

2021年 6月 25日

A/M Appendix I of RNTPC
Paper No. A/YL-KTN/779

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

This document is received on 25 JUN 2021
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

申請人如欲在本地報章刊登申請通知, 以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟, 請瀏覽以下網址有關在指定的報章刊登通知:
https://www.info.gov.hk/tpb/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/ML-KTN/779
	Date Received 收到日期	25 JUN 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)

TSOI, Tak Lee 蔡德理

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)

Goldrich Planners and Surveyors Limited
金潤規劃測量師行有限公司

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lots No. 1376 C and 1376 D in D. D.109, 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 1,017 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 458 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	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 Outline Zoning Plan No. S/YL-KTN/9
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" ("AGR")
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

- ☐ is the sole "current land owner"^{1/2} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{1/2} (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"^{1/2} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{1/2} (請夾附業權證明文件)。
- ☐ is not a "current land owner"^{1/2}.
並不是「現行土地擁有人」^{1/2}。

- ☐ 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)"^{1/2}.
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」^{1/2}。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of "current land owner(s)"^{1/2}.
已取得 名「現行土地擁有人」^{1/2}的同意。

Details of consent of "current land owner(s)" ^{1/2} obtained 取得「現行土地擁有人」 ^{1/2} 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]

- ☒ posted notice in a prominent position on or near application site/premises on
25/05/2021 (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點/申請處所或附近的顯明位置貼出關於該申請的通知[&]

- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 22/6/2021 (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他(請指明)

Note: May insert more than one 「✓」.

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

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段(倘適用)及處所(倘有)分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期, 請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Animal Boarding Establishment with ancillary Facilities (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
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	559 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	458 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	2
Proposed domestic floor area 擬議住用樓面面積	N. A. ....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	458 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	458 .....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) Structures 1 and 2: 1-storey, 4.5m high for animal boarding establishment with ancillary office	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位 (PC)	1 No. (PC)
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位 (LGV)	1 No. (LGV)
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間 Office hours are 9am-6pm every day including Sundays and public holidays. Animal boarding..... service opens 24 hours every day (including Sundays and public holidays).																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<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)) Kong Po 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) <input type="checkbox"/>																															
(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 type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																															
	No 否	<input checked="" type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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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>Please refer to Justifications at Appendix 1.</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas	
位於鄉郊地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件:	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><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:</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因:</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

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。

Please refer to Justifications at Appendix 1.

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

Francis Lau

Director

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☒ Member 會員 / ☐ Fellow of 資深會員

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☒ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☒ RPP 註冊專業規劃師

Others 其他 MRTPI, FRICS, RPS

on behalf of
代表

Goldrich Planners and Surveyors Limited

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

Date 日期

26/05/2021

(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 <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots No: 1376 C and 1376 D in D. D.109, Yuen Long, New Territories
Site area 地盤面積	1,017 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N. A. 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
Zoning 地帶	"Agriculture" ("AGR")
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Animal Boarding Establishment with ancillary Facilities

(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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	458 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.45 <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	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	4.5 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	45.03 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 (PC) 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 No. (PC)
	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 (LGV) 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) _____ _____		1 No. (LGV)

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Location Plan (Plan 1), Site Plan (Plan 2), Drainage Proposal (Plan 4) and Landscape Proposal (Plan 5)</u>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" 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"/>
<hr/> 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。

Justifications

Applied Use

1. The applied use is 'Proposed Temporary Animal Boarding Establishment with Ancillary Facilities' for a Period of 3 years. The development is for dogs only.

Location

2. The application site is on Lots No. 1376 C and 1376 D in D. D.109, Yuen Long, New Territories (the site). It is accessible by vehicles from Kong Po Road. Please refer to Location Plan at Plan 1.

Site Area

3. Area of the site is about 1,017 m². No government land is involved.

Planning Context

4. The site falls within an area zoned "Agriculture" ("AGR") on the Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/9 (the "OZP").
5. Planning intention of the "AGR" zone is primarily to retain and safeguard good quality agriculture 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.
6. The applied use is a column 2 use of the "AGR" zone under the OZP which may be permitted by the Town Planning Board ("TPB"). Under the remarks of the OZP, filling of land within the AGR zone shall not be undertaken without permission from TPB.
7. Provided that all the structures of the proposed development are temporary in nature, approval of the current application would not jeopardize the long term planning intention of the OZP.

Development Parameters

8. Please see the Layout Plan at Plan 3 and the following table for details of the structures on site:

No.	Structure / Use	Covered Area (about) (m ²)	Height (not exceeding)	No. of Storeys
1a.	Animal Boarding Establishment	185	4.5m	1
1b.	Ancillary Office	44		
2a.	Animal Boarding Establishment	185		
2b.	Ancillary Office	<u>44</u>		
Total:		<u>458</u>		

9. Office hours are from 9 a.m. to 6 p.m. every day (including Sundays and public holidays). Animal boarding service opens 24 hours every day (including Sundays and public holidays).
10. The development is for dogs only. About 20 dogs will be staying in the proposed development.
11. Offices and animal boarding establishment are fully air conditioned and enclosed with soundproof materials. Dog washing and dog functions will be carried out in the enclosed area. Animal odours and noises would thus be minimal.

Previous Applications

12. The site is subject to 3 previous planning applications:

Application No.	Applied Use	Decision
A/YL-KTN/406	Proposed Temporary Open Storage of Soil and Construction Materials with Ancillary Site Office and Staff Rest Room for a Period of 3 Years	Withdrawn
A/YL-KTN/544	Proposed Temporary Open Storage of Private Cars and Tour Coaches with Ancillary Offices for a Period of 3 Years	Withdrawn
A/YL-KTN/549	Proposed Temporary Open Storage of Private Cars with Ancillary Offices for a Period of 3 Years	Withdrawn

Similar Applications

14. There are 8 similar planning applications in the vicinity of the site:

Application No.	Applied Use	Decision
A/YL-KTN/478	Proposed Animal Boarding Establishment (Kennel)	Approved on 6.11.2015
A/YL-KTN/556	Proposed Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years	Approved on 28.4.2017
A/YL-KTN/590	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	Approved on 16.3.2018
A/YL-KTN/638	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years	Approved on 1.2.2019
A/YL-KTN/672	Proposed Temporary Animal Boarding Establishment (Cattery) for a Period of 3 Years	Approved on 13.12.2019
A/YL-KTN/686	Proposed Temporary Animal Boarding Establishment (Cattery) for a Period of 3 Years	Approved on 13.12.2019
A/YL-KTN/723	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Filling of Land	Approved on 23.10.2020
A/YL-KTN/740	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	Approved on 8.1.2021

No Adverse Impact to the Surroundings

15. The site is a piece of agricultural land to the north of Kong Po Road. The nearest residential dwelling is about 60m to the south of the site.
16. The proposed development only involves one-storey structures. It is in harmony with the surrounding rural setting.
17. No public announcement system and whistle blowing will be allowed at the application site. No dog training session will be carried out during sensitive hours (i.e. 7 p.m. to 9 p.m.). All kennels will be built of bricks and soundproofing materials. All dogs will be staying in the kennels from 7:00 p.m. to 9:00 a.m. to avoid any noise nuisance to nearby sensitive receivers.
18. Please refer to Plan 3. The whole site is unpaved. Waste water produced from the proposed development will be discharged to the proposed underground septic tank system for treatment.
19. There is a loading / unloading space for light goods vehicles (LGV) on site for daily operation of the proposed development. A parking space for private cars (PC) is

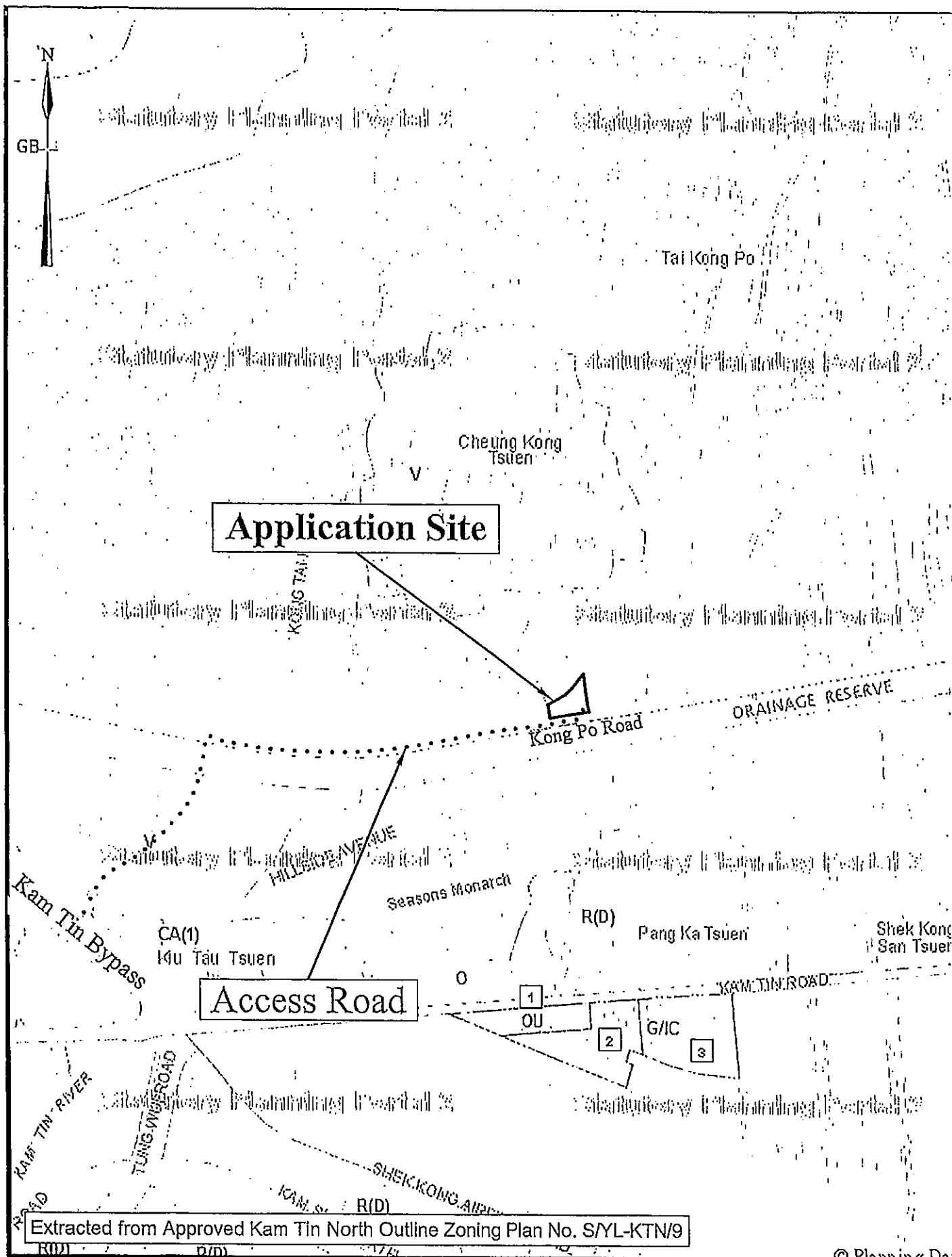
provided for unexpected visitors coming by cars. 2 round trips for LGV and 1 round trip for PC per day are expected. Sufficient space is allowed for car manoeuvring within the site.

20. Staff are residents living in the vicinity. They will come to the site on foot. Visitors coming to the site by private cars will be told to park on the PC parking space temporarily and advised to come next time with prior reservation.
21. Please refer to Landscape Proposal at Plan 4 for details. 4 nos. of *Melaleuca leucadendron* (白千層) are proposed on site. No tree is proposed on the south-east of the site to allow sufficient space for car manoeuvring.
22. Please refer to the Drainage Proposal at Plan 5 for details. 300mm U-channels and catch pits are proposed on all sides of the site. Surface water will be collected and discharged via the existing outfalls to the nullah at the south.

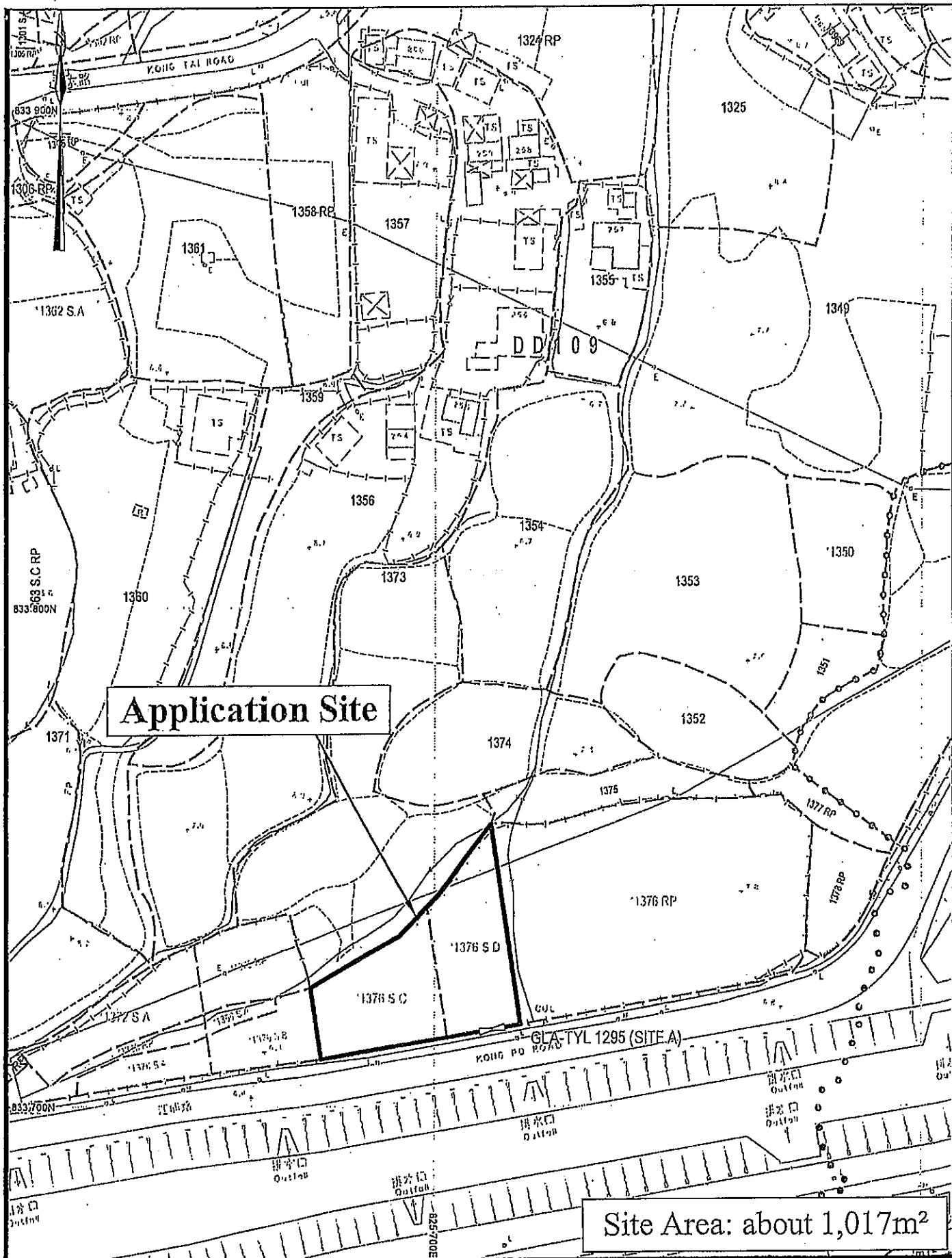
Planning gain

23. The proposed use caters for the huge demand for animal boarding services in the area.

- End -



Not to Scale	Location Plan Lots 1376 C and 1376 D in D. D. 109 Yuen Long, New Territories	Goldrich Planners & Surveyors Ltd.
March 2021		Plan 1 (P 20083)



1 : 1000

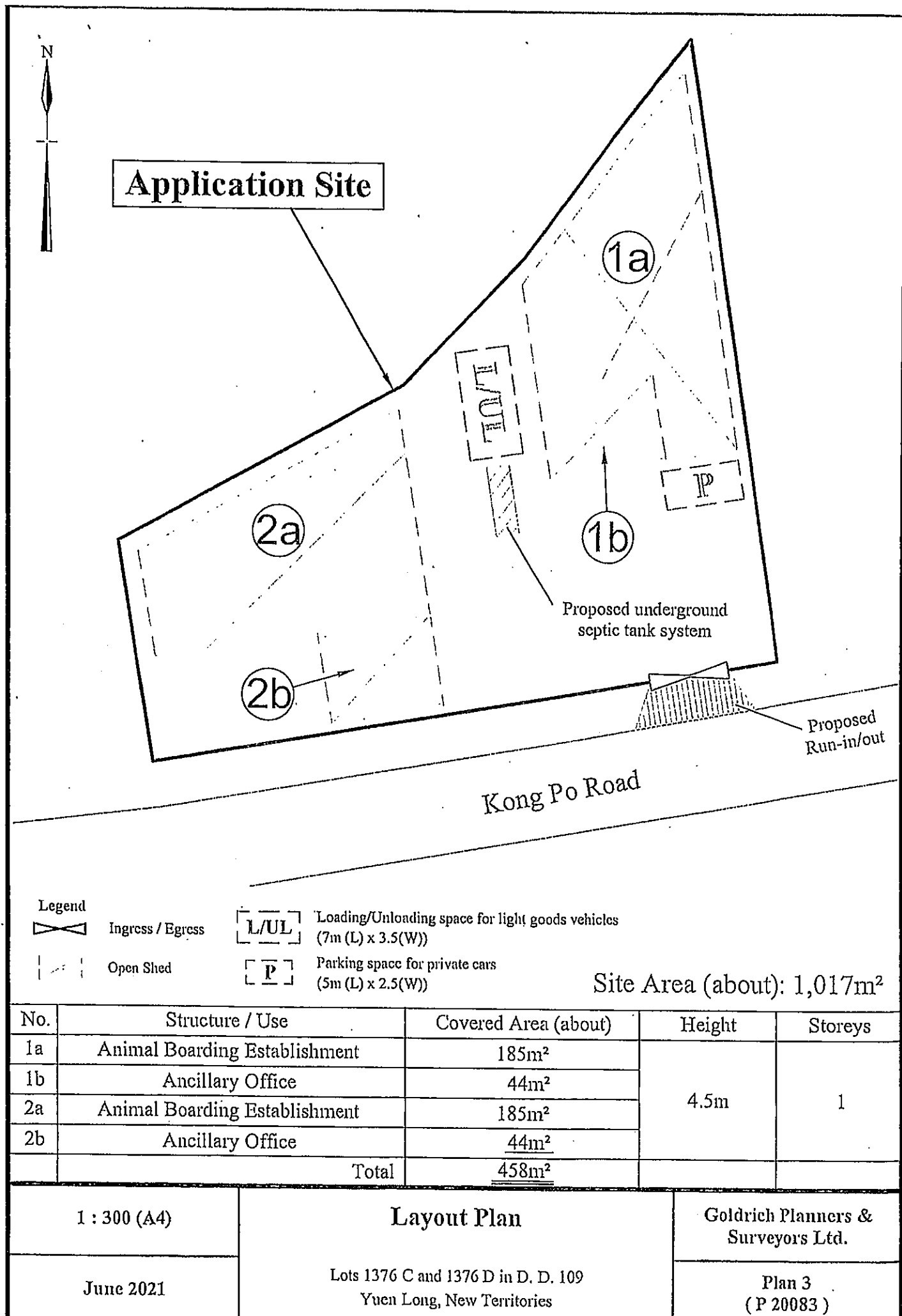
Site Plan

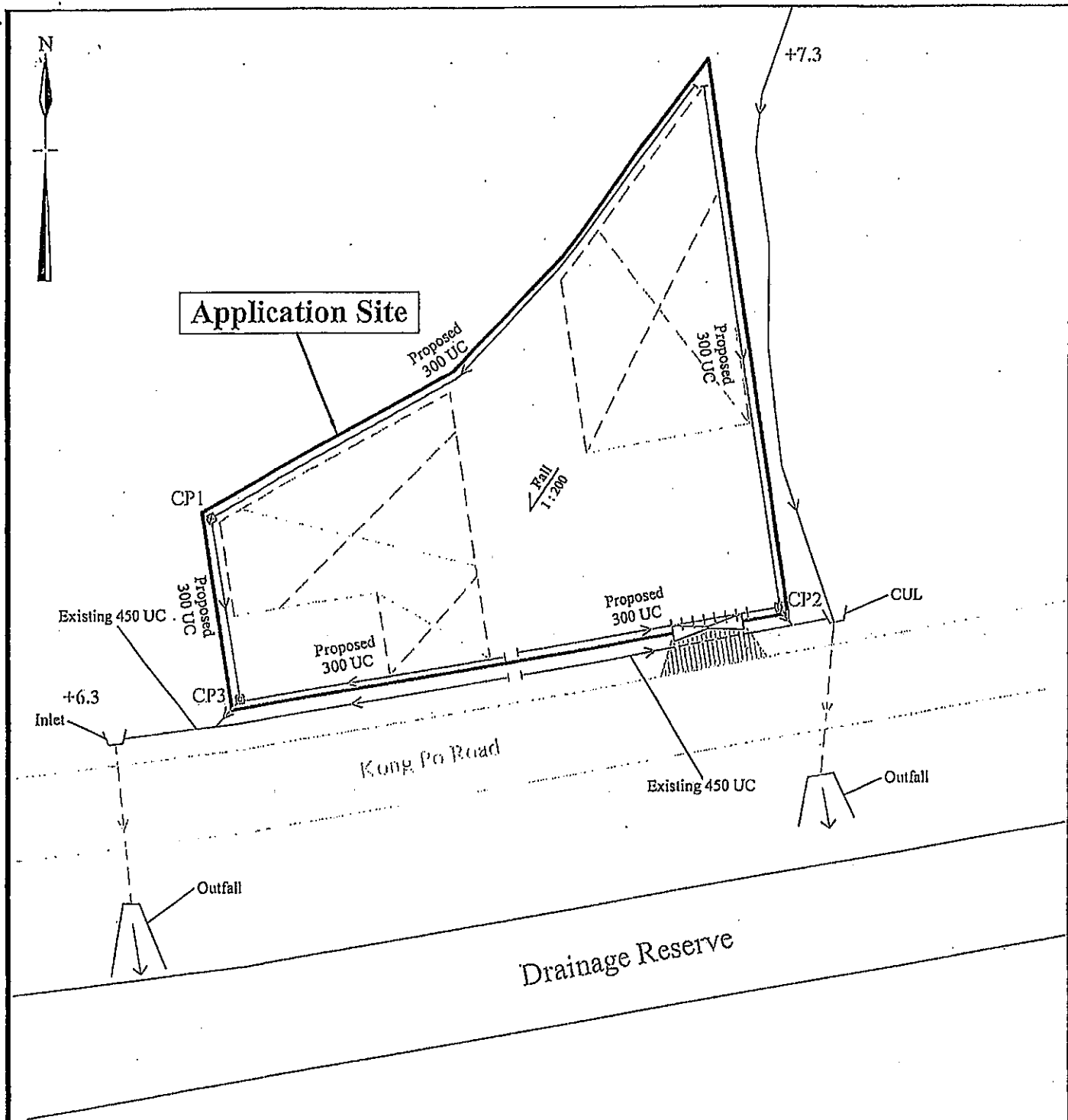
Goldrich Planners &
Surveyors Ltd.

March 2021

Lots 1376 C and 1376 D in D. D. 109
Yuen Long, New Territories

Plan 2
(P 20083)





Note:

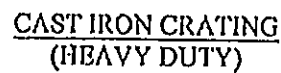
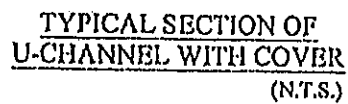
1. According to Technical Note to prepare a Drainage Submission by Drainage Services Department of November 2001 (p.6), 300mm U-channel is acceptable for area < 1,200m².

Legend

- +++++ Proposed U-Channel with G.I. Cover
- Proposed Last Catch-pit
- ⊗ Proposed Catch-pit
- - - - - Underground Drainage

Site Area (about): 1,017m²

1 : 400 (A4)	Drainage Proposal	Goldrich Planners & Surveyors Ltd.
March 2021	Lots 1376 C and 1376 D in D. D. 109 Yuen Long, New Territories	Plan 4.1 (P 20083)



The image contains two technical drawings of a catchpit structure.

SECTION A-A: This cross-sectional view shows the catchpit's profile. The top width is labeled "Varies". The side walls are 125 units thick. The bottom has a sloped floor with a minimum gradient of "min. 1 in 50". A "Fall" arrow indicates the downward slope. The structure is surrounded by "Concrete blinding". A note states: "Step irons to be provided if height of catchpit exceeds 1500".

PLAN: This top-down view shows the square layout of the catchpit. The side walls are 125 units thick. The top and bottom widths are labeled "Varies". A "U-channel" is shown at the top, and a "Channel" is shown on the right. "Concrete benching" is indicated on the right wall. A note states: "Arrangement of openings to suit site conditions".

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 Tk POLYSULPHIDE JOINT SEALANT

100

100

20 x 20 CHAMFERS ON ALL SIDES

A252 MESH OR EQUIVALENT

350

FALL

300 BELOW LOWEST INVERT

B

25 DIA. DRAIN PIPES

(OR 650 FOR CATCHPIT CONSTRUCTED ON OR ADJACENT TO A FOOTPATH)

Not to Scale

March 2021

Drainage Details

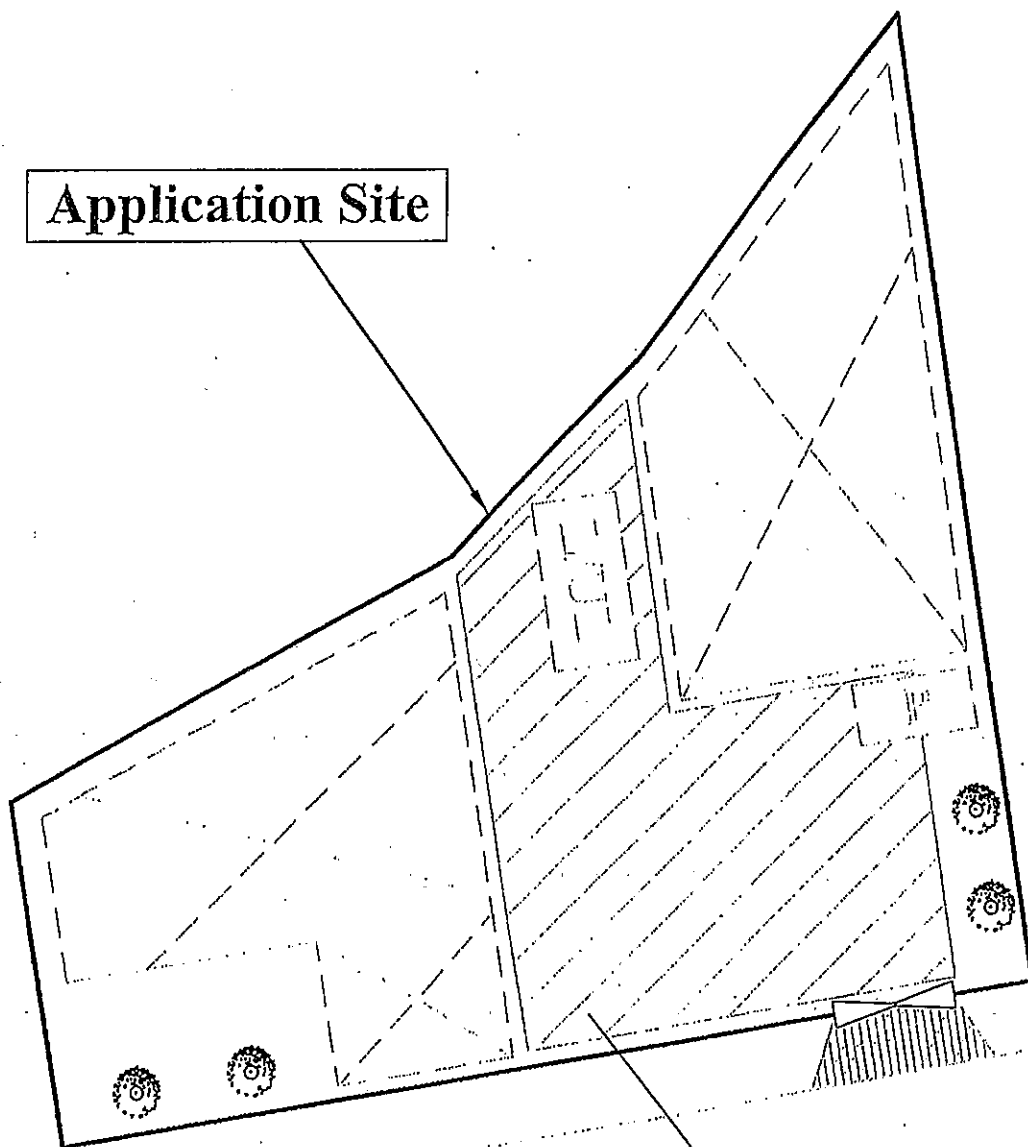
Lots 1376 C and 1376 D in D. D. 109
Yuen Long, New Territories

**Goldrich Planners &
Surveyors Ltd.**

Plan 4.2
(P 20083)



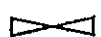
Application Site



Kong Po Road


Space for car maneuvering,
no tree is proposed

Legend



Ingress / Egress

Site Area (about): 1,017m²

	Spacing (Centre to Centre)	Min. Size (Height)	Quantity
 Proposed Melaleuca Leucadendron (白千層)	4m	2.75	4

1 : 300 (A4)	Landscape Proposal Lots 1376 C and 1376 D in D. D. 109 Yuen Long, New Territories	Goldrich Planners & Surveyors Ltd.
March 2021		Plan 5 (P 20083)

GoldRich PLANNERS & SURVEYORS LTD.

金潤規劃測量師行有限公司

Executive Summary

1. The application site is on Lots No. 1376 C and 1376 D in D. D. 109, Yuen Long, New Territories.
2. Site area is about 1,017 m², no government land is involved.
3. The site falls within "Agriculture" ("AGR") zone under the Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/9 (the "OZP").
4. The applied use is 'Proposed Temporary Animal Boarding Establishment with Ancillary Facilities' for a Period of 3 years. It is a Column 2 use under the OZP which requires planning permission from the Town Planning Board.
5. 2 temporary structures are proposed on site for animal boarding establishment and ancillary office use. Total floor area is about 394 m².
6. Office hours are from 9 a.m. to 6 p.m. every day (including Sundays and public holidays). Animal boarding service is open 24 hours daily (including Sundays and public holidays).
7. The proposed use caters for the huge demand for animal boarding services in the area.

行政摘要

1. 申請地點位於新界元朗錦田 D.D. 109 Lots 1376 C 及 1376 D。
2. 申請面積為大約 1,017 平方米，申請不涉及政府土地。
3. 申請地點位處於錦田北分區計劃大綱核准圖編號 S/YL-KTN/9 ("大綱圖") 的『農業』用途地帶。
4. 申請用途為「臨時動物寄養所連附屬設施」(為期三年)。該用途為大綱圖第二欄用途，需得城市規劃委員會批准。
5. 申請人擬議提供 2 個臨時構築物作動物寄養所及附屬辦公室用途。總樓面面積為約 394 平方米。
6. 辦公時間為每天上午 9 時至晚上 6 時 (星期日及公眾假期照常辦公)。動物寄養服務每天 24 小時開放 (星期日及公眾假期照常營業)。
7. 申請用途有助滿足當地對動物寄養服務的巨大需求。

Your Ref.: A/YL-KTN/779

Our Ref.: TL21273 / P20083

5 August 2021

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

Dear Sir,

**Further Information for
S.16 Application for**

**‘Proposed Temporary Animal Boarding Establishment
with Ancillary Facilities’ for a Period of 3 years
Lots No. 1376 C and 1376 D in D. D.109, Yuen Long, New Territories
(Application No. A/YL-KTN/779)**

We refer to the comments from Transport Department dated 5.8.2021. Our responses are as follows:

- (a) Please refer to the attached Plan 6.1a and 6.2a which supersedes the previous Plans 6.1 and 6.2. The clear width of the proposed ingress / egress has been added.
- (b) The proposed temporary animal boarding establishment is small in scale. The operation involves taking care of the pets. The delivery of pets to the customers requires prior preparation e.g. cleaning and other services. Prior preparation of lodging place is also required for the receipt of pets. These services take some time to prepare. Customers have to give prior notification before they come so that they could have proper service. Walk-in customers are few because no service can be delivered to them.

Parking space will be reserved for customers who give prior notification.

Please refer to Plan 6. Two private car parking spaces are provided for visitors who occasionally come by car. An additional parking space is reserved for unexpected visitors. Visitors coming to the site without appointment may still be accepted, and his car may be parked at the space

shown on the plan for a short period of time. They will be asked to make appointment before coming, otherwise they have to leave and come at another time.

- (c) Please refer to Plan 7 for the Plan Showing Nearest Public Transport Services from the Development.

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.



Francis LAU

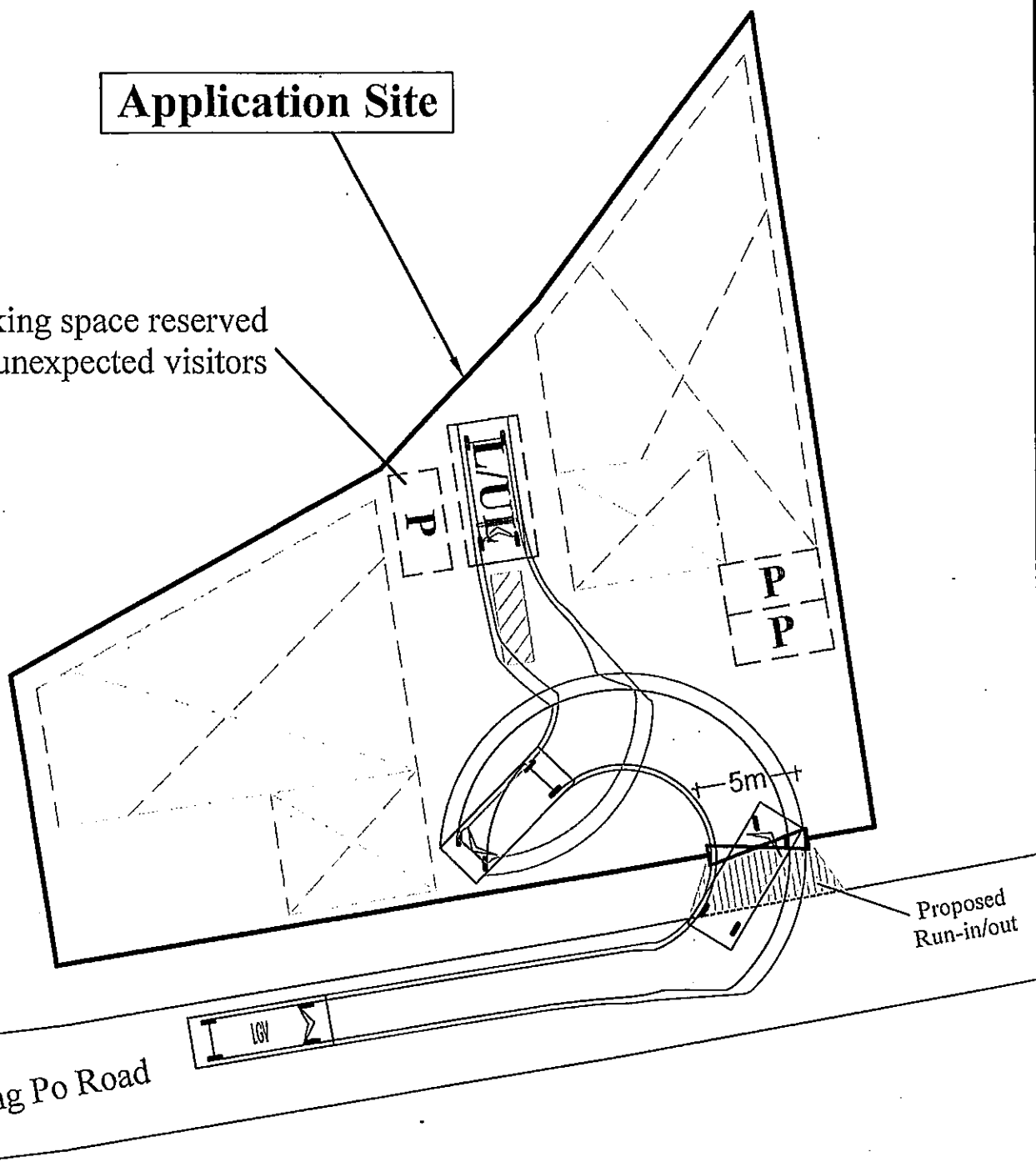
Encl.:

1. Plan 6.1a - Swept Path Analysis (Car In)
2. Plan 6.2a - Swept Path Analysis (Car Out)
3. Plan 7 - Plan Showing Nearest Public Transport Services from the Development



Application Site

Parking space reserved
for unexpected visitors



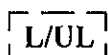
Legend



Ingress / Egress



Open Shed



Loading/Unloading space for light goods vehicles
(7m (L) x 3.5(W))



Parking space for private cars
(5m (L) x 2.5(W))

Site Area (about): 1,017m²

1 : 300 (A4)

August 2021

Swept Path Analysis (Car In)

Lots 1376 C and 1376 D in D. D. 109
Yuen Long, New Territories

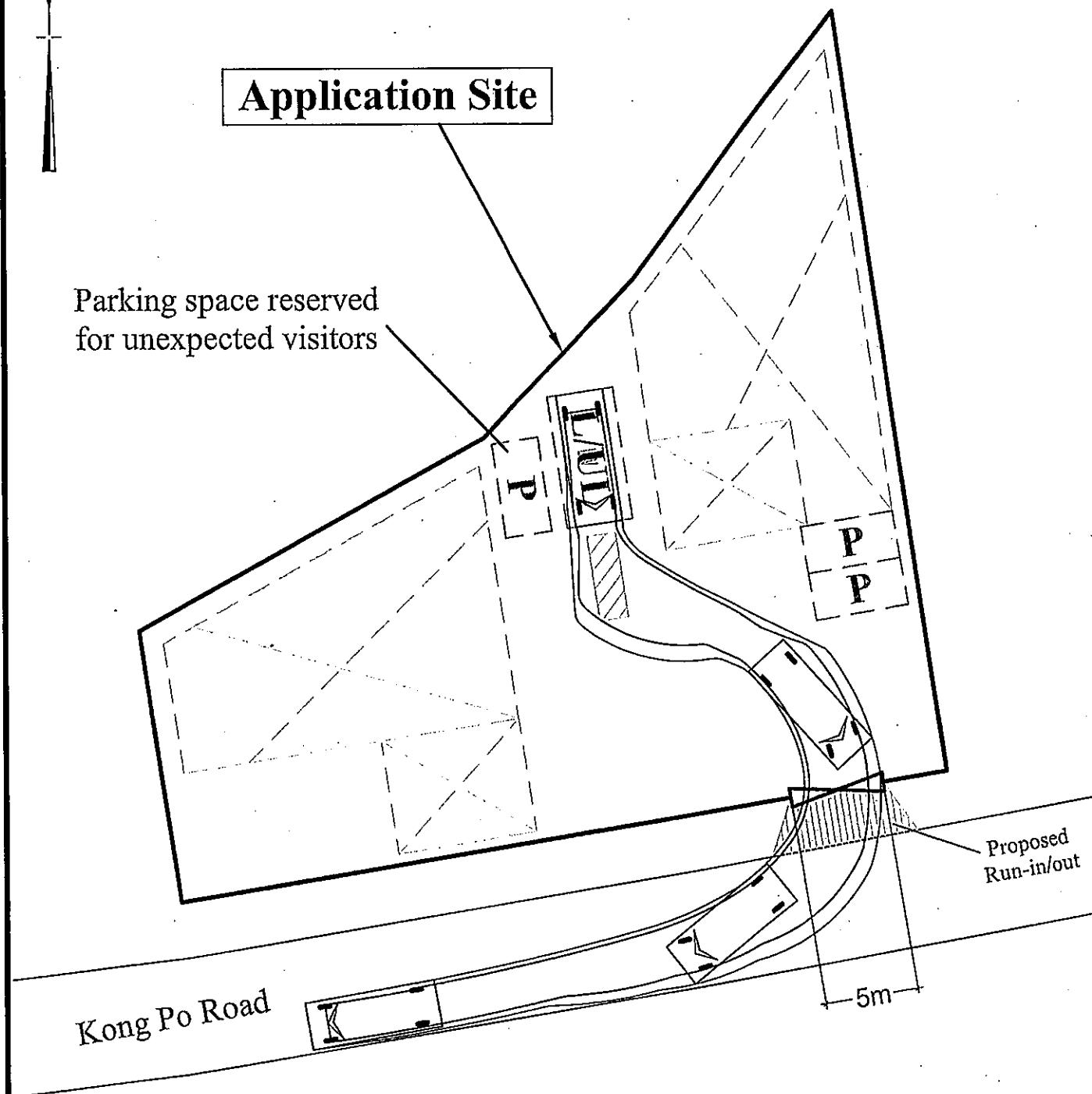
Goldrich Planners &
Surveyors Ltd.

Plan 6.1a
(P 20083)



Application Site

Parking space reserved
for unexpected visitors



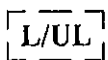
Legend



Ingress / Egress



Open Shed



Loading/Unloading space for light goods vehicles
(7m (L) x 3.5(W))



Parking space for private cars
(5m (L) x 2.5(W))

Site Area (about): 1,017m²

1 : 300 (A4)

Swept Path Analysis (Car Out)

Goldrich Planners &
Surveyors Ltd.

August 2021

Lots 1376 C and 1376 D in D. D. 109
Yuen Long, New Territories

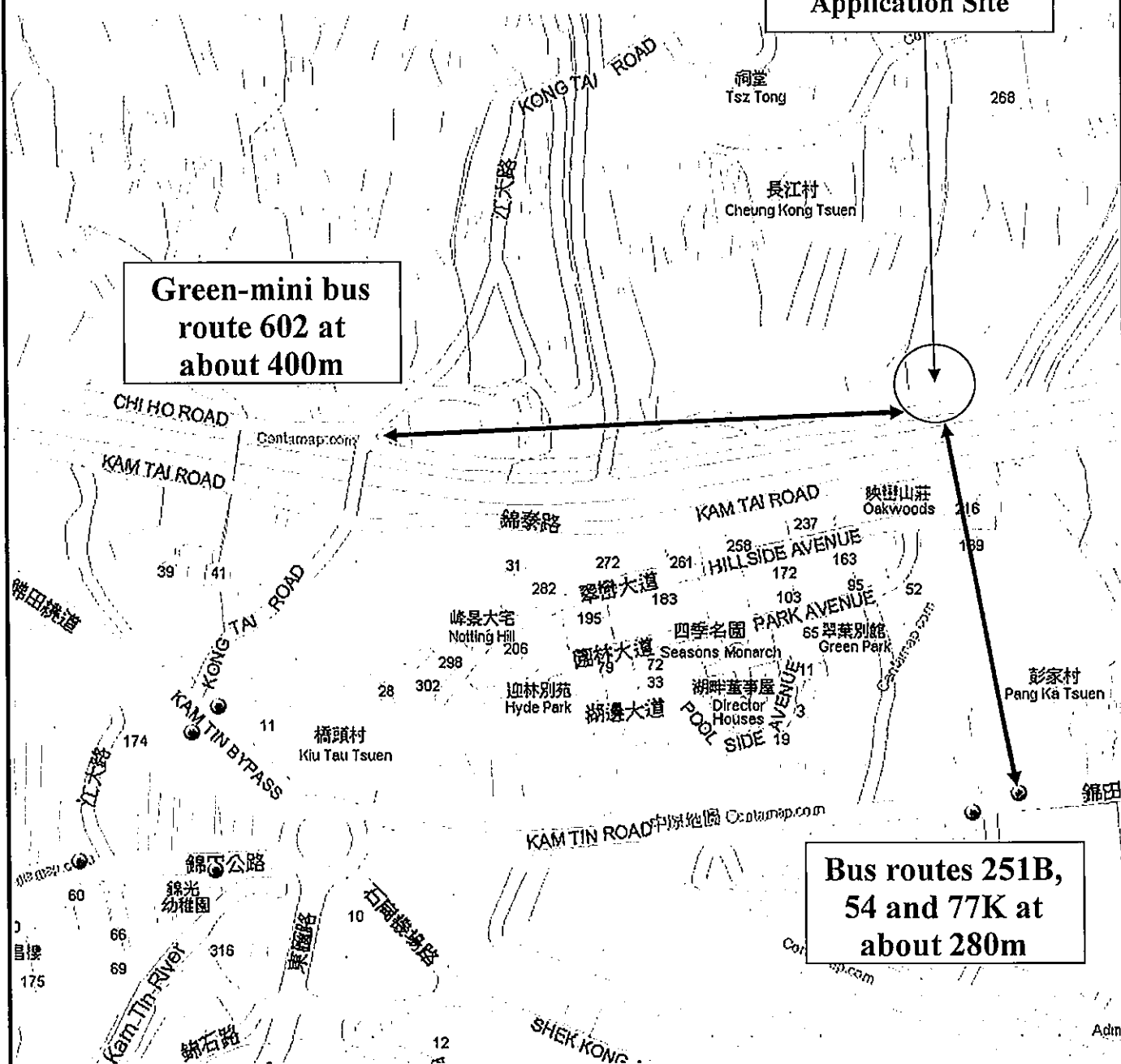
Plan 6.2a
(P 20083)



**Location of
Application Site**

**Green-mini bus
route 602 at
about 400m**

**Bus routes 251B,
54 and 77K at
about 280m**



Not to Scale

August 2021

**Plan Showing Nearest Public Transport
Services from the Development**

(Application No.: A/YL-KTN/779)

**Goldrich Planners &
Surveyors Ltd.**

**Plan 7
(P20039)**

GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/YL-KTN/779

Our Ref.: TL21283 / P20083

9 August 2021

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

Dear Sir,

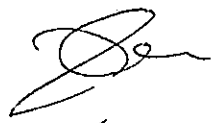
**Further Information for
S.16 Application for.**

**'Proposed Temporary Animal Boarding Establishment
with Ancillary Facilities' for a Period of 3 years
Lots No. 1376 C and 1376 D in D. D.109, Yuen Long, New Territories
(Application No. A/YL-KTN/779)**

We refer to the captioned planning application. We would like to clarify that no dog training session will be carried out during sensitive hours (i.e. 7 p.m. to 9 a.m.) for the proposed development (replacement page for p. 3 of the justifications attached).

Please also find attached the revised Plan 3a which supersedes the previous Plan 3. The car parking spaces have been revised to 3 numbers in this plan.

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.



Francis LAU

Encl.:

1. Replacement page for p. 3 of the justifications
2. Plan 3a - Revise Layout Plan

Similar Applications

13. There are 8 similar planning applications in the vicinity of the site:

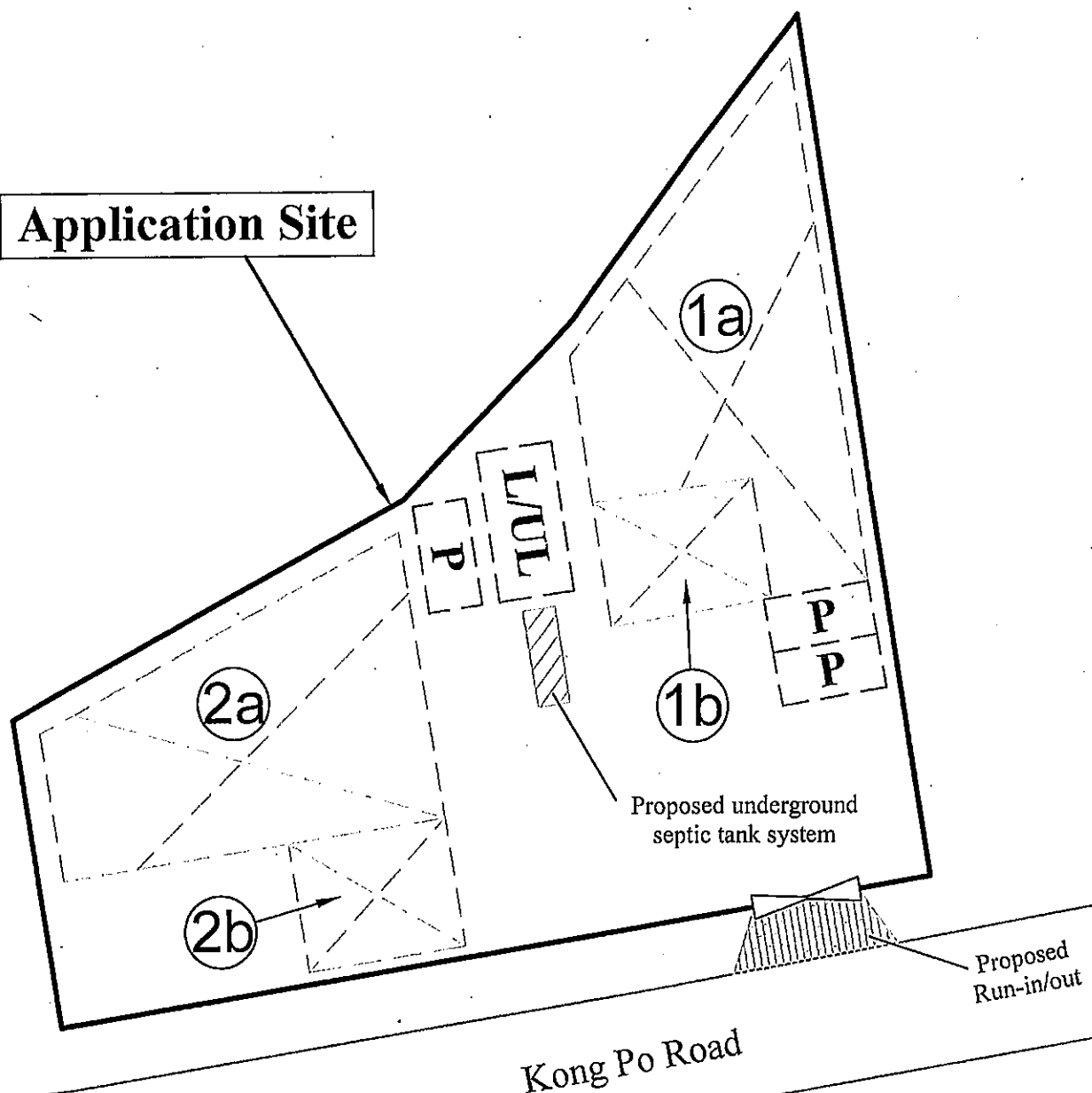
Application No.	Applied Use	Decision
A/YL-KTN/478	Proposed Animal Boarding Establishment (Kennel)	Approved on 6.11.2015
A/YL-KTN/556	Proposed Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years	Approved on 28.4.2017
A/YL-KTN/590	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	Approved on 16.3.2018
A/YL-KTN/638	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years	Approved on 1.2.2019
A/YL-KTN/672	Proposed Temporary Animal Boarding Establishment (Cattery) for a Period of 3 Years	Approved on 13.12.2019
A/YL-KTN/686	Proposed Temporary Animal Boarding Establishment (Cattery) for a Period of 3 Years	Approved on 13.12.2019
A/YL-KTN/723	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Filling of Land	Approved on 23.10.2020
A/YL-KTN/740	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	Approved on 8.1.2021

No Adverse Impact to the Surroundings

14. The site is a piece of agricultural land to the north of Kong Po Road. The nearest residential dwelling is about 60m to the south of the site.
15. The proposed development only involves one-storey structures. It is in harmony with the surrounding rural setting.
16. No public announcement system and whistle blowing will be allowed at the application site. No dog training session will be carried out during sensitive hours (i.e. 7 p.m. to 9 a.m.). All kennels will be built of bricks and soundproofing materials. All dogs will be staying in the kennels from 7:00 p.m. to 9:00 a.m. to avoid any noise nuisance to nearby sensitive receivers.
17. Please refer to Plan 3. The whole site is unpaved. Waste water produced from the proposed development will be discharged to the proposed underground septic tank system for treatment.
18. There is a loading / unloading space for light goods vehicles (LGV) on site for daily operation of the proposed development. A parking space for private cars (PC) is



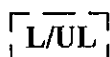
Application Site



Legend



Ingress / Egress



Loading/Unloading space for light goods vehicles
(7m (L) x 3.5(W))



Open Shed



Parking space for private cars
(5m (L) x 2.5(W))

Site Area (about): 1,017m²

No.	Structure / Use	Covered Area (about)	Height	Storeys
1a	Animal Boarding Establishment	185m ²	4.5m	1
1b	Ancillary Office	44m ²		
2a	Animal Boarding Establishment	185m ²		
2b	Ancillary Office	44m ²		
Total		458m ²		

1 : 300 (A4)

Layout Plan

Goldrich Planners &
Surveyors Ltd.

August 2021

Lots 1376 C and 1376 D in D. D. 109
Yuen Long, New Territories

Plan 3a
(P 20083)

Similar Applications within the Same “Agriculture” Zone on the Kam Tin North OZP
in the vicinity of the Site

	<u>Application No.</u>	<u>Proposed Uses</u>	<u>Date of Consideration (RNTPC)</u>
1	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]
2	A/YL-KTN/519	Proposed Temporary Animal Boarding Establishment (Cattery) for a Period of 3 Years	24.6.2016
3	A/YL-KTN/543	Proposed Temporary Animal Boarding Establishment (Cattery) for a Period of 3 Years	23.12.2016 [revoked on 23.12.2017]
4	A/YL-KTN/577	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	26.1.2018
5	A/YL-KTN/590	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	16.3.2018 [revoked on 16.9.2018]
6	A/YL-KTN/638	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	1.2.2019
7	A/YL-KTN/652	Renewal of Planning Approval for Temporary Animal Boarding Establishment (Cattery) for a Period of 3 Years	17.5.2019
8	A/YL-KTN/669	Proposed Temporary Animal Boarding Establishment (Cattery) for a Period of 3 Years	2.8.2019
9	A/YL-KTN/723	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Filling of Land	23.10.2020
10	A/YL-KTN/739	Renewal of Planning Approval for Temporary Animal Boarding Establishment for a Period of 3 Years	8.1.2021
11	A/YL-KTN/740	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	8.1.2021
12	A/YL-KTN/725	Proposed Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years	26.2.2021
13	A/YL-KTN/756	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Land Filling	16.4.2021

Rejected Application

	<u>Application No.</u>	<u>Proposed Uses</u>	<u>Date of Consideration (RNTPC)</u>	<u>Main Reason(s) for Rejection</u>
1	A/YL-KTN/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 which was to retain and safeguard good agricultural land for agricultural purposes and to retain fallow arable land with good potential for rehabilitation. There was no strong justification in the submission for a departure from such planning intention, even on a temporary basis.
- (2) There was no information in the submission to demonstrate that the proposed development would not cause adverse environmental and drainage impacts on the surrounding areas.

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年07月23日星期五 3:46
收件者: tpbpd
主旨: A/YL-KTN/779 DD 109 opp Seasons Monarch, Yuen Long
附件: Kong Tai Rd - Google Maps.pdf

A/YL-KTN/779

Lots 1376 S.C and 1376 S.D in D.D. 109, Yuen Long, opp Seasons Monarch

Site area : About 1,017sq.m

Zoning : "Agriculture"

Applied use : Animal Boarding Establishment / 2 Vehicle Parking

Dear TPB Members,

Strong objections. The site is part of what is clearly a Destroy to Build extensive excavation of land even though there is no history of approval.

Nearby there is a very orderly farming operation, indicating that the land has agricultural potential.

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

Google Maps Kong Tai Rd



Imagery ©2021 CNES / Airbus, Maxar Technologies, Map data ©2021 20 m

Advisory Clauses

- (a) note DLO/YL, LandsD's comments that The Site comprises 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. Should planning approval be given to the application, the lot owner(s) will need to apply to 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;
- (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 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;
- (c) note CHE/NTW, HyD's comments that his department shall not be responsible for the maintenance of any access connecting the Site and Kong Po Road. The applicant should provide the run in/out at Kong Po Road to the satisfaction of TD and HyD in accordance with the latest version of Highways Standard Drawing No. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement. Adequate drainage measures should be provided to prevent surface water running from the Site to nearby public roads and drains;
- (d) note DEP's comments that the applicant is advised: (i) that the proposed 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 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 (iv) that it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;

- (e) note DAFC's comments that should the application be approved, the applicant shall be reminded not to disturb / pollute the Kam Tin River nearby. 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;
- (f) note CE/MN, DSD's comments on the submitted drainage proposal that invert levels of the proposed surface channels shall be stated; catchpits shall be constructed at the connections between the proposed surface channels and the existing 450UC; information of the surface channels connecting CP2/CP3 to the existing 450UC shall be provided. The applicant shall seek views and comments from the Director of Environmental Protection regarding the sewage disposal arrangement of the proposed development;
- (g) note D of FS's 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 BO (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (h) note CBS/NTW, BD's comments that 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 under the 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 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. 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 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 building plan submission stage. Any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R. 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 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; and
- (j) note DEMS's comments that in the interest of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing, supervising and conducting any activity near the underground cable or overhead line under the mentioned application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out the updated information of whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the "Code of Practice on Working near Electricity Supply Lines" established under the Regulation when carrying out works in the vicinity of the electricity supply lines.

