

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

Approved Application

Application No.	Use/Development	Date of Consideration
A/YL-KTN/968	Temporary Animal Boarding Establishment for a Period of Five Years and Filling of Land	22.12.2023 [revoked on 22.6.2026]

Similar s.16 Applications within the Same “Agriculture” Zone on the OZP in the Vicinity of the Site in the Past Five Years

Approved Applications

	Application No.	Use/Development	Date of Consideration
1.	A/YL-KTN/798	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of Five Years and Filling of Land	24.12.2021 [revoked on 24.6.2024]
2.	A/YL-KTN/805	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of Five Years and Filling of Land	28.1.2022 [revoked on 28.4.2024]
3.	A/YL-KTN/809	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of Five Years and Filling of Land	28.1.2022 [revoked on 28.4.2024]
4.	A/YL-KTN/828	Renewal of Planning Approval for Temporary Animal Boarding Establishment (Cattery) for a Period of Three Years	22.4.2022
5.	A/YL-KTN/839	Renewal of Planning Approval for Temporary Animal Boarding Establishment (Cattery) for a Period of Three Years	15.7.2022
6.	A/YL-KTN/856	Proposed Temporary Animal Boarding Establishment for a Period of Five Years and Filling of Land	23.9.2022 [revoked on 23.12.2023]
7.	A/YL-KTN/861	Temporary Animal Boarding Establishment for a Period of Five Years and Filling of Land	11.11.2022 [revoked on 11.11.2024]
8.	A/YL-KTN/881	Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of Five Years and Filling of Land	17.2.2023 [revoked on 17.2.2024]
9.	A/YL-KTN/885	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of Five Years and Filling of Land	3.3.2023 [revoked on 3.12.2025]
10.	A/YL-KTN/889	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of Five Years and Filling of Land	17.3.2023 [revoked on 17.6.2024]
11.	A/YL-KTN/909	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of Five Years and Filling of Land	9.6.2023 [revoked on 9.9.2024]

	Application No.	Use/Development	Date of Consideration
12.	A/YL-KTN/914	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of Five Years and Filling of Land	23.6.2023 [revoked on 23.9.2024]
13.	A/YL-KTN/921	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of Five Years and Filling of Land	28.7.2023 [revoked on 28.10.2024]
14.	A/YL-KTN/931	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of Five Years and Filling of Land	11.8.2023 [revoked on 11.8.2024]
15.	A/YL-KTN/954	Proposed Temporary Animal Boarding Establishment for a Period of Five Years and Filling of Land	13.10.2023 [revoked on 13.4.2026]
16.	A/YL-KTN/998	Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of Five Years and Filling of Land	5.7.2024
17.	A/YL-KTN/1075	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of Five Years and Associated Filling of Land	6.6.2025
18.	A/YL-KTN/1131	Temporary Animal Boarding Establishment and Associated Filling of Land for a Period of Three Years	1.8.2025
19.	A/YL-KTN/1147	Proposed Temporary Animal Boarding Establishment and Associated Filling of Land for a Period of Three Years	5.9.2025
20.	A/YL-KTN/1169	Temporary Animal Boarding Establishment (Cattery) and Associated Filling of Land and Pond for a Period of Three Years	7.11.2025

Government Departments' General Comments

1. Traffic

Comments of the Commissioner for Transport:

- no adverse comment on the application from traffic engineering perspective; and
- advisory comments are at **Appendix IV**.

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

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

2. Drainage

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

- no in-principle objection to the application from drainage point of view;
- considering that the size and condition of the application site (the Site) in the captioned application is the same as those of application No. A/YL-KTN/968, it is considered acceptable that the applicant can implement the drainage proposal, which was accepted under application No. A/YL-KTN/968;
- should the application be approved, approval conditions should be stipulated requiring the implementation and maintenance of the proposed drainage facilities to the Director of Drainage Services' or the Town Planning Board's satisfaction; and
- advisory comments are at **Appendix IV**.

3. Environment

Comments of the Director of Environmental Protection:

- no objection to the application from environmental planning perspective;
- based on the applicant's submission, the proposed use would not cause traffic of heavy vehicle and dusty operation. According to his review, there are residential structures within 100m from the boundary of the Site;
- there was no environmental complaint received against the Site in the past three years; and
- advisory comments are at **Appendix IV**.

4. **Fire Safety**

Comments of the Director of Fire Services:

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

5. **Landscape Aspect**

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

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photo, the Site is situated in an area of rural inland plain landscape character comprising open storage sites/warehouses, farmland, vacant land, scattered tree groups and a river channel. The proposed use is considered not incompatible with the landscape setting in the proximity;
- with reference to the aerial photo and site photos, the Site is partly formed and partly vegetated. According to the site visit, some trees of common species and six *Aquilaria sinensis* (土沉香) (i.e. protected under the Protection of Endangered Species of Animals and Plants Ordinance (Cap. 586) and classified as Near Threatened in the *Rare and Precious Plants of Hong Kong*) are found within the Site (**Drawing A-3**). According to the applicant's submission, all the existing trees are located on grassland and dog function area, and no tree felling will be involved;
- in view of the above, significant adverse landscape impact arising from the proposed use is not anticipated; and
- advisory comments are at **Appendix IV**.

6. **Building Matters**

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

- no objection to the application;
- there is no record of approval granted by the Building Authority for the existing structures at the Site; and
- advisory comments are at **Appendix IV**.

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7. **District Officer's Comments**

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

- no particular comments on the application and his office has not received any comment from the locals on the application.

8. **Other Departments**

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

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

Recommended Advisory Clauses

- (a) the permission is given to the use and/or structures under application. It does not condone any other use(s) and/or structure(s) which currently occur on the application site (the Site) but not covered by the application. Immediate action should be taken to discontinue such use(s) and/or remove such structure(s) not covered by the permission;
- (b) should the applicant fail to comply with any of the approval conditions again resulting in revocation of the planning permission, sympathetic consideration may not be given by the Rural and New Town Planning Committee/Town Planning Board to any further application;
- (c) failure to reinstate the Site as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (d) to resolve any land issues relating to the proposed use with the concerned owner(s) and/or occupant(s);
- (e) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
 - (i) there is/are unauthorized structure(s) on Lot No. 1022 RP in D.D. 109 which is/are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularisation on the lease breaches as demanded by LandsD; and
 - (ii) the lot owner(s) shall apply to his office for Short Term Waiver(s) (STWs) to permit the structure(s) erected within the private lot covered by the application. The application for STWs will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The application, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (f) 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;

- (g) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - (i) the adjoining section of Kong Tai Road is not maintained by HyD. HyD shall not be responsible for the maintenance of the proposed access connecting the Site, including the adjoining section of Kong Tai Road and local tracks, if any; and
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that should it be discovered at a later stage that the constructed drainage facilities do not comply with any requirements in the checklist previously provided, the applicant should, at his own cost, carry out rectification to the Director of Drainage Services' satisfaction;
- (i) to note the comments of the Director of Environmental Protection that:
 - (i) the applicant shall ensure that all dogs are kept inside the proposed boarding establishment during non-operation hours (i.e. between 6:00 p.m. and 9:00 a.m. from Mondays to Sundays);
 - (ii) the applicant shall ensure that the proposed animal boarding establishment is built with soundproofing materials with the provision of 24-hour mechanical ventilation and air-conditioning system, such that the dogs would not rely on open window for ventilation. The ventilation system should be properly designed to minimise noise impact and facing away from sensitive receivers in vicinity;
 - (iii) the applicant shall ensure that 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 proposed use; and
 - (vii) the applicant shall meet the statutory requirements under relevant environmental legislation;
- (j) to note the comments of the Director of Fire Services that:
 - (i) the applicant shall submit a full set of FS 251, incorporating all proposed fire service installations (FSIs), for his arrangement of the FSIs acceptance inspection; and
 - (ii) if the proposed structures are required to comply with the Buildings Ordinance (BO)

(Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;

- (k) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that:
 - (i) the existing trees (particularly the *Aquilaria sinensis* 土沉香) at the Site (**Drawing A-3**) shall be retained as proposed and suitably protected; and
 - (ii) approval of the application does not imply approval of tree works, such as pruning, transplanting and felling. Application for any tree works shall be submitted to relevant departments for approval;
- (l) to note the comments of the Director of Agriculture, Fisheries and Conservation that:
 - (i) under the Public Health (Animals) (Boarding Establishment) Regulations (Cap. 139I) (the Regulations), any person who provided food and accommodation for animals in return for a fee paid by the owner must apply for a Boarding Establishment Licence from his department. Detailed information and requirements on animal boarding establishment will be provided when the applicant submits licence application to his office; and
 - (ii) animal shelters for stray/homeless animals (which does not involve providing animal accommodation in return for a fee) is a separate category keeping of animals, out of the purview of the Regulations. Nevertheless, all dogs over 5 months should be licensed as in accordance with the Rabies Ordinance (Cap. 421), and the Prevention of Cruelty to Animals Ordinance (Cap. 169) should be observed at all times;
- (m) 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 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 the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW) under BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with 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 a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of B(P)R at building plan submission stage;
 - (iv) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of BA, they are UBW under BO and should not be designated for any proposed use under the captioned 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 BO;

- (vi) 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 B(P)R;
 - (vii) if the proposed use under application is subject to issue of a licence, 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; and
 - (viii) detailed comments under BO will be provided at building plan submission stage; and
- (n) to note the comments of the Director of Food and Environmental Hygiene (DFEH):
- (i) no Food and Environmental Hygiene Department's (FEHD's) facilities shall be affected;
 - (ii) proper licence/permit issued by FEHD is required if there is/are 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. In accordance with Section 4 of Food Business Regulation (Cap. 132X) (FBR), the expression of "food business" means any trade or business for the purpose of which any person engages in the handling of food or food is sold by means of a vending machine;
 - (iii) pursuant to section 4 of FBR, the expression of "food business" does not include any club or any canteen in work place (other than a factory canteen referred to in section 31) for the use exclusively of the persons employed in the work place. As such, a club or a staff canteen is exempted from obtaining food business licence from this department except for permission to sell restricted foods specified in Schedule 2 to FBR. FEHD staff may conduct inspection of the staff canteen/club on regular basis. If the said canteen provided foods to the outsiders with payment, a food business licence is required;
 - (iv) proper licence issued by FEHD is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public Entertainment Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment; and

- (v) 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 proposed use, the applicant should handle on their own/at their expenses.

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

參考編號

260905-004041-15261

Reference Number:

提交限期

15/09/2026

Deadline for submission:

提交日期及時間

05/09/2026 00:40:41

Date and time of submission:

有關的規劃申請編號

A/YL-KTN/1279

The application no. to which the comment relates:

「提意見人」姓名/名稱

女士 Ms. Tsan

Name of person making this comment:

意見詳情

Details of the Comment :

本人為上述申請地點鄰近地段土生土長、已居住超過30年的原住村民。對於城市規劃委員會（下稱「城規會」）正審理的規劃申請編號 A/YL-KTN/1279（擬於新界元朗錦田北丈量約份第109約地段第1022號餘段（部分）設立擬議臨時動物寄養所連附屬設施及相關填土工程），本人及鄰近廣大村民表示極度憤慨與絕不接受，並在此提出最嚴正的強烈反對！

作為在此安居樂業數十年的在地居民，我們親眼見證該地段的演變。是次申請一旦獲得批准，將對鄰近村民的日常生活、環境衛生、水浸安全及道路交通造成不可逆轉的嚴重破壞，後果不堪設想！以下為本人及村民重點反對該申請的嚴正理由：

一、嚴正譴責「先破壞、後申請」，違背「農業」地帶規劃意圖

1. 根據法定圖則，該申請地點劃為「農業」用途。此類地帶的設立原意是保留及贊助農地，保護鄉郊自然環境。

2. 然而，申請人在尚未取得任何城規許可之前，便已在現場進行預先填土及土地平整工程。這種**「先破壞、後申請」**的既成事實手段極不可取！若城規會批准是次申請，無異於變相鼓勵違規填土及破壞鄉郊環境的惡劣先例，嚴重損害本港城市規劃制度的公信力。

二、大面積填土及升高地台，直接引發極度嚴重的水浸危機

1. 申請文件顯示，是次工程涉及高達 654.7 平方米的大面積填土，填土深度約 0.2 米（地面高度由約 +10.6 mPD 升高至 +10.8 mPD）。

2. 原有的泥土具備極佳的天然滲水及緩衝雨水功能，大面積的水泥鋪設與填土直接阻斷了雨水自然下滲。近年極端天氣頻生，每逢暴雨或颱風，錦田河及周邊渠道的排水壓力早已達至臨界點。

3. 該地段經填高及硬化後，大雨時大量地表徑流將無法滲透，只會直接湧向周邊地勢較低的村民住宅與農地，直接導致鄰近居民面臨極其嚴重的水浸威脅！這直接危及我們居住數十年村民的生命及財產安全！

三、寵物噪音全天候滋擾，嚴重破壞居民日常作息與精神健康

1. 擬議用途為「動物寄養所」，場內將集中寄養大量犬隻等動物。動物發出的吠叫聲具有不可預測性及連續性，不論是日間還是深夜，犬隻受驚或集體吠叫時的噪音將無間斷

地刺穿原本寧靜的鄉郊環境。

2. 鄰近村落居住著大量長者、學童及幼童，極度需要安靜的休息環境。寄養所帶來的持續噪音污染，將徹底摧毀我們數十年來的平靜生活，給居民帶來巨大的精神壓力與健康負擔！

四、寵物排泄物與污水處理排污風險，構成嚴重衛生及惡臭污染

1. 寄養大量動物必然產生大量集中的寵物排泄物及日常清洗污水。

2. 申請地點緊鄰自然的村落渠溝及水體。若排泄物及污水處理出現滲漏或排放不當，污水將直接流入周邊明渠及滲入土層，產生令人窒息的惡臭，並迅速滋生蚊蠅、老鼠及細菌。這不僅嚴重污染環境，更構成嚴重的傳染病隱患，極度威脅鄰近居民的身體健康。

五、鄉郊道路狹窄，頻繁車輛出入加劇道路安全隱患

1. 通往該地段的主要道路為江大路及狹窄的郊區小徑。村道狹窄且缺乏完善的人行設施，平日為村民及長者出入的主要通道。

2. 寄養所營運期間，接送寵物的私家車及運送物資的輕型貨車將頻繁進出，勢必造成村路阻塞，顯著增加交通事故風險，對村內居民（特別是長者及幼童）的出行安全構成直接威脅。

訴求：

我們這群在當地居住超過30年的村民，多年來默默守護這片鄉郊土地。我們絕不能接受任何以「臨時用途」為名、行「破壞鄉郊」之實的發展計劃！此計劃一旦審批，後果不堪設想，對村落的打擊是毀滅性的！

城規會肩負著保障社區環境、捍衛居民福祉及合理規劃土地的重任。本人嚴正要求城市規劃委員會切實考慮在地居民的權益與生存環境，堅決否決規劃申請編號 A/YL-KTN/1279！

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

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年09月14日星期一 0:53
收件者: tpbpd/PLAND
主旨: A/YL-KTN/1279 DD 107 Kam Tin North ABE

類別: Internet Email

Dear TPB Members,

968 approved 22 Dec 2023 and revoked 22 June 2026. However, the applicant does not mention this in the Planning Statement.

It is shocking to note that Drainage and Fire conditions are still at the proposal stage.
I would remind members that animals are also required to be kept in safe and hygienic conditions.

There have been multiple reports in the media of smuggling of prohibited breeds of dogs into the territory for dog fights and other purposes.

Does this operation have the requisite licence? Members should question if the dept has carried out any inspection of the premises.

A roll over of another 5 years is unacceptable.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 5 December 2023 3:14 AM HKT
Subject: A/YL-KTN/967 DD 107 Kam Tin North ABE

A/YL-KTN/967 SHOULD READ 968

Lot 1022 RP (Part) in D.D. 107, Fung Kat Heung, Kam Tin North

Site area : About 1,076.3sq.m

Zoning: "Agriculture"

Applied use : Animal Boarding Establishment / 2 Vehicle Parking / **5 Years / Filling of land**

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

Dear TPB Members,

Strong Objections. No history of previous applications

Members previously questioned the the demand for these services. The combined GFA devoted to ABE is disproportionate to the size of dogs and the number of animals in care.

It is quite clear from the history of revoked applications and failure to fulfil conditions that applications for ABE are excuses to fill in land for brownfield operations.

Members have an obligation to look into matters, request aerial images of current operations on the lots, etc.

There is no justification to approve further applications for ABE,

Mary Mulvihill

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

參考編號

260915-190048-20209

Reference Number:

提交限期

15/09/2026

Deadline for submission:

提交日期及時間

15/09/2026 19:00:48

Date and time of submission:

有關的規劃申請編號

A/YL-KTN/1279

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Wong

Name of person making this comment:

意見詳情

Details of the Comment :

本人為上述申請地點鄰近地段土生土長、已居住超過30年的原住村民。對於城市規劃委員會（下稱「城規會」）正審理的規劃申請編號 A/YL-KTN/1279（擬於新界元朗錦田北丈量約份第109約地段第1022號餘段（部分）設立擬議臨時動物寄養所連附屬設施及相關填土工程），本人及鄰近廣大村民表示極度憤慨與絕不接受，並在此提出最嚴正的強烈反對！

作為在此安居樂業數十年的在地居民，我們親眼見證該地段的演變。是次申請一旦獲得批准，將對鄰近村民的日常生活、環境衛生、水浸安全及道路交通造成不可逆轉的嚴重破壞，後果不堪設想！以下為本人及村民重點反對該申請的嚴正理由：

一、嚴正譴責「先破壞、後申請」，違背「農業」地帶規劃意圖

1. 根據法定圖則，該申請地點劃為「農業」用途。此類地帶的設立原意是保留及贊助農地，保護鄉郊自然環境。

2. 然而，申請人在尚未取得任何城規許可之前，便已在現場進行預先填土及土地平整工程。這種*「先破壞、後申請」*的既成事實手段極不可取！若城規會批准是次申請，無異於變相鼓勵違規填土及破壞鄉郊環境的惡劣先例，嚴重損害本港城市規劃制度的公信力。

二、大面積填土及升高地台，直接引發極度嚴重的水浸危機

1. 申請文件顯示，是次工程涉及高達 654.7 平方米的大面積填土，填土深度約 0.2 米（地面高度由約 +10.6 mPD 升高至 +10.8 mPD）。

2. 原有的泥土具備極佳的天然滲水及緩衝雨水功能，大面積的水泥鋪設與填土直接阻斷了雨水自然下滲。近年極端天氣頻生，每逢暴雨或颱風，錦田河及周邊渠道的排水壓力早已達至臨界點。

3. 該地段經填高及硬化後，大雨時大量地表徑流將無法滲透，只會直接湧向周邊地勢較低的村民住宅與農地，直接導致鄰近居民面臨極其嚴重的水浸威脅！這直接危及我們居住數十年村民的生命及財產安全！

三、寵物噪音全天候滋擾，嚴重破壞居民日常作息與精神健康

1. 擬議用途為「動物寄養所」，場內將集中寄養大量犬隻等動物。動物發出的吠叫聲具有不可預測性及連續性，不論是日間還是深夜，犬隻受驚或集體吠叫時的噪音將無間斷

地刺穿原本寧靜的鄉郊環境。

2. 鄰近村落居住著大量長者、學童及幼童，極度需要安靜的休息環境。寄養所帶來的持續噪音污染，將徹底摧毀我們數十年來的平靜生活，給居民帶來巨大的精神壓力與健康負擔！

四、 寵物排泄物與污水處理排污風險，構成嚴重衛生及惡臭污染

1. 寄養大量動物必然產生大量集中的寵物排泄物及日常清洗污水。

2. 申請地點緊鄰自然的村落渠溝及水體。若排泄物及污水處理出現滲漏或排放不當，污水將直接流入周邊明渠及滲入土層，產生令人窒息的惡臭，並迅速滋生蚊蠅、老鼠及細菌。這不僅嚴重污染環境，更構成嚴重的傳染病隱患，極度威脅鄰近居民的身體健康。

五、 鄉郊道路狹窄，頻繁車輛出入加劇道路安全隱患

1. 通往該地段的主要道路為江大路及狹窄的郊區小徑。村道狹窄且缺乏完善的人行設施，平日為村民及長者出入的主要通道。

2. 寄養所營運期間，接送寵物的私家車及運送物資的輕型貨車將頻繁進出，勢必造成村路阻塞，顯著增加交通事故風險，對村內居民（特別是長者及幼童）的出行安全構成直接威脅。

訴求：

我們這群在當地居住超過30年的村民，多年來默默守護這片鄉郊土地。我們絕不能接受任何以「臨時用途」為名、行「破壞鄉郊」之實的發展計劃！此計劃一旦審批，後果不堪設想，對村落的打擊是毀滅性的！

城規會肩負著保障社區環境、捍衛居民福祉及合理規劃土地的重任。本人嚴正要求城市規劃委員會切實考慮在地居民的權益與生存環境，堅決否決規劃申請編號 A/YL-KTN/1279！