social events.

30. In bad weathers such as rainy days, activities could be held under the open rain shelter and the multi-function rooms.

## Development Parameters

31. Please refer to Layout Plan (Plan 3a) and the following table for details:

No.	Structure / Use		Covered Area (about)	Floor Area (about)	Height (not exceeding)	No. of Storeys
1.	Rain Shelter		600m <sup>2</sup>	600m <sup>2</sup>	7m	1
2.	Multi-function Room (Animal activity room, social event room and ancillary office)		126m <sup>2</sup>	198m <sup>2</sup>	8m	2
3.	G/F	Staff Pantry and Toilet	94m <sup>2</sup>	94m <sup>2</sup>	8m	2
	U/F	Animal activity room		56m <sup>2</sup>		
4.	3 nos. of 20ft. container storage		44m <sup>2</sup>	44m <sup>2</sup>	5m	1
5.	Rain Shelter		32m <sup>2</sup>	32m <sup>2</sup>	5m	1
6.	Rain Shelter		18m <sup>2</sup>	18m <sup>2</sup>	5m	1
7.	Display screen		6m <sup>2</sup>	6m <sup>2</sup>	5m	1
8.	Meter Room		<u>2m<sup>2</sup></u>	<u>2m<sup>2</sup></u>	3m	1
Total:			<u>922m<sup>2</sup></u>	<u>1,050m<sup>2</sup></u>		

32. Operation hours of the proposed development are from 9 a.m. to 11 p.m. every day (including Sundays and public holidays).
33. Structures 2 and 3 are soundproofing and fully air-conditioned.
34. 3 nos. of parking space for private cars, 1 no. of parking space for light goods vehicles (LGV) and 1 nos. of parking space for coaches (29 seats, 7m in length) are provided on site. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the site (Plan 5a). No parking, reversing or turning of vehicles on public road is expected.
35. Visitors are encouraged to take public transports which are available at a distance of about 190 m to the south of the site. The estimated walking time is about 2 minutes (Plan 6).

## Similar Applications

36. There are similar approved applications for “Temporary Place of Recreation, Sports or Culture” and “Animal Boarding Establishment” uses within the same “AGR” Zone in the vicinity.
37. Approval of the current application is in line with the decisions of the RNTPC.

### **No Adverse Impact to the Surroundings**

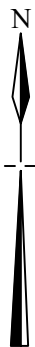
38. The proposed development only involves one to two-storey structures. It is in harmony with the surrounding rural setting and does not generate any adverse noise, traffic or drainage impact.
39. Surface runoff will be collected by existing drainage facilities. Please refer to the Drainage Proposal (Plan 4) and attached drainage photographs for details.
40. Septic tank and soakaway system will be constructed with reference to the “Practice Note for Professional Person (ProPECC PN 5/93) Drainage Plans subject to Comment by the Environmental Protection Department”. Wastewater from the proposed development will be discharged to the proposed system for treatment.
41. Part of the site (about 1,039m<sup>2</sup> (34%)) has been paved with concrete to provide a hard-paving and waterproof surface for erection of structures and internal road. This application serves to regularize the existing hard-paving within the site.
42. The proposed development is temporary in nature. The paved area will be reinstated when the operation is ended.

### **Planning gain**

43. The proposed use would help to satisfy the huge demand for recreational activities area and animal boarding services in the vicinity.

- End -





**Application Site**

Local Road

Open Staircase

Shui Mei Road

## LEGEND



Coach  
(7m (L) x 2.5(W))



Parking space for private cars  
(5m (L) x 2.5(W))



Parking space for light goods vehicles  
(7m (L) x 3.5(W))



Parking space for coaches  
(7m (L) x 3.5(W))

**1 : 500 (A4)**

**December 2024**

## Swept Path Analysis

Lots 1499 (Part), 1500 (Part), 1504 S.A  
and 1504 RP in D. D. 107  
Yuen Long, New Territories

**Goldrich Planners &  
Surveyors Ltd.**

**Plan 5a  
( P 21098 )**







N.T.S

### Plan Showing the Route and Pick-up / Drop-off Point of Coach

Goldrich Planners &  
Surveyors Ltd.

December 2024

Lots 1499 (Part), 1500 (Part), 1504 S.A  
and 1504 RP in D. D. 107  
Yuen Long, New Territories

Plan 9  
( P 21098 )

寄件者: Rich Gold [REDACTED]  
寄件日期: 2025年03月12日星期三 16:41  
收件者: tpbpd/PLAND  
副本: Andrea Wing Yin YAN/PLAND  
主旨: Planning Application No. A/YL-KTN/1074 - Submission of Further Information  
附件: A\_YL-KTN\_1074\_FI\_RtC\_12.3.2025.pdf  
類別: Internet Email

Dear Sir/Madam,

Attached please find our further information for the captioned application. Thank you.

Regards,  
Alan Poon

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Your Ref.: A/YL-KTN/1074

Our Ref.: P21098/TL25083

12 March 2025

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

By Post and Email:  
tpbpd@pland.gov.hk

Dear Sir,

**Submission of Further Information**

**Temporary Place of Recreation, Sports or Culture and  
Temporary Animal Boarding Establishment with Ancillary Facilities  
for a Period of 3 Years and Associated Filling of Land  
Lots 1499 (Part), 1500 (Part), 1504 S.A and 1504 RP in D.D. 107,  
Yuen Long, New Territories**

We would like to submit a response-to-comment to respond to the comments from Government Departments.

Structure 5 is enlarged to reflect the actual situation on site. We submit updated Executive Summary, Justifications and Plans for the change.

Yours faithfully,  
For and on behalf of  
Goldrich Planners & Surveyors Ltd.



Francis Lau

Encl.

Comments from Lands Department dated 13.1.2025

(Contact Person: Ms. S.L. CHENG, Tel: 2443 1072)

Comments	Responses
<p>The application site comprises Old Schedule Agricultural Lot Nos. 1499, 1500, 1504 S.A and 1504 RP all in D.D. 107 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.</p> <p>I must point out that the following irregularities covered by the subject planning application have been detected by this office:</p> <p><u>Unauthorised structure(s) within the said private lot(s) covered by the planning application</u></p> <p>LandsD has reservation on the planning application since there is/are unauthorized structure(s) and/or uses on Lot Nos. 1499, 1500 and 1504 RP all in D.D. 107 which is/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.</p> <p>If the planning application is approved, the lot owner(s) shall apply to this office for a Short Term Waiver (STW) to permit the structure(s) erected within the said private lots. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.</p>	<p>The lot owner(s) will apply to the Lands Department for Short Term Waivers to regularize the structures on lots.</p>

Comments from Environmental Protection Department dated 20.1.2025

(Contact Person: Mr. Kelvin WONG, Tel: 2835 1117)

Comments	Responses
<p>It is noted from the justifications first submitted that “dogs will be kept in enclosed structures with soundproofing materials and fully air-conditioned between 7 p.m. to 9 a.m”. However, the updated justifications submitted in the further information state that “no overnight boarding service is provided”. As such, please ask the applicant to clarify the operation mode of the proposed animal boarding use and whether dogs would only be involved for the applied use.</p> <p>Also, the applicant is asked to clarify whether there would be outdoor activities for pets at the site.</p> <p>Lastly, please ask the applicant to confirm no public announcement system and whistle blowing will be allowed at the application site.</p>	<p>We clarify that no overnight boarding service is provided.</p> <p>We clarify that there will be outdoor activities for pets. Whistle blowing will not be allowed at the site</p> <p>The proposed mode of operation (social event activities) requires the use of public announcement system. The applicant will control and monitor the sound levels in compliance with the Noise Control Ordinance Cap. 400. It is expected that the nuisance to the residents nearby will be kept to the minimal.</p>

Comments from Fire Services Department dated 20.1.2025

(Contact Person: Mr. CHEUNG Wing-hei, Tel: 2733 7737)

	Comments	Responses
	With regard to the submitted FSI proposal in your preceding email, I have the following comment:	-
i.	The standards and specification of the proposed directional and exit signs shall be revised to 'BS 5266-1:2016 and the FSD Circular Letter No. 5/2008'; and	Please refer to updated FSI Proposal (Plan 8a) for details.
ii.	Modified hose reel system, manual fire alarm, exit sign and emergency lighting should be provided for sheds of area over 230m <sup>2</sup> .	Please refer to updated FSI Proposal (Plan 8a) for details.





Comments from Drainage Services Department dated 4.2.2025

(Contact Person: Mr. Terence TANG Wing-hei, Tel: 2300 1257)

	<b>Comments</b>		<b>Responses</b>
(a)	Viewpoint K, L and M - Please provide internal condition and justify the size of u-channel.		Please refer to attached photographs for details.
i.	Please provide photo record for the connection details to existing culvert.		Please refer to attached photographs for details.
ii.	Please provide photo record for the existing local public drain and justify its size of 1m wide.		Please refer to attached photographs for details.



## Application Site

Catchpit No.	G.L.(mP.D.)	I.L.(mP.D.)
CP 1	3.3	2.91
CP 2	3.3	2.56
CP 3	3.3	2.38
CP 4	3.3	2.73
CP 5	3.3	2.56
CP 6	3.3	2.33

+3.2

An existing tree is at the corner.  
There is not enough space to place the catchpit at the corner

Existing Tree

Existing local public drain (about 1m wide)

Discharge to existing culvert

CUL CUL  
To watercourse

### LEGEND

	Existing catch pit		Existing U-channel
	Existing last catch pit		Existing U-channel with C. I. cover
	Existing culvert		Viewpoint of photograph
	Greenland		

Site Area: about 3,071m<sup>2</sup>

1 : 500

## Plan Showing Viewpoint of Drainage Photographs

Goldrich Planners &  
Surveyors Ltd.

March 2025

Lots 1499 (Part), 1500 (Part), 1504 S.A  
and 1504 RP in D. D. 107  
Yuen Long, New Territories

Plan 7a  
( P 21098 )



## Viewpoint K





## Viewpoint L





## Viewpoint M





## Connection details to existing culvert





## Photo record of existing local public drain





Comments from Transport Department dated 17.2.2025

(Contact Person: Mr. Phil CAI, Tel: 2399 2421)

	<b>Comments</b>	<b>Responses</b>
(a)	The applicant shall note that appropriate permit shall be obtained for shuttle bus service / coach service. Feasibility of shuttle bus service is subject to the permit. We reserve our comment on shuttle bus service until sufficient details are received.	The applicant is not an operator providing coach service. The coach service is not regular and is on an ad-hoc basis when needed. The applicant will book coach service from a company with permit.
(b)	The applicant should note the local access between Chi Ho Road and the site is not managed by this Department.	Noted.

Executive Summary

1. The application site is on Lots 1499 (Part), 1500 (Part), 1504 S.A and 1504 RP in D.D. 107, Yuen Long, New Territories.
2. The site area is about 3,071m<sup>2</sup>. No Government Land is involved.
3. The site falls within "Agriculture" ("AGR") zone under the Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11.
4. The applied use is 'Temporary Place of Recreation, Sports or Culture and Temporary Animal Boarding Establishment with Ancillary Facilities' for a Period of 3 Years and Associated Filling of Land.
5. 8 temporary structures are proposed on site. The total floor area is about 1,156m<sup>2</sup>.
6. The operation hours are from 9 a.m. to 11 p.m. every day (including Sundays and public holidays).
7. There are similar planning approvals for Proposed Temporary Place of Recreation, Sports or Culture and Animal Boarding uses in the vicinity.
8. The proposed uses would help to satisfy the huge demand for recreational activities and animal boarding service in the vicinity.

行政摘要

1. 申請地點位於新界元朗丈量約份第 107 約地段第 1499 號 (部分)、第 1500 號 (部分)、第 1504 號 A 分段及第 1504 號餘段。
2. 申請面積約 3,071 平方米。不涉及政府土地。
3. 申請地點處於錦田北分區計劃大綱核准圖編號 S/YL-KTN/11 的「農業」地帶。
4. 申請用途為「臨時康體文娛場所及臨時動物寄養所連附屬設施」(為期 3 年)及相關填土工程。
5. 申請地點擬議提供 8 個構築物。總樓面面積約 1,156 平方米。
6. 營業時間為每天上午 9 時至晚上 11 時 (星期日及公眾假期照常營業)。
7. 申請地點附近有類似的規劃批准作擬議臨時康體文娛場所或動物寄養所用途。
8. 申請用途有助滿足當地對康體文娛場所及動物寄養所的大量需求。



## **Justifications**

### **Application Background**

1. The previous application no. A/YL-KTN/916 was approved on 23.6.2023.
2. There was a condition to submit a condition record of the existing drainage facilities before 23.3.2024. But in reality, the drainage facilities had not yet been started. The applicant had made an effort to construct the drainage facilities before 5.3.2024. He then submitted the record of the facilities on 20.3.2024.
3. There were further comments from Drainage Services Department. The applicant could not have enough time to respond before the deadline on 23.3.2024. The planning approval was revoked.
4. Now, the drainage facilities and the condition record are ready. The applicant would like to apply a fresh application to continue the operation.

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### **Location**

6. The application site is on Lots 1499 (Part), 1500 (Part), 1504 S.A and 1504 RP in D.D. 107, Yuen Long, New Territories. It is accessible via a local track from Shui Mei Road.

### **Site Area**

7. The site area is about 3,071m<sup>2</sup>. No Government Land is involved.

### **Planning Context**

8. The site falls within an area zoned “Agriculture” (“AGR”) on the Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11 (the “OZP”).
9. Planning intention of the “AGR” zone is primarily to retain and safeguard good quality agriculture land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow

arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

10. “Place of Recreation, Sports or Culture” and “Animal Boarding Establishment” are column 2 uses of the “AGR” zone under the OZP which may be permitted by the Town Planning Board (“TPB”).
11. Provided that all the structures of the proposed development are temporary in nature, approval of the current application would not jeopardize the long term planning intention of the OZP.

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- a. Animal Boarding Establishment; and
- b. Social event activities.

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14. The open grass land, the area under the open sheds and multi-function rooms are used for pet activity.
15. Pets will be kept in the multi-function rooms which are made of sound-proofing materials with air-conditioning provided. Cages or temporary partitions will be placed in the multi-function room when more than one pet is in the room.
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10:00-11:00	0	0	2	1
11:00-12:00	2	1	0	0
12:00-13:00	0	0	1	1
13:00-14:00	1	1	0	0
14:00-15:00	0	0	0	0
15:00-16:00	0	0	0	0
16:00-17:00	0	0	2	1
17:00-18:00	2	1	0	0
18:00-19:00	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total:	<u>5</u>	<u>3</u>	<u>5</u>	<u>3</u>

**b. Social event activities**

19. Customers could make reservation for social events (e.g. social gathering and wedding ceremonies) between 9 a.m. to 11 p.m.
20. For social gathering, they are usually groups of friends. They may bring card games, board games, gaming consoles to play.
21. Pet owners may bring their pets for social gathering. Pets could play on the open grass land or the open shed. Pet owners exchange their experience in keeping the pets.
22. For wedding ceremonies, the marriage couple and their parents will come to the site by private cars. Parking spaces for private cars requires reservation in advance. Other visitors would take public transports or a coach (29 seats, 7m in length) to the site.
23. One coach will be arranged by the applicant for round trip between Kam Sheung Road Station and the application site. Please refer to the plan showing the route of the coach (Plan 9).

24. The estimated trip attraction and trip generation rates for social events are as follow:

Periods	Trip Generation		Trip Attraction	
	Private Cars	Coaches	Private Cars	Coaches
09:00-10:00	0	0	0	0
10:00-11:00	0	0	0	0
11:00-12:00	0	2	1	2
12:00-13:00	0	2	1	2
13:00-14:00	0	0	0	0
14:00-15:00	1	2	0	2
15:00-16:00	1	2	0	2
16:00-17:00	0	2	1	2
17:00-18:00	0	2	1	2
18:00-19:00	0	0	0	0
19:00-20:00	0	0	0	0
20:00-21:00	0	0	0	0
21:00-22:00	1	2	0	2
22:00-23:00	<u>1</u>	<u>2</u>	<u>0</u>	<u>2</u>
Total:	<u>4</u>	<u>16</u>	<u>4</u>	<u>16</u>

25. Videos for wedding ceremonies will be displayed on the display screen. The display screen does not have a loudspeaker. The sound of the videos will be broadcasted through a loudspeaker which is placed under structure 1.

26. Microphone and loudspeakers will be used on site. The operator will follow the standard stated in Noise Control Ordinance Cap. 400.

27. The operator will not provide food or drinks for the recreational activities.

28. It is estimated a maximum number of 200 persons for social events. Maximum number of staff would be about 10 persons.

29. Animal boarding services and social events requires prior reservation. Animal boarding services will be stopped when the site is used for social events.

30. In bad weathers such as rainy days, activities could be held under the open rain shelter and the multi-function rooms.

## Development Parameters

31. Please refer to Layout Plan (Plan 3a) and the following table for details:

No.	Structure / Use		Covered Area (about)	Floor Area (about)	Height (not exceeding)	No. of Storeys
1.	Rain Shelter		600m <sup>2</sup>	600m <sup>2</sup>	7m	1
2.	Multi-function Room (Animal activity room, social event room and ancillary office)		126m <sup>2</sup>	198m <sup>2</sup>	8m	2
3.	G/F	Staff Pantry and Toilet	94m <sup>2</sup>	94m <sup>2</sup>	8m	2
	U/F	Animal activity room		56m <sup>2</sup>		
4.	3 nos. of 20ft. container storage		44m <sup>2</sup>	44m <sup>2</sup>	5m	1
5.	Rain Shelter		138m <sup>2</sup>	138m <sup>2</sup>	5m	1
6.	Rain Shelter		18m <sup>2</sup>	18m <sup>2</sup>	5m	1
7.	Display screen		6m <sup>2</sup>	6m <sup>2</sup>	5m	1
8.	Meter Room		<u>2m<sup>2</sup></u>	<u>2m<sup>2</sup></u>	3m	1
Total:			<u>1,028m<sup>2</sup></u>	<u>1,156m<sup>2</sup></u>		

32. Operation hours of the proposed development are from 9 a.m. to 11 p.m. every day (including Sundays and public holidays).
33. Structures 2 and 3 are soundproofing and fully air-conditioned.
34. 3 nos. of parking space for private cars, 1 no. of parking space for light goods vehicles (LGV) and 1 nos. of parking space for coaches (29 seats, 7m in length) are provided on site. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the site (Plan 5a). No parking, reversing or turning of vehicles on public road is expected.
35. Visitors are encouraged to take public transports which are available at a distance of about 190 m to the south of the site. The estimated walking time is about 2 minutes (Plan 6).

## Similar Applications

36. There are similar approved applications for “Temporary Place of Recreation, Sports or Culture” and “Animal Boarding Establishment” uses within the same “AGR” Zone in the vicinity.
37. Approval of the current application is in line with the decisions of the RNTPC.



### **No Adverse Impact to the Surroundings**

38. The proposed development only involves one to two-storey structures. It is in harmony with the surrounding rural setting and does not generate any adverse noise, traffic or drainage impact.
39. Surface runoff will be collected by existing drainage facilities. Please refer to the Drainage Proposal (Plan 4) and attached drainage photographs for details.
40. Septic tank and soakaway system will be constructed with reference to the “Practice Note for Professional Person (ProPECC PN 5/93) Drainage Plans subject to Comment by the Environmental Protection Department”. Wastewater from the proposed development will be discharged to the proposed system for treatment.
41. Part of the site (about 1,039m<sup>2</sup> (34%)) has been paved with concrete to provide a hard-paving and waterproof surface for erection of structures and internal road. This application serves to regularize the existing hard-paving within the site.
42. The proposed development is temporary in nature. The paved area will be reinstated when the operation is ended.

### **Planning gain**

43. The proposed use would help to satisfy the huge demand for recreational activities area and animal boarding services in the vicinity.

- End -





## Application Site

Catchpit No.	G.L.(mP.D.)	I.L.(mP.D.)
CP 1	3.3	2.91
CP 2	3.3	2.56
CP 3	3.3	2.38
CP 4	3.3	2.73
CP 5	3.3	2.56
CP 6	3.3	2.33

+3.2

An existing tree is at the corner.  
There is not enough space to place the catchpit at the corner

CUL CUL  
To watercourse

Existing local public drain (about 1m wide)

### LEGEND

- |  |                         |  |                                     |
|--|-------------------------|--|-------------------------------------|
|  | Existing catch pit      |  | Existing U-channel                  |
|  | Existing last catch pit |  | Existing U-channel with C. I. cover |
|  | Existing culvert        |  |                                     |
|  | Greenland               |  |                                     |

Site Area: about 3,071m<sup>2</sup>

1 : 500

February 2025

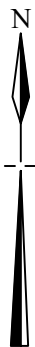
## Drainage Proposal

Lots 1499 (Part), 1500 (Part), 1504 S.A  
and 1504 RP in D. D. 107  
Yuen Long, New Territories

Goldrich Planners &  
Surveyors Ltd.

Plan 4a  
( P 21098 )





**Application Site**

Local Road

Open Staircase

Shui Mei Road

## LEGEND



Coach  
(7m (L) x 2.5(W))



Parking space for private cars  
(5m (L) x 2.5(W))



Parking space for light goods vehicles  
(7m (L) x 3.5(W))



Parking space for coaches  
(7m (L) x 3.5(W))

**1 : 500 (A4)**

**February 2025**

## Swept Path Analysis

Lots 1499 (Part), 1500 (Part), 1504 S.A  
and 1504 RP in D. D. 107  
Yuen Long, New Territories

**Goldrich Planners &  
Surveyors Ltd.**

**Plan 5b  
( P 21098 )**



## Application Site

Catchpit No.	G.L.(mP.D.)	I.L.(mP.D.)
CP 1	3.3	2.91
CP 2	3.3	2.56
CP 3	3.3	2.38
CP 4	3.3	2.73
CP 5	3.3	2.56
CP 6	3.3	2.33

+3.2

An existing tree is at the corner.  
There is not enough space to place the catchpit at the corner

Existing Tree

CUL CUL  
↓  
To watercourse

Existing local public drain (about 1m wide)

Discharge to existing culvert

### LEGEND

	Existing catch pit		Existing U-channel
	Existing last catch pit		Existing U-channel with C. I. cover
	Existing culvert		Viewpoint of photograph
	Greenland		

Site Area: about 3,071m<sup>2</sup>

1 : 500

## Plan Showing Viewpoint of Drainage Photographs

Goldrich Planners & Surveyors Ltd.

March 2025

Lots 1499 (Part), 1500 (Part), 1504 S.A  
and 1504 RP in D. D. 107  
Yuen Long, New Territories

Plan 7a  
( P 21098 )





寄件者: Rich Gold [REDACTED]  
寄件日期: 2025年04月03日星期四 16:37  
收件者: tpbpd/PLAND  
副本: Andrea Wing Yin YAN/PLAND  
主旨: Planning Application No. A/YL-KTN/1074 - Submission of Further Information  
附件: KTN1074\_P21098\_FI\_3.4.2025.pdf  
類別: Internet Email

Dear Sir/Madam,

Attached please find our further information for the captioned application. Thank you.

Regards,  
Janice Tang

--

[REDACTED]

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Your Ref.: A/YL-KTN/1074

Our Ref.: P21098/TL25119

3 April 2025

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

By Post and Email:  
tpbpd@pland.gov.hk

Dear Sir,

**Submission of Further Information (FI)**

**Temporary Place of Recreation, Sports or Culture and  
Temporary Animal Boarding Establishment with Ancillary Facilities  
for a Period of 3 Years and Associated Filling of Land  
Lots 1499 (Part), 1500 (Part), 1504 S.A and 1504 RP in D.D. 107,  
Yuen Long, New Territories  
(Application No. A/YL-KTN/1074)**

We would like to submit FI in response to departmental comment(s) conveyed by the Planning Department for the captioned application

Yours faithfully,  
For and on behalf of  
Goldrich Planners & Surveyors Ltd.



Francis Lau

Encl.

c.c.

DPO/FSYLE, PlanD (Attn.: Ms. Andrea YAN)

*By E-mail only*

**Further Information for Planning Application No. A/YL-KTN/1074****Response-to-Comments****Comments from Fire Services Department**

Contact person: Mr. CHEUNG Wing-hei (Tel: 2733 7737)

<b>I.</b>	<b>Comments</b>	<b>Responses</b>
1.	The standards and specification of the proposed directional and exit signs shall be revised to 'BS 5266-1:2016 and the FSD Circular Letter No. 5/2008'.	Noted. The FSI Proposal has been revised ( <b>Plan 8b</b> ).

- END -



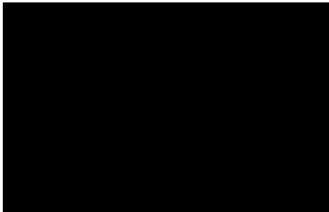


寄件者: Rich Gold [REDACTED]  
寄件日期: 2025年06月26日星期四 15:51  
收件者: tpbpd/PLAND  
副本: Andrea Wing Yin YAN/PLAND; Hao CAI/TD; MC CHAN/TD  
主旨: Planning Application No. A/YL-KTN/1074 - Submission of Further Information  
附件: A\_YL-KTN\_1074\_FI\_26.6.2025.pdf  
類別: Internet Email

Dear Sir/Madam,

Attached please find our further information for the captioned application. Thank you.

Regards,  
Alan Poon



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Your Ref.: A/YL-KTN/1074

Our Ref.: P21098/TL25133

26 June 2025

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

By Email:  
tpbpd@pland.gov.hk

Dear Sir,

**Submission of Further Information (FI)**

**Temporary Place of Recreation, Sports or Culture and  
Temporary Animal Boarding Establishment with Ancillary Facilities  
for a Period of 3 Years and Associated Filling of Land  
Lots 1499 (Part), 1500 (Part), 1504 S.A and 1504 RP in D.D. 107,  
Yuen Long, New Territories  
(Application No. A/YL-KTN/1074)**

We would like to clarify that the maximum number of visitors for social events is about 80 persons. It is estimated that there will be one day of event every month from April to September and two days of event every month from October to March. 4 nos. of parking space for private cars, 1 no. of parking space for light goods vehicles (LGV) and 1 no. of parking spaces for coaches (29 seats, 7m in length) are proposed to be provided on site.

We submit updated Justifications (Appendix I), Layout Plan (Plan 3c) and Swept Path Analysis (Plan 5c) to reflect the changes. Plan 9 (Plan Showing the Route and Pick-up / Drop-off Point of Coach) is proposed to be deleted.

Yours faithfully,  
For and on behalf of  
Goldrich Planners & Surveyors Ltd.

  
\_\_\_\_\_  
Francis Lau

Encl.



## **Justifications**

### **Application Background**

1. The previous application no. A/YL-KTN/916 was approved on 23.6.2023.
2. There was a condition to submit a condition record of the existing drainage facilities before 23.3.2024. But in reality, the drainage facilities had not yet been started. The applicant had made an effort to construct the drainage facilities before 5.3.2024. He then submitted the record of the facilities on 20.3.2024.
3. There were further comments from Drainage Services Department. The applicant could not have enough time to respond before the deadline on 23.3.2024. The planning approval was revoked.
4. Now, the drainage facilities and the condition record are ready. The applicant would like to apply a fresh application to continue the operation.

### **Applied Use**

5. The applied use is ‘Temporary Place of Recreation, Sports or Culture and Temporary Animal Boarding Establishment with Ancillary Facilities’ for a Period of 3 years and Associated Filling of Land.

### **Location**

6. The application site is on Lots 1499 (Part), 1500 (Part), 1504 S.A and 1504 RP in D.D. 107, Yuen Long, New Territories. It is accessible via a local track from Shui Mei Road.

### **Site Area**

7. The site area is about 3,071m<sup>2</sup>. No Government Land is involved.

### **Planning Context**

8. The site falls within an area zoned “Agriculture” (“AGR”) on the Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11 (the “OZP”).
9. Planning intention of the “AGR” zone is primarily to retain and safeguard good quality agriculture land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow

arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

10. “Place of Recreation, Sports or Culture” and “Animal Boarding Establishment” are column 2 uses of the “AGR” zone under the OZP which may be permitted by the Town Planning Board (“TPB”).
11. Provided that all the structures of the proposed development are temporary in nature, approval of the current application would not jeopardize the long term planning intention of the OZP.

### **Mode of Operation**

12. There are two modes of operation for the application:

- a. Animal Boarding Establishment; and
- b. Social event activities.

#### **a. Animal Boarding Establishment**

13. The site provides animal boarding service between 9 a.m. to 7 p.m. Pet owners may leave their pets on site for boarding service. No overnight boarding service is provided.
14. The open grass land, the area under the open sheds and multi-function rooms are used for pet activity.
15. Pets will be kept in the multi-function rooms which are made of sound-proofing materials with air-conditioning provided. Cages or temporary partitions will be placed in the multi-function room when more than one pet is in the room.
16. Pet owners may play with their pets on site.
17. It is estimated a maximum of 10 pets will be kept on site.

18. The estimated trip attraction and trip generation rates for animal boarding establishment are as follow:

Periods	Trip Generation		Trip Attraction	
	Private Cars	Light Goods Vehicles	Private Cars	Light Goods Vehicles
09:00-10:00	0	0	0	0
10:00-11:00	0	0	2	1
11:00-12:00	2	1	0	0
12:00-13:00	0	0	1	1
13:00-14:00	1	1	0	0
14:00-15:00	0	0	0	0
15:00-16:00	0	0	0	0
16:00-17:00	0	0	2	1
17:00-18:00	2	1	0	0
18:00-19:00	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total:	<u>5</u>	<u>3</u>	<u>5</u>	<u>3</u>

**b. Social event activities**

19. Customers could make reservation for social events (e.g. social gathering and wedding ceremonies) between 9 a.m. to 11 p.m.
20. For social gathering, they are usually groups of friends. They may bring card games, board games, gaming consoles to play.
21. Pet owners may bring their pets for social gathering. Pets could play on the open grass land or the open shed. Pet owners exchange their experience in keeping the pets.
22. For wedding ceremonies, the marriage couple and their parents will come to the site by private cars. Parking spaces for private cars requires reservation in advance. Other visitors would take public transports or coaches (29 seats, 7m in length) to the site.
23. Coach service will be arranged by the marriage couple. Permitted coach service company will be hired to provide coach service.



24. The estimated trip attraction and trip generation rates for social events are as follow:

Periods	Trip Generation		Trip Attraction	
	Private Cars	Coaches	Private Cars	Coaches
09:00-10:00	0	0	0	0
10:00-11:00	0	0	0	0
11:00-12:00	0	1	2	1
12:00-13:00	0	1	2	1
13:00-14:00	0	0	0	0
14:00-15:00	2	1	0	1
15:00-16:00	2	1	0	1
16:00-17:00	0	1	2	1
17:00-18:00	0	1	2	1
18:00-19:00	0	0	0	0
19:00-20:00	0	0	0	0
20:00-21:00	0	0	0	0
21:00-22:00	2	1	0	1
22:00-23:00	<u>2</u>	<u>1</u>	<u>0</u>	<u>1</u>
Total:	<u>8</u>	<u>8</u>	<u>8</u>	<u>8</u>

25. Videos for wedding ceremonies will be displayed on the display screen. The display screen does not have a loudspeaker. The sound of the videos will be broadcasted through a loudspeaker which is placed under structure 1.

26. Microphone and loudspeakers will be used on site. The operator will follow the standard stated in Noise Control Ordinance Cap. 400.

27. The operator will not provide food or drinks for the recreational activities.

28. It is estimated a maximum number of 80 persons for social events. Maximum number of staff would be about 10 persons.

29. It is estimated that there will be one day of event every month from April to September and two days of event every month from October to March.

30. Animal boarding services and social events requires prior reservation. Animal boarding services will be stopped when the site is used for social events.

31. In bad weathers such as rainy days, activities could be held under the open rain shelter and the multi-function rooms.

## Development Parameters

32. Please refer to Layout Plan (Plan 3c) and the following table for details:

No.	Structure / Use		Covered Area (about)	Floor Area (about)	Height (not exceeding)	No. of Storeys
1.	Rain Shelter		600m <sup>2</sup>	600m <sup>2</sup>	7m	1
2.	Multi-function Room (Animal activity room, social event room and ancillary office)		126m <sup>2</sup>	198m <sup>2</sup>	8m	2
3.	G/F	Staff Pantry and Toilet	94m <sup>2</sup>	94m <sup>2</sup>	8m	2
	U/F	Animal activity room		56m <sup>2</sup>		
4.	3 nos. of 20ft. container storage		44m <sup>2</sup>	44m <sup>2</sup>	5m	1
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8.	Meter Room		<u>2m<sup>2</sup></u>	<u>2m<sup>2</sup></u>	3m	1
Total:			<u>1,028m<sup>2</sup></u>	<u>1,156m<sup>2</sup></u>		

33. Operation hours of the proposed development are from 9 a.m. to 11 p.m. every day (including Sundays and public holidays).
34. Structures 2 and 3 are soundproofing and fully air-conditioned.
35. 4 nos. of parking space for private cars, 1 no. of parking space for light goods vehicles (LGV) and 1 no. of parking spaces for coaches (29 seats, 7m in length) are provided on site. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the site (Plan 5c). No parking, reversing or turning of vehicles on public road is expected.
36. Visitors are encouraged to take public transports which are available at a distance of about 190 m to the south of the site. The estimated walking time is about 2 minutes (Plan 6).

## Similar Applications

37. There are similar approved applications for “Temporary Place of Recreation, Sports or Culture” and “Animal Boarding Establishment” uses within the same “AGR” Zone in the vicinity.
38. Approval of the current application is in line with the decisions of the RNTPC.

### **No Adverse Impact to the Surroundings**

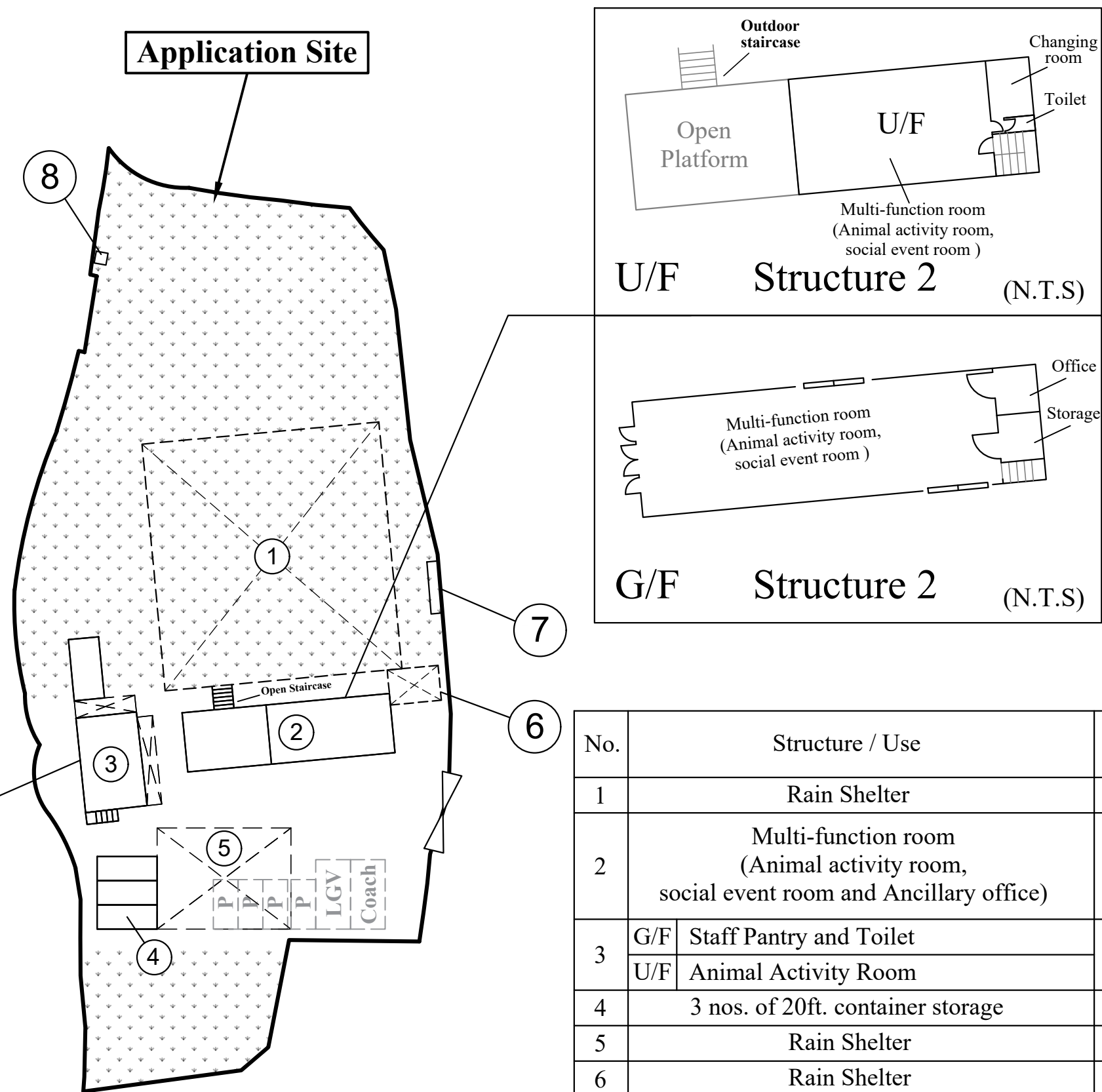
39. The proposed development only involves one to two-storey structures. It is in harmony with the surrounding rural setting and does not generate any adverse noise, traffic or drainage impact.
40. Surface runoff will be collected by existing drainage facilities. Please refer to the Drainage Proposal (Plan 4a) and attached drainage photographs for details.
41. Septic tank and soakaway system will be constructed with reference to the “Practice Note for Professional Person (ProPECC PN 5/93) Drainage Plans subject to Comment by the Environmental Protection Department”. Wastewater from the proposed development will be discharged to the proposed system for treatment.
42. Part of the site (about 1,039m<sup>2</sup> (34%)) has been paved with concrete to provide a hard-paving and waterproof surface for erection of structures and internal road. This application serves to regularize the existing hard-paving within the site.
43. The proposed development is temporary in nature. The paved area will be reinstated when the operation is ended.

### **Planning gain**



44. The proposed use would help to satisfy the demand for recreational activities area and animal boarding services in the vicinity.

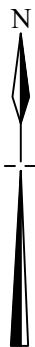
- End -





## Legend

		<u>Area (about)</u>
	Paved Area:	1,039m <sup>2</sup> (34%)
	Grassland Area:	2,032m <sup>2</sup> (66%)
		<hr/>
	Site Area:	<u>3,071m<sup>2</sup> (100%)</u>



**Application Site**

Local Road

Open Staircase

**To Castle Peak Road**

Shui Mei Road

## LEGEND



Coach  
(7m (L) x 2.5(W))



Parking space for private cars  
(5m (L) x 2.5(W))



Parking space for light goods vehicles  
(7m (L) x 3.5(W))



Parking space for light goods vehicles  
(7m (L) x 3.5(W))

**1 : 500 (A4)**

**May 2025**

## Swept Path Analysis

Lots 1499 (Part), 1500 (Part), 1504 S.A  
and 1504 RP in D. D. 107  
Yuen Long, New Territories

**Goldrich Planners &  
Surveyors Ltd.**

**Plan 5c  
( P 21098 )**

**Previous Applications covering the Application Site (the Site)**

**Approved Applications**

	<b>Application No.</b>	<b>Use / Development</b>	<b>Date of Consideration</b>
1.	A/YL-KTN/822	Proposed Temporary Animal Boarding Establishment (Dog Training Ground) with Ancillary Facilities for a Period of Three Years and Filling of Land	23.9.2022 [revoked on 23.9.2023]
2.	A/YL-KTN/916	Temporary Animal Boarding Establishment (Dog Training Ground) with Ancillary Facilities for a Period of Five Years and Filling of Land	23.6.2023 [revoked on 23.3.2024]

**Rejected Application**

	<b>Application No.</b>	<b>Use / Development</b>	<b>Date of Consideration</b>	<b>Rejection Reasons</b>
1.	A/YL-KTN/875	Proposed House (New Territories Exempted House – Small House)	3.2.2023	(1) and (2)

**Rejection Reasons:**

- (1) not in line with the planning intention of the “Agriculture” (“AGR”) zone. There is no strong planning justification in the submission for a departure from the planning intention; and
- (2) does not comply with the Interim Criteria for Consideration of Application for New Territories Exempted House/Small House in New Territories in that more than 50% of the footprint of the proposed Small House falls outside the “Village Type Development” (“V”) zone and village ‘environs’ of Shui Tau Tsuen and Shui Mei Tsuen. There is no general shortage of land in meeting the demand for Small House development in the concerned “V” zone.”

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

**Approved Applications**

	<b>Application No.</b>	<b>Use/Development</b>	<b>Date of Consideration</b>
1.	A/YL-KTN/713	Proposed Temporary Animal Boarding Establishment for a Period of Three Years	6.11.2020 [revoked on 6.5.2022]
2.	A/YL-KTN/724	Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of Three Years	23.10.2020 [revoked on 23.3.2023]
3.	A/YL-KTN/743	Proposed Temporary Animal Boarding Establishment with Ancillary Office for a Period of Three Years	22.1.2021 [revoked on 22.4.2023]
4.	A/YL-KTN/766	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of Three	11.6.2021 [revoked on 11.9.2022]



	<b>Application No.</b>	<b>Use/Development</b>	<b>Date of Consideration</b>
		Years	
5.	A/YL-KTN/782	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of Three Years and Filling of Land	10.9.2021 [revoked on 10.6.2023]
6.	A/YL-KTN/806	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of Five Years and Filling of Land	20.5.2022 [revoked on 20.2.2025]
7.	A/YL-KTN/844	Temporary Holiday Camp, Place of Recreation, Sports or Culture (Hobby Farm and Prawning Ground) and Barbecue Site with Ancillary Facilities for a Period of 3 Years and Filling of Land	12.8.2022 [revoked on 12.5.2024]
8.	A/YL-KTN/869	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of Five Years and Filling of Land	13.1.2023 [revoked on 13.1.2024]
9.	A/YL-KTN/870	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of Five Years and Filling of Land	13.1.2023 [revoked on 13.1.2024]
10.	A/YL-KTN/871	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of Five Years and Filling of Land	13.1.2023 [revoked on 13.1.2024]
11.	A/YL-KTN/894	Temporary Place of Recreation, Sports or Culture (Indoor and Outdoor Recreation Centre) with Ancillary Facilities for a Period of Three Years and Filling of Land	31.3.2023 [revoked on 30.12.2024]
12.	A/YL-KTN/895	Temporary Place of Recreation, Sports or Culture (Outdoor Fitness Centre/Sports Training Ground) for a Period of Three Years and Filling of Land	21.4.2023 [revoked on 21.10.2024]
13.	A/YL-KTN/903	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of Five Years and Filling of Land	19.5.2023 [revoked on 19.5.2024]
14.	A/YL-KTN/908	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of Five Years and Filling of Land	9.6.2023 [revoked on 9.12.2023]
15.	A/YL-KTN/1044	Temporary Holiday Camp, Place of Recreation, Sports or Culture, Barbecue Site and Eating Place for a Period of Three Years and Associated Filling of Land	4.10.2024
16.	A/YL-KTN/1049	Temporary Place of Recreation, Sports or Culture (Hobby Farm, Fishing and Prawning Ground), Barbecue Site and Holiday Camp with Ancillary Facilities for a Period of Three Years and Associated Filling of Land	2.5.2025
17.	A/YL-KTN/1058	Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of Five Years and Associated Filling of Land	6.6.2025

	<b>Application No.</b>	<b>Use/Development</b>	<b>Date of Consideration</b>
18.	A/YL-KTN/1080	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities for a Period of Five Years and Associated Filling of Land	14.3.2025

**Government Departments' General Comments**

**1. Traffic**

Comments of the Commissioner for Transport (C for T):

- no adverse comment on the application from traffic engineering perspective;
- according to the existing Passenger Service Licence Conditions, the operation of any Contract Hire Service with the same origin and destination areas, for more than two days either intermittently or consecutively in a period of 30 days, shall be subject to the prior approval of C for T in writing. Given the proposed coach services in the application have a frequency of no more than two days in a month (i.e. one day of event every month from April to September and two days of event every month from October to March), he has no comment on the application from transport perspective; and
- advisory comments are at **Appendix IV**.

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

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

**2. Drainage**

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

- no in-principle objection to the application from public drainage point of view;
- based on the applicant's submission, the applicant would maintain the same drainage facilities as those implemented under the previous planning application;
- the submitted record of existing drainage facilities is acceptable;
- should the application be approved, approval condition should be stipulated that the implemented drainage facilities on the application site (the Site) shall be maintained at all times during the planning approval period; and
- advisory comments are at **Appendix IV**.

**3. Fire Safety**

Comments of the Director of Fire Services:

- no in-principle objection 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 at **Appendix IV**.

#### 4. **Landscape Aspect**

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 photos, the Site is located in a rural inland plains landscape character comprising village houses, temporary structures, vacant land, farmland, ponds and scattered tree groups. The applied uses are not incompatible with the surrounding landscape character; and
- according to site photos, the Site is partly hard-paved and partly covered by lawn. Some temporary structures within the Site and existing common trees and palms at the periphery of the Site are observed. According to applicant's submission, no tree felling is involved. Significant adverse impact on landscape resources is not anticipated.

#### 5. **Agriculture and Nature Conservation**

Comments of the Director of Agriculture, Fisheries and Conservation:

- no strong view on the application from agricultural perspective. The Site is zoned "Agriculture" with some structures. 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 was the subject of a Dog Breeder Licence (Category B), which had expired on 1.6.2025;
- no comment on the application from nature conservation perspective; and
- advisory comments are at **Appendix IV**.

#### 6. **Other Departments**

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

- District Officer (Yuen Long), Home Affairs Department;
- Chief Building Surveyor/New Territories West, Buildings Department;
- Project Manager (West), Civil Engineering and Development Department;
- Director of Food and Environmental Hygiene Department;

- Director of Leisure and Cultural Services;
- Chief Engineer/Construction, Water Supplies Department; and
- Director of Electrical and Mechanical Services.

**Recommended Advisory Clauses**

- (a) prior planning permission should have been obtained before commencing the applied uses at the application site (the Site);
- (b) should the applicant fail to comply with any of the approval conditions again resulting in revocation of the planning permission, sympathetic consideration would not be given by the Rural and New Town Planning Committee/Town Planning Board to any further application;
- (c) failure to reinstate 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;
- (d) to resolve any land issues relating to the applied uses with the concerned owner(s) and/or occupant(s);
- (e) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
  - (i) there is/are unauthorized structure(s) and use(s) on Lots No. 1499, 1500 and 1504 RP all in D.D. 107 covered by the application which are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularisation on the lease breaches as demanded by LandsD; and
  - (ii) 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 lots. 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 applied uses are temporary in nature, only erection of temporary structure(s) will be considered;
- (f) to note the comments of the Commissioner for Transport (C for T) that:
  - (i) the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
  - (ii) sufficient manoeuvring space shall be provided within the Site;
  - (iii) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period; and
  - (iv) according to the existing Passenger Service Licence Conditions, the operation of any Contract Hire Service with the same origin and destination areas, for more than two days either intermittently or consecutively in a period of 30 days, shall be subject to the prior approval of C for T in writing;



- (g) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
  - (i) Shui Mei Road is not maintained by HyD. HyD shall not be responsible for the maintenance of proposed access connecting the Site (i.e. Shui Mei Road and the local access road); and
  - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (h) to note the comments of the Director of Environmental Protection that:
  - (i) the applicant shall ensure the animal boarding facilities are enclosed with soundproofing materials and equipped with air ventilation system;
  - (ii) the applicant shall follow the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites';
  - (iii) the applicant shall follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECCPN 1/23 'Drainage Plans subject to Comment by the Environmental Protection Department';
  - (iv) the applicant shall provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the applied uses; and
  - (v) the applicant shall meet the statutory requirements under relevant environmental legislation;
- (i) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:
  - (i) the applicant shall maintain all the drainage facilities on site in good condition and ensure that the applied uses would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.; and
  - (ii) 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;
- (j) to note the comments of the Director of Fire Services (D of FS) that:
  - (i) the installation/maintenance/modification/repair work of FSIs shall be undertaken by an 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 D of FS; and
  - (ii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;

- (k) to note the comments of the Director of Agriculture, Fisheries and Conservation that:
  - (i) under the Public Health (Animals) (Boarding Establishment) Regulations (Cap. 139I) (the Regulations), any person who provides food and accommodation for animals in return for a fee paid by the owner must apply for a Boarding Establishment Licence from his department. The establishment and ancillary facilities which are licensed under the Regulations must always fulfil the criteria listed in the Regulations;
  - (ii) the applicant shall observe the Prevention of Cruelty to Animals Ordinance (Cap. 169) at all times; and
  - (iii) the applicant shall adopt appropriate measures to avoid causing pollution or disturbance to the adjacent watercourse;
- (l) to note the comments of the Director of Food and Environmental Hygiene Department (DFEH) that:
  - (i) no Food and Environmental Hygiene Department's (FEHD) facilities will be affected;
  - (ii) proper licence/permit issued by his department is required if there is any food business/catering service/activities regulated by DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public;
  - (iii) the operation must not cause any environmental nuisance to the surroundings. The refuse generated by the applied uses are regarded as trade refuse. The management or owner of the Site is responsible for its removal and disposal at their expenses. The operation of any business should not cause any obstruction or environmental nuisance in the vicinity;
  - (iv) proper licence issued by his department is required if related place of entertainment is involved:
    - (a) any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public Entertainment (PPE) Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement, a PPE Licence (or Temporary PPE Licence) should be obtained from FEHD whatever the general public is admitted with or without payment; and
    - (b) there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from such activities/operation, the applicant should arrange disposal properly at their own expenses;

- (m) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- (i) it is noted that eight structures and associated filling of land are applied in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW) under Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
  - (ii) 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;
  - (iii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
  - (iv) 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 applied uses under the application;
  - (v) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
  - (vi) if the applied uses under application are subject to issue of a license, the applicant should be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
  - (vii) 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
  - (viii) detailed checking under the BO will be carried out at building plan submission stage.



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

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**From:** [REDACTED]  
**Sent:** 2025-01-05 星期日 03:28:03  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** A/YL-KTN/1074 DD 107 Pak Wai Tsuen ABE

A/YL-KTN/1074

Lots 1499 (Part), 1500 (Part), 1504 S.A and 1504 RP in D.D. 107, Pak Wai Tsuen, Yuen Long

Site area : About 3,071sq.m

Zoning : "Agriculture"

Applied use : Animal Boarding Establishment / 4 Vehicle Parking / **Filling of Land**

Dear TPB Members,

And again conditons not fulfilled with feeble excuses put forward. This is HK where a 50 floor block can be constructed in a few years, that it takes so long to dig a few drainage ditches is ridiculous.

Perhaps members could take a few minutes to question is this establishment has applied for and secured the requisite permits from AFCD?

Mary Mulvihill

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**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Thursday, 25 May 2023 3:33 AM HKT  
**Subject:** A/YL-KTN/916 DD 107 Pak Wai Tsuen

Dear TPB Members,

822 approved but conditions not fulfilled? Indicating the usual dodgy fake application to disguise the intended use..

Previous objections upheld.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Wednesday, 2 March 2022 2:44 AM CST  
**Subject:** A/YL-KTN/822 DD 107 Pak Wai Tsuen

A/YL-KTN/822

Lots 1499 (Part) and 1504 RP in D.D. 107, Pak Wai Tsuen, Yuen Long

Site area : About 2,989sq.m

Zoning : "Agriculture"

Applied use : Animal Boarding Establishment / 4 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Strong objections, there is already a facility on the adjoining lots. The site is immediately opposite some large ponds and there is a strong possibility that the dogs would disturb the birds.

There is farming activity in the district although a large lot close by has been stripped of vegetation.

Today there was not a single vegetable available in our supermarkets, indicating that there is urgent need going forward to have a certain level of agricultural activity in order to ensure a certain level of local produce so that in times of crisis we can at least provide nutrition for the elderly and children.

There are clearly loopholes being exploited that are encouraging

- the conversion of land that should be used for crops to brownfield use
- encouraging the unapproved importation/exportation of animals and clandestine breeding
- degradation of our already inadequate supply of arable land

There is urgent need for a review of the proliferation of ABE's. Many of them never fulfill the conditions, indicating that the filling of land is for other purposes.

Members cannot continue to pursue the 'no questions asked' policy with regard to applications like this.

Mary Mulvihill

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**From:** [REDACTED]  
**Sent:** 2025-01-10 星期五 14:44:17  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** KFBG's comments on seven planning applications  
**Attachment:** 250110 s16 KTN 1074.pdf;

Dear Sir/ Madam,

Attached please see our comments regarding SEVEN applications. There are SIX pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

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

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

10th January, 2025.

By email only

Dear Sir/ Madam,

**Temporary Place of Recreation, Sports or Culture and Animal Boarding  
Establishment with Ancillary Facilities for a Period of 3 Years and Associated  
Filling of Land  
(A/YL-KTN/1074)**

1. We refer to the captioned.
2. The government proposed to designate 37 sites as Agricultural Priority Areas (APAs) in early December 2024<sup>1</sup>. One of these proposed APAs is located at Fung Kat Heung<sup>2</sup>. According to the relevant government document<sup>3</sup>, the objectives of this APA policy are as follows:

- *To promote the overall sustainable development and industrial diversification of the local agriculture industry, the Government proposed to delineate some quality farmland as Agricultural Priority Areas (APAs) through administrative means to achieve the policy objective of putting the relevant land into active agricultural use, and to roll out support measures to facilitate long-term active farming use for APAs.*

3. The document<sup>3</sup> also states:

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

<sup>2</sup> [https://www.afcd.gov.hk/tc\\_chi/agriculture/agr\\_apas/files/APA\\_Fung\\_Kat\\_Heung.pdf](https://www.afcd.gov.hk/tc_chi/agriculture/agr_apas/files/APA_Fung_Kat_Heung.pdf)

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



- *To implement the proposal on APAs, the Government plans to promulgate a “Policy Statement” to set out, through administrative means, its policy objective of delineating APAs to preserve quality farmland for long-term agricultural development and their relevant locations. This serves to inform the public of the Government’s policy to prioritise agriculture use on the relevant land, and provide a guiding direction for the Government and the private sector on the future planning of the relevant land use.*

4. We urge the Board to investigate with relevant authorities as to whether the current application site is largely/ partially located within one of the proposed APAs (e.g., Fung Kat Heung); if yes (even not the entire site is within APA), we urge the Board to consider, after consulting relevant authorities, as to whether it is appropriate to approve this application.

5. We urge the Board to consider whether the approval of this application would affect the APA policy proposed by the government (e.g., if this application is approved eventually, what kind of message will be sent to the public regarding this government policy?).

6. Regarding Animal Boarding Establishment, we also urge the Board to read a newspaper article <sup>(at 4)</sup>.

7. We urge the Board to reject this application as we consider the proposed uses are not in line with the planning intention of the Agriculture zone.

8. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

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

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**From:** [REDACTED]  
**Sent:** 2025-01-31 星期五 01:58:37  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Re: A/YL-KTN/1074 DD 107 Pak Wai Tsuen ABE

Dear TPB Members,

So now it is revealed that the location is to be used for WEDDING CEREMONIES.  
**It is estimated a maximum number of 200 persons for social events**

This operation is totally incompatible with the normal function of ABE and comes with many additional issues re traffic, demand for toilets, generation of waste, etc.

That this is not a genuine ABE application is now very clear.

Applications should be rejected.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Sunday, 5 January 2025 3:28 AM HKT  
**Subject:** A/YL-KTN/1074 DD 107 Pak Wai Tsuen ABE

A/YL-KTN/1074

Lots 1499 (Part), 1500 (Part), 1504 S.A and 1504 RP in D.D. 107, Pak Wai Tsuen, Yuen Long

Site area : About 3,071sq.m

Zoning : "Agriculture"

Applied use : Animal Boarding Establishment / 4 Vehicle Parking / **Filling of Land**

Dear TPB Members,

And again condtions not fulfilled with feeble excuses put forward. This is HK where a 50 floor block can be constructed in a few years, that it takes so long to dig a few drainage ditches is ridiculous.

Perhaps members could take a few minutes to question is this establishment has applied for and secured the requisite permits from AFCD?

Mary Mulvihill

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

---

**Date:** Thursday, 25 May 2023 3:33 AM HKT  
**Subject:** A/YL-KTN/916 DD 107 Pak Wai Tsuen

Dear TPB Members,

822 approved but conditions not fulfilled? Indicating the usual dodgy fake application to disguise the intended use..

Previous objections upheld.

Mary Mulvihill

---

**From:** [REDACTED]  
**To:** tpbpd <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
**Date:** Wednesday, 2 March 2022 2:44 AM CST  
**Subject:** A/YL-KTN/822 DD 107 Pak Wai Tsuen

A/YL-KTN/822

Lots 1499 (Part) and 1504 RP in D.D. 107, Pak Wai Tsuen, Yuen Long

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There are clearly loopholes being exploited that are encouraging

- the conversion of land that should be used for crops to brownfield use
- encouraging the unapproved importation/exportation of animals and clandestine breeding

- degradation of our already inadequate supply of arable land

There is urgent need for a review of the proliferation of ABE's. Many of them never fulfill the conditions, indicating that the filling of land is for other purposes.

Members cannot continue to pursue the 'no questions asked' policy with regard to applications like this.

Mary Mulvihill



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**From:** [REDACTED]  
**Sent:** 2025-01-27 星期一 17:20:59  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** KFBG's comments on eight planning applications  
**Attachment:** 250127 s16 KTN 1037c.pdf; 250127 s12a MP 7 & 8c.pdf; 250127 s16 HTF 1183.pdf; 250127 s16 KTN 1074.pdf; 250127 s16 KTN 1082.pdf; 250127 s16 KTS 1052.pdf; 250127 s17 NSW 293.pdf

Dear Sir/ Madam,

Attached please see our comments regarding EIGHT applications. There are SEVEN pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

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

27th January, 2025.

By email only

Dear Sir/ Madam,

**Temporary Place of Recreation, Sports or Culture and Animal Boarding**  
**Establishment with Ancillary Facilities for a Period of 3 Years and Associated**  
**Filling of Land**  
**(A/YL-KTN/1074)**

1. We refer to the captioned.
2. The government proposed to designate 37 sites as Agricultural Priority Areas (APAs) in early December 2024<sup>1</sup>. One of these proposed APAs is located at Fung Kat Heung<sup>2</sup>. According to the relevant government document<sup>3</sup>, the objectives of this APA policy are as follows:

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3. The document<sup>3</sup> also states:

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

<sup>2</sup> [https://www.afcd.gov.hk/tc\\_chi/agriculture/agr\\_apa/files/APA\\_Fung\\_Kat\\_Heung.pdf](https://www.afcd.gov.hk/tc_chi/agriculture/agr_apa/files/APA_Fung_Kat_Heung.pdf)

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

- *To implement the proposal on APAs, the Government plans to promulgate a "Policy Statement" to set out, through administrative means, its policy objective of delineating APAs to preserve quality farmland for long-term agricultural development and their relevant locations. This serves to inform the public of the Government's policy to prioritise agriculture use on the relevant land, and provide a guiding direction for the Government and the private sector on the future planning of the relevant land use.*

4. We urge the Board to investigate with relevant authorities as to whether the current application site is largely/ partially located within one of the proposed APAs (e.g., Fung Kat Heung); if yes (even not the entire site is within APA), we urge the Board to consider, after consulting relevant authorities, as to whether it is appropriate to approve this application.

5. We urge the Board to consider whether the approval of this application would affect the APA policy proposed by the government (e.g., if this application is approved eventually, what kind of message will be sent to the public regarding this government policy?).

6. Regarding Animal Boarding Establishment, we also recommend the Board to read a newspaper article <sup>(at 4)</sup>.

7. We urge the Board to reject this application as we consider the proposed uses are not in line with the planning intention of the Agriculture zone.

8. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

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