

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

This document is received on 22 FEB 2023
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 Renewal
of Permission for such Temporary Use or Development***

**適用於祇涉及位於鄉郊地區土地上及/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.info.gov.hk/tpb/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.info.gov.hk/tpb/te/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2300239 30% by hand

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NT-ETS/524
	Date Received 收到日期	22 FEB 2003

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件(倘有),送交香港北角渣華道333號北角政府合署15樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.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。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載,亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全,委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

宏龍創富有限公司 GRAND DRAGON CAPITAL INVESTMENT LIMITED

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

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

全堅土地行政師行(香港)有限公司 ALLGAIN LAND ADMINISTRATORS(HONG KONG) LIMITED

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)	Lot 2205 R.P (Part) in D.D. 92, Kam Tsin Village, Sheung Shui, New Territories 新界上水金錢村丈量約份第92約地段第2205號餘段(部份)
(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 1,020 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 524 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kwu Tung South Outline Zoning Plan No. S/NE-KTS/18 古洞南分區計劃大綱核准圖編號 S/NE-KTS/18
(e) Land use zone(s) involved 涉及的土地用途地帶	康樂 Recreation
(f) Current use(s) 現時用途	現時是空置的 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

- ☒ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。
- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

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

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

- ☐ has notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

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

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

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

(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development
擬議用途/發展Proposed Temporary Animal Boarding Establishment
擬議臨時動物寄養所

(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☒ year(s) 年 3
☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	533.5	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	486.5	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	6		
Proposed domestic floor area 擬議住用樓面面積	0	sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	524	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	524	sq.m	<input checked="" 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)

請看附件的申請報告書

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	0
Motorcycle Parking Spaces 電單車車位	0
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	0
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	0
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0
Others (Please Specify) 其他 (請列明)	0

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位	0
Coach Spaces 旅遊巴車位	0
Light Goods Vehicle Spaces 輕型貨車車位	1
Medium Goods Vehicle Spaces 中型貨車車位	0
Heavy Goods Vehicle Spaces 重型貨車車位	0
Others (Please Specify) 其他 (請列明)	0

Proposed operating hours 擬議營運時間			
星期一至星期日上午九時至下午六時，包括公眾假期。			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	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)) 從金錢南路經小路轉入	
	No 否	<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)	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <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 type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <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 checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> _____ _____		

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)
.....	
.....	
.....	
.....	
.....	

(B) Renewal of Permission for Temporary Use or Development in Rural Areas

位於鄉郊地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<div> <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 </div> <div> <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 </div> <div> <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： <div style="border-bottom: 1px solid black; height: 15px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-top: 5px;"></div> </div> <div> Reason(s) for non-compliance: 仍未履行的原因： <div style="border-bottom: 1px solid black; height: 15px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-top: 5px;"></div> </div> <div> (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明) </div>
(f) Renewal period sought 要求的續期期間	<div> <input type="checkbox"/> year(s) 年 </div> <div> <input type="checkbox"/> month(s) 個月 </div>

7. Justifications 理由

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

請看附件的申請報告書

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

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

Ms Hermose Chong

Manager

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

ALLGAIN LAND ADMINISTRATORS(HONG KONG) LIMITED

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

Date 日期

30/01/2023

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

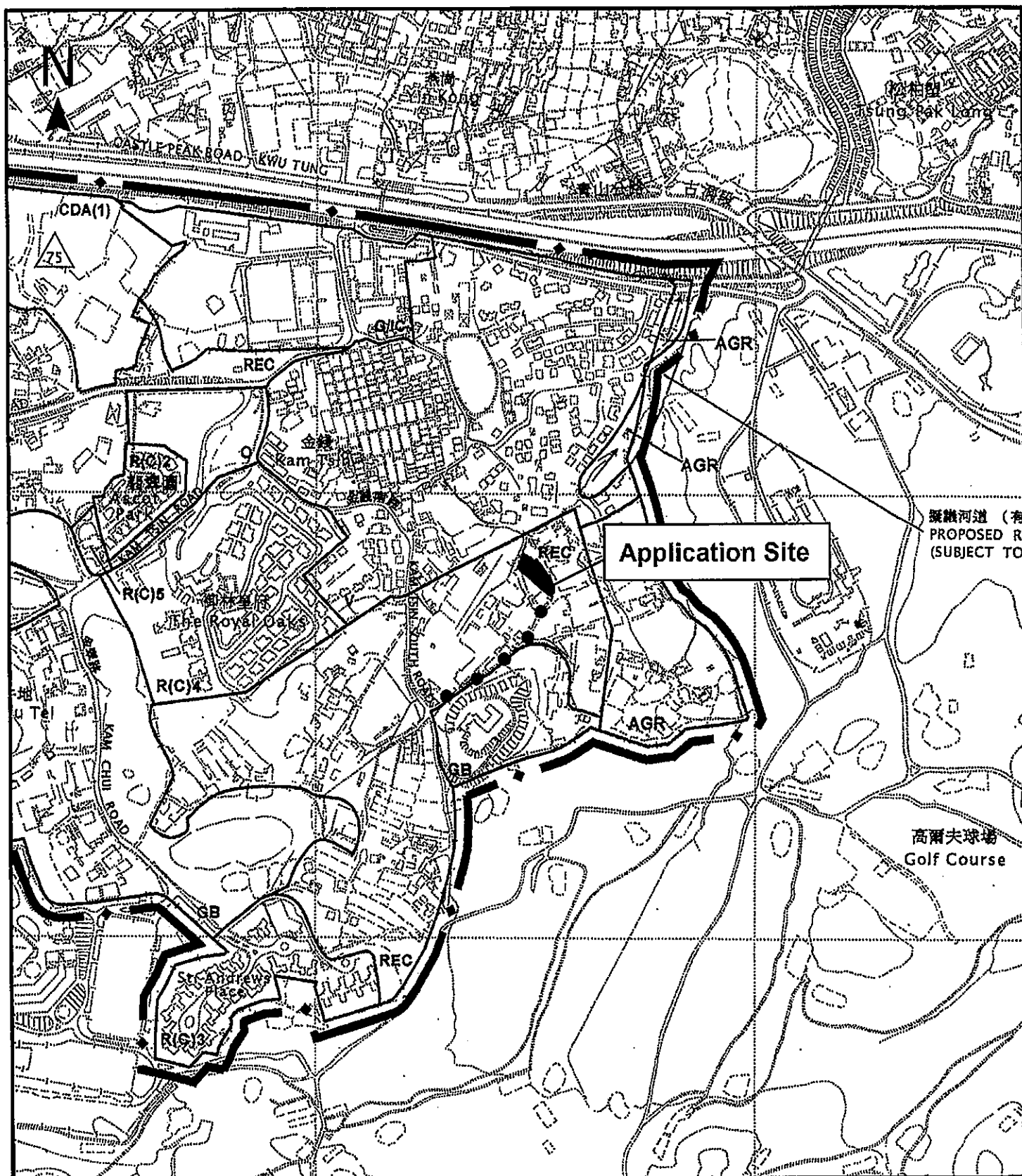
Gist of Application 申請摘要 (Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lot 2205 R.P (Part) in D.D. 92, Kam Tsin Village, Sheung Shui, New Territories 新界上水金錢村丈量約份第92約地段第2205號餘段(部份)
Site area 地盤面積	1,020 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 Kwu Tung South Outline Zoning Plan No. S/NE-KTS/18 古洞南分區計劃大綱核准圖編號 S/NE-KTS/18
Zoning 地帶	康樂 Recreation
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 <u>3</u> <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 擬議臨時動物寄養所

(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	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	524 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.514 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	0	
	Non-domestic 非住用	6	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	0 m 米 <input type="checkbox"/> (Not more than 不多於)	
		0 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	9 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	47.7 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		0
	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) <hr/>		0 0 0 0 0 0 0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1個輕型貨車上落車位
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <hr/>		0 0 1 0 0

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Site plan 平面圖, Location plan with vehicular access 位置圖連擬議車輛通道		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
車輛進出流量報告		
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。



Project 項目名稱:

Proposed Temporary Animal Boarding Establishment for a period of 3 Years at Lot 2205 R.P (Part) in D.D. 92, Kam Tsing Village, Sheung Shui, New Territories

Drawing Title 圖紙標題:

Location Plan



全堅土地行政師行

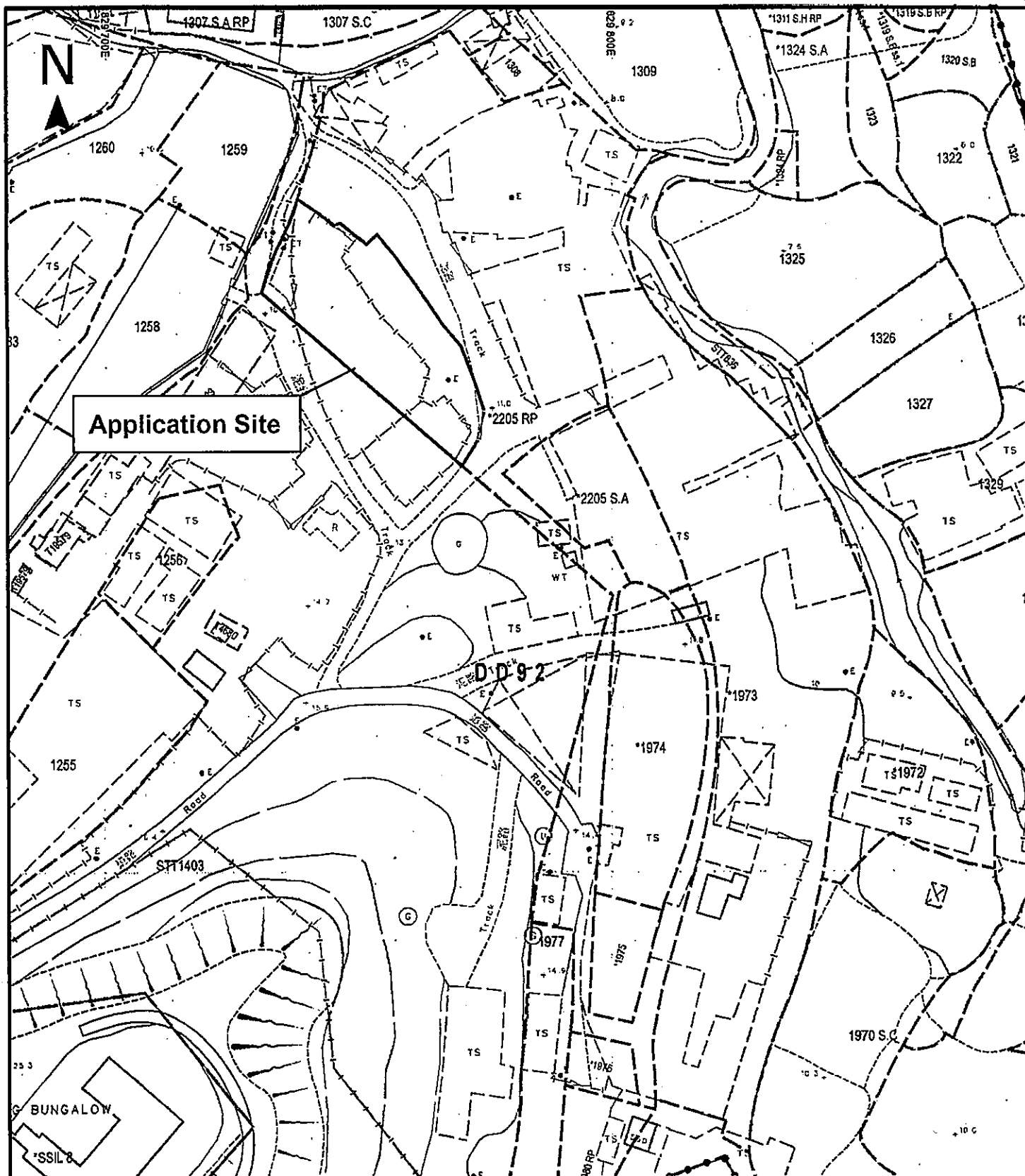
Drawing No. 圖號:

20230215

Remarks 備註:

●●● Vehicular access leading from Kam Tsing South Road

Scale 比例:



Project 項目名稱:

Proposed Temporary Animal Boarding
Establishment for a period of 3 Years at
Lot 2205 R.P (Part) in D.D. 92, Kam Tsin
Village, Sheung Shui, New Territories

Drawing Title 圖紙標題:

Site Plan

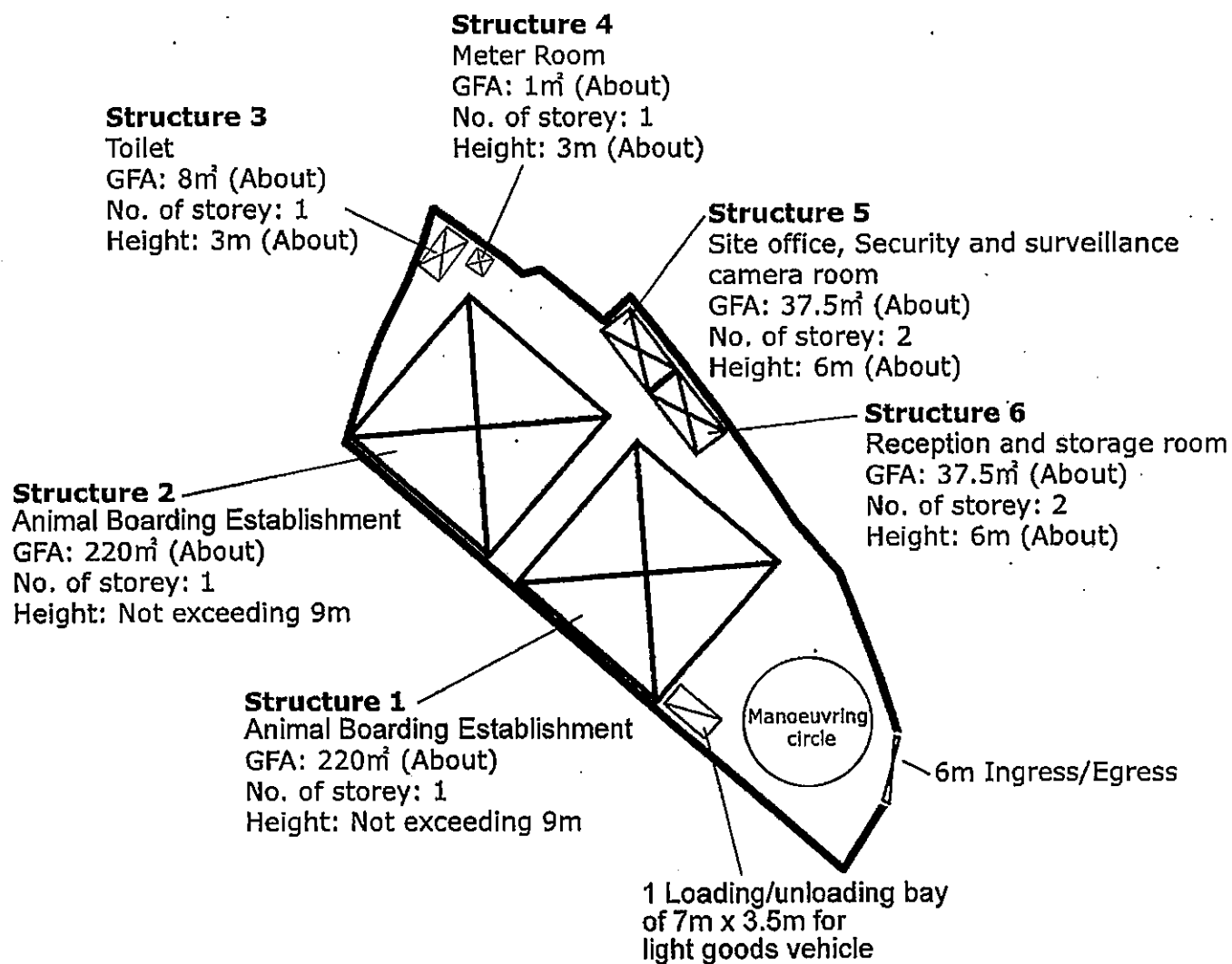
Remarks 備註:

全堅土地行政師行

Drawing No. 圖號:

20230215

Scale 比例:



Project 項目名稱:

Proposed Temporary Animal Boarding Establishment for a period of 3 Years at Lot 2205 R.P (Part) in D.D. 92, Kam Tsin Village, Sheung Shui, New Territories

Drawing Title 圖紙標題:

Layout Plan



全堅土地行政師行

Remarks 備註:

 Light goods vehicle

 Structure

Drawing No. 圖號:

20230215

Scale 比例:

根據《城市規劃條例》(第 131 章)

第 16 條遞交的許可申請

新界上水金錢村丈量約份第 92 約地段第 2205 號餘段(部份)

擬議臨時動物寄養所 (為期 3 年)

申請報告書及擬議發展的計劃細節

目 錄

1. 擬議發展細節-----P.1
2. 申請原因-----P.2
3. 擬議發展計劃的各方面影響-----P.3-4

擬議發展細節

1. 申請人現根據《城市規劃條例》(第 131 章)第 16 條，提交有關新界上水金錢村丈量約份第 92 約地段第 2205 號餘段(部份)的規劃申請，擬在上述地段申請為期三年的臨時動物寄養所。
2. 申請地點位於上水金錢村附近，在《古洞南分區計劃大綱核准圖編號 S/NE-KTS/18》上劃為「康樂」用途。
3. 申請地盤面積為約 1,020 平方米，上蓋總面積為 486.5 平方米，露天地方面積為 533.5 平方米，上蓋覆蓋率為 47.7%。
4. 申請地點將設有六個構築物，用途及面積如下：
 - 構築物 1 和 2：動物寄養所，每個為一層高，面積約 220 平方米，高度不多於 9 米。
 - 構築物 3：洗手間，一層高，面積約 8 平方米，高度不多於 3 米。
 - 構築物 4：電錶房，一層高，面積約 1 平方米，高度不多於 3 米。
 - 構築物 5：辦公室及 CCTV 房，兩層高，每層面積約 18.75 平方米，總面積約 37.5 平方米，高度不多於 6 米。
 - 構築物 6：接待處及寵物用品儲存用途，兩層高，每層面積約 18.75 平方米，總面積約 37.5 平方米，高度不多於 6 米。
5. 申請地點涉及 1 個輕型貨車上落貨車位，只作臨時上落貨用途，不會用作長期停泊車輛。
6. 擬議動物寄養所接受的動物種類：貓及狗，預計每天有不多於 15 隻寵物寄養在申請地點內。只涉及寄養服務，讓寵物有足夠的空間進食、運動、排便、自由地走動和睡覺。
7. 擬議動物寄養所不涉及任何動物的繁殖和寄賣轉售等服務。
8. 申請地點可從金錢南路經一條鄉村地區道路前往，擬議發展的營運時間為星期一至星期日上午九時至下午六時，包括公眾假期。
9. 在營運時間內，寵物主人需要經電話預約，才能前來視察環境或帶寵物入住。
10. 在營運時間內，申請人或職員會給予寄養動物適當的護理和照顧。
11. 在非營運時間內，寄養所不會對外開放，申請人也會聘請職員輪班照顧寵物。

申請原因

1. 申請地點是「康樂」地帶，而擬議用途為動物寄養所，申請用途屬「康樂」中的「第二欄用途」，與規劃意向相符，和周邊環境及用途協調。
2. 擬議發展只是臨時三年的性質，城市規劃委員會曾批准新界元朗區的「康樂」用途土地地段作相同用途，因此申請人懇請城市規劃委員會對本申請作出相同的對待。
3. 申請用途不會破壞土地上的花草一木，只是利用現時的硬地面作臨時動物寄養所，香港愈來愈多人養寵物，有時主人需要出國旅行或公幹或家中裝修，寄養到朋友或親戚家有時不太方便，他們就會選擇帶寵物到寵物酒店寄養，所以需求十分大。
4. 申請用途不會影響天然環境，不會砍伐樹木，不會對周邊地區及環境帶來重大負面影響。
5. 如獲城規會批准，申請人將會正規向漁農自然護理署(漁護署)申請動物寄養所牌照，合法經營動物寄養服務。

根據以上各點，申請人誠意懇求城市規劃委員會寬大批准新界上水金錢村丈量約份第 92 約地段第 2205 號餘段(部份)作為期不超過三年的擬議臨時動物寄養所。

擬議發展計劃的各方面影響

1. 土地行政

申請地點涉及一個私家地段，不涉及任何政府土地。該地段為政府集體官契的農地，擬議發展涉及 6 個上蓋構築物，如申請獲城規會批准，申請人將會向地政處申請短期豁免書。

2. 擬議發展的入口

申請地點可從金錢南路經一條鄉村地區道路前往，入口設有約 6 米闊的大閘讓車輛駛進動物寄養所。

3. 擬議發展的交通安排

申請用途只提供一個輕型貨車的上落車位，不設任何停泊車位。

4. 環境方面

申請人會按照環保署對臨時露天農場及上蓋的技術指引，將對周邊環境的影響減到最低。

5. 空氣方面

申請地點是臨時動物寄養所，不會對空氣造成污染。

6. 噪音方面

申請地點是臨時動物寄養所，入夜後動物大多都已休息，而 24 小時有職員輪班照顧狗隻的需要，盡量減少狗隻吠的情況。而附近主要都是露天存放及港口後勤用途，較少民居，不會為居民帶來重大的噪音影響。

7. 排污方面

申請用途涉及一個洗手間，申請人會建造合適容量的化糞池，並安排公司定期來吸糞。

8. 渠務方面

申請人會將按照渠務處的指引和要求建造排水渠，不會影響周邊環境。

9. 消防方面

申請人會將按照消防處的指引和要求放置消防裝置。

10. 綠化園景方面

申請人不會砍伐現存的樹木，並會好好打理保養它們。

申請人承諾如獲城規會批准擬議用途，將會盡力減少對周邊環境影響，
並承諾在規劃許可到期後，還原申請地點。

懇請城市規劃委員會寬大批准新界上水金錢村丈量約份第 92 約地段第 2205 號餘段(部份)作為期不超過三年的臨時動物寄養所。

根據城市規劃條例第 16 條作出規劃許可申請
擬在新界上水金錢村丈量約份第 92 約地段第 2205 號餘段(部份)
作為期三年的臨時動物寄養所

預計輕型貨車進出流量報告
(星期一至星期日及公眾假期)

時間	進入 (輛)	離開 (輛)
9 : 00 – 10 : 00	0	0
10 : 00 – 11 : 00	0	0
11 : 00 – 12 : 00	0	0
12 : 00 – 13 : 00	0	0
13 : 00 – 14 : 00	1	0
14 : 00 – 15 : 00	0	0
15 : 00 – 16 : 00	0	1
16 : 00 – 17 : 00	0	0
17 : 00 – 18 : 00	0	0
合計(輛)	1	1

申請地點尚未發展，以上數字為預算車輛進出場地記錄。









☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public g



規劃申請 A/NE-KTS/524：回應各部門意見
14/04/2023 15:05

From: Chong Hermose
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
Cc: "whyman@pland.gov.hk" <whyman@pland.gov.hk>, "fwysiu@pland.gov.hk" <fwysiu@pland.gov.hk>
File Ref:

8 attachments

 R to C Tables.pdf  附件1.jpg  附件2：分地圖.pdf  附件3.jpg  附件4：車輛進出流量報告.pdf
 附件5：Layout_Plan.pdf  附件6：Swept_path_IN.pdf  附件7：Swept_path_OUT.pdf

城規會秘書處：

您好。

有關規劃申請 A/NE-KTS/524，現附上申請人回覆部門的意見，請查收。
謝謝。

Ms Chong

Planning Application No. A/NE-KTS/524

Table A: Lands Department (dated 22.3.2023)

	Departmental Comments	Responses
(a)	According to the planning proposal, 6 temporary structures are proposed to be erected in the application site. However, there are unauthorized structures erected on Lot No. 2205 RP in D.D. 92. The lot owner should immediately rectify the lease breaches and this office reserves the rights to take necessary lease enforcement against the lease breaches without separate notice.	<p>申請地點內現時已沒有違例建築物，申請人正準備為申請地點進行分契，把申請地點範圍獨立分割出另一個地段。如規劃申請獲批後，申請人會使用新分割出來的地段向地政署申請短期豁免書。</p> <p>至於地段上其他違規建築物，申請人會盡快安排處理清拆相關違例建築物。</p> <p>附件 1：申請地點的航拍照 附件 2：測量師備製的分地圖</p>

Table B : Transport Department (dated 22.3.2023)

	Departmental Comments	Responses
1	The applicant shall justify the suggested trip generation with the mode of operation, the transport mode of the visitors (if they visit the site by private car or public transport).	<p>擬議動物寄養所將會採用預約模式運作，主人需要提前在網上或電話預約才能前往申請地點，訪客可以乘坐專線小巴 50A 路線前往申請地點，在金錢路的小巴站下車後約步行 9-10 分鐘即能到達申請地點。</p> <p>(請看附件 3)</p> <p>訪客也可請親友駕車前來，但需在申請地點臨時上落貨位放下訪客和貓狗，之後離開。</p>
2	The applicant shall justify the adequacy of the parking spaces and loading/unloading spaces so provided by relating to the number of vehicles visiting the subject site.	<p>擬議動物寄養所每天預計不會多於 8 名訪客，而同一時段不會多於 2 名訪客(辦理同 1 隻動物的主人)，所以申請人認為一個臨時上落貨位置是足夠的；</p> <p>而申請人預計不會每天都 Full Booking，所以申請人會選擇在沒有訪客到訪期間為動物寄養所進行貨物補及，例如貓糧狗糧/尿墊或寵物用品等等。</p> <p>請看附件 4：車輛進出流量報告。</p>
3	The vehicular access should be no less than 7.3m wide.	<p>申請人已把出入口更改成 8 米。</p> <p>請看附件 5 (Layout Plan)。</p>
4	The applicant shall demonstrate the satisfactory manoeuvring of vehicles entering to and exiting from the subject site, manoeuvring within the subject site and into/out of the parking and loading/unloading spaces, preferably using the swept path analysis.	<p>請看附件 6 及 7。</p> <p>(清晰顯示車輛的模擬行駛路徑)</p>
5	The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site.	<p>申請人會在營業時間內安排職員負責管理申請地點的出入口車輛流量管制，每次有訪客車輛或送貨車輛要進入申請地點時，都需預先 30 分鐘通知該職員，等職員視察現場後，確保申請地點內有空置車位，才通知司機可以在指定時間內進入申請地點，而該職員亦會站在申請地點的出入口協調車輛出入，指揮交通，確保不會有車輛排隊阻塞出入口或周邊地方。</p>
6	The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety	<p>申請人會在營業時間內，安排職員負責管理申請地點出入口的交通，並會在申請地點的入口安裝車輛出入感應警報器。每當有車輛靠近申請地點出入口時，警報器會發出聲響，提醒周邊行人這裡將有車輛出入，叫他們注意路面交通。</p>

Table C: FS&YLE District Planning Office (dated 27.3.2023)

	Departmental Comments	Responses
(1)	Are there any overnight animal boarding services?	動物是會在構築物 1 和構築物 2 通宵留宿的，在留宿期間，申請人會把每隻動物安置在獨立的籠子內，確保每隻動物的安全和有獨立的休息地方。
(2)	Are those animals kept within structures 1 & 2 at all time (i.e. 24-hour daily including public holiday)? or are those animals allowed to walk within the site during daytime? Are there any noise mitigation measures to be adopted at the site and structures 1 & 2?	<p>動物大部份時間會留在構築物 1 和構築物 2 內，職員每天下午會帶動物到外面的空地散步，職員會看管動物，確保動物不會逃跑出去。</p> <p>關於聲音問題，申請人會在構築物 1 和構築物 2 加上隔音棉，盡量減少噪音。</p>
(3)	How many staff will be working at the site? how many will stay overnight? Are there any car parking spaces for staff?	<p>申請人預計每天約 2-3 名職員上班照顧動物，擬議動物寄養所的對外開放時間為早上 9 時至晚上 6 時，此時間以外不對外開放，而職員會輪更上班(職員實際上班時間為早上 7 時至晚上 9 時)，職員在下班前，會安置好所有寄養的動物，然後就會離開，不會有職員通宵留宿。</p> <p>申請地點不設停車位給職員，職員可以乘坐專線小巴 50A 路線前往申請地點，在金錢路的小巴站下車後約步行 9-10 分鐘即能到達申請地點。</p>

Table D: Environmental Protection Department (EPD) (dated 30.3.2023)

Please provide supplementary information on the following:

	Departmental Comments	Responses
(1)	Business hours, whether all animals will be kept inside the kennel and cattery outside the business hours.	<p>在營業時間內，動物大部份時間是會在構築物 1 和構築物 2 的，每隻動物有獨立的籠子，確保安全和有獨立的休息地方。</p> <p>職員每天在固定時間會帶動物到外面的空地散步，職員會看管動物，確保動物不會逃跑出去。</p> <p>如狗隻於戶外進行活動時，職員將會為狗隻戴上狗面罩，以確保安全。</p>
(2)	Elaboration on proposal to handle the sewage from the propose use.	<p>申請人會向環保公司租賃流動廁供訪客或職員或工作人員使用（Layout Plan 上的構築物 3），並安排公司每星期前來清潔 1-2 次，以確保衛生。（請看附圖）</p> <p>至於動物因排泄產生的廢物/廢水，也會交由環保/吸糞公司一併處理清洗。</p>
(3)	Any public announcement system, whistle blowing, portable loudspeaker or any form of audio amplification system is allowed to be used on the site at any time.	<p>如申請獲批，申請人在現場內不會使用哨子、公共廣播系統、音頻放大器或揚聲器等。</p>
(4)	What is the fixed time period for bringing the animal outside, and whether there are any limitation of number of animal allowed for outdoor activity at the same time?	<p>職員會在每天下午的兩時至三時帶狗隻到外邊的空地散步。</p> <p>狗隻會戴上狗口罩，以確保其他狗隻的安全。</p> <p>每次最多會有三隻動物同時在空地散步。</p>

產品租售



Table E: FS&YLE District Planning Office, Planning Department (dated 11.4.2023)

Please provide supplementary information on the following:

	Departmental Comments	Responses
(1)	Please clarify whether the proposed structures for animal boarding establishment are enclosed or not.	擬議動物寄養所的兩個構築物，將會由臨時物料搭建，而且是四邊都密封的（會預留門口出入）。
(2)	Any mechanical ventilation and air-conditioning systems would be provided within the concerned structures for keeping the animals.	擬議動物寄養所的兩個構築物內，申請人會安裝合適數量的窗戶、空調和抽氣扇，確保室內抽風正常，空氣流通。
(3)	According to your previous reply of 27.3.2023, about 2 to 3 staff will work between 7:00 a.m. and 9:00 p.m. Please confirm that no staff will be staying overnight.	<p>申請人預計每天約 2-3 名職員上班照顧動物，擬議動物寄養所的對外開放時間為早上 9 時至晚上 6 時，此時間以外不對外開放，而職員會輪更上班（職員實際上班時間為早上 7 時至晚上 9 時），職員在下班前，會安置好所有寄養的動物，然後就會離開。</p> <p>申請人確認不會有職員通宵留宿。</p>



2205 RP



新界區專線小巴50A號線：上水站來往金錢

此地圖以「Google 我的地圖」製成，立即自製地圖。



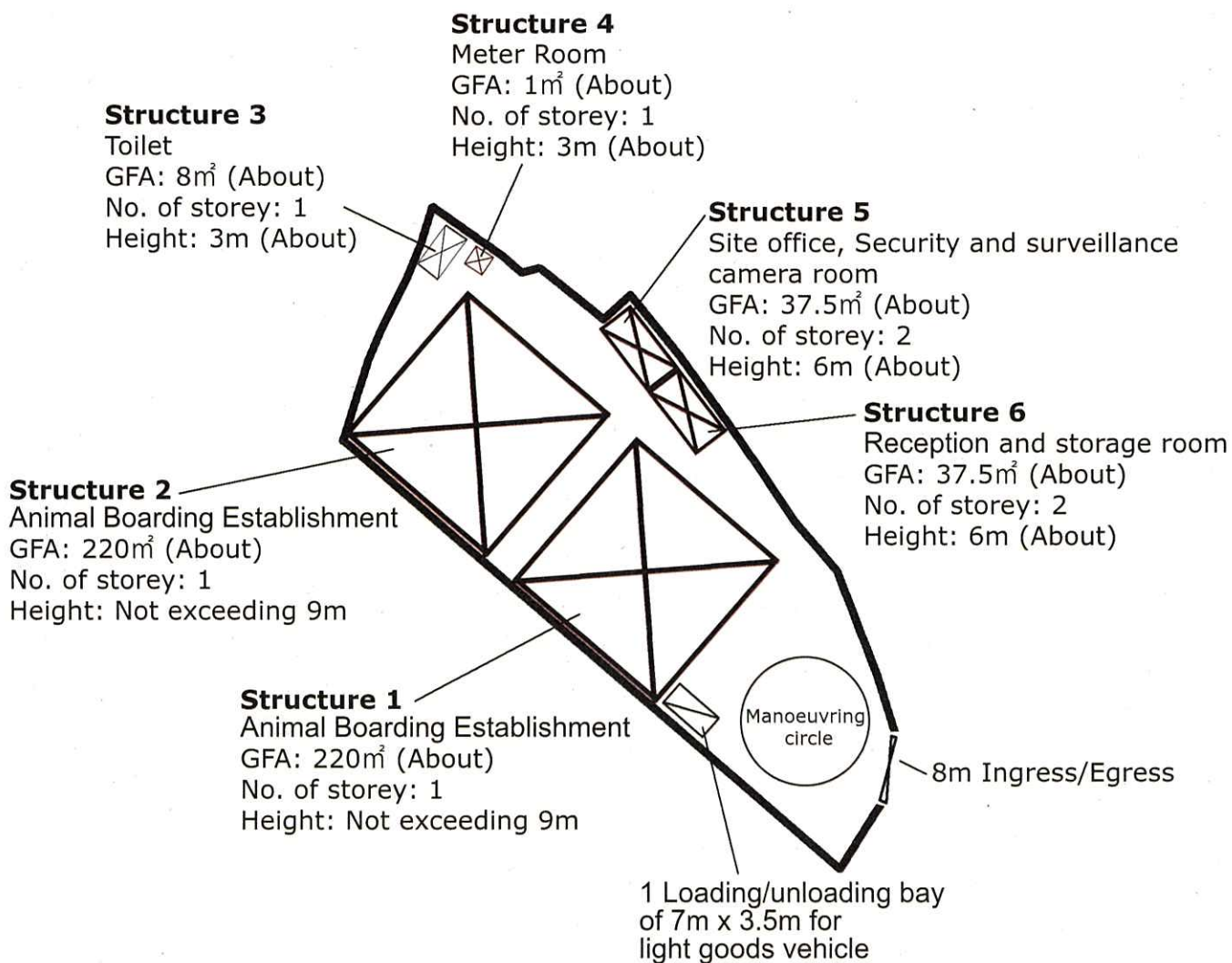
下車後，步行約10分鐘就能到達申請地點。

A/NE-KTS/524

預計上落貨車輛進出流量報告

(星期一至星期日上午九時至下午六時，包括公眾假期)

時間	進入 (輛)	離開 (輛)
9 : 00 - 10 : 00	0	0
10 : 00 - 11 : 00	1	1
11 : 00 - 12 : 00	1	1
12 : 00 - 13 : 00	1	1
13 : 00 - 14 : 00	1	1
14 : 00 - 15 : 00	1	1
15 : 00 - 16 : 00	1	1
16 : 00 - 17 : 00	1	1
17 : 00 - 18 : 00	0	0



Project 項目名稱:

Proposed Temporary Animal Boarding Establishment for a period of 3 Years at Lot 2205 R.P (Part) in D.D. 92, Kam Tsin Village, Sheung Shui, New Territories

Drawing Title 圖紙標題:


Layout Plan



Drawing No. 圖號:

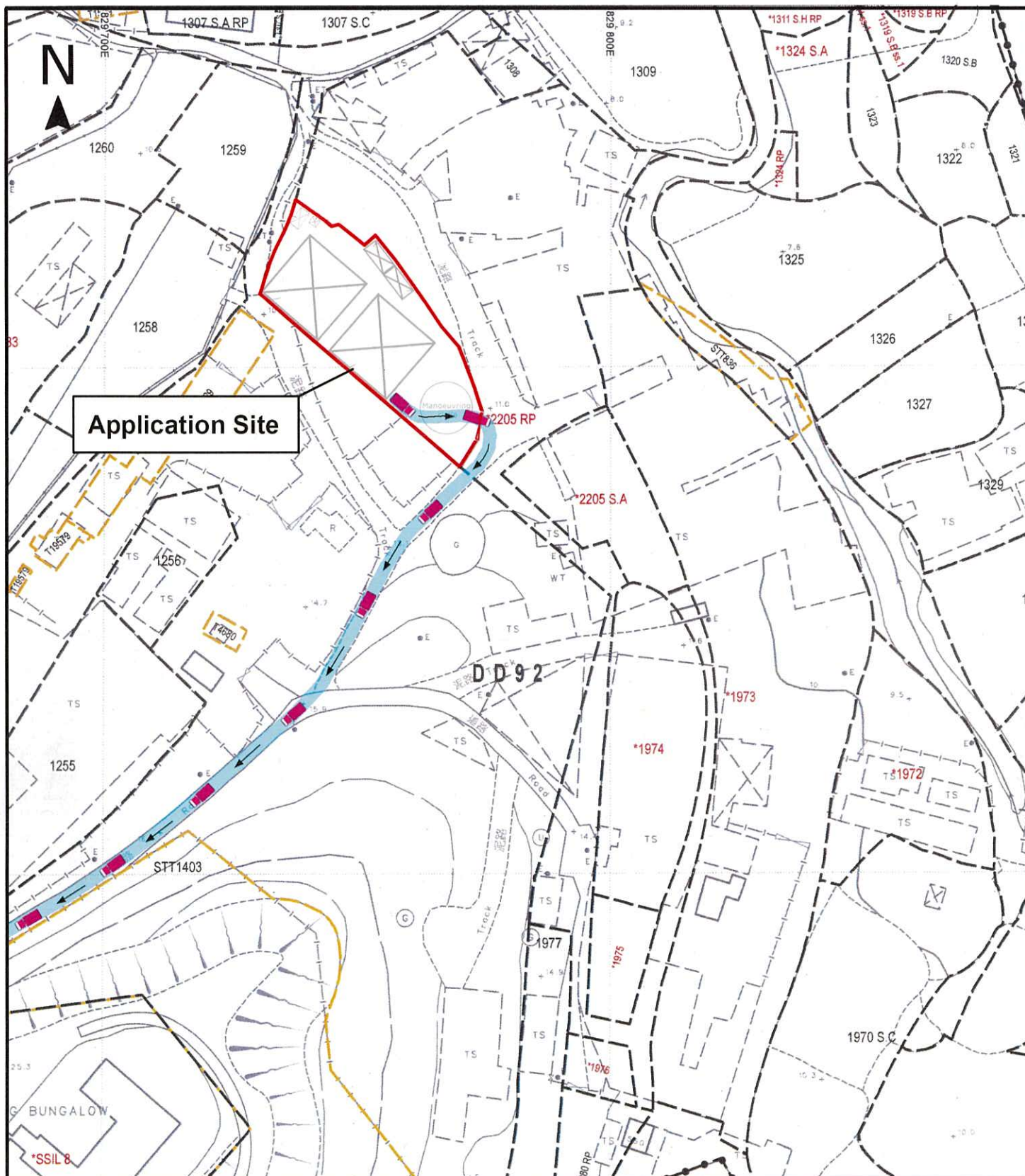
20230324

Remarks 備註:

 Light goods vehicle

 Structure

Scale 比例:



Project 項目名稱:

Proposed Temporary Animal Boarding
Establishment for a period of 3 Years at
Lot 2205 R.P (Part) in D.D. 92, Kam Tsin
Village, Sheung Shui, New Territories

Drawing Title 圖紙標題:

Swept Path
Analysis



Drawing No. 圖號:

20230324

Remarks 備註:



In



Out

Scale 比例:

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD):

- 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. No right of access via Government Land is granted to the Site; and
- His advisory comments are at **Appendix III**.

2. Traffic

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

- No adverse comment on the application; and
- His advisory comments are at **Appendix III**.

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

- No adverse comment on the application; and
- His advisory comments are at **Appendix III**.

3. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- No objection in principle to the application from public drainage point of view;
- The Site is in an area where no DSD stormwater drain is available. Should the application be approved, conditions should be included to request the applicant to submit and implement a drainage proposal for the Site to ensure that the proposed use will not cause adverse drainage impact to the adjacent area; and
- His advisory comments are at **Appendix III**.

4. Fire safety

Comments of the Director of Fire Services (D of FS):

- No objection to the application subject to fire service installations (FSIs) being provided to his satisfaction;

- In consideration of the design/nature of the proposal, FSIs are anticipated to be required; and
- His advisory comments are at **Appendix III**.

5. Water Supply

Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- No objection to the application; and
- His advisory comments are at **Appendix III**.

6. Nature Conservation

Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- No comment from nature conservation perspective; and
- His advisory comments are at **Appendix III**.

7. Environment

Comments of the Director of Environmental Department (DEP):

- No objection to the application from environmental planning perspective provided that the facilities will be properly designed and maintained to minimise any potential environmental nuisance;
- Should the application be approved, the following conditions should be imposed:
 - (a) no operation between 6:00 p.m. and 9:00 a.m. (except overnight animal boarding), as proposed by the applicant, is allowed on the Site during the planning approval period;
 - (b) all animals shall be kept inside the enclosed animal boarding establishment structures on the Site from 6:00 p.m. to 9:00 a.m. and no more than three dogs with dog masks are allowed for outdoor activity at the same time during the operation hours, as proposed by the applicant, during the planning approval period;
 - (c) no public announcement system, whistle blowing, portable loudspeaker or any form of audio amplification system is allowed to be used on the Site, as proposed by the applicant, at any time during the planning approval period;
- There is no environmental complaint case related to the Site for the past 3 years; and
- His advisory comments are at **Appendix III**.

8. **Landscape**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- No objection to the application from landscape planning perspective; and
- The proposed use is considered not incompatible with the landscape setting in proximity. Significant adverse landscape impact within the Site arising from the proposed development is not anticipated.

9. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- No objection to the application; and
- His advisory comments are at **Appendix III**.

10. **Local Views**

Comments of the District Officer (North), Home Affairs Department (DO(N), HAD):

- He has consulted the locals. The Chairman of Sheung Shui District Rural Committee (SSDRC), the incumbent North District Council (NDC) of N11 Constituency, the Indigenous Inhabitant Representatives (IIRs) and the Resident Representative (RR) of Kam Tsin objected the application on the grounds that the proposed development would cause adverse environmental and hygiene impact from the animals. The Chairman of Fung Shui Area Committee had no comment.

11. **Other Departments**

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

- Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD); and
- Commissioner of Police (C of P).

Recommended Advisory Clauses

- (a) To note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
- According to the planning proposal, 6 temporary structures are proposed to be erected in the Site. However, there are unauthorised structures erected on Lot 2205 RP in D.D. 92. The lot owner should immediately rectify the lease breaches without separate notice. His office reserves the rights to take necessary lease enforcement against the lease breaches without separate notice.
 - Should planning approval be given to the subject planning application, the lot owner(s) of the lots will need to apply to his office for a Short Term Waiver to permit the structures to be erected and regularise the irregularities on site. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. The application will be considered by the LandsD acting in the capacity of the lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, its commencement date would be the first date of the occupation and it will be subject to such terms and conditions, including among others the payments of fee and administrative fee, as may be imposed by the LandsD.
- (b) To note the comments of Commissioner for Transport (C for T) that:
- The vehicular access between the Site and Kam Tsin South Road is not managed by Transport Department (TD). The applicant should seek comment from the responsible party.
- (c) To note the comments of Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
- The applicant should note that the road leading from Kam Tsin South Road to the Site is not maintained by HyD.
- (d) To note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- All existing flow paths as well as the run-off onto and passing through the site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drain, channels and watercourses on or in the vicinity of the subject site any time during or after the works.
 - Surface channels should be provided along the perimeter of the lot to collect all the runoff generated from the site or passing through the site, and discharge the runoff collected to a proper discharge point. Where walls are erected or kerbs are laid along the boundary of the site, peripheral channels should be provided on both sides of the walls or kerbs with details to be agreed by DSD.
 - the proposed drainage works, whether within or outside the lot boundary, should be constructed and maintained by the lot owner at their own expense. For drainage works to be undertaken outside the lot boundary, the applicant should obtain prior consent and

agreement from DLO/N and/or relevant private lot owners.

- (e) To note the comments of the Director of Fire Services (D of FS) that:
- The applicant is advised to submit relevant layout plans incorporated with the proposed fire services installations (FSI) to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy.
 - The location of where the proposed FSI to be installed should be clearly marked on the layout plan.
 - The applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.
- (f) To note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD)
- Existing water mains as shown in the enclosed sketch are inside the proposed lot and will be affected. The applicant is required to either divert or protect the water mains found on the Site.
 - If diversion is required, existing water mains inside the proposed lot are needed to be diverted outside the site boundary of the proposed development to lie in government land. A strip of land of minimum 1.5m in width should be provided for the diversion of existing water mains. The cost of diversion of existing water mains upon the request will have to be borne by the applicant.
 - The applicant should submit all the relevant proposal to WSD for consideration and agreement before the works commence.
 - If diversion is not required, the following conditions shall apply:
 - (i) existing water mains are affected as indicated on the site plan and no development which requires resiting of water mains will be allowed;
 - (ii) details of site formation works shall be submitted to the Director of Water Supplies (DWS) for approval prior to commencement of works;
 - (iii) no structures shall be built or materials stored within 1.5m from the centre line(s) of water main(s) shown on the **Plan A-2**. Free access shall be made available at all times for staff of the DWS or their contractor to carry out construction, inspection, operation, maintenance and repair works;
 - (iv) no trees or shrubs with penetrating roots may be planted within the Water Works Reserve or in the vicinity of the water main(s). No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of the DWS. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level if pipe; and

- (v) no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5m around the cover of any valve or within a distance of 1m from any hydrant outlet.
 - (vi) tree planting may be prohibited in the event that the DWS considers that there is any likelihood of damage being caused to water mains.
- (g) To note the comments of Director of Agriculture, Fisheries and Conservation (DAFC) that:
- The subject address does not associate with any licence granted by his department, nor has he received any application regarding this address. 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 this department.
 - The applicant is reminded that the establishment and ancillary facilities which is licensed under the Cap 139I Public Health(Animals)(Boarding Establishment) Regulations must always fulfil the criteria listed in the Regulations.
 - The dogs kept by the applicant should also be properly licensed as in accordance with Cap. 421 Rabies Ordinance and the applicant is reminded to observe Cap 169 Prevention of Cruelty to Animals Ordinance at all times.
 - His office will provide detail information and guidance on Animal Boarding Establishment when the applicant submits licence application.
- (h) To note the comments of the Director of Environmental Protection (DEP) that:
- The applicant is advised to follow the requirements stipulated in his department's latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites", and to arrange proper collection, treatment and disposal of waste / wastewater generated from the proposed use.
- (i) To note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- If the existing structures are erected on leased land without approval of the BD (not being a New Territories Exempted House), they are unauthorized under the BO and should not be designated for any approved use under the application.
 - Before any new building works (including drainage works) are to be carried out on the Site, prior approval and consent of the BA should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System. Otherwise they are Unauthorized Building Works (UBW). An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO.
 - For UBW erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with BD's 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.

- Any temporary shelters or converted containers for any uses are considered as temporary buildings are subject to the control of Part VII of the Building (Planning) Regulation (B(P)R).
- The Site shall be provided with means of obtaining access thereto from a street under Regulation 5 of Building (Planning) Regulation (B(P)R) and emergency vehicular access shall be provided under Regulation 41D of B(P)R.
- If the Site is not abutting on a specified street having a width not less than 4.5m, the development intensity shall be determined by the Building Authority (BA) under B(P)R 19(3) at building plan submission stage.
- The applicant's attention is drawn to the provision under regulations 40 and 41 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations B(SSFPD&L)R in respect of disposal of foul water and surface water respectively. If septic tanks are proposed for foul water disposal, the requirements of septic tanks under Part V of B(SSFPD&L)R should be complied with.
- Formal submission under BO is required for any proposed new works, including any temporary structure, site formation works like filling of ponds and land and site formation drainage works. Detailed comments under BO on individual sites for private developments such as permissible plot ratio, site coverage, emergency vehicular access, private streets and/or access roads, barrier free access and facilities, compliance with the sustainable building design guidelines (SBD), etc will be formulated at the formal building plan submission stage.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

230315-104907-13626

提交限期**Deadline for submission:**

24/03/2023

提交日期及時間**Date and time of submission:**

15/03/2023 10:49:07

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

A/NE-KTS/524

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

先生 Mr. 侯福達

意見詳情**Details of the Comment :**

1. 擬建臨時動物寄養所位處寧靜村落，距離民居非常接近，若動物在夜間發出聲音，會對村民造成滋擾，影響村民的作息及日常生活。
2. 在提交的文件中，並沒有就最重要的環境評估包括噪音、空氣及水的污染作出評估。動物的叫聲除了嚴重影響居民日常作息外，所發出的臭味，如動物的排泄物等亦會帶來空氣污染，影響附近居民的健康。
因此反對是次申請。

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



A/NE-KTS/524 DD 92 Kam Tsin Village Rec
24/03/2023 02:52

From:

To:

File Ref:

[REDACTED]
tpbpa <tpbpa@pland.gov.hk>

A/NE-KTS/524

Lot 2205 RP (Part) in D.D.92, Kam Tsin Village, Kwu Tung South

Site area: About 1,020sq.m

Zoning: "Recreation"

Applied use: Animal Boarding Establishment / 1 Vehicle Parking

Dear TPB Members,

Strong objections. There are a number of trees on the site but no mention of how many to be felled.

The plan is to fill in more than 50% of the site.

This has all the appearance of an application with "Destroy to Build" intention, as is the case with most ABE applications that eventually fail to fulfill conditions.

Mary Mulvihill

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

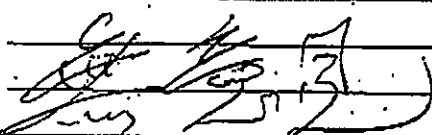
By e-mail : tpbpd@pland.gov.hk

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

A/NE-KTS/524

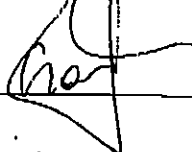
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



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

簽署 Signature



日期 Date

2023.3.7

