

2021年 2月 16日 2100104 8/1 by post
此文件係由 收到 城市規劃委員會
大會秘書處所收 申請人正式填妥收到
申請的日期。

This document is received on 16 FEB 2021
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
Form S16-III

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

A/YL-KTN/755

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/zh/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	A 14L-KTN/755
	Date Received 收到日期	16 FEB 2021

- 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)

Chu Kit Wing (朱傑榮)

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)

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lots 1347 S.A (Part), 1347 S.B (Part), 1347 S.C (Part), 1347 S.D (Part), 1347 S.E (Part), 1347 S.L (Part), 1347 S.M (Part), 1347 S.N (Part), 1347 S.O, 1347 S.P, 1347 S.Q, 1347 S.R, 1347 S.S, 1347 S.T, 1347 S.X, 1347 S.Y, 1347 S.Z, 1347 S.AE, 1347 S.AF, 1347 S.AJ, 1347 S.AK (Part) & 1347 S.AL (Part) in D.D.107, Fung Kat Heung, Kam Tin, Yuen Long, N.T.
(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 1,980 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 792 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	Nil sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/9
(e) Land use zone(s) involved 涉及的土地用途地帶	'Agriculture' ("AGR")
(f) Current use(s) 現時用途	Vacant (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. 如上述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 根據土地註冊處紀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
30/12/2020 (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 30/12/2020 (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 on Land and/or Building Not Exceeding 3 Years (Temporary Use/Development on Land and/or Building Not Exceeding 3 Years) (B) (C) (D) (E) (F) (G) (H) (I) (J) (K) (L) (M) (N) (O) (P) (Q) (R) (S) (T) (U) (V) (W) (X) (Y) (Z) (AA) (AB) (AC) (AD) (AE) (AF) (AG) (AH) (AI) (AJ) (AK) (AL) (AM) (AN) (AO) (AP) (AQ) (AR) (AS) (AT) (AU) (AV) (AW) (AX) (AY) (AZ) (BA) (BB) (BC) (BD) (BE) (BF) (BG) (BH) (BI) (BJ) (BK) (BL) (BM) (BN) (BO) (BP) (BQ) (BR) (BS) (BT) (BU) (BV) (BW) (BX) (BY) (BZ) (CA) (CB) (CC) (CD) (CE) (CF) (CG) (CH) (CI) (CJ) (CK) (CL) (CM) (CN) (CO) (CP) (CQ) (CR) (CS) (CT) (CU) (CV) (CW) (CX) (CY) (CZ) (DA) (DB) (DC) (DD) (DE) (DF) (DG) (DH) (DI) (DJ) (DK) (DL) (DM) (DN) (DO) (DP) (DQ) (DR) (DS) (DT) (DU) (DV) (DW) (DX) (DY) (DZ) (EA) (EB) (EC) (ED) (EE) (EF) (EG) (EH) (EI) (EJ) (EK) (EL) (EM) (EN) (EO) (EP) (EQ) (ER) (ES) (ET) (EU) (EV) (EW) (EX) (EY) (EZ) (FA) (FB) (FC) (FD) (FE) (FF) (FG) (FH) (FI) (FJ) (FK) (FL) (FM) (FN) (FO) (FP) (FQ) (FR) (FS) (FT) (FU) (FV) (FW) (FX) (FY) (FZ) (GA) (GB) (GC) (GD) (GE) (GF) (GG) (GH) (GI) (GJ) (GK) (GL) (GM) (GN) (GO) (GP) (GQ) (GR) (GS) (GT) (GU) (GV) (GW) (GX) (GY) (GZ) (HA) (HB) (HC) (HD) (HE) (HF) (HG) (HH) (HI) (HJ) (HK) (HL) (HM) (HN) (HO) (HP) (HQ) (HR) (HS) (HT) (HU) (HV) (HW) (HX) (HY) (HZ) (IA) (IB) (IC) (ID) (IE) (IF) (IG) (IH) (II) (IJ) (IK) (IL) (IM) (IN) (IO) (IP) (IQ) (IR) (IS) (IT) (IU) (IV) (IW) (IX) (IY) (IZ) (JA) (JB) (JC) (JD) (JE) (JF) (JG) (JH) (JI) (JJ) (JK) (JL) (JM) (JN) (JO) (JP) (JQ) (JR) (JS) (JT) (JU) (JV) (JW) (JX) (JY) (JZ) (KA) (KB) (KC) (KD) (KE) (KF) (KG) (KH) (KI) (KJ) (KK) (KL) (KM) (KN) (KO) (KP) (KQ) (KR) (KS) (KT) (KU) (KV) (KW) (KX) (KY) (KZ) (LA) (LB) (LC) (LD) (LE) (LF) (LG) (LH) (LI) (LJ) (LK) (LL) (LM) (LN) (LO) (LP) (LQ) (LR) (LS) (LT) (LU) (LV) (LW) (LX) (LY) (LZ) (MA) (MB) (MC) (MD) (ME) (MF) (MG) (MH) (MI) (MJ) (MK) (ML) (MM) (MN) (MO) (MP) (MQ) (MR) (MS) (MT) (MU) (MV) (MW) (MX) (MY) (MZ) (NA) (NB) (NC) (ND) (NE) (NF) (NG) (NH) (NI) (NJ) (NK) (NL) (NM) (NN) (NO) (NP) (NQ) (NR) (NS) (NT) (NU) (NV) (NW) (NX) (NY) (NZ) (OA) (OB) (OC) (OD) (OE) (OF) (OG) (OH) (OI) (OJ) (OK) (OL) (OM) (ON) (OO) (OP) (OQ) (OR) (OS) (OT) (OU) (OV) (OW) (OX) (OY) (OZ) (PA) (PB) (PC) (PD) (PE) (PF) (PG) (PH) (PI) (PJ) (PK) (PL) (PM) (PN) (PO) (PP) (PQ) (PR) (PS) (PT) (PU) (PV) (PW) (PX) (PY) (PZ) (QA) (QB) (QC) (QD) (QE) (QF) (QG) (QH) (QI) (QJ) (QK) (QL) (QM) (QN) (QO) (QP) (QQ) (QR) (QS) (QT) (QU) (QV) (QW) (QX) (QY) (QZ) (RA) (RB) (RC) (RD) (RE) (RF) (RG) (RH) (RI) (RJ) (RK) (RL) (RM) (RN) (RO) (RP) (RQ) (RR) (RS) (RT) (RU) (RV) (RW) (RX) (RY) (RZ) (SA) (SB) (SC) (SD) (SE) (SF) (SG) (SH) (SI) (SJ) (SK) (SL) (SM) (SN) (SO) (SP) (SQ) (SR) (SS) (ST) (SU) (SV) (SW) (SX) (SY) (SZ) (TA) (TB) (TC) (TD) (TE) (TF) (TG) (TH) (TI) (TJ) (TK) (TL) (TM) (TN) (TO) (TP) (TQ) (TR) (TS) (TT) (TU) (TV) (TW) (TX) (TY) (TZ) (UA) (UB) (UC) (UD) (UE) (UF) (UG) (UH) (UI) (UJ) (UK) (UL) (UM) (UN) (UO) (UP) (UQ) (UR) (US) (UT) (UU) (UV) (UW) (UX) (UY) (UZ) (VA) (VB) (VC) (VD) (VE) (VF) (VG) (VH) (VI) (VJ) (VK) (VL) (VM) (VN) (VO) (VP) (VQ) (VR) (VS) (VT) (VU) (VV) (VW) (VX) (VY) (VZ) (WA) (WB) (WC) (WD) (WE) (WF) (WG) (WH) (WI) (WJ) (WK) (WL) (WM) (WN) (WO) (WP) (WQ) (WR) (WS) (WT) (WU) (WV) (WW) (WX) (WY) (WZ) (XA) (XB) (XC) (XD) (XE) (XF) (XG) (XH) (XI) (XJ) (XK) (XL) (XM) (XN) (XO) (XP) (XQ) (XR) (XS) (XT) (XU) (XV) (XW) (XX) (XY) (XZ) (YA) (YB) (YC) (YD) (YE) (YF) (YG) (YH) (YI) (YJ) (YK) (YL) (YM) (YN) (YO) (YP) (YQ) (YR) (YS) (YT) (YU) (YV) (YW) (YX) (YY) (YZ) (ZA) (ZB) (ZC) (ZD) (ZE) (ZF) (ZG) (ZH) (ZI) (ZJ) (ZK) (ZL) (ZM) (ZN) (ZO) (ZP) (ZQ) (ZR) (ZS) (ZT) (ZU) (ZV) (ZW) (ZX) (ZY) (ZZ)

(a) Proposed use(s)/development 擬議用途/發展
Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years
(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	1,188	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	792	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	NA	sq.m	<input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	792	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	792	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)

Structure 1: Site office and toilet (Not exceeding 4.5m, 1 storey). Structure 2: Dog recreation centre (Not exceeding 4.5m, 1 storey). Structure 3: Dog washing facility (Not exceeding 4.5m, 1 storey). Structure 4: Staff restroom (Not exceeding 4.5m, 1 storey). Structure 5: Store room (Not exceeding 4.5m, 1 storey). Structure 6: Dog kennel (Not exceeding 4.5m, 1 storey).

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位	5 spaces of 5m x 2.5m
Motorcycle Parking Spaces 電單車車位	Nil
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil
Others (Please Specify) 其他 (請列明)	NA

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

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

Proposed operating hours 擬議營運時間:

9:00a.m. to 7:00p.m. from Mondays to Sundays including public holidays.

(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 No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Vehicular access leading from Fung Kat Heung Road <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)																														
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																																
(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 No 否	<input type="checkbox"/> Please provide details 請提供詳情 <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 No 否	<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/或挖土的範圍及深度) <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 <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?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>		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"/>
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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) Return to the Director of Land Administration for the relevant District Office 將表格交回有關地區的工務局局長	
(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	<input type="checkbox"/> The permission does not have any approval condition. 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <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： _____ _____ _____ Reason(s) for non-compliance: 仍未履行的原因： _____ _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> 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。

1. The proposed development is a column 2 Use in 'Agriculture' ('AGR') zone which is compatible with the surrounding environment.
2. The proposed development is temporary in nature and it would not jeopardize the planning intention of 'AGR' zone in the long run.
3. The nature, layout, form and scale of the proposed development is not incompatible with the surrounding environment.
4. Similar precedence were approved in 'AGR' zone within the same Outline Zoning Plan such as A/YL-KTN/659.
5. Minimal traffic impact as shown in the attached estimated traffic generation.
6. Insignificant environmental impact because no operation will be held between 7:00p.m. to 9:00a.m. All the dogs will leave the application site after the operation hours.
7. Insignificant drainage impact as shown in the attached drainage proposal.
8. The applicant has submitted a landscape proposal to support his application.
9. No public announcement system at the application site. All the dogs will be stayed within enclosed structures with soundproofing materials and provided with mechanical ventilation and air-conditioning system.
10. The effluent discharges from the proposed use are subject to control under the Water Pollution Control Ordinance (WPCO) and a discharge licence under the WPCO would be obtained before a new discharge is commenced.
11. The applicant will follow the relevant mitigation measures and requirements as shown in the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites'.
12. No site formation is proposed.
13. The proposed dog recreation centre will be housed in Structure 2. Inflatable swimming pool will be available within Structure 2 for dog swimming.
14. The dog kennel will be designed so as to contain the dogs accommodated therein and to restrict the entrance of other animals.
15. The dog kennel will contain an adequate supplies of potable water and suitable drainage for the escape of excess water.
16. The dog kennel will contain means for the removal and disposal of animal and food waste, used bedding, dead animals and debris to minimize infestation, contamination, odours and disease hazards.
17. All excreta and other waste matter will be removed not less than once daily from the place at which the dogs are accommodated.
18. A regular programme for the control and destruction of insects, ectoparasites, avian and mammalian pests at the place at which the dogs are accommodated will be established and maintained.
19. The dog kennel and the dog recreation centre will be maintained in a sanitary condition.
20. No dog and staff will stay at the application site after operation hours.
21. The proposed store room is intended to store dog food, recreation utensils such as inflatable pool.
22. The maximum number of visitors is 16 per day and no more than 12 dogs will be kept at the dog kennel.

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 an application to the Board and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署



Patrick Tsui

Name in Block Letters
姓名（請以正楷填寫）



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

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

Others 其他

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

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

Date 日期

8/1/2021

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in an application to the Board 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提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。其地址為香港北角道第333號北角政府合署15樓。

Gist of Application 申請摘要 (Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 1347 S.A (Part), 1347 S.B (Part), 1347 S.C (Part), 1347 S.D (Part), 1347 S.E (Part), 1347 S.L (Part), 1347 S.M (Part), 1347 S.N (Part), 1347 S.O, 1347 S.P, 1347 S.Q, 1347 S.R, 1347 S.S, 1347 S.T, 1347 S.X, 1347 S.Y, 1347 S.Z, 1347 S.AE, 1347 S.AF, 1347 S.AJ, 1347 S.AK (Part) & 1347 S.AL (Part) in D.D.107, Fung Kat Heung, Kam Tin, Yuen Long, N.T.
Site area 地盤面積	1,980 sq. m 平方米 □ About 約 (includes Government land of 包括政府土地 0 sq. m 平方米 □ About 約)
Plan 圖則	Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/9
Zoning 地帶	'Agriculture' ('AGR')
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月
Applied use/ development 申請用途/發展	Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	792 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.4 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	6	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA <input type="checkbox"/> (Not more than 不多於) m 米	
		NA <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	4.5 <input checked="" type="checkbox"/> (Not more than 不多於) m 米	
		1 <input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	40. % <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 Private Car Parking Spaces 私家車車位 5 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 NA		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 0 Coach Spaces 旅遊巴車位 0 Light Goods Vehicle Spaces 輕型貨車車位 0 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 NA		

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 checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Proposed drainage plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號		

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

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

**Proposed Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years
at**

Lots 1347 S.A (Part), 1347 S.B (Part), 1347 S.C (Part), 1347 S.D (Part), 1347 S.E (Part), 1347 S.L (Part), 1347 S.M (Part), 1347 S.N (Part), 1347 S.O, 1347 S.P, 1347 S.Q, 1347 S.R, 1347 S.S, 1347 S.T, 1347 S.X, 1347 S.Y, 1347 S.Z, 1347 S.AE, 1347 S.AF, 1347 S.AJ, 1347 S.AK (Part) & 1347 S.AL (Part) in D.D.107, Fung Kat Heung, Kam Tin, Yuen Long, N.T.

Annex 1 Drainage Proposal

1.1 Existing Situation

A. Site particulars

1.1.1 The application site occupied an area of about 1,980m².

1.1.2 The area adjacent to the proposed development is mainly rural in nature. It is surrounded by some temporary structures to the west and an approved animal boarding establishment to the north. Vacant land is found to the south of the application site.

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

1.1.3 It has a very gentle gradient sloping from northwest to southeast from about +20.5mPD to +19.5mPD.

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

1.1.4 According to Figure 5, it is noted that the level of the application site is comparatively higher than the adjoining land except to the north. As such, an external catchment has been identified as shown in Figure 6.

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

1.1.5 As shown in Figure 5, a river is found to the south and east of the application site.

1.2 Runoff Estimation

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

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

Assuming that:

- i. The area of the entire catchment is approximately 28,000m²;
- ii. In view of that the majority of the catchment is vegetated in nature, it is assumed that

the value of run-off co-efficient (k) is taken as 0.5 for conservative reason.

$$\text{Difference in Land Datum} = 325.1\text{m} - 19.5\text{m} = 0.9\text{m}$$

$$L = 950\text{m}$$

$$\therefore \text{Average fall} = 305.6\text{m in } 950\text{m} \text{ or } 1\text{m in } 3.11\text{m}$$

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

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

$$t_c = 0.14465 [950/(32.17^{0.2} \times 28,000^{0.1})]$$

$$t_c = 24.65 \text{ minutes}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 180 mm/hr

$$\text{By Rational Method, } Q_1 = 0.5 \times 180 \times 28,000 / 3,600$$

$$\therefore Q_1 = 700 \text{ l/s} = 42,000 \text{ l/min} = 0.7\text{m}^3/\text{s}$$

In accordance with the Chart or the Rapid Design of Channels in "Geotechnical Manual for Slopes", for an approximate gradient of about 1:75 and 1:110 in order to follow the gradient of the application site, 675mm surface U-channel is considered adequate to dissipate all the stormwater accrued by the application site.

1.3 Proposed Drainage Facilities

- 1.3.1 Subject to the calculations in 1.2 above, it is determined that proposed 675mm surface U-channel along the site periphery is adequate to intercept storm water passing through and generated at the application site (**Figure 5**).
- 1.3.2 Catchpit will be provided at the turning point of the surface U-channel. Sand trap or alike will be provided at the terminal catchpit.
- 1.3.3 The collected stormwater will then be dissipate to the river to the south of the application site.
- 1.3.4 All the proposed drainage facilities will be provided and maintained at the applicant's own expense.
- 1.3.5 The provision of the proposed surface channel will follow the gradient of the application site.

- 1.3.6 Prior to the commencement of drainage works, the applicant will seek the consent of the District Lands Office/Yuen Long and relevant registered land owner for works outside the application site or outside the jurisdiction of the applicant.
- 1.3.7 All proposed works at the site periphery would not obstruct the flow of surface runoff from the adjacent areas, the provision of trees and surface channel at site boundary is detailed hereunder:
- (a) Soil excavation at site periphery, although at minimal scale, is inevitably for the provision of surface channel and landscaping. In the reason that the accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings, the soil will be cleared at the soonest possible after the completion of the excavation process.
 - (b) In view of that soil excavation may be continued for several working days, surface channel will be dug in short sections and all soil excavated will be cleared before the excavation of another short section.
 - (c) No leveling work will be carried at the site periphery. The level of the site periphery will be maintained during and after the works. As such, the works at the site periphery would not either alter or obstructed the flow of surface runoff from adjacent areas.
 - (d) 10cm will be reserved at the toe of the site hoarding to allow unobstructed flow of surface runoff.

Annex 2 Estimated Traffic Generation

- 2.1 The application site is serviced by vehicular access leading from Fung Kat Heung Road. It is situated amidst the 'Agriculture' ("AGR") zone and a similar animal boarding establishment which has been approved by Town Planning Board is found to the north of the application site. (TPB Ref.: A/YL-KTN/659)
- 2.2 The proposed development will operation between 9:00a.m. to 7:00p.m. daily. The maximum number of visitors is 16 per day which can be accommodated by 4 private cars because the site would allow the parking of 4 private cars at any time while another parking space will be reserved for the use of staff for picking up dogs to/from the site and picking up of staff. There will be 4 staffs at the application site. No more than 12 dogs will be accommodated at the application site. No staff will stay overnight at the application site. It is assuming that clients will deliver the dog to the application site and they will collect the dog before the closing of the proposed development. The estimated average traffic generation and traffic generation rate at peak hours are as follow:

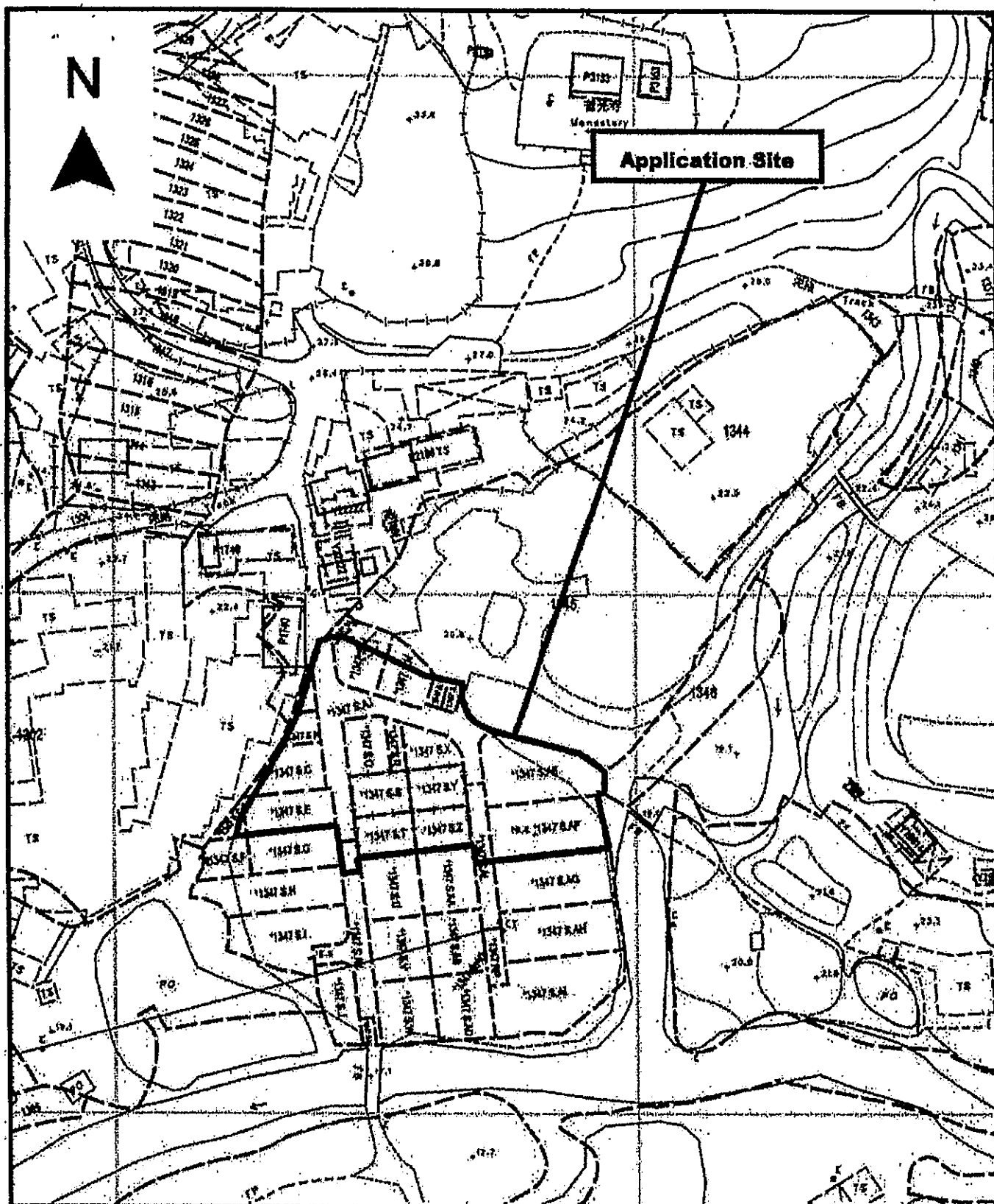
Type of Vehicle	Average Traffic Generation Rate (pcu/hr)	Average Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at Peak Hours (pcu/hr)	Traffic Attraction Rate at Peak Hours (pcu/hr)
Private car	1.0	1.0	5	4

Note 1: The opening hour of the proposed development is restricted to 9:00 a.m. to 7:00 p.m. from Mondays to Sundays including public holidays;

Note 2: The pcu of private car is taken as 1 &

Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

- 2.3 The proposed parking spaces at the application site would only be opened to visitors with prior appointment.
- 2.4 As shown in the above estimation, it is estimated that the proposed development would not generate significant amount of traffic. It would not affect the traffic condition of Fung Kat Heung Road because the average traffic generation is only 1 pcu/hr. The negligible increase in traffic would not aggravate the traffic condition of San Tam Road, Fung Kat Heung Road and nearby road networks.



Project 項目名稱:

Proposed Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years at Lots 1347 S.A (Part), 1347 S.B (Part), 1347 S.C (Part), 1347 S.D (Part), 1347 S.E (Part), 1347 S.I (Part), 1347 S.M (Part), 1347 S.N (Part), 1347 S.O, 1347 S.P, 1347 S.Q, 1347 S.R, 1347 S.S, 1347 S.T, 1347 S.X, 1347 S.Y, 1347 S.Z, 1347 S.AE, 1347 S.AF, 1347 S.AJ, 1347 S.AK (Part) & 1347 S.AL (Part) in D.D.107, Fung Kai Heung, Kam Tin, Yuen Long, N.T.

Drawing Title 圖名:

Application Site

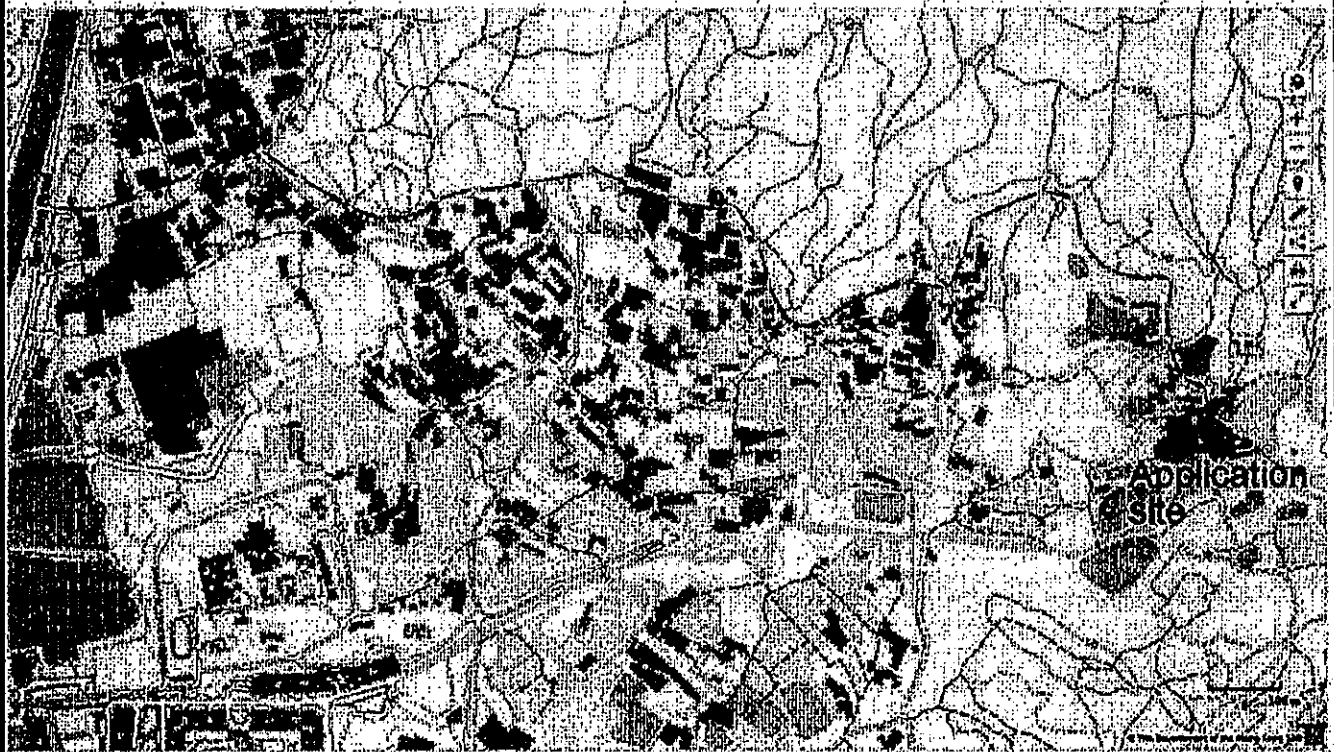
Drawing No. 圖號:

Figure 1

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years at Lots 1347 S.A (Part), 1347 S.B (Part), 1347 S.C (Part), 1347 S.D (Part), 1347 S.E (Part), 1347 S.L (Part), 1347 S.M (Part), 1347 S.N (Part), 1347 S.O, 1347 S.P, 1347 S.Q, 1347 S.R, 1347 S.S, 1347 S.T, 1347 S.X, 1347 S.Y, 1347 S.Z, 1347 S.AE, 1347 S.AF, 1347 S.AJ, 1347 S.AK (Part) & 1347 S.AL (Part) in D.D.107, Fung Kat Heung, Kam Tin, Yuen Long, N.T.

Drawing Title 圖名:

Vehicular Access Plan

Drawing No. 圖號:

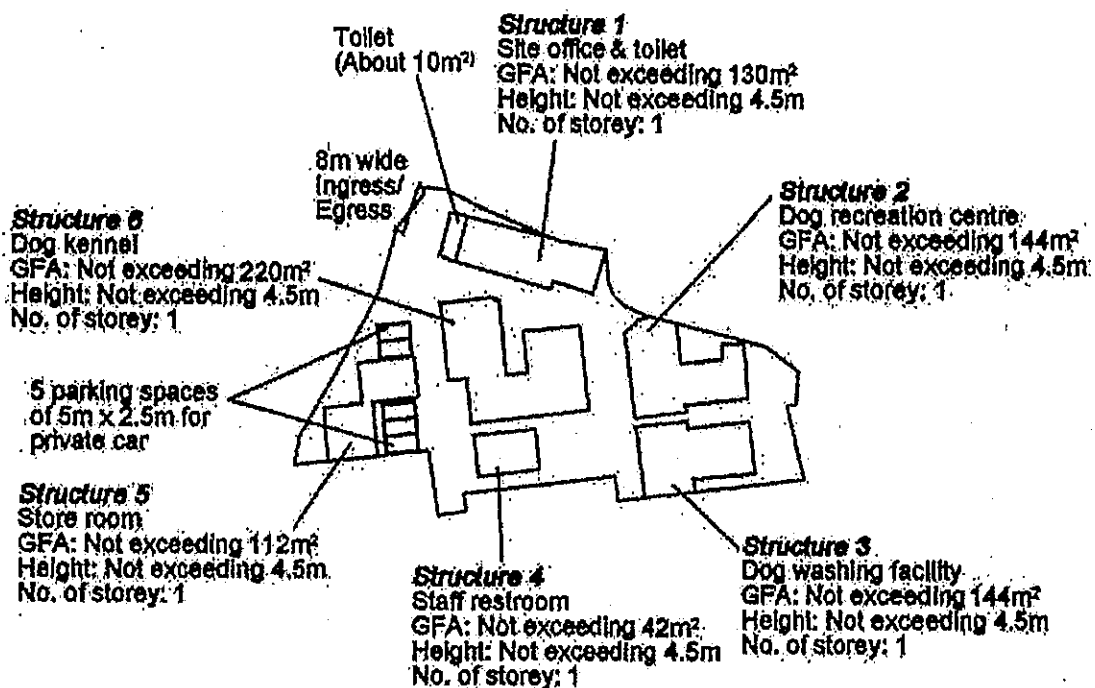
Figure 2

Remarks 備註:

→ Vehicular access leading from Fung Kat Heung Road

Scale 比例:

As shown



Project 項目名稱:

Proposed Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years at Lots 1347 S.A (Part), 1347 S.B (Part), 1347 S.C (Part), 1347 S.D (Part), 1347 S.E (Part), 1347 S.I. (Part), 1347 S.M (Part), 1347 S.N (Part), 1347 S.O, 1347 S.P, 1347 S.Q, 1347 S.R, 1347 S.S, 1347 S.T, 1347 S.X, 1347 S.Y, 1347 S.Z, 1347 S.AE, 1347 S.AF, 1347 S.AJ, 1347 S.AK (Part) & 1347 S.AL (Part) in D.D.107, Fung Kai Heung, Kam Tin, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Layout Plan

Drawing No. 圖號:

Figure 3

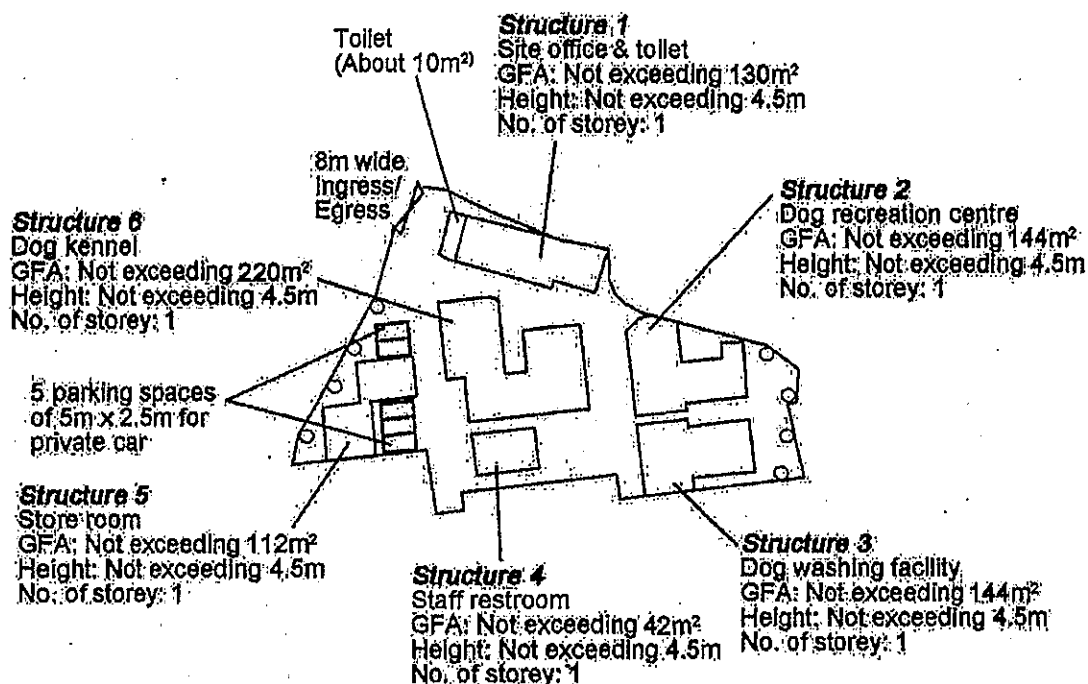
Remarks 備註:

Scale 比例:

1:1000



Proposed Tree	Approximate Height	Spacing
○ Proposed <i>Chrysalidocarpus lutescens</i>	2.75m	4m



Project 项目名称:

Proposed Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years at Lots 1347 S.A (Part), 1347 S.B (Part), 1347 S.C (Part), 1347 S.D (Part), 1347 S.E (Part), 1347 S.L (Part), 1347 S.M (Part), 1347 S.N (Part), 1347 S.O, 1347 S.P, 1347 S.Q, 1347 S.R, 1347 S.S, 1347 S.T, 1347 S.X, 1347 S.Y, 1347 S.Z, 1347 S.AE, 1347 S.AF, 1347 S.AJ, 1347 S.AK (Part) & 1347 S.AL (Part) in D.D.107, Fung Kat Heung, Kam Tin, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Landscape Plan

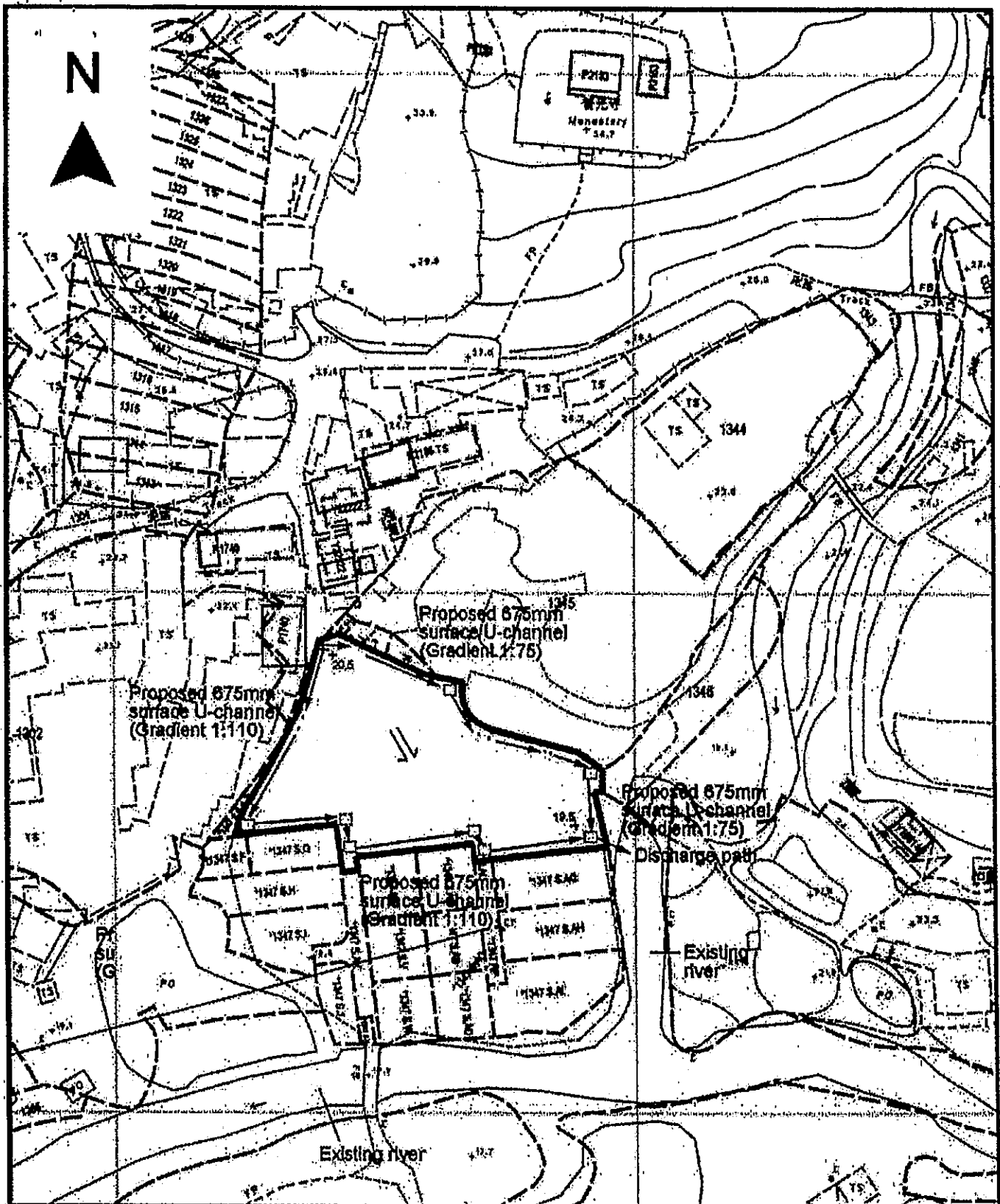
Drawing No. 圖號:

Figure 4

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years at Lots 1347 S.A. (Part), 1347 S.B. (Part), 1347 S.C. (Part), 1347 S.D. (Part), 1347 S.E. (Part), 1347 S.L. (Part), 1347 S.M. (Part), 1347 S.N. (Part), 1347 S.O., 1347 S.P., 1347 S.Q., 1347 S.R., 1347 S.S., 1347 S.T., 1347 S.X., 1347 S.Y., 1347 S.Z., 1347 S.AE, 1347 S.AF, 1347 S.AJ, 1347 S.AK (Part) & 1347 S.AL (Part) in D.D.107, Fung Kai Heung, Kam Tin, Yuen Long, N.T.

Drawing Title 圖名:

Proposed Drainage Plan

Drawing No. 圖號:

Figure 5

Remarks 備註:

+20.5 Level (in mPD)

□ Proposed catchpit

⇐ Flow of surface runoff

Scale 比例:

1:1000

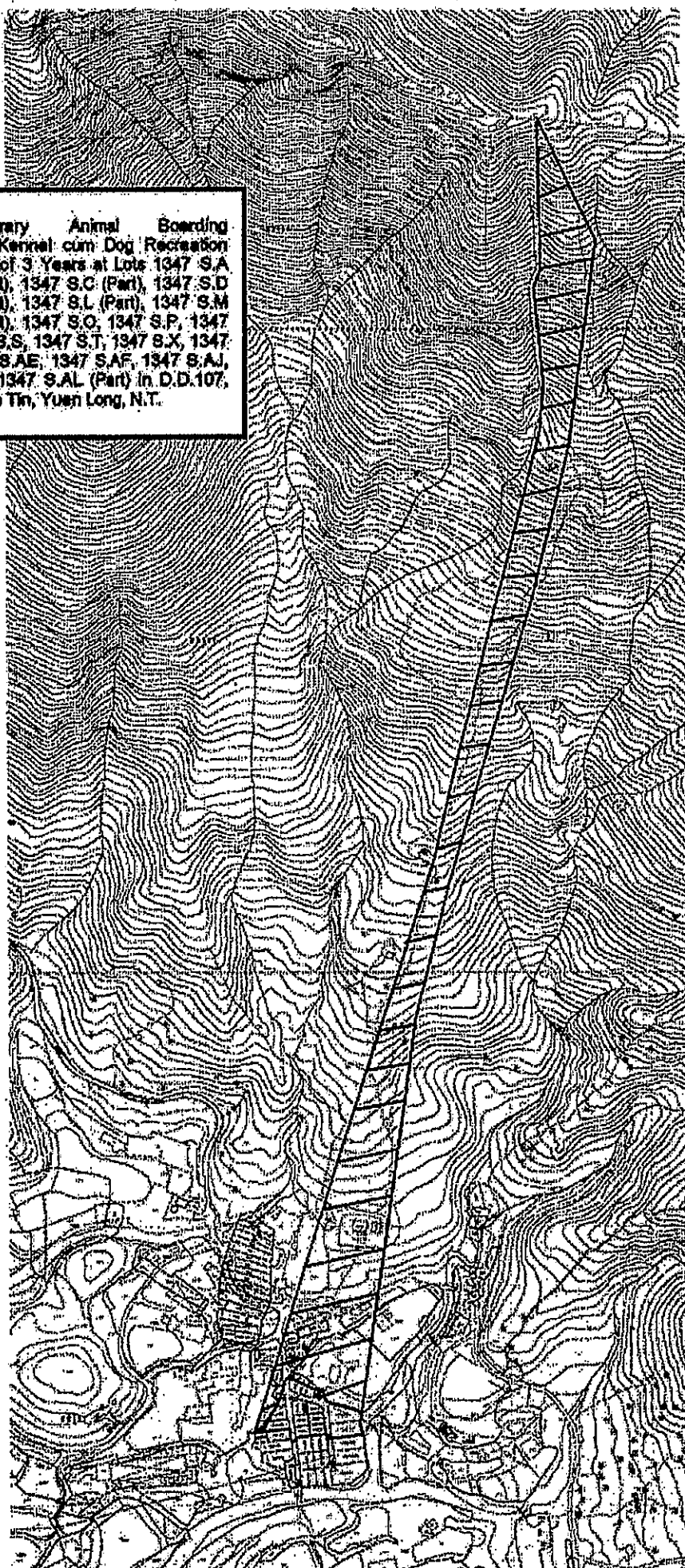
Figure 6 Catchment Plan

Scale 1:4000 (A4)



Project 項目名稱:

Proposed Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years at Lots 1347 S.A (Part), 1347 S.B (Part), 1347 S.C (Part), 1347 S.D (Part), 1347 S.E (Part), 1347 S.L (Part), 1347 S.M (Part), 1347 S.N (Part), 1347 S.O, 1347 S.P, 1347 S.Q, 1347 S.R, 1347 S.S, 1347 S.T, 1347 S.X, 1347 S.Y, 1347 S.Z, 1347 S.AE, 1347 S.AF, 1347 S.AJ, 1347 S.AK (Part) & 1347 S.AL (Part) in D.D.107, Fung Kai Heung, Kam Tin, Yuen Long, N.T.



Legend:

-  Application Site
-  External catchment

Total: 4 pages

Date: 1 April 2021

TPB Ref.: A/YL-KTN/755

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



By Email

Dear Sir,

Proposed Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years at Lots 1347 S.A (Part), 1347 S.B (Part), 1347 S.C (Part), 1347 S.D (Part), 1347 S.E (Part), 1347 S.L (Part), 1347 S.M (Part), 1347 S.N (Part), 1347 S.O, 1347 S.P, 1347 S.Q, 1347 S.R, 1347 S.S, 1347 S.T, 1347 S.X, 1347 S.Y, 1347 S.Z, 1347 S.AE, 1347 S.AF, 1347 S.AJ, 1347 S.AK (Part) & 1347 S.AL (Part) in D.D.107, Fung Kat Heung, Kam Tin, Yuen Long, N.T.

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

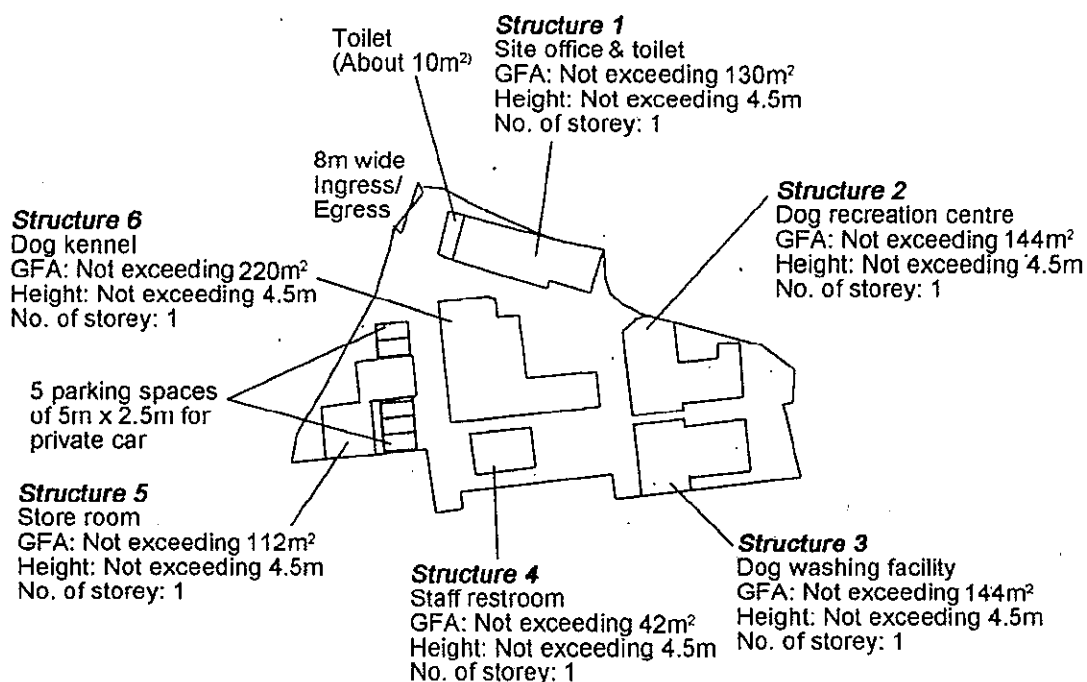
CTP/UD&L, Planning Department's comment	Applicant's Response
(a) According to the site record in 2021, the Site is fenced off with bare soils and wild grass. Two existing trees of common species i.e. one <i>Sapium sebiferum</i> (烏柏) and one <i>Dimocarpus longan</i> (龍眼) are found in the middle and in the northern portion of the Site. With reference to the submitted layout plan, the proposed structure 6 and structure 1 may be in conflict with the two existing trees in the Site. As no information of the existing landscape resources within the Site and proposed treatment for the affected trees are not provided in the submission, the potential impact on the existing trees cannot be ascertain.	<p>Noted. We note that there is an existing <i>Dimocarpus longan</i> at the northern part of the site so that we have exclude such tree from the application site. The proposed structure 1 would not be in conflict with such tree.</p> <p>We confirm that the existing <i>Sapium sebiferum</i> would be in conflict with the Structure 6. As such, we have amended the shape of Structure 6 in order to preserve the <i>Sapium sebiferum</i> in-situ. Please refer to the updated proposed layout plan and proposed landscape and tree preservation plan (Figure 3 and Figure 4).</p>
(b) It is apparent that the proposed layout of structure 6 and structure 1 are in conflict with two existing trees in the middle and northern portion of the Site. The applicant shall review and revise the layout of structure 6 and	Noted and please refer to above.

Circumstance	Percentage (%)
If someone is attacking you	85
If someone is threatening you	75
If someone is harassing you	65
If someone is insulting you	55
If someone is annoying you	45

Q



ing Office (Attn: Miss



Project 項目名稱:

Proposed Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years at Lots 1347 S.A (Part), 1347 S.B (Part), 1347 S.C (Part), 1347 S.D (Part), 1347 S.E (Part), 1347 S.I (Part), 1347 S.M (Part), 1347 S.N (Part), 1347 S.O, 1347 S.P, 1347 S.Q, 1347 S.R, 1347 S.S, 1347 S.T, 1347 S.X, 1347 S.Y, 1347 S.Z, 1347 S.AE, 1347 S.AF, 1347 S.AJ, 1347 S.AK (Part) & 1347 S.AL (Part) in D.D.107, Fung Kat Heung, Kam Tin, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Layout Plan

Remarks 備註:

Drawing No 圖號:

Figure 3

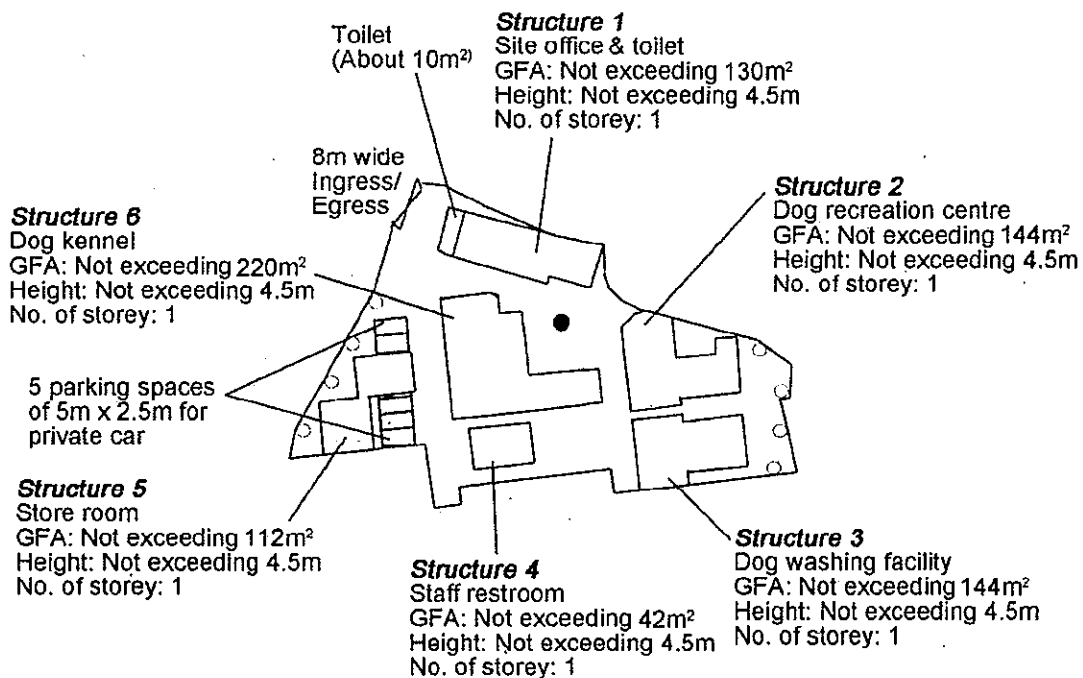
Scale 比例:

1:1000

N



Proposed Tree	Approximate Height	Spacing
○ Proposed <i>Chrysalidocarpus lutescens</i>	2.75m	4m
● Existing <i>Sapium sebiferum</i> to be preserved	6m	NA



Project 項目名稱:

Proposed Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years at Lots 1347 S.A (Part), 1347 S.B (Part), 1347 S.C (Part), 1347 S.D (Part), 1347 S.E (Part), 1347 S.L (Part), 1347 S.M (Part), 1347 S.N (Part), 1347 S.O, 1347 S.P, 1347 S.Q, 1347 S.R, 1347 S.S, 1347 S.T, 1347 S.X, 1347 S.Y, 1347 S.Z, 1347 S.AE, 1347 S.AF, 1347 S.AJ, 1347 S.AK (Part) & 1347 S.AL (Part) in D.D.107, Fung Kat Heung, Kam Tin, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Landscape & Tree Preservation Plan

Drawing No. 圖號:

Figure 4

Remarks 備註:

Scale 比例:

1:1000

Total: 3 pages

Date: 8 April 2021

TPB Ref.: A/YL-KTN/755

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



By Email

Dear Sir,

Proposed Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years at Lots 1347 S.A (Part), 1347 S.B (Part), 1347 S.C (Part), 1347 S.D (Part), 1347 S.E (Part), 1347 S.L (Part), 1347 S.M (Part), 1347 S.N (Part), 1347 S.O, 1347 S.P, 1347 S.Q, 1347 S.R, 1347 S.S, 1347 S.T, 1347 S.X, 1347 S.Y, 1347 S.Z, 1347 S.AE, 1347 S.AF, 1347 S.AJ, 1347 S.AK (Part) & 1347 S.AL (Part) in D.D.107, Fung Kat Heung, Kam Tin, Yuen Long, N.T.

We write to confirm that no whistle blowing will be used at the application site. All the dogs will be kept indoor at all times.

Our response to the further comments of the Transport Department are as follows:

Transport Department's comment	Applicant's Response
(a) The applicant should provide photos / swept path analysis to demonstrate the smooth manoeuvring of vehicles to / from San Tam Road and the site;	Noted. As shown in Figure 8, it is noted that there is another animal boarding establishment approved by Town Planning Board on 16.8.2019 to the immediate north of the application site (TPB Ref.: A/YL-KTN/659). On the grounds that the said planning permission and the application site shares the same routing (i.e. common access) from San Tam Road, it would be reasonable to conclude that there is smooth manoeuvring of vehicles to and from San Tam Road and the site to the immediate north of the application site. The applicant also submits a swept path analysis showing that there is smooth manoeuvring of vehicles to and from the common access of the above-mentioned planning permission and the site in Figure 8.

(b) Given that the nearest public transport services are away from the site, the applicant should propose measures for visitors without cars; and	Noted. There is one parking space reserved for the staff to pick up visitors from the nearest public transport services to the site.
(c) Please be clarified that San Tam Road and the site is not managed by this Department.	Noted.

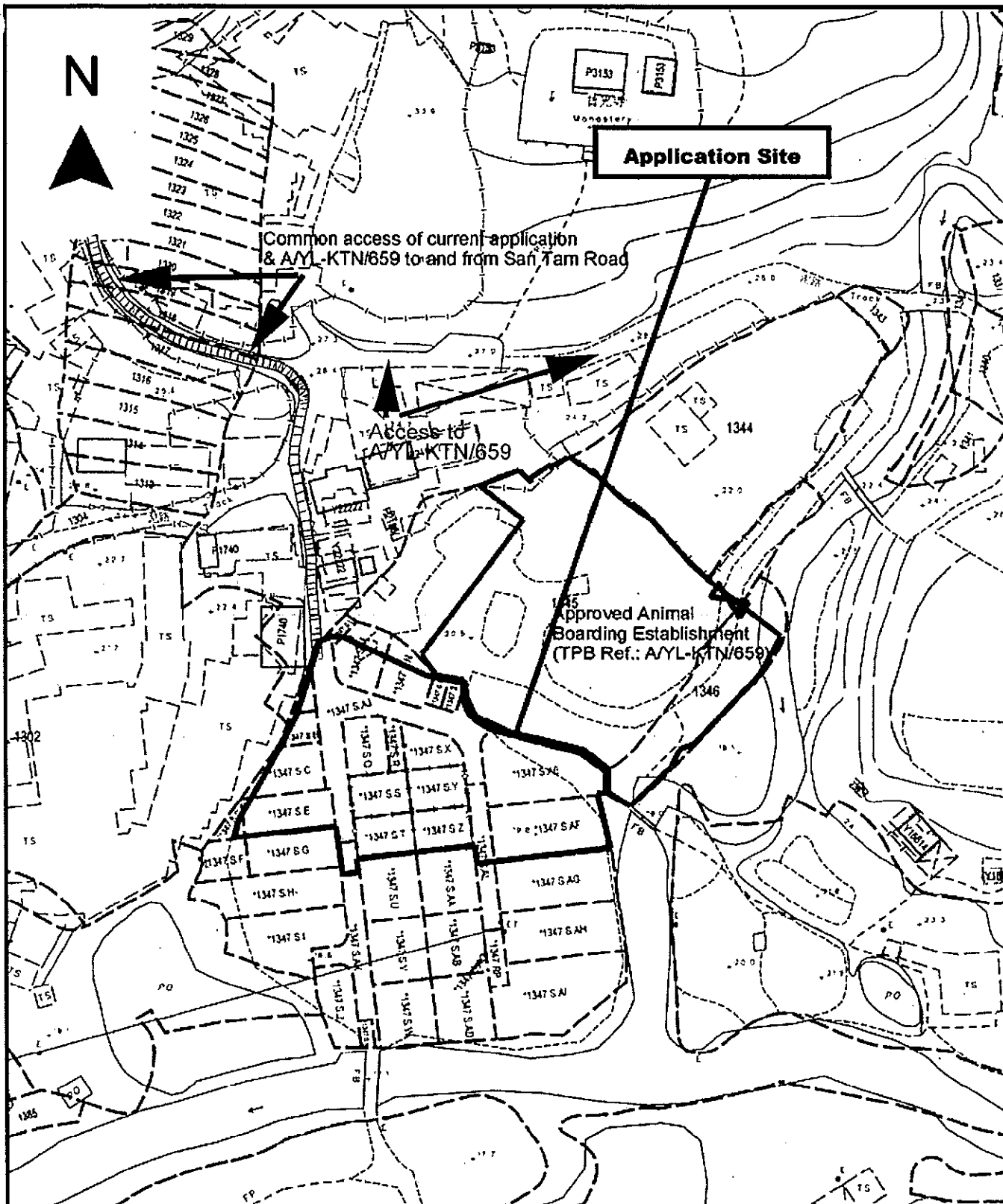
Should you have any questions, please feel free to contact the undersigned at

Yours faithfully,




Patrick Tsui

c.c. Fanling, Sheung Shui and Yuen Long East District Planning Office (Attn: Miss Loree DUEN) – By email



Project 項目名稱:

Proposed Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years at Lots 1347 S.A (Part), 1347 S.B (Part), 1347 S.C (Part), 1347 S.D (Part), 1347 S.E (Part), 1347 S.L (Part), 1347 S.M (Part), 1347 S.N (Part), 1347 S.O, 1347 S.P, 1347 S.Q, 1347 S.R, 1347 S.S, 1347 S.T, 1347 S.X, 1347 S.Y, 1347 S.Z, 1347 S.AE, 1347 S.AF, 1347 S.AJ, 1347 S.AK (Part) & 1347 S.AL (Part) in D.D.107, Fung Kat Heung, Kam Tin, Yuen Long, N.T.

Drawing Title 圖名:

Swept Path Analysis from Common Access of Current Application & A/YL-KTN/659 to the Application Site

Drawing No. 圖號:

Figure 8

Remarks 備註

☐ Private car

Scale 比例:

1:1000

Date: 15 June 2021

TPB Ref.: A/YL-KTN/755

By Email

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

Dear Sir,

Proposed Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years at Lots 1347 S.A (Part), 1347 S.B (Part), 1347 S.C (Part), 1347 S.D (Part), 1347 S.E (Part), 1347 S.L (Part), 1347 S.M (Part), 1347 S.N (Part), 1347 S.O, 1347 S.P, 1347 S.Q, 1347 S.R, 1347 S.S, 1347 S.T, 1347 S.X, 1347 S.Y, 1347 S.Z, 1347 S.AE, 1347 S.AF, 1347 S.AJ, 1347 S.AK (Part) & 1347 S.AL (Part) in D.D.107, Fung Kat Heung, Kam Tin, Yuen Long, N.T.

Our response to the further comments of the Transport Department are as follows:

Transport Department's comment	Applicant's Response
(a) The applicant should clarify if the concerned road section is solely used by the development;	(a) The concerned road section is solely used by the captioned development.
(b) The applicant should demonstrate that the road safety of pedestrian could be maintained; and	(b) A road sign TS460 as shown in Annex 1 below would be provided at both ends of the road section to enhance the road safety of pedestrian
(c) The applicant should indicate the length of the road section and demonstrate that there is sufficient line of sight to observe incoming traffic and allow vehicles to pass.	(c) The length of road section concerned is about 25m. There is sufficient line of sight to observe incoming traffic as shown in photo 1 and 2. There is a place for vehicle to pass as shown in Figure 8 when there is opposite traffic.

Should you have any questions, please feel free to contact the undersigned at

Yours faithfully,



Patrick Tsui

c.c. Fanling, Sheung Shui and Yuen Long East District Planning Office (Attn: Miss Loree DUEN) – By email

Annex 1 TS460 Traffic sign



Photo 1



Sightline at passing bay
as shown in Figure 8 for
outgoing vehicle at the
site ingress/egress

Passing bay as
shown in Figure 8

Photo 2

Sightline at site
ingress/egress for
incoming vehicle at
passing bay as shown in
Figure 8



Similar Applications in the Same “Agriculture” Zone on the Kam Tin North OZP

Approved Applications

	<u>Application No.</u>	<u>Proposed Uses</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-KTN/232	Animal Boarding Establishment	29.7.2005 (on temporary basis for a period of 3 years) [revoked on 29.1.2006]
2	A/YL-KTN/251	Animal Boarding Establishment and Ancillary Facilities	7.7.2006 (on temporary basis for a period of 2 years)
3	A/YL-KTN/253	Animal Boarding Establishment (Kennel)	4.8.2006 (on temporary basis for a period of 3 years)
4	A/YL-KTN/308	Temporary Animal Boarding Establishment (Kennel) and Breeding Area for a Period of 3 Years	5.9.2008 [revoked on 5.3.2009]
5	A/YL-KTN/304	Animal Boarding Establishment with Ancillary Facilities	19.9.2008 (on temporary basis for a period of 3 years) [revoked on 19.3.2010]
6	A/YL-KTN/324	Temporary Animal Boarding Establishment (Kennel) and Breeding Area for a Period of 3 Years	22.5.2009 [revoked on 22.5.2011]
7	A/YL-KTN/377	Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years	30.3.2012 (on temporary basis for a period of 3 years) [revoked on 30.9.2012]
8	A/YL-KTN/410	Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years (Kennel)	17.1.2014 (on temporary basis for a period of 2 years) [revoked on 17.7.2014]
9	A/YL-KTN/489	Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 3 Years	5.2.2016
10	A/YL-KTN/588	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	16.3.2018 [revoked on 16.9.2018]
11	A/YL-KTN/623	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	21.9.2018 [revoked on 21.12.2020]

12	A/YL-KTN/639	Renewal of Planning Approval for Temporary "Animal Boarding Establishment with Ancillary Facilities" for a Period of 3 Years	1.2.2019 [revoked on 6.5.2021]
13	A/YL-KTN/642	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	22.2.2019
14	A/YL-KTN/645	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	12.4.2019 [revoked on 12.10.2019]
15	A/YL-KTN/659	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	16.8.2019
16	A/YL-KTN/724	Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 3 Years	23.10.2020
17	A/YL-KTN/713	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	6.11.2020
18	A/YL-KTN/716	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Filling of Land	20.11.2020
19	A/YL-KTN/730	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	20.11.2020
20	A/YL-KTN/743	Temporary Animal Boarding Establishment with Ancillary Office for a Period of 3 Years	22.1.2021
21	A/YL-KTN/752	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	26.3.2021
22	A/YL-KTN/757	Temporary Animal Boarding Establishment for a Period of 5 Years	30.4.2021
23	A/YL-KTN/769	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years	9.7.2021
24	A/YL-KTN/771	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	9.7.2021
25	A/YL-KTN/775	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	23.7.2021

Rejected Application

	<u>Application No.</u>	<u>Proposed Uses</u>	<u>Date of Consideration (RNTPC)</u>	<u>Main Reason(s) for Rejection</u>
1	A/YL-KTN/759	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	14.5.2021	(1)

Rejection Reason(s)

- (1) The site is fragmented with structures excluded. Approving the application would result in piecemeal development and is undesirable from land-use planning and planning control point of view.

創建 Designing Hong Kong 香港 .com

11 March 2021
Chairman and Members
Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong
Fax: 2877 0245;
Email: tpbpd@pland.gov.hk



Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years (Application No. A/YL-KTN/755)

Dear Chairman and Members,

Designing Hong Kong Limited **objects** the captioned for the following reasons:

- The proposed area is zoned as "**Agriculture (AGR)**". The planning intention of this zone is primarily for retaining and safeguarding good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
- From the Google Earth's aerial image, the proposed site has been destroyed and cleared without any previous planning approval. We concern the Town Planning Board may be rewarding an "**Destroy First, Development Later**" practice and **unauthorized development** here through the approval of captioned application.



November 2020

創建 Designing Hong Kong 香港 .com

- The approval of the application would set an undesirable precedent for other applications within the "Agriculture (AGR)" zone, and lead to a general degradation of the rural environment of the area.

Here we submit our concerns for your consideration.

Yours,
Designing Hong Kong Limited

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年03月14日星期日 4:22
收件者: tpbpd
主旨: A/YL-KTN/755 DD 107 Fung Kat Heung

A/YL-KTN/755

Lots 1347 S.A. (Part) – 1347 S.AL (Part) in D.D.107, Fung Kat Heung, Kam Tin

Site area : About 1,980sq.m

Zoning : "Agriculture"

Applied use : Animal Boarding Establishment / 5 Vehicle Parking

Dear TPB Members,

Clearly the application is to justify ongoing brownfield operations. No previous approval but Google Maps shows that there is ongoing open storage and other activities.

The number of applications for animal boarding going through the system is disproportionate to the market for such facilities, but it is common knowledge that the easiest way to get approval for brownfields is via animal boarding or hobby farm as both invariably supported by PlanD. So the charade is repeated again and again.

I never see a condition attached that the lots be used for the approved purpose.

Mary Mulvihill





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

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)



By email only

14th March, 2021.

Dear Sir/ Madam,

**Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation
Centre) for a Period of 3 Years**
(A/YL-KTN/755)

1. We refer to the captioned.
2. We object to the captioned application as the proposed use is not in line with the planning intention of Agriculture (AGR) zone. This zone is 'intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes'. In addition, in our previous submissions, we should have repeatedly mentioned that the AGR zone in Kam Tin North contains many active farms.
3. According to the information from the Statutory Planning Portal 2 Website of the Town Planning Board, no application for animal boarding establishment was rejected between 2015 and 2020 (data retrieved on 3 Feb 2021) in the AGR zone under Kam Tin North OZP; however, many such applications had been approved in this zone in this period. We urge the Board to seriously consider whether it is appropriate to continue to approve application for animal boarding establishment in this zone, and whether the active farms in this zone would be impacted eventually (i.e., potential cumulative impacts) by such approval.
4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

香港新界大埔林錦公路
Lam Kam Road, Tai Po, New Territories, Hong Kong
Email: eap@kfbg.org



世界自然基金會
香港分會

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Chairman and members
Town Planning Board
15/F North Point Government Offices,
333 Java Road, North Point,
Hong Kong
(E-mail: tpbpd@pland.gov.hk)



15 Mar 2021

By E-mail ONLY

Dear Sir/Madam,

RE: Proposed Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years in "Agriculture" zone in Fung Kat Heung (A/YL-KTN/755)

We would like to show concern to the captioned.

"Destroy first, develop later" approach likely adopted

Comparing to the Google Earth aerial images in Fig 1, the site was well vegetated in Nov 2017. However, it was found that the site had been badly paved with structures emerged in Nov 2020. While we cannot access any information to check if the site is now associated with unauthorized development, we would like to ask the Town Planning Board to request relevant government authorities to check whether such vegetation clearance on "Green Belt" is compiled the outline zoning plan. If that's not, we would like to remind the Town Planning Board to proactively deter "Destroy first, develop later" planning applications so as to be consistent with the Government press release on 4 July 2011 which stated that *"the Board is determined to conserve the rural and natural environment and will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned"*¹.

We would be grateful if our comments could be considered by the Town Planning Board.

together possible

¹ <http://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>.

Sincerely yours,

Tobi Lau (Mr.)
Manager, Conservation Policy

Fig 1 Aerial views of the application site in 2017 and 2020 with site formation shown

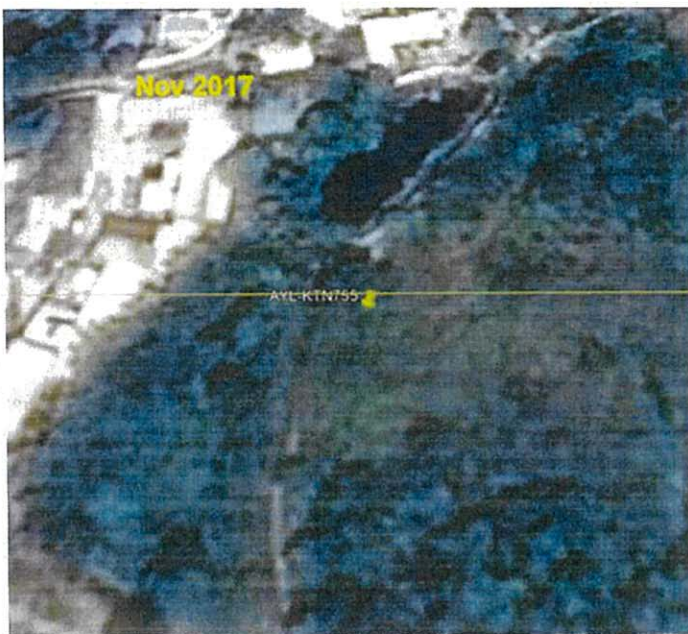


Image source: Google Earth. Access on 15 Mar 2021.



Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong
(E-mail: tpbpd@pland.gov.hk)

By email only

16 March 2021

Dear Sir/Madam,

Comments on the planning application for the proposed Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years at Fung Kat Heung, Kam Tin (A/YL-KTN/755)

The Hong Kong Bird Watching Society (HKBWS) objects to the planning application based on the following reasons.

1 Not in line with the planning intention of the "Agriculture" (AGR) zoning

The application site is located within the AGR zone, where the planning intention is *"to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes"*. We urge the Board to reject this application as the proposed animal boarding establishment is not in line with the above mentioned planning intention to retain land for agricultural uses.

2 Potential adverse sewage impacts of the proposed development

It is stated in Section 1.3 of the information submitted by the applicant that *"the collected stormwater will then be dissipate to the river to the south of the application site"*. However, there is no information provided to indicate the estimated amount of sewage and how the sewage generated from the proposed toilets or shower facilities would be treated. We therefore consider the applicant should clarify the amount of sewage is expected to be generated from the

1

proposed development and how it will be treated. As the application is very close to the river and ponds nearby (Figure 1 and 2), we are concerned it would have adverse ecological impacts on the nearby waterbodies and natural habitats if the sewage from the proposed animal boarding establishment is not properly treated and directly drained away to the stream.

3 The Town Planning Board should not encourage “destroy first, build later”

From Google Earth aerial photographs, landscape changes including vegetation clearance, land filling, site formation and storage uses were seen at the application site between 2017 and 2020 (Figure 1). We suspect that this is “destroy first, build later”. We are concerned the approval of the current application would further legitimize the current misuse of the AGR zone, leading to the promotion of “destroy first, develop later” attitudes among landowners in the locality. As the Board has suggested that *“the Board will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned.”*¹ We urge the Board to reject this application.

4 Set an undesirable precedent to the future development

As there were ponds and active farmlands near the application site (Figure 1), we are concerned the approval of this application will set an undesirable precedent to the future similar applications associated with “destroy first, develop later” within the AGR zone, and thus nullifying the statutory planning control mechanism. We urge the Board to reject this application in order to protect AGR zone from any development threats.

5 Justifications for the decision and comments made by Government departments and the Board

According to the Hong Kong Planning Standards and Guidelines (HKPSG), Chapter 10, Section 2.1 (iii), the Board has the responsibility to “control adjoining uses to minimise adverse impacts on conservation zones and optimise their conservation

¹ TPB Press Release. Available at:
<http://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>

value". We note that all other Government bureaux/departments are also bound to the HKPSG, the Agriculture, Fisheries and Conservation Department (AFCD) and the Planning Department (PlanD) has the responsibility to advise the Board on the ecological and planning aspects in particular². Given AFCD's mission to conserve natural environment and safeguard the ecological integrity³ and the proposed development is not in line with the planning intention of the statutory zoning, HKBWS would also expect AFCD and PlanD to object this application. Should AFCD, PlanD or the Board feels otherwise, we urge that the appropriate justifications are provided.

The HKBWS respectfully requests the Board to take our comments into consideration and reject the current application. Thank you for your kind attention.

Yours faithfully,

Suet Mei

Wong Suet Mei
Conservation Officer
The Hong Kong Bird Watching Society

cc.

The Conservancy Association
Designing Hong Kong
Kadoorie Farm and Botanic Garden
WWF – Hong Kong
TrailWatch

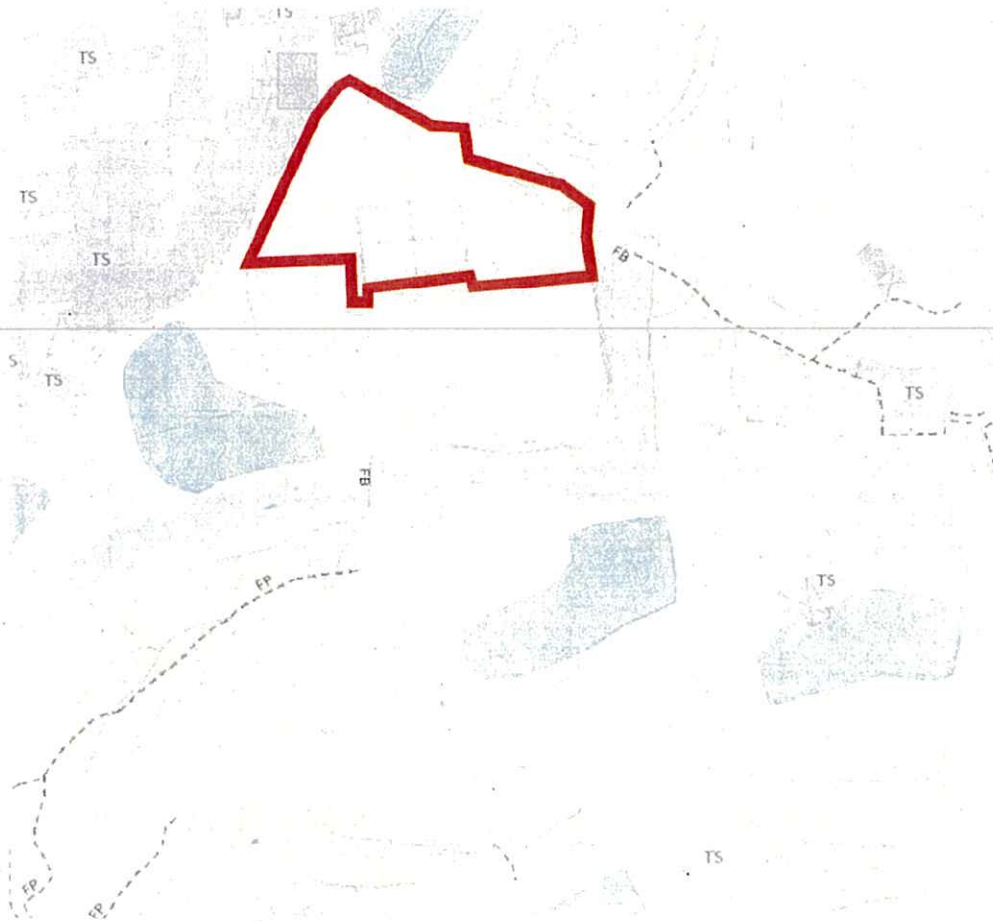
² AFCD Role of Department. Available at:
http://www.afcd.gov.hk/english/aboutus/abt_role/abt_role.html

³ AFCD Vision and Mission. Available at:
http://www.afcd.gov.hk/english/aboutus/vision_mission/abt_vision_mission.html

Figure 1. The Google Earth aerial photographs in 2020 reveals that there were ponds and active farmlands near the application site (marked with red line). Moreover, landscape changes including vegetation clearance, land filling, site formation and storage uses were seen at the application site between 2017 and 2020. We suspect that this is “destroy first, build later”. We urge the Board to reject this application.



Figure 2. The map extracted from GeoInfo Map indicates that the application site (marked with red line) is located just next to the river and ponds. We are concerned the proposed animal boarding establishment would have adverse ecological impacts on the nearby streams and natural habitats if the sewage from the proposed development is not properly treated and directly drained away to the stream.



Advisory Clauses

- (a) note DLO/YL, LandsD's comments that 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. The lots owners will need to apply to his office to permit the structures to be erected or regularize any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity as landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by the LandsD;
- (b) note C for T's comments 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 the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- (c) note CHE/NTW, HyD's comments that his department shall not be responsible for the maintenance of any access connecting the Site and San Tam Road. Adequate drainage measures should be provided to prevent surface water running from the Site to nearby public roads and drains;
- (d) note DEP's comments that (i) the proposed structures for animal boarding establishment, dog recreation centre and dog washing facility should be enclosed with soundproofing materials with provision of mechanical ventilation and air-conditioning system, as proposed by the applicant; (ii) dog masks should be used when the dogs are outdoors; (iii) to follow the requirements stipulated in "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Site"; (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 the Practice Note for Professional Person (ProPECC) PN 5/93 "Drainage Plans subject to Comment by the Environment Protection Department" including percolation test; and (v) it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;
- (e) note CTP/UD&L, PlanD's comments that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant should seek comments and approval from the relevant authority on the proposed tree works and compensatory planting proposal, where

appropriate;

- (f) note DAFC's comments that the Site does not associate with any licences granted by his department, nor has he received any application regarding the Site. 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. He will provide detailed information and guidance on animal boarding establishment when the applicant submits the licence application;
- (g) note CE/MN, DSD's comments on the submitted drainage proposal that the cover levels and invert levels of the proposed u-channels, catchpits/ sand traps should be shown on the drainage plan. Cross sections showing the existing and proposed ground levels of the Site with respect to the adjacent areas should be given. Where walls or hoarding are erected are laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the Site. The development should neither obstruct overland flow nor adversely affect existing natural streams village drains, ditches and the adjacent areas, etc. The applicant should consult DLO/YL, LandsD and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of drainage works;
- (h) note D of FS' comments that in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs 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 FSIs to be installed should be clearly marked on the layout plans. 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;
- (i) note CBS/NTW, BD's comments that if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of BA, they are UBW under the BO and should not be designated for any proposed use under the 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. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO. 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 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 the building plan submission stage. Any temporary shelters or converted containers for office, storage, washroom or other uses are considered temporary buildings are subject to the control of Part VII of B(P)R. If the proposed use under application is subject to issue of a license, the applicant should be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority. Detailed checking under the BO will be carried out at building plan submission stage; and

- (j) note DFEH's comments that if the proposal involves any commercial / trading activities, there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Any animal carcass/ parts shall be properly wrapped or bagged before disposal and in accordance with the relevant legislation. Also, for any waste generated from the activities in the premises, the applicant should handle on their own / at their expenses. Proper licence/ permit issue by his department is required if there is any food business/ catering service/ activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and any other relevant legislation for the public and the operation of any business should not cause any obstruction.

