

2021年 3月 18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  
申請件。

Form No. S16-I  
表格第 S16-I 號

The document is received on 18 MAR 2021  
The Town Planning Board will formally acknowledge  
the receipt of the application only upon receipt  
of all documents and/or data submitted.

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

Applicable to proposals not involving or not only involving:  
適用於建議不涉及或不祇涉及:

- (i) Construction of "New Territories Exempted House(s)";  
興建「新界豁免管制屋宇」;
- (ii) Temporary use/development of land and/or building not exceeding 3 years in rural areas; and  
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;及
- (iii) Renewal of permission for temporary use or development in rural areas  
位於鄉郊地區的臨時用途或發展的許可續期

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 請在適當的方格內加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/4L-KTN/ 763
	Date Received 收到日期	18 MAR 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。

<b>1. Name of Applicant 申請人姓名/名稱</b>
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
NG Oi Sim 吳愛嫻

<b>2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)</b>
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
R-riches Property Consultants Limited

<b>3. Application Site 申請地點</b>	
(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 748 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories
(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 ..... 179 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 88 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	N/A ..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kam Tin North OZP No. S/YL-KTN/9
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" zone
(f) Current use(s) 現時用途	Animal Boarding Establishment  (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  
23/2/2021 (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 23/2/2021 (DD/MM/YYYY)<sup>&</sup>  
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<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

**6. Type(s) of Application 申請類別**

- ☐ Type (i) Change of use within existing building or part thereof  
第(i)類 更改現有建築物或其部分內的用途
- ☒ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)  
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project  
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)  
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☒ Type (v) Use / development other than (i) to (iii) above  
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註2：如發展涉及靈灰安置用途，請填妥於附件的表格。

**(i) For Type (i) application 供第(i)類申請**

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(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)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 .....		sq.m 平方米 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分 .....		sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計 .....		sq.m 平方米 <input type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

**(ii) For Type (ii) application 供第(ii)類申請**

(a) Operation involved 涉及工程	<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 ..... 179 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ..... 0.2 ..... 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 <p>(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) (請用圖則顯示有關土地/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))</p>
(b) Intended use/development 有意進行的用途/發展	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Land Filling

**(iii) For Type (iii) application 供第(iii)類申請**

(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度		
	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長 x 闊 x 高)

(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)

**(iv) For Type (iv) application 供第(iv)類申請**

(a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –

請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction 地積比率限制 From 由 ..... to 至 .....
- ☐ Gross floor area restriction 總樓面面積限制 From 由 .....sq. m 平方米 to 至 .....sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由 .....% to 至 ..... %
- ☐ Building height restriction 建築物高度限制  
From 由 .....m 米 to 至 ..... m 米  
From 由 ..... mPD 米 (主水平基準上) to 至 .....mPD 米 (主水平基準上)  
From 由 ..... storeys 層 to 至 ..... storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由 .....m to 至 ..... m
- ☐ Others (please specify) 其他 (請註明) .....

**(v) For Type (v) application 供第(v)類申請**

(a) Proposed use(s)/development  
擬議用途/發展

Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Land Filling

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

**(b) Development Schedule 發展細節表**

Proposed gross floor area (GFA) 擬議總樓面面積	88 .....	sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	0.5 .....		<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	41 .....	%	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	2 .....		
Proposed no. of storeys of each block 每座建築物的擬議層數	1-2 .....	storeys 層	
	<input type="checkbox"/> include 包括 .....	storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括 .....	storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	..... mPD 米(主水平基準上)		<input type="checkbox"/> About 約
	5.2 - 5.5 .....	m 米	<input checked="" type="checkbox"/> About 約

☐ Domestic part 住用部分GFA 總樓面面積 ..... sq. m 平方米 ☐ About 約

number of Units 單位數目 .....

average unit size 單位平均面積 ..... sq. m 平方米 ☐ About 約

estimated number of residents 估計住客數目 .....

☒ Non-domestic part 非住用部分

## GFA 總樓面面積

☐ eating place 食肆 ..... sq. m 平方米 ☐ About 約☐ hotel 酒店 ..... sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目) .....

☐ office 辦公室 ..... sq. m 平方米 ☐ About 約☐ shop and services 商店及服務行業 ..... sq. m 平方米 ☐ About 約☐ Government, institution or community facilities (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積/總樓面面積)

政府、機構或社區設施

.....

.....

.....

☒ other(s) 其他

(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積/總樓面面積)

.....

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	ANIMAL BOARDING ESTABLISHMENT	COVERED BY B2	88m <sup>2</sup> (ABOUT)	5.2m (ABOUT) (2-STOREY)
B2	SITE OFFICE CANOPY (RAIN SHELTER)	73.2m <sup>2</sup> (ABOUT)	N/A	5.5m (ABOUT)
TOTAL		73.2m <sup>2</sup> (ABOUT)	88m <sup>2</sup> (ABOUT)	

STRUCTURE B1 IS CONTAINER-CONVERTED STRUCTURE

☐ Open space 休憩用地 (please specify land area(s) 請註明地面面積)☐ private open space 私人休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於☐ public open space 公眾休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於

## (c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]		
.... STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
.... B1	ANIMAL BOARDING ESTABLISHMENT	COVERED BY B2	88m <sup>2</sup> (ABOUT)	5.2m (ABOUT) (2-STOREY)
.... B2	SITE OFFICE CANOPY (RAIN SHELTER)	73.2m <sup>2</sup> (ABOUT)	N/A	5.5m (ABOUT)
....	TOTAL	73.2m <sup>2</sup> (ABOUT)	88m <sup>2</sup> (ABOUT)	
....	STRUCTURE B1 IS CONTAINER-CONVERTED STRUCTURE			

## (d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

Circulation space and manoeuvring space of vehicle

.....

.....

.....

.....

.....



### 7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

Existing

### 8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行車通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?</p>	<p>Yes 是          No 否</p>	<p><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))</p> <p>Accessible from Fung Kat Heung Road via a local access</p> <p><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)</p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?</p>	<p>Yes 是          No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Private Car Parking Spaces 私家車車位 <span style="float: right;">1</span></p> <p>Motorcycle Parking Spaces 電單車車位 <span style="float: right;">_____</span></p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 <span style="float: right;">_____</span></p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 <span style="float: right;">_____</span></p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 <span style="float: right;">_____</span></p> <p>Others (Please Specify) 其他 (請列明) <span style="float: right;">_____</span></p> <p>_____ <span style="float: right;">_____</span></p> <p>_____ <span style="float: right;">_____</span></p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?</p>	<p>Yes 是          No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces 的士車位 <span style="float: right;">_____</span></p> <p>Coach Spaces 旅遊巴車位 <span style="float: right;">_____</span></p> <p>Light Goods Vehicle Spaces 輕型貨車車位 <span style="float: right;">_____</span></p> <p>Medium Goods Vehicle Spaces 中型貨車車位 <span style="float: right;">_____</span></p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 <span style="float: right;">_____</span></p> <p>Others (Please Specify) 其他 (請列明) <span style="float: right;">_____</span></p> <p>_____ <span style="float: right;">_____</span></p> <p>_____ <span style="float: right;">_____</span></p>

## 9. 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。

<p>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?</p>	<p>Yes 是          No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>																																				
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是          No 否</p>	<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><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</p> <p><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</p> <p><input type="checkbox"/></p>																																				
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<p>On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)</p> <p>.....</p> <p>.....</p>	<table border="0"> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> </table> <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) 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>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>
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**10. 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。

The applicant seeks to use Lot 748 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories (the Site) for 'Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Land Filling' (proposed development) (Plan P01). The applicant would like use the Site to continue to operate the animal boarding establishment (dog kennel) to serve pet owner approved under S.16 planning application No. AYL-KTN/616.

The Site falls within an area zoned as "Agriculture" ("AGR") on the Approved Kam Tin North OZP No. S/YL-KTN/9 (Plan P02). According to the Notes of the OZP, 'animal boarding establishment' is a column 2 use within the "AGR" zone, which requires permission from the Board. Since the application is only on a temporary basis, it will not jeopardize the long term planning intention of the "AGR" zone.

The Site occupied an area of 179 sq.m (about) of Old Schedule Agricultural Lots held under the Block Government Lease (Plan P03). Two structures are proposed at the Site for animal boarding establishment, site office and Canopy (Rain Shelter) with total GFA of 88 sq.m (about)(Plan P04). The Site involves of 179 sq.m filling of land of not more than 0.2m (about) in depth for site formation of structures (Plan P05). The applicant will reinstate the Site to a condition which is suitable for agricultural uses after the planning approval period.

The operation hours of the proposed development are 24 hours daily (including public holidays). Staff will only access the Site between 09:00 to 18:00 daily. The estimated number of staff working at the Site is four. Two staffs will stay at the Site overnight to handle potential complaints arising from the proposed development. No visitor is allowed at the Site.

A total of not more than 50 dogs will be kept at the Site. All dogs are kept in cages and placed inside enclosed structures fitted with soundproofing materials and mechanical ventilation and air-conditioning systems. No public announcement system, whistle blowing, portable loud speaker, or any form of audio amplification system is allowed on the Site during the planning approval period.

The Site is accessible from Fung Kat Heung Road via a local access (Plan P01). One private car parking is provided for the use of staff only. Sufficient maneuvering space is provided within the Site to ensure no queuing, turning back outside the Site and onto public road. Light, medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractor/trailer are prohibited to parked/stored at the Site.

The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department to minimise adverse environmental impacts and nuisance to the surrounding area. The applicant will strictly follow the Professional Persons Environmental Consultative Committee Practice Notes for sewerage treatment at the Site.

The applicant will submit a Boarding Establishment License in accordance to The Public Health (Animals) (Boarding Establishment) Regulations to Agriculture, Fisheries and Conservation Department after planning approval has been granted by the Board.

The proposed development will not create significant adverse traffic, environmental, landscape and drainage impacts to the surrounding areas. Adequate mitigation measures will be provided after planning approval has been granted from the Board, i.e. submission of drainage and fire service installations proposals to mitigate any adverse impact arising from the proposed development.

In view of the above, the Board is hereby respectfully requested to approve the subject application for 'Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Land Filling'.

.....

.....

**11. 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

.....  
Michael WONG

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

on behalf of  
代表



其他 .....  
R-riches Property Consultants Limited

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

Date 日期

23/2/2021

..... (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：  
  - 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
  - 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。

**For Developments involving Columbarium Use, please also complete the following:**  
**如發展涉及靈灰安置所用途，請另外填妥以下資料：**

Ash interment capacity 骨灰安放容量<sup>②</sup>

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

② Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;  
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and  
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.  
在該靈灰安置所內，總共最多可安放多少份骨灰。

## 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 748 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories 新界元朗錦田逢吉鄉文豐約份第107約地段第748號 (部分)		
Site area 地盤面積	179	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	/	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/9 錦田北分區計劃大綱核准圖編號 S/YL-KTN/9		
Zoning 地帶	"Agriculture" Zone 「農業」用途地帶		
Applied use/ development 申請用途/發展	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Land Filling 擬議臨時動物寄養所為期5年及填土		
(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	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	88 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.5 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	/	
	Non-domestic 非住用	2	
	Composite 綜合用途	/	



(vii) 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	1
	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)	1 / / / / / /
	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 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)	/ / / / / /

#### Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

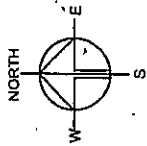
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
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, Plan showing the zoning of the application site		
Plan showing the land status of the application site, Plan showing the paved ratio of the application site		
<b>Reports 報告書</b>		
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

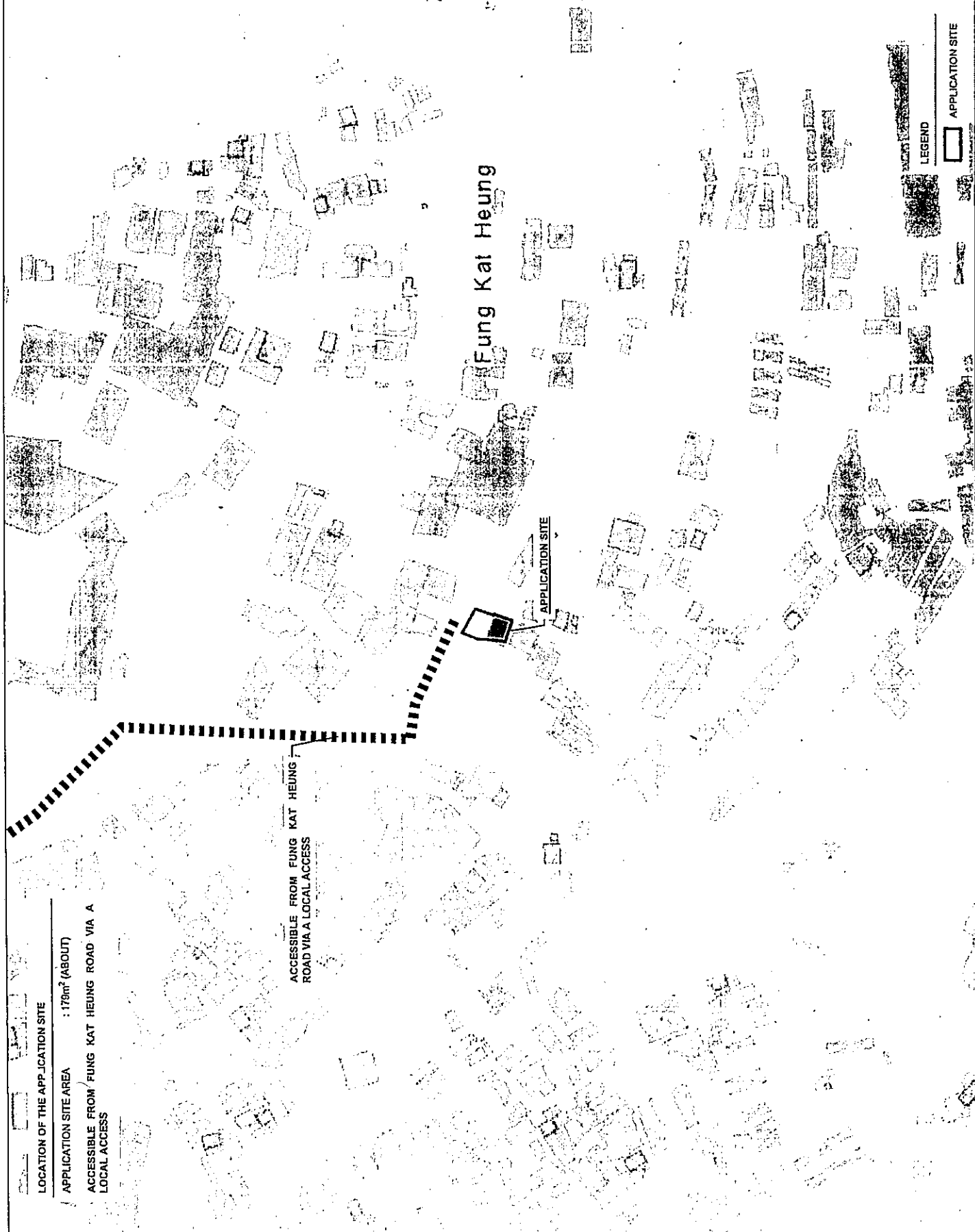


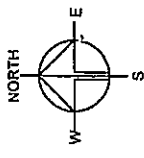
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In 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。

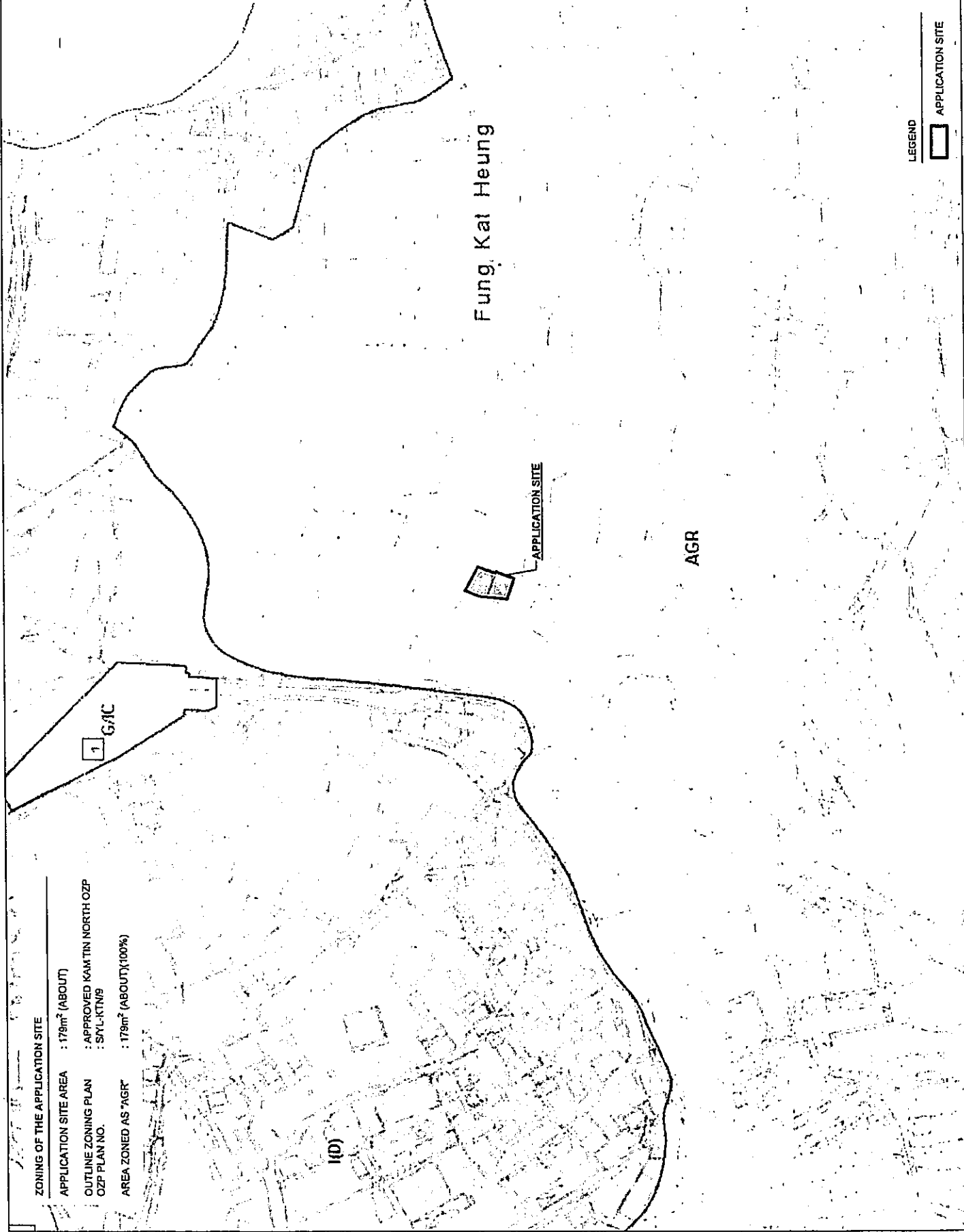


Drawing No.	Ver.	01
Project		
PROPOSED TEMPORARY ANIMAL BOARDING ESTABLISHMENT FOR A PERIOD OF 5 YEARS AND LAND FILLING		
LOT 748 (PART) IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES		
Drawing Title		
LOCATION PLAN		
Scale of A1		
1:2000		
Drawn	Rev.	Date
		3.2.2021
Revised		





Drawing No.	P02	Ver.	01
Project			
PROPOSED TEMPORARY ANIMAL BOARDING ESTABLISHMENT FOR A PERIOD OF 5 YEARS AND LAND FILLING			
LOT 748 (PART) IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES			
Drawing Title			
ZONING OF THE SITE			
Scale of A1			
1:2000			
Drawn	Date		
	3.2.2021		
Reviewed	Date		



ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 179m<sup>2</sup> (ABOUT)

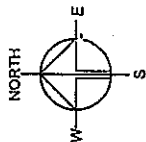
OUTLINE ZONING PLAN : APPROVED KAM TIN NORTH OZP

OZP PLAN NO. : SYL-KTN/9

AREA ZONED AS "AGR" : 179m<sup>2</sup> (ABOUT)(100%)

LEGEND

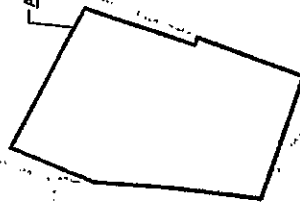
☐ APPLICATION SITE



# LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 179m<sup>2</sup> (ABOUT)  
AREA OF PRIVATE LAND : 179m<sup>2</sup> (ABOUT)(100%)  
AREA OF GOVERNMENT LAND : NOT APPLICABLE

APPLICATION SITE



Drawing No.	Ver.
P03	01
Project	
PROPOSED TEMPORARY ANIMAL BOARDING ESTABLISHMENT FOR A PERIOD OF 5 YEARS AND LAND FILLING	
LOT 748 (PART) IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES	
Drawing Title	
LAND STATUS	
Scale of Map	
1 : 500	
Date	3.2.2021
Revised	

LEGEND  
☐ APPLICATION SITE

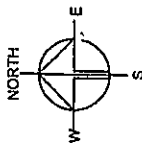
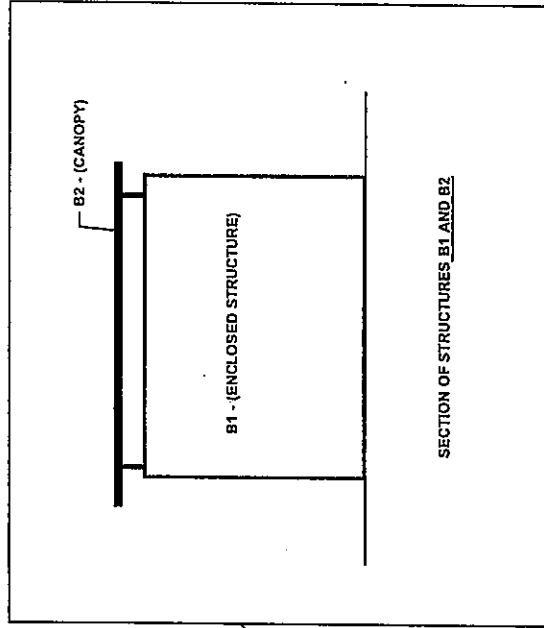
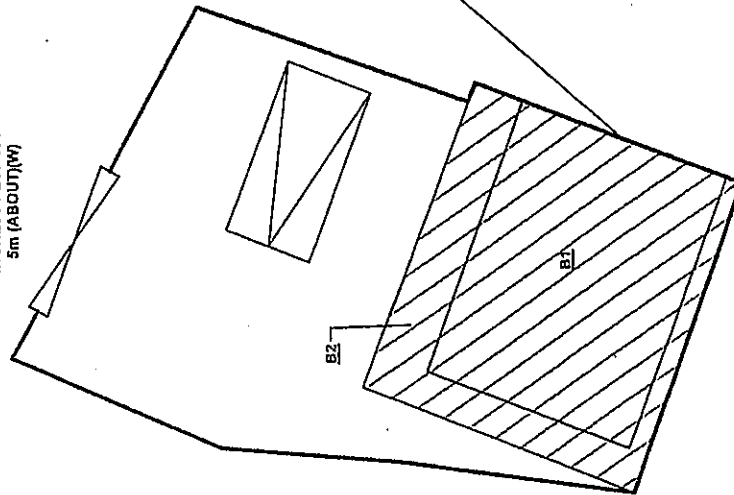
# DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 179m <sup>2</sup> (ABOUT)
COVERED AREA	: 73.2m <sup>2</sup> (ABOUT)
UNCOVERED AREA	: 106m <sup>2</sup> (ABOUT)
PLOT RATIO	: 0.5 (ABOUT)
SITE COVERAGE	: 41% (ABOUT)
NO. OF STRUCTURE	: 2
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 88m <sup>2</sup> (ABOUT)
BUILDING HEIGHT	: 5.2m TO 5.5m (ABOUT)
NO. OF STOREY	: 1 TO 2

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	ANIMAL BOARDING ESTABLISHMENT SITE OFFICE	COVERED BY B2	88m <sup>2</sup> (ABOUT)	5.2m (ABOUT) (2-STOREY)
B2	CANOPY (RAIN SHELTER)	73.2m <sup>2</sup> (ABOUT)	N/A	5.5m (ABOUT)
TOTAL		73.2m <sup>2</sup> (ABOUT)	88m <sup>2</sup> (ABOUT)	

STRUCTURE B1 IS CONTAINER-CONVERTED STRUCTURE

INGRESS / EGRESS  
5m (ABOUT)(W)

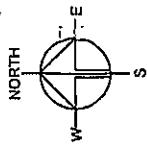


Drawing No.	P04	Ver.	01
Project	PROPOSED TEMPORARY ANIMAL BOARDING ESTABLISHMENT FOR A PERIOD OF 5 YEARS AND LAND FILLING		
Location	LOT 748 (PART) IN D.D. 107, FUEUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES		
Scale of Plan	1 : 200		
Drawn	3.2.2021		
Checked			

LEGEND	STRUCTURE (ENCLOSED)
	STRUCTURE (CANOPY)
	PARKING SPACE
	INGRESS / EGRESS

## PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 1
DIMENSION OF PARKING SPACE	: 2.5m (W) X 5m (L)



#### PAVED RATIO OF THE APPLICATION SITE

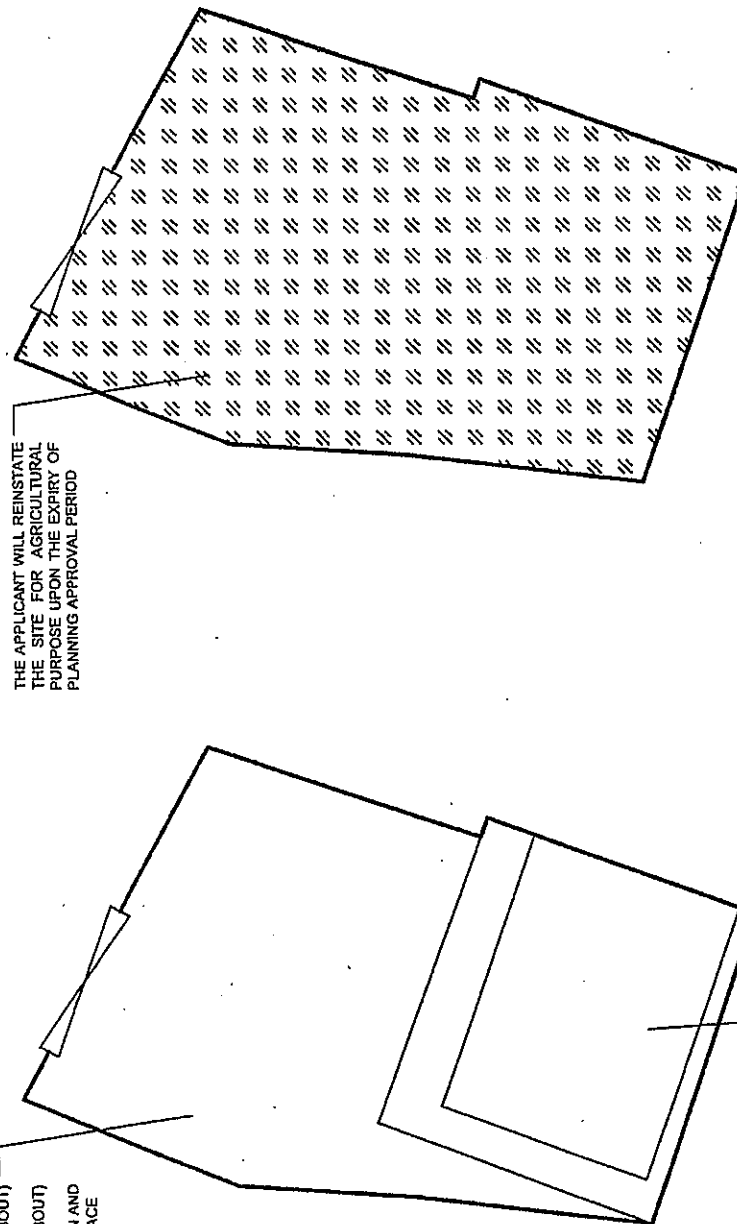
APPLICATION SITE AREA : 179m<sup>2</sup> (ABOUT)  
COVERED BY STRUCTURE : 73.2m<sup>2</sup> (40%)(ABOUT)  
LAND FILLING AREA : 179m<sup>2</sup> (100%)(ABOUT)  
DEPTH OF LAND FILLING : NOT MORE THAN 0.2m (ABOUT)  
MATERIAL OF LAND FILLING : CONCRETE  
PURPOSE OF LAND FILLING : SITE FORMATION OF STRUCTURES,  
CIRCULATION AND PARKING SPACES

#### EXISTING SITE LEVEL

PROPOSED SITE LEVEL : +14.1mPD (ABOUT)  
DEPTH OF FILLING : +0.1mPD  
PURPOSE OF FILLING : CIRCULATION AND  
PARKING SPACE

#### EXISTING SITE LEVEL

PROPOSED SITE LEVEL : +14.2mPD (ABOUT)  
DEPTH OF FILLING : +0.2mPD  
PURPOSE OF FILLING : SITE FORMATION OF  
STRUCTURE



#### LEGEND

LAND FILLING AREA  
AGRICULTURAL PURPOSE

Drawing No. P05  
Project PROPOSED TEMPORARY ANIMAL BOARDING ESTABLISHMENT FOR A PERIOD OF 5 YEARS AND LAND FILLING  
LOT 748 (PART) IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

Drawing Title PAVED RATIO OF THE SITE  
Scale of A1 1 : 200  
Date 3.2.2021  
Drawn By  
Checked By

Our Ref.: DD107 Lot 748  
Your ref.: TPB/A/YL-KTN/763

The Secretary  
Town Planning Board  
15/F, North Point Government office  
333 Java Road  
North Point, Hong Kong

By Email

15 July 2021

Dear Sir,

**1<sup>st</sup> Further Information**

**Proposed Temporary Animal Boarding Establishment for a period of 5 years  
and Filling of Land in "Agriculture" Zone,  
Lot 748 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-KTN/763)**

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Bon TANG at ' or the undersigned at your convenience.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**



**Matthew NG**  
Town Planner

cc DPO/FSYLE, Pland

(Attn.: Ms. Loree DUEN  
(Attn.: Mr. Vincent LAU

) email: llyduen@pland.gov.hk  
) email: vkflau@pland.gov.hk



## Responses-to-Comments

**Proposed Temporary Animal Boarding Establishment for a period of 5 years and Filling of Land in "Agriculture" Zone,  
Lot 748 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories**

**(Application No. A/YL-KTN/763)**

Non-compliance with approval conditions of the previous approved S.16 planning application No. A/YL-KTN/616

- (i) The application site (the Site) involves of one previous approved S.16 planning application (No. A/YL-KTN/616) submitted by different applicants for the same use, which was approved with conditions by the Town Planning Board (the Board) on a temporary basis on 17.8.2018. However, the applicant failed to comply with approval condition (f) by the designated time period which led to revocation of the application, i.e. 17.1.2021.

*Landscape planting at the Site*

- (a) Regarding planning approval condition (e) of the previous approved application No. A/YL-KTN/616, i.e. the submission of landscape proposal, the previous applicant made submission on 12.2.2019 and the submission was accepted by Chief Town Planner/Urban Design and Landscape Section, Planning Department (CTP/UD&L, PlanD), hence, complied with on 19.3.2019.
- (b) Regarding planning approval condition (f) of the previous approved application No. A/YL-KTN/616, i.e. the implementation of the landscape proposal, the applicant made submissions on 10.11.2020 and 28.12.2020 and both submissions were not accepted by CTP/UD&L, PlanD on 13.11.2020 and 4.1.2021 respectively. The applicant had spent efforts in compliance with this approval condition, however, due to the change of operator of the Site in late-2020 and the lack of communication between operators, the previous applicant failed to comply with this approval condition, which led to revocation.

*Fire service installations at the Site*

- (a) Regarding planning approval condition (g) of the previous approved application No. A/YL-KTN/616, i.e. submission of fire service installations (FSIs) proposal, the previous applicant made submissions on 6.3.2019 and 10.4.2019, and the latest submission was accepted by Director of Fire Service



### S.16 Planning Application No. A/YL-KTN/763

(D of FS), hence, complied with on 12.6.2019.

- (b) Regarding planning approval condition (h) of the previous approved application No. A/YL-KTN/616, i.e. implementation of FSIs proposal, the previous applicant made submission on 9.7.2019, and the submission was accepted by D of FS hence, complied with on 7.8.2019.

#### Clarifications for the proposed development

- (i) The operation hours of the proposed development are from 09:00 to 18:00 daily. The proposed development will not operate between 18:00 and 09:00 (except for overnight animal boarding establishment) during the planning approval period.
- (ii) All dogs are kept inside enclosed structures fitted with soundproofing materials and mechanical ventilation and air-conditioning systems at all time during the planning approval period;
- (iii) As heavy loading of structure (B1) and vehicle would compact the existing soiled ground and weaken the ground surface, concrete site formation is required to provide stronger ground reinforcement to stabilise the existing soiled ground and prevent erosion from surface run-off. The land filling area of 179m<sup>2</sup> (about) is required for the operation of the proposed development and has been kept to minimal.
- (iv) The Site is subject of one previous S.16 planning application No. A/YL-KTN/616 for the same use, which was approved by the Town Planning Board on 16.8.2018. The animal boarding establishment has been operating at the Site since the approval date and will remain its operation mode for the current application. The animal boarding establishment will accommodate not more than 10 dogs, which number of dogs to be kept at the Site remains unchanged comparing to the previous approved S.16 planning application No. A/YL-KTN/616.
- (v) The current application and the previous approved S.16 planning application No. A/YL-KTN/616 were submitted by different applicants. The operator of the premises was changed in late-2020, hence, change of applicant for the current application. Due to the lack of communications between the operators, the applicant of the previous application (No. A/YL-KTN/616) failed to comply with approval condition (f) within the designated time period, which led to revocation.
- (vi) A new operator was assigned prior the submission of the current application. The applicant will make effort to comply with approval conditions after planning approval has been obtained from the Board

S.16 Planning Application No. A/YL-KTN/763

(vii) A RtoC Table:

Departmental Comments		Applicant's Responses
<b>1. Comments of Commissioner for Transport</b> <b>(Contact Person: Ms. Wilson LEE; Tel: 2399 2421)</b>		
(a)	The applicant should justify the proposed parking and loading / unloading considering the commute of staff / visitors and logistics;	The animal boarding establishment is a dog kennel (not open to the general public). Majority of staff is required to take public transport to Fung Kat Heung Road then walk to the Site. One private car parking space is provided for staff to transport dogs and goods to support the daily operation of the Site. Please be confirmed that <u>no</u> visitor is allowed to access the Site. Therefore, the parking provision is considered appropriate for the operation of the proposed development.
(b)	The applicant should provide the trip generation and attraction due to the development and access the traffic impact to Castle Peak Road – Tam Mi / San Tam Road and the local access;	The operation hours of the proposed development are from 09:00 to 18:00 daily. The proposed development will not operate between 18:00 and 09:00 (except for overnight animal boarding establishment) during the planning approval period. It is estimated one traffic trips each will be generated during AM and PM peak by the proposed development ( <b>Annex I</b> ). As vehicular trips generated by the proposed development is minimal, adverse traffic impact to Kong Po Road and the local access should not be anticipated.
(c)	The applicant should demonstrate the smooth manoeuvring of vehicle to / from to Castle Peak Road – Tam Mi Road, along the local access and within the site;	Sufficient space is provided for vehicle to smoothly manoeuvre to / from to Castle Peak Road – Tam Mi Road, along the local access and within the Site ( <b>Annex II</b> and <b>Plan 1</b> ).

**S.16 Planning Application No. A/YL-KTN/763**

(d)	The applicant should provide the routing between Castle Peak Road – Tam Mi / San Tam Road and the site;	The routing between Castle Peak Road – Tam Mi / San Tam Road and the Site is provided for your consideration ( <b>Plan 2</b> ).
(e)	The applicant should provide nearest public transport services and indicate on the layout plan; and	Majority of staff is required to take public transport to Fung Kat Heung Road then walk to the Site ( <b>Plan 3</b> ).
(f)	The applicant should note the local access between to Castle Peak Road – Tam Mi / San Tam Road and the site is not managed by this Department.	Noted.

## Estimated Traffic Generation and Attraction

**Proposed Temporary Animal Boarding Establishment for a period of 5 years  
and Filling of Land in "Agriculture" Zone,  
Lot 748 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories**

**(Application No. A/YL-KTN/763)**

- (i) The operation hours of the proposed development are from 09:00 to 18:00 daily. The proposed development will not operate between 18:00 and 09:00 (except for overnight animal boarding establishment) during the planning approval period.
- (ii) One private car parking space are provided at the Site for staff only. The breakdown of the estimated vehicular trips on weekend and public holiday are as follows:

Time Period		Trip Generation		
		Private Car		2-Way Total
		In	Out	
<b>AM Peak</b>	09:00 – 10:00	1 (staff)	1 (staff)	2
	10:00 – 11:00	0	0	0
	11:00 – 12:00	1 (staff)	1 (staff)	2
	12:00 – 13:00	0	0	0
	13:00 – 14:00	1 (staff)	1 (staff)	2
	14:00 – 15:00	0	0	0
	15:00 – 16:00	1 (staff)	1 (staff)	2
	16:00 – 17:00	0	0	0
<b>PM Peak</b>	17:00 – 18:00	1 (staff)	1 (staff)	2

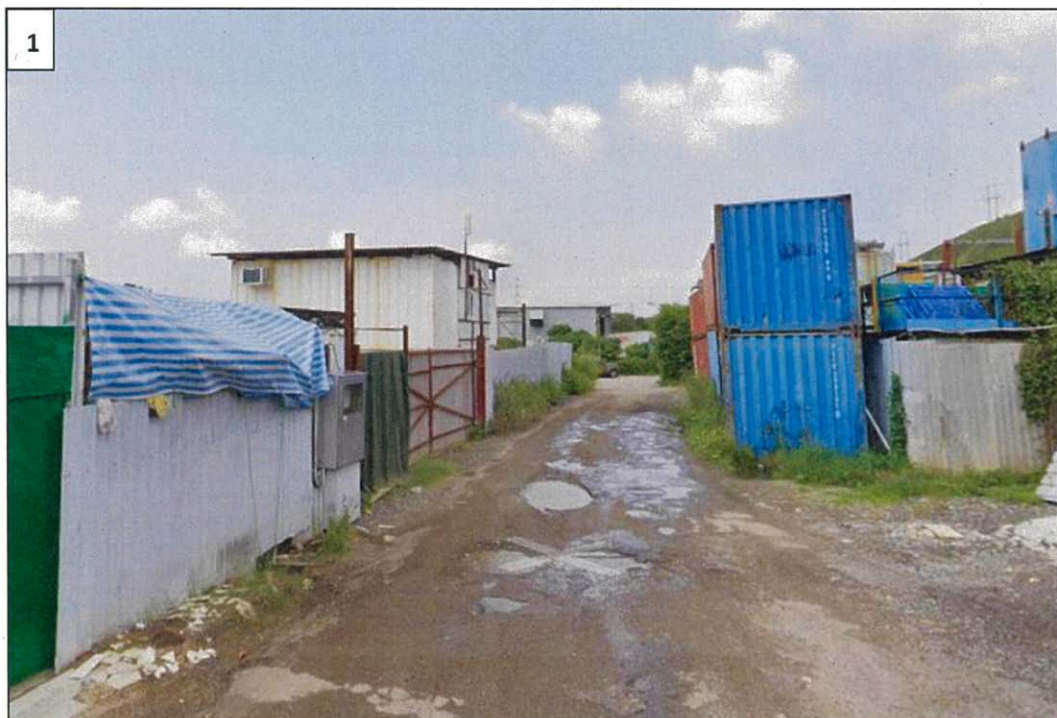


**Manoeuvring of Vehicles to / from Fung Kat Heung Road and along the Local Access**

**Proposed Temporary Animal Boarding Establishment for a period of 5 years  
and Filling of Land in "Agriculture" Zone,  
Lot 748 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories**

**(Application No. A/YL-KTN/763)**

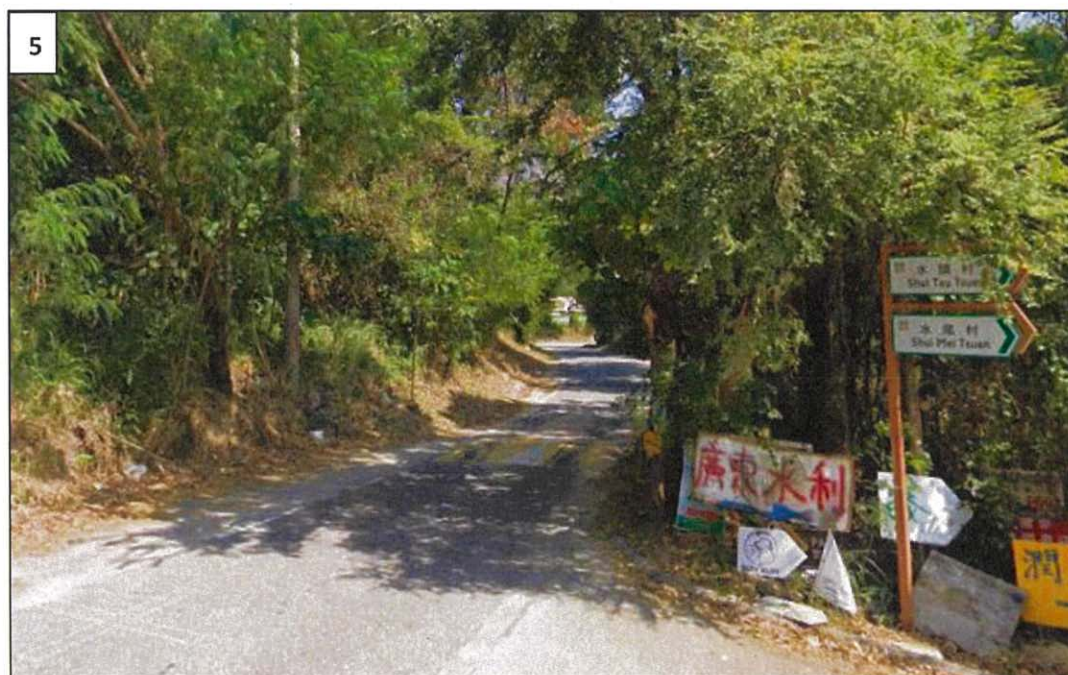
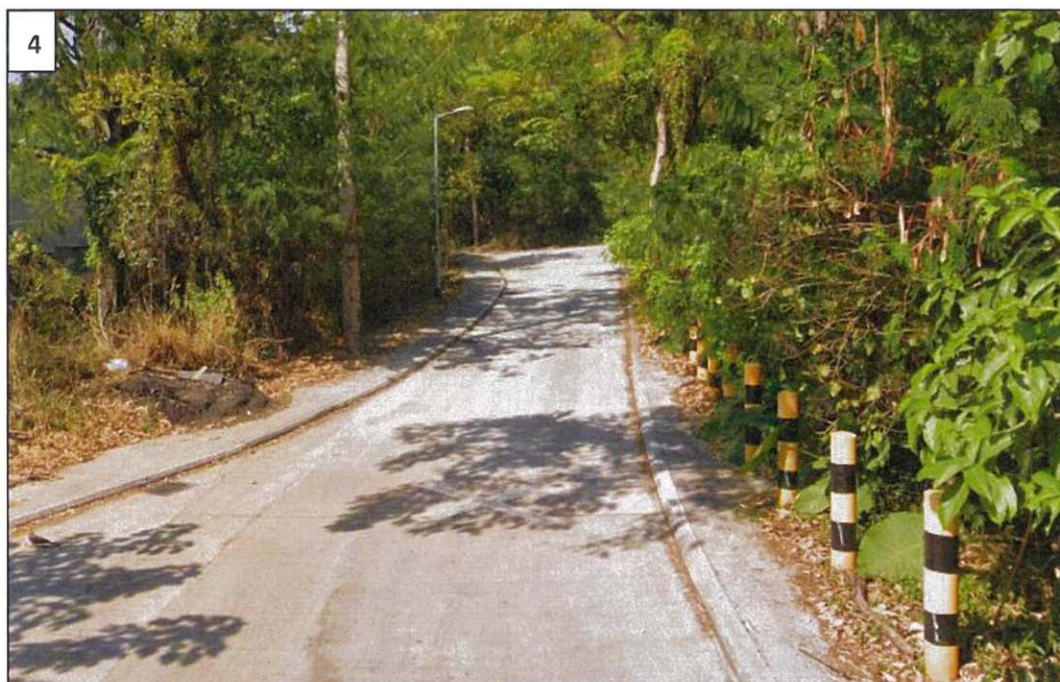
- (i) The Site is accessible from Fung Kat Heung Road via a local access. Sufficient space is provided for vehicle to smoothly manoeuvre to / from to Castle Peak Road – Tam Mi Road, along the local access, details are as follow:











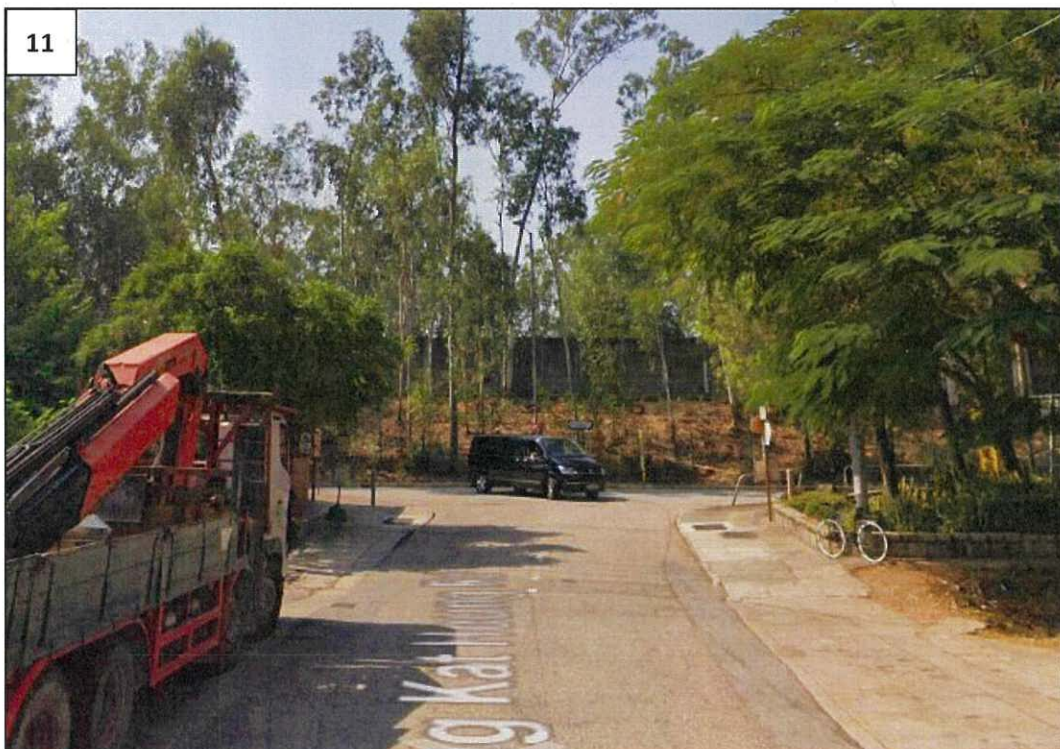
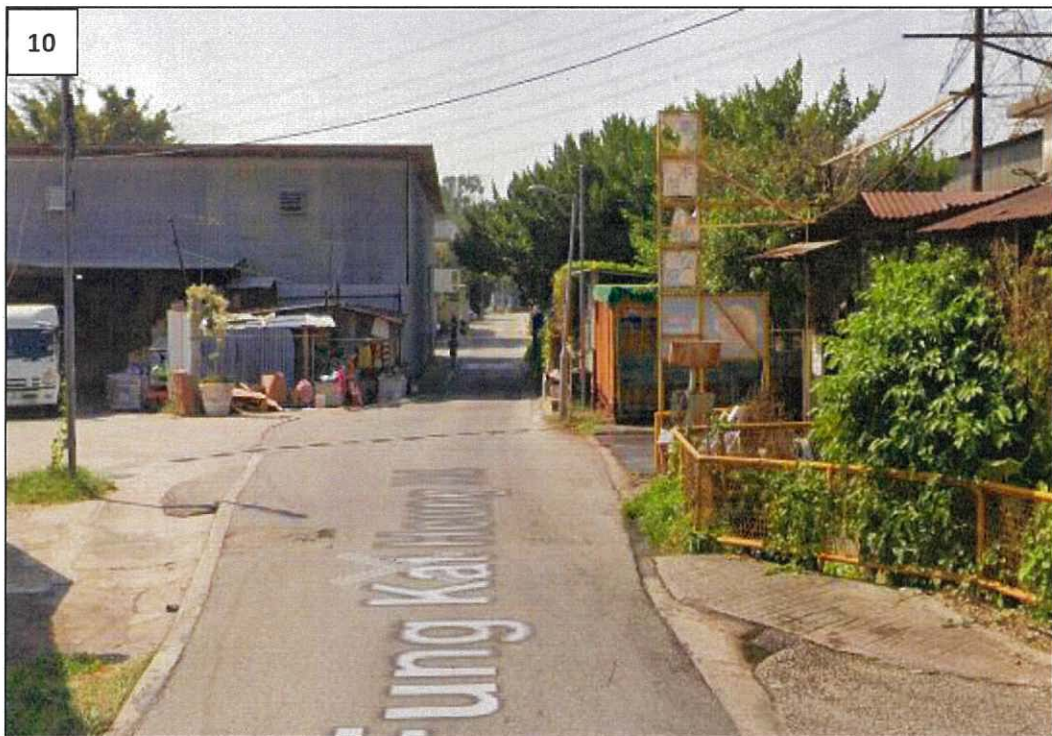










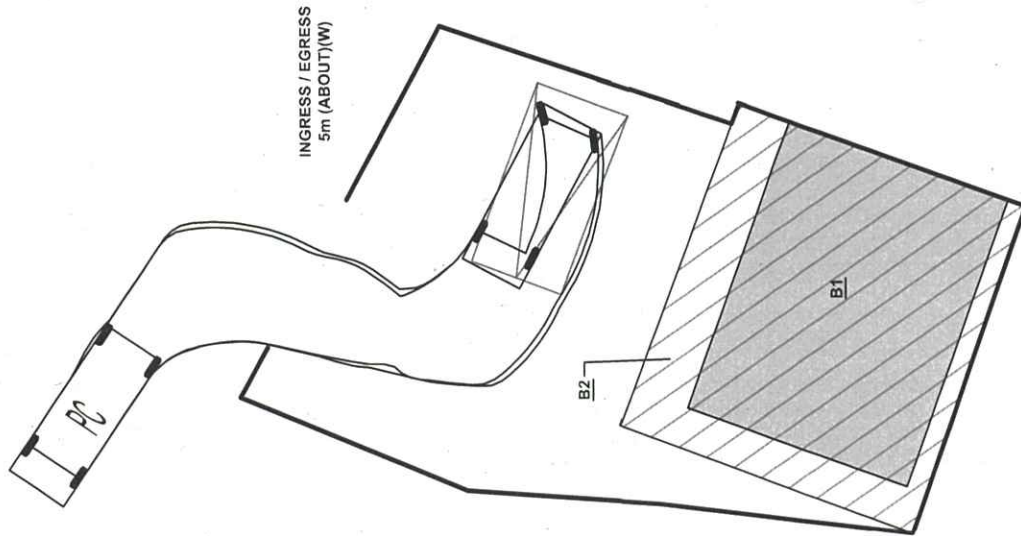


# SWEPT PATH ANALYSIS

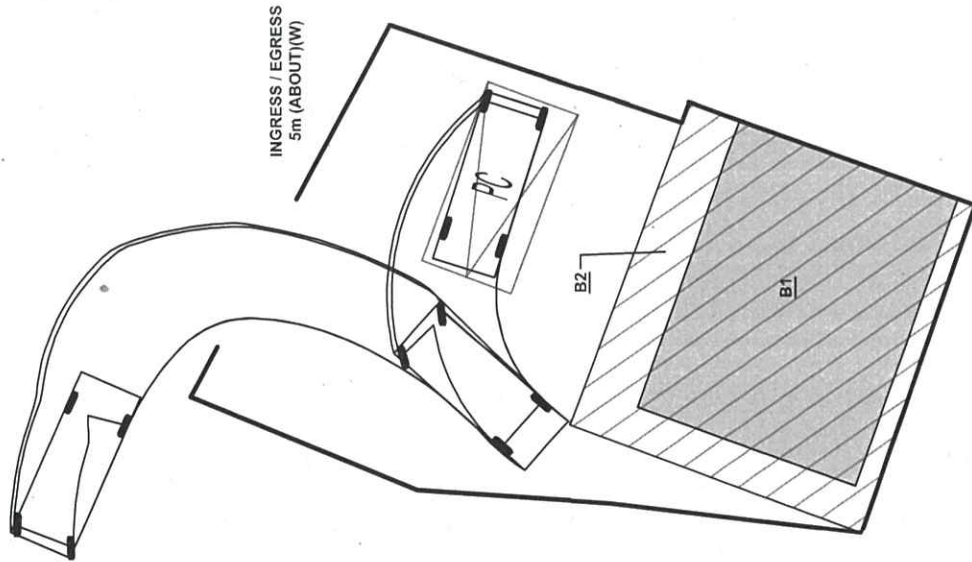
VEHICLE FOR ANALYSIS : PRIVATE CAR

DIMENSIONS OF VEHICLE : 1.7m (W) X 4.8m (L)

SWEPT PATHS OF VEHICLES GENERATED BY AUTODESK  
VEHICLE TRACKING 2019



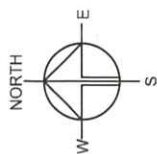
IN (FROM THE LOCAL  
ACCES TO THE SITE)



OUT (FROM THE SITE TO  
THE LOCAL ACCESS)

## LEGEND

	APPLICATION SITE
	PRIVATE CAR
	SWEPT PATH OF VEHICLE



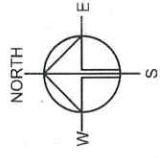
Drawing No.	Ver
PLAN 1	01

Project  
PROPOSED TEMPORARY  
ANIMAL BOARDING  
ESTABLISHMENT FOR A  
PERIOD OF 5 YEARS AND  
LAND FILLING

LOT 748 (PART) IN D.D. 107,  
FUNG KAT HEUNG, KAM TIN,  
YUEN LONG, NEW  
TERRITORIES

Drawing Title	SWEPT PATH ANALYSIS
Scale of A4	1 : 200
Drawn	Date 4.5.2021
Revised	Date

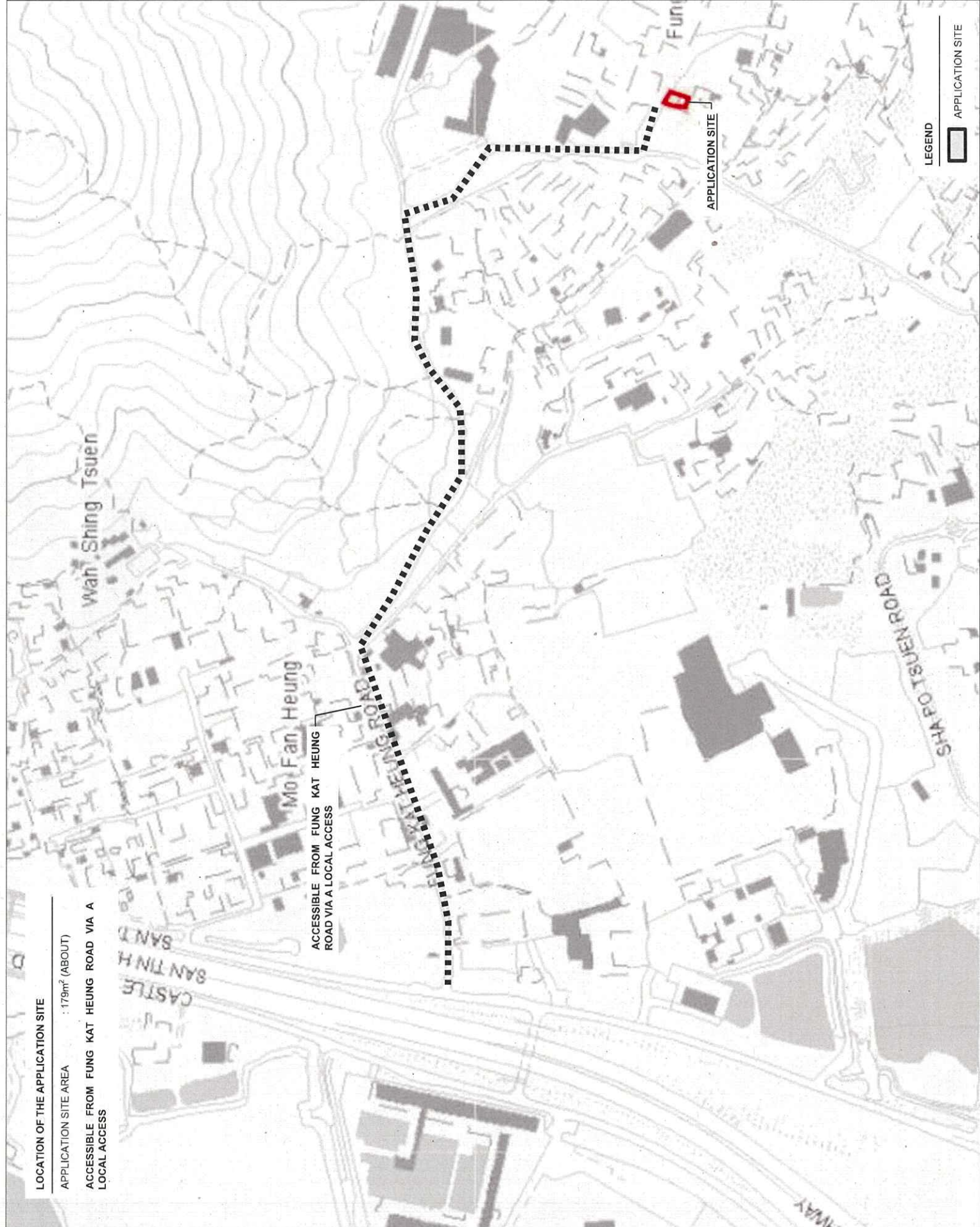




LOCATION OF THE APPLICATION SITE


APPLICATION SITE AREA : 179m<sup>2</sup> (ABOUT)

ACCESSIBLE FROM FUNG KAT HEUNG ROAD VIA A LOCAL ACCESS



Drawing No.	PLAN 2	Ver.	01
Project	PROPOSED TEMPORARY ANIMAL BOARDING ESTABLISHMENT FOR A PERIOD OF 5 YEARS AND LAND FILLING		
LOT 748 (PART) IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES			
Drawing Title	LOCATION PLAN		
Scale of A1	1 : 4000		
Drawn	Date	4.5.2021	Date
Reviewed			

LEGEND

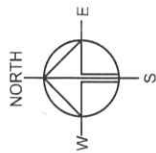
 APPLICATION SITE



PUBLIC TRANSPORT SERVICE

GREEN MINIBUS ROUTE NO.: 603

YUEN LONG (FUNG CHEUNG ROAD) <-> FUNG KAT HEUNG



GMB ROUTE NO. 603

250M (RADIUS)  
FROM THE  
APPLICATION SITE

APPLICATION SITE

LEGEND



APPLICATION SITE

Drawing No.  
**PLAN 3**

Ver.  
**01**

Project  
PROPOSED  
ANIMAL  
BOARDING  
ESTABLISHMENT FOR A  
PERIOD OF 5 YEARS AND  
LAND FILLING

LOT 748 (PART) IN D.D. 107,  
FUNG KAT HEUNG, KAM TIN,  
YUEN LONG, NEW  
TERRITORIES

Drawing Title  
**PUBLIC TRANSPORT**

Scale of A4  
**1 : 2000**

Drawn  
Date  
**4.5.2021**

Revised  
Date



Our Ref.: DD107 Lot 748  
Your ref.: TPB/A/YL-KTN/763

The Secretary  
Town Planning Board  
15/F, North Point Government office  
333 Java Road  
North Point, Hong Kong

By Email

6 September 2021

Dear Sir,

**2<sup>nd</sup> Further Information**

**Proposed Temporary Animal Boarding Establishment for a period of 5 years  
and Filling of Land in "Agriculture" Zone,  
Lot 748 (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-KTN/763)**

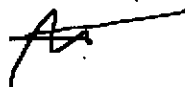
We are writing to submit further information to provide clarifications for the subject application, details are as follows:

- (i) The applicant of the subject S.16 planning application is Ms. NG Oi Sim (吳愛嫻).

Should you require more information regarding the application, please contact our Mr. Bon TANG at or the undersigned at your convenience.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**



**Matthew NG**  
Planning and Development Manager

cc DPO/FSYLE, Pland

(Attn.: Ms. Loree DUEN  
(Attn.: Mr. Vincent LAU

email: llyduen@pland.gov.hk )  
email: vkflau@pland.gov.hk )



**Previous s.16 Application covering the Application Site**

**Approved Application**

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>	<b><u>Approval Condition(s)</u></b>
1	A/YL-KTN/616	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	17.8.2018 [revoked on 17.1.2021]	(1), (2), (3), (4), (5), (6), (7), (8)

**Approval Conditions**

- (1) Submission / implementation of landscaping proposal
- (2) Revocation of planning approval for non-compliance with conditions by a specified date or during the planning approval period
- (3) Reinstatement of the application site upon expiry of planning permission
- (4) Submission / implementation of fire service installation
- (5) Restriction on operation time
- (6) No vehicle is allowed to queue back to or reverse onto / from public road
- (7) No public announcement system and whistle blowing at all times at any time
- (8) All the animals shall be kept inside the enclosed structures at all time





**Similar Applications in the Same “Agriculture” Zone in the vicinity of the Site**

**Approved Applications for Animal Boarding Establishment (With/ Without Filling of Land)**

	<b><u>Application No.</u></b>	<b><u>Proposed Uses</u></b>	<b><u>Date of Consideration (RNTPC)</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]
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)
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/304	Animal Boarding Establishment with Ancillary Facilities	19.9.2008 (on temporary basis for a period of 3 years) [revoked on 19.3.2010]
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]
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	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/562	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	11.8.2017 [revoked on 11.1.2020]
11	A/YL-KTN/588	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	16.3.2018 [revoked on 16.9.2018]
12	A/YL-KTN/605	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	15.6.2018
13	A/YL-KTN/617	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	17.8.2018 [revoked on 17.7.2020]
14	A/YL-KTN/623	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	21.9.2018

15	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
16	A/YL-KTN/642	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	22.2.2019
17	A/YL-KTN/645	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	12.4.2019 [revoked on 12.10.2019]
18	A/YL-KTN/651	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years	17.5.2019
19	A/YL-KTN/659	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	16.8.2019
20	A/YL-KTN/695	Temporary Animal Boarding Establishment for a Period of 5 Years	15.5.2020
21	A/YL-KTN/724	Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 3 Years	23.10.2020
22	A/YL-KTN/713	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	6.11.2020
23	A/YL-KTN/716	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Filling of Land	20.11.2020
24	A/YL-KTN/730	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	20.11.2020
25	A/YL-KTN/743	Temporary Animal Boarding Establishment with Ancillary Office for a Period of 3 Years	22.1.2021
26	A/YL-KTN/752	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	26.3.2021
27	A/YL-KTN/757	Temporary Animal Boarding Establishment for a Period of 5 Years	16.4.2021
28	A/YL-KTN/769	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	9.7.2021
29	A/YL-KTN/771	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	9.7.2021
30	A/YL-KTN/775	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	23.7.2021

**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)</u></b>
1	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
2	A/YL-KTN/745	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land	5.2.2021
3	A/YL-KTN/772	Temporary Place of Recreation, Sports or Culture (Hobby Farm and Caravan Holiday Camp) with Ancillary Canteen for a Period of 3 Years and Filling of Land	9.7.2021

**Rejected Application**

	<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/759	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Filling of Land	14.5.2021	(1)

**Rejection Reason**

- (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.



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

參考編號

Reference Number:

210328-174044-52682

提交限期

Deadline for submission:

16/04/2021

提交日期及時間

Date and time of submission:

28/03/2021 17:40:44

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-KTN/763

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. TAI

意見詳情

Details of the Comment :

此地已經建造房舍(相信違規),雙個貨櫃高度組成房舍,其建設美侖美奐。沒有多餘土地作上述用途。貴署派人員用航拍俯瞰清晰可見。

又附近一地段曾申請動物寄養所(在泰Caw餐廳)放置兩個貨櫃屋居住,現擬加高多個貨櫃增加居住空間。現時用動物寄養藉口,向貴署申請土地用途都是廢話,祇是用作收益。近年本區將農舍改建,租賃他區人士入住,污水排泄,泊車混亂,環境衛生,家居治安等,日漸嚴重。

本人強烈反對此項申

tpbpd@pland.gov.hk

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寄件者: [REDACTED]  
寄件日期: 2021年04月16日星期五 3:01  
收件者: tpbpd  
主旨: A/YL-KTN/763 DD 107 Fung Kat Heung

Dear TPB Members,

After a whopping TEN extensions of time, applicant is relying on the 'mo man tai' submit another application and keep the train on the tracks approach.

There is no data available on what conditions were not met. Members question please and also the viability of animal boarding on such a small site. ANIMAL BREEDING should be eliminated.

Has Ag and Fish been around to inspect the operation, what exactly is going on there?

That abuse of children and animals is so prevalent in this jurisdiction indicates that decision makers do not care about the rights of the vulnerable.

Mary Mulvihill

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From: [REDACTED]  
To: "tpbpd" <tpbpd@pland.gov.hk>  
Sent: Wednesday, August 1, 2018 2:11:57 AM  
Subject: A/YL-KTN/616 DD 107 Fung Kat Heung

A/YL-KTN/616  
Lot 748 (Part) in D.D. 107, Fung Kat Heung, Yuen Long  
Site area : About 179m<sup>2</sup>  
Zoning : "Agriculture"  
Applied Use Development : Animal Boarding Establishment / 1 Vehicle Parking

Dear TPB Members,

This appears to be an application to legitimize ongoing unapproved operations. It is also too small for such an operation.

The use is not in line with the planning intention of the "Agriculture" ("AGR") zone which is to retain and safeguard good agricultural land for agricultural purposes. No strong planning justification has been given in the submission for a departure from the planning intention, even on a temporary basis.

The applicant fails to demonstrate that the development would not generate adverse environmental and landscape impacts on the surrounding areas. The feces from an unidentified number of animals would have to be disposed off and there is no mention of discharge of gray water and toxic substances used to wash and debug animals..

TPB should also consider the many cases of unauthorized animal breeding that are exposed in the media on a weekly basis.

Approval of the application, even on a temporary basis, would set an undesirable precedent for similar applications within the "AGR" zone. The cumulative effect of approving such applications would result in a general degradation of the rural environment of the area.

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)

16th April, 2021.

By email only

Dear Sir/ Madam,

**Proposed Temporary Animal Boarding Establishment for a period of 5 years and**  
**Filling of Land**  
**(A/YL-KTN/763)**

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







**Advisory Clauses**

- (a) prior planning permission should have been obtained before commencement of the development at the Site;
- (b) note DLO/YL, LandsD's comments that the Site comprises an 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 lot owner will need to apply 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 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;
- (c) 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 his department. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- (d) 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;
- (e) note DEP's comments that the applicant is advised (i) that the structures for animal boarding establishment should be enclosed with soundproofing materials with provision of 24-hour mechanical ventilation and air-conditional system; (ii) to follow the requirements stipulated in "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Site"; (iii) to provide adequate supporting 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, construction and operation should follow the requirements of Environmental Protection Department's Practice Note for Professional Person (ProPECC) PN 5/93 "Drainage Plans subject to Comment by the Environment Protection Department", including percolation test; and (iv) that it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;
- (f) note CE/MN, DSD's comments that drainage proposal under relevant approval condition should include how the raised land as a result of the land filling will not

adversely affect the overland flow across the Site;

- (g) 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;
- (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 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;
- (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 the Building Authority, they are unauthorized building works (UBW) under the Building Ordinance (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 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 building, demolition and land filling, etc) are to be carried out on Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works (UBW) under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO. For UBW erected on lease land, enforcement action may be taken by the Buildings Department 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. 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 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage. 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. Any temporary shelters or converted containers for office, storage washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the Building (Planning) Regulations; and

- (j) note DFEH's comments that proper license/ permit issued 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. Any animal carcass/ parts shall be properly wrapped or bagged before disposal.

