

2100376

2021年 2月 22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。

22 FEB 2021

This document is received on  
 The Town Planning Board will formally acknowledge  
 the date of receipt of the application only upon receipt  
 of all the required information and documents.

Appendix I of RNTPC  
 Paper No. A/YL-KTN/756

Form No. S16-III  
 表格第 S16-III 號

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

A/YL-KTN/756

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](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/tc/plan\\_application/apply.html](https://www.info.gov.hk/tpb/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	A/4L-KTN/756
	Date Received 收到日期	22 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)

TANG Lok San 鄧樂桑

### 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)

NA 不適用

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lot 1025 RP in D.D. 109, Kam Tin North, Yuen Long, N.T. 新界元朗錦田北丈量約份第109約地段第1025號餘段
(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 579.7 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 142.5 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	NA 不適用 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	錦田北分區計劃大綱核准圖編號 S/YL-KTN/9  Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/9
(e) Land use zone(s) involved 涉及的土地用途地帶	農業 Agriculture
(f) Current use(s) 現時用途	空置 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"<sup>#</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#</sup> (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"<sup>#</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。
- ☐ 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)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 -

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

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

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

- ☐ has notified ..... "current land owner(s)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☒ posted notice in a prominent position on or near application site/premises on  
03/02/2021 (DD/MM/YYYY)<sup>&</sup>  
於 03/02/2021 (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<sup>&</sup>
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 03/02/2021 (DD/MM/YYYY)<sup>&</sup>  
於 03/02/2021 (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<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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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

<b>6. Type(s) of Application 申請類別</b>	
<b>((A)) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas</b> <b>位於鄉村地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展</b> <b>((For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))</b> <b>(如「位於鄉村地區臨時用途/發展的許可證」到期，請移向 (B) 部分)</b>	
(a) Proposed use(s)/development 擬議用途/發展	擬議臨時動物寄養所及填土 Proposed Temporary Animal Boarding Establishment and Filling of Land  (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	<input checked="" type="checkbox"/> year(s) 年 ..... 3 ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	437.2 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	142.5 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	3 .....
Proposed domestic floor area 擬議住用樓面面積	NA 不適用 .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	177.5 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	177.5 .....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) Animal Boarding Establishment (1-storey) Dimension: 11m x 7m (About) Height: Not Exceeding 3.5m Unit(s): 1 ..... Site Office (2-storey) Dimension: 5m x 7m (About) Height: Not Exceeding 6.5m Unit(s): 1 ..... Storage (1-storey) Dimension: 5m x 6.1m (About) Height: Not Exceeding 3.5m Unit(s): 1 ..... .....	
<b>Proposed number of car parking spaces by types 不同種類停車位的擬議數目</b>	
Private Car Parking Spaces 私家車車位	6 .....
Motorcycle Parking Spaces 電單車車位	NA 不適用 .....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	NA 不適用 .....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	NA 不適用 .....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	NA 不適用 .....
Others (Please Specify) 其他 (請列明)	NA 不適用 .....
<b>Proposed number of loading/unloading spaces 上落客貨車位的擬議數目</b>	
Taxi Spaces 的士車位	NA 不適用 .....
Coach Spaces 旅遊巴車位	NA 不適用 .....
Light Goods Vehicle Spaces 輕型貨車車位	1 .....
Medium Goods Vehicle Spaces 中型貨車車位	NA 不適用 .....
Heavy Goods Vehicle Spaces 重型貨車車位	NA 不適用 .....
Others (Please Specify) 其他 (請列明)	NA 不適用 .....

Proposed operating hours 擬議營運時間 上午九時至下午六時, 逢星期一至日(包括公眾假期)			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 江大路 Kong Tai Road	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁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	<input type="checkbox"/> Please provide details 請提供詳情 	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... 579.7 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ..... 0.5 ..... m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約	
	No 否	<input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On traffic 對交通		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On water supply 對供水		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On drainage 對排水		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On slopes 對斜坡		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Affected by slopes 受斜坡影響		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Landscape Impact 構成景觀影響		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Tree Felling 砍伐樹木		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Visual Impact 構成視覺影響		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Others (Please Specify) 其他 (請列明)		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>

	<p>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)</p> <p>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)</p> <p>NA 不適用</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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<b>(B) Renewal of Permit for Temporary Use or Development in Rural Areas</b> 位於鄉村地區臨時用途/發展的許可(延期)	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	NA 不適用 ..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	NA 不適用 ..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	NA 不適用
(e) Approval conditions 附帶條件	<div style="border: 1px solid black; padding: 5px;"> <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：          NA 不適用          _____          _____          Reason(s) for non-compliance:          仍未履行的原因：          NA 不適用          _____          _____          (Please use separate sheets if the space above is insufficient)          (如以上空間不足，請另頁說明)       </div>
(f) Renewal period sought 要求的續期期間	<div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> year(s) 年  <input type="checkbox"/> month(s) 個月         </div> <div>           NA 不適用            .....            NA 不適用            .....         </div> </div>

**7. Justifications 理由**

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

請參考附件。



**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 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

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

鄧樂業

NA 不適用

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

- ☐ Member 會員 / ☐ Fellow of 資深會員  
☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /  
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /  
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

NA 不適用

Others 其他 .....

on behalf of  
代表

NA 不適用

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

Date 日期

04/02/2021

..... (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**

- 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。
- 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。
- 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 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	Lot 1025 RP in D.D. 109, Kam Tin North, Yuen Long, N.T. 新界元朗錦田北丈量約份第109約地段第1025號餘段
Site area 地盤面積	579.7 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 NA 不適用 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	錦田北分區計劃大綱核准圖編號 S/YL-KTN/9 Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/9
Zoning 地帶	農業 Agriculture
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	擬議臨時動物寄養所及填土 Proposed Temporary Animal Boarding Establishment and Filling of Land

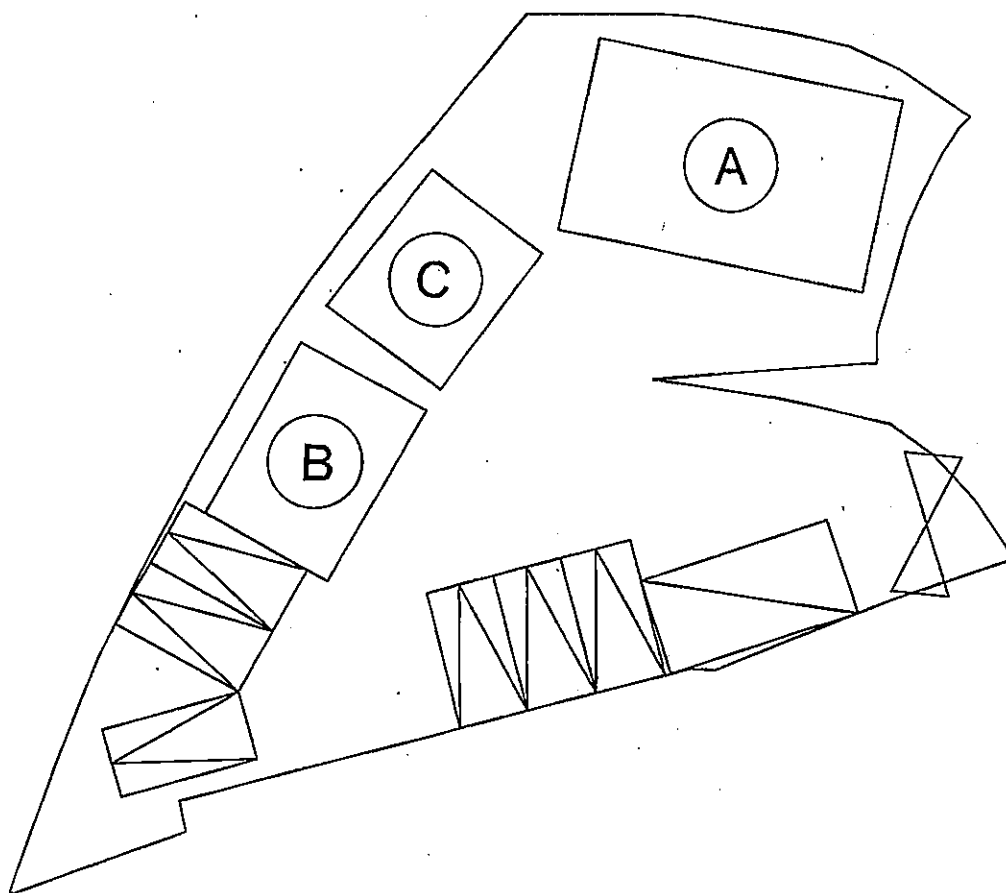
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA 不適用 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA 不適用 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	177.5 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	NA 不適用 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA 不適用	
	Non-domestic 非住用	3	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA 不適用 <input type="checkbox"/> (Not more than 不多於) m 米	
		NA 不適用 <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	6.5 <input checked="" type="checkbox"/> (Not more than 不多於) m 米	
		2 <input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	24.6 % <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		6
	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) _____ _____		6
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	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) _____ _____		LGV: 1

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan 位置圖		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input 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 Structures Details:**

Animal Boarding Establishment (1-storey)

Dimension: 11m x 7m (About)

Non-Domestic GFA: 77m<sup>2</sup> (About)

Building Height: Not Exceeding 3.5m

Unit(s): 1

Private Car Parking Space

Dimension: 5m x 2.5m

Unit(s): 6

Site Office (2-storey)

Dimension: 5m x 7m (About)

Non-Domestic GFA: 70m<sup>2</sup> (About)

Building Height: Not Exceeding 6.5m

Unit(s): 1

LGV L/UL Space

Dimension: 7m x 3.5m

Unit(s): 1

Storage (1-storey)

Dimension: 5m x 6.1m (About)

Non-Domestic GFA: 30.5m<sup>2</sup> (About)

Building Height: Not Exceeding 3.5m

Unit(s): 1

**Legend:**

⌘ Ingress/egress (Width: 5m)

□ Proposed Structures

Ⓐ Animal Boarding Establishment

Ⓑ Site Office

Ⓒ Storage

⌘ Private Car Parking Space

⌘ LGV L/UL Space

Total Area: 579.7 m<sup>2</sup> (About)

Covered Area: 142.5 m<sup>2</sup> (About)

Uncovered Area: 437.2 m<sup>2</sup> (About)

Non-Domestic GFA: 177.5 m<sup>2</sup> (About)

Nos. of Proposed Structures: 3

Appendix 2

Location: DD 109 Lot 1025 RP  
App. No.:

OZP: S/YL-KTN/9  
District: Kam Tin North  
Zoning: Agriculture

Date: 19 February 2021

Proposed Layout Plan

擬議平面圖

擬議臨時寵物寄養所及填土  
(為期3年)

Proposed Temporary Animal Boarding  
Establishment and Filling of Land  
For a Period of 3 Years

SCALE

1:250

@A4

For Identification Only

Drawing No.:

2-01

### 申請理由

根據城市規劃條例第 16 條作出規劃許可申請  
擬在新界元朗錦田北丈量約份第 109 約地段 1025 號餘段作為期三年的臨時動物寄養所  
及填土之用途

- 申請地點的面積約為 579.7 平方米，根據錦田北分區計劃大綱核准圖編號 S/YL-KTN/9，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/723 (2020 年 10 月 23 日獲批)，A/YL-KTN/638 (2019 年 2 月 1 日獲批) 及 A/YL-KTN/725 (2020 年 11 月 6 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。
- 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九時至下午六時，寵物方面，現場會有寵物留在現場過夜。
- 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。
- 當場地發展後，附帶條件的美化環境建議能加強申請地點及周圍的綠化效果，使整體視野變得美觀更令人舒服。
- 渠務建議計劃及舒緩環境措施，也能令附近地區受惠，有效地加強該地區及附近範圍的環境保護，並能減少水浸可能。
- 填土是為了平整土地，使申請地點能進行建設及使用。
- 根據以上各點，誠意懇求城市規劃委員會寬大批准新界元朗錦田北丈量約份第 109 約地段第 1025 號餘段為期三年的臨時動物寄養所及填土的用途。





致 運輸處，園景組及城市規劃委員會：

有關各署對 A/YL-KTN/756 的疑問

收悉各署對 A/YL-KTN/756 申請的疑問，本人現書面回覆：

填土及平整物料方面，填土是為了平整申請地點，會使用適合耕種的泥土作平整基礎，之後才用混凝土作平整後的面層。如果使用沙或泥土作平整物料，則未能提供用混凝土的好處。用混凝土平整後能提供乾淨的環境給使用者清潔，也避免當使用者離開時帶走泥土，防止發生水土流失的情況。此外，經平整後的地方可以把有關構築物繫穩及鞏固，方便設計及建設渠道，並提供了空間給車輛轉動及停泊，避免車輛因濕滑的泥土而未能移動。有見及此，平整的範圍及大小已經營運所需最小。

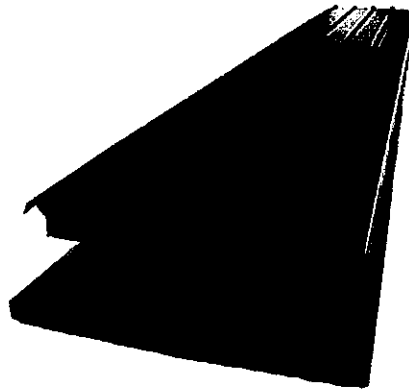
本人會在申請期完結後將鋪地的物料打碎並運走，不會為該地造成長遠影響，及定會確保泥土是適合耕種，防止影響本申請地點及附近的土壤。

填土的高度及地型會依照現況進行，不會改變現有的地型。厚度會由大約 m PD +11.4 提高最多至大約 m PD +11.9，不會超出申請的厚度，較申請地點北面的高度低不少於 0.2 米。填土位置方面請參考 Appendix 5(擬議填土位置圖)。

在營業時間，動物會到戶外空間，動物數量會因應員工人數調整，但同一時間不會多過 8 隻動物到戶外。到戶外時會使用輔助工具減少嘈音，例如狗口罩等。

本申請會有動物在場過夜，全日不會超過 30 隻動物。在非營業時間，寄養所會有動物逗留及過夜(即在下午六時至上午九時)，但動物不會在戶外逗留，只會留在寄養所內。場內有 24 小時通風系統及冷風機，例如抽氣扇等。

本人計劃使用隔音及隔熱的鋁板作為寄養所的牆身及頂部，鋁板與鋁板之間有聚氨酯，下圖為參考圖：



當申請成功後，本人會圍封申請地點，減少外圍因素刺激動物以減少動物因外圍因素發出的聲音，例如狗吠聲。由於寄養所已用上能夠隔音及隔熱的鋁板，本人會在申請邊界以「鋅鐵皮」物料圍起申請地點，圍封高度約2.5米，降低外來刺激刺激寵物。

此申請只用作動物寄養，不會進行訓練，所以不會使用哨子及任何擴音設備進行廣播，避免為附近環境帶來不良影響。

運輸處：

本人預計本申請地點的車流為以下：

時段	車輛數目（包括出/入）
00:00-01:00	0
01:00-02:00	0
02:00-03:00	0
03:00-04:00	0
04:00-05:00	0
05:00-06:00	0
06:00-07:00	0
07:00-08:00	0
08:00-09:00	0-6
09:00-10:00	0-6
10:00-11:00	3-6
11:00-12:00	3-6
12:00-13:00	3-6
13:00-14:00	3-6
14:00-15:00	3-6

15:00-16:00	3-6
16:00-17:00	3-6
17:00-18:00	3-6
18:00-19:00	0-6
19:00-20:00	0
20:00-21:00	0
21:00-22:00	0
22:00-23:00	0
23:00-00:00	0

以下為最近江大路(包括分支路)大約的車流量^:

時段	車流量
00:00-01:00	2-5 輛
01:00-02:00	2-5 輛
02:00-03:00	2-5 輛
03:00-04:00	2-5 輛
04:00-05:00	2-5 輛
05:00-06:00	2-5 輛
06:00-07:00	10-15 輛
07:00-08:00	20-25 輛
08:00-09:00	20-25 輛
09:00-10:00	30-35 輛
10:00-11:00	30-35 輛
11:00-12:00	30-35 輛
12:00-13:00	30-35 輛
13:00-14:00	45-50 輛
14:00-15:00	50-55 輛
15:00-16:00	50-55 輛
16:00-17:00	70-75 輛
17:00-18:00	75-80 輛
18:00-19:00	75-80 輛
19:00-20:00	60-65 輛
20:00-21:00	35-40 輛
21:00-22:00	35-40 輛
22:00-23:00	20-25 輛
23:00-00:00	15-20 輛

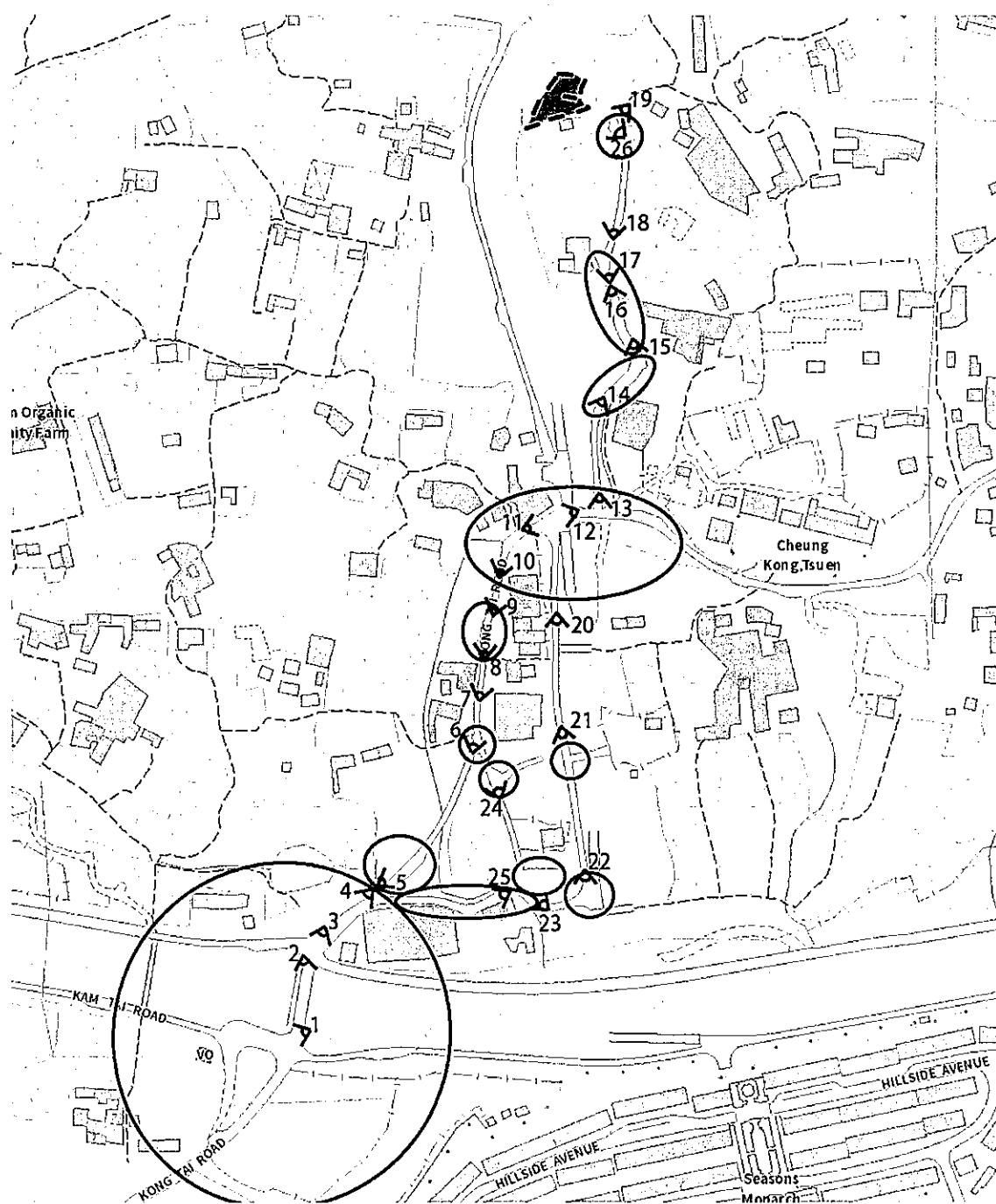
^此數字在 2021 年 1 月 20 日統計。

由於方便寵物上落及寵物糧食等其他物品和方便參與人士會駕車到本申請地段，申請一個客貨車上落貨位置。此申請也包括 4 個員工及 2 個外來人士（即有透過電話通知員工的客人）的停車位，共 6 個泊車位。由於本人計劃使用本寄養所的人士需要透過電話通知寄養所的員工，並不接受散客（即未有透過電

話通知員工的客人），可以控制使用人次。因此，6 個車位已足夠此申請運作，包括職員及外來人士（即有透過電話通知員工的客人）的需求。

現有進入申請地點路段途經江大路，再轉入闊 3 至 4 米的小路，直達申請地點，請參考 Appendix 3。

客貨車有足夠的位置通過。下圖黑圈為客貨車及私家車能避車及轉向的地方，觀察位置請參考文件末端：



在申請地點內有足夠空地來讓車進行可調遣的動作，參考文件末端的 Appendix 4。

本申請地點能以的士及小巴到達，小巴路線 602 號能到達申請地點出入口外約 230 米，位置請參考 Appendix 3。

本人了解及會遵守不會在公用道路上讓車輛等候進入本申請地點，停泊在公用道路及以倒後形式進出本申請地點。此申請不允許超過 5.5 噸的貨車進入申請地點。

通道方面，本人計劃經過政府土地，之後進入申請地點。當成功申請後才會清除雜草，而中間的空間會使用鐵板連接道路及政府土地，避免影響其他地方。有關通道只會途經政府土地，沒有涉及任何私人土地，請參考 Appendix 6 – 擬議通道。現場情況請參考第 26 張現場圖片，由圖片可見，相關位置並沒有任何建築物，只有雜草，而申請成功後只會清除雜草，不會進行任何圍封等工程，本人無意亦沒有計劃圍封政府土地，有關位置只會用作道路，沒有其他用途。望 貴署諒解。

園境組：

現場的兩棵樹會保留，填土及進行工程時會用木板圍起樹幹，本人亦會使用適合耕種的泥土作填土的物料，高度也不會超過 0.5 米，相信有關措施已能避免影響樹木健康。

希望此附加文件能釋除各處的隱憂。

申請人  
鄧樂榮

二零二一年四月十二日

觀察位置:





















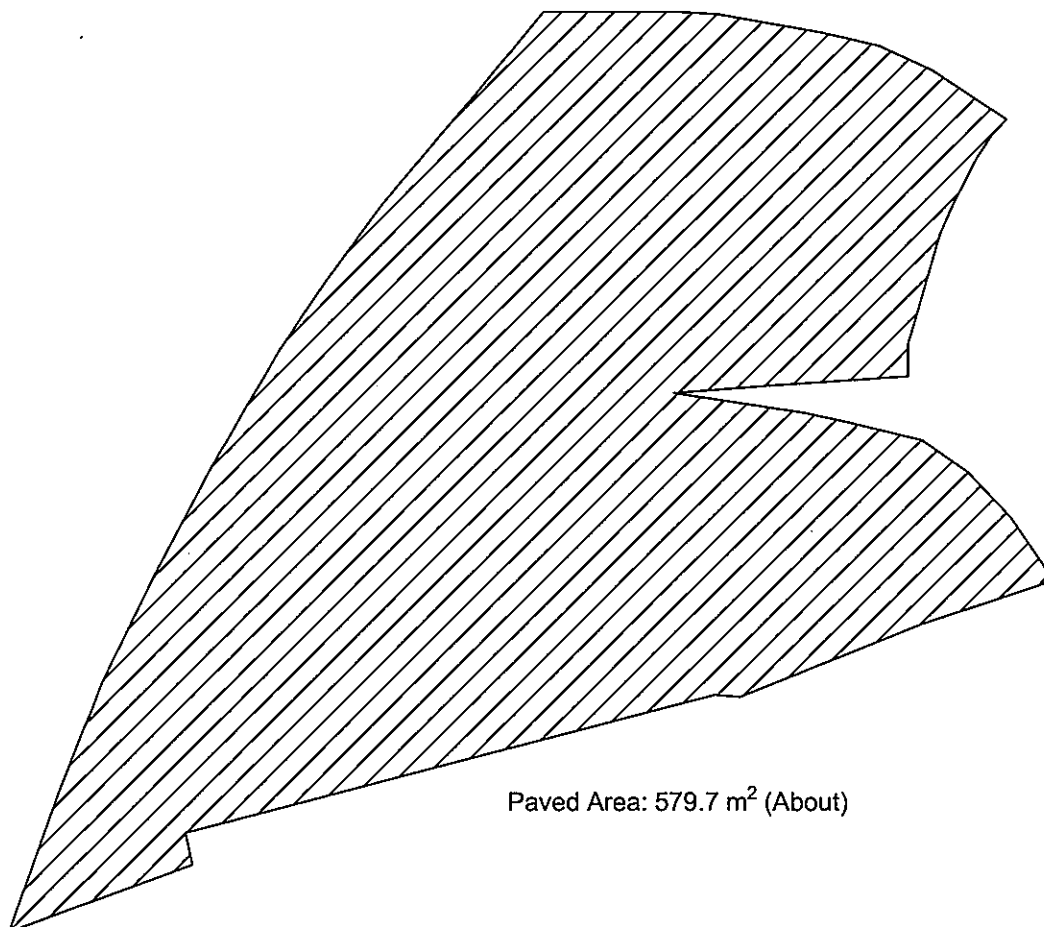












Paved Area: 579.7 m<sup>2</sup> (About)

Legend:



Proposed Area of Filling of Land 擬議填土位置

#### Appendix 5

Location: DD 109 Lot 1025 RP  
App. No.: A/YL-KTN/756

OZP: S/YL-KTN/9  
District: Kam Tin North  
Zoning: Agriculture

Date: 19 March 2021

#### Proposed Area of Filling of Land

擬議填土位置圖

擬議臨時動物寄養所及填土  
(為期3年)

Proposed Temporary Animal Boarding  
Establishment and Filling of Land  
For a Period of 3 Years

#### SCALE

1:250

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For Identification Only

Drawing No.:

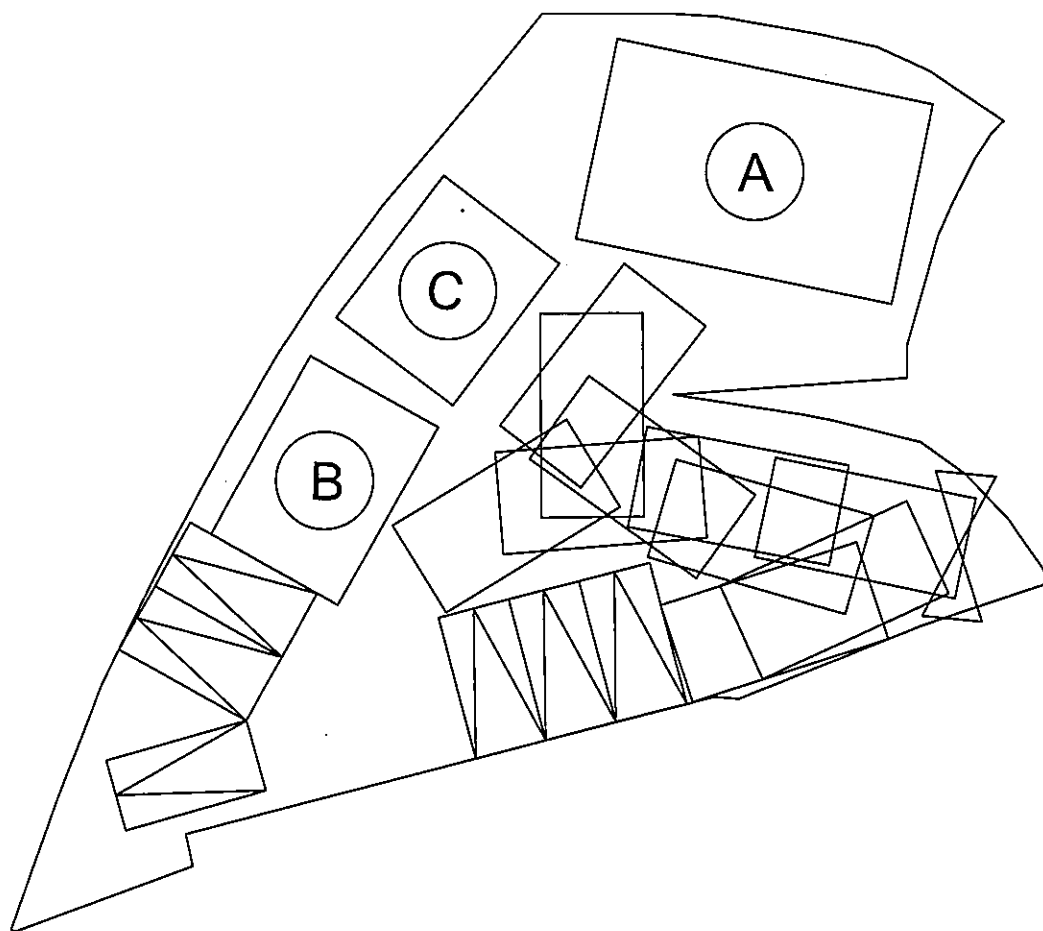
5-01







Scale: Undefined @A4

Captured from map.gov.hk on 17<sup>th</sup> March 2021

<div>Appendix 3</div> <div>Existing Vehicular Access</div>	Location: D.D. 109 Lot 1025 RP	<div>Project:</div> <div>Proposed Temporary Animal Boarding Establishment and Filling of Land For a Period of 3 Years</div>	<div>Width of Kong Tai Road: 3m (About)</div> <div>Map Legend:</div> <div>●●●●● Road Path</div> <div>———— Site Boundary</div>	Drawing No.: 3-01	<div>For Identification Only</div> <div>Date: 17/03/2021</div>
	OZP: S/YL-KTN/9				
	District: Kam Tin North				
	Zoning: Agriculture				



**Legend:**

-  Ingress/egress (Width: 6m)
-  Proposed Structures
-  Private Car Parking Space
-  LGV U/UL Space

Appendix 4.1

Location: DD 109 Lot 1025 RP  
App. No.: A/YL-KTN/756

OZP: S/YL-KTN/9  
District: Kam Tin North  
Zoning: Agriculture

Date: 17 March 2021

Maneuvering Space - LGV

車輛轉動空間 - 輕型貨車

擬議臨時動物寄養所及填土 (為期3年)

Proposed Temporary Animal Boarding  
Establishment and Filling of Land for a  
Period of 3 Years

SCALE

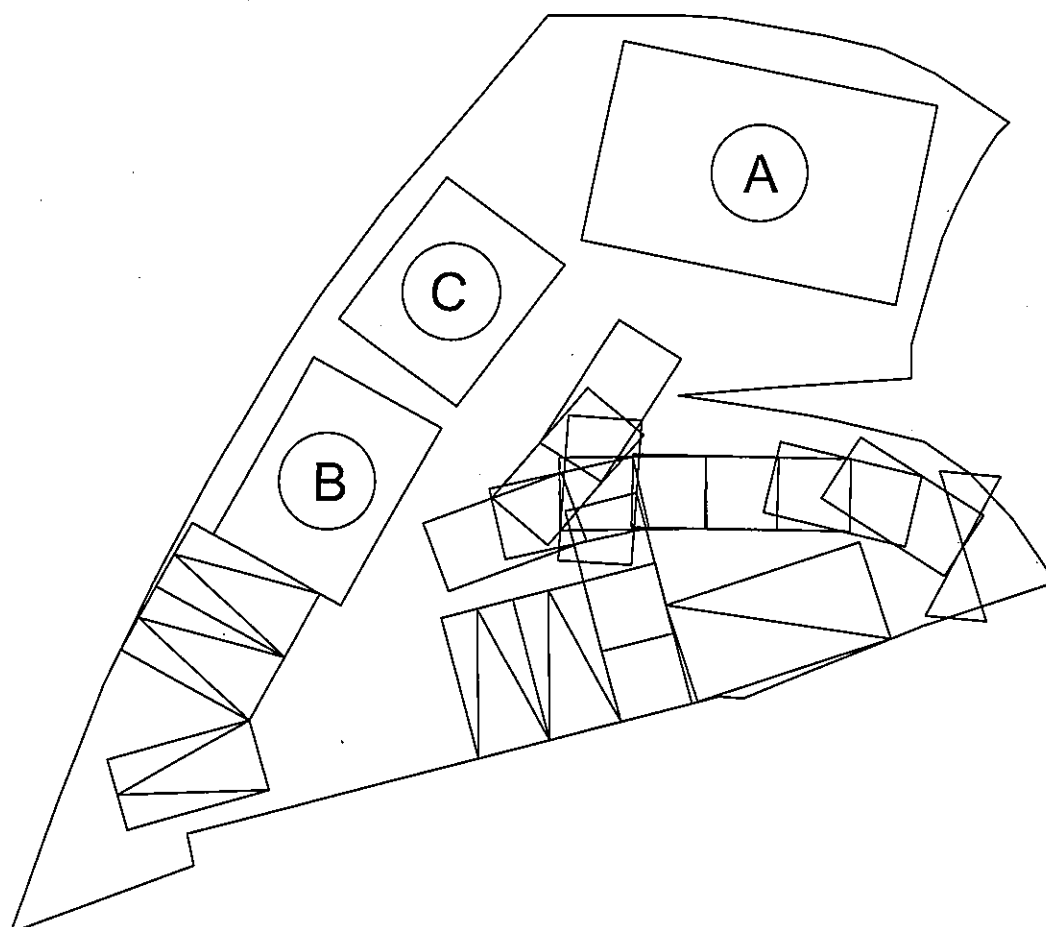
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For Identification Only

Drawing No.:

4-01



**Legend:**

- Ingress/egress (Width: 6m)
- Proposed Structures
- Private Car Parking Space
- LGV U/UL Space

Appendix 4.2

Location: DD 109 Lot 1025 RP  
App. No.: A/YL-KTN/756

OZP: S/YL-KTN/9  
District: Kam Tin North  
Zoning: Agriculture

Date: 17 March 2021

Maneuvering Space - PC  
車輛轉動空間 - 私家車

擬議臨時動物寄養所及填土（為期3年）

Proposed Temporary Animal Boarding  
Establishment and Filling of Land for a  
Period of 3 Years

SCALE

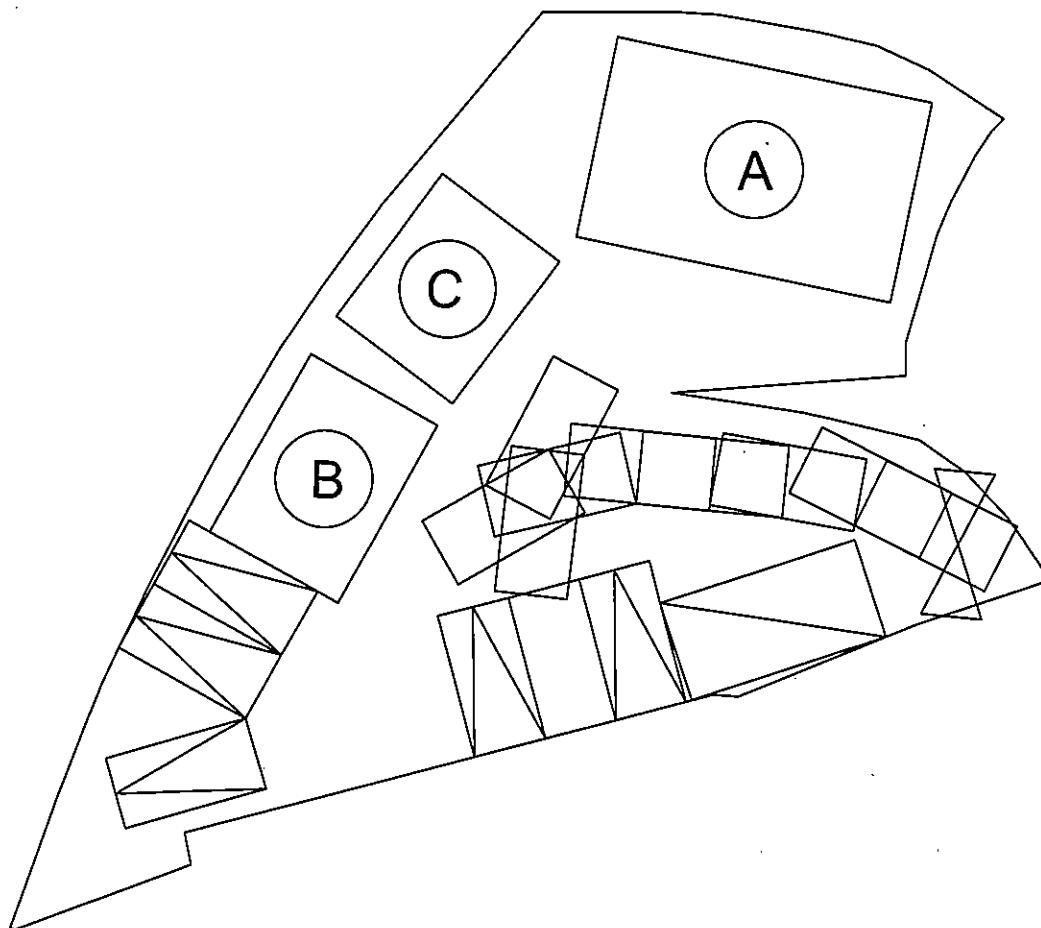
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For Identification Only

Drawing No.:

4-02



**Legend:**

-  Ingress/egress (Width: 6m)
-  Proposed Structures
-  Private Car Parking Space
-  LGV U/UL Space

Appendix 4.3

Location: DD 109 Lot 1025 RP  
App. No.: A/YL-KTN/756

OZP: S/YL-KTN/9  
District: Kam Tin North  
Zoning: Agriculture

Date: 17 March 2021

Maneuvering Space - PC

車輛轉動空間 - 私家車

擬議臨時動物寄養所及填土 (為期3年)

Proposed Temporary Animal Boarding  
Establishment and Filling of Land for a  
Period of 3 Years

SCALE

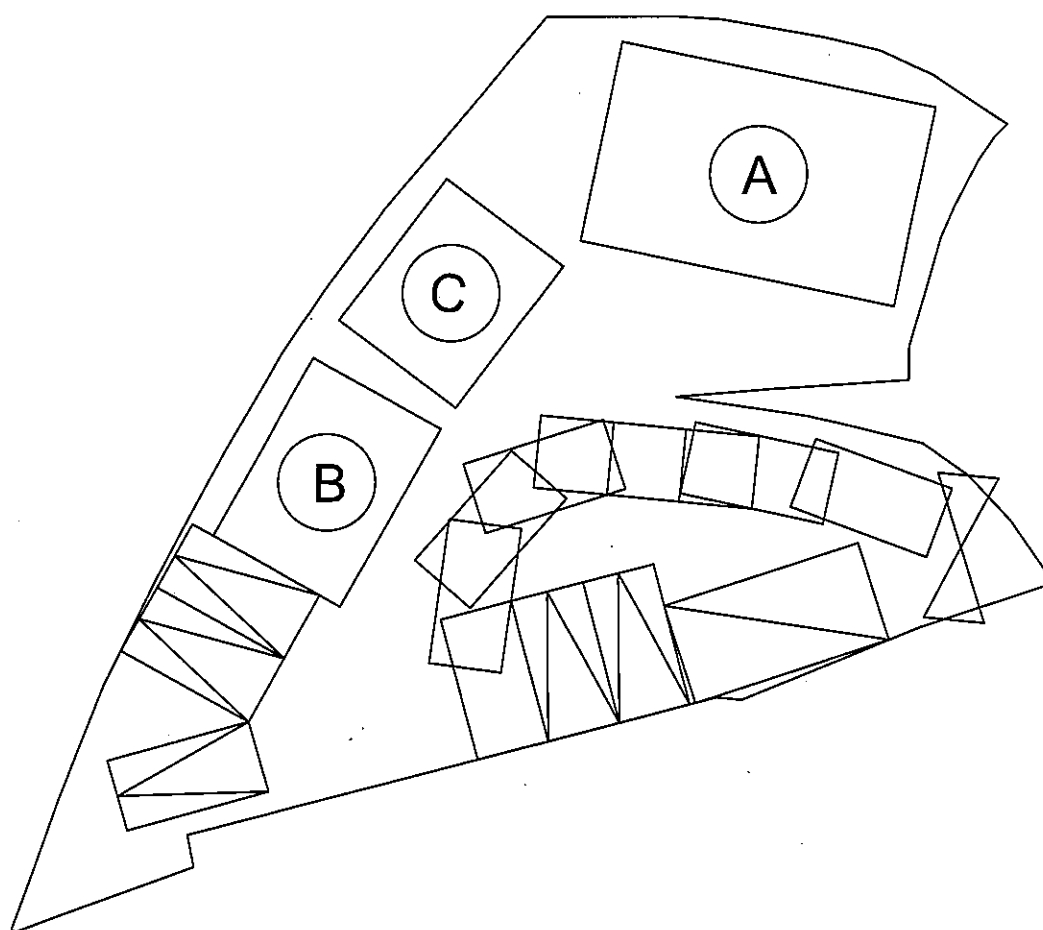
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



For Identification Only

Drawing No.:

4-03



**Legend:**

-  Ingress/egress (Width: 6m)
-  Proposed Structures
-  Private Car Parking Space
-  LGV U/UL Space

Appendix 4.4

Location: DD 109 Lot 1025 RP  
App. No.: AYL-KTN/756

OZP: S/YL-KTN/9  
District: Kam Tin North  
Zoning: Agriculture

Date: 17 March 2021

Maneuvering Space - PC

車輛轉動空間 - 私家車

擬議臨時動物寄養所及填土 (為期3年)

Proposed Temporary Animal Boarding  
Establishment and Filling of Land for a  
Period of 3 Years

SCALE

1:250

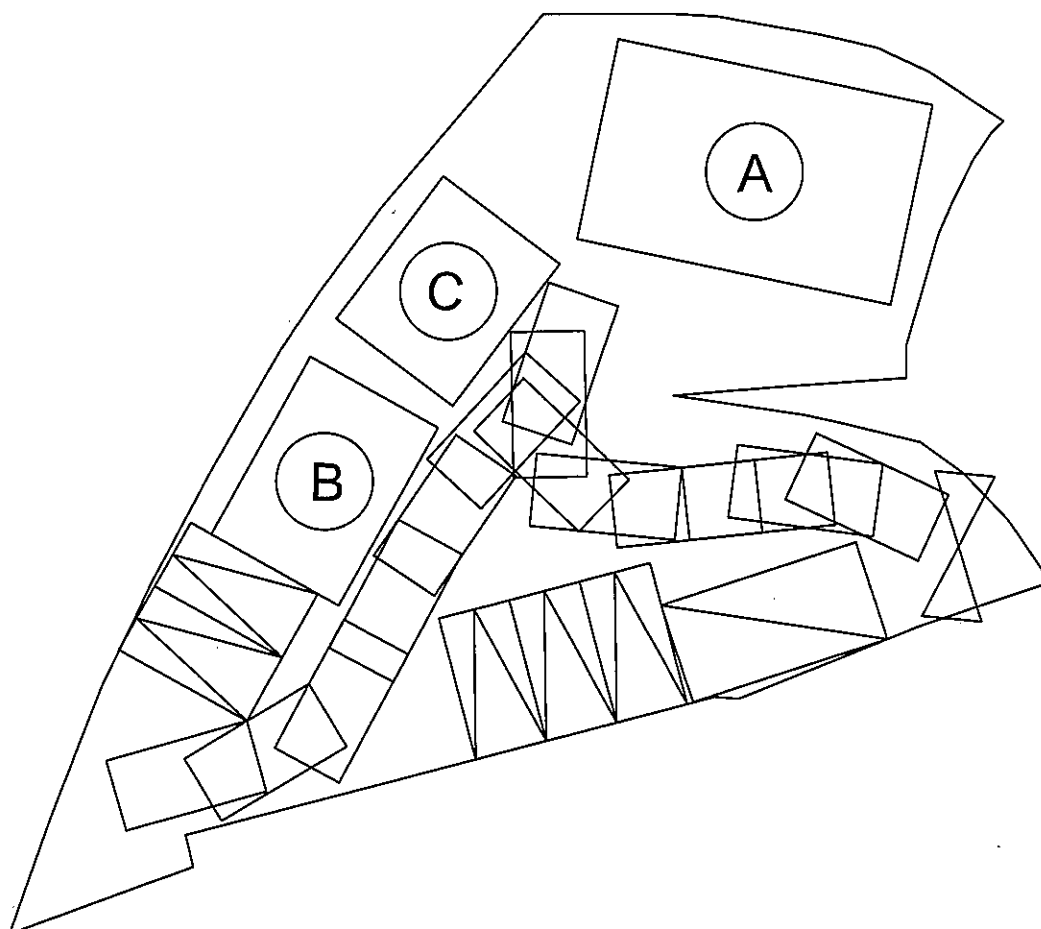
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For Identification Only

Drawing No.:

4-04





**Legend:**

- Ingress/egress (Width: 6m)
- Proposed Structures
- Private Car Parking Space
- LGV U/UL Space

Appendix 4.5

Location: DD 109 Lot 1025 RP  
App. No.: A/YL-KTN/756

OZP: S/YL-KTN/9  
District: Kam Tin North  
Zoning: Agriculture

Date: 17 March 2021

Maneuvering Space - PC

車輛轉動空間 - 私家車

擬議臨時動物寄養所及填土 (為期3年)

Proposed Temporary Animal Boarding  
Establishment and Filling of Land for a  
Period of 3 Years

SCALE

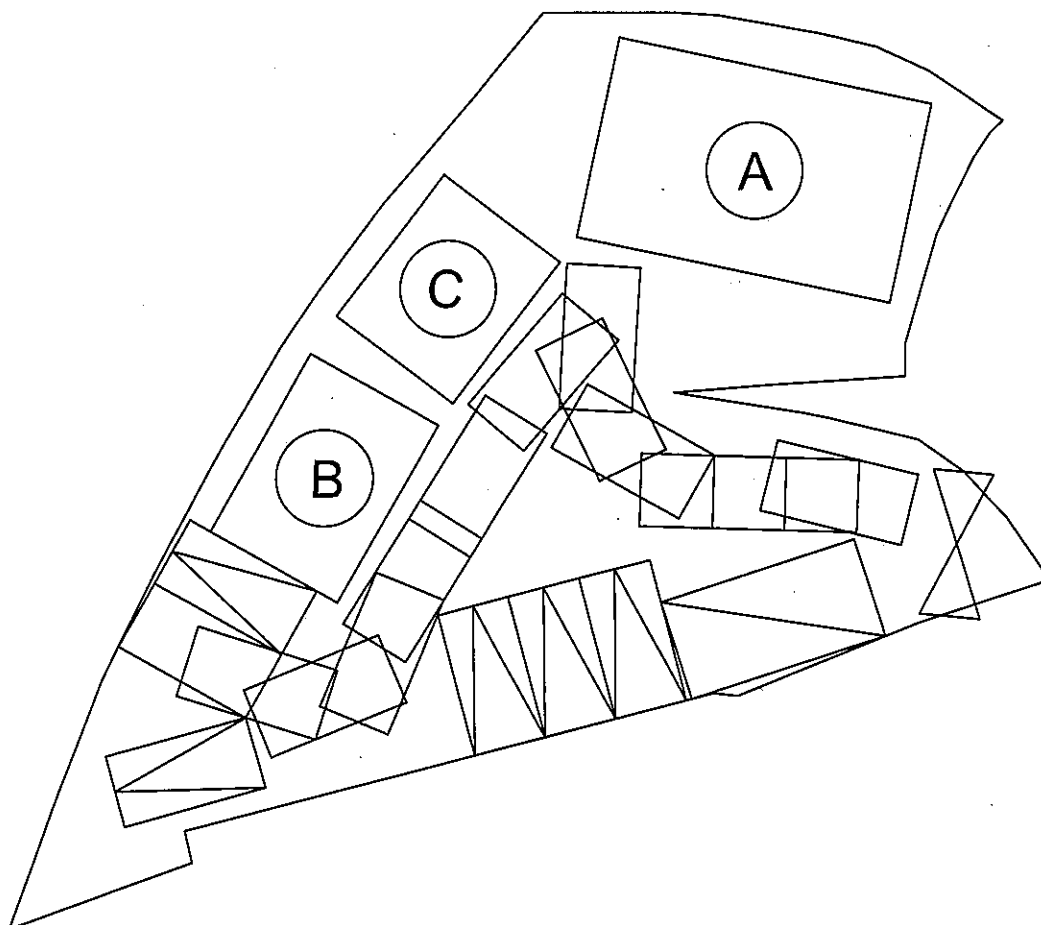
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For Identification Only

Drawing No.:

4-05



**Legend:**

-  Ingress/egress (Width: 6m)
-  Proposed Structures
-  Private Car Parking Space
-  LGV U/UL Space

Appendix 4.6

Location: DD 109 Lot 1025 RP  
App. No.: A/YL-KTN/756

OZP: S/YL-KTN/9  
District: Kam Tin North  
Zoning: Agriculture

Date: 17 March 2021

Maneuvering Space - PC

車輛轉動空間 - 私家車

擬議臨時動物寄養所及填土 (為期3年)

Proposed Temporary Animal Boarding  
Establishment and Filling of Land for a  
Period of 3 Years

SCALE

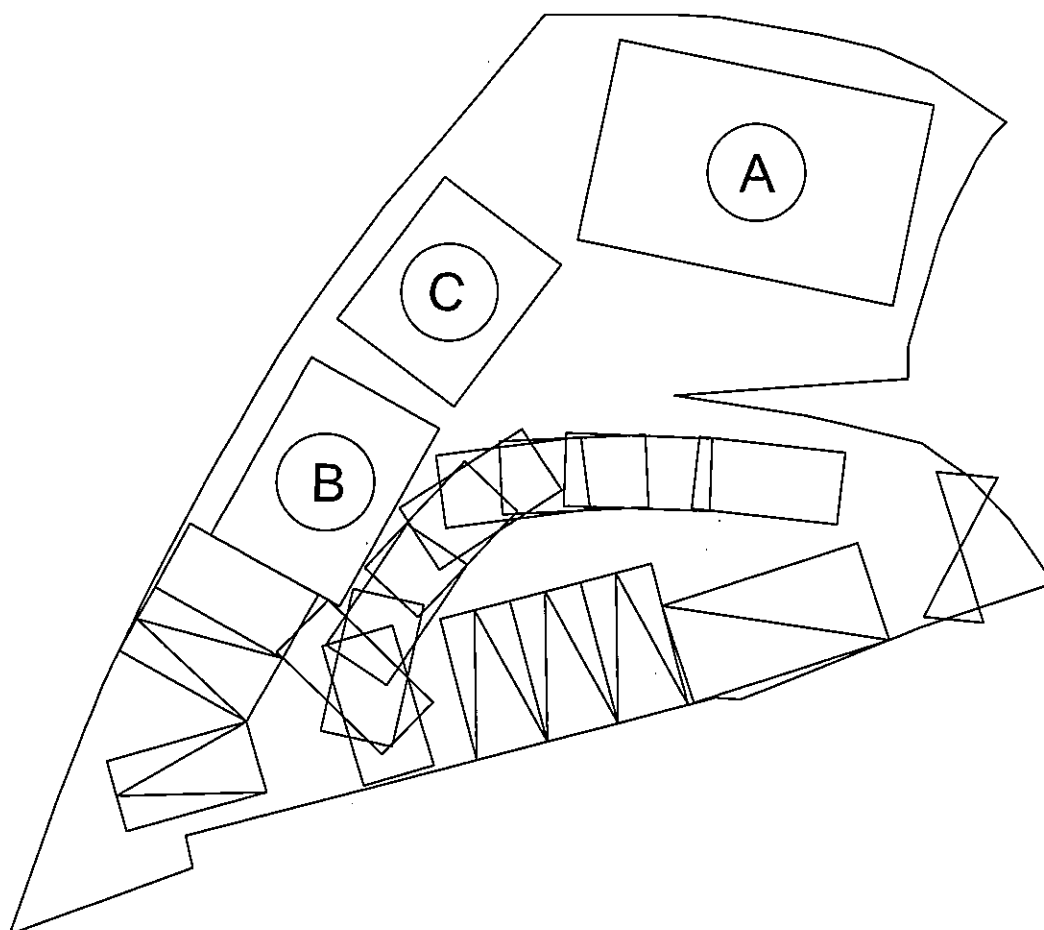
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For Identification Only

Drawing No.:

4-06



**Legend:**

- Ingress/egress (Width: 6m)
- Proposed Structures
- Private Car Parking Space
- LGV U/UL Space

Appendix 4.7

Location: DD 109 Lot 1025 RP  
App. No.: A/YL-KTN/756

OZP: S/YL-KTN/9  
District: Kam Tin North  
Zoning: Agriculture

Date: 17 March 2021

Maneuvering Space - PC  
車輛轉動空間 - 私家車

擬議臨時動物寄養所及填土 (為期3年)

Proposed Temporary Animal Boarding  
Establishment and Filling of Land for a  
Period of 3 Years

SCALE

1:250

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For Identification Only

Drawing No.:

4-07



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

**Approved Applications for Temporary Animal Boarding Establishment and Filling of Land**

	<b><u>Application No.</u></b>	<b><u>Proposed Uses</u></b>	<b><u>Date of Consideration (RNTPC/TPB)</u></b>	<b><u>Approval Conditions</u></b>
1	A/YL-KTN/232	Animal Boarding Establishment (Kennel and Cattery)	29.7.2005 (on temporary basis for a period of 3 years) [revoked on 29.1.2006]	(1), (2), (4), (5)
2	A/YL-KTN/251	Animal Boarding Establishment and Ancillary Facilities (Kennel and Cattery)	7.7.2006 (on temporary basis for a period of 2 years)	(1), (2), (4), (5), (6)
3	A/YL-KTN/253	Animal Boarding Establishment (Kennel)	4.8.2006 (on temporary basis for a period of 3 years)	(1), (2), (3), (4), (5)
4	A/YL-KTN/304	Animal Boarding Establishment with Ancillary Facilities (Kennel and Cattery)	19.9.2008 (on temporary basis for a period of 3 years) [revoked on 19.3.2010]	(4), (5), (6), (7), (8), (9)
5	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]	(1), (4), (6), (7)
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]	(2), (4), (6), (8)
7	A/YL-KTN/377	Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years (Kennel and Cattery)	30.3.2012 (on temporary basis for a period of 3 years) [revoked on 30.9.2012]	(1), (2), (4), (5), (6), (9)
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]	(1), (2), (4), (5), (6), (9)
9	A/YL-KTN/478	Animal Boarding Establishment (Kennel)	6.11.2015 (on temporary basis for a period of 3 years) [revoked on 6.5.2016]	(1), (2), (4), (5), (6), (10), (11), (12)
10	A/YL-KTN/489	Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 3 Years	5.2.2016	(1), (2), (4), (5), (6), (9), (10), (13)
11	A/YL-KTN/519	Animal Boarding Establishment (Cattery) for a Period of 3 Years	24.6.2016	(1), (2), (4), (5), (6), (10), (13)

12	A/YL-KTN/543	Proposed Temporary Animal Boarding Establishment (Cattery) for a Period of 3 Years	23.12.2016 [revoked on 23.12.2017]	(1), (2), (4), (5), (6), (10), (13), (14)
13	A/YL-KTN/556	Proposed Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years	28.4.2017 [revoked on 28.7.2019]	(1), (2), (6), (10), (14), (15)
14	A/YL-KTN/562	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	11.8.2017 [revoked on 11.1.2020]	(1), (2), (4), (5), (6), (10), (14), (15), (16)
15	A/YL-KTN/577	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	26.1.2018	(1), (2), (4), (5), (6), (10), (14), (15)
16	A/YL-KTN/588	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	16.3.2018 [revoked on 16.9.2018]	(1), (2), (4), (5), (6), (10), (14), (15), (16), (17)
17	A/YL-KTN/590	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	16.3.2018 [revoked on 16.9.2018]	(1), (2), (4), (5), (6), (10), (14), (15), (16), (17)
18	A/YL-KTN/605	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	15.6.2018	(1), (2), (4), (5), (6), (10), (14), (15), (16)
19	A/YL-KTN/616	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	17.8.2018 [revoked on 17.1.2021]	(1), (4), (5), (6), (10), (14), (15), (16)
20	A/YL-KTN/617	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	17.8.2018 [revoked on 17.7.2020]	(1), (2), (4), (5), (6), (10), (14), (15), (16)
21	A/YL-KTN/623	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	21.9.2018 [revoked on 21.12.2020]	(1), (2), (4), (5), (6), (10), (14), (15), (16)
22	A/YL-KTN/638	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	1.2.2019	(2), (4), (5), (6), (8), (10), (14), (15), (16)
23	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	(2), (4), (5), (6), (8), (10), (14), (15), (16)
24	A/YL-KTN/642	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	22.2.2019	(2), (4), (5), (6), (10), (14), (15), (16)
25	A/YL-KTN/645	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	12.4.2019 [revoked on 12.10.2019]	(2), (4), (5), (6), (10), (12), (14), (15), (16)

26	A/YL-KTN/651	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years	17.5.2019	(2), (4), (5), (6), (10), (14), (15), (16)
27	A/YL-KTN/652	Renewal of Planning Approval for Temporary Animal Boarding Establishment (Cattery) for a Period of 3 Years	17.5.2019	(2), (4), (5), (7), (8), (10), (14), (15), (16), (18)
28	A/YL-KTN/659	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	16.8.2019	(2), (4), (5), (6), (7), (10), (14), (15), (16)
29	A/YL-KTN/669	Proposed Temporary Animal Boarding Establishment (Cattery) for a Period of 3 Years	2.8.2019	(2), (4), (5), (6), (7), (10), (14), (15), (16)
30	A/YL-KTN/672	Proposed Temporary Animal Boarding Establishment (Cattery) for a Period of 3 Years	13.12.2019	(2), (5), (6), (10), (14), (15), (16)
31	A/YL-KTN/695	Temporary Animal Boarding Establishment for a Period of 5 Years	15.5.2020	(2), (4), (5), (6), (10), (14), (15), (16)
32	A/YL-KTN/723	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Filling of Land	23.10.2020	(2), (4), (5), (6), (7), (10), (14), (15), (16)
33	A/YL-KTN/724	Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 3 Years	23.10.2020	(2), (4), (5), (6), (10), (14), (15), (16)
34	A/YL-KTN/713	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	6.11.2020	(2), (4), (5), (6), (10), (14), (15), (16)
35	A/YL-KTN/716	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Filling of Land	20.11.2020	(2), (4), (5), (6), (10), (14), (15), (16)
36	A/YL-KTN/730	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	20.11.2020	(2), (4), (5), (6), (10), (14), (15), (16)
37	A/YL-KTN/739	Renewal of Planning Approval for Temporary Animal Boarding Establishment for a Period of 3 Years	8.1.2021	(2), (4), (5), (6), (10), (14), (15), (16)
38	A/YL-KTN/740	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	8.1.2021	(2), (4), (5), (6), (10), (14), (15), (16)
39	A/YL-KTN/743	Temporary Animal Boarding Establishment with Ancillary Office for a Period of 3 Years	22.1.2021	(2), (4), (5), (6), (10), (14), (15), (16)

40	A/YL-KTN/725	Proposed Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years	26.2.2021	(2), (4), (5), (6), (10), (14), (15), (16)
41	A/YL-KTN/747	Temporary Animal Boarding Establishment for a Period of 5 Years	26.2.2021	(2), (4), (5), (6), (10), (14), (15), (16)
42	A/YL-KTN/752	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years	26.3.2021	(2), (4), (5), (6), (10), (14), (15), (16)

### **Approval Conditions**

- (1) Submission / implementation of landscaping / tree preservation proposals / replacement of tree planting
- (2) Submission / implementation / maintenance of drainage proposal / facilities / submission of drainage record
- (3) Provision of a 9-litre water type /3 kg dry powder fire extinguisher
- (4) Revocation of planning approval for non-compliance with conditions by a specified date or during the planning approval period
- (5) Reinstatement of the application site upon expiry of planning permission
- (6) Submission / implementation of water supply for fire fighting and / or fire service installations proposal / provision of fire service installations and / or Emergency Vehicular Access
- (7) Maintenance of existing drainage facilities
- (8) Maintenance of existing landscape planting / trees
- (9) Submission / implementation of appropriate mitigation measures in order not to cause any disturbance / contamination to the fish ponds nearby
- (10) Restriction on operation time
- (11) No activity that would generate dog barking noise shall be carried out in the outdoor area of the Site
- (12) The boundary fencing of the Site shall be provided / maintained at all times
- (13) No reversing of vehicles into or out of the Site is allowed at all times
- (14) No queuing back of vehicles to public road from the Site is allowed at any time / no vehicle is allowed to queue back to or reverse onto / from public road
- (15) No public announcement system and whistle blowing at all times / no public announcement system, whistle blowing, portable loud speaker, or any form of audio amplification system on the site at any time
- (16) All the dogs / animals shall be kept inside the enclosed structures at all time or at specific time
- (17) No vehicle exceeding 5.5 tonnes, including container tractors / trailers, as defined in the Road Traffic Ordinance are allowed to be parked / stored on or enter / exit the site
- (18) Maintenance of existing fire services installations and equipment implemented on the site

### **Approved Applications for Filling of Land for Temporary Hobby Farm**

	<b><u>Application No.</u></b>	<b><u>Proposed Uses</u></b>	<b><u>Date of Consideration (RNTPC/TPB)</u></b>	<b><u>Approval Conditions</u></b>
1	A/YL-KTN/691	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Filling of Land	17.1.2020	(1), (2), (3), (4), (5), (6)
2	A/YL-KTN/693	Temporary Place of Recreation, Sports or Culture (Hobby Farm and Caravan Holiday Camp) for a Period of 3 Years and Filling of Land	15.5.2020	(1), (2), (3), (4), (5), (6)



3	A/YL-KTN/726	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Filling of Land	6.11.2020	(1), (2), (3), (4), (5), (6)
4	A/YL-KTN/745	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Land Filling	5.2.2021	(1), (2), (3), (4), (5), (6), (7)

#### **Approval Conditions**

- (1) Restriction on operation time
- (2) No public announcement system and whistle blowing at all times / no public announcement system, whistle blowing, portable loud speaker, or any form of audio amplification system on the site at any time
- (3) Submission / implementation / maintenance of drainage proposal / facilities / submission of drainage record
- (4) Submission / implementation of water supply for fire fighting and / or fire service installations proposal / provision of fire service installations and / or Emergency Vehicular Access
- (5) Revocation of planning approval for non-compliance with conditions by a specified date or during the planning approval period
- (6) Upon the expiry of the planning permission, the reinstatement of the site to an amenity area
- (7) No vehicle is allowed to queue back to or reverse onto/from public road at any time

#### **Rejected Application for Temporary Animal Boarding Establishment**

	<b><u>Application No.</u></b>	<b><u>Proposed Uses</u></b>	<b><u>Date of Consideration (RNTPC/TPB)</u></b>	<b><u>Main Reason(s) for Rejection</u></b>
1	A/YL-KTN/156	Proposed Small Scale Dog Kennel for a Period of 3 Years	8.11.2002	(1), (2)

#### **Rejection Reasons**

- (1) The proposed development was not in line with the planning intention of the "Agriculture" zone and no strong justification in the submission for a departure from such planning intention, even on a temporary basis.
- (2) No information in the submission to demonstrate that the proposed development would not cause adverse environmental and drainage impacts on the surrounding areas.



☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



A/YL-KTN/756，城市規劃委員會  
04/03/2021 08:19

From: [REDACTED]  
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>  
FileRef:

敬啟者

本人鄭寶蘭，現居元朗錦田大江埔村 [REDACTED]  
[REDACTED]，強烈「反對」地段第1025號段規劃申請臨時動物寄  
養所！

理由～～

環境污染，大規模填土，影響附近環境！

衛生問題，大量動物排泄物，影響河道！

噪音污染，每日狗隻不停吠，對鄉村獨有既寧靜環境非常滋  
擾！

以上種種原因，非常影響本人生活，所以強烈「反對」！

聯絡電話：[REDACTED]

規劃申請編號：A/YL-KTN/756

tpbpd@pland.gov.hk

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寄件者: [REDACTED]  
寄件日期: 2021年03月15日星期一 23:52  
收件者: tpbpd@pland.gov.hk  
主旨: Objection the application no. A/YL-KTN/756

Dear Chairman of Town Planning Board

I live near the Lot 1025 RP in D.D.109, Kam Tin North, Yuen Long, N.T. My home distance is not more than 400 meters.

The main reason of my live here of the tranquil environment. If set a temporary animal boarding establishment, I believe there cause noise problem, that will seriously affect my life and rest quality.

Additional the sewage treatment is my another concern. In rainy season, the road are often flooded. The temporary animal boarding establishment will add the sewage heavy load.

Finally, the road out of the temporary animal boarding establishment are illegal construction, which original a pedestrian path. The have 6 private car parking spaces and a loading/unloading space. This greatly affects the safety of nearby residents.

Please feel free to contact me, and accept me objection.

*Best Regards,*

*Carol Chung*

*Kam Tin Residents*

*15<sup>th</sup> March 2021*



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)



18th March, 2021.

By email only

Dear Sir/ Madam,

**Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and**  
**Land Filling**  
**(A/YL-KTN/756)**

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 18 Mar 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

tpbpd@pland.gov.hk

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寄件者: [REDACTED]  
寄件日期: 2021年03月22日星期一 22:10  
收件者: tpbpd@pland.gov.hk  
主旨: Objection the application of temporary animal boarding establishment (A/YL-KTN/756)

Dear Sir or Madam

I would strongly like to object the application no. A/YL-KTN/756.

I live in Tai Kong Po have more than 30 years, since my boron. My home have office worker, student and elder. The temporary animal boarding establishment will have animal noise. And there will affect our rest without a peaceful environment and which will affect daytime life.

Tai Kong Po have chicken farm and pig farm near the D.D.109 Lot 1025 RP, which often foul smell. This is not suitable for adding more facilities that will produce hard to smell. That will cause near residents can't open window, which may affect the health problems.

And the facilities will increase road usage leads. The narrow road not suitable the heavy transport.

Finally, I think the noise pollution, smell pollution and land filling cause environment pollution, the offensive building will directly effect my property valuation.

Yours faithfully

Wing

tpbpd@pland.gov.hk

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寄件者: [REDACTED]  
寄件日期: 2021年03月23日星期二 3:47  
收件者: tpbpd  
主旨: A/YL-KTN/756 DD 109 Sheung Kong Tsuen

A/YL-KTN/756  
Lot 1025 RP in D.D. 109, Nr. Sheung Kong Tsuen, Kam Tin North  
Site area : About 579.7sq.m  
Zoning : "Agriculture"  
Applied use : Animal Boarding Establishment / 1 Vehicle Parking

Dear TPB Members,

Is it animal boarding or animal breeding? 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.

What credentials does the applicant have? How many similar operations nearby?

There are many media reports on animal cruelty and puppy farms. Members must ask questions.

Mary Mulvihill

# 創建 Designing Hong Kong 香港.com

23 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](mailto:tpbpd@pland.gov.hk)

## **Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Land Filling (Application No. A/YL-KTN/756)**

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.
- The applicant fails to show in the drainage impact assessment and sewage impact assessment that the proposed development would not bring any adverse environmental impact to the surrounding areas.
- There are active farmlands near the application site. We think the site has a great potential for the rehabilitation of agriculture. Land filling should be avoided in order to prevent the destruction on rural landscape.
- 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





**Advisory Clauses**

- (a) note DLO/YL, LandsD's comments that the Site comprises an Old Schedule Agricultural Lots 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 lot owner(s) will need to apply his office to permit the structure(s) 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 the 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; Although a new 4m wide road is proposed to be built on Government Land in order to connect the Site from adjoining access road, there is no guarantee that any right-of-way over the Government Land to the Site would be granted. In addition, according to the established practice, application of Short Term Tenancy for the purpose of road/access will not be entertained, even if the planning application approved by TPB;
- (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 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 DEP's comments that the applicant is advised to (a) the proposed structure for animal boarding establishment should be enclosed with soundproofing materials with provision of 24-hour mechanical ventilation and air-conditioning system; (b) to follow the requirements stipulated in "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Site"; (c) to provide adequate support infrastructure / facilities for proper collection, treatment and disposal of waste / wastewater generated from the proposed 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 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department" including percolation test; and (d) it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;
- (d) note CHE/NTW, HyD's comments that his department shall not be responsible for the maintenance of any access connecting the Site and part of Kong Tai Road. Adequate drainage measures should be provided to prevent surface water running from the Site to nearby public roads and drains;

- (e) note CTP/UD&L, PlanD's comments that the applicant is reminded to refer to DEVB's Proper Planting Practice regarding "Do Not Plant Too Deep" (植樹不要過深) [https://www.greening.gov.hk/filemanager/content/images/tree\\_care/Do\\_Not\\_Plant\\_Too\\_Deep\\_c.jpg](https://www.greening.gov.hk/filemanager/content/images/tree_care/Do_Not_Plant_Too_Deep_c.jpg). Also, the 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 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 is reminded to adopt measures to avoid disturbing and polluting the Kam Tin River located to the west of the Site;
- (g) note CE/MN, DSD's comments that the drainage proposal required under relevant approval condition should demonstrate how the overland flow across the Site to the adjacent drainage channel will not be adversely affected by the land filling;
- (h) 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 the Building Authority (BA), they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application. For UBW erected on lease land, enforcement action may be taken by the 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 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 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 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;
- (i) 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 FSI 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; and

- (j) note DFEH's comments that 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. 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.

