

2021年 11月 29日
此文件在 收到・城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 29 NOV 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	A196-KTN/805
	Date Received 收到日期	29 NOV 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 Ltd. 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)	Lot No. 76 RP in D.D. 110, 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 2,739 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1,407 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"^{##} (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
05/11/2021 (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 05/11/2021 (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 checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 2,739 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.1 m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 (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)
(b) Intended use/development 有意進行的用途/發展	"Proposed Temporary Animal Boarding Establishment with ancillary Facilities" for a Period of 5 Years and Filling of Land

(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 <table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>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)</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> (Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)	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)									
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)											

(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 with ancillary Facilities" for a Period of 5 Years and Filling of Land

(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 1,407 sq.m 平方米 ☒ About 約

Proposed plot ratio 擬議地積比率 0.514 ☒ About 約

Proposed site coverage 擬議上蓋面積 51.4 % ☒ About 約

Proposed no. of blocks 擬議座數 7

Proposed no. of storeys of each block 每座建築物的擬議層數 1 storeys 層

☐ include 包括 storeys of basements 層地庫

☐ 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) ☐ About 約
..... 4.5 m 米 ☒ About 約

<input type="checkbox"/> Domestic part 住用部分		
GFA 總樓面面積	..... sq. m 平方米	<input type="checkbox"/> About 約
number of Units 單位數目	.....
average unit size 單位平均面積	.....sq. m 平方米	<input type="checkbox"/> About 約
estimated number of residents 估計住客數目	.....
<input checked="" type="checkbox"/> Non-domestic part 非住用部分		
	<u>GFA 總樓面面積</u>	
<input type="checkbox"/> eating place 食肆	..... sq. m 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> hotel 酒店	..... sq. m 平方米	<input type="checkbox"/> About 約
	(please specify the number of rooms 請註明房間數目)	
<input checked="" type="checkbox"/> office 辦公室	..... 101 sq. m 平方米	<input checked="" type="checkbox"/> About 約
<input type="checkbox"/> shop and services 商店及服務行業	..... sq. m 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> Government, institution or community facilities 政府、機構或社區設施	(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)	
<input checked="" type="checkbox"/> 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) Animal Boarding Establishment 1,183 sq. m. (about) Ancillary Toilets 7 sq. m. (about) Ancillary Storeroom 116 sq. m. (about)	
<input type="checkbox"/> Open space 休憩用地	(please specify land area(s) 請註明地面面積)	
<input type="checkbox"/> private open space 私人休憩用地	..... sq. m 平方米	<input type="checkbox"/> Not less than 不少於
<input type="checkbox"/> public open space 公眾休憩用地	..... sq. m 平方米	<input type="checkbox"/> 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]
..... 1-6 .....	..... 1	Animal Boarding Establishment
..... 7a .....	..... 1	Ancillary Office
..... 7b .....	..... 1	Ancillary Toilets
..... 7c .....	..... 1	Ancillary Storeroom
.....
(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途		
Manoeuvring area for vehicles and dogs activity area		
.....		
.....		
.....		
.....		

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)

2.5 years after obtaining Town Planning Board's approval

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

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?</p>	<p>Yes 是 No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Kong Po Road</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)</p> <p><input type="checkbox"/></p>												
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?</p>	<p>Yes 是 No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <table border="0"> <tr> <td>Private Car Parking Spaces 私家車車位</td> <td>4</td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td></td> </tr> <tr> <td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td> <td>1</td> </tr> <tr> <td>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</td> <td></td> </tr> <tr> <td>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</td> <td></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td></td> </tr> </table> <p><input type="checkbox"/></p>	Private Car Parking Spaces 私家車車位	4	Motorcycle Parking Spaces 電單車車位		Light Goods Vehicle Parking Spaces 輕型貨車泊車位	1	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)	
Private Car Parking Spaces 私家車車位	4													
Motorcycle Parking Spaces 電單車車位														
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	1													
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)														
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?</p>	<p>Yes 是 No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <table border="0"> <tr> <td>Taxi Spaces 的士車位</td> <td></td> </tr> <tr> <td>Coach Spaces 旅遊巴車位</td> <td></td> </tr> <tr> <td>Light Goods Vehicle Spaces 輕型貨車車位</td> <td></td> </tr> <tr> <td>Medium Goods Vehicle Spaces 中型貨車車位</td> <td></td> </tr> <tr> <td>Heavy Goods Vehicle Spaces 重型貨車車位</td> <td></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td></td> </tr> </table> <p><input checked="" type="checkbox"/></p>	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)	
Taxi Spaces 的士車位														
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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)														

9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是 No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是 No 否</p>	<p><input 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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 2,739 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.1 m 米 <input checked="" type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p>
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<p>On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)</p> <p>.....</p> <p>.....</p>	<p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p>
	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	

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。

Please refer to Appendix 1 for details.

11. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

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

Signature
簽署

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

LAU TAK, FRANCIS

DIRECTOR

Name in Block Letters
姓名 (請以正楷填寫)

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 MRTPI, FRICS, RPS(GP)

on behalf of
代表

GOLDRICH PLANNERS & SURVEYORS LTD.

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

Date 日期

05 / 11 / 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

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 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.
在該骨灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lot No. 76 RP in D.D. 110, Yuen Long, New Territories		
Site area 地盤面積	2,739	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")		
Applied use/ development 申請用途/發展	"Proposed Temporary Animal Boarding Establishment with ancillary Facilities" for a Period of 5 Years and Filling of Land		
(i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<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	1,407 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.514 <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	7	
	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	4.5	m 米 <input checked="" 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	Storeys(s) 層 <input checked="" 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	51.4 % <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 (PC) Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 (LGV) 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/>	4 nos. for PC 1 no. for LGV
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數	
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <hr/>	

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

	<u>Chinese</u> 中文	<u>English</u> 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 Plan Showing Nearest Public Transport (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"/>

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。

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Justifications

Applied Use

1. The applied use is 'Proposed Temporary Animal Boarding Establishment with Ancillary Facilities' for a Period of 5-years and Filling of Land. The development is for dogs only.

Location

2. The application site is on Lot No. 76 RP in D. D110, 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 2,739 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
1	Animal Boarding Establishment	85	4.5m	1
2	Animal Boarding Establishment	222	4.5m	1
3	Animal Boarding Establishment	221	4.5m	1
4	Animal Boarding Establishment	222	4.5m	1
5	Animal Boarding Establishment	212	4.5m	1
6	Animal Boarding Establishment	221	4.5m	1
7a	Ancillary Office	101	4.5m	1
7b	Ancillary Toilets	7	4.5m	1
7c	Ancillary Storeroom	116	4.5m	1
Total:		<u>1,407</u>		

9. The whole site will be paved with concrete to provide better ground for vehicle manoeuvring, cleaning and maintenance of the site. Depth of paving is about 0.1m.
10. Operation hours of the office are from 9 a.m. to 7 p.m. daily (including Sundays and public holidays). Animal boarding service opens 24 hours every day (including Sundays and public holidays).
11. About 20 dogs will be staying in the proposed development.
12. Animal boarding establishment are fully air conditioned and enclosed with soundproof materials. Dog washing and dog functions will be carried out in enclosed areas. Animal odours and noises would thus be minimal.

Similar Applications

13. There are 12 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

Application No.	Applied Use	Decision
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
A/YL-KTN/747	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years	Approved on 26.2.2021
A/YL-KTN/756	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Land Filling	Approved on 16.4.2021
A/YL-KTN/778	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	Approved on 13.8.2021
A/YL-KTN/779	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 3 Years	Approved on 13.8.2021

No Adverse Impact to the Surroundings

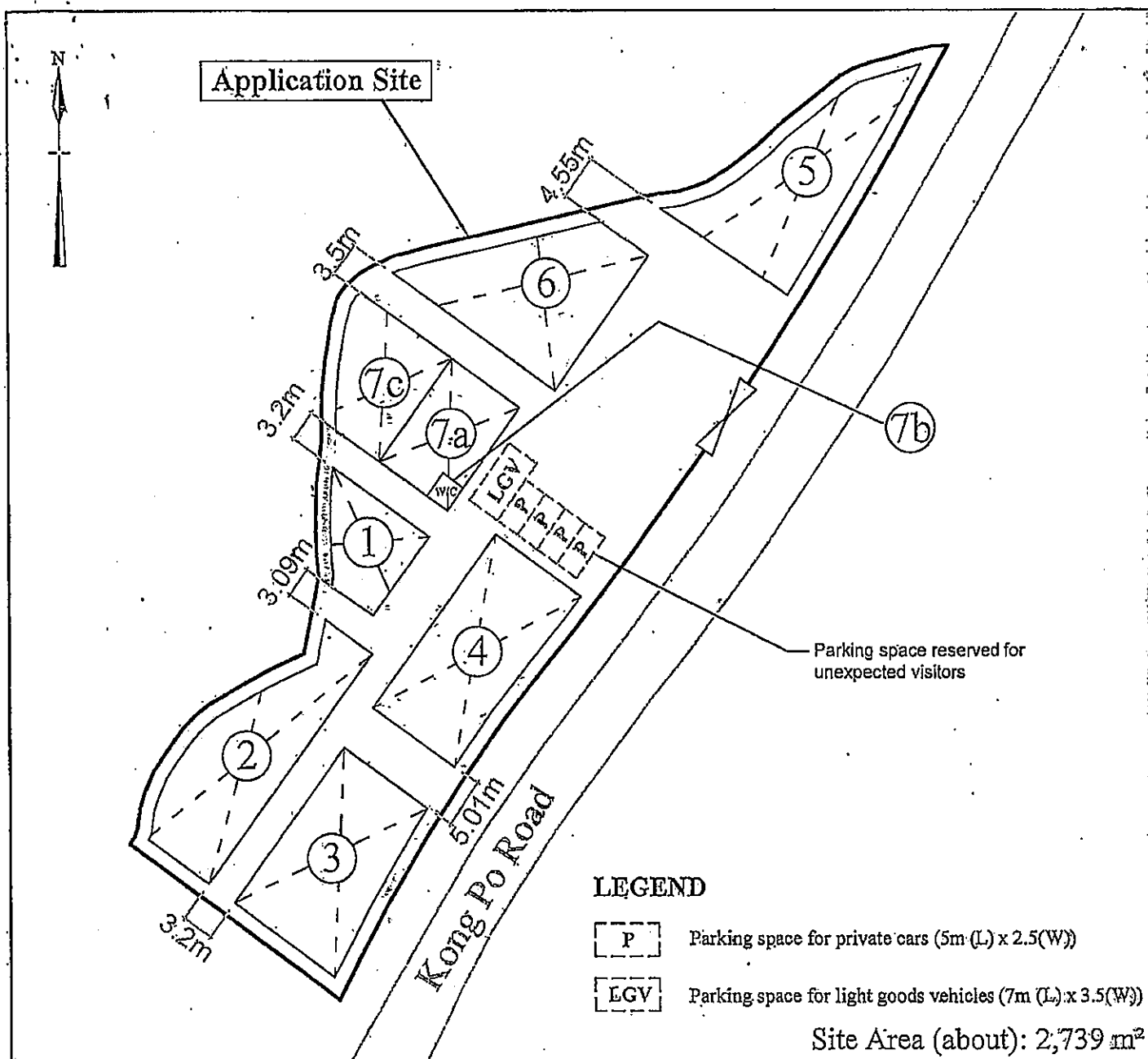
14. The site is a piece of agricultural land to the west of Kong Po Road. The nearest residential dwelling is at about 40m to the north of the site.
15. The proposed development only involves one-storey structures. It is in harmony with the surrounding rural setting.
16. No public announcement system 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 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. All kennels will be enclosed with soundproofing materials, equipped with mechanical ventilation and air-conditioning and kept in sanitary conditions. No environmental nuisance is expected.

18. Please refer to Layout Plan at Plan 3. There is a parking space for light goods vehicles (LGV) and totally 4 nos. of parking spaces for private cars on site for daily operation of the proposed development.
19. 3 round trips for private cars per day are expected. There will be 1 round trip of LGV in the morning and another at the evening respectively for the logistics of the proposed development. No significant impact to the existing traffic condition is expected.
20. Sufficient space is allowed for car manoeuvring within the site.
21. The operation of the proposed development 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.
22. Parking space will be reserved for customers who give prior notification. Visitors coming to the site without appointment may still be accepted, and his car may be parked at the space shown on Plan 3 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.
23. Please refer to Drainage Proposal at Plan 4. The whole site will be paved with concrete. Surface water will be collected by the proposed U-channels and catch-pits and conveyed to the existing culvert for discharge to the drainage reserve at the south-east.
24. Please refer to Plan 5 for the Plan Showing Nearest Public Transport Services from the Development. Staff are residents living in the vicinity. They will come to the site on foot. Mini-buses and buses routes are available within 450m distance from the site.

Planning gain

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

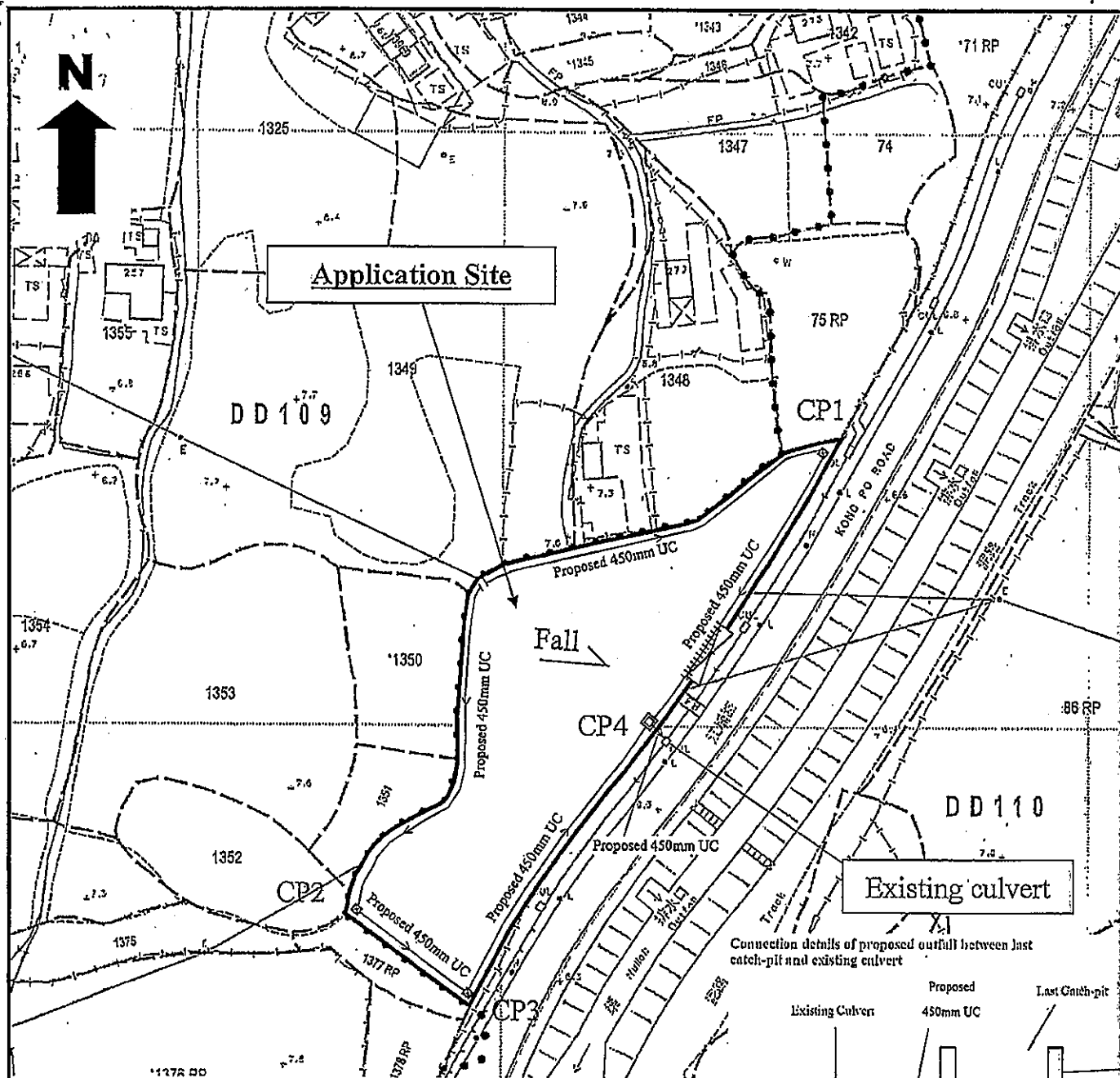
- End -



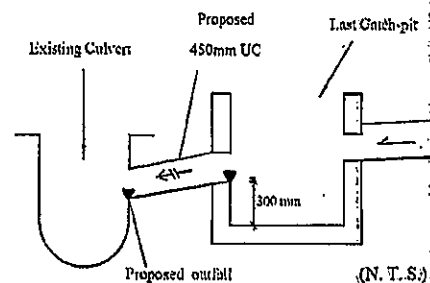
No.	Structure / Use	Covered Area (about)	Height	No. of Storeys
1	Animal Boarding Establishment	85m ²	4.5m	1
2	Animal Boarding Establishment	222m ²	4.5m	1
3	Animal Boarding Establishment	221m ²	4.5m	1
4	Animal Boarding Establishment	222m ²	4.5m	1
5	Animal Boarding Establishment	212m ²	4.5m	1
6	Animal Boarding Establishment	221m ²	4.5m	1
7a	Ancillary Office	101m ²	4.5m	1
7b	Ancillary Toilets	7m ²	4.5m	1
7c	Ancillary Storeroom	116m ²	4.5m	1
Total:		1,407m ²		

1 : 600 (A4)	Layout Plan	Goldrich Planners & Surveyors Ltd.
November 2021		Plan 3 (P 20044)

Lot 76 RP in D. D. 140
Yuen Long, New Territories



Note: According to Technical Note to prepare a Drainage Submission by Drainage Services Department of November 2001 (p.6), 450mm U-Channel is acceptable for area < 4,000m².



Site Area: about 2,739m²

Legend

- Proposed catch-pit
- ⊗ Proposed last catch-pit
- Proposed 450 U-Channel
- ++++ Proposed U-Channel with C. I. cover

Drainage Facility	G.L. (mPD)	I.L. (mPD)
CP1	+7.1	+6.27
CP2	+7.5	+6.74
CP3	+7.4	+6.62
CP4	+7.0	+6.00
Outfall to existing culvert	+7.0	+5.98

Scale 1:1000 (A4)

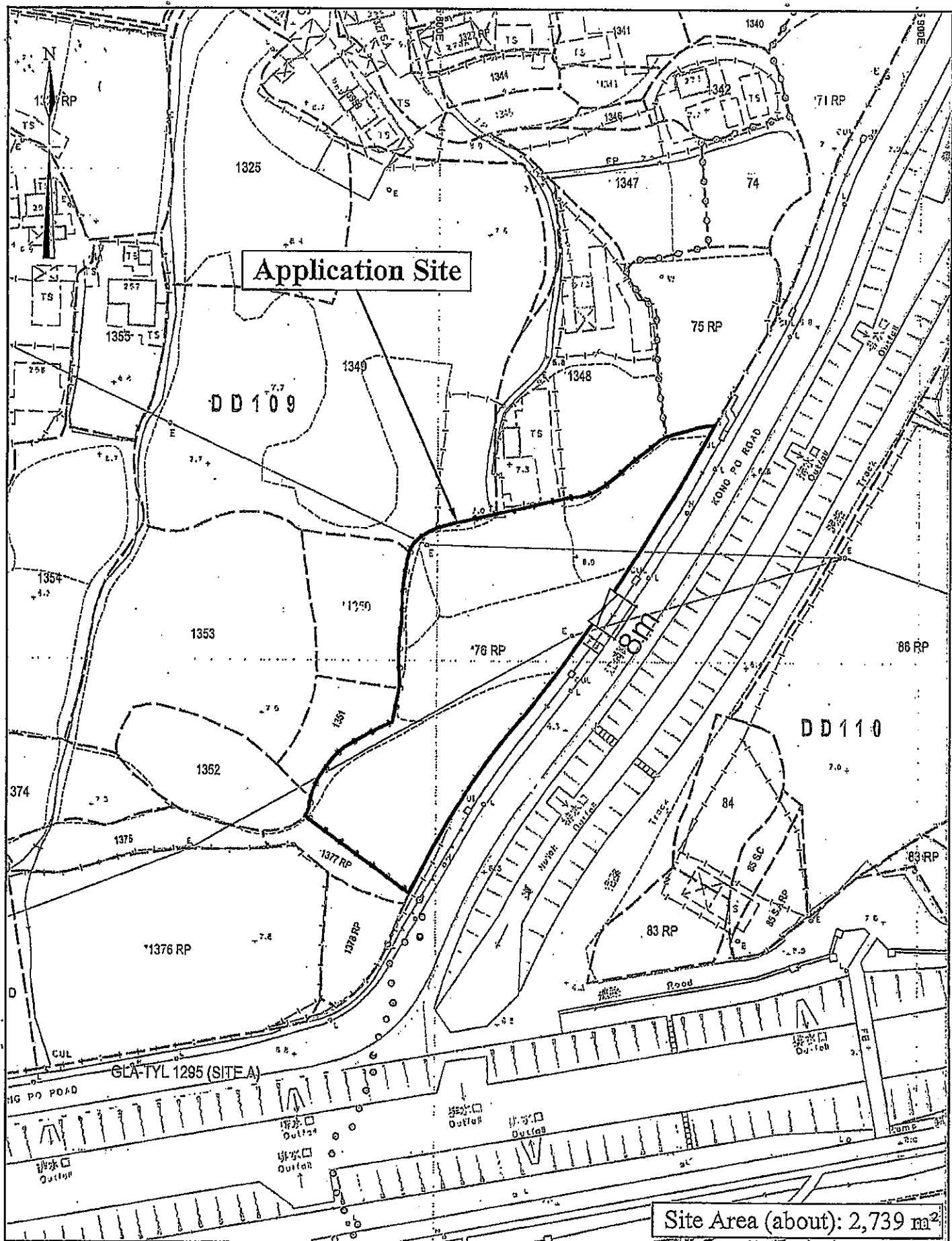
November 2021

Drainage Proposal

Lot No. 76 RP in D. D. 110, Yuen Long, New Territories

Goldrich Planners &
Surveyors Ltd.

Plan 4.1
(P20044)



1 : 1000 (A4)

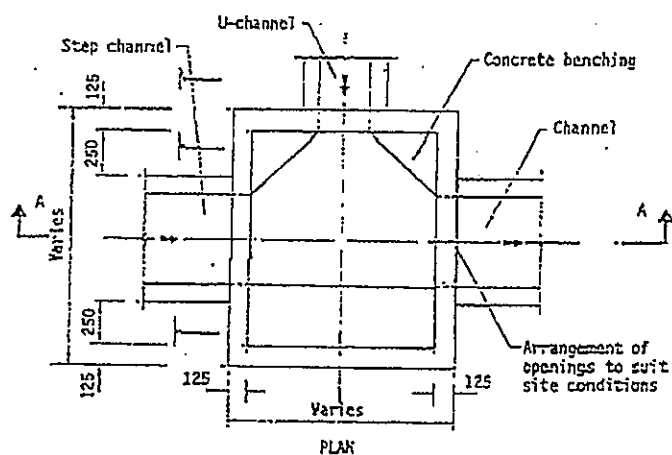
October 2021

Lot Index Plan

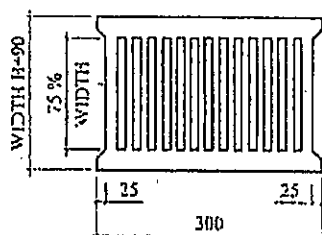
Lot 76 RP in D. D. 110
Yuen Long, New Territories

Goldrich Planners &
Surveyors Ltd.

Plan 2
(P 20044)

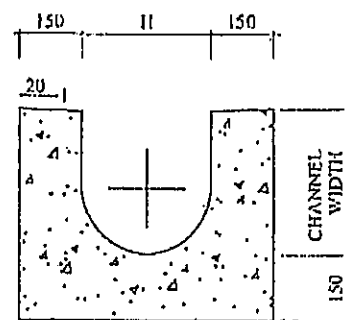


TYPICAL DETAILS OF CATCHPIT



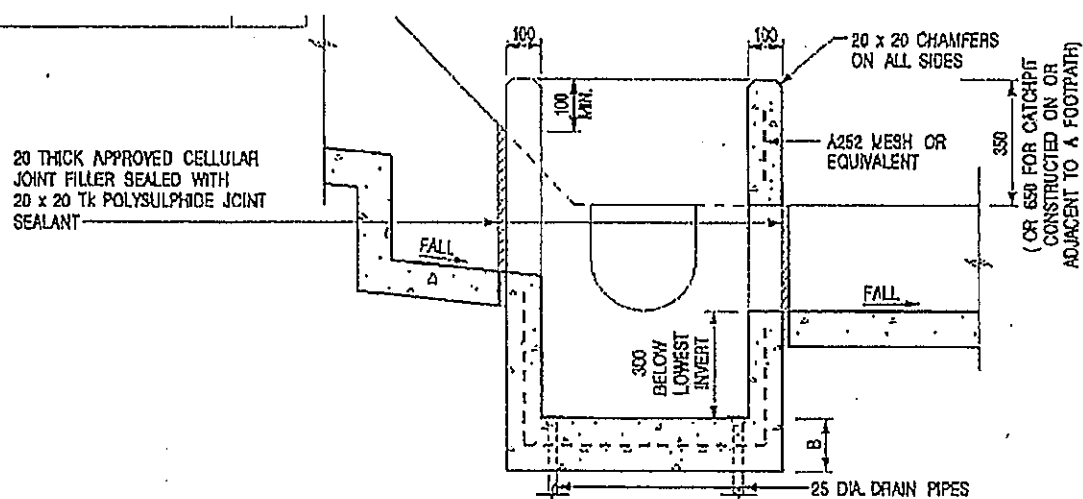
TYPICAL SECTION OF
U-CHANNEL WITH COVER
(N.T.S.)

CAST IRON CRATING (HEAVY DUTY)



TYPICAL SECTION OF
U-CHANNEL (N.T.S.)

Details of Proposed U-Channel and Catch-pit



Section of Last Catch-pit

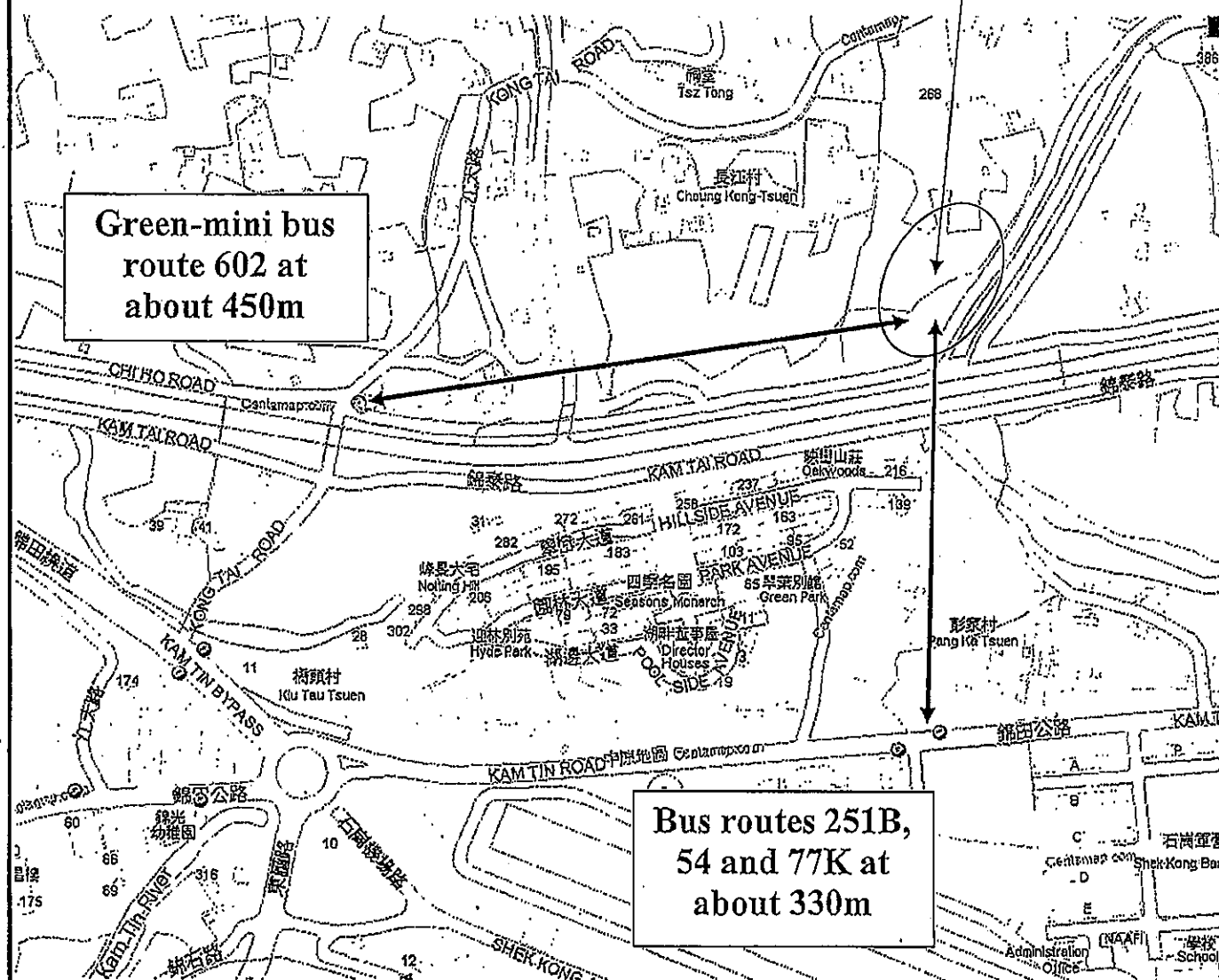
Not to Scale	Drainage Details	Goldrich Planners & Surveyors Ltd.
November 2021		Plan 4.2 (P20044)



Location of
Application Site

Green-mini bus
route 602 at
about 450m

Bus routes 251B,
54 and 77K at
about 330m



Not to Scale

Plan Showing Nearest Public Transport
Services from the Development

Goldrich Planners &
Surveyors Ltd.

November 2021

Plan 5
(P20044)

GoldRich PLANNERS & SURVEYORS LTD.

金潤規劃測量師行有限公司

Your Ref.:

Our Ref.: TL21387 / P21071

4 November 2021

Secretary

Town Planning Board

15/F., North Point Government Offices

333 Java Road

North Point, Hong Kong

2021年 11月 29日

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

29 NOV 2021

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

Dear Sir,

S.16 Application for

'Proposed Temporary Animal Boarding Establishment
with Ancillary Facilities' for a Period of 5 years and Filling of Land
Lot No. 76 RP in D. D.110, Yuen Long, New Territories

We act on behalf of Mr. TSOI Tak Lee (蔡德理), the applicant, in applying for the captioned application under Section 16 of Town Planning Ordinance (Cap. 131).

Please refer to the Executive Summary and the attachment for the documents in support of the application.

Yours faithfully,

For and on behalf of

Goldrich Planners & Surveyors Ltd.



Francis LAU

Encl.

GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Executive Summary

1. The application site is on Lot No. 76 RP in D. D. 110, Yuen Long, New Territories.
2. Site area is about 2,739 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 5 years and Filling of Land. It is a Column 2 use under the OZP which requires planning permission from the Town Planning Board.
5. 7 nos. of 1-storey temporary structures are proposed on site for animal boarding establishment and ancillary office, toilets and storeroom use. Total floor area is about 1,407 m².
6. Operation hours of the office are from 9 a.m. to 7 p.m. every day (including Sundays and public holidays). Animal boarding service opens 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 D. D. 110 Lot 76 RP。
2. 申請面積為大約 2,739 平方米，不涉及政府土地。
3. 申請地點位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」(為期五年)及填土工程。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 7 個一層高臨時構築物作動物寄養所及附屬辦公室、廁所及貯物室用途。總樓面面積為約 1,407 平方米。
6. 辦公室運作時間為每天上午 9 時至晚上 7 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。

GoldRich PLANNERS & SURVEYORS LIMITED

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.:

Our Ref.: TL22018 / P20044

19 January 2022

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

Dear Sir,

Further Information

**S.16 Application for
'Proposed Temporary Animal Boarding Establishment
with Ancillary Facilities' for a Period of 5 years and Filling of Land
Lot No. 76 RP in D. D.110, Yuen Long, New Territories
(Application No. A/YL-KTN/805)**

We refer to the captioned planning application. We would like to response to the departmental comments as follows:

Comments from Transport Department dated 18.1.2022

1. Light goods vehicles will be loading / unloading at the parking space provided. One private car parking space will be used by staff and three will be used by visitors;
2. Please refer to Plan 6 attached showing the smooth manoeuvring of vehicles to/from Kong Po Road and within the Site;
3. Please refer to the Plan Showing Nearest Public Transport Services from the Development at Plan 5; and
4. Noted.

Comments from Environmental Protection Department dated 18.1.2022

Dog washing, dog functions and dog training will be carried out in enclosed animal boarding structures (kennels).

Yours faithfully,

For and on behalf of

Goldrich Planners & Surveyors Ltd.



Francis LAU

Encl.:

1. Plan 6 - Swept Path Analysis
2. Plan 5 - Plan Showing Nearest Public Transport Services from the Development



**Green-mini bus
route 602 at
about 450m**

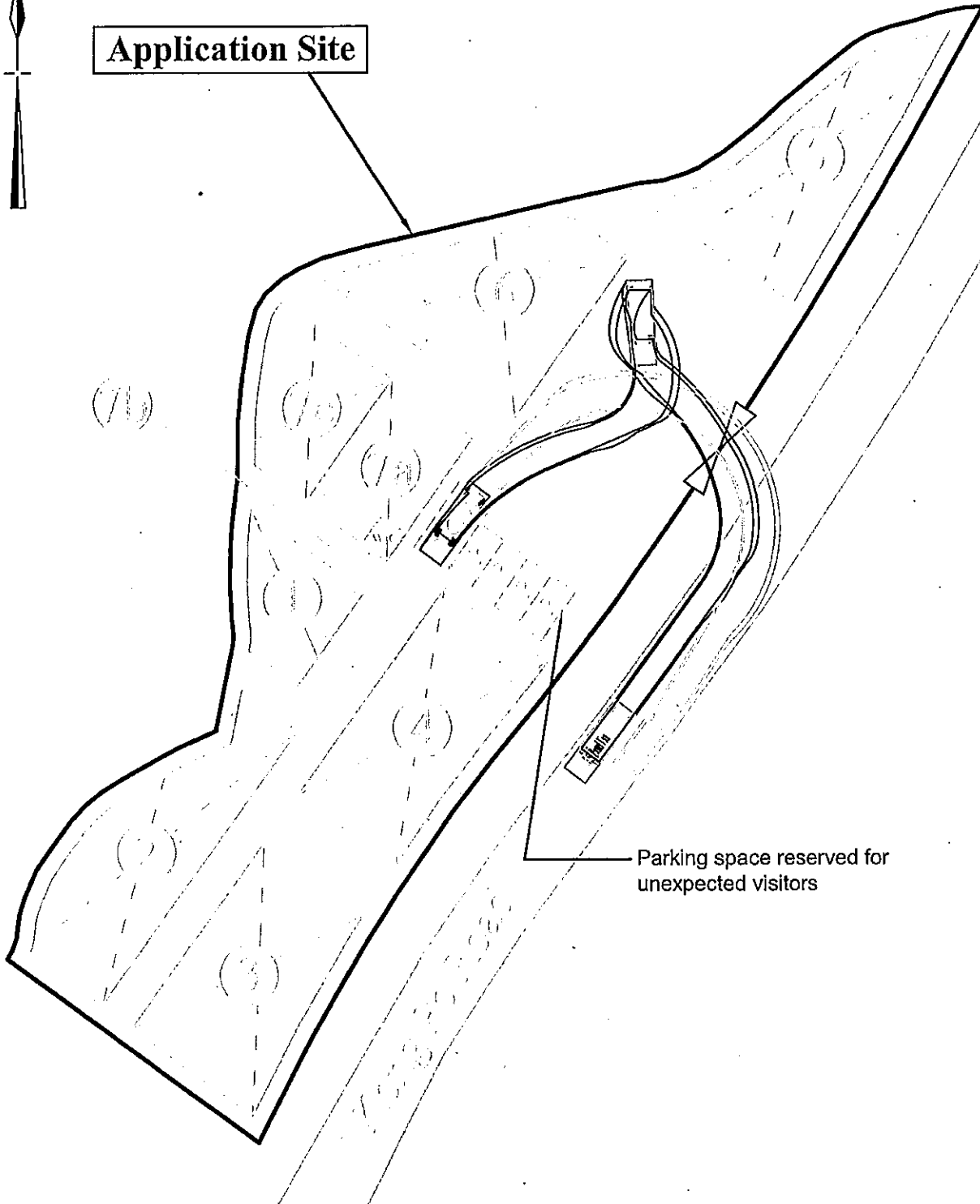
**Bus routes 251B,
54 and 77K at
about 330m**

Not to Scale	\ Plan Showing Nearest Public Transport Services from the Development	Goldrich Planners & Surveyors Ltd.
November 2021		Plan 5 (P20044)

Encl. 1



Application Site



Parking space reserved for unexpected visitors

LEGEND



Light Goods Vehicles (7m (L) x 2.5(W))



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



Parking space for light goods vehicles (7m (L) x 3.5(W))

Site Area (about): 2,739 m²

1 : 500	Swept Path Analysis	Goldrich Planners & Surveyors Ltd.
January 2022		Plan 6 (P 20044)

Lot 76 RP in D.D. 110

GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.:

Our Ref.: TL22022 / P20044

20 January 2022

Secretary

Town Planning Board

15/F., North Point Government Offices

333 Java Road

North Point, Hong Kong

Dear Sir,

Further Information

**S.16 Application for
'Proposed Temporary Animal Boarding Establishment
with Ancillary Facilities' for a Period of 5 years and Filling of Land
Lot No. 76 RP in D. D. 110, Yuen Long, New Territories
(Application No. A/YL-KTN/805)**

We refer to the captioned planning application. We would like to clarify that:

1. Office hours of the proposed development are from 9 a.m. to 7 p.m. daily (including Sundays and public holidays). Activities such as site logistics, check in and check out of dogs will be carried out. Animal boarding service operates 24 hours every day (including Sundays and public holidays),
2. The proposed development involves dog training. It will be carried out in the kennels,
3. The site is not yet paved. The proposed depth of paving of the site is about 0.1m. The level of the site will be changed as below:

	from	to
Before paving (about)	+6.9mPD	+7.4mPD
After paving (about)	+7.0mPD	+7.5mPD

4. Area of the paving is about 2,739 m². The paving is required for operation needs such as providing damp proofing ground for erection of structures, manoeuvring of vehicles, transportation of goods and dogs within the site and easier cleaning and maintenance. The applicant undertakes to remove the paving and reinstate the site when the proposed development is stopped; and

5. We are informed by the applicant that he newly rents the lot. There were environmental complaints about the site during the occupation of the former tenant. The site is now vacant and free from any environmental disturbance. It has not been involved in environmental complaints or actions by the Environmental Protection Department since his occupation.

Yours faithfully,

For and on behalf of

Goldrich Planners & Surveyors Ltd.



Francis LAU

**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/556	Proposed Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years	28.4.2017 [revoked on 28.7.2019]
2	A/YL-KTN/577	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	26.1.2018
3	A/YL-KTN/590	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	16.3.2018 [revoked on 16.9.2018]
4	A/YL-KTN/638	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	1.2.2019
5	A/YL-KTN/652	Renewal of Planning Approval for Temporary Animal Boarding Establishment (Cattery) for a Period of 3 Years	17.5.2019
6	A/YL-KTN/669	Proposed Temporary Animal Boarding Establishment (Cattery) for a Period of 3 Years	2.8.2019
7	A/YL-KTN/672	Proposed Temporary Animal Boarding Establishment (Cattery) for a Period of 3 Years	13.12.2019
8	A/YL-KTN/723	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Filling of Land	23.10.2020
9	A/YL-KTN/739	Renewal of Planning Approval for Temporary Animal Boarding Establishment for a Period of 3 Years	8.1.2021
10	A/YL-KTN/740	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	8.1.2021
11	A/YL-KTN/725	Proposed Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years	26.2.2021
12	A/YL-KTN/747	Proposed Temporary Animal Boarding Establishment for a Period of 5 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
14	A/YL-KTN/778	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	13.8.2021
15	A/YL_KTN/779	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 3 Years	13.8.2021



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

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

22nd December 2021.

By email only

Dear Sir/ Madam,

**Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a
Period of 5 Years and Filling of Land**
(A/YL-KTN/805)

**Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and
Filling of Land**
(A/YL-KTN/807)

**Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a
Period of 5 Years and Filling of Land**
(A/YL-KTN/808)

1. We refer to the captioned.
2. We urge the Board to reject these applications as the proposed uses are not in line with the planning intention of Agriculture (AGR) zone. We also urge the Board to liaise with relevant parties/ authorities as to whether it is necessary to carry out filling of land as proposed, and to consider whether the proposed use (including the filling of land) would cause permanent and irreversible impact on the AGR-zoned land at the sites.
3. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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



tpbpd@pland.gov.hk

寄件者: _____
寄件日期: 2021年12月27日星期一 2:13
收件者: tpbpd
主旨: A/YL-KTN/805 DD 110 Tai Kong Po
附件: Kam Tai Rd - Google Maps.pdf

Dear TPB Members,

Ombudsman has found more than 167,000 canines were unlicensed and unvaccinated over the past decade amid dwindling inspections.

But PlanD supports and TPB approves dozens of so called 'Animal Boarding Establishments' every year. This despite regular media reports about puppy mills, smuggling of animals into HK, etc. A friend of mine is in the vet clinic business and is disgusted with the large numbers of diseased animals brought into his clinics because there is no control on this animal trade.

The applicant mentions high demand for boarding for animals. Why? People cannot travel these days. In addition to more stringent surveillance re the illegal importation of animals from the mainland, anyone buying an animal should have to prove that it can provide adequate accommodation for the pet. This would extend the protection currently imposed on the adoption of children to vulnerable animals.

Application 711 was withdrawn. This is for 5 Years and mentions **Filling of Land**, however no data is provided re the extent of the filling.

Members, questions please.

Mary Mulvihill

From: _____
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 12 June 2020 2:40 AM CST
Subject: A/YL-KTN/711 DD 110 Tai Kong Po

A/YL-KTN/711
Lot 76 RP in D.D. 110, Tai Kong Po, Kam Tin
Site area : About 2,800sq.m
Zoning : "Agriculture"
Applied use : Animal Boarding Establishment / 8 Vehicle Parking (Reduced to 5)

Dear TPB Members,

While the site according to Google Maps is currently fallow, it clearly has AGR potential as there is farming activity in the immediate area.

For far too long these No Names applications with zero information on the applicants status and suitability with regard to caring for animals have been routinely rubber stamped.

Consequently the result is significant cruelty to animals. .

<https://www.scmp.com/news/hong-kong/law-and-crime/article/3008003/animal-shelter-nightmare-rescue-continues-new>

Animal shelter nightmare: inspectors discover 36 dead cats and dogs at decrepit New Territories facility as rescue mission continues

- Eight cats and 28 dogs found dead 'on the ground, beds, cupboards or in cages'
- Inspector believes many died of thirst, starvation or disease

Would this be a registered facility? Has it been approved? Is it a 'puppy mill'? Do Ag and Fish even know it exists? Moreover the site is zoned for agriculture, the toxic waste has to go somewhere, obviously into the ground or nearby streams. This is poisoning land.

Unfortunately there are far too many applications being processed at each meeting showing an urgent need for more Rural Board meetings each month as items are rushed through without a proper and necessary perusal of the facts.

Mary Mulvihill

Google Maps Kam Tai Rd



Imagery ©2020 CNES / Airbus, Maxar Technologies, Map data ©2020 50 m

Advisory clauses

- (a) note, DLO/YL, LandsD's comments that the Site comprises an Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. The lot owner(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 Transport Department. The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- (c) note CHE/NTW, HyD's comments that HyD shall not be responsible for the maintenance of any access connecting the Site and Kong Po Road. Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (d) note DEP's comments that the applicant is also advised: (i) that the structures for animal boarding establishments (including the dog kennels, dog washing, dog function and dog training facilities) should be enclosed with soundproofing materials with the provision of 24-hour mechanical ventilation and air-conditioning system; (ii) to follow the requirements in the latest "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 completion of percolation test and certification by Authorized Person; (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 the Site does not associate with any licences granted by his department, nor has he received any application regarding the Site. Under the Public Health (Animals) (Boarding Establishment) Regulations, Cap. 139I, any person who provides food and accommodation for animals in return for a fee paid by the owner must apply for a Boarding Establishment Licence from his department. 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 Animal Ordinance at all times. He will provide detailed information and guidance on Animal Boarding Establishment when the applicant submits the licence application;

- (f) note CE/MN, DSD's comments on the submitted drainage plan as follows:
 - (i) it is noted that the proposed access to the Site would affect an existing open culvert. Please advise whether the existing culvert to form the proposed access would be modified;
 - (ii) the cover levels and invert levels of the proposed catchpits should be shown on the drainage plan;
 - (iii) cross sections showing the existing and proposed ground levels of the Site with respect to the adjacent areas should be given. Please show how the overland flow from the west outside the Site would not be obstructed by the proposed development;
 - (iv) please submit calculation, with catchment plan, to demonstrate that the proposed peripheral channel has adequate capacity to accommodate the runoff from external catchment;
 - (v) where walls or hoarding are erected are laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the Site;
 - (vi) the development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.; and
 - (vii) the applicant should consult DLO/YL and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works;
- (g) note D of FS' comments that in consideration of the design/nature of the proposal, fire service installations (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. 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 for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO. Before any new

building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO. The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively. The Site does not abut on a specified street of not less than 4.5 m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage. Any temporary shelters or converted containers for office, storage, washroom or other uses are considered temporary buildings are subject to the control of Part VII of B(P)R. If the proposed use under application is subject to issue of a license, the applicant should be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority. Detailed checking under the BO will be carried out at building plan submission stage; and

- (i) note DFEH's comments that proper licence / permit issued by the Food and Environmental Hygiene Department (FEHD) 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 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. 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.

