

2025年 10月 13日

此文件在 \_\_\_\_\_收到。城市規劃委員會  
只會在此列所有必要的資料及文件後才正式確認收到  
於 2025年 10月 13日

This document is received on 2025 -10- 13.  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

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

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

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

## General Note and Annotation for the Form

### 填寫表格的一般指引及註解

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

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

& Please attach documentary proof 請來附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/TL-TT/742
	Date Received 收到日期	2025-10-13

1. 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。
2. 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.info.gov.hk/tpb/>. 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.info.gov.hk/tpb/>)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。
3. This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載,亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全,委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 ) Kan Shing Farm Limited (勤誠綠色農業有限公司)

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱(如適用)
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 ) Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)

3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lots 1678 (Part), 1679 (Part) & 1682 (Part) in D.D. 119, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 1,680 sq.m 平方米 <input type="checkbox"/> About 約 ..... Not more than ..... <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 570 sq.m 平方米 <input type="checkbox"/> About 約 .....
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	Nil ..... sq.m 平方米 <input type="checkbox"/> About 約 .....

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Tai Tong Outline Zoning Plan No. S/YL-TT/20
(e) Land use zone(s) involved 涉及的土地用途地帶	‘Agriculture’ (“AGR”)
(f) Current use(s) 現時用途	Vacant  <small>(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)</small>

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

The applicant 申請人 –

is the sole “current land owner”<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。

is one of the “current land owners”<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。

is not a “current land owner”<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

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

#### 5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

Details of consent of “current land owner(s)”<sup>#</sup> obtained 取得「現行土地擁有人」<sup>#</sup>同意的詳情

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

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

has notified ..... "current land owner(s)"  
已通知 ..... 名「現行土地擁有人」。

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

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

published notices in local newspapers on 17.9.2025 (DD/MM/YYYY)<sup>#</sup>&  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知

posted notice in a prominent position on or near application site/premises on  
(DD/MM/YYYY)<sup>#</sup>

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 on 17.9.2025 (DD/MM/YYYY)<sup>#</sup>  
於 \_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會<sup>#</sup>

Others 其他

others (please specify)  
其他 (請指明)

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Note: May insert more than one '✓'.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

關於該次地圖上所及/或地圖內進行日期不遲於1991年的前半部分/或後

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

(如屬於第六地區請用金發票的獎券序號填入第5欄(B)欄位)

Proposed Temporary Animal Boarding Establishment (Dog Kennel) & Associated Filling of Land for a Period of 3 Years	
(a) Proposed use(s)/development 擬議用途/發展	(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 ..... 3 ..... <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	..... 1,110 ..... sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 570 ..... sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	..... 3 ..... .....
Proposed domestic floor area 擬議住用樓面面積	..... NA ..... sq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... Not more than 570 ..... sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... Not more than 570 ..... sq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足, 請另頁說明)	
Structure 1 & 2: Dog kennel (Not exceeding 4.5m, 1 storey), Structure 3: Site office and toilet (Not exceeding 4m, 1 storey)	
..... .....	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	..... 6 spaces of 5m x 2.5m .....
Motorcycle Parking Spaces 電單車車位	..... Nil .....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	..... Nil .....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	..... Nil .....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	..... Nil .....
Others (Please Specify) 其他 (請列明)	..... NA .....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	..... Nil .....
Coach Spaces 旅遊巴車位	..... Nil .....
Light Goods Vehicle Spaces 輕型貨車車位	..... Nil .....
Medium Goods Vehicle Spaces 中型貨車車位	..... Nil .....
Heavy Goods Vehicle Spaces 重型貨車車位	..... Nil .....
Others (Please Specify) 其他 (請列明)	..... NA .....

## Proposed operating hours 擬議營運時間

9:00a.m. to 6:00p.m. from Mondays to Sundays including public holidays.

<p>(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>		Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) vehicular access leading from Kiu Hing Road <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>
		No 否	
<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，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)</p>			
<p>(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？</p>		Yes 是	<input type="checkbox"/> Please provide details 請提供詳情     
		No 否	<input checked="" type="checkbox"/>
<p>(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？</p>		Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... 1,680 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... 0.2 m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約
		No 否	<input type="checkbox"/>
<p>(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？</p>		On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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<p><b>(B) Renewal of Permission for Temporary Use or Development in Rural Areas</b> 位於鄉郊地區臨時用途/發展的許可續期</p>	
<p>(a) Application number to which the permission relates 與許可有關的申請編號</p>	<p>A/ _____ / _____</p>
<p>(b) Date of approval. 獲批給許可的日期</p>	<p>..... (DD 日/MM 月/YYYY 年)</p>
<p>(c) Date of expiry 許可屆滿日期</p>	<p>..... (DD 日/MM 月/YYYY 年)</p>
<p>(d) Approved use/development 已批給許可的用途／發展</p>	
	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p>
<p>(e) Approval conditions 附帶條件</p>	<p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
<p>(f) Renewal period sought 要求的續期期間</p>	<p><input type="checkbox"/> year(s) 年 .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>

## 7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.  
 諸君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)。

1. The proposed development is a column 2 Use in 'Agriculture' ("AGR") zone which is compatible with the surrounding environment.
2. The proposed development is temporary in nature and it would not jeopardize the planning intention of "AGR" zone in the long run.
3. The nature, layout, form and scale of the proposed development is not incompatible with the surrounding environment.
4. Similar precedence were approved in "AGR" zone within the same Outline Zoning Plan.
5. Minimal traffic impact as shown in the attached estimated traffic generation.
6. Insignificant environmental impact because all the dogs will be kept within enclosed structures.
7. Insignificant drainage impact as shown in the attached drainage proposal.
8. The applicant will comply with the planning conditions if the Town Planning Board see fits.
9. No public announcement system at the application site. All the dogs will stay within enclosed structures with soundproofing materials and provided with mechanical ventilation and air-conditioning system.
10. The effluent discharges from the proposed use are subject to control under the Water Pollution Control Ordinance (WPCO) and a discharge licence under the WPCO would be obtained before a new discharge is commenced.
11. No whistle blowing will be carried out at the application site.
12. Site formation is proposed. The land filling area will be filled with concrete for the erection of temporary structures and manoeuvring of vehicle.
13. The dog kennel will be maintained in a sanitary condition.
14. The dog kennel will be designed so as to contain the cats accommodated therein and to restrict the entrance of other animals.
15. The dog kennel will contain an adequate supplies of potable water and suitable drainage for the escape of excess water.
16. The dog kennel will contain means for the removal and disposal of animal and food waste, used bedding, dead animals and debris to minimize infestation, contamination, odours and disease hazards.
17. All excreta and other waste matter will be removed not less than once daily from the place at which the dogs are accommodated.
18. A regular programme for the control and destruction of insects, ectoparasites, avian and mammalian pests at the place at which the cats are accommodated will be established and maintained.

## 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

Patrick Tsui



Applicant 申請人 /  Authorised Agent 獲授權代理人

Name in Block Letters  
姓名 (請以正楷填寫)

Consultant

Position (if applicable)  
職位 (如適用)

Professional Qualification(s)  Member 會員 /  Fellow of 資深會員

專業資格

HKIP 香港規劃師學會 /  HKIA 香港建築師學會 /

HKIS 香港測量師學會 /  HKIE 香港工程師學會 /

HKILA 香港園境師學會 /  HKIUD 香港城市設計學會

RPP 註冊專業規劃師

Others 其他

on behalf of Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)

代表

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

Date 日期

19/9/2025

(DD/MM/YYYY 日/月/年)

### Remark 備註

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

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

### Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.  
任何人在明知或故意的情况下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

### Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:  
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
  - (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and  
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
  - (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。
2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.  
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第1段提及的用途。
3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
根據《個人資料(私隱)條例》(第486章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道333號北角政府合署15樓。

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)  
 (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lots 1678 (Part), 1679 (Part) & 1682 (Part) in D.D. 119, Yuen Long, New Territories
Site area 地盤面積	1,680 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 0 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Tai Tong Outline Zoning Plan No. S/YL-TT/20
Zoning 地帶	'Agriculture' ("AGR")
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/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 for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Animal Boarding Establishment (Dog Kennel) & Associated Filling of Land for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 NA <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Non-domestic 非住用	570 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 0.339 <input type="checkbox"/> Not more than 不多於
	Domestic 住用	NA	
(iii) Building height/No. of storeys 建築物高度／層數	Non-domestic 非住用	3	
	Domestic 住用	NA <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	Non-domestic 非住用	NA <input type="checkbox"/> (Not more than 不多於)	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
		4.5 <input checked="" type="checkbox"/> (Not more than 不多於)	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(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  Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) NA	6 6 0 0 0 0	
	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) NA	0 0 0 0 0 0	

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

	<u>Chinese</u> 中文	<u>English</u> 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Proposed drainage plan, site plan and location plan</u>		
<u>Proposed land filling plan</u>		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Drainage proposal and estimated traffic generation</u>		

Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

**Proposed Temporary Animal Boarding Establishment (Dog Kennel) &  
Associated Filling of Land for a Period of 3 Years  
at  
Lots 1678 (Part), 1679 (Part) & 1682 (Part) in D.D. 119, Yuen Long, New  
Territories**

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**Annex 1 Drainage Proposal**

**1.1 Existing Situation**

**A. Site particulars**

- 1.1.1 The application site occupies an area of about 1,680m<sup>2</sup>.
- 1.1.2 The site is serviced by a vehicular access leading from Kiu Hing Road. The area adjacent to the proposed development is mainly rural in nature.

**B. Level and gradient of the subject site & proposed surface channel**

- 1.1.3 It has a gradient sloping from southwest to northeast from about +10.7mPD to +10.5mPD. (**Figure 4**)

**C. Catchment area of the proposed drainage provision at the subject site**

- 1.1.4 The land to the north, west and east is found about the same or lower in level than the application site. As such, no external catchment is identified.

**D. Particulars of the existing drainage facilities to accept the surface runoff collected at the application site**

- 1.1.5 As shown in **Figure 4**, an open drain is found to the northeast of the application site. The stormwater intercepted by the proposed surface channel at the application site will be dissipated to the said open drain

## **1.2 Runoff Estimation**

1.2.1 Rational method is adopted for estimating the designed run-off

$$Q = k \times i \times A / 3,600$$

Assuming that:

- i. The area of the catchment is approximately 1,680m<sup>2</sup>; (**Figure 4**)
- ii. The application site will be fully paved. It is assumed that the value of run-off co-efficient (k) is taken as 1.

$$\text{Difference in Land Datum} = 10.7m - 10.5m = 0.2m$$

$$L = 51m$$

$$\therefore \text{Average fall} = 0.2m \text{ in } 51m \text{ or } 1m \text{ in } 255m$$

According to the Brandsby-Williams Equation adopted from the “Stormwater Drainage Manual – Planning, Design and Management” published by the Drainage Services Department (DSD),

$$\text{Time of Concentration } (t_c) = 0.14465 [ L / (H^{0.2} \times A^{0.1}) ]$$

$$t_c = 0.14465 [ 51 / 0.39^{0.2} \times 1,680^{0.1} ]$$

$$t_c = 4.23 \text{ minutes}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 295 mm/hr

***By Rational Method,***

$$Q_1 = 1 \times 295 \times 1,680 / 3,600$$

$$\therefore Q_1 = 137.67 \text{ l/s} = 8,260 \text{ l/min} = 0.14 \text{ m}^3/\text{s}$$

In accordance with the Chart or the Rapid Design of Channels in “Geotechnical Manual for Slopes”, for an approximate gradient of about 1:200 in order to follow the gradient of the application site, 375mm surface U-channel along the site periphery is considered adequate to dissipate all the stormwater accrued by the application site.

### **1.3 Proposed Drainage Facilities**

- 1.3.1 Subject to the calculations in 1.2 above, it is determined that proposed 375mm concrete surface channel along the site periphery is adequate to intercept storm water passing through and generated at the application site (**Figure 4**).
- 1.3.2 The collected stormwater will then be discharged directly to the open drain to the northeast of the application site as shown in **Figure 4**. The discharge path is shown in **Figure 4**.
- 1.3.3 All the proposed drainage facilities will be provided and maintained at the applicant's own expense. Also, sand trap and surface channel will be cleaned at regular interval to avoid the accumulation of rubbish/debris which would affect the dissipation of storm water.
- 1.3.4 The provision of the proposed surface channel will follow the gradient of the application site. All the proposed drainage facilities will be constructed and maintained at the expense of the applicant.
- 1.3.5 Prior to the commencement of the drainage works, the applicant will seek consent from District Lands Office/Yuen Long and relevant land owners for the provision of drainage facilities outside the application site.
- 1.3.6 The proposed development would not affect the existing ditches, drains and obstruct the flow of the flow of surface runoff.
- 1.3.7 The provision of surface channel at site boundary is detailed hereunder:
  - (a) Soil excavation at site periphery, is inevitably for the provision of surface channel. The accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings. Hence, the soil will be cleared at the soonest possible after the completion of the excavation process.
  - (b) In view of that soil excavation may be continued for several working days, surface channel will be dug in short sections and all soil excavated will be cleared before the excavation of another short section.
  - (c) No leveling work will be carried at the site periphery. The level of the site periphery will be maintained during and after the works. The works at the site periphery would not either alter the flow of surface runoff from adjacent areas.
  - (d) 100mm gap will be provided at the toe of site hoarding to allow unobstructed flow of surface runoff.

## Annex 2 Estimated Traffic Generation

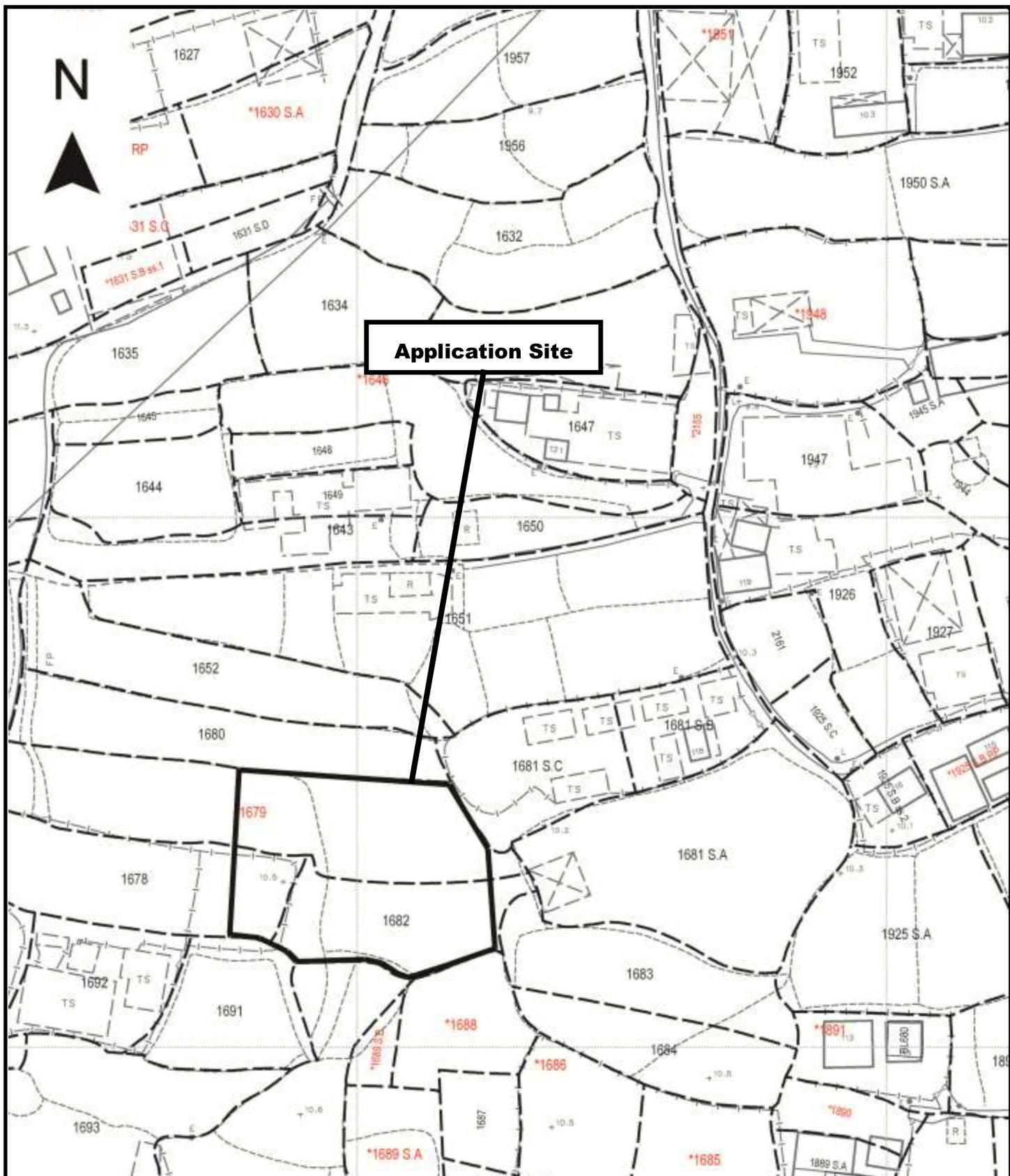
- 2.1 The application site is serviced by a vehicular access leading from Kiu Hing Road. Having mentioned that the site is intended for dog kennel, traffic generated by the proposed development is not significant.
- 2.2 The proposed parking spaces at the application site would only be opened to applicant and visitors.
- 2.3 There will be 6 parking spaces of 5m x 2.5m for private car. The estimated traffic generation/attraction rate is shown below:

Type of Vehicle	<u>Average</u> Traffic Generation Rate (pcu/hr)	<u>Average</u> Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at <u>Peak Hours</u> (pcu/hr)	Traffic Attraction Rate at <u>Peak Hours</u> (pcu/hr)
Private car	0.67	0.67	2	1

Note:

1. The operation hours of the proposed development is from 9:00a.m. to 6:00p.m. from Mondays to Sundays and public holidays. After office hours, some dogs will stay at the application site and 2 staff will station at the site to look after the dogs stayed at the application site and no visitors will allowed to visit the site after operation hours;
2. The pcu of private car are taken as 1; &
3. Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

2.5 In association with the intended purpose, adequate space for manoeuvring would be provided within the application site. Sufficient space within the application site is provided so that no queueing up of vehicle would be occurred outside the application site.



Project 項目名稱:

Proposed Temporary Animal Boarding Establishment (Dog Kennel) & Associated Filling of Land for a Period of 3 Years at Lots 1678 (Part), 1679 (Part) & 1682 (Part) in D.D. 119, Yuen Long, New Territories

Drawing Title 圖目：

## Site Plan

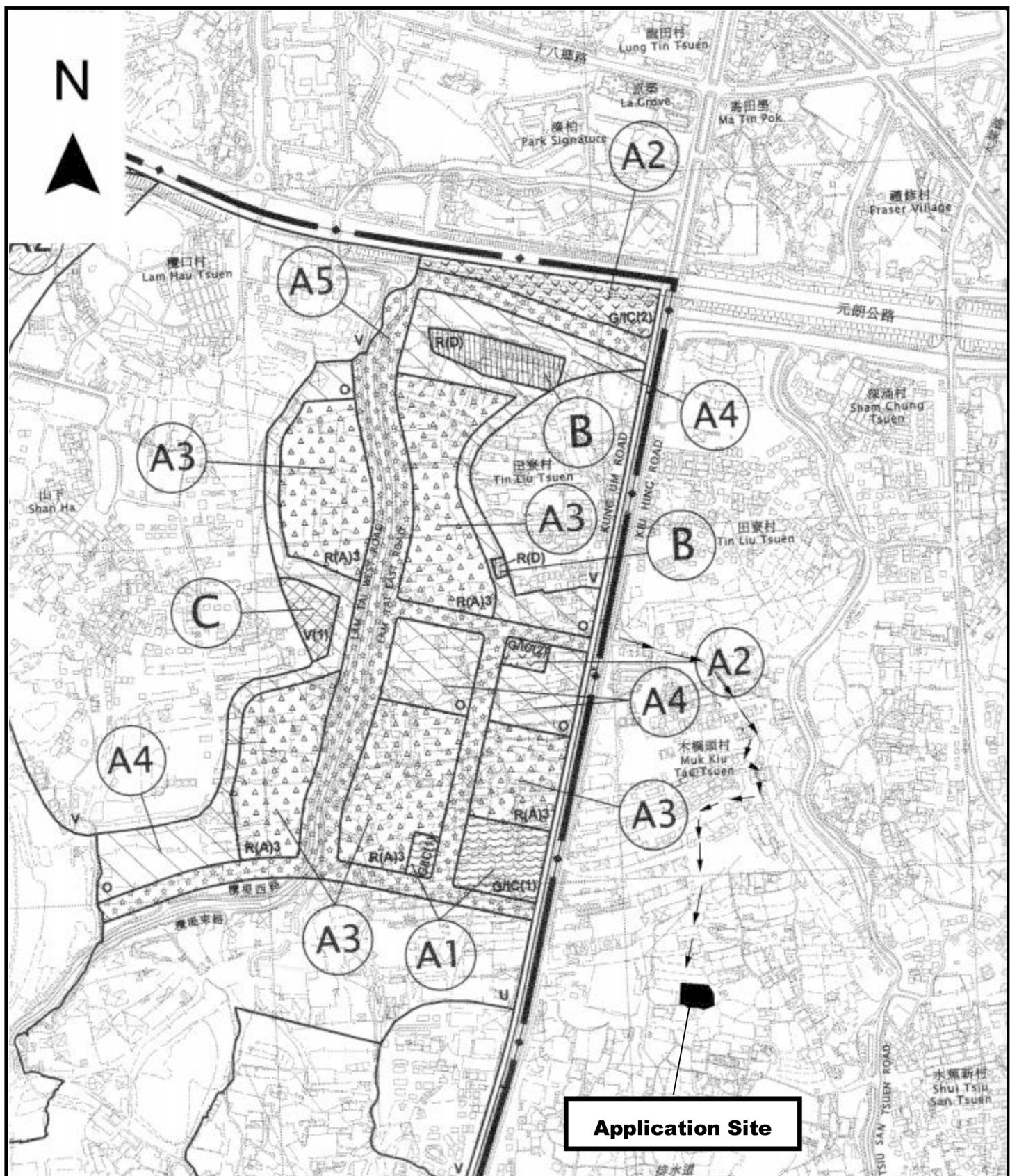
Remarks 備註:

Drawing No. 圖號:

Figure 1

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Animal Boarding Establishment (Dog Kennel) & Associated Filling of Land for a Period of 3 Years at Lots 1678 (Part), 1679 (Part) & 1682 (Part) in D.D. 119, Yuen Long, New Territories

Drawing Title 圖目:

Location Plan

Drawing No. 圖號:

Figure 2

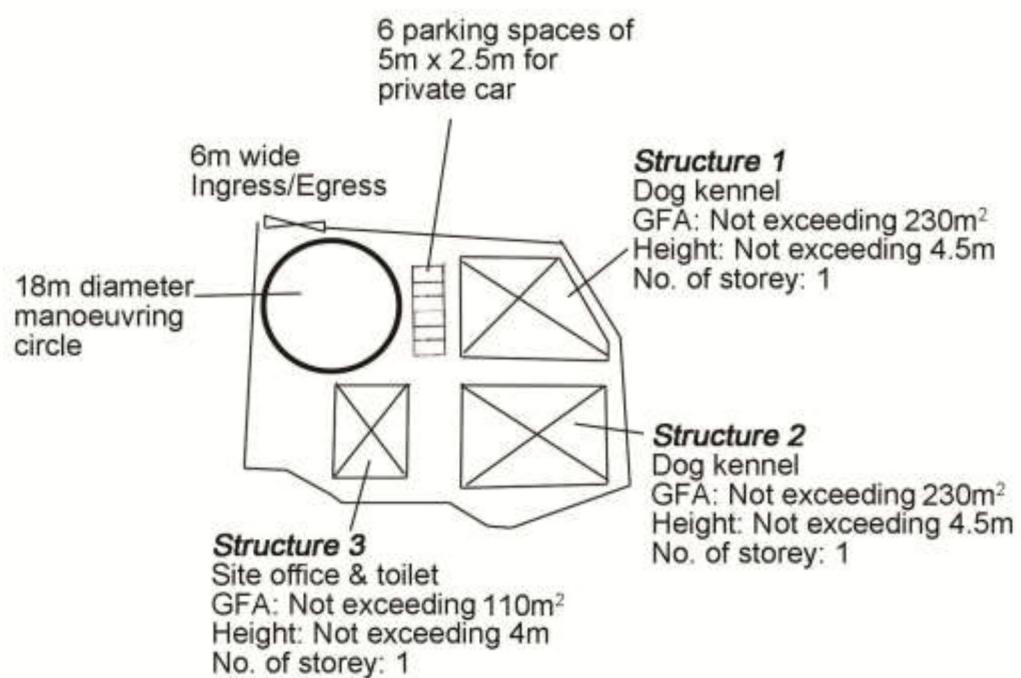
Remarks 備註:

→ Vehicular access leading from Kiu Hing Road

Scale 比例:

1:7500

N  
▲



Project 項目名稱:

Proposed Temporary Animal Boarding  
Establishment (Dog Kennel) &  
Associated Filling of Land for a Period  
of 3 Years at Lots 1678 (Part), 1679  
(Part) & 1682 (Part) in D.D. 119, Yuen  
Long, New Territories

Drawing Title 圖目:

Proposed Layout Plan

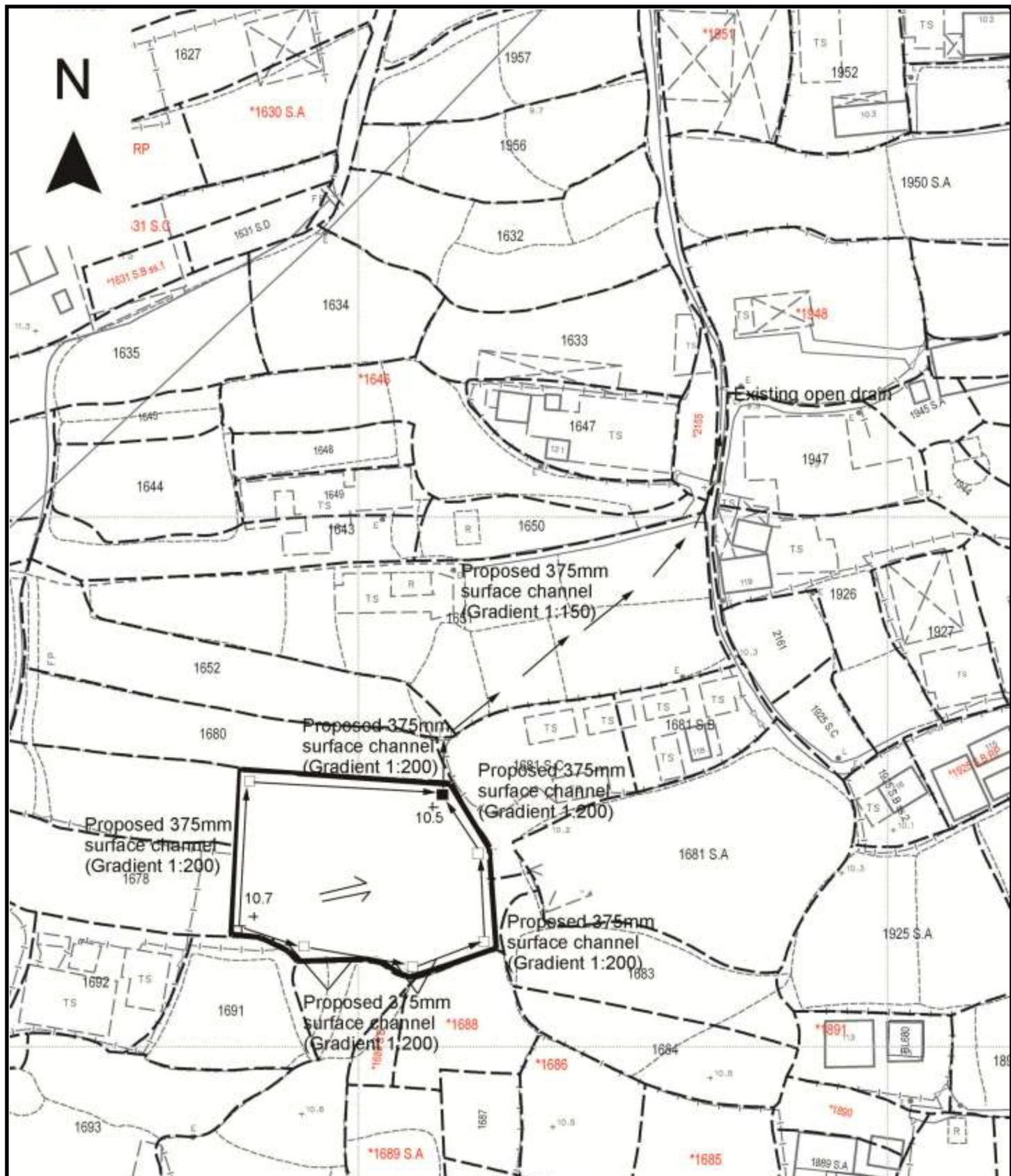
Remarks 備註:

Drawing No. 圖號:

Figure 3

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Animal Boarding Establishment (Dog Kennel) & Associated Filling of Land for a Period of 3 Years at Lots 1678 (Part), 1679 (Part) & 1682 (Part) in D.D. 119, Yuen Long, New Territories

Drawing Title 圖目：

## Proposed Drainage Plan

Remarks 備註:

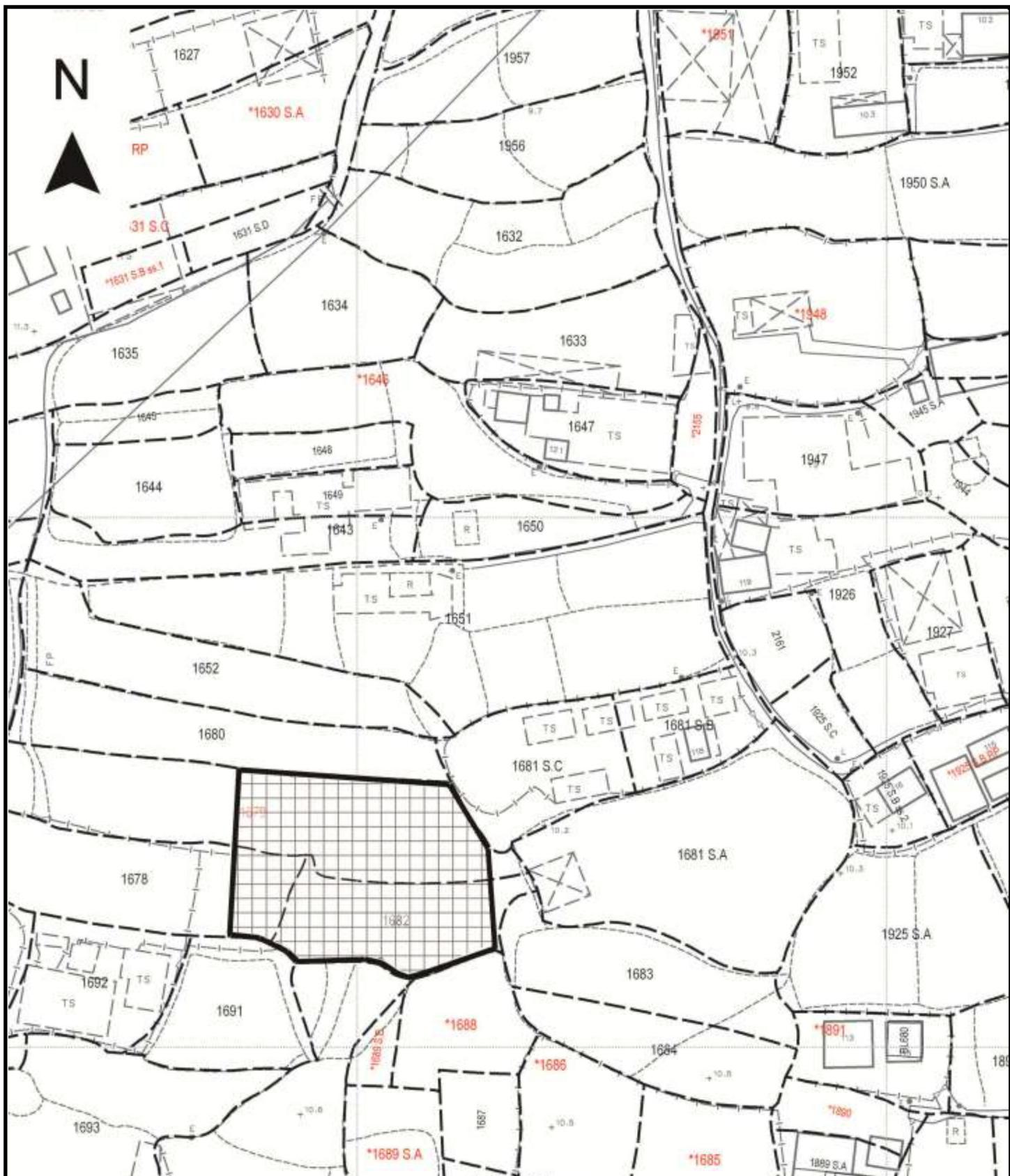
- Proposed catchpit
- Catchpit with sand trap
- ← Flow of surface runoff

Drawing No. 圖號:

Figure 4

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Animal Boarding Establishment (Dog Kennel) & Associated Filling of Land for a Period of 3 Years at Lots 1678 (Part), 1679 (Part) & 1682 (Part) in D.D. 119, Yuen Long, New Territories

Drawing Title 圖目:

Proposed Land Filling Plan

Remarks 備註:

Proposed filling of land by 0.2m concrete

Drawing No. 圖號:

Figure 5

Scale 比例:

1:1000

Total: 1 page

Date: 19 October 2025

TPB Ref.: A/YL-TT/742

By Email

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

Dear Sir,

**Proposed Temporary Animal Boarding Establishment (Dog Kennel)  
& Associated Filling of Land for a Period of 3 Years at Lots 1678  
(Part), 1679 (Part) & 1682 (Part) in D.D. 119, Yuen Long, New  
Territories**

The proposed dog kennel is intended to keep not more than 36 dogs at the same moment.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED]  
[REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Ms. Momo CHOW) – By Email

Total: 5 pages

Date: 23 December 2025

TPB Ref.: A/YL-TT/742

By Email

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

Dear Sir,

**Proposed Temporary Animal Boarding Establishment (Dog Kennel) & Associated Filling of Land for a Period of 3 Years at Lots 1678 (Part), 1679 (Part) & 1682 (Part) in D.D. 119, Yuen Long, New Territories**

This letter intends to supersede our letter dated 22.12.2025.

Our response to the comments of the CTP/UD&L, Planning Department is as follows;

comments of the CTP/UD&L, Planning Department	Applicant's response
According to the aerial photo taken in 2024, the Site is situated in area of miscellaneous rural fringe characterised by temporary structures, village houses, agricultural land and scattered tree groups. From the site photos taken by DPO on 22.10.2025, the southern/western portion of the Site was hard paved with temporary structures. Existing vegetation/tree(s) are observed within the Site. However, the Applicant has not submitted any information to demonstrate that the proposed development will not have any adverse impact on the existing trees and associated mitigation measures, if any.	The existing trees will be preserved. As such, the proposed structures were rearranged so as to maintain the existing trees as shown on the updated layout plan according to the comments of CTP/UD&L, Planning Department. Also, the proposed land filling plan and page 6 of the S.16-III application form have been updated to reflect the reduction of the proposed land filling area as commented by CTP/UD&L, Planning Department to preserve the existing trees.

Our response to the comments of the DEP is as follows;

DEP's comments	Applicant's response
Please confirm that whether septic tank and soakaway system will be provided	Septic tank and soakaway system will be provided. The septic tank and

<p>and if affirmative, whether the septic tank and soakaway system will be designed and constructed according to the requirements of EPD's ProPECC PN 1/23, including requirements for minimum clearance distance, percolation test and certification by Authorized Person; and</p> <p>Please advise the period of time that all dogs will be stayed within the enclosed structures with soundproofing materials, mechanical ventilation and air-conditioning system.</p>	<p>soakaway system will be designed and constructed according to the requirements of EPD's ProPECC PN 1/23, including requirements for minimum clearance distance, percolation test and certification by Authorized Person.</p> <p>All dogs will be stayed within the enclosed structures with soundproofing materials, mechanical ventilation and air-conditioning system at all times.</p>
---	--

Due to the reduction of the proposed GFA for dog kennel, the proposed dog kennel is intended to keep not more than 28 dogs at the same moment.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED]  
[REDACTED] at your convenience.

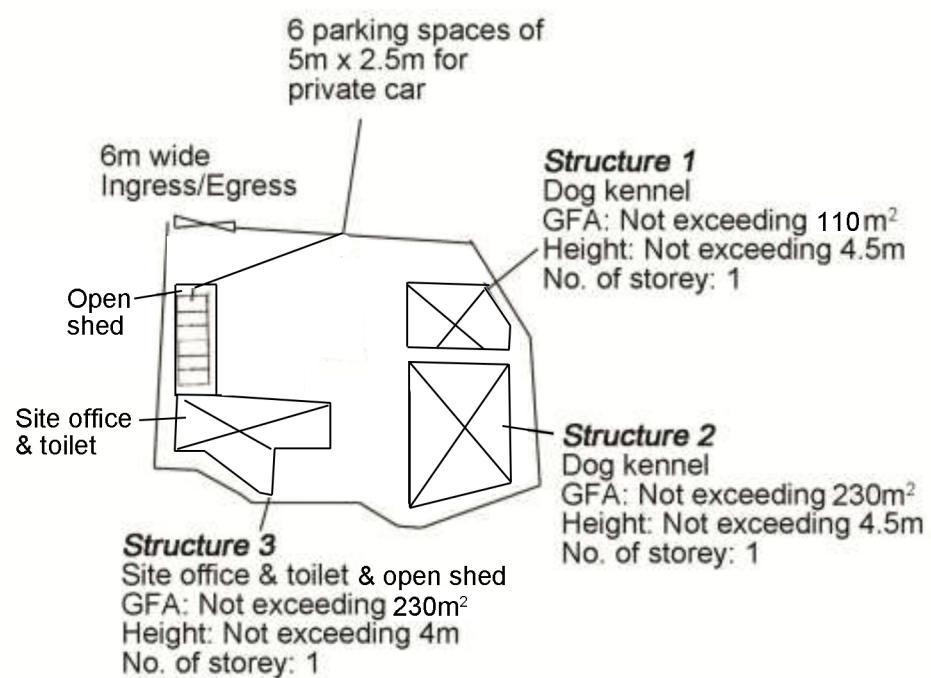
Yours faithfully,




Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Mr. Kevin LAM) – By Email

N  
▲



Project 項目名稱:

Proposed Temporary Animal Boarding Establishment (Dog Kennel) & Associated Filling of Land for a Period of 3 Years at Lots 1678 (Part), 1679 (Part) & 1682 (Part) in D.D. 119, Yuen Long, New Territories

Drawing Title 圖目:

Proposed Layout Plan

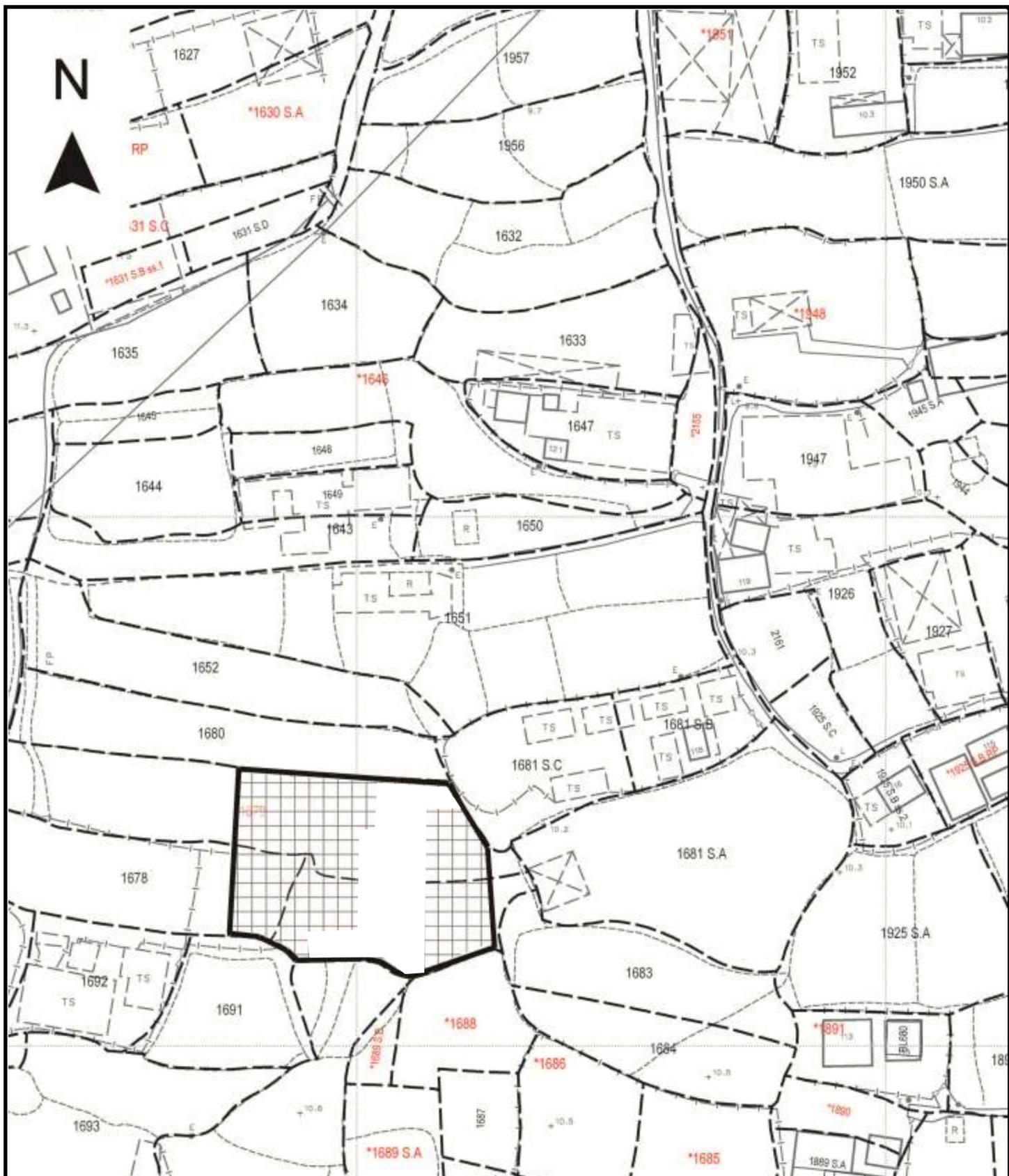
Remarks 備註:

Drawing No. 圖號:

Figure 3

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Animal Boarding Establishment (Dog Kennel) & Associated Filling of Land for a Period of 3 Years at Lots 1678 (Part), 1679 (Part) & 1682 (Part) in D.D. 119, Yuen Long, New Territories

Drawing Title 圖目：

## Proposed Land Filling Plan

Remarks 備註:

 Proposed filling of land  
by 0.2m concrete  
(About 1,230m<sup>2</sup>)

Drawing No. 圖號:

Figure 5

Scale 比例:

1:1000

<p>Proposed operating hours 擬議營運時間 9:00a.m. to 6:00p.m. from Mondays to Sundays including public holidays.....</p>																																	
<p>(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>		<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) .....  <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/></p>																														
<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，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)</p>																																	
<p>(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？</p>		<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....</p> <p><input checked="" type="checkbox"/></p>																														
<p>(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？</p>		<p>Yes 是</p> <p>No 否</p>	<p><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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... 1,230 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ..... 0.2 m 米 <input checked="" type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約</p>																														
<p>(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？</p>		<table border="0"> <tr> <td>On environment 對環境</td> <td><input type="checkbox"/> Yes 會</td> <td><input checked="" type="checkbox"/> No 不會</td> </tr> <tr> <td>On traffic 對交通</td> <td><input type="checkbox"/> Yes 會</td> <td><input checked="" type="checkbox"/> No 不會</td> </tr> <tr> <td>On water supply 對供水</td> <td><input type="checkbox"/> Yes 會</td> <td><input checked="" type="checkbox"/> No 不會</td> </tr> <tr> <td>On drainage 對排水</td> <td><input type="checkbox"/> Yes 會</td> <td><input checked="" type="checkbox"/> No 不會</td> </tr> <tr> <td>On slopes 對斜坡</td> <td><input type="checkbox"/> Yes 會</td> <td><input checked="" type="checkbox"/> No 不會</td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td><input type="checkbox"/> Yes 會</td> <td><input checked="" type="checkbox"/> No 不會</td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td><input type="checkbox"/> Yes 會</td> <td><input checked="" type="checkbox"/> No 不會</td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td><input type="checkbox"/> Yes 會</td> <td><input checked="" type="checkbox"/> No 不會</td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td><input type="checkbox"/> Yes 會</td> <td><input checked="" type="checkbox"/> No 不會</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td><input type="checkbox"/> Yes 會</td> <td><input checked="" type="checkbox"/> No 不會</td> </tr> </table>		On environment 對環境	<input type="checkbox"/> Yes 會	<input checked="" type="checkbox"/> No 不會	On traffic 對交通	<input type="checkbox"/> Yes 會	<input checked="" type="checkbox"/> No 不會	On water supply 對供水	<input type="checkbox"/> Yes 會	<input checked="" type="checkbox"/> No 不會	On drainage 對排水	<input type="checkbox"/> Yes 會	<input checked="" type="checkbox"/> No 不會	On slopes 對斜坡	<input type="checkbox"/> Yes 會	<input checked="" type="checkbox"/> No 不會	Affected by slopes 受斜坡影響	<input type="checkbox"/> Yes 會	<input checked="" type="checkbox"/> No 不會	Landscape Impact 構成景觀影響	<input type="checkbox"/> Yes 會	<input checked="" type="checkbox"/> No 不會	Tree Felling 砍伐樹木	<input type="checkbox"/> Yes 會	<input checked="" type="checkbox"/> No 不會	Visual Impact 構成視覺影響	<input type="checkbox"/> Yes 會	<input checked="" type="checkbox"/> No 不會	Others (Please Specify) 其他 (請列明)	<input type="checkbox"/> Yes 會	<input checked="" type="checkbox"/> No 不會
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**Similar Applications within the Subject “Agriculture” Zone  
on the Tai Tong Outline Zoning Plan in the Past Five Years**

**Approved Applications**

	<b><u>Application No.</u></b>	<b><u>Development(s)/Use(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>
1	A/YL-TT/666	Temporary Animal Boarding Establishment with Ancillary Office for a Period of 5 Years and Filling of Land	28.2.2025
2	A/YL-TT/684	Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land	11.4.2025
3	A/YL-TT/687	Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land	11.4.2025
4	A/YL-TT/699	Temporary Animal Boarding Establishment (Cattery) for a Period of 3 Years and Associated Filling of Land	14.3.2025
5	A/YL-TT/728	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years	10.10.2025

**Government Departments' General Comments**

**1. Land Administration**

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

- No adverse comment on the application.
- Advisory comments as detailed in **Appendix IV**.

**2. Traffic**

(a) Comments of the Commissioner for Transport:

- No adverse comment on the application.
- Advisory comments as detailed in **Appendix IV**.

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

- No adverse comment on the application.
- Advisory comments as detailed in **Appendix IV**.

**3. Drainage**

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

- No in-principle objection to the application from the public drainage point of view provided that that all existing drains/watercourse should be maintained and the overland flow from adjacent lands should not be affected.
- Should the application be approved, conditions should be included to request the applicant to submit a revised drainage proposal and to implement and maintain the drainage facilities for the proposed use to the satisfaction of the Director of Drainage Services or of the Town Planning Board.
- Advisory comments as detailed in **Appendix IV**.

**4. Fire Safety**

Comments of the Director of Fire Services:

- No in-principle objection to the proposal subject to the fire service installations being provided to the application site (the Site).
- Advisory comments as detailed in **Appendix IV**.

## **5. Environment**

Comments of the Director of Environmental Protection:

- No objection to the application.
- No environmental complaint concerning the Site has been received in the past three years.
- Advisory comments as detailed in **Appendix IV**.

## **6. Building Matters**

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

- No objection to the application.
- Advisory comments as detailed in **Appendix IV**.

## **7. Agricultural, Nature Conservation and Animal Management**

Comments of the Director of Agriculture, Fisheries and Conservation:

- The Site falls within the “Agriculture” zone and is generally vacant with a structure. There are some agricultural activities in the vicinity and agricultural infrastructures such as road access and water source are available in the area. The Site can be rehabilitated for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc., though whether there will be agricultural activities on a specific site will hinge on a lot of factors.
- He has no strong view against the application from agricultural perspective.
- No comment on the application from the perspective of nature conservation.
- Advisory comments as detailed in **Appendix IV**.

## **8. Food and Environmental Hygiene**

Comments of the Director of Food and Environmental Hygiene:

- No adverse comment on the application.
- Advisory comments as detailed in **Appendix IV**.

## **9. District Officer’s Comments**

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

His office has not received any comments on the application from the village representatives in the vicinity of the Site.

## **10. Landscape**

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

All the existing trees will be preserved and the proposed structures are rearranged in order to retain all existing trees within the Site. No significant adverse landscape impact arising from the proposed use is anticipated.

## **11. Other Departments**

The following departments have no objection to/no comment on the application:

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

**Recommended Advisory Clauses**

- (a) the planning permission is given to the development/use under application. It does not condone any other development/use (i.e. storage use) which currently exists on the application site (the Site) but not covered by the application. Immediate action should be taken to discontinue such development/use not covered by the permission;
- (b) any unauthorized development on the Site would be subject to planning enforcement action;
- (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 note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - (i) the Site comprises Old Schedule Agricultural lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and
  - (ii) the lot owner(s) shall apply to LandsD for a Short Term Waiver (STW) to permit the structure(s) erect within the Site. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that the application 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 that the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (e) to note the comments of the Commissioner for Transport that:
  - (i) the local track and footpath leading to the Site are not under Transport Department's purview. The applicant shall obtain consent of the owners/managing departments of the local track and footpath for using the local track and footpath as the access to the Site; and
  - (ii) sufficient manoeuvring space shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
  - (i) HyD should not be responsible for maintaining any access connecting the Site with Kiu Hing Road; and
  - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (g) to note the comments of the Director of Agriculture, Fisheries and Conservation that:
  - (i) from animal management perspective, the Site has no licence boarding establishment granted by his office;

- (ii) 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 animal owner must apply for a Boarding Establishment Licence from his department. The applicant should also be reminded that the establishment and ancillary facilities which is licensed under the Cap 139I Public Health (Animals) (Boarding Establishment) Regulations must always fulfill the criteria listed in the Regulations;
- (iii) the dogs kept by the applicant should also be properly licensed as in accordance with the Rabies Ordinance, Cap. 421 and the applicant should observe the Prevention of Cruelty to Animals Ordinance (Cap. 169) at all times; and
- (iv) detailed information and guidance on Animal Boarding Establishment would be provided upon receipt of the licence application;

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

- (i) the use of public announcement system, portable loudspeaker or any form of audio amplification system and whistle blowing should be avoided;
- (ii) all animals shall be kept inside the enclosed structures with soundproofing materials, 24-hours mechanical ventilation and air conditioning at all times, as proposed by the applicant, during the planning approval period;
- (iii) to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites” issued by Environmental Protection Department (EPD) to minimise the potential environmental nuisances on the surrounding areas;
- (iv) to provide adequate supporting infrastructure/ facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of EPD’s Practice Note for Professional Person (ProPECC) PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department” including completion of percolation test and certification by Authorized Person; and
- (v) it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;

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

- (i) no Food and Environmental Hygiene Department (FEHD)’s facilities will be affected by the proposed use;
- (ii) proper license/permit issued by FEHD 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 and the operation of any business should not cause any obstruction; and
- (iii) if the proposal involves any commercial/trading activities, 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. Any animal carcass/parts shall be properly wrapped or bagged before disposal and in accordance with the relevant legislation. Also, for any waste generated from the activities in the premises, the applicant should handle on his/her own expenses;

(j) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:

- (i) according to paragraph 1.3.7 (d), a 100m gap will be provided at the toe of hoardings. Details of this gap on the drainage plan in Figure 4 should be provided for reference;
- (ii) the proposed 375mm u-channel at the downstream of the last catchpit with sand trap will also intercept the overland flow from adjacent lands. Please consider upgrading its size accordingly;
- (iii) to provide the connections details for the proposed 375mm u-channel to the existing open drain for comment. Please also advise the size of the existing open drain and indicate on the drainage plan for reference. The applicant should check and ensure the hydraulic capacity of the existing drainage facilities would not be adversely affected by the captioned development. Catchpit should be provided at the turning point of the proposed u-channel;
- (iv) the existing open drain, to which the applicant proposed to discharge the stormwater from the subject site was not maintained by his office. The applicant(s) shall resolve any conflict/disagreement arisen from discharging the runoff from the Site to the proposed discharge point(s). In the case that it is a local village drains, District Officer/Yuen Long, Home Affairs Department should be consulted. Moreover, the applicant(s) should ensure that this drainage system and the existing downstream drains/channels/streams have adequate capacity to convey the additional runoff from the Site. Regular maintenance should be carried out by the applicant(s) to avoid blockage of the system;
- (v) further to (iv) above, since there is no record of the said discharge path, please provide site photos to demonstrate its presence and existing condition;
- (vi) the cover levels and invert levels of the proposed u-channels, catchpits/sand traps should be shown on the drainage plan;
- (vii) please indicate clearly the full alignment of the discharge path from the Site all the way down to the ultimate discharge point (e.g. a well-established stream course/public drainage system);
- (viii) referring to paragraph 1.3.7 (c), it is noted that no levelling works will be carried out under this planning application. However, in accordance with Figure 5, filling of land will be carried out for the proposed site. Please clarify the above discrepancy and provide cross sections showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas;
- (ix) the development should neither obstruct overland flow nor adversely affect

existing natural streams, village drains, ditches and the adjacent areas, etc; and

(x) the applicant should resolve any conflict/disagreement with relevant lot owner(s) and seek permission from DLO/YL, LandsD for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government Land, where required, outside the Site;

(k) to note the comments of the Director of Fire Services that:

- (i) the layout plans for the proposed fire service installations (FSIs) should be drawn to scale and depicted with dimensions and nature of occupancy;
- (ii) the location of the proposed FSIs to be installed should be clearly marked on the layout plans; and
- (iii) 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; and

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

- (i) 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;
- (ii) 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;
- (iii) for unauthorized building works (UBWs) erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBWs as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBWs on the Site under the BO;
- (iv) three structures and associated filling of land are proposed in the application. Before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of BA should be obtained, otherwise they are UBWs under the BO. An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with the BO;
- (v) if the proposed use is subject to issue of a license, 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;
- (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings which are subject to the control of Part VII of the B(P)R; and
- (vii) detailed checking under the BO will be carried out at building plan submission

stage.

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## **tpbpd/PLAND**

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寄件者: [REDACTED]  
寄件日期: 2025年11月05日星期三 3:20  
收件者: tpbpd/PLAND  
主旨: A/YL-TT/742 DD 119 Tai Tong  
  
類別: Internet Email

A/YL-TT/742

Lots 1678 (Part), 1679 (Part) and 1682 (Part) in D.D. 119, Tai Tong, Yuen Long

Site area: About 1,680sq.m

Zoning: "Agriculture"

Applied use: Animal Boarding Establishment (36 Dog Kennel) / 6 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Strong objections, another week, another FAKE ABE application.

No previous history of applications. Tai Tong is not Cat 2 so plans for brownfield operations have to take the ABE or Hobby Farm route in order to gain approval to fill in the site.

Note the layout, effectively a two warehouse operation.

It is high time that TPB members demonstrate that they are experience professionals who can see through the subterfuge instead of rubberstamping the ever-accommodating PlanD. Ask to see aerial images of the site and its current condition. Any excavation will be illegal.

The application should be rejected. Filling in such a large amount of Agriculture zoned land is not justified.

Mary Mulvihill

Urgent Return receipt Expand Group Restricted Prevent Copy

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**tpbpd/PLAND**

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寄件者: [REDACTED]  
寄件日期: 2025年11月07日星期五 20:29  
收件者: tpbpd/PLAND  
主旨: KFBG's submissions on three planning applications  
附件: 251107 s16 TT 742.pdf; 251107 s16 KTN 1181.pdf; 251107 s16 KTN 1160.pdf  
類別: Internet Email

Dear Sir/ Madam,

Attached please see our submissions regarding three applications. There are three 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](mailto:tpbpd@pland.gov.hk))

7th November, 2025.

By email only

Dear Sir/ Madam,

**Proposed Temporary Animal Boarding Establishment (Dog Kennel) and Associated  
Filling of Land for a Period of 3 Years**  
**(A/YL-TT/742)**

1. We refer to the captioned.
2. First of all, we would like the Board to look at a recent photo showing the extensive active farmland area located to the south of the application site.



3. In early December 2024, the government proposed to designate 37 sites as Agricultural Priority Areas (APAs)<sup>1</sup>. One of these proposed APAs is located at Tai Tong<sup>1</sup>. According to the relevant government document<sup>1</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.*

4. The document<sup>1</sup> also states:

- *To implement the proposal on APAs, the Government plans to promulgate a “Policy Statement” to set out, through administrative means, its policy objective of delineating APAs to preserve quality farmland for long-term agricultural 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.*

5. We urge the Board to investigate with relevant authorities as to whether the current application site is located within one of the proposed APAs (e.g., Tai Tong). If it is not within APA, we also urge the Board to investigate with relevant authorities as to how close the Tai Tong APA would be to the current application site, and then to consider with relevant authorities as to whether the proposed use would cause potential impacts to affect this APA. Although the relevant government paper for APA<sup>1</sup> mentions the followings: ‘As for planning applications for non-agricultural use of farmland outside APAs, objections will normally not be raised by AFCD from agricultural perspective’, we still would like the Board to consider our concern as stated above.

6. However, if the site is within APA (even not the entire site is within APA), we urge the Board to consider, after consulting relevant authorities, as to whether it is appropriate to approve this application. We urge the Board to consider whether the approval of this

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





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

application would affect the APA policy proposed by the government.

7. Regarding 'Animal Boarding Establishment', we also recommend the Board look at a news report relating to this item<sup>2</sup>.

8. The proposed development is unlikely to be in line with the planning intention of the Agriculture zone, and we urge the Board to reject the application.

9. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

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<sup>2</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>

