致環境保護署

有關 a/yl-ktn/1007

(a)現時狗隻數量 15-20 隻 因為場地負責人年齡較大 所以狗隻最大數量只會有減沒增，不會出現狗隻外的動物/不會收養狗隻外的動物。

(b)狗隻非營業時間所有狗隻會進入已改裝的狗房睡眠 設有 24 小時可運作冷氣/通風及有隔音材料(隔音綿)，及場地亦遠離民居，需要步行 20 分鐘。

(c)如有需要會依照當局批出的指引修改化糞池及排水設施，原有的化糞池及排水系統設施已經興建 20 多年，所以如需修改會盡力配合當局的排水及化糞池指引的設備。因應附近環境修改，以減少污染。

致運輸署

本場地設有上落貨位置，由於本場地不需大量物資運送，只需輕盈貨車出入，本場地車位 長度 6 米闊 5.5 米 足夠車位出入空位。

布局設計圖

| 臨時構築物 | 用途 | 樓面面積 (約平方米) | 覆蓋面積 (約平方米) | 構築物高度 (約米) | 層數 |
|---|---|---|---|---|---|
| 1 | 盥洗棚 | 84 | 84 | 2.5 | 1 |
| 2 | 狗房 | 19 | 19 | 2.5 | 1 |
| 3 | 盥洗棚 | 10 | 10 | 2.5 | 1 |
| 4 | 狗房 | 43 | 43 | 2.5 | 1 |
| 5 | 貯物室 | 12 | 12 | 2.5 | 1 |
| 6 | 盥洗棚 | 322 | 322 | 6 | 1 |
| 總數 | | 490 | 490 | | |

道路位置附近土地都為祖堂地，所以不用擔心路權問題。

路線圖

GEOINFO MAP 地理資訊地圖

前往地圖: https://www.map.gov.hk/gm/geo:22.4472,114.0772?z=4514

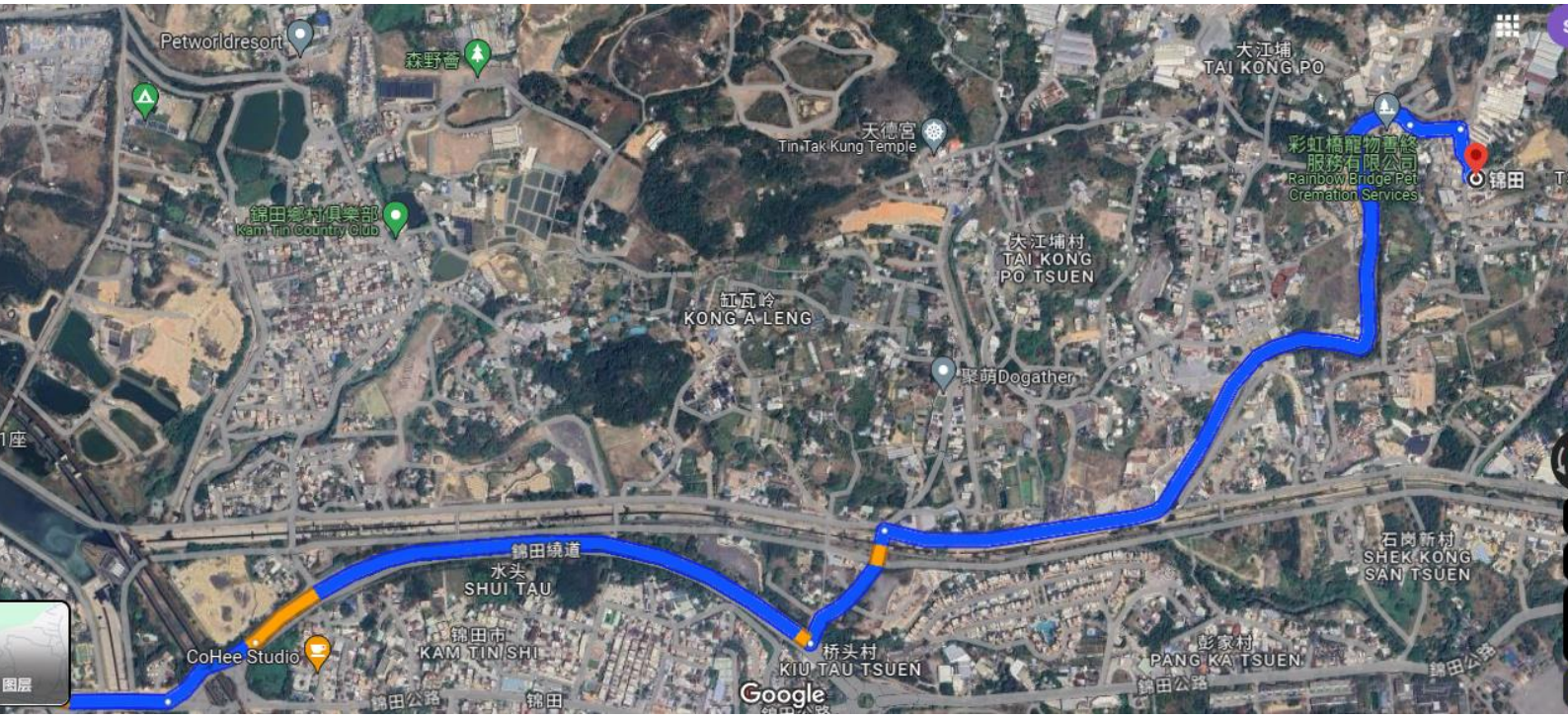
「地理資訊地圖」網站提供: https://www.map.gov.hk

意: 使用此地圖受「地理資訊地圖」的使用條款及條件以及知識產權告示約束。

**A/YL-KTN/1007 路線圖**

紅點為申請位置

道路足夠 16 座小巴到達 規劃署曾於 12/4 前往申請地點拍攝場地。



# 布局設計圖

| 臨時構築物 | 用途 | 樓面面積<br>(約平方米) | 覆蓋面積<br>(約平方米) | 構築物高度<br>(約米) | 層數 |
|---|---|---|---|---|---|
| 1 | 遮蔭棚 | 84 | 84 | 2.5 | 1 |
| 2 | 狗房 | 19 | 19 | 2.5 | 1 |
| 3 | 遮蔭棚 | 10 | 10 | 2.5 | 1 |
| 4 | 狗房 | 43 | 43 | 2.5 | 1 |
| 5 | 貯物室 | 12 | 12 | 2.5 | 1 |
| 6 | 遮蔭棚 | 322 | 322 | 6 | 1 |
| 總數 | | 490 | 490 | | |

| For Official Use Only<br>請 勿 填 寫 此 欄 | Application No.<br>申請編號 | |
|---|---|---|
| | Date Received<br>收到日期 | |

1. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有)，送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。

2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at http://www.tpb.gov.hk/. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張，然後填寫此表格。該份文件可從委員會的網頁下載 (網址：http://www.tpb.gov.hk/)，亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 – 電話：2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線：2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取。

3. This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
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## 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 )

Consense Development Limited/港昇發展有限公司

## 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 )

## 3. Application Site 申請地點

| | |
|---|---|
| (a) Full address / location / demarcation district and lot number (if applicable)<br>詳細地址／地點／丈量約份及地段號碼（如適用） | Lot201(Part) and 208 in D.D. 110, Kam Tin Road, Yuen Long,N.T.<br>元朗石崗錦田公路丈量約份第110約地段第201號(部份)及第208號 |
| (b) Site area and/or gross floor area involved<br>涉及的地盤面積及／或總樓面面積 | ☐Site area 地盤面積 1046 sq.m 平方米☑About 約<br>☐Gross floor area 總樓面面積 490 sq.m 平方米☑About 約 |
| (c) Area of Government land included (if any)<br>所包括的政府土地面積（倘有） | ..... sq.m 平方米 ☐About 約 |

## 6. Type(s) of Application 申請類別

**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas**
**位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展**
**(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))**
**(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)**

| | |
|---|---|
| (a) Proposed use(s)/development 擬議用途/發展 | Temporary Animal Boarding Establishment with Ancillary Facilities For a Period of 3 Years and Filling of Land<br>臨時動物寄養所連附屬設施（為期3年）及填土工程<br><br>(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……<br>☐ month(s) 個月 …… |

(c) Development Schedule 發展細節表

| | |
|---|---|
| Proposed uncovered land area 擬議露天土地面積 | 556 sq.m ☑About 約 |
| Proposed covered land area 擬議有上蓋土地面積 | 490 sq.m ☑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 ☐About 約 |
| Proposed non-domestic floor area 擬議非住用樓面面積 | 490 sq.m ☑About 約 |
| Proposed gross floor area 擬議總樓面面積 | 490 sq.m ☑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)

Please refer to the proposed layout plan.

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 | |
| 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) | |

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 1

| | |
|---|---|
| Taxi Spaces 的士車位 | |
| Coach Spaces 旅遊巴車位 | |
| Light Goods Vehicle Spaces 輕型貨車車位 | 1 |
| 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) | |

| | | | | |
|---|---|---|---|---|
| (i) | Gross floor area and/or plot ratio<br>總樓面面積及／或地積比率 | | sq.m 平方米 | Plot Ratio 地積比率 |
| | | Domestic<br>住用 | ☐ About 約<br>☐ Not more than 不多於 | ☐About 約<br>☐Not more than 不多於 |
| | | Non-domestic<br>非住用 | ☑ About 約<br>490<br>☐ Not more than 不多於 | ☑About 約<br>0.4684<br>☐Not more than 不多於 |
| (ii) | No. of blocks<br>幢數 | Domestic<br>住用 | | |
| | | Non-domestic<br>非住用 | 6 | |
| (iii) | Building height/No. of storeys<br>建築物高度／層數 | Domestic<br>住用 | | m 米<br>☐ (Not more than 不多於) |
| | | | | Storeys(s) 層<br>☐ (Not more than 不多於) |
| | | Non-domestic<br>非住用 | 6 | m 米<br>☑ (Not more than 不多於) |
| | | | 1 | Storeys(s) 層<br>☑ (Not more than 不多於) |
| (iv) | Site coverage<br>上蓋面積 | 46.84 % | | ☑ About 約 |
| (v) | No. of parking spaces and loading / unloading spaces<br>停車位及上落客貨車位數目 | Total no. of vehicle parking spaces 停車位總數<br><br>Private Car Parking Spaces 私家車車位<br>Motorcycle Parking Spaces 電單車車位<br>Light Goods Vehicle Parking Spaces 輕型貨車泊車位<br>Medium Goods Vehicle Parking Spaces 中型貨車泊車位<br>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位<br>Others (Please Specify) 其他 (請列明)<br>_____<br>_____ | | |
| | | Total no. of vehicle loading/unloading bays/lay-bys<br>上落客貨車位／停車處總數<br><br>Taxi Spaces 的士車位<br>Coach Spaces 旅遊巴車位<br>Light Goods Vehicle Spaces 輕型貨車車位<br>Medium Goods Vehicle Spaces 中型貨車位<br>Heavy Goods Vehicle Spaces 重型貨車車位<br>Others (Please Specify) 其他 (請列明)<br>_____<br>_____ | | 1<br><br>1 |

2024年 4月 2日
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 - 2 APR 2024
The Town Planning Board will formally acknowledge the date of receipt of the application only upon receipt of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

# 根據《城市規劃條例》(第131章)第16條遞交的許可申請

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

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

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

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

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

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

**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

| For Official Use Only 請勿填寫此欄 | Application No. 申請編號 | |
|---|---|---|
| | Date Received 收到日期 | |

1. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有)，送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。

2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at http://www.tpb.gov.hk/. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
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## 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 )

Consense Development Limited/港昇發展有限公司

## 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 )

## 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） | Lot201(Part) and 208 in D.D. 110, Kam Tin Road, Yuen Long,N.T.<br>元朗石崗錦田公路丈量約份第110約地段第201號(部份)及第208號 |
| (b) Site area and/or gross floor area involved 涉及的地盤面積及／或總樓面面積 | ☐Site area 地盤面積 1046 sq.m 平方米☑About 約<br>☐Gross floor area 總樓面面積 490 sq.m 平方米☑About 約 |
| (c) Area of Government land included (if any) 所包括的政府土地面積（倘有） | ..... sq.m 平方米 ☐About 約 |

| | | |
|---|---|---|
| (d) | Name and number of the related statutory plan(s)<br>有關法定圖則的名稱及編號 | 錦田北分區計劃大綱圖 S/YL-KTN/11 |
| (e) | Land use zone(s) involved<br>涉及的土地用途地帶 | 農業 Agriculture |
| (f) | Current use(s)<br>現時用途 | 動物寄養所<br>Animal Boarding Establishment<br>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area)<br>(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<br>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)<br>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2/2/2024 (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22/2/2024 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

☐ others (please specify)
其他（請指明）

Note: May insert more than one「✔」.
Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.
註: 可在多於一個方格內加上「✔」號
申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

## 6. Type(s) of Application 申請類別

**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas**
**位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展**
**(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))**
**(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)**

| | |
|---|---|
| (a) Proposed use(s)/development 擬議用途/發展 | Temporary Animal Boarding Establishment with Ancillary Facilities For a Period of 3 Years and Filling of Land<br>臨時動物寄養所連附屬設施（為期3年）及填土工程<br>(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.....<br>☐ month(s) 個月 ..... |

(c) Development Schedule 發展細節表

| | |
|---|---|
| Proposed uncovered land area 擬議露天土地面積 | 556 .....sq.m ☑About 約 |
| Proposed covered land area 擬議有上蓋土地面積 | 490 .....sq.m ☑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 ☐About 約 |
| Proposed non-domestic floor area 擬議非住用樓面面積 | 490 .....sq.m ☑About 約 |
| Proposed gross floor area 擬議總樓面面積 | 490 .....sq.m ☑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)

...Please refer to the proposed layout plan.....
.....
.....
.....

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 | ..... |
| 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) | ..... |
| | ..... |

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

| | |
|---|---|
| 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) | ..... |
| | ..... |

Proposed operating hours 擬議營運時間

星期一至星期日包括公眾假期上午八時至下午六時

| | | |
|---|---|---|
| (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 | ☑ 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)) Kong Tai Road, tum to local track.<br>☐ 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） |
| | No 否 | ☐ |

(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 | ☐ Please provide details 請提供詳情 |
| | No 否 | ☑ |
| (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 | ☑ (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)<br>☐ Diversion of stream 河道改道<br>☐ Filling of pond 填塘<br>Area of filling 填塘面積 ..... sq.m 平方米 ☐About 約<br>Depth of filling 填塘深度 ..... m 米 ☐About 約<br>☑ Filling of land 填土<br>Area of filling 填土面積 1046 sq.m 平方米 ☑About 約<br>Depth of filling 填土厚度 0.3 m 米 ☑About 約<br>☐ Excavation of land 挖土<br>Area of excavation 挖土面積..... sq.m 平方米 ☐About 約<br>Depth of excavation 挖土深度 .....m 米 ☐About 約 |
| | No 否 | ☐ |
| (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 ☐ No 不會 ☑ |
| | On traffic 對交通 | Yes 會 ☐ No 不會 ☑ |
| | On water supply 對供水 | Yes 會 ☐ No 不會 ☑ |
| | On drainage 對排水 | Yes 會 ☐ No 不會 ☑ |
| | On slopes 對斜坡 | Yes 會 ☐ No 不會 ☑ |
| | Affected by slopes 受斜坡影響 | Yes 會 ☐ No 不會 ☑ |
| | Landscape Impact 構成景觀影響 | Yes 會 ☐ No 不會 ☑ |
| | Tree Felling 砍伐樹木 | Yes 會 ☐ No 不會 ☑ |
| | Visual Impact 構成視覺影響 | Yes 會 ☐ No 不會 ☑ |
| | Others (Please Specify) 其他 (請列明) | Yes 會 ☐ No 不會 ☑ |

| | |
|---|---|
| | 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)<br>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)<br>.....<br>.....<br>.....<br>.....<br>..... |

| **(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas<br>位於鄉郊地區或受規管地區臨時用途/發展的許可續期** | |
|---|---|
| (a) Application number to which the permission relates<br>與許可有關的申請編號 | A/_____/_____ |
| (b) Date of approval<br>獲批給許可的日期 | ..... (DD 日/MM 月/YYYY 年) |
| (c) Date of expiry<br>許可屆滿日期 | ..... (DD 日/MM 月/YYYY 年) |
| (d) Approved use/development<br>已批給許可的用途／發展 | |
| (e) Approval conditions<br>附帶條件 | ☐ The permission does not have any approval condition<br>許可並沒有任何附帶條件<br>☐ Applicant has complied with all the approval conditions<br>申請人已履行全部附帶條件<br>☐ Applicant has not yet complied with the following approval condition(s):<br>申請人仍未履行下列附帶條件：<br>_____<br>_____<br>_____<br>Reason(s) for non-compliance:<br>仍未履行的原因：<br>_____<br>_____<br>_____<br>(Please use separate sheets if the space above is insufficient)<br>(如以上空間不足，請另頁說明) |
| (f) Renewal period sought<br>要求的續期期間 | ☐ year(s) 年 .....<br>☐ month(s) 個月 ..... |

## 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）。

請參考附件。

## 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

Tang Sang Leung — Name in Block Letters 姓名（請以正楷填寫）

Consultant — 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 Consense Development Limited

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

Date 日期 22/02/2024 (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 as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and 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.<br>申請編號 | (For Official Use Only) (請勿填寫此欄) |
| Location/address<br>位置／地址 | Lot201(Part) and 208 in D.D. 110, Kam Tin Road, Yuen Long,N.T.<br>元朗石崗錦田公路丈量約份第110約地段第201號(部份)及第208號 |
| Site area<br>地盤面積 | 1046 sq. m 平方米 ☑ About 約<br>(includes Government land of 包括政府土地 sq. m 平方米 ☐ About 約) |
| Plan<br>圖則 | 錦田北分區計劃大綱圖 S/YL-KTN/11 |
| Zoning<br>地帶 | 農業<br>Agriculture |
| Type of Application<br>申請類別 | ☑ Temporary Use/Development in Rural Areas or Regulated Areas for a Period of<br>位於鄉郊地區或受規管地區的臨時用途/發展為期<br>☑ Year(s) 年 3 ☐ Month(s) 月 _____<br>☐ Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of<br>位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期<br>☐ Year(s) 年 _____ ☐ Month(s) 月 _____ |
| Applied use/ development<br>申請用途/發展 | Temporary Animal Boarding Establishment with Ancillary Facilities For a Period of 3 Years and Filling of Land<br>臨時動物寄養所連附屬設施（為期3年）及填土工程 |

| | | | | |
|---|---|---|---|---|
| (i) | Gross floor area and/or plot ratio<br>總樓面面積及／或地積比率 | | sq.m 平方米 | Plot Ratio 地積比率 |
| | | Domestic<br>住用 | ☐ About 約<br>☐ Not more than 不多於 | ☐About 約<br>☐Not more than 不多於 |
| | | Non-domestic<br>非住用 | ☑ About 約<br>490 ☐ Not more than 不多於 | ☑About 約<br>0.4684 ☐Not more than 不多於 |
| (ii) | No. of blocks<br>幢數 | Domestic<br>住用 | | |
| | | Non-domestic<br>非住用 | 6 | |
| (iii) | Building height/No. of storeys<br>建築物高度／層數 | Domestic<br>住用 | m 米<br>☐ (Not more than 不多於) | |
| | | | Storeys(s) 層<br>☐ (Not more than 不多於) | |
| | | Non-domestic<br>非住用 | 6 m 米<br>☑ (Not more than 不多於) | |
| | | | 1 Storeys(s) 層<br>☑ (Not more than 不多於) | |
| (iv) | Site coverage<br>上蓋面積 | 46.84 % | ☑ About 約 | |
| (v) | No. of parking spaces and loading / unloading spaces<br>停車位及上落客貨車位數目 | Total no. of vehicle parking spaces 停車位總數<br><br>Private Car Parking Spaces 私家車車位<br>Motorcycle Parking Spaces 電單車車位<br>Light Goods Vehicle Parking Spaces 輕型貨車泊車位<br>Medium Goods Vehicle Parking Spaces 中型貨車泊車位<br>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位<br>Others (Please Specify) 其他 (請列明)<br>_____<br>_____ | | 0 |
| | | Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數<br><br>Taxi Spaces 的士車位<br>Coach Spaces 旅遊巴車位<br>Light Goods Vehicle Spaces 輕型貨車車位<br>Medium Goods Vehicle Spaces 中型貨車位<br>Heavy Goods Vehicle Spaces 重型貨車車位<br>Others (Please Specify) 其他 (請列明)<br>_____<br>_____ | | 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 | ☑ | ☐ |
| Block plan(s) 樓宇位置圖 | ☐ | ☐ |
| Floor plan(s) 樓宇平面圖 | ☐ | ☐ |
| Sectional plan(s) 截視圖 | ☐ | ☐ |
| Elevation(s) 立視圖 | ☐ | ☐ |
| Photomontage(s) showing the proposed development 顯示擬議發展的合成照片 | ☐ | ☐ |
| Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖 | ☐ | ☐ |
| Others (please specify) 其他（請註明） 平面圖,填土範圍圖 | ☑ | ☐ |
| **Reports 報告書** | | |
| Planning Statement/Justifications 規劃綱領/理據 | ☑ | ☐ |
| Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染） | ☐ | ☐ |
| Traffic impact assessment (on vehicles) 就車輛的交通影響評估 | ☐ | ☐ |
| Traffic impact assessment (on pedestrians) 就行人的交通影響評估 | ☐ | ☐ |
| Visual impact assessment 視覺影響評估 | ☐ | ☐ |
| Landscape impact assessment 景觀影響評估 | ☐ | ☐ |
| Tree Survey 樹木調查 | ☐ | ☐ |
| Geotechnical impact assessment 土力影響評估 | ☐ | ☐ |
| Drainage impact assessment 排水影響評估 | ☐ | ☐ |
| Sewerage impact assessment 排污影響評估 | ☐ | ☐ |
| Risk Assessment 風險評估 | ☐ | ☐ |
| Others (please specify) 其他（請註明） | ☐ | ☐ |

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。

# 申請理由

根據城市規劃條例第 16 條作出規劃許可申請

擬在新界元朗錦田丈量約份第 110 約地段 201 號(部份)及 208 號

作為期三年的臨時動物寄養所連附屬設施及填土之用途

- 申請地點的面積約為 1046 平方米，根據錦田北分區計劃大綱草圖編號 S/YL-KTN/11，申請地點現時被規劃作「農業」地帶。

- 本擬議發展為臨時性質，因此不會影響申請地點長遠待規劃意向。動物寄養所於「農業」地帶均是經常在有附帶條件或無附帶條件下獲准許可的發展。

- 擬議申請的動物寄養所屬於「農業」地帶中的「第二欄用途」。在同一個「農業」地帶，城市規劃委員會曾批准相類似的動物寄養所，申請包括: A/YL-KTN/903 (2023 年 5 月 19 日獲批)及 A/YL-KTN/908 (2023 年 6 月 9 日獲批)，因此希望城市規劃委員會對本申請作出相同的對待。

- 申請地段將設有 6 擬議建築物，有 2 個建築物為遮蔭棚、3 個建築物為狗房，1 個建築物為貯物室。

- 本申請旨在在本申請地點建造一個狗隻寄養所, 收容被遺棄的動物, 推廣愛護動物, 亦向大眾傳播「領養，不棄養」。

- 擬議用途的營業時間為星期一至星期日包括公眾假期上午八時至下午六時。在營業時間外, 寄養所內會有寵物 (即從下午六時至上午八時)。

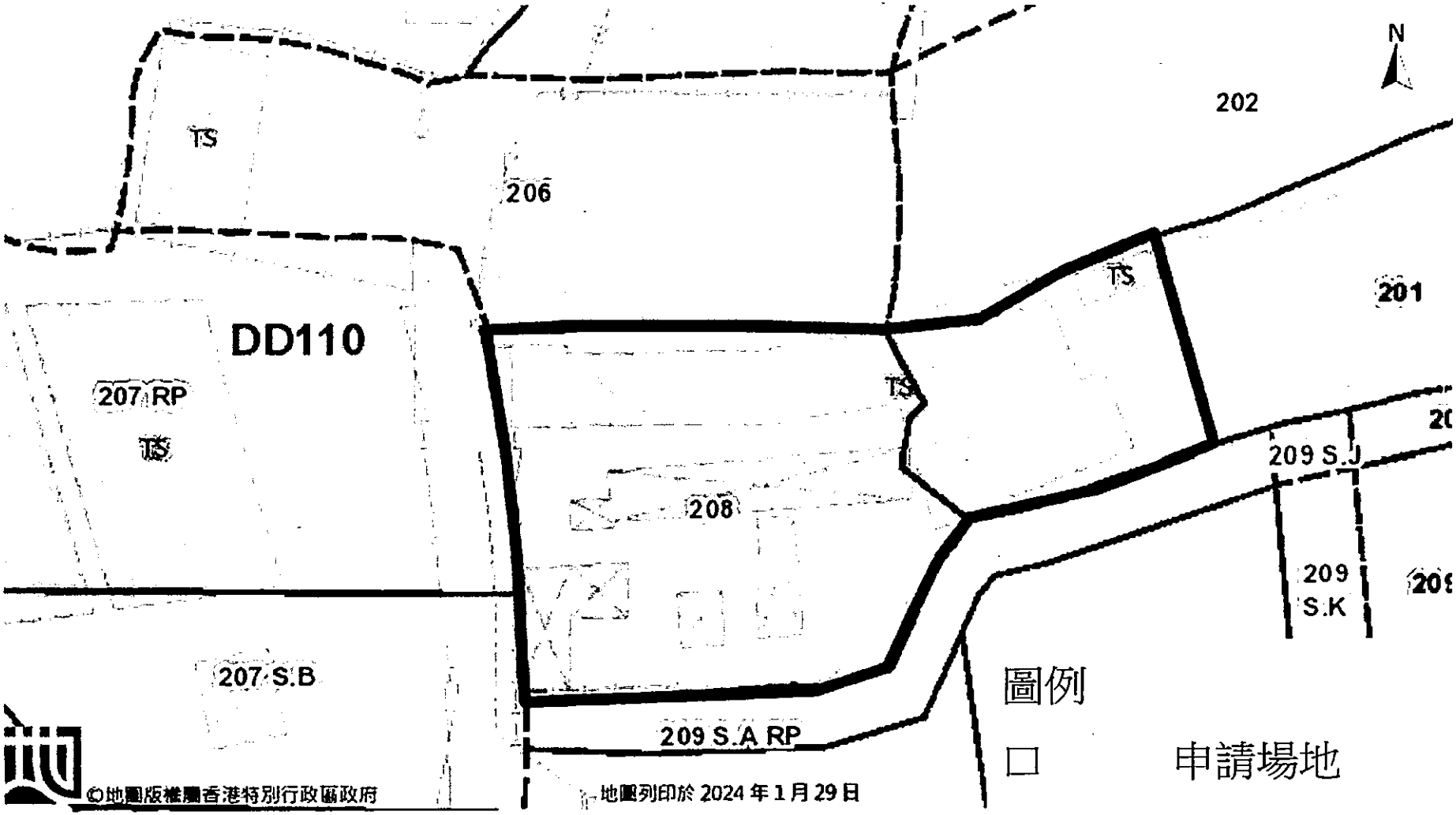
- 申請地點有部份位置會採用混凝土作平整物料，厚度不超過 0.3 米，申請期限結束後會將混凝土打碎並運走，已使用混凝土平整的範圍不會再進行平整工程。

- 申請用途的用途、形式及佈局與周遭環境並沒有不協調，亦會顧及自然特色。

- 根據以上各點，誠意懇求城市規劃委員會批准新界元朗錦田丈量約份第 110 約地段 201 號(部份)及 208 號作為期三年的臨時動物寄養所連附屬設施及填土的用途。

- 由於本場地離民居什遠，不過為對附近地區的負責，本場地不會使用(公共廣播系 統、吹哨子、使用手提揚聲器或任何形式的擴音系統)及狗隻在露天地方時會配戴狗口罩以減少嘈音。
- 本場地大約有 20 多隻流浪狗，年齡都 10 歲以上，主要都是陪伴這些狗隻安享晚年，提供場地給狗隻遮風擋雨。
- 經營者多年都是一人負責照顧及經營場地視這些流浪狗為精神寄託，所以希望有關可以支持更多此類型發展。

# 平面圖


N
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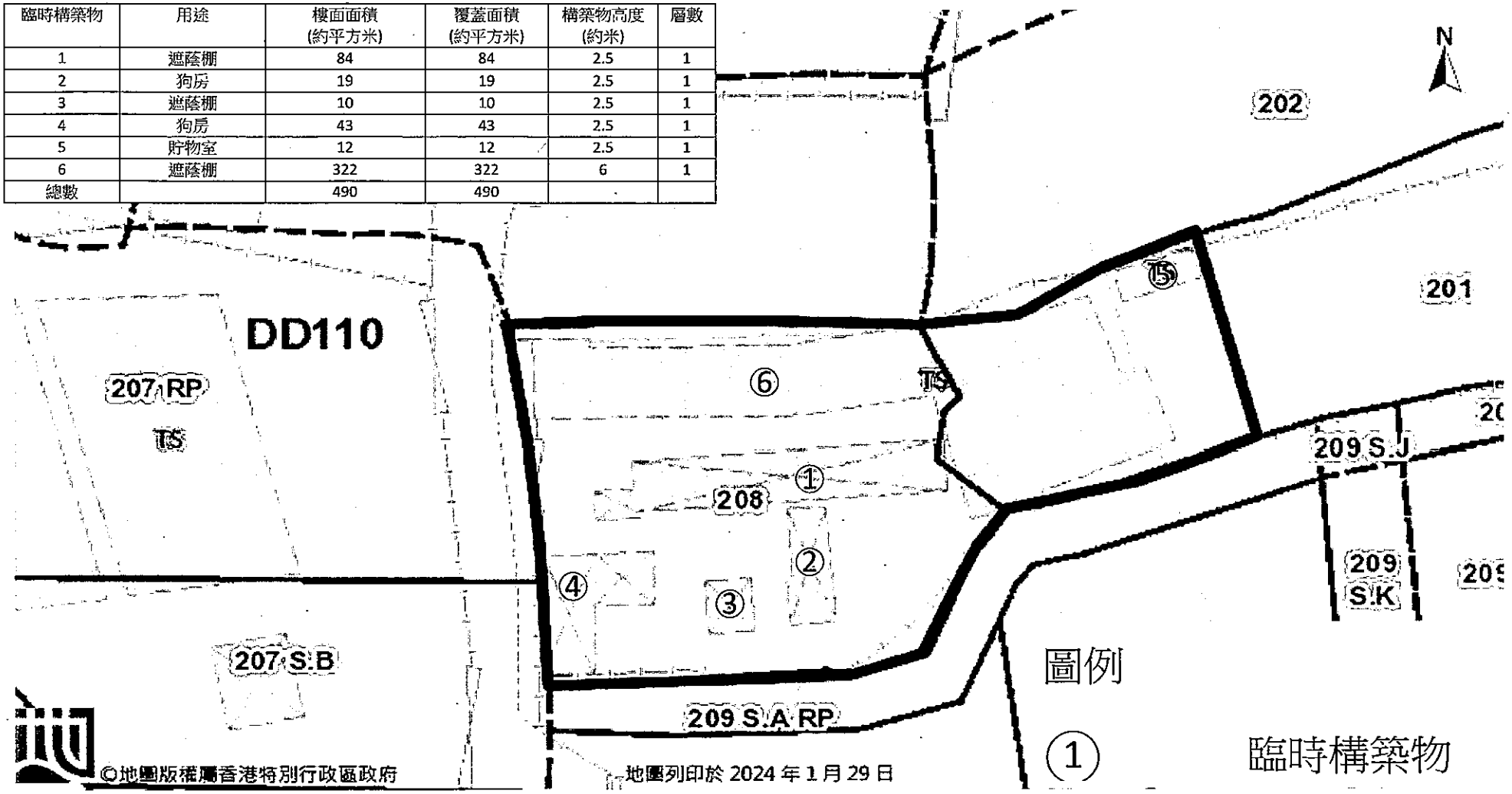
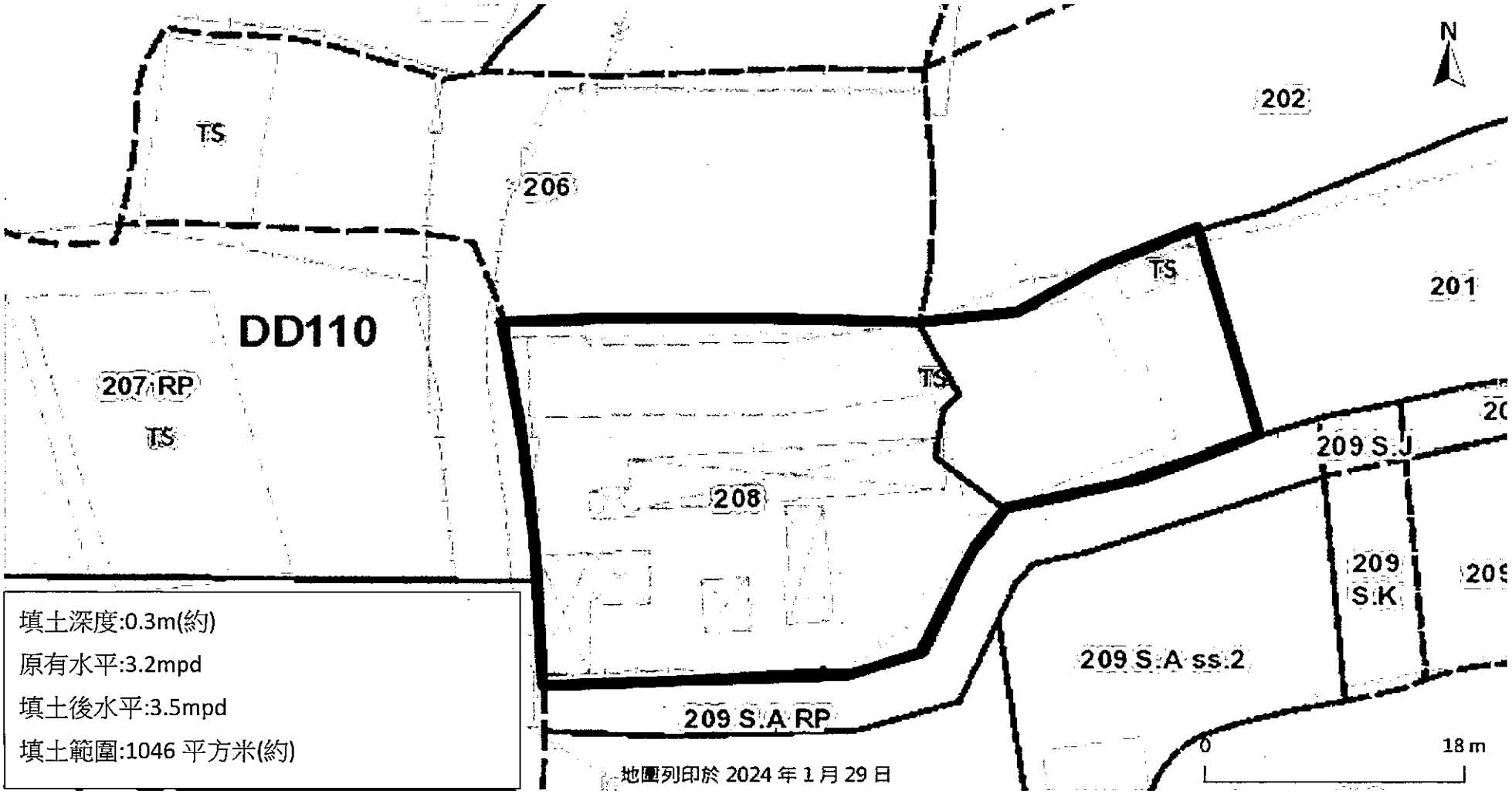
207 S.B
209 S.A RP
圖例
口 申請場地
©地圖版權屬香港特別行政區政府
地圖列印於 2024 年 1 月 29 日

# 布局設計圖

| 臨時構築物 | 用途 | 樓面面積 (約平方米) | 覆蓋面積 (約平方米) | 構築物高度 (約米) | 層數 |
|---|---|---|---|---|---|
| 1 | 遮蔭棚 | 84 | 84 | 2.5 | 1 |
| 2 | 狗房 | 19 | 19 | 2.5 | 1 |
| 3 | 遮蔭棚 | 10 | 10 | 2.5 | 1 |
| 4 | 狗房 | 43 | 43 | 2.5 | 1 |
| 5 | 貯物室 | 12 | 12 | 2.5 | 1 |
| 6 | 遮蔭棚 | 322 | 322 | 6 | 1 |
| 總數 | | 490 | 490 | | |



# 填土範圍圖




填土深度:0.3m(約)

原有水平:3.2mpd

填土後水平:3.5mpd

填土範圍:1046 平方米(約)

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

Approved Applications

| | Application No. | Use / Development | Date of Consideration |
|---|---|---|---|
| 1. | A/YL-KTN/638 | Proposed Temporary Animal Boarding Establishment for a Period of 5 Years | 1.2.2019 [revoked on 1.1.2023] |
| 2. | A/YL-KTN/652 | Renewal of Planning Approval for Temporary "Animal Boarding Establishment (Cattery)" for a Period of 3 Years | 17.5.2019 |
| 3. | A/YL-KTN/669 | Proposed Temporary Animal Boarding Establishment (Cattery) for a Period of 3 Years | 2.8.2019 |
| 4. | A/YL-KTN/672 | Proposed Temporary Animal Boarding Establishment (Cattery) for a Period of 3 Years | 13.12.2019 [revoked on 13.1.2022] |
| 5. | A/YL-KTN/721 | Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years | 16.4.2021 [revoked on 16.7.2023] |
| 6. | A/YL-KTN/722 | Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years | 18.9.2020 [revoked on 30.7.2023] |
| 7. | A/YL-KTN/723 | Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Filling of Land | 23.10.2020 [revoked on 23.10.2021] |
| 8. | A/YL-KTN/725 | Proposed Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years | 26.2.2021 [revoked on 26.2.2022] |
| 9. | A/YL-KTN/739 | Renewal of Planning Approval for Temporary Animal Boarding Establishment for a Period of 3 Years | 8.1.2021 |
| 10. | A/YL-KTN/740 | Proposed Temporary Animal Boarding Establishment for a Period of 3 Years | 8.1.2021 [revoked on 8.7.2021] |
| 11. | A/YL-KTN/747 | Temporary Animal Boarding Establishment for a Period of 5 Years | 26.2.2021 |
| 12. | A/YL-KTN/756 | Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Land Filling | 16.4.2021 [revoked on 16.7.2022] |
| 13. | A/YL-KTN/778 | Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land | 13.8.2021 [revoked on 13.11.2021] |
| 14. | A/YL-KTN/779 | Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 3 Years | 13.8.2021 [revoked on 13.11.2023] |

| | | | |
|---|---|---|---|
| 15. | A/YL-KTN/798 | Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land | 24.12.2021 |
| 16. | A/YL-KTN/805 | Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land | 28.1.2022 [revoked on 28.4.2024] |
| 17. | A/YL-KTN/809 | Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land | 28.1.2022 [revoked on 28.4.2024] |
| 18. | A/YL-KTN/828 | Renewal of Planning Approval for Temporary Animal Boarding Establishment (Cattery) for a Period of 3 Years | 22.4.2022 |
| 19. | A/YL-KTN/839 | Renewal of Planning Approval for Temporary Animal Boarding Establishment (Cattery) for a Period of 3 Years | 15.7.2022 |
| 20. | A/YL-KTN/856 | Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land | 23.9.2022 [revoked on 23.12.2023] |
| 21. | A/YL-KTN/861 | Temporary Animal Boarding Establishment for a Period of 5 Years and Land Filling of Land | 11.11.2022 |
| 22. | A/YL-KTN/881 | Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land | 17.2.2023 [revoked on 17.2.2024] |
| 23. | A/YL-KTN/889 | Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land | 17.3.2023 |
| 24. | A/YL-KTN/909 | Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land | 9.6.2023 |
| 25. | A/YL-KTN/914 | Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land | 23.6.2023 |
| 26. | A/YL-KTN/921 | Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land | 28.7.2023 |
| 27. | A/YL-KTN/923 | Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land | 11.8.2023 |

| | | | |
|---|---|---|---|
| 28. | A/YL-KTN/931 | Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land | 11.8.2023 |
| 29. | A/YL-KTN/968 | Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land | 22.12.2023 |

## Government Departments' General Comments

### 1. Land Administration

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

- no adverse comment on the application; and
- the application site (the Site) comprises Old Schedule Agricultural Lot Nos. 201 and 208 both in D.D. 110 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.

### 2. Traffic

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

- no comment on the application from traffic engineering perspective.

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

- no adverse comment on the application from highways maintenance perspective.

### 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; and
- should the application be approved, approval conditions should be stipulated requiring the submission of a drainage proposal and the implementation and maintenance of the drainage proposal for the development to the satisfaction of his department or of the Town Planning Board.

### 4. Fire Safety

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

- no in-principle objection to the application subject to fire service installations being provided to the satisfaction of his department.

5. **Environment**

Comments of the Director of Environmental Protection (DEP):

- no objection to the application; and
- there was no environmental complaint concerning the Site received in the past three years.

6. **Landscape Aspect**

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

- no objection to the application from landscape planning perspective;
- the Site is located in a rural inland plains landscape character comprising temporary structures, vacant land, farmland and scattered tree groups. The applied use is not incompatible with the surrounding landscape character; and
- the Site is fenced-off and partly hard paved with some temporary structures. No existing tree is observed within site. Significant adverse impact on landscape resources arising from the applied use is not anticipated.

7. **Agricultural Development and Nature Conservation**

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

- the Site is zoned "Agriculture" and is generally occupied by some structures. The agricultural activities are active in the vicinity of the Site and agricultural infrastructures such as road access and water source are also available. The Site can be rehabilitated for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc., though whether there will be agricultural activities on a specific site will hinge on a lot of factors; and
- no comment on the application from nature conservation perspective.

8. **Building Matters**

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

- no objection to the application.

9. **District Officer's Comments**

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

- his office has not received any local's comment on the application and he has no comment on the application.

**10. Other Departments**

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

- Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD); and
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD).

## Recommended Advisory Clauses

(a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);

(b) the permission is given to the applied use under application. It does not condone any other development currently exists on the Site which are not covered by the application. Immediate action should be taken to discontinue such development not covered by the permission;

(c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:

- the lots owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the private lots. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered;

(d) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:

- for provision of water supply to the development, the applicant may need to extend his/her inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards;

(e) to note the comments of the Commissioner for Transport (C for T) that:

- 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. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period;

(f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

- HyD shall not be responsible for the maintenance of the proposed access connecting the application site (i.e. Kong Tai Toad and the local access road); and

- adequate drainage measures should be provided to prevent surface water running from the Site to nearby public road and drains;

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

- the applicant is advised:

  i. that the proposed structures for animal boarding should be enclosed with soundproofing materials with the provision of 24-hour mechanical ventilation and air-conditioning system;

  ii. to follow the relevant mitigation measures and requirements in the revised " Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites " to minimise any potential environmental nuisance;

  iii. to use dog masks for dogs allowed for outdoor activities to minimise the potential nuisance on surrounding sensitive uses;

  iv. to provide adequate supporting infrastructure / facilities for proper collection, treatment and disposal of waste / wastewater generated from the applied use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of EPD's Practice Note for Professional Person (ProPECC) PN 1/23 "Drainage Plans subject to Comment by the Environmental Protection Department" including completion of percolation test and certification by Authorized Person; and

  v. to meet the statutory requirements under relevant pollution control ordinances;

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

- 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;

- the Site does not abut on a specified street of not less than 4.5 m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;

- if the existing structures are erected on leased land without the approval of the Building Authority (BA), they are unauthorised building works (UBW) under the Buildings Ordinance (BO) and should be designated for any applied use under the captioned application;

- 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;

- if the applied use under application is subject to issue of a license, the applicant should be reminded that any existing structures on the application 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;

- 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

- detailed checking under the BO will be carried out at building plan submission stage;

(i) to note the comments of the Director of Fire Services (D of FS) that:

- the applicant is advised on the following points:

  i. the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and

  ii. the location of where the proposed fire service installations to be installed should be clearly marked on the layout plans.

- the applicant shall be reminded that if the proposed structure(s) is required to comply with the BO (Cap. 123), detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans; and

(j) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that:

- The subject address does not associate with any licence granted by his department, nor have they received any application regarding the subject 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 his department. The applicant should also be reminded that the establishment and ancillary facilities which is licensed under the Cap 139I Public Health(Animals)(Boarding Establishment) Regulations must always fulfil the criteria listed in the Regulations. On the other hand, the dogs kept by the applicant should also be properly licensed as in accordance with Cap. 421 Rabies Ordinance and he is reminded to observe Cap 169 Prevention of Cruelty to Animals Ordinance at all times.

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

From: [redacted]
Sent: 2024-05-02 星期四 03:13:28
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-KTN/1007 DD 110 sat Sing Kong, Kam Tin

A/YL-KTN/1007

Lots 201 (Part) and 208 in D.D. 110, Tsat Sing Kong, Kam Tin

Site area: About 1,046sq.m

Zoning: "Animal Boarding Establishment"

Applied development: Warehouse / ??? Vehicle Parking / **Filling of Land**

Dear TPB Members,

Lots are adjacent to 1010. So here we have a duplication of the 923 charade, apply first for ABE and then go ahead with warehouse.

But THAT EMPEROR HAS NOW NO CLOTHES. It has now come to light that these "ABE" do not even apply for a licence from Ag and Fish.

Hopefully some of the new TPB members will be righteous folk who will not fall for this trickery.

THIS IS NOT A GENUINE APPLICATION. STRONGEST OBJECTIONS. THE INTENTION IS AN EXTENSION TO THE WAREHOUSE NEXT DOOR.

With our shrinking economy and failing port activity, there is now no justification to convert ever more agriculture land to warehouse and open storage.

Mary Mulvihill

**From:** [redacted]
**To:** tpbpd <tpbpd@pland.gov.hk>
**Date:** Thursday, 2 May 2024 3:04 AM HKT
**Subject:** A/YL-KTN/1010 DD 110 Yuen Long

A/YL-KTN/1010

Lots 209 S.A ss.1, 209 S.A ss.2 and 209 S.A RP in D.D. 110, Yuen Long

Site area: About 1,145sq.m

Zoning: "Agriculture"

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

Applied development: Warehouse / 2 Vehicle Parking / **Filling of Land**

Dear TPB Members,

923 approved in Aug 2023 but of course conditions not fulfilled because the intention all along was brownfield use. Now that this scam has been exposed, applicant has come forward with the real deal, brownfield.

That the applicants, PlanD and other government depts plus TPB members have all participated in this scheme to convert ever more land to brownfield DESPITE proclamations from the administration to phase them out is deplorable.

Strong objections when economic data underlines the fact that consumption is declining, our port activities are falling, so there is no justification to approve the development of these ramshackle warehouses that invariably fail to fulfil fire, drainage and other conditions.

Mary Mulvihill

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**From:** [redacted]
**To:** tpbpd <tpbpd@pland.gov.hk>
**Date:** Monday, 10 July 2023 3:51 AM HKT
**Subject:** A/YL-KTN/923 DD 110 Yuen Long

A/YL-KTN/923

Lots 209 S.A ss.1, 209 S.A ss.2 and 209 S.A RP in D.D. 110, Yuen Long

Site area: About 1,145sq.m

Zoning: "Agriculture"

Applied development: Animal Boarding Establishment / 3 Vehicle Parking / **5 Years / Filling of Land**

Dear TPB Members,

Strong Objections. No previous history of approval. The intention is to fill in the entire site, probably for other purposes as has been the case with the majority of these ABE applications.

At a time when we are facing record high temperatures all application to eliminate natural vegetation and replace it with concrete should be rejected.

There is no data provided with regard to the existing supply and demand for these facilities.

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

Mary Mulivhilll