

Previous s.16 Applications covering the Application Site (the Site)

Approved Applications

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC)
1.	A/YL-KTS/809	Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	4.1.2019 [revoked on 4.6.2021]
2.	A/YL-KTS/900	Proposed Temporary Shop and Services for a Period of 3 Years and Filling of Land	24.9.2021 [revoked on 24.6.2023]
3.	A/YL-KTS/975	Temporary Eating Place with Ancillary Facilities for a Period of 3 Years and Filling of Land	27.10.2023 [revoked on 27.10.2024]
4.	A/YL-KTS/1023	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	25/10/2024

**Similar s.16 Applications within the same “AGR” Zone of the Site
in the past five years**

Approved Applications

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC)
1.	A/YL-KTS/919	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	1.6.2022
2.	A/YL-KTS/1009	Temporary Animal Boarding Establishment for a Period of 5 Years and Associated Filling of Land	20.12.2024

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural 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;
- The following irregularities covered by the application has been detected by his office:

Unauthorised structure(s) within the private lot(s) covered by the application

there is/are unauthorized structure(s) and uses on the private lot. The lot owner(s) should immediately rectify/apply for regularization on the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice; and

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

2. Traffic

Comments of the Commissioner for Transport:

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

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

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

3. Drainage

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

- no objection in principle to the application; and
- should the application be approved, approval conditions should be stipulated in the approval letter requiring the applicant to maintain the existing/approved drainage facilities under application No. A/YL-KTS/1023 and to submit records of the existing drainage facilities on the Site to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

4. **Fire Safety**

Comments of the Director of Fire Services:

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

5. **Environment**

Comments of the Director of Environmental Protection:

- no objection to the application from environmental planning perspective;
- the applied use would not cause traffic of heavy vehicle and dusty operation. According to his review, there are residential buildings within 100m from the boundary of the Site;
- there was no substantiate environmental complaint concerning the Site received in the past three years; and
- advisory comments are in **Appendix IV**.

6. **Agriculture, Nature Conservation and Animal Management**

Comments of the Director of Agriculture, Fisheries and Conservation:

- no strong view against the application from agricultural perspective;
- no comment on the application from nature conservation perspective;
- there is one licensed animal boarding premises granted by Animal Business Regulatory Section under Cap139I at Lot 1165 (Part) in D.D. 106, Kam Tin South, Yuen Long, New Territories; and
- advisory comments are in **Appendix V**.

7. **Landscape**

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

- no adverse comment to the application from landscape planning perspective;
- based on the aerial photo taken in October 2024, the Site is located in an area of miscellaneous rural fringe landscape character comprising village houses, temporary structures, vacant land and scattered tree groups. The Site is largely formed. The applied use is not incompatible with the landscape setting in the proximity;

- according to the applicant's submission, three existing trees in the northern portion and ingress/egress of the Site will be preserved and no tree felling will be involved. Significant adverse landscape impact arising from applied use is not anticipated; and
- advisory comments are in **Appendix IV**.

8. **Building Matters**

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

- no objection to the application; and
- advisory comments are in **Appendix IV**.

9. **Other Departments**

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

- Director of Food and Environmental Hygiene;
- Head of Geotechnical Engineering Office, Civil Engineering and Development Department (CEDD);
- Project Manager (West), CEDD;
- Director of Electrical and Mechanical Services;
- Chief Engineer/Railway Development 1-1, Highways Department;
- Chief Engineer/Construction, Water Supplies Department; and
- Commissioner of Police.

Appendix IV of RNTPC
Paper No. A/YL-KTS/1114

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) 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;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the private lot. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. STW, if approved, will be subject to such terms and conditions including the payment of waiver fee/~~rent~~ and administrative fee as considered appropriate by LandsD. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered;
- (d) to note the comments of the Commissioner for Transport that:
 - (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 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; and
 - (iii) no vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - (i) HyD shall not be responsible for the maintenance of the applied access connecting the Site and Kam Sheung Road, including the local tracks; and
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (f) to note the comments of the Director of Fire Services that the applicant shall submit a full set of F.S.251, incorporating all proposed fire service installations (FSIs) for his further arrangement of FSI acceptance inspection;
- (g) to note the comments of the Director of Environmental Protection that:
 - (i) the applicant shall ensure all dogs are kept inside the applied boarding structures during non-operation hours (i.e. 19:00 p.m. to 9:00 a.m.);
 - (ii) the applicant shall ensure the applied boarding structures are enclosed with soundproofing materials with the provision of 24-hour mechanical ventilation and

air-conditioning systems, such that the dogs would not rely on open window for ventilation; the ventilation systems should be properly designed to minimise noise impact and facing away from sensitive receivers in vicinity;

- (iii) the applicant shall ensure no public announcement system, whistle blowing, portable loud speaker, or any form of audio amplification system would be used at the Site;
 - (iv) the applicant shall follow the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites';
 - (v) 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';
 - (vi) the applicant shall provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the applied use; and
 - (vii) the applicant shall meet the statutory requirements under relevant environmental legislation;
- (h) to note the comments of the Director of Agriculture, Fisheries and Conservation that under the Public Health (Animals) (Boarding Establishment) Regulations (Cap. 139I), any person who provides food and accommodation for animals in return for a fee paid by the owner must apply for a Boarding Establishment Licence from his department. The applicant shall be reminded that the establishment and ancillary facilities which is licensed under the Public Health (Animals) (Boarding Establishment) Regulations (Cap. 139I) must always fulfill the criteria listed in the Regulations. The dogs kept by the applicant should also be properly licensed as in accordance with the Rabies Ordinance (Cap. 421), and the applicant is reminded to observe the Prevention of Cruelty to Animals Ordinance (Cap 169) at all times;
- (i) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. Application for any tree works should be submitted to relevant departments for approval;
- (j) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
- (i) no Food and Environmental Hygiene Department's facilities shall 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 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 surround 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 applied use, the applicant should handle on their own/at their expenses;

- (k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- (i) it is noted that five 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 unauthorised building works (UBW) under the Building Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the applied 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 structures are erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any 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 use under the application is subject to issue of a license, the applicant should be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
 - (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;
- (l) to note the comments of the Director of Electrical and Mechanical Services that in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line under the application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when

carrying out works in the vicinity of the electricity supply lines; and

- (m) to note the comments of the Commissioner of Police that the applied use shall not cause traffic congestion and flooding.

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

參考編號
Reference Number: 260126-194122-42344

提交限期
Deadline for submission: 13/02/2026

提交日期及時間
Date and time of submission: 26/01/2026 19:41:22

有關的規劃申請編號
The application no. to which the comment relates: A/YL-KTS/1114

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. Ms. Cheng

意見詳情
Details of the Comment :

本人為四季豪園居民，獲悉貴部門擬於 錦田南丈量約地段第1165号（申請編號：A/VL-KTS/1114)興建動物寄養所。經慎重考慮，本人對此規劃表示強烈反對，理由如下：

1. 環境衛生與公共健康疑慮：動物寄養所可能帶來噪音（如犬隻吠叫）、異味、廢棄物（如飼料、排泄物）及寄生蟲問題。本區住宅密集，且附近有上述問題將嚴重影響社區環境衛生，並可能引發公共健康風險，尤其對兒童、長者及過敏體質居民構成潛在威脅。
2. 社區安寧與生活品質下降：該設施預計將引入額外的交通流量（如接送動物車輛、訪客）、人員進出及潛在的營運噪音（如夜間動物叫聲、清潔作業聲），勢必破壞現有社區的寧靜氛圍，導致居民生活品質顯著下降，甚至影響物業價值。
3. 規劃選址不當：擬建地點緊住宅區，並非設置此類設施的理想區域。本人強烈建議，此類設施應選址於遠離密集住宅、工業區或具備更完善緩衝地帶（如綠化隔離區）的地段，以減少對居民的直接干擾。

本人敦請貴部門重新審視此規劃，優先考慮現有居民權益，並建議舉辦公開諮詢會，聆聽社區聲音。懇請以更妥善的選址方案，平衡社區發展與動物福利需求。

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

參考編號
Reference Number: 260128-082523-12357

提交限期
Deadline for submission: 13/02/2026

提交日期及時間
Date and time of submission: 28/01/2026 08:25:23

有關的規劃申請編號
The application no. to which the comment relates: A/YL-KTS/1114

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. ip

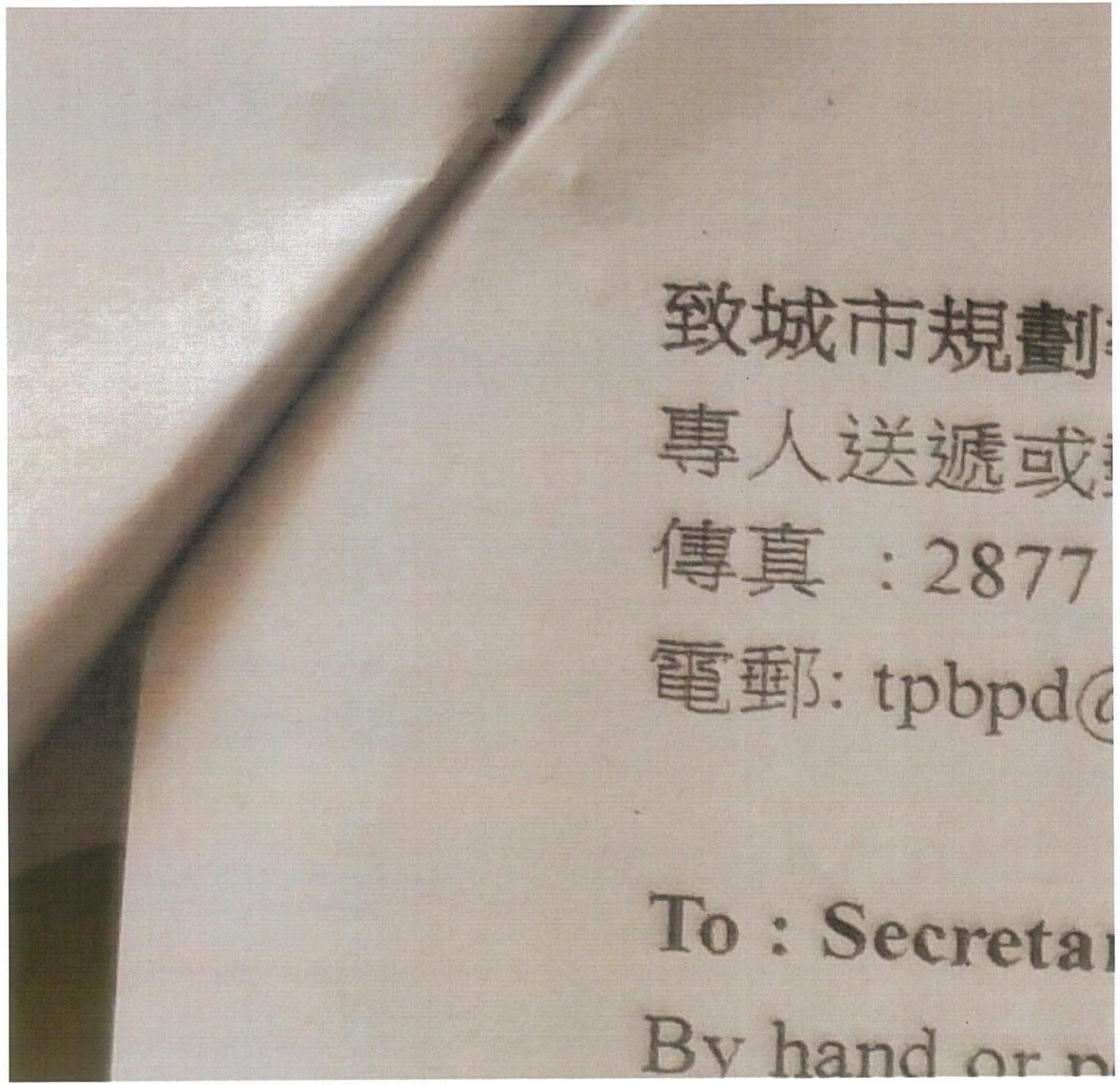
意見詳情
Details of the Comment :

我認為可批核申請

Urgent Return receipt Expand Group Restricted Prevent Copy

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年01月27日星期二 17:05
收件者: tpbpd/PLAND
主旨: 反對批核 : A/YL-KTS/1114
類別: Internet Email



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates

A/YL-KTS/1114

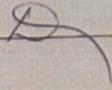
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

由于上述地点在泊车层围尾后，如做废物处理影响很大。第一动物后去会发出噪音这些近居民会对附近市民深夜时分无法睡眠。后废物在去会发出异味地味，此地十分接近道在此类作业，请取消此计划

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

簽署 Signature



日期 Date

27-1-2026

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

參考編號
Reference Number: 260129-133906-62018

提交限期
Deadline for submission: 13/02/2026

提交日期及時間
Date and time of submission: 29/01/2026 13:39:06

有關的規劃申請編號
The application no. to which the comment relates: A/YL-KTS/1114

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Gary Chun

意見詳情
Details of the Comment :

I am a current resident of Seasons Palace and have learned that your department plans to construct an animal boarding facility at the captioned address. After careful consideration, I wish to express my strong objection to this proposal for the following reasons:

Environmental Hygiene and Public Health Risks

An animal boarding facility may generate persistent noise (such as barking), odors, waste, and pest-related issues. This area is densely populated and close to my house. The aforementioned problems could severely impact the community's environmental quality and pose potential health risks, especially to children, the elderly, and residents with sensitivities or allergies.

Disruption to Community Tranquility and Quality of Life

The facility would introduce additional traffic (e.g., animal transport vehicles, visitors), frequent foot traffic, and operational noise (such as nighttime animal activity, cleaning operations). This would undoubtedly disturb the existing peace and quiet of the neighborhood, leading to a decline in residents' quality of life and potentially affecting property values in the long term.

Public Safety and Management Concerns

Inadequately managed animal facilities could increase public safety risks, including animal escapes, bites, or attacks. With many residents, including children, frequently walking and playing in the area, the unpredictability of animal behavior adds an unnecessary burden on community safety and may increase public management costs.

Inconsistency with Zoning and Land Use Plans

The land in question was originally zoned for other usage. Establishing an animal boarding facility deviates significantly from the intended land use and community development vision, and the decision lacks proper public consultation, raising questions about both planning rationality and

Negative Impact on Local Wildlife and Ecology

Introducing a concentrated population of domestic animals could disrupt local ecosystems, affect

t native wildlife through noise, scent, or territorial conflicts, and contribute to pollution through waste runoff, thereby harming the natural balance of the area.

Given the above concerns, I strongly urge your department to reconsider this proposal, prioritize the well-being of current residents, and hold a public consultation to gather community feedback . I also recommend relocating the facility to a more suitable area—such as one farther from residential zones, within industrial areas, or with adequate natural buffers—to better balance community development with animal welfare needs.

Sincerely,

Gary Chun

Tel [REDACTED]

Email : [REDACTED]

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

參考編號
Reference Number: 260129-203540-38884

提交限期
Deadline for submission: 13/02/2026

提交日期及時間
Date and time of submission: 29/01/2026 20:35:40

有關的規劃申請編號
The application no. to which the comment relates: A/YL-KTS/1114

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Lung Kelvin

意見詳情
Details of the Comment :

同意 贊成

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

參考編號
Reference Number: 260130-100350-28129

提交限期
Deadline for submission: 13/02/2026

提交日期及時間
Date and time of submission: 30/01/2026 10:03:50

有關的規劃申請編號
The application no. to which the comment relates: A/YL-KTS/1114

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. LAI Chun-Pang

意見詳情
Details of the Comment :

Dear Messer,

I totally support to have a need setting up temporary home for pets and animals, which might be unknowingly dump homeless. But concerning the suggested location which really attach to Seasons Palace which is a sizable residents with over 100 houses since 2005. The proximity and size of the temporary home for animals might bring with levels of pollution like sound, whete animal soaring and yell might not be easily controlled. The size of the temporary home also bring with another possible issue is, will allowore numbers of animals staying and aggregately multiplying soaring level into a bigger impact of pollution. All these impact will increasingly harm the living environment for nearby residents of Seasons Palace. To be a resident of Seadons Palace, I am di sagreeing and opposing the suggestion putting a temporary home for animals attaching with Sea sons Palace.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates

A/YL-KTS/1114

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人堅決反對，規劃位置極近民居
(四季花園)，一旦落成將會無間斷做
成嚴重噪音及滋擾，本人亦憂慮會
造成棄置貓狗的熱點，請慎重考慮。

「提意見人」姓名/名稱 Name of person/company making this comment Ho Yuk King Miranda

簽署 Signature



日期 Date

27-1-2026

(四季花園業主)



tpbpd/PLAND

3

寄件者: [REDACTED]
寄件日期: 2026年02月04日星期三 10:21
收件者: tpbpd/PLAND
主旨: 有關A_YL-KTS-1114意見
類別: Internet Email

致城規會：

有關 A_YL-KTS-1114 意見，請"反對"這地方作任何用途，保護地標樹！

我們反對如下意見：

- 1，當地錦上路居民,自古都保留上述土地作保育所在地的**"地標古樹"**,故這片小面積田地，一直是作祠堂式保護，自古不許任何人在這地上作干擾這棵巨大的古樹：芒果樹！
- 2,這樹是當地的"地標樹" 甚是美麗！是錦上路過往民眾的分辨方向和位置，遠遠見樹作辨識！
- 3，當年發展商，長江集團，在發展這樹周旁土地建四季豪園時，也特別順應民眾的地標和古物，特別作保留其樹下的這土地不作任何變動，連出入車道,都因這樹作改變！
- 4.因近 10 年許，政府有部門被誤導，不慎批出用途，被人破壞樹下田地，放除草物品等，並油漆作物品在田地上，再鋪上水泥封地。令這樹受損，**已有大約五分之二**的樹面被**破壞！請政府及早對這樹作保育！**

請城規會否決這田地的任何申請，作原地保育！

謝謝！

申訴人：Siu Chiu [REDACTED]

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

參考編號
Reference Number: 260204-095439-47248

提交限期
Deadline for submission: 13/02/2026

提交日期及時間
Date and time of submission: 04/02/2026 09:54:39

有關的規劃申請編號
The application no. to which the comment relates: A/YL-KTS/1114

「提意見人」姓名/名稱
Name of person making this comment: 夫人 Mrs. Ye

意見詳情
Details of the Comment :

Will disturb our normal life.

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

參考編號
Reference Number: 260204-153221-68050

提交限期
Deadline for submission: 13/02/2026

提交日期及時間
Date and time of submission: 04/02/2026 15:32:21

有關的規劃申請編號
The application no. to which the comment relates: A/YL-KTS/1114

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. Sophin Wong

意見詳情
Details of the Comment :

建臨時動物寄養所太近民居,我是住四季豪園,很怕聽到動物的叫聲及吠聲,我搬到咁遠都是想過清淨的生活環境,所以我堅決反對建臨時動物寄養所

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates

A/YL-KTS/1114

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人反對 A/YL-KTS/1114 (撥款興建臨時動物寄養所)

一直以來，我們社區寧靜祥和，居民們享受着舒適的生活環境，但一旦在附近設立臨時動物寄養中心，大量的復孳動物聚集，其發出噪音必會打破這份寧靜。

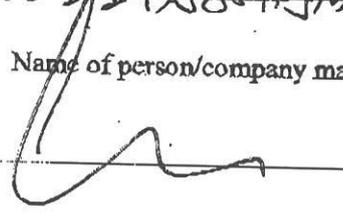
相信城規會在做決策時，也是從居民的實際利益和環境和諧角度為出發點。希望會能重新考慮選址，選擇一個對居民生活影響較小的區域。

懇請城規會重視我們居民的訴求，蒙 分決謝！

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

Chan di wei

簽署 Signature



日期 Date

3/2/26

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

參考編號
Reference Number: 260202-213315-19695

提交限期
Deadline for submission: 13/02/2026

提交日期及時間
Date and time of submission: 02/02/2026 21:33:15

有關的規劃申請編號
The application no. to which the comment relates: A/YL-KTS/1114

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. Ku Wun Fan

意見詳情
Details of the Comment :

Dear Secretary,

Re: Objection to Planning Application No. A/YL-KTS/1114 – Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years at Lot 1165 (Part) in D.D. 106, Pat Heung, Yuen Long

I am writing as a resident of Seasons Palace, a low-rise residential development located immediately to the west of the application site (the Site). As someone directly affected by this proposal, I strongly object to the granting of planning permission for the proposed temporary animal boarding establishment. My concerns are based on the potential adverse impacts on the quality of life, environment, and safety of nearby residents, which the applicant's Supplementary Statement fails to adequately address. Below, I outline my main grounds for objection, supported by references to the proposal and broader planning considerations.

1. Incompatibility with the "Agriculture" (AGR) Zone and Surrounding Residential Uses

The Site is zoned "AGR" on the Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15, intended to protect and retain land for agricultural purposes. 'Animal Boarding Establishment' is a Column 2 use requiring Board approval, precisely because it can conflict with the zone's primary intent. The applicant claims the development is "not incompatible" with surrounding brownfield uses (e.g., warehouses and open storage), but overlooks the proximity to sensitive residential receptors like Seasons Palace.

As a resident, I argue that introducing an operation housing up to 40 dogs, with overnight boarding and daytime activities, is fundamentally incompatible with a quiet residential neighborhood. Previous approvals for similar uses (e.g., Applications Nos. A/YL-KTS/1009 and others cited) may exist, but approving this would set a cumulative precedent, eroding the AGR zone's long-term planning intention. The proposal's "temporary" 5-year period is misleading, as repeated extensions could lead to semi-permanent industrialization of agricultural land, frustrating efforts to rehabilitate it for farming or amenity purposes. This contradicts the Board's guidelines under the Town Planning Ordinance, which emphasize preserving AGR zones from non-agricultural intrusions.

2. Noise Pollution and Disturbance to Residents

The proposal admits to outdoor recreation and training activities for dogs from 09:00 to 19:00 daily, including public holidays. Even with measures like soundproofing indoor structures, dog masks, and no amplification systems, barking and howling from 40 dogs in an outdoor area (Plan 5) will inevitably cause significant noise nuisance. Seasons Palace is just meters away, and sound travels easily in this rural setting. Nighttime disturbances are also likely, despite claims of 24-hour ventilation and overnight staff, as dogs may bark due to separation anxiety or other triggers.

Studies on animal boarding facilities in Hong Kong highlight noise as a common complaint, with unregulated operations leading to welfare issues that exacerbate disturbances (e.g., from the SPCA's reports on animal cruelty and neglect in boarding settings). The applicant's mitigation measures are insufficient and unenforceable in practice, potentially violating the Noise Control Ordinance. As a nearby resident, this would severely impact my family's peace, sleep, and overall well-being, especially for children, elderly, or those working from home.

3. Odour, Hygiene, and Health Risks

Housing 40 dogs will generate substantial animal waste, leading to odours that could permeate the air, particularly in hot, humid Hong Kong weather. The proposal mentions compliance with environmental ordinances and the EPD's Code of Practice, but provides no detailed waste management plan. Outdoor areas and drainage facilities (Appendix II) may become breeding grounds for flies, rodents, and bacteria, posing health risks to residents.

Research from the SPCA and HKU Law Faculty (e.g., a 2021 study on animal cruelty) notes that poorly managed boarding facilities often result in unhygienic conditions, with cases of animals left in faeces-filled environments. Proximity to Seasons Palace increases the risk of vector-borne diseases or allergens affecting vulnerable residents. The land filling (84% of the Site paved with concrete) could exacerbate runoff and pollution, contradicting the AGR zone's environmental protection goals.

4. Traffic Congestion and Road Safety Hazards

The Site is accessible via a narrow local access from Kam Sheung Road (Plan 1), already used by residents of Seasons Palace and surrounding areas. The proposal estimates minimal trips (e.g., 1-2 per hour, Table 3), but underestimates peak-hour surges from pet drop-offs/pick-ups, deliveries, or visitors. With only 2 parking spaces and mandatory bookings, overflow parking could spill onto the road, causing congestion and hazards.

Staff directing traffic (Section 3.5) is inadequate for ensuring safety, especially with children and pedestrians in the area. The swept path analysis (Plan 6) assumes ideal conditions, but real-world issues like poor visibility or wet weather could lead to accidents. Hong Kong's Consumer Council has warned about unregulated pet services, and increased traffic near residences amplifies risks, potentially breaching road safety standards under the Road Traffic Ordinance.

5. Environmental and Drainage Impacts

The proposal seeks to regularize existing land filling (645 m² paved at +18.4 mPD), claiming minimal extent, but this alters natural drainage and could cause flooding in adjacent areas during heavy rains. The as-built drainage plan (Appendix II) from previous applications may not suffice for animal-related runoff, which includes waste-contaminated water. Compliance with ProPECC PN 1/23 is promised, but without independent verification, risks to local watercourses and ecology remain.

In an AGR zone, such filling frustrates soil rehabilitation for agriculture. As a resident, I am concerned about long-term environmental degradation, including loss of green space (only 16% unpaved), which contradicts sustainable development principles in the New Territories.

6. Potential Animal Welfare Concerns and Broader Precedent

While not the primary focus, the proposal's scale (40 dogs, shift work) raises welfare risks, as seen in SPCA reports on overcrowded, unlicensed boarding leading to neglect or abuse. Approving this could encourage more unregulated operations, harming animals and communities. The Board's previous approvals should not justify this one, given the direct impact on Seasons Palace—unlike more isolated sites.

In conclusion, this proposal prioritizes commercial convenience over residential amenity and the AGR zone's integrity. I urge the Board to reject Application No. A/YL-KTS/1114 to protect the local environment, residents' quality of life, and long-term planning intentions. I am available for further discussion or to provide additional evidence.

Yours sincerely,

Ku Wun Fan

13

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates

A/YL-KTS/1114

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

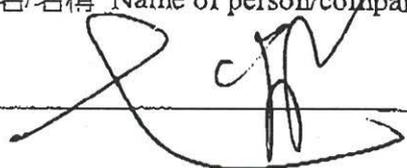
1. 不同意作任何商業用途，原因這地方是有一棵錦上路地標樹，早年錦上路以這棵巨大芒果樹作地標，用作辨別位置，四季果園建築，長江集團發展商當年也特別為這樹作保留，原地保留不作任何用途。

2. 自近十年才被人以商業用途，大芒果樹下被填水渠，大地標樹已受損害，失去近五分之二。

3. 請回復原地，拆除地上水泥，保育地標樹。

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

簽署 Signature



日期 Date

Siu Chiu
21/2/2026

14

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates

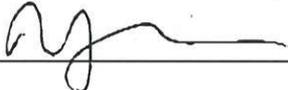
A/YL-KTS/1114

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

There are already at least three similar facilities nearby. Animal waste is often seen everywhere on the streets around here, severely posing a serious threat to public health and sanitation. The noise made by animals accommodated in the facilities is a constant source of annoyance and is disturbing the peace of local residents. All the aforementioned issues will lead to a devaluation of our property, resulting in a decline in both sale prices and rental values.

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

簽署 Signature  日期 Date 2 February 2026

15

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates

A/YL-KTS/1114

意見詳情 (如有需要，請另頁說明)

Details of the Comment

敬啟者

本人居住於 [REDACTED] 與隔鄰之貨坊僅一兩步之遙。若建臨時動物寄養所，為期5年之久，對我們來說是大災難！本人及丈夫已屆八十高齡，兩夫婦辛勞了幾十年，現退休了，特別買下如四季豪園般寧靜及有良好管理的地方頤養天年！兩夫婦年紀大，視器壞，慢性疾病如糖尿病、血壓高、心率不正，半月前又做了胆石切除手術，休養康復中。十年及十三年前，分別做了雙膝關節切除手術！兩夫婦為了爭取寧靜，分層起居，目的是不要驚動對方而輕聲進行！

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

簽署 Signature [Signature] 日期 Date 2/2/2026

動物寄養所的狗吠聲，令十分之騷擾，原本寧靜的環境，耐不耐給狗吠聲打破！加上本人曾遭狗咬傷過，狗吠聲會因心率不正而加速跳動，所以懇請以上見識永久撤回！

★本人及丈夫若因動物騷擾而令病情變壞或變差，不排除作出法律途徑去解決！

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates

A/YL-KTS/1114

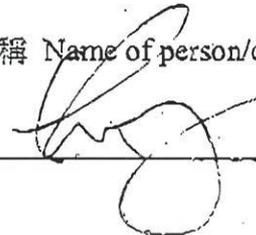
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

不贊成！

製造噪音，家中有長者，難以休息，環境有難嗅氣味

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

簽署 Signature 

日期 Date 20/1/26

17

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates

A/YL-KTS/1114

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

反對

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

簽署 Signature AK 日期 Date 1-2-26

18

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates

A/YL-KTS/1114

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

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

簽署 Signature _____

日期 Date 31/1/26

18

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates

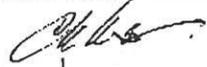
A/YL-KTS/1114

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

反對

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

簽署 Signature 
陳彥中

日期 Date 28-1-2026

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates

A/YL-KTS/1114

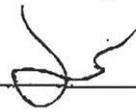
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

反對

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

簽署 Signature _____



日期 Date 30-1-2026

21

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates

A/YL-KTS/1114

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

I decline the application. Thanks!

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

簽署 Signature  日期 Date 30/1/2026

22

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates

A/YL-KTS/1114

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

動物粵養所大概紅四零嘉園，噪音及動物氣味皆不能傳播至
屋內，所以本人只對北座範圍附近設有動物粵養設施。

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

簽署 Signature [Signature]

日期 Date 2026年1月31日

23

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates

A/YL-KTS/1114

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人反对：(申請編號：A/YL：KTS/1114)，其原因如下：①动物的天天叫声构成不停的噪音及滋擾，形成

严重的噪音污染，影响居民休息(睡眠)质量，因而损害居民身体健康；再者，填土工程翻起大量尘土，直接影响空气质量，危害居民呼吸系统，构成危害居民的肺部及气管疾病。
②动物排泄物影响环境卫生，传播病菌/病毒，影响人生健康，危害居民安居福祉。
綜上述①②，影响居民日常生活及健康，带来沉重的生理及心理负担及影响。

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

廖偉堂

簽署 Signature

日期 Date

4/2/2026

24

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates

A/YL-KTS/1114

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

反對

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

簽署 Signature _____

日期 Date 2026/2/4

25

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates

A/YL-KTS/1114

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

反對

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

簽署 Signature 

日期 Date 4-2-2025

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年02月12日星期四 4:01
收件者: tpbpd/PLAND
主旨: A/YL-KTS/1114 DD 106 Pat Heung
類別: Internet Email

A/YL-KTS/1114

Lot 1165 (Part) in D.D.106, Pat Heung, Seasons Palace

Site area: About 770m²

Zoning: "Agriculture"

Applied Development: Animal Boarding Establishment / 2 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Despite the long history of failure to fulfil conditions and opposition from local residents 1023 was approved 25 Oct 2024, and again conditions not fulfilled.

An ABE adjacent to a residential node is even less desirable on hygiene and noise pollution grounds.

Do you hear the people sing? Time to pull the plug on this one.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 26 September 2024 2:44 AM HKT
Subject: A/YL-KTS/1023 DD 106 Pat Heung

A/YL-KTS/1023

Lot 1165 (Part) in D.D.106, Pat Heung

Site area : About 770m²

Zoning : "Agriculture"

Urgent Return receipt Expand Group Restricted Prevent Copy
Applied Development: Warehouse / 3 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Again conditions not fulfilled. Solution, file application for another use.

That govt depts and TPB continue to approve applications like this that manipulate the system instead of prioritising the interests of the community is deplorable.

Application should be rejected as there is obviously no intention to ever fulfill conditions.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 25 September 2023 2:27 AM HKT
Subject: A/YL-KTS/975 DD 106 Pat Heung

A/YL-KTS/975

Lot 1165 (Part) in D.D.106, Pat Heung

Site area : About 770m²

Zoning : "Agriculture"

Applied Development: Eating Place / 5 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Again conditions not fulfilled so now back with an eating place. This is a cause for alarm as eating place should require higher standards and more stringent conditions as there is far greater risk of fire and also the issue of hygiene, toilet facilities, etc.

Members should question the identity of the applicant and if there are any guarantees that conditions will be fulfilled.

Mary Mulvihill

Urgent Return receipt Expand Group Restricted Prevent Copy

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 23 August 2021 3:55 AM CST
Subject: A/YL-KTS/900 DD 106 Pat Heung

Dear TPB Members,

Despite objections from local residents PlanD recommended approval of 809 and members asked no questions.

After NINE extensions of time approval was revoked for non compliance with FIRE conditions. As there are many people living close by and there was recently been a number of fires on brownfield sites causing environmental and health issues this should be taken seriously.

Our Chief Secretary John Lee insists that we are to be a law abiding community, so failure to comply with conditions should not be tolerated.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Thursday, December 6, 2018 2:48:17 AM
Subject: A/YL-KTS/809 DD 106 Pat Heung

A/YL-KTS/809
Lot 1165 (Part) in D.D.106, Pat Heung
Site area : About 777m²
Zoning : "Agriculture"
Applied Development: Real Estate Agency / 4 Vehicle Parking

Dear TPB Members,

A quick check on Google Map shows that the site has long been used for illegal operations, probably since the 1998 application for Open Storage was rejected.

The question is why no action was ever taken with regard to the unapproved land use.

Approval would reward the operator for long term abuse of the lax system.

Mary Mulvihill

7

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877-0245 or 2522-8426

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

有關的規劃申請編號 The application no. to which the comment relates

A/YL-KTS/1114

意見詳情 (如有需要，請另頁說明)

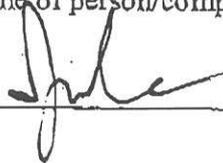
Details of the Comment (use separate sheet if necessary)

被

本人極力反對相關規劃申請。就本人居住此處多年，晚間經常鄰近狗場吠聲打擾難以入睡之經歷。若特來在本區施隔鄰建狗隻收容所將對本區居住戶做成嚴重之干擾，是巨大的災害。另外，根據合理的城市地規劃用地布置，將有噪音源的設施布置或

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

簽署 Signature _____



日期 Date _____

8-2-2026

→ 建置在對噪音敏感用地旁(住宅用地)是很不合理的。希望城規會對此作出合理的考慮並拒絕申請。

28

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates

A/YL-KTS/1114

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

- 不同意
- (1) 錦卜路交通已繁忙，會增加車輛行駛，這位置有多次交通意外。
 - (2) 會有塵沙，影響鄰近業戶生意。
 - (3) 衛生問題
 - (4) 沒有列明附屬設施什麼，比較廣泛。

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

簽署 Signature

日期 Date

11-2-2026

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates

A/YL-KTS/1114

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

小路(申請地址/地點)頭有間貨櫃倉泊車,全新由
南亞商經營他們駕駛幾隻後粗造所以要顧
及交通,衛生,安全是首要問題。
另外是規模大小,請告知

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

簽署 Signature _____

日期 Date _____

30

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates

A/YL-KTS/1114

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

這是住宅民居地帶，動物棄養所層為附近
民居帶來難以控制的嘈音及臭味，污染環境。
棄養所應遠離民居，以免影響鄰居寧靜作息。
謹請專員們為小市民健康多想一下，切請思先
遷址為要。

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

簽署 Signature _____

Stella

日期 Date _____

4 Feb., 2026

From: [REDACTED]

Sent: Monday, January 26, 2026 10:52 AM

To: CSO Enquiry/CSO <csso@csso.gov.hk>

Subject: 請在批出土地用途時，予居民公開和透明！

致司長：
尊敬司長好！

有一項政務事務向您申訴！請留意事件是否反映:全港性的土地存有：**"政務上應否改善透明？"**
以及：請保育當地的地標古樹。

投訴：見到有批出土地用途時，沒能供附近居民公開和透明的查詢！

地點：Lot 1165 in D.D.106 Pat Heung, Yuen Long

(元朗八鄉第106地。

不見透明原因：

- 1，沒見有貼出諮詢公告？(有居民發現，當貼出時公告時，被人很快取走，附近居民未能看到告示內容)；
舉例：2026年1月26日當日發現，前一天，只見1天有貼出公告,但翌日不見，似有人刻意把向居民的諮詢公告取走，目的不供居民知情？
- 2，未見有寄信附近居民。
- 3，過往數年，常有居民致電(原因有長者書信投資不便,故用電話)或書信向政府部門反映，似乎沒見到有回應？這土地仍然在附近居民反對情況下，批出用途。
- 4，過往數年，這土地有人用作不用途，例如,存發出味道的貨；餐館；狗場等?各類車輛，各類奇怪人士進進出出；令人懷疑內里是否有非法？

5，內里有人居住，這土地可以作人居住嗎？

請留意：

這土地，世代是當地村民錦上路的地標地，因有一棵非常大的，型狀甚美的芒果樹，當地以這古樹作地標！

有居民說：這古樹，當年長江發展商發展四季豪園時，也尊重當地的地標。改車輛出入，給予保留這古樹。

請問：這原是當地地標的是否應列為保護樹木？

這塊土地，不大，本是當地的留作:供這地標古樹保育生長的。但被人有意破壞，土地放內化學物料，再全封水泥，地標大樹漂亮的大花球型狀，令樹生長受害，現失去三分之一。

請有關部門保育這地標古樹！

請司長指示！

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

參考編號
Reference Number: 260213-233110-06877

提交限期
Deadline for submission: 13/02/2026

提交日期及時間
Date and time of submission: 13/02/2026 23:31:10

有關的規劃申請編號
The application no. to which the comment relates: A/YL-KTS/1114

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. Lee Wai Sze

意見詳情 Details of the Comment :

本人為四季豪園的居民，懇請貴局慎重考慮在我社區興建臨時動物收容所的計畫，並特此提出強烈反對意見。

一、人手不足與動物福祉：

該計畫預計配備4名員工輪班照顧不超過40隻狗。這樣的人手安排與動物日常管理需求相比明顯不足。人手不足將難以確保動物獲得適當照護，導致動物長時間處於壓力與不適之中，造成動物遭受不必要的痛苦。

二、噪音污染與對居住環境的影響：

動物在收容所內常因焦慮、恐懼而吠叫，長時間的噪音將嚴重影響周邊居民的生活品質，尤其在夜間會嚇到和干擾嬰兒的睡眠，嚴重破壞家庭的寧靜生活。我和我家人和嬰兒選擇居住於此，是為了追求一個環境寧靜、清幽的居住氛圍。若興建臨時收容所，只會帶來噪音污染，完全違反了我和附近居民對寧靜生活的期待。此外，計畫明顯缺乏對環境噪音的詳細評估，未有充分措施來控制由動物吠叫所產生的噪音，這將進一步惡化居民的生活環境。

三、環境污染與衛生問題：

臨時設施會造成動物排泄物與廢棄物的堆積，若管理不善，將散發刺鼻氣味，並引發蚊蟲滋生，進一步惡化空氣質量與環境衛生，甚至污染水源，嚴重影響居民的生活環境，也會引起傳染病傳播的風險。計畫亦缺乏對排污的詳細評估。

四、管理與規劃不足：

該計畫雖自稱臨時用途，但長達五年，已偏離臨時性質，缺乏長遠規劃與人力保障。現有設施並不符合長期可持續發展需求，且車位嚴重不足，會引發交通擠塞與安全問題。

五、土地用途與社區影響：

計畫位於“農業”用地範圍內。將此類設施建於此，不符合土地的長遠用途規劃，更會對

鄰近居民的生活環境及樓市價值產生負面影響。興建臨時收容所將嚴重破壞這裡環境寧靜宜居的優勢。

六、居民福祉與社區和諧：

土地變更應以居民的福祉與生活品質為首要考量。任何規劃決策都應充分尊重居民意見，避免將可能產生負面影響的設施強行安置於已建立良好居住環境的社區中。該計畫未充分考慮居民的生活品質。若強行興建，將引發噪音與污染問題，嚴重違背居民的生活期待，甚至引發社區不滿與矛盾。

七、對樓市與房地產價值的潛在影響：

在四季豪園附近建立動物收容所，亦會引起潛在買家或租戶的擔憂，因噪音、氣味、衛生問題，進而降低居留意願，影響房價與樓市的穩定。長期而言，會削弱社區的整體價值，對房地產市場不利。

綜合以上多重弊處，這些問題都將嚴重損害四季豪園居民的生活品質與社區的整體價值。本人懇請貴局撤回計劃的申請，將附近居民的生活質素作為首要考慮條件，避免私人利益凌駕於公共福祉之上，請還我一個安靜舒適的居住環境！感謝！