

This document is received on 3 SEP 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-I
表格第 S16-I 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 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

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/YL-KTN/789
	Date Received 收到日期	3 SEP 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)

LAM Tung Man

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)

R-riches Property Consultants Limited

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 946 S.L, 946 S.M, 946 S.N, 946 S.O, 1106, 1118, 1119 S.B, 1119 S.C, 1119 S.D, 1119 S.E and 1119 RP in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long
(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 912 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 339 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 Outline Zoning Plan No. S/YL-KTN/9
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture"
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

- ☐ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 -

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

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

(Please use separate sheets if the space of any box above is insufficient. 如上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
27/7/2021 (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 3/8/2021 (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

- ☐ 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所用途, 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 type="checkbox"/> Filling of land 填土	
	Area of filling 填土面積	sq.m 平方米 <input type="checkbox"/> About 約
(b) Intended use/development 有意進行的用途/發展	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
	(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))	

(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	339	sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	0.4		<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	25	%	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	3		
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
	3-7	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
 政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積/總
 樓面面積)

.....

☒ 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	STORAGE OF PET FOOD AND GOODS	15m ² (ABOUT)	15m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B2	ANIMAL BOARDING ESTABLISHMENT	108m ² (ABOUT)	216m ² (ABOUT)	3-7m (ABOUT)(2-STOREY)
B3	ANIMAL BOARDING ESTABLISHMENT	108m ² (ABOUT)	108m ² (ABOUT)	3m (ABOUT)(1-STOREY)
TOTAL		231m ² (ABOUT)	339m ² (ABOUT)	

☐ 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	STORAGE OF PET FOOD AND GOODS	15m ² (ABOUT)	15m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B2	ANIMAL BOARDING ESTABLISHMENT	108m ² (ABOUT)	216m ² (ABOUT)	3-7m (ABOUT)(2-STOREY)
B3	ANIMAL BOARDING ESTABLISHMENT	108m ² (ABOUT)	108m ² (ABOUT)	3m (ABOUT)(1-STOREY)
TOTAL		231m ² (ABOUT)	339m ² (ABOUT)	

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

Parking and circulation Spaces

.....

.....

.....

.....

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)

Late 2022

8. Vehicular Access Arrangement of the Development Proposal

擬議發展計劃的行人通道安排

Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是 No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Accessible from Fung Kat Heung Road via a local access <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"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?	Yes 是 No 否	<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 Private Car Parking Spaces 私家車車位 3 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) _____ _____
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?	Yes 是 No 否	<input 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 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) _____ _____ <input checked="" type="checkbox"/>

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。

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"/>																															
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。)	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 912 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 .not more than 0.2. 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 type="checkbox"/>																															
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"/>
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"/>																															
	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)																																

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 Lots 946 S.L, 946 S.M, 946 S.N, 946 S.O, 1106, 1118, 1119 S.B, 1119 S.C, 1119 S.D, 1119 S.E and 1119 RP in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long (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 operate a dog kennel.

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 912sq.m (about) of private land (**Plan P03**). Three structures are proposed at the Site for animal boarding establishment and storage of pet food and goods with total GFA of 339 sq.m (about) (**Plan P04**). The Site involves of 912 sq.m (about) filling of land of not more than 0.2m (about) in depth for site formation of structures and circulation space (**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 09:00 to 18:00 daily (including public holiday), except for the overnight animal boarding activities. Staff will only access the Site between 09:00 to 18:00 daily. The estimated number of staff working at the Site is five. Two staffs will stay at the Site overnight to handle potential complaints arising from the proposed development. No visitor will be allowed at the Site.

The Site is accessible from Fung Kat Heung Road via a local access (**Plan P01**). Three private car parking spaces are provided at the Site (**Plan P04**). No light, medium or heavy goods vehicles, including container tractor/trailer will be allowed to enter/exit the site at any time during the planning approval period.

A total of not more than 30 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 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, i.e. the use of septic tank.

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, 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



Michael WONG

Name in Block Letters
姓名（請以正楷填寫）

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



Position (if applicable)
職位（如適用）

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

- ☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會 /
☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

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

27/7/2021

(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②

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	Lots 946 S.L, 946 S.M, 946 S.N, 946 S.O, 1106, 1118, 1119 S.B, 1119 S.C, 1119 S.D, 1119 S.E and 1119 RP in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long		
Site area 地盤面積	912	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" Zone		
Applied use/ development 申請用途/發展	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Land Filling		
(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	339 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.4 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	/	
	Non-domestic 非住用	3	
	Composite 綜合用途	/	

(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)
		/	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		/	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	3-7 (about)	m 米 <input type="checkbox"/> (Not more than 不多於)
		/	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1-2	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	/	m 米 <input type="checkbox"/> (Not more than 不多於)
		/	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		/	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	25 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	/		
(vi) Open space 休憩用地	Private 私人	/	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	/	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(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 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) <hr/>	3 3 (Private Car)
	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 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <hr/>	/

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"/>
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		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及/或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Drainage Proposal, Fire Service Installations Proposal		

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。

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 912m² (ABOUT)

ACCESSIBLE FROM FUNG KAT HEUNG ROAD VIA A LOCAL ACCESS

Shing
Yuen

SAW TIN HIGHWAY

Moi Fan
Heung

ACCESSIBLE FROM FUNG KAT HEUNG
ROAD VIA A LOCAL ACCESS

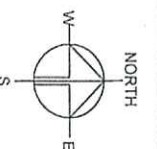
Fung Kat Heung

FUNG KAT HEUNG ROAD

APPLICATION SITE

Sha Po
Tsuen

SHAPO TSUEN ROAD



LEGEND
APPLICATION SITE

Drawing No. 01

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

LOT 946 S.I. AND VARIOUS
LOTS IN D.D. 107, FUNG KAT
HEUNG, KAM TIN, YUEN
LONG, NEW TERRITORIES

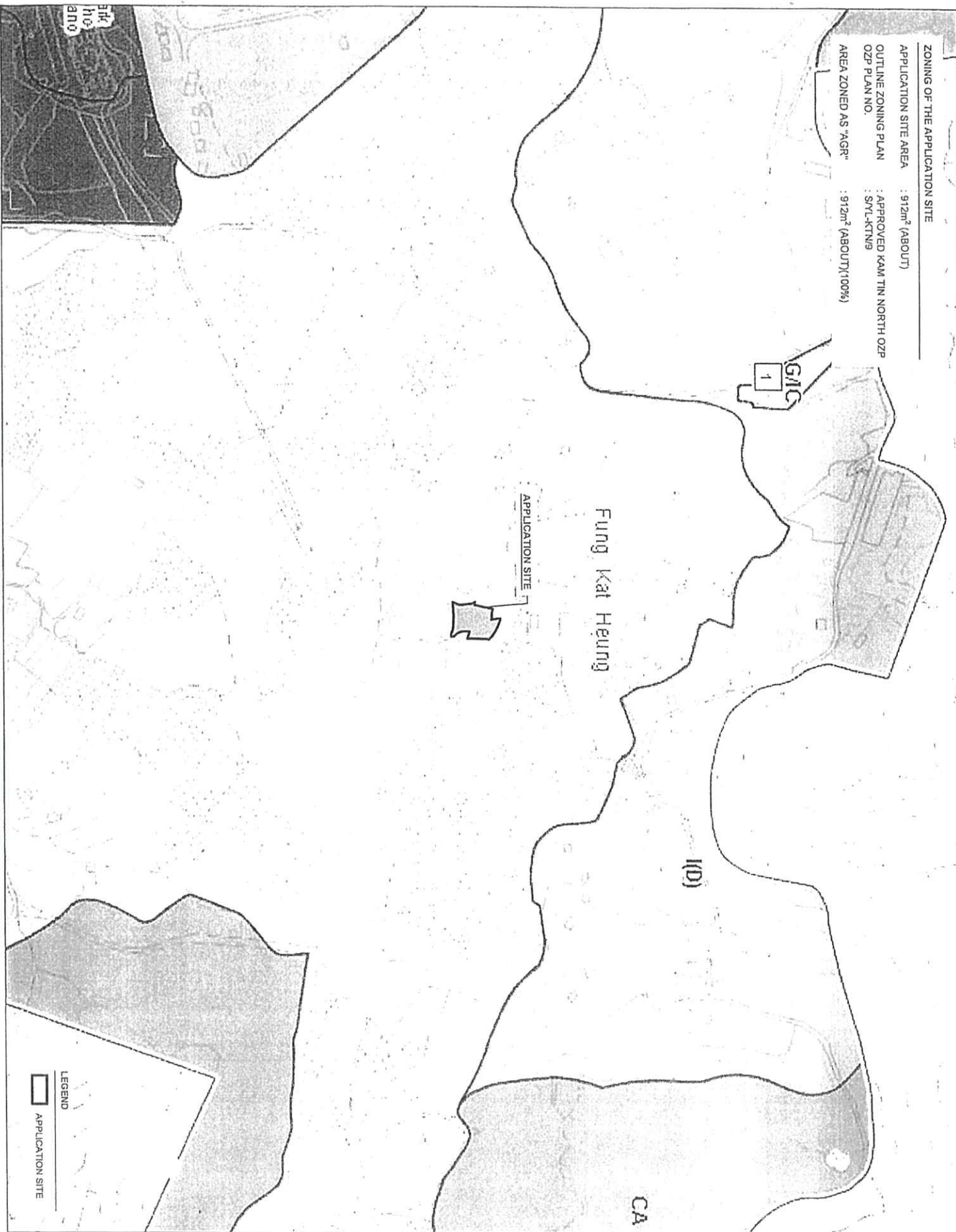
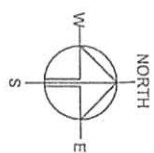
Drawing Title
LOCATION PLAN

Scale of A4
1 : 7000

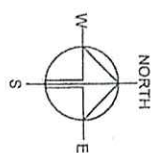
Drawn
Date
27.7.2021

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 912m² (ABOUT)
 OUTLINE ZONING PLAN : APPROVED KAM TIN NORTH OZP
 OZP PLAN NO. : SYL-KTN/9
 AREA ZONED AS "AGR" : 912m² (ABOUT)(100%)



Drawing Title	Project	Drawn	Checked
ZONING OF THE SITE	PROPOSED TEMPORARY ANIMAL BOARDING ESTABLISHMENT FOR A PERIOD OF 5 YEARS AND LAND FILLING	27.7.2021	
Scale 1:4000	Lot 946 S.L. AND VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEH LONG, NEW TERRITORIES		
Drawn	27.7.2021		
Revised			



Drawing Title
LAND STATUS OF THE SITE

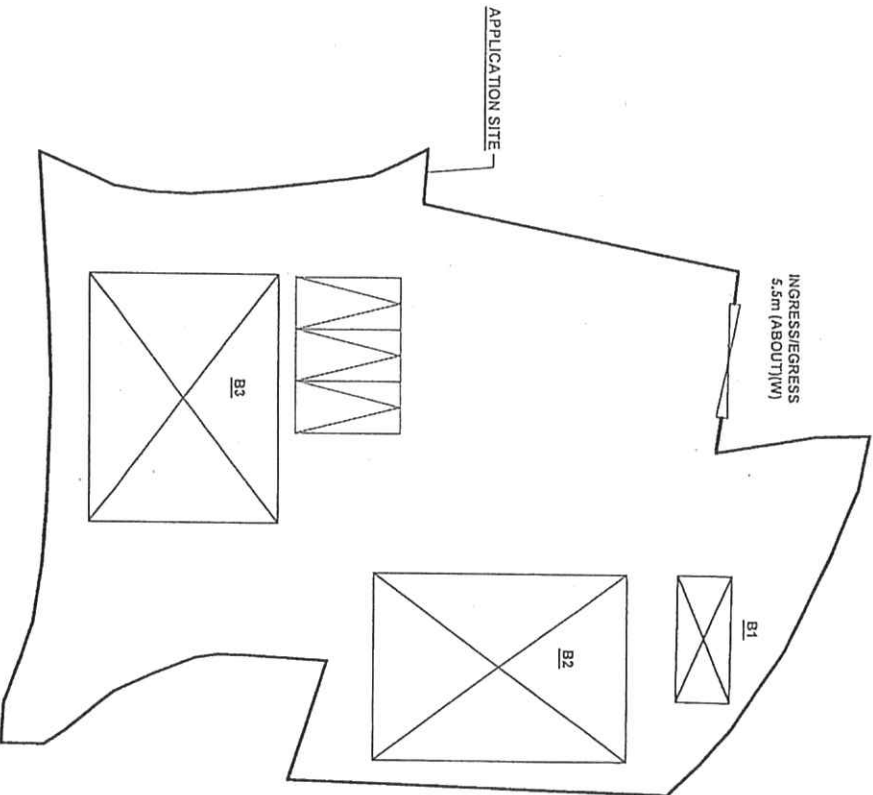
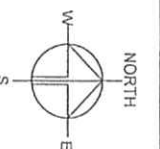
Scale of A4
1 : 500

Drawn	Date
Revised	27.7.2021
	Date

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 912m ² (ABOUT)
COVERED AREA	: 231m ² (ABOUT)
UNCOVERED AREA	: 681m ² (ABOUT)
PLOT RATIO	: 0.4 (ABOUT)
SITE COVERAGE	: 25% (ABOUT)
NO. OF STRUCTURE	: 3
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 339m ² (ABOUT)
BUILDING HEIGHT	: 3-7m (ABOUT)
NO. OF STOREY	: 1-2

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	STORAGE OF PET FOOD AND GOODS	15m ² (ABOUT)	15m ² (ABOUT)	3m (ABOUT) 1-STOREY
B2	ANIMAL BOARDING ESTABLISHMENT	108m ² (ABOUT)	216m ² (ABOUT)	3-7m (ABOUT) 2-STOREY
B3	ANIMAL BOARDING ESTABLISHMENT	108m ² (ABOUT)	108m ² (ABOUT)	3m (ABOUT) 1-STOREY
TOTAL		231m ² (ABOUT)	339m ² (ABOUT)	



PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 3
DIMENSION OF PARKING SPACE	: 5m (L) X 2.5m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE
	INGRESS / EGRESS

Drawing Title
LAYOUT PLAN

Scale of A4
1 : 350

Drawn
27.7.2021

Revised
24.8.2021

Drawing No.	Ver.
P04	01

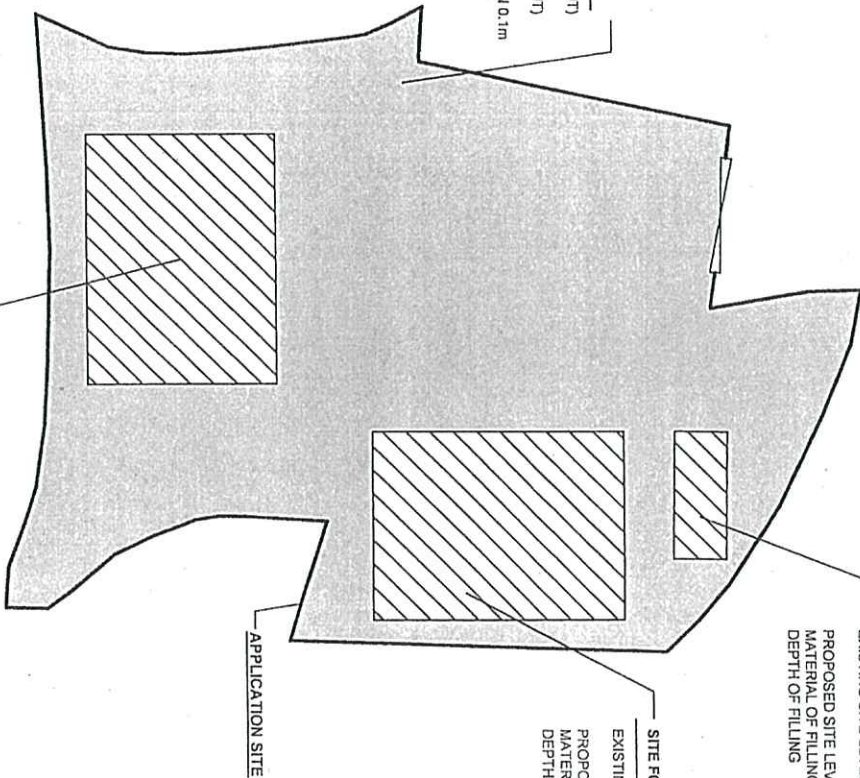
PROPOSED TEMPORARY ANIMAL BOARDING ESTABLISHMENT FOR A PERIOD OF 5 YEARS AND LAND FILLING

LOT 946 S.L AND VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, KAM TIN YUEN LONG, NEW TERRITORIES

PAVED RATIO OF THE APPLICATION SITE

APPLICATION SITE AREA COVERED BY STRUCTURE	: 912m ² (ABOUT)
LAND FILLING AREA	: 231m ² (ABOUT)
DEPTH OF LAND FILLING	: 912m ² (ABOUT)
PURPOSE OF LAND FILLING	: NOT MORE THAN 0.2m (ABOUT)
	: CONCRETE
	: SITE FORMATION OF STRUCTURES
	: CIRCULATION SPACE

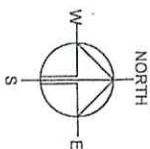
CIRCULATION SPACE	
EXISTING SITE LEVEL	: +13.2mPD (ABOUT)
PROPOSED SITE LEVEL	: +13.3mPD (ABOUT)
MATERIAL OF FILLING	: CONCRETE
DEPTH OF FILLING	: NOT MORE THAN 0.1m



SITE FORMATION OF STRUCTURE	
EXISTING SITE LEVEL	: +13.2mPD (ABOUT)
PROPOSED SITE LEVEL	: +13.4mPD (ABOUT)
MATERIAL OF FILLING	: CONCRETE
DEPTH OF FILLING	: NOT MORE THAN 0.2m

SITE FORMATION OF STRUCTURE	
EXISTING SITE LEVEL	: +13.2mPD (ABOUT)
PROPOSED SITE LEVEL	: +13.4mPD (ABOUT)
MATERIAL OF FILLING	: CONCRETE
DEPTH OF FILLING	: NOT MORE THAN 0.2m

SITE FORMATION OF STRUCTURE	
EXISTING SITE LEVEL	: +13.2mPD (ABOUT)
PROPOSED SITE LEVEL	: +13.4mPD (ABOUT)
MATERIAL OF FILLING	: CONCRETE
DEPTH OF FILLING	: NOT MORE THAN 0.2m



LEGEND

	APPLICATION SITE
	STRUCTURE
	INGRESS / EGRESS

Drawing Title
PAVED RATIO OF THE SITE

Scale of A4
1 : 350

Drawn	Date
27.7.2021	
Revised	Date

Drawing No.	Vol.
P05	01

Project
PROPOSED TEMPORARY ANIMAL BOARDING ESTABLISHMENT FOR A PERIOD OF 5 YEARS AND LAND FILLING
LOT 946 S.L. AND VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRORIES

Our Ref.: DD107 Lot 946 S.L & VL
Your Ref.: TPB/A/YL-KTN/789

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

By Email

5 November 2021

Dear Sir,

1st Further Information

**Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land in
"Agriculture" Zone, Lots 946 S.L, 946 S.M, 946 S.N, 946 S.O, 1106, 1118, 1119 S.B, 1119 S.C, 1119
S.D, 1119 S.E and 1119 RP in D.D.107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTN/789)

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
Planning and Development Manager

Responses-to-Comments

Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land in “Agriculture” Zone, Lots 946 S.L, 946 S.M, 946 S.N, 946 S.O, 1106, 1118, 1119 S.B, 1119 S.C, 1119 S.D, 1119 S.E and 1119 RP in D.D.107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories

(Application No. A/YL-KTN/789)

(i) A RtoC Table:

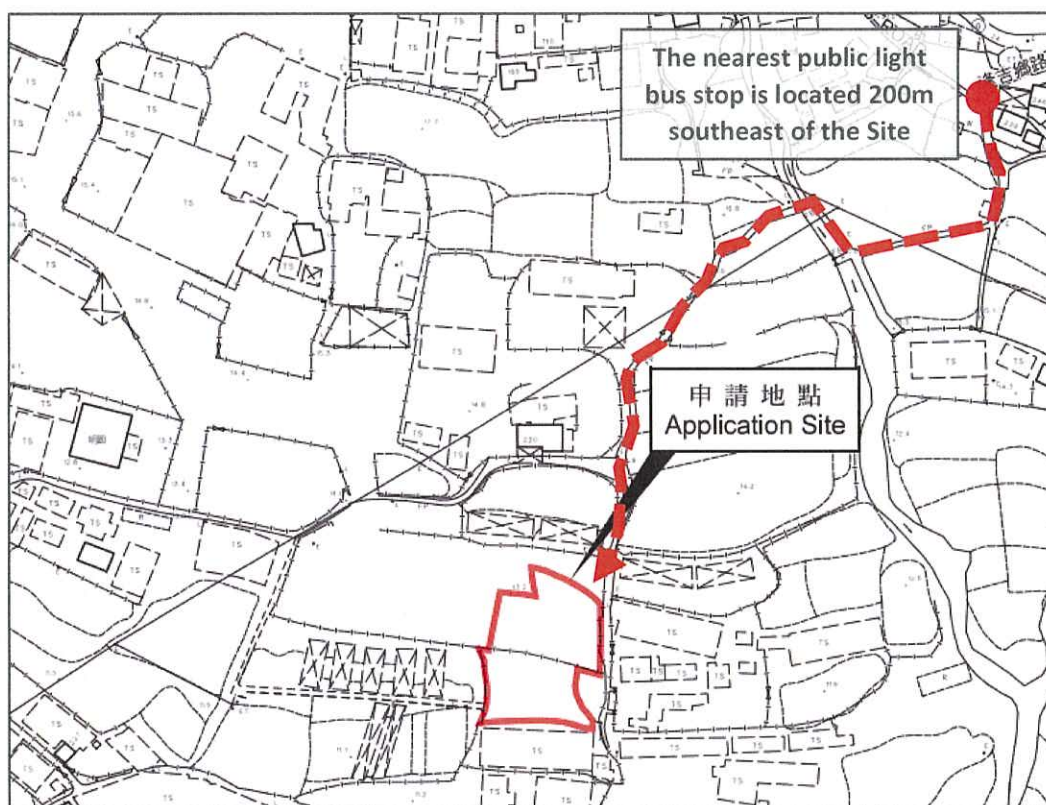
Departmental Comments	Applicant's Responses
1. Comments of Commissioner for Transport (C for T) (Contact Person: Mr. Wilson LEE; Tel: 2399 2421)	
(a) The applicant should justify the proposed parking and loading / unloading considering the commute of staff / visitors and logistics;	The animal boarding establishment is a dog kennel (not open to the general public). Three private car parking spaces are provided for staff to commute to the application site (the Site). Dogs and goods to support the daily operation of the Site are transported by private car, hence, no loading/unloading (L/UL) space is required. Majority of staff is required to access the Site by taking public transport to Fung Kat Heung Road then walk to the Site (Annex I). Please be confirmed that <u>no</u> visitor is allowed to access the Site. Therefore, the parking provisions are considered <u>adequate</u> for the operation of the proposed development.
(b) The applicant should provide the trip generation and attraction due to the development and assess 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. As vehicular trips generated by the proposed development is minimal, adverse traffic impact to the surrounding road network should not be anticipated (Annex II).
(c) The applicant should demonstrate the smooth manoeuvring of vehicle to / from to Castle Park Road – Tam Mi / San Tam Road, along the local access and within the site;	Sufficient space is provided within the Site for vehicle to smoothly manoeuvre to / from San Tam Road, along the local access and within the Site (Annex III and Plan 1).

(d)	The applicant should provide the routing between Castle Peak Road – Tam Mi / San Tam Road and the site;	The Site is accessible from San Tam Road via Fung Kat Heung Road and a local access (Annex III).
(d)	The applicant should provide nearest public transport services and indicate on the layout plan; and	Plan showing the nearest public transport services is provided for your consideration (Plan 1).
(e)	The applicant should note the local access between Castle Peak Road – Tam Mi / San Tam Road and the site is not managed by this Department.	Noted.
2. Comments of District Planning Officer / Fanling, Sheung Shui and Yuen Long East, Planning Department (DPO/FSYLE, PlanD) (Contact Person: Ms. Loree DUEN; Tel: 3168 4037)		
	Please address the following:	
(a)	Has the drainage arrangement of the previous Planning Application No. A/YL-KTN/642 been changed? If yes, please submit a drainage proposal for the captioned application.	The drainage arrangement of the previous S.16 planning application No. A/YL-KTN/642 will be remained for the current application. The accepted drainage proposal of the previous S.16 planning application No. A/YL-KTN/642 is provided for your consideration (Annex IV).
(b)	Please submit a FSIs proposal. If it is the same as the previously accepted proposal from the previous A/YL-KTN/642, please state if the layout, operation and the use of the development remain the same.	The applicant submitted a fire service installations (FSIs) proposal (Annex V). The applicant will implement the accepted FSIs proposal after planning approval has been obtained from the Town Planning Board.
(c)	Please provide full justifications for non-compliance with the relevant approval condition(s) in the previous approved applications (A/YL-KTN/588 & 642).	Please see Annex VI for more information.

Annex I - Public Transport Services

- (i) The Site is located at south of Fung Kat Heung Road, which is served with public transport services. Majority of staff is required to commute to the Site by taking public transport to Fung Kat Heung Road then walk to the Site.
- (ii) The nearest public transport services are provided at Fan Kam Road, details are as follows:

Route No.	Termination Points	
	Public Light Bus	
603	Fung Kat Heung	Yuen Long (Fung Cheung Road)



Annex II - Trip Generation and Attraction

- (i) The Site is accessible from San Tam Road via Fung Kat Heung Road and local access. Three parking spaces are provided at the Site, details are as follows:

Type of Parking Space	No. of Space
No. of Private car parking space for staff	3

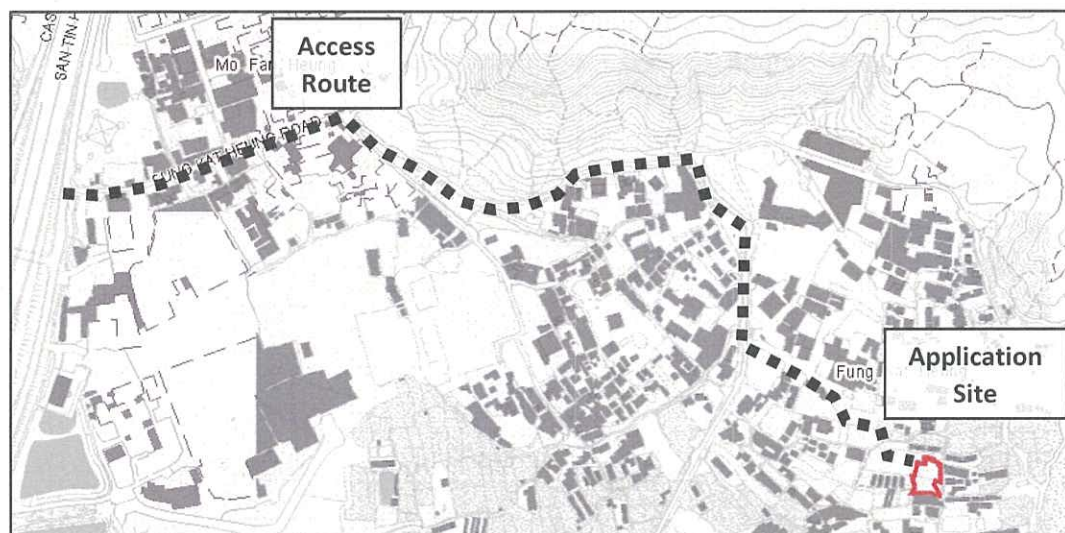
- (ii) The operation hours of the proposed development are 09:00 to 18:00 daily, including public holidays. Please see below the trip generation and attraction of the proposed development:

Time Period		Trip Generation and Attraction		
		Private Car (staff)		2-Way Total
		In	Out	
AM Peak	09:00 – 10:00	2	1	3
PM Peak	17:00 – 18:00	1	2	3
Average (Per hour)	10:00 – 17:00	0.5	0.5	1

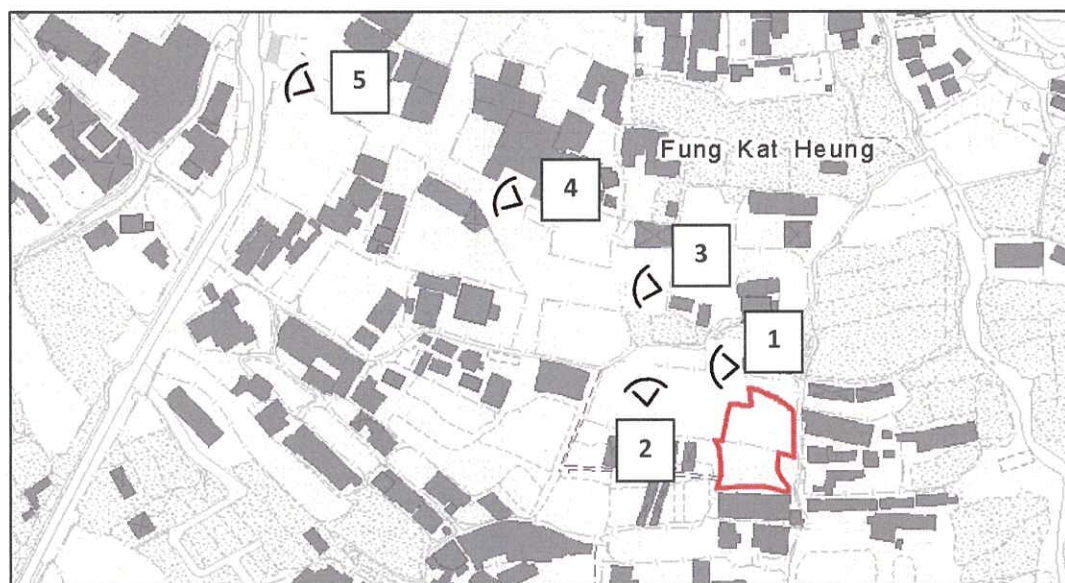
- (iii) Sufficient space is provided for vehicle to smoothly manoeuvre to/from and within the Site to ensure no queuing, turning back outside the Site during the planning approval period (**Plan 1**).
- (iv) No light, medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period.

Annex III - Manoeuvring to / from San Tam Road, Fung Kat Heung Road and Along the Local Access

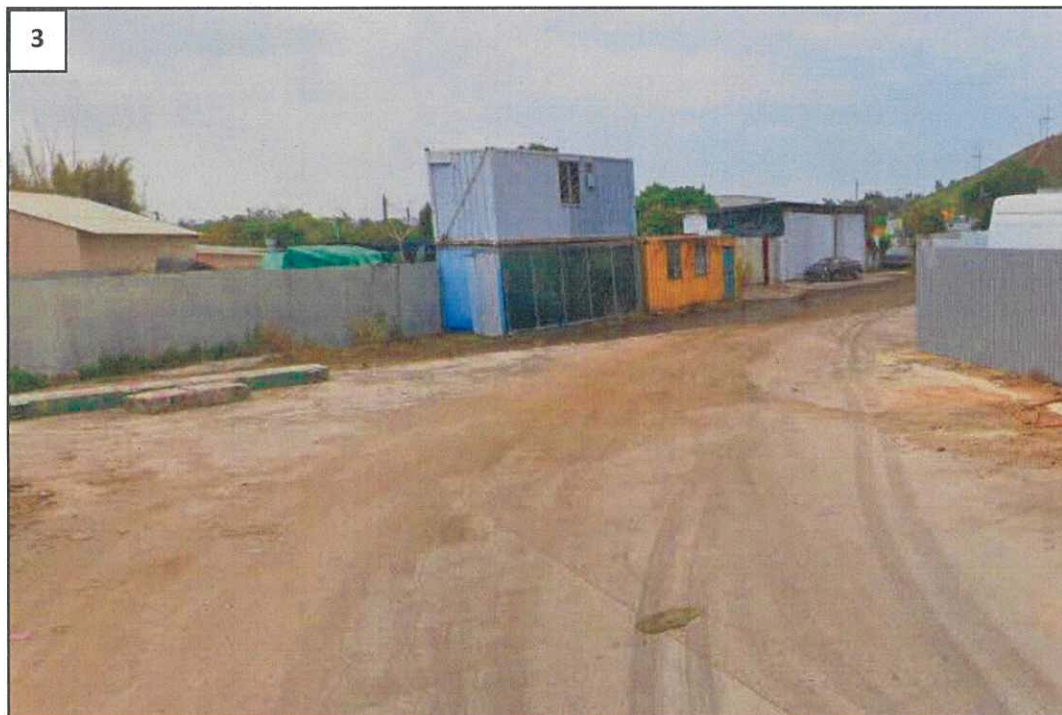
- (i) The Site is accessible from San Tam Road via Fung Kat Heung Road and a local access.



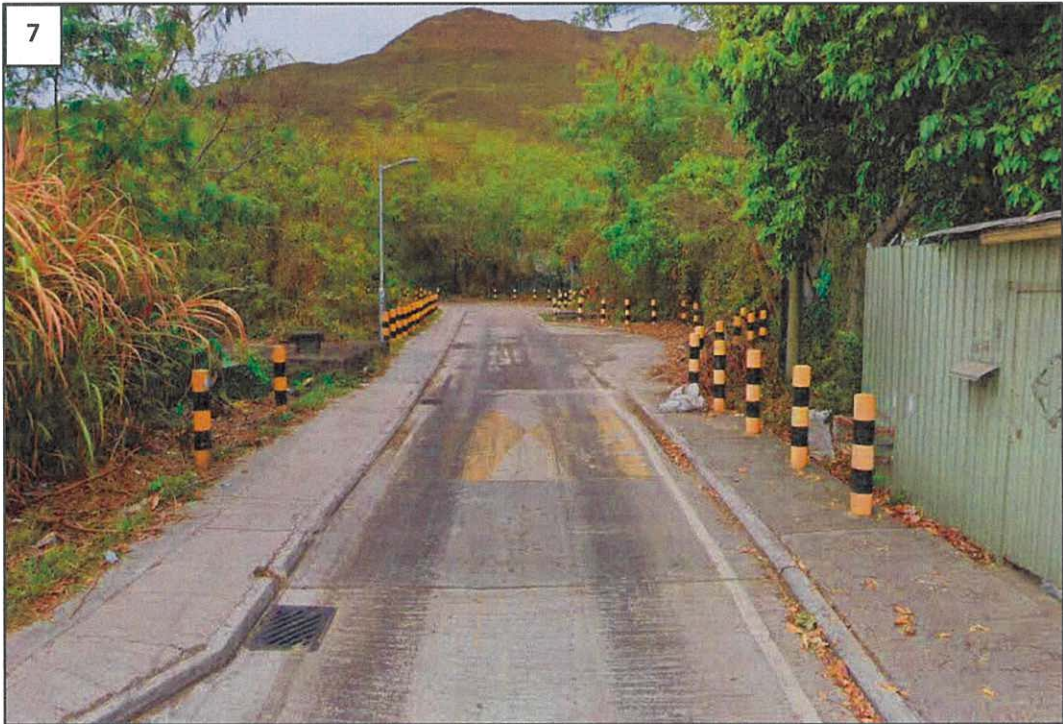
- (ii) Sufficient space is provided for vehicle to smoothly manoeuvre to / from Kam Po Road and along the local access, details are as follows:









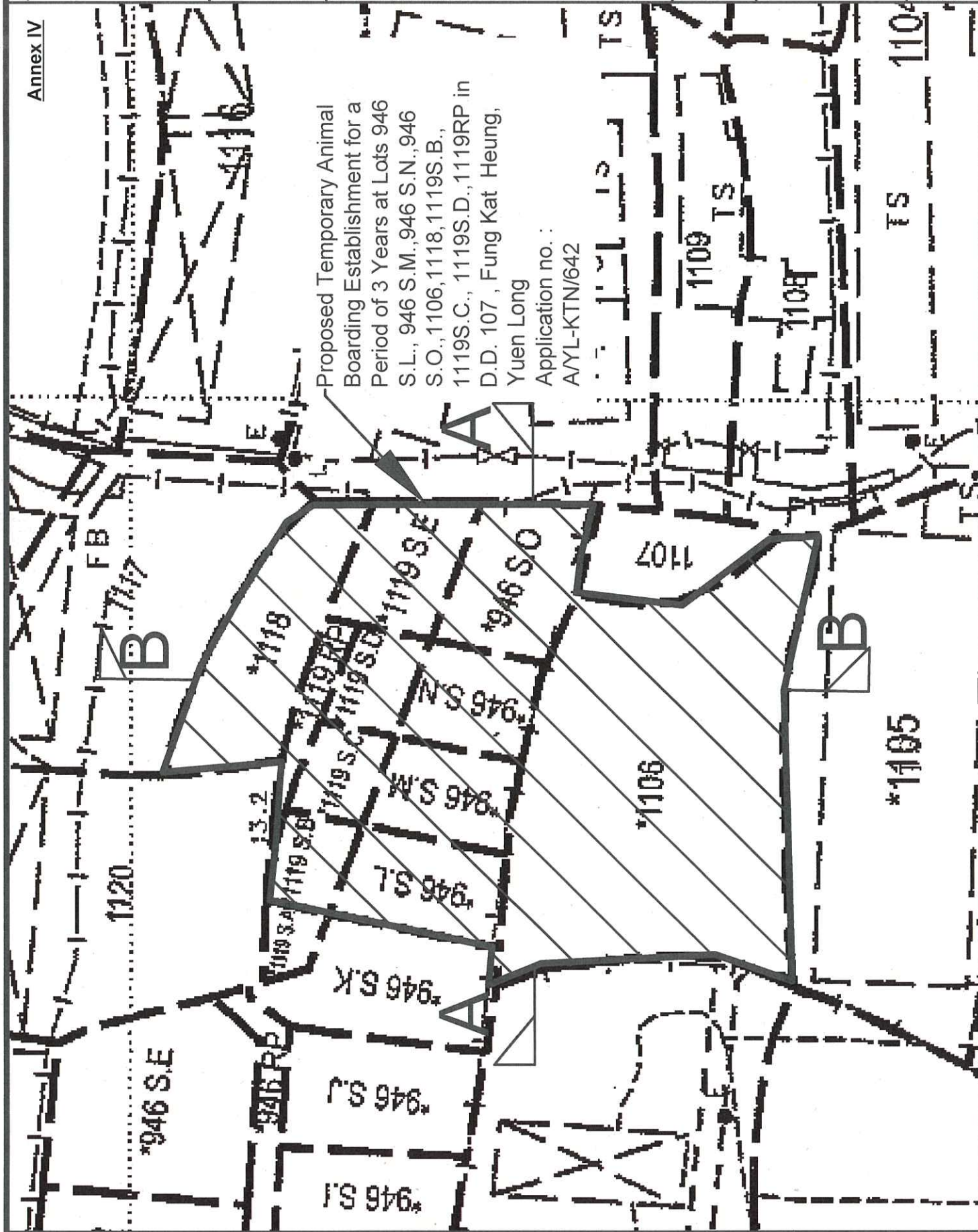








Annex IV



Company:

恆協工程有限公司
**HANDSHIP
ENGINEERING
COMPANY LIMITED**

Project:

Proposed Temporary
Animal Boarding
Establishment for a
Period of 3 Years at Lots
946 S.L., 946 S.M., 946
S.N., 946 S.O., 1106,
1118, 1119S.B.,
1119S.C.,
1119S.D., 1119RP in D.D.
107, Fung Kat Heung,
Yuen Long

Application no. :
AYL-KTN/642

Title:

Drainage Proposal-
Application Boundary

Dwg No:

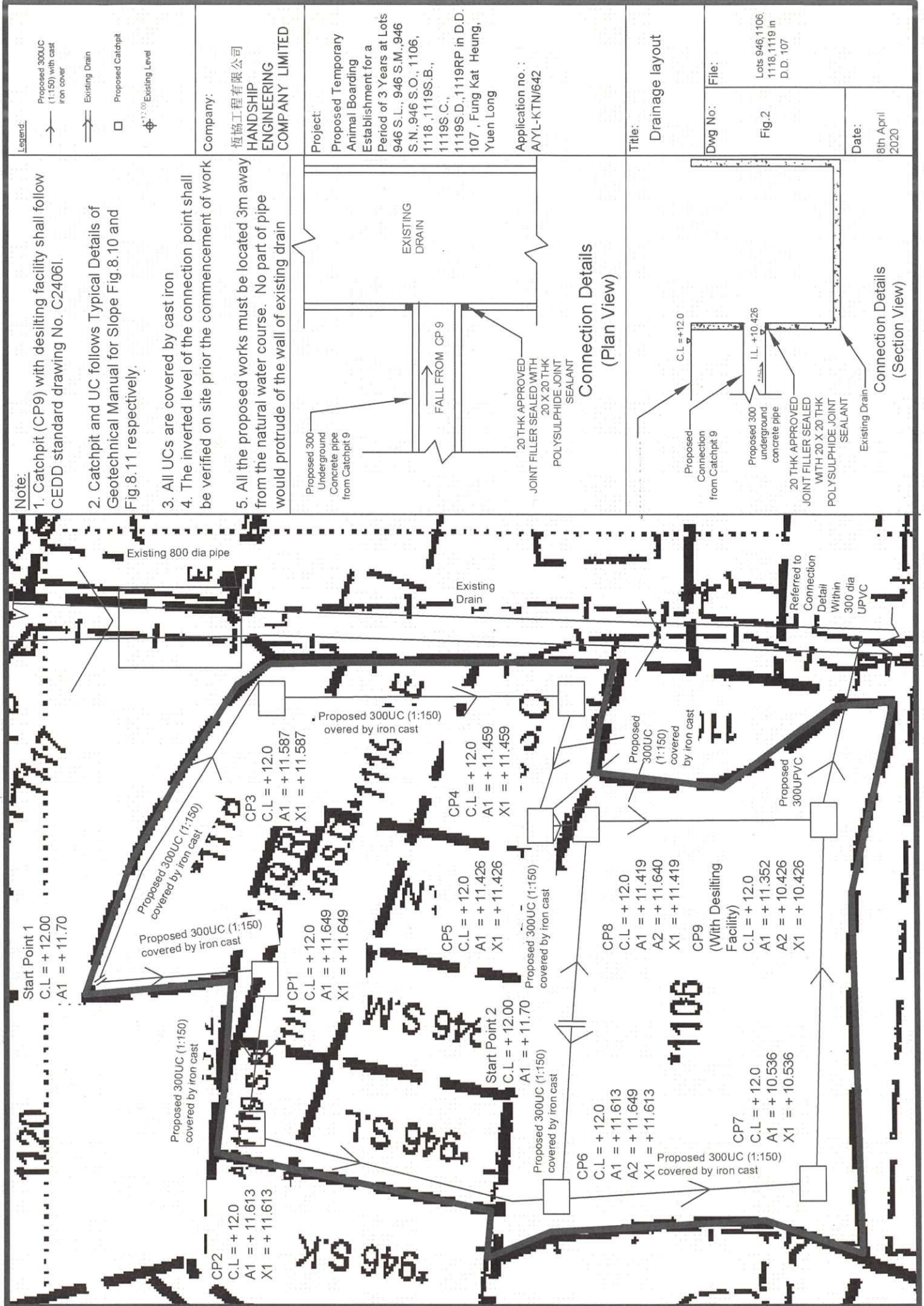
File:

Lots 946, 1106,
1118, 1119 in
D.D. 107

Fig.1

Date:

10th July
2019



Note:

- Catchpit (CP9) with desilting facility shall follow CEDD standard drawing No. C24061.
- Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
- All UCs are covered by cast iron
- The inverted level of the connection point shall be verified on site prior the commencement of work
- All the proposed works must be located 3m away from the natural water course. No part of pipe would protrude of the wall of existing drain

Legend:

- Proposed 300UC (1:150) with cast iron cover
- Existing Drain
- Proposed Catchpit
- Existing Level

Company:

恆協工程有限公司
HANDSHIP
ENGINEERING
COMPANY LIMITED

Project:

Proposed Temporary Animal Boarding Establishment for a Period of 3 Years at Lots 946 S.L., 946 S.M., 946 S.N., 946 S.O., 1106, 1118, 1119S.B., 1119S.C., 1119S.D., 1119RP in D.D. 107, Fung Kat Heung, Yuen Long

Application no. :
A/YL-KTN/642

Title:
Drainage layout

Dwg No.:
Fig.2

File:
Lots 946, 1106, 1118, 1119 in D.D. 107

Date:
8th April 2020

Connection Details (Plan View)

Proposed 300 Underground Concrete pipe from Catchpit 9

FALL FROM CP 9

EXISTING DRAIN

20 THK APPROVED JOINT FILLER SEALED WITH 20 X 20 THK POLYSULPHIDE JOINT SEALANT

Connection Details (Section View)

Proposed Connection from Catchpit 9

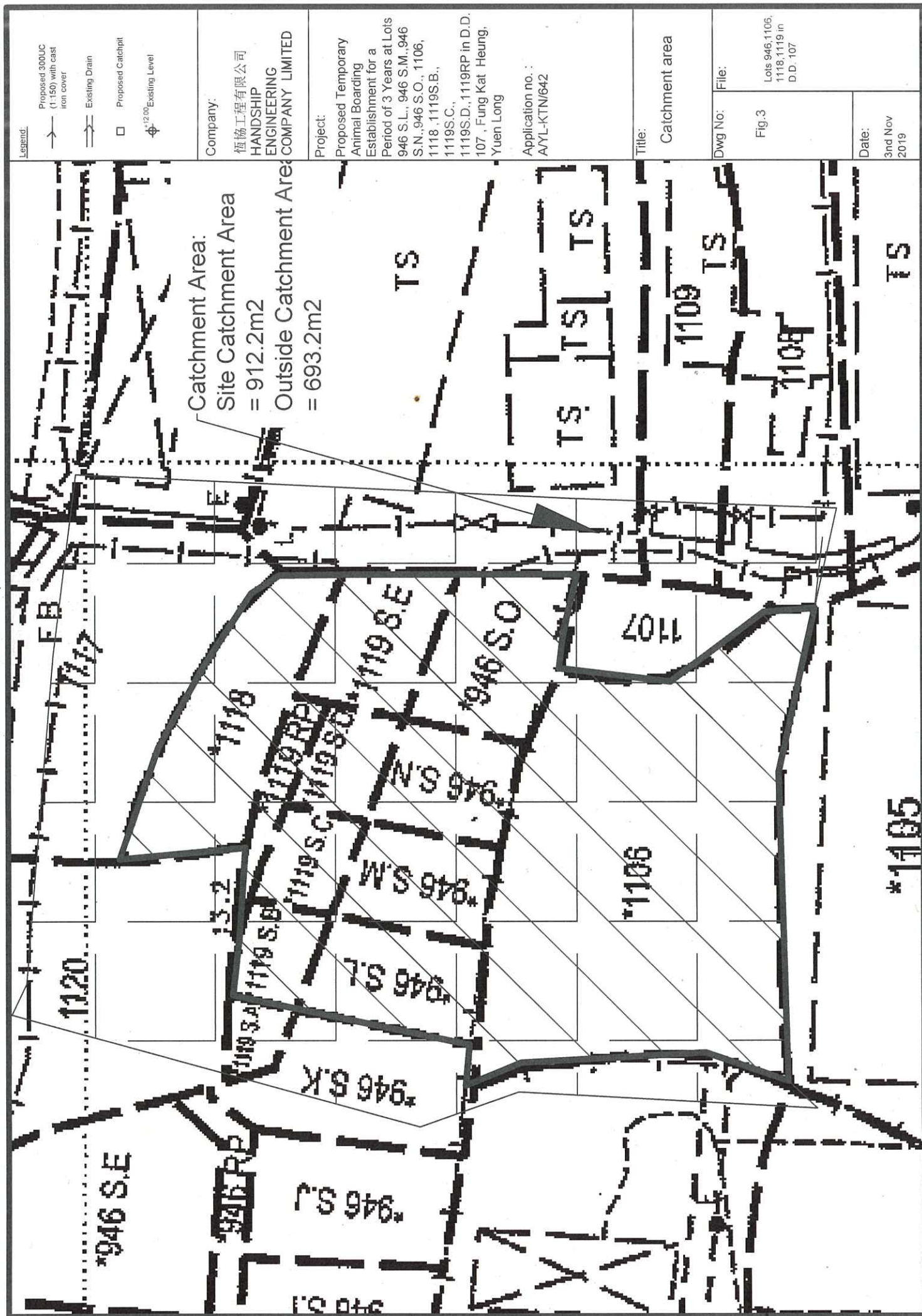
C.L. = +12.0

Proposed 300 underground concrete pipe

I.L. = +10.426

20 THK APPROVED JOINT FILLER SEALED WITH 20 X 20 THK POLYSULPHIDE JOINT SEALANT

Existing Drain



Legend:

- Proposed 300UC (1:150) with cast iron cover
- Existing Drain
- Proposed Catchpit
- Existing Level

Company:

恆協工程有限公司
HANDSHIP
ENGINEERING
COMPANY LIMITED

Project:

Proposed Temporary
Animal Boarding
Establishment for a
Period of 3 Years at Loie
946 S.L., 946 S.M., 946
S.N., 946 S.O., 1106,
1118, 1119S.B.,
1119S.C.,
1119S.D., 1119RP in D.D.
107, Fung Kat Heung,
Yuen Long

Application no.:
AYL-KTN/642

Title:

Catchment area

Dwg No:

Fig.3

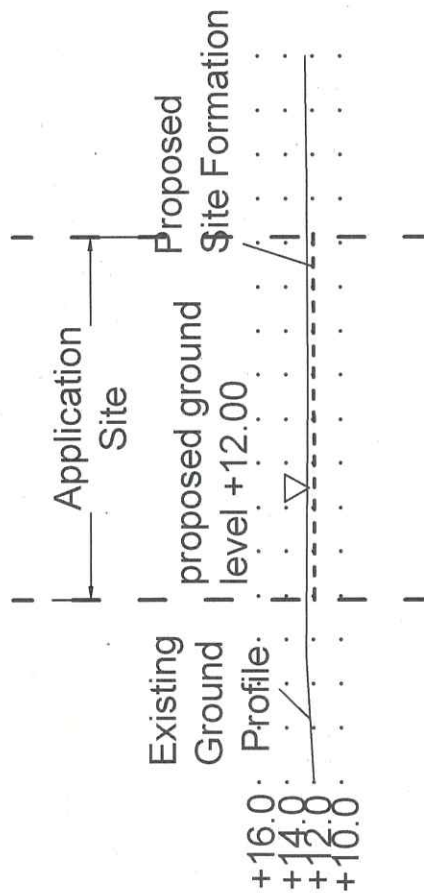
File:

Lois 946, 1106,
1118, 1119 in
D.D. 107

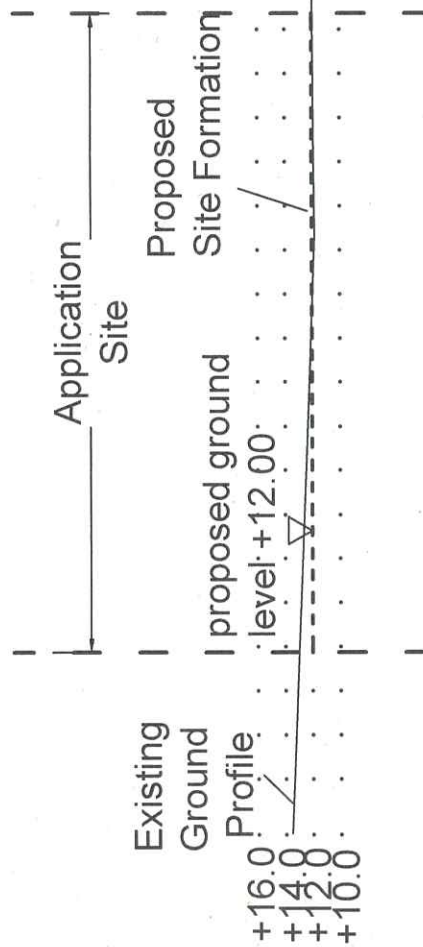
Date:

3rd Nov
2019





Section A-A



Section B-B

Legend:

- Proposed 300UC (1:150) with cast iron cover
- Existing Drain
- Proposed Catchpit
- Existing Level

Legend:

- Proposed site formation
- Existing Ground Profile

Company:
恆協工程有限公司
HANDSHIP
ENGINEERING
COMPANY LIMITED

Project:

Proposed Temporary
Animal Boarding
Establishment for a
Period of 3 Years at Lots
946 S.L., 946 S.M., 946
S.N., 946 S.O., 1106,
1118, 1119S.B.,
1119S.C.,
1119S.D., 1119RP in D.D.
107, Fung Kat Heung,
Yuen Long

Application no. :
AYL-KTN/642

Title:

Section

Dwg No:

File:

Lots 946, 1106,
1118, 1119 in
D.D. 107

Fig.5

Date:

3rd Nov
2019

Company: 恆協工程有限公司 HANDSHIP ENGINEERING LIMITED
Project : Proposed Temporary Animal Boarding Establishment
at Lots 946 S.L., 946 S.M., 946 S.N., 946 S.O., 1106, 1118, 1119S.B., 1119S.C., 1119S.D., 1119RP in D.D. 107, Fung Kat Heung,
Date: 2019/12/3

Calculation for channels:

Catchment Area of site

Site Catchment Area = 912.2 m²
= 0.000912 km²

Peak runoff in m³/s = 0.278 x 0.95 x 250 mm/hr x 0.000912 km²
= 0.060228 m³/s
= 3614 liter/min

Outside Catchment Area

Area = 693.2 m²
= 0.000693 km²

Peak runoff in m³/s = 0.278 x 0.25 x 250 mm/hr x 0.000693 km²
= 0.012044 m³/s
= 723 liter/min

Total Peak Runoff for site = 0.072272 m³/s
= 4336 liter/min = 0.072 m³/s

According to (Figure 8.7 - Chart for the Rapid Design of Channels),
For gradient 1:150, 300UC will be suitable.

Check existing 800 dia. Pipes by Colebrook-White Equation

$$V = -\sqrt{(8gDs)} \log\left(\frac{ks}{3.7D} + \frac{2.51v}{D\sqrt{(2gDs)}}\right)$$

where:

V = mean velocity (m/s)
g = 9.81 m/s² gravitational acceleration (m/s²)
D = 0.8 m internal pipe diameter (m)
ks = 0.00015 m hydraulic pipeline roughness (m)
v = 1.14E-06 m²/s kinematic viscosity of fluid (m²/s)
s = 0.01 hydraulic gradient

(Table 5, from DSD Sewerage Manual, concrete pipe)

Therefore, design V of pipe capacity = 3.3469 m/s > Design velocity from catchment area = 0.0723 m³/s / 0.143781 m/s
= 0.8² * pi
===>0.K.

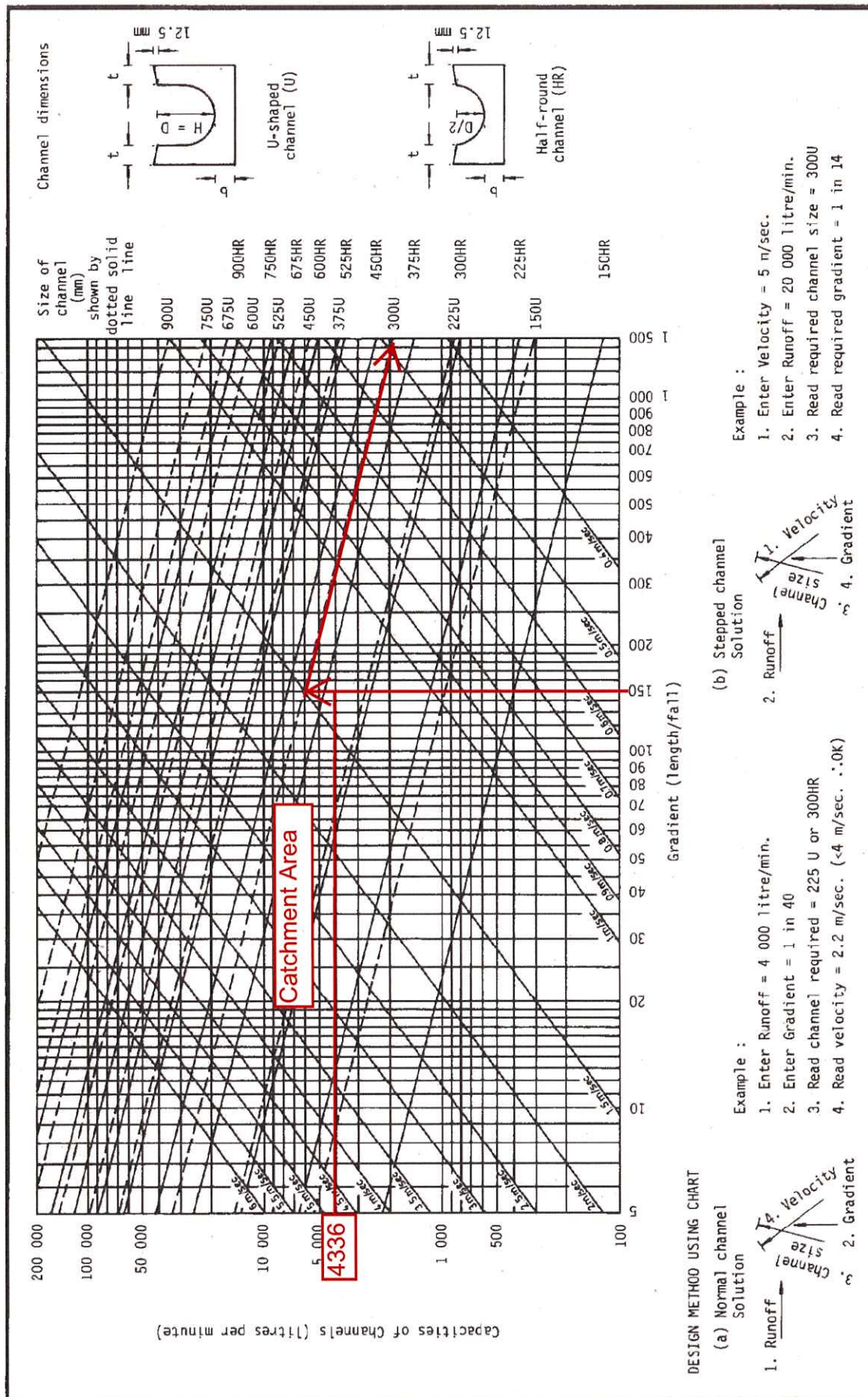
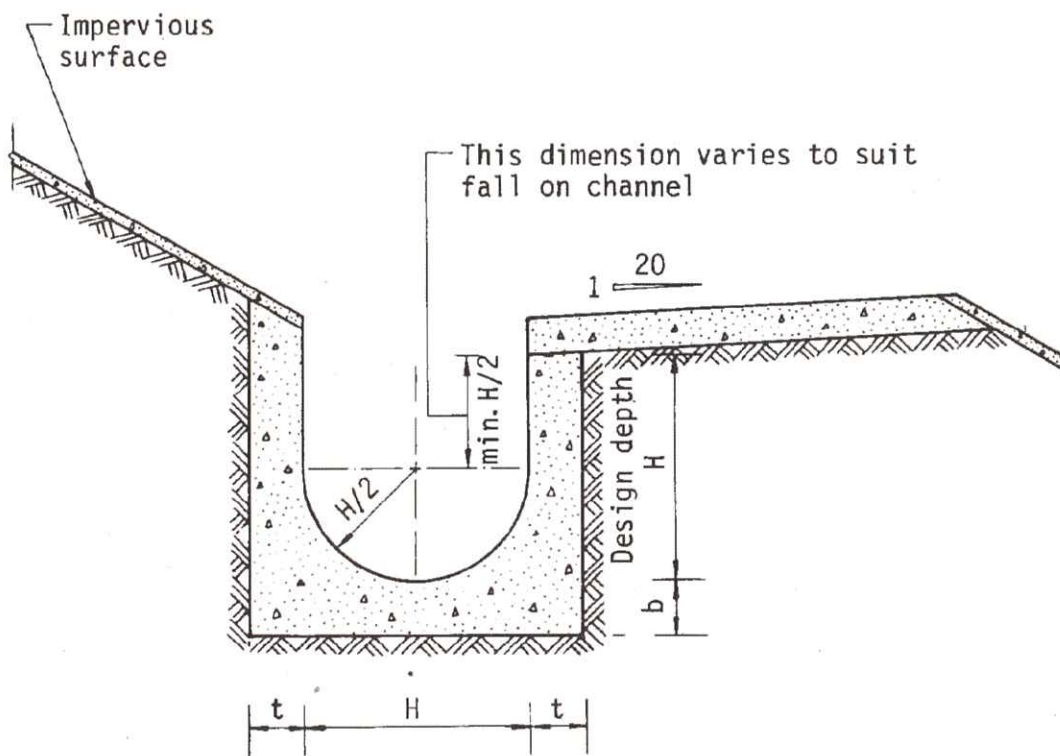


Figure 8.7 - Chart for the Rapid Design of Channels



Dimensions of U - channel

Nominal size of channel H (mm)	Thickness t (mm)	Thickness b (mm)
225 to 600	150	150
675 to 1200	175	225

Figure 8.11 - Typical U-channel Details

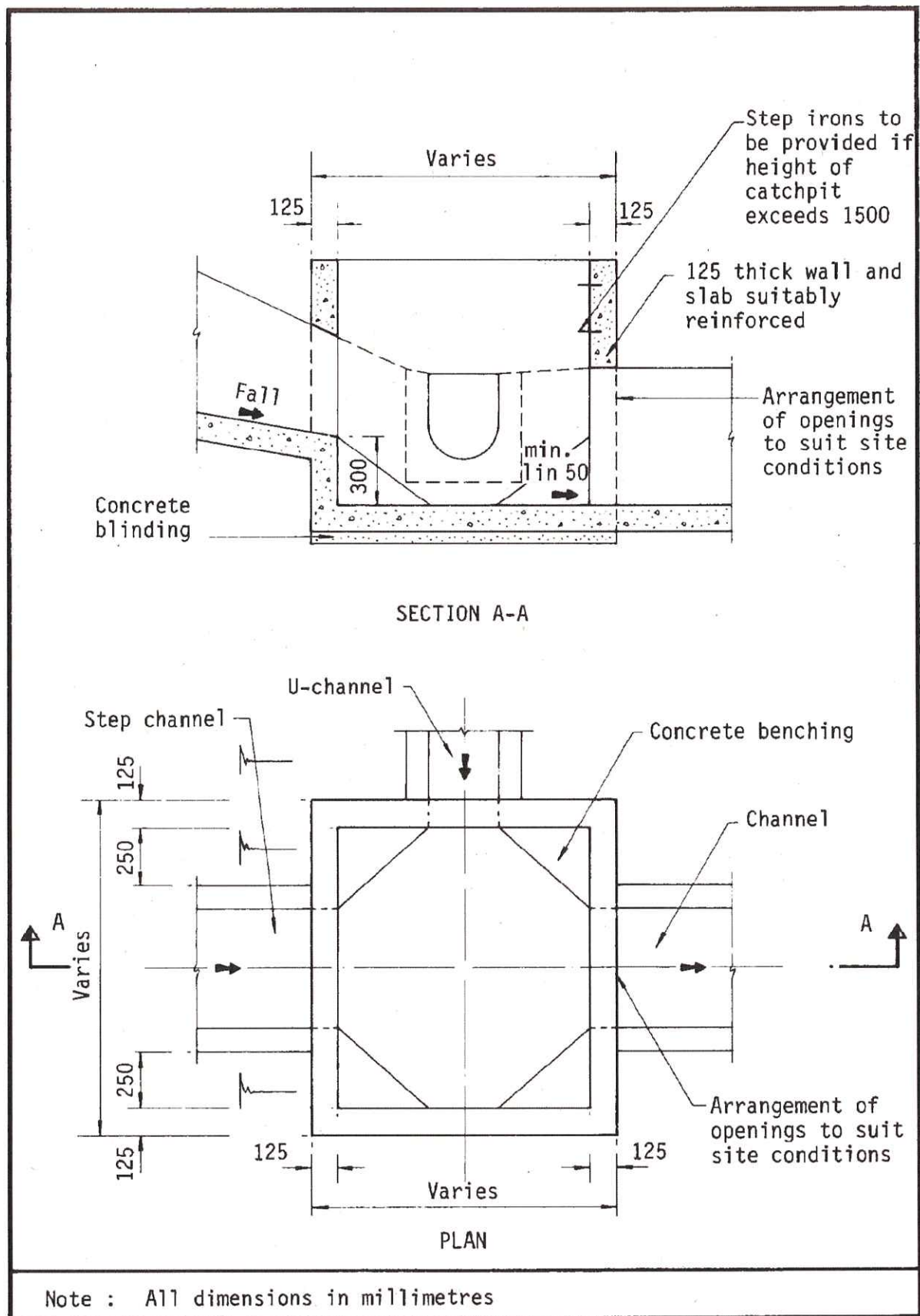
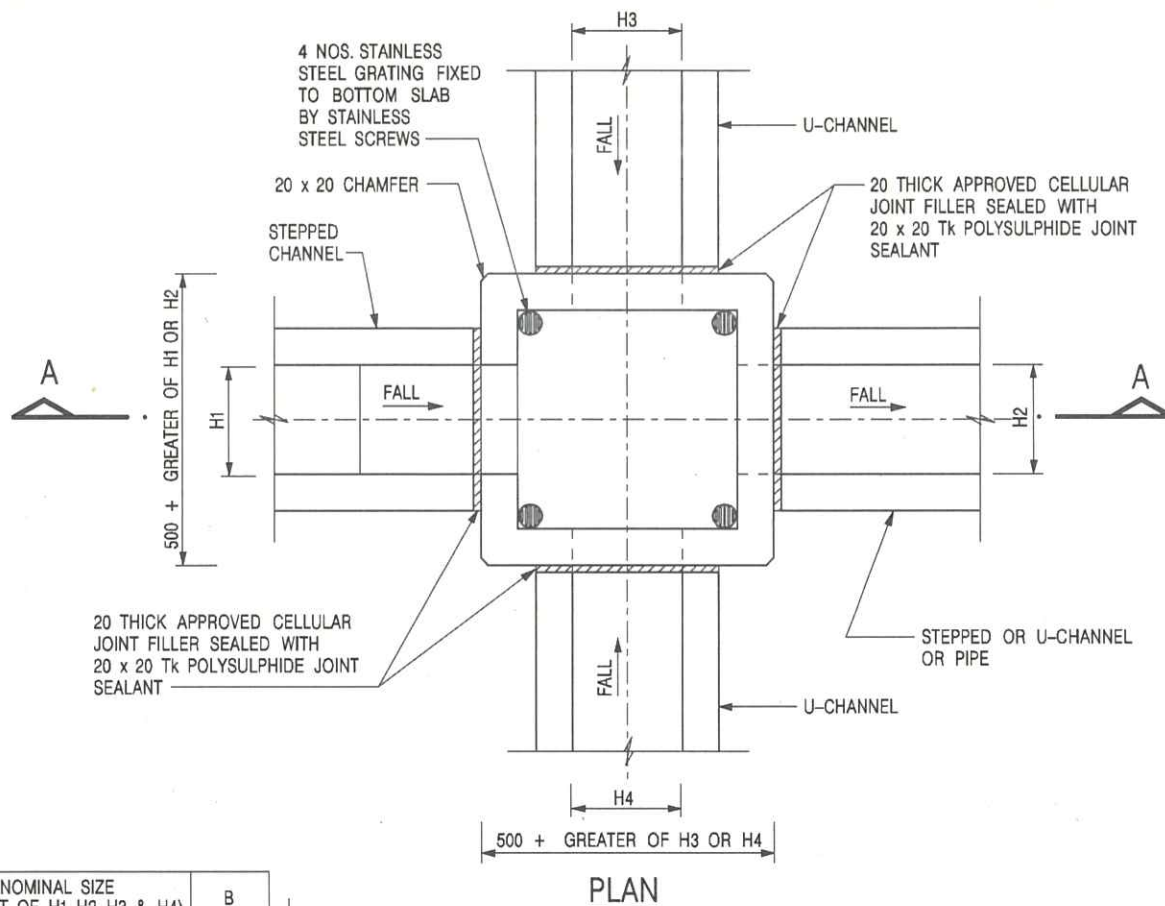
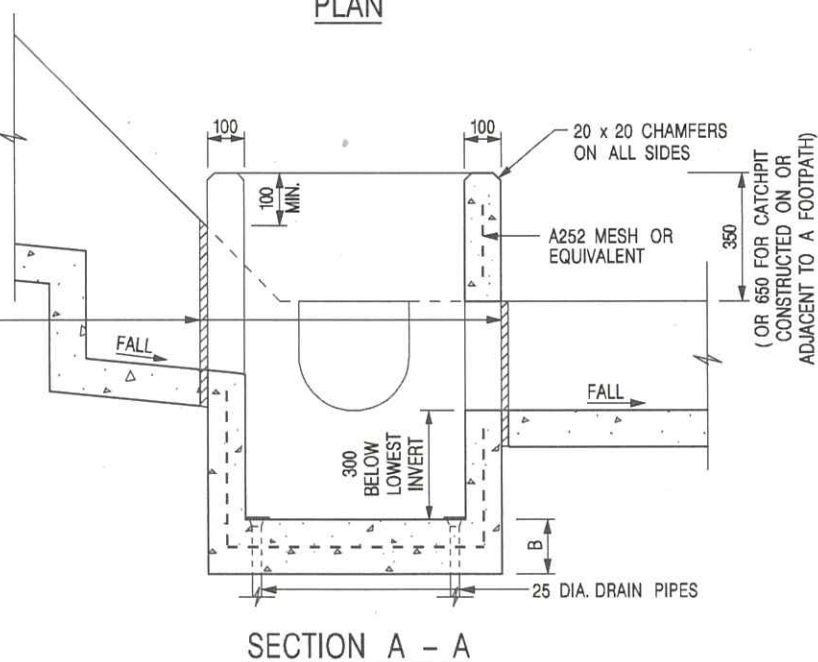


Figure 8.10 - Typical Details of Catchpits



NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

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




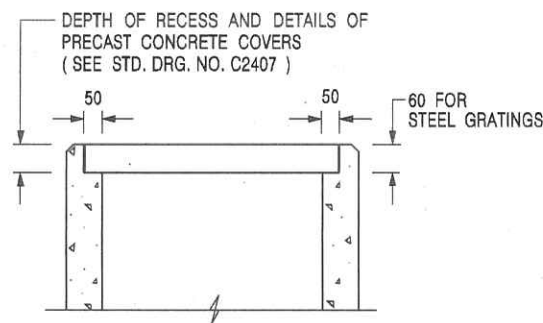
NOTES:

- ALL DIMENSIONS ARE IN MILLIMETRES.
- REFER TO SHEET 2 FOR OTHER NOTES.

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

卓越工程 建設香港

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
 <div>CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT</div>			
SCALE 1 : 20		DRAWING NO. C2406 /1	
DATE JAN 1991			
We Engineer Hong Kong's Development			



ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'G' ON STD. DRG. NO. C2405; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 mm STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'F' ON STD. DRG. NO. C2405.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

CATCHPIT WITH TRAP
(SHEET 2 OF 2)



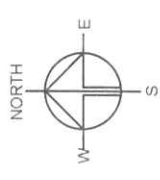
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

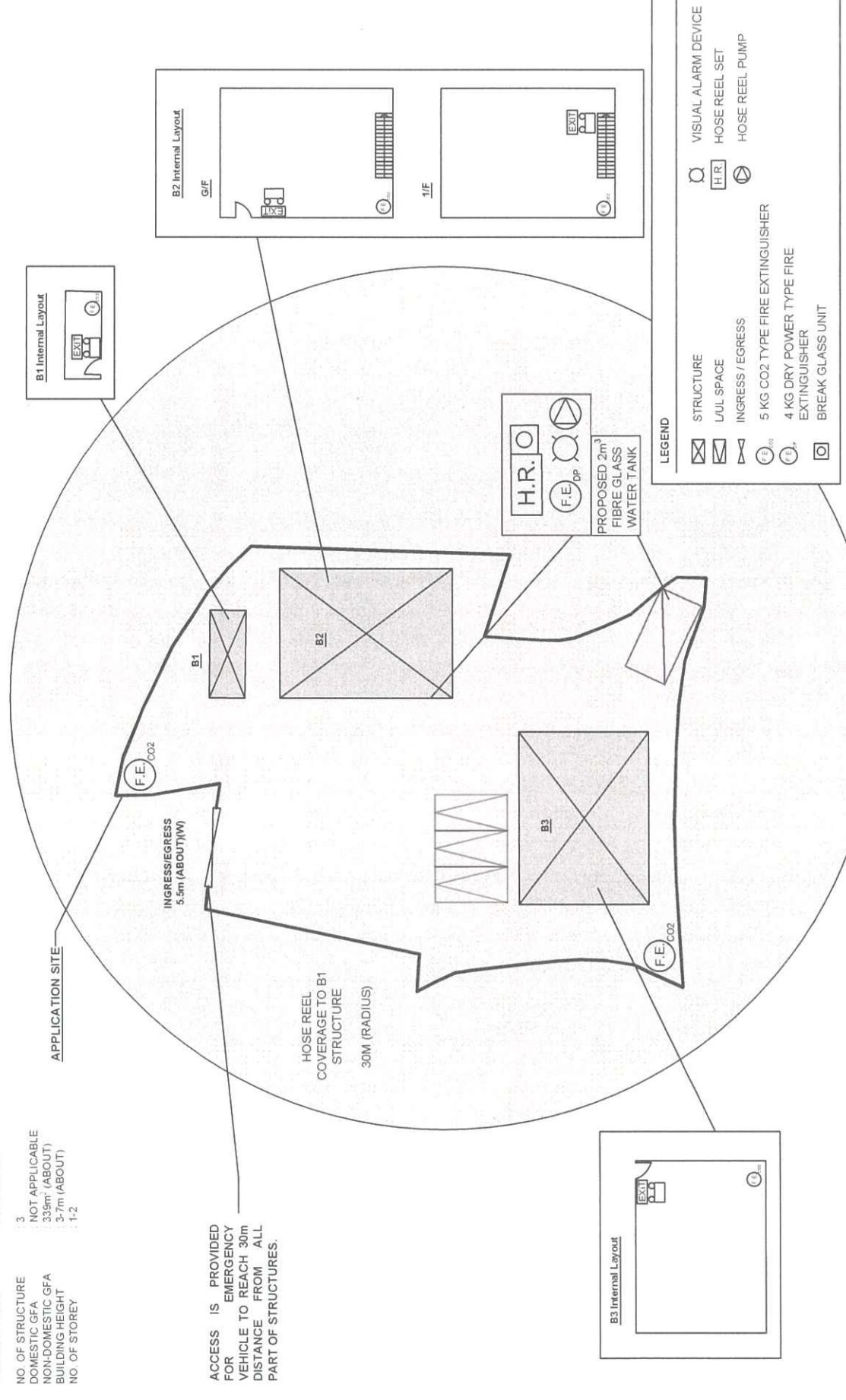
DATE JAN 1991

DRAWING NO.

C2406 /2



DEVELOPMENT PARAMETERS		PARKING AND LOADING / UNLOADING PROVISIONS		STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
APPLICATION SITE AREA	912m ² (ABOUT)	NO. OF PRIVATE CAR PARKING SPACE	3	B1	STORAGE OF PET FOOD AND GOODS	15m ² (ABOUT)	15m ² (ABOUT)	3m (ABOUT)(1-STORY)
COVERED AREA	231m ² (ABOUT)	DIMENSION OF PARKING SPACE	5m (L) X 2.5m (W)	B2	ANIMAL BOARDING ESTABLISHMENT	108m ² (ABOUT)	216m ² (ABOUT)	7m (ABOUT)(2-STORY)
UNCOVERED AREA	681m ² (ABOUT)			B3	ANIMAL BOARDING ESTABLISHMENT	108m ² (ABOUT)	108m ² (ABOUT)	3m (ABOUT)(1-STORY)
PLOT RATIO	0.4 (ABOUT)				TOTAL	231m ² (ABOUT)	339m ² (ABOUT)	
SITE COVERAGE	25% (ABOUT)							



ANNEX V		01
PROPOSED TEMPORARY ANIMAL BOARDING ESTABLISHMENT FOR A PERIOD OF 5 YEARS AND LAND FILLING		
LOT 946 SL AND VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES		
FSIS PROPOSAL		
Scale of Plan		1 : 400
Date		27.7.2021
Revised		20.10.2021

FS NOTE:

- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266: PART1 AND BS EN1838.
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
- FIRE ALARM SYSTEM PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
- PUMP START AND AUDIO VISUAL WARNING DEVICE INITIATION.
- A MODIFIED HOSE REEL SYSTEM SUPPLIED BY 2M3/FS WATER TANK SHALL BE PROVIDED. THERE SHALL BE SUFFICIENT HOSE REELS TO ENSURE THAT EVERY PART OF EACH BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M OF HOSE REEL TUBING.
- PORTABLE HAND-OPERATED APPROVED APPLICATION SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- VISUAL FIRE ALARM SYSTEMS AS REQUIRED UNDER THE DESIGN MANUAL. BARRIER FREE ACCESS 2008 (FSD CIRCULAR LETTER NO. 2/2012).
- WHERE AN ELECTRICAL INSTALLATION IS REQUIRED TO COMPLY WITH THIS CODE, A PRIMARY AND SECONDARY SOURCE OF SUPPLY SHALL BE PROVIDED TO THE SATISFACTION OF THE DIRECTOR OF FIRE SERVICES AND ALL SUCH INSTALLATIONS SHALL BE FED FROM BOTH THE PRIMARY AND SECONDARY SOURCE OF SUPPLY.

Annex VI – Justifications for Non-Compliance with Approval Conditions of the Previous S.16 Planning Applications

- (ii) The application site (the Site) involves of two previous approved S.16 planning applications (Nos. A/YL-KTN/588 and 642). The latest application was submitted by the same applicant for the same use, which was approved with conditions by the Town Planning Board (the Board) on a temporary basis on 22.2.2019.
- (iii) However, the applicant failed to comply with approval conditions (f) and (i) by the designated time period which led to revocation of the application, i.e. 22.7.2021, details are as follows:

Drainage facilities at the Site

- (a) Regarding planning approval condition (e) of the previous approved application No. A/YL-KTN/642, i.e. the submission of drainage proposal, the applicant made several submissions in 2019 and 2020, the latest submission (8.4.2020) was accepted by Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD), hence, complied with on 29.4.2020.
- (b) Regarding planning approval condition (f) of the previous approved application No. A/YL-KTN/642, i.e. the implementation of drainage proposal, the construction works for drainage facilities were completed in December 2020. The applicant submitted photographic records of the implemented drainage facilities on 17.12.2020 and 20.5.2021, however, they were not accepted by CE/MN, DSD within the compliance period, which led to revocation of the application.
- (c) The applicant will implement the drainage facilities in accordance to CE/MN,DSD's further comments after planning approval has been granted from the Board.

Fire service installations at the Site

- (a) Regarding planning approval condition (h) of the previous approved application No. A/YL-KTN/642, i.e. submission of fire service installations (FSIs) proposal, the applicant made submissions on 29.7.2019, and the submission was accepted by Director of Fire Service (D of FS), hence, complied with on 26.9.2019.
- (b) As the Site falls on Old Schedule Agricultural Lots held under the Block Government Lease, there is the restriction that no structure is allowed to be erected without the prior approval of the Government (Lands Department). The applicant is required to submit Short Term Waiver (STW) application for erection of structures at the Site. The applicant submitted STW application to LandsD on 15.7.2019, however, as of 15.10.2021, the applicant is still awaiting for LandsD's approval.
- (c) As FSIs are proposed at structures, the applicant could not implement the accepted FSIs proposal before structures are erected, hence, condition (i) of the previous approved

application, i.e. the implementation of FSIs proposal was not complied with within the compliance period, which led to revocation of the application.

- (d) The applicant will implement the FSI after planning and STW approvals have been granted from the Board and LandsD respectively.

Our Ref.: DD107 Lot 946 S.L & VL
Your Ref.: TPB/A/YL-KTN/789

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

By Email

9 December 2021

Dear Sir,

2nd Further Information

Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land in "Agriculture" Zone, Lots 946 S.L, 946 S.M, 946 S.N, 946 S.O, 1106, 1118, 1119 S.B, 1119 S.C, 1119 S.D, 1119 S.E and 1119 RP in D.D.107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-KTN/789)

We are writing to submit further information to support the subject application, details are as follows:

- (i) A revised fire service installations proposal (**Appendix I**).

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

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

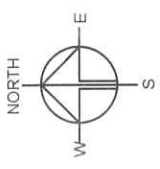


Matthew NG
Planning and Development Manager

cc DPO/FSYLE, Pland

(Attn.: Ms. Loree DUEN
(Attn.: Ms. Larissa WONG

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



DEVELOPMENT PARAMETERS		PARKING AND LOADING / UNLOADING PROVISIONS		STRUCTURE		USE		COVERED AREA		GFA		BUILDING HEIGHT	
APPLICATION SITE AREA		NO. OF PRIVATE CAR PARKING SPACE		B1		STORAGE OF PET FOOD AND GOODS		15m ² (ABOUT)		15m ² (ABOUT)		3m (ABOUT)(1-STOREY)	
COVERED AREA		DIMENSION OF PARKING SPACE		B2		ANIMAL BOARDING ESTABLISHMENT		108m ² (ABOUT)		216m ² (ABOUT)		7m (ABOUT)(2-STOREY)	
UNCOVERED AREA				B3		ANIMAL BOARDING ESTABLISHMENT		108m ² (ABOUT)		108m ² (ABOUT)		3m (ABOUT)(1-STOREY)	
PLOT RATIO													
SITE COVERAGE													
NO. OF STRUCTURE													
DOMESTIC GFA													
NON-DOMESTIC GFA													
BUILDING HEIGHT													
NO. OF STOREY													

APPLICATION SITE AREA		: 912m ² (ABOUT)		NO. OF PRIVATE CAR PARKING SPACE		: 3		STORAGE OF PET FOOD AND GOODS		15m ² (ABOUT)		3m (ABOUT)(1-STOREY)	
COVERED AREA		: 231m ² (ABOUT)		DIMENSION OF PARKING SPACE		: 5m (L) X 2.5m (W)		ANIMAL BOARDING ESTABLISHMENT		108m ² (ABOUT)		7m (ABOUT)(2-STOREY)	
UNCOVERED AREA		: 681m ² (ABOUT)						ANIMAL BOARDING ESTABLISHMENT		108m ² (ABOUT)		3m (ABOUT)(1-STOREY)	
PLOT RATIO		: 0.4 (ABOUT)											
SITE COVERAGE		: 25% (ABOUT)											
NO. OF STRUCTURE		: 3											
DOMESTIC GFA		: NOT APPLICABLE											
NON-DOMESTIC GFA		: 339m ² (ABOUT)											
BUILDING HEIGHT		: 3-7m (ABOUT)											
NO. OF STOREY		: 1-2											

APPLICATION SITE AREA		: 912m ² (ABOUT)		NO. OF PRIVATE CAR PARKING SPACE		: 3		STORAGE OF PET FOOD AND GOODS		15m ² (ABOUT)		3m (ABOUT)(1-STOREY)	
COVERED AREA		: 231m ² (ABOUT)		DIMENSION OF PARKING SPACE		: 5m (L) X 2.5m (W)		ANIMAL BOARDING ESTABLISHMENT		108m ² (ABOUT)		7m (ABOUT)(2-STOREY)	
UNCOVERED AREA		: 681m ² (ABOUT)						ANIMAL BOARDING ESTABLISHMENT		108m ² (ABOUT)		3m (ABOUT)(1-STOREY)	
PLOT RATIO		: 0.4 (ABOUT)											
SITE COVERAGE		: 25% (ABOUT)											
NO. OF STRUCTURE		: 3											
DOMESTIC GFA		: NOT APPLICABLE											
NON-DOMESTIC GFA		: 339m ² (ABOUT)											
BUILDING HEIGHT		: 3-7m (ABOUT)											
NO. OF STOREY		: 1-2											

APPLICATION SITE AREA		: 912m ² (ABOUT)		NO. OF PRIVATE CAR PARKING SPACE		: 3		STORAGE OF PET FOOD AND GOODS		15m ² (ABOUT)		3m (ABOUT)(1-STOREY)	
COVERED AREA		: 231m ² (ABOUT)		DIMENSION OF PARKING SPACE		: 5m (L) X 2.5m (W)		ANIMAL BOARDING ESTABLISHMENT		108m ² (ABOUT)		7m (ABOUT)(2-STOREY)	
UNCOVERED AREA		: 681m ² (ABOUT)						ANIMAL BOARDING ESTABLISHMENT		108m ² (ABOUT)		3m (ABOUT)(1-STOREY)	
PLOT RATIO		: 0.4 (ABOUT)											
SITE COVERAGE		: 25% (ABOUT)											
NO. OF STRUCTURE		: 3											
DOMESTIC GFA		: NOT APPLICABLE											
NON-DOMESTIC GFA		: 339m ² (ABOUT)											
BUILDING HEIGHT		: 3-7m (ABOUT)											
NO. OF STOREY		: 1-2											

APPLICATION SITE AREA		: 912m ² (ABOUT)		NO. OF PRIVATE CAR PARKING SPACE		: 3		STORAGE OF PET FOOD AND GOODS		15m ² (ABOUT)		3m (ABOUT)(1-STOREY)	
COVERED AREA		: 231m ² (ABOUT)		DIMENSION OF PARKING SPACE		: 5m (L) X 2.5m (W)		ANIMAL BOARDING ESTABLISHMENT		108m ² (ABOUT)		7m (ABOUT)(2-STOREY)	
UNCOVERED AREA		: 681m ² (ABOUT)						ANIMAL BOARDING ESTABLISHMENT		108m ² (ABOUT)		3m (ABOUT)(1-STOREY)	
PLOT RATIO		: 0.4 (ABOUT)											
SITE COVERAGE		: 25% (ABOUT)											
NO. OF STRUCTURE		: 3											
DOMESTIC GFA		: NOT APPLICABLE											
NON-DOMESTIC GFA		: 339m ² (ABOUT)											
BUILDING HEIGHT		: 3-7m (ABOUT)											
NO. OF STOREY		: 1-2											

APPLICATION SITE AREA		: 912m ² (ABOUT)		NO. OF PRIVATE CAR PARKING SPACE		: 3		STORAGE OF PET FOOD AND GOODS		15m ² (ABOUT)		3m (ABOUT)(1-STOREY)	
COVERED AREA		: 231m ² (ABOUT)		DIMENSION OF PARKING SPACE		: 5m (L) X 2.5m (W)		ANIMAL BOARDING ESTABLISHMENT		108m ² (ABOUT)		7m (ABOUT)(2-STOREY)	
UNCOVERED AREA		: 681m ² (ABOUT)						ANIMAL BOARDING ESTABLISHMENT		108m ² (ABOUT)		3m (ABOUT)(1-STOREY)	
PLOT RATIO		: 0.4 (ABOUT)											
SITE COVERAGE		: 25% (ABOUT)											
NO. OF STRUCTURE		: 3											
DOMESTIC GFA		: NOT APPLICABLE											
NON-DOMESTIC GFA		: 339m ² (ABOUT)											
BUILDING HEIGHT		: 3-7m (ABOUT)											
NO. OF STOREY		: 1-2											

700

INGRESS/EGRESS
5.5m (ABOUT)(W)

B2 Internal Layout

Our Ref.: DD107 Lot 946 S.L & VL
Your Ref.: TPB/A/YL-KTN/789

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

By Email

22 December 2021

Dear Sir,

3rd Further Information

Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land in "Agriculture" Zone, Lots 946 S.L, 946 S.M, 946 S.N, 946 S.O, 1106, 1118, 1119 S.B, 1119 S.C, 1119 S.D, 1119 S.E and 1119 RP in D.D.107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-KTN/789)

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

- (i) The application site (the Site) is currently filled with concrete of not more than 0.2m (in depth), i.e. the Site was filled from +13.2mPD (about) to +13.3mPD and +13.4mPD (about). No further filling of land will be carried out by the applicant after planning approval has been granted by the Town Planning Board.
- (ii) Regarding planning approval condition (f) of the previously approved S.16 planning application No. A/YL-KTN/642, i.e. the implementation of drainage proposal, the applicant made submission for compliance with this approval condition on 9.7.2021. The submission was accepted by Chief Engineer/Mainland North, Drainage Services Department, hence, complied with.

Should you require more information regarding the application, please contact our Orpheus LEE 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.: Ms. Larissa WONG

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



Previous s.16 Applications covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration By RNTPC</u>	<u>Approval Condition(s)</u>
1.	A/YL-KTN/588	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Filling of Land	16.3.2018 [revoked on 16.9.2018]	(1), (2), (3), (4), (5), (6), (7), (8), (9), (10)
2.	A/YL-KTN/642	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	22.2.2019 [revoked on 22.7.2021]	(2), (3), (4), (5), (7), (8), (9), (10)

Approval conditions

- (1) Submission and implementation of landscape and tree preservation proposal
- (2) Submission and implementation of drainage proposal / maintenance of implemented drainage facilities
- (3) Restriction on operation hours/time
- (4) All animals shall be kept inside the enclosed structures for animal boarding establishment
- (5) No public announcement system, whistle blowing, portable loud speaker, or any form of audio amplification system
- (6) No vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance, are allowed to be parked/stored on or enter/exit the site
- (7) No vehicle is allowed to queue back to or reverse onto/from public road
- (8) Submission and implementation of fire service installations proposal
- (9) Revocation of planning approval if condition is not complied with any time/by specified date
- (10) Reinstatement of the application site to an amenity area

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

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

	<u>Application No.</u>	<u>Proposed Uses</u>	<u>Date of Consideration (RNTPC)</u>
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/605	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	15.6.2018
12	A/YL-KTN/616	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	17.8.2018 [revoked on 17.1.2021]
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 [revoked on 21.12.2020]
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 [revoked on 6.5.2021]
16	A/YL-KTN/645	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	12.4.2019 [revoked on 12.10.2019]
17	A/YL-KTN/651	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years	17.5.2019
18	A/YL-KTN/659	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	16.8.2019
19	A/YL-KTN/695	Temporary Animal Boarding Establishment for a Period of 5 Years	15.5.2020
20	A/YL-KTN/724	Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 3 Years	23.10.2020
21	A/YL-KTN/713	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	6.11.2020
22	A/YL-KTN/716	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Filling of Land	20.11.2020
23	A/YL-KTN/730	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	20.11.2020
24	A/YL-KTN/743	Temporary Animal Boarding Establishment with Ancillary Office for a Period of 3 Years	22.1.2021
25	A/YL-KTN/752	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	26.3.2021
26	A/YL-KTN/757	Temporary Animal Boarding Establishment for a Period of 5 Years	30.4.2021
27	A/YL-KTN/769	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	9.7.2021
28	A/YL-KTN/771	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	9.7.2021
29	A/YL-KTN/775	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	23.7.2021
30	A/YL-KTN/755	Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years	13.8.2021
31	A/YL-KTN/763	Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	10.9.2021
32	A/YL-KTN/781	Temporary Animal Boarding Establishment for a Period of 3 Years and Filling of Land	10.9.2021

Rejected Application

	<u>Application No.</u>	<u>Proposed Use</u>	<u>Date of Consideration (RNTPC)</u>	<u>Rejection Reason</u>
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:**

210920-110200-46426

提交限期**Deadline for submission:**

05/10/2021

提交日期及時間**Date and time of submission:**

20/09/2021 11:02:00

有關的規劃申請編號**The application no. to which the comment relates:**

A/YL-KTN/789

「提意見人」姓名/名稱**Name of person making this comment:**

女士 Ms. TAI KIT HING

意見詳情**Details of the Comment :**

附近已有狗場，每天日夜叫吠不停，狗場的垃圾棄置在垃圾筒旁，不把它們放置筒內，引致該垃圾站衛生惡劣。請貴署覆檢上述地帶有閣人士申請確實呈報土地用途？本人極力反對其申請。

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年10月05日 星期二 2:42
收件者: tpbpd
主旨: A/YL-KTN/789 DD 107 Tai Kong Po

Dear TPB Members,

So history repeats itself and the applicant knows that all that is required is to submit another application to keep the gravy train on its tracks.

Minutes of 22 Feb 2019 - no mention of revocation but it does appear in the papers
However, the application was revoked on 16.9.2018 due to non-compliance with approval conditions on submission of landscape, drainage and fire service installations (FSIs) proposals.

Members asked no questions and 642 was approved. However after EIGHT extensions of time another revocation - details not provided on OZP website.

Now the applicant is looking for approval for **5 years plus excavation and filling of land of the entire site.**

No doubt this has already been done but should members accept the excavation of an entire site when an animal boarding would function better with a natural exercise area. Even pet indifferent folk like myself know that concrete harms dog's paws, particularly when the weather is very hot.

So there is

- persistent failure to fulfill conditions - recently discussed at TPB and a decision was reached to tighten up procedures in this area
- inappropriate excavation and filling of land
- cruelty to animals

Hopefully members will raise questions this time around.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Sunday, January 27, 2019 4:39:24 AM
Subject: A/YL-KTN/642 DD 107 Tai Kong Po

A/YL-KTN/642

Lots 946 S.L, 946 S.M, 946 S.N, 946 S.O, 1106, 1118, 1119 S.B, 1119 S.C, 1119 S.D, 1119 S.E and 1119 RP in D.D. 107, Fung Kat Heung, Kam Tin

Site area : About 912.1m²

Zoning : "Agriculture"

Applied Use : Animal Boarding Establishment / 2 Vehicle Parking (3)

Dear TPB Members,

Every week there are reports in the media of animal breeding mills where cats and dogs are kept in appalling conditions. But despite this members continue to approve applications for these establishments.

The previous application for a larger site was approved but revoked on 16 Sept for non compliance with a number of conditions.

It is obvious that animal welfare is not a priority for this applicant.

TPB has the same duty to uphold the safety and well being of animals as it has toward humans.

These breeding mills should be extinguished not tolerated.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Monday, February 19, 2018 2:15:51 AM
Subject: A/YL-KTN/588 DD 107 Tai Kong Po

A/YL-KTN/588

Lots 946 S.A to S.O, 946 RP, 1118, 1119 S.A to S.E and 1119 RP in D.D. 107, Tai Kong Po, Yuen Long

Site area : About 1,554.5m²

Zoning : "Agriculture"

Applied Use : Animal Boarding Establishment / 4 Parking

Dear TPB Members,

Kung Hei Fat Choi. Hopefully in the Year of the Dog members will sniff out dodgy brownfield applications trotted out as animal facilities.

Perhaps Ag and Fish could provide some statistics on the number of 'Animal Boarding' facilities in the district and data on the actual demand for such?

There have obviously been unapproved brownfield operations on this site. Similar applications have been rejected for the following reasons.

The development 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. This zone is also intended to retain fallow arable land with good potential for rehabilitation. 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;

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

Advisory Clauses

- (a) shorter compliance period is imposed in order to monitor the progress of compliance with approval conditions. Should the applicant fail to comply with any of the approval conditions again resulting in the revocation of planning permission, sympathetic condition may not be given to any further applications;
- (b) 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. The lots owners will need to apply to his office to permit the structures to be erected or regularize any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity as the 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 sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period. 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 Fung Kat Heung 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 proposed structure for animal boarding establishment should be enclosed with soundproofing materials with provision of 24-hour mechanical ventilation and air-conditioning 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 Environment Protection Department", including percolation test; and (iv) it is the obligation of the applicant to meet the statutory requirements under relevant pollution control

ordinances;

- (f) note DAFC's comments that under the Public Health (Animals) (Boarding Establishment) Regulations, Cap. 139I, any person who provides food and accommodation for animals in return for a fee paid by the owner must apply for a Boarding Establishment Licence from his department. Besides, the dogs kept by the applicant should be properly licensed in accordance with Cap. 421 Rabies Ordinance and he is reminded to observe Cap. 169 Prevention of Cruelty to Animals Ordinance at all times;
- (g) 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;
- (h) note CBS/NTW, BD's comments that 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 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 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. 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; and

- (j) note DEMS' 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 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 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.

