Appendix I of RNTPC

<u>Paper No. A/YL-KTN/807</u>

Form No. S16-I 表格第 S16-I 號

This decrement is received on 3 0 NOV 2021
The Teven Pisaning Board will formally acknowledge the date of receipt of the application only upon receipt of all the required information and documents.

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 <u>notice of application</u> 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<u>申請通知</u>,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 項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
- A 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	Application No. 申請編號	A/41-KTN/80T	
謝勿填寫此欄	Date Received 收到日期	3 0 NOV 2021	. <u>.</u>

- 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。
- 2. 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 樓及新界沙田上禾暈路 1 號沙田政府合署 14 樓)索取。
- 3. 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	
(Ⅳ Mr. 先生 / □ Mrs. 夫人 / □	□ Miss 小姐 /□ Ms. 女士 /□ Company 公司 /□ Organisation 機構)	
WONG Yuen Sang		

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 961 RP (Part), 962 RP (Part), 963 RP (Part) and 967 RP (Part) In D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories
(b)	Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面 積	☑Site area 地盤面積 1,098 sq.m 平方米☑About 約 ☑Gross floor area 總樓面面積 218 sq.m 平方米☑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 □About 約

(d)	Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	plan(s) No. S/YL-KTN/9					
(e)	E) Land use zone(s) involved "Agriculture" 涉及的土地用途地帶						
(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 A	pplication Site 申請地點的「現行土地擁有人」					
The	applicant 申請人 -						
	is the sole "current land owner"** (pl 是唯一的「現行土地擁有人」** (訂	ease proceed to Part 6 and attach documentary proof of ownership). 脊繼續填寫第 6 部分,並夾附業權證明文件)。					
	is one of the "current land owners"# 是其中一名「現行土地擁有人」#&	(please attach documentary proof of ownership). (請夾附業權證明文件)。					
₩ Z	is not a "current land owner". 並不是「現行土地擁有人」"。						
	The application site is entirely on Go 申請地點完全位於政府土地上(諧	vernment land (please proceed to Part 6). 继續填寫第 6 部分)。					
5.	Statement on Owner's Conse 就土地擁有人的同意/通						
(a)	application involves a total of	年					
(b)	The applicant 申請人 -						
(0)	••	"current land owner(s)".					
 	已取得 名「						
	Details of consent of "current l	and owner(s)" * obtained 取得「現行土地擁有人」 *同意的詳情					
	Land Owner(s) Registry wh	/address of premises as shown in the record of the Land lere consent(s) has/have been obtained :冊處記錄已獲得同意的地段號碼/處所地址 (日/月/年)					
	(Please use separate sheets if the sp	ace of any box above is insufficient. 如上列任何方格的空間不足,諸另直說明)					

				"current land owner(s)"# 名「現行土地擁有人	٦ [#] °	
		Det	ails of the "cur	rent land owner(s)" # notified	已獲通知「現行土地擁有人」#	的詳細資料
		Lar	of 'Current ad Owner(s)' 現行土地擁 人」數目	Land Registry where notificat	ses as shown in the record of the tion(s) has/have been given 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)
			u			
		(Plea	se use separate s	heets if the space of any box above	e is insufficient. 如上列任何方格的3	5間不足,讚另頁說明)
	Ø			le steps to obtain consent of or ; L取得土地擁有人的同意或向		·
		Reas	onable 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 fo	or consent to the "current land c (日/月/年)向每一名	owner(s)" on 「現行土地擁有人」"郵遞要求[(DD/MM/YYYY) ^{tt.} 司意書 ^{&}
		Reas	onable Steps to	o Give Notification to Owner(s) 向土地擁有人發出通知所採	10的合理步驟 ·
			published not	ices in local newspapers on (日/月/年)在指定報	(DD/MM/Y) 章就申請刊登一次通知 ^{&}	·
		Ø		in a prominent position on or n	ear application site/premises on	
					點/申請處所或附近的顯明位置	引出關於該申請的通知 ^{&}
			office(s) or ru 於	ral committee on2/11/2)/owners' committee(s)/mutual aid 021(DD/MM/YYYY) ^{&} 导往相關的業主立案法團/業主领	
 		Othe	ers 其他			
			others (please 其他(請指明	- · · · · · · · · · · · · · · · · · · ·		
		٠.				
		-				
		-				
Note:	May	y inse ormati	rt more than on on should be p	e「V」. rovided on the basis of each and	devery lot (if applicable) and prem	ises (if any) in respect of the
註:	app	licatio	on.	上「 ノ 」號 毎一地段(倘適用)及處所(

6.	Type(s)	of Application 申請類別
	Type (i) 第(i)類	Change of use within existing building or part thereof 更改現有建築物或其部分內的用途
☑	Type (ii) 第(ii)類	Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s) 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) 第(iii)類	Public utility installation / Utility installation for private project. 公用事業設施裝置/私人發展計劃的公用設施裝置.
	Type (iv) 第(iv)類	Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s) 略為放寬於法定圖則《註釋》內列明的發展限制
Z	Type (v) 第(v)類	Use / development other than (i) to (iii) above 上述的(i)至(iii)項以外的用途/發展
註 1 Note	· 可在多於- 2: For Develop	more than one「✓」. 一個方格内加上「✓」號 ment involving columbarium use, please complete the table in the Appendix. 及露灰安置所用途,請填妥於附件的表格。

Ó	<u> Eoir Dype (1) applicati</u>	ōn.供第(i)	類用道				
(a)	Total floor area involved 涉及的總樓面面積				sq.m 平方米	.	
	Proposed use(s)/development 擬議用途/發展	the use and g	ross floor area)	nstitution or community f 設施,請在圖則上顯示		strate on plan and specify 唿樓面面積)	
(c)	Number of storeys involved 涉及層數	•	·	Number of units invo 涉及單位數目	olved ·		
		Domestic p	art 住用部分		sq.m 平方米	□About 約	
(d)	Proposed floor area 擬議樓面面積	Non-domes	tic part 非住用部	· · · · · · · · · · · · · · · · · · ·	sq.m 平方米	□About 約	
		Total 總計	********		sq.m 平方米	□About 約	
(e)	Proposed uses of different	Floor(s) 樓層	Current us	se(s) 現時用途	Proposed use(s) 擬議用途		
	floors (if applicable) 不同樓屬的擬議用途(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)						

(ii) For Type (ii) application	ation 供第(ii)類申讀			
	☐ Diversion of stream 河	「道改道		•
	□ Filling of pond 填塘 Area of filling 填塘面和 Depth of filling 填塘深		sq.m 平方米 m 米	□About 約 □About 約
(a) Operation involved 涉及工程	☑ Filling of land t Area of filling 填土面 Depth of filling 填土厚	潰	/42sq.m 平方米 re than 0.2.m 米	☑About 約 ☑About 約
	Depth of excavation 控 (Please indicate on site plan the bot of filling of land/pond(s) and/or exc	上面積 二二深度 undary of concerned cavation of land)	sq.m 平方米 m 米 land/pond(s), and particulars of stream i、填塘、填止及/或挖止的细節及/3	
(b) Intended use/development 有意進行的用途/發展	Proposed Temporary A and Land Filling	nimal Boardinç	g Establishment for a Period	of 5 Years
(iii) For Type (iii) applic	cation 供第(iii)類申請			
A STATE OF THE STA	Please specify the type and neach building/structure, when	private project 希 number of utility re appropriate	施裝置 人人發展計劃的公用設施裝置 to be provided as well as the di 建築物/構築物(倘有)的長度	
(a) Notine and seels	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each /building/structure (m) (LxW) 每個裝置/建築物/構築物 (米) (長 x 闊 x 高)	installation (H)
(a) Nature and scale 性質及規模				
	(Please illustrate on plan the	layout of the insta	」 Illation 請用圖則顯示裝置的布局	

(iv) - 1	(iv) For Type (iv) application 供第(iv)類申請							
	(a) Please specify the proposed minor relaxation of stated development restriction(s) and <u>also fill in the proposed use/development and development particulars in part (v) below</u> — 請列明擬議略為放寬的發展限制 <u>並填妥於第(v)部分的擬議用途/發展及發展細節</u> —							
	Plot ratio restriction 地 積 比率限制		From 由		to 至			
	Gross floor area restric 總樓面面積限制	tion	From 由	sq. m -	平方米 to 至sq. m 平方米			
	Site coverage restrictio 上蓋面積限制	n	From 由		% to 至%			
	Building height restrict 建築物高度限制	ion	From 由		n 米 to 至m 米			
			From 🖽	•••••••	mPD 米 (主水平基準上) to 至			
				••••••	mPD 米 (主水平基準上)			
	,		From 由		storeys層 to至storey	∕s		
	□ 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)							
								
$^{2}(v)^{-1}H$	or Type (v) applicati	on 供象	(v)類申	道				
(a) Pro	Froposed Temporary Animal Boarding Establishment for a Period of 5 Years (a) Proposed use(s)/development 接議用途/發展							
	į	(Please il	lustrate the	details of the propo	sal on a layout plan 請用平面圖說明建議	羊)		
(b) <u>Dev</u>	velopment Schedule 發展	細節表				•		
Pro	posed gross floor area (G	FA) 擬諍	總樓面面	積	sq.m 平方米	🗹 About 約		
Pro	posed plot ratio 擬議地科	批率			0.2	ØAbout約		
	posed site coverage 擬議		ŧ		%	ØAbout約		
	posed no. of blocks 擬議			· · · · · · · · · · · · · · · · · · ·	2			
Pro	posed no. of storeys of ea	ach block	每座建築	勿的挺議層数	2 storeys 層			
					□ include 包括storeys of basem □ exclude 不包括storeys of basem			
Pro	posed building height of	each bloc	k 每座建筑	終物的擬議高度	mPD 米(主水平基準上 6.3 m 米	□About 約 ☑About 約		

☐ Doi	mestic par	t 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
	estimate	d number of resident	s 估計住	客數目					
		•							
√ Nor	n-domesti	c part 非住用部分				•	<u>GF</u>	A 總樓面面	<u> </u>
	eating p	lace 食肆					sq. m	平方米	□About約
	hotel 酒	店					sq. m	平方米	□About 約
						(please	specify the numb	er of room:	s
						請註明	秀間數目)		
	office 辦	公室					sq. m	平方米	□About約
	shop and	d services 商店及服	络行業			•	sq. m	平方米	□About 約
								•	
	Governn	ment, institution or co	munit	y facilities		(please	specify the us	e(s) and	concerned land
	政府、村	幾構或社區設施				area(s)/G	FA(s) 請註明用	途及有關	的地面面積/總
						樓面面積	()		i
									•••••

				•					
								•	
₫	other(s)	其他				(please	specify the us	e(s) and	concerned land
						area(s)/G	FA(s) 請註明用	途及有關	的地面面積/總
						[324 			
						樓面面積	t)		
				STRUCTURE	USE		COVERED AREA	GFA.	BUILDING HEIGHT
				81	STAIRCASE	(CANOPY)	COVERED AREA	24m² (ABDUT)	6.3m (ABOUT)(2-STOREY)
					STAIRCASE ANIMAL BOA	(CANOPY) ARDING ESTABLISHA KROING ESTABLISHA	COVERED AREA 12m² (ABOUT) KENT 108m² (ABOUT)		6.3m (ABOUT)(2-STOREY)
•				81	STAIRCASE ANIMAL BOA	(CANOPY) ARDING ESTABLISHA VROING ESTABLISHA OFFICE	COVERED AREA 12m² (ABOUT) KENT 108m² (ABOUT)	24m² (ABDUT)	8.3m (ABOUT)(2-STOREY) 6.3m (ABOUT)(2-STOREY)
□ Ope	en space (水 憩用地	•	81	STAIRCASE ANIMAL BOA	(CANOPY) ARDING ESTABLISHA ARDING ESTABLISHA OFFICE TO	COVERED AREA 12m² (ABOUT) KENT 102m² (ABOUT) KENT	24m² (ABOUT) 102m² (ABOUT) 85m² (ABOUT) 218m² (ABOUT)	6.3m (ABOUT),2-STOREY) 6.3m (ABOUT),2-STOREY)
		木憩用地 open space 私人休憩	用地	81	STAIRCASE ANIMAL BOA	(CANOPY) ARDING ESTABLISHA URDING ESTABLISHA OFFICE TO (please s	COVERED AREA 12xt (ASCUT) SENT 10th (ASCUT) TAL 120th (ASCUT) specify land area(24m² (ABOUT) 102m² (ABOUT) 85m² (ABOUT) 218m² (ABOUT)	6.3m (ABOUT),2-STOREY) 6.3m (ABOUT),2-STOREY)
□ Ope	private o			81	STAIRCASE ANIMAL BOA	(CANOPY) RDING ESTABLISHA RDING ESTABLISHA OFFICE TO (please s	COVERED AREA 12㎡ (ABOUT) HENT 12㎡ (ABOUT) TAL 120㎡ (ABOUT) Specify land area(24㎡ (ABOUT) 102㎡ (ABOUT) 25㎡ (ABOUT) 218㎡ (ABOUT) (S) 講註明	6.3m (ABOUT)(2-STOREY) 6.3m (ABOUT)(2-STOREY) 地面面積)
	private o	ppen space 私人休憩 pen space 公眾休憩	用地	81 82 (G/F) (V/F)	STAIRCASE ANIMAL BOA ANIMAL BOA ANCILLARY	(CANOPY) REDING ESTABLISHA REDING ESTABLISHA OFFICE TO (please s	COVERED AREA 12㎡ (ABOUT) HENT 12㎡ (ABOUT) TAL 120㎡ (ABOUT) Specify land area(24㎡ (ABOUT) 102㎡ (ABOUT) 25㎡ (ABOUT) 218㎡ (ABOUT) (S) 講註明	eam (ABOUT) 2-STOREY) 地面面積) less than 不少於
(c) Use(s	private of public of differ	pen space 私人休憩 pen space 公眾休憩 ent floors (if applical	用地	81 82 (G/F) (V/F)	STAIRCASE ANIMAL BOA ANIMAL BOA ANCILLARY	(CANOPY) REDING ESTABLISHA RE	covered area 12㎡ (ABOUT) SENT 10㎡ (ABOUT) TAL 120㎡ (ABOUT) specify land area(24㎡ (ABOUT) 102㎡ (ABOUT) 25㎡ (ABOUT) 218㎡ (ABOUT) (S) 講註明	eam (ABOUT) 2-STOREY) 地面面積) less than 不少於
(c) Use(s	private of public of of differ number]	pen space 私人休憩 pen space 公眾休憩 ent floors (if applical [Floor(s)]	用地	81 82 (G/F) (V/F)	STAIRCASE ANIMAL BOA ANIMAL BOA ANCILLARY	(CANOPY) RDING ESTABLISHA RDING ESTABLISHA ROING ESTABLISHA OFFICE TO (please s	covered area 12㎡ (ABOUT) TAL 120㎡ (ABOUT) specify land area(24㎡ (ABOUT) 102㎡ (ABOUT) 25㎡ (ABOUT) 218㎡ (ABOUT) (S) 講註明	eam (ABOUT) 2-STOREY) 地面面積) less than 不少於
(c) Use(s	private of public of of differ number]	pen space 私人休憩 pen space 公眾休憩 ent floors (if applical	用地	81 82 (G/F) (V/F)	STAIRCASE ANIMAL BOA ANIMAL BOA ANCILLARY	(CANOPY) RDING ESTABLISHA RDING ESTABLISHA ROING ESTABLISHA OFFICE TO (please s	covered area 12㎡ (ABOUT) SENT 10㎡ (ABOUT) TAL 120㎡ (ABOUT) specify land area(24㎡ (ABOUT) 102㎡ (ABOUT) 25㎡ (ABOUT) 218㎡ (ABOUT) (S) 講註明	eam (ABOUT) 2-STOREY) 地面面積) less than 不少於
(c) Use(s	private of public of differ number]	pen space 私人休憩 pen space 公眾休憩 ent floors (if applical [Floor(s)] [層數]	明地 ble) 各相	81 82 (G/F) (V/F)	STARRCASE ANMAL BOA ANMAL BOA ANMAL BOA ANCILLARY	(CANOPY) RDING ESTABLISHA RDING ESTABLISHA ROING ESTABLISHA OFFICE TO (please s	covered area 12㎡ (ABOUT) TAL 120㎡ (ABOUT) specify land area(24㎡ (ABOUT) 102㎡ (ABOUT) 25㎡ (ABOUT) 218㎡ (ABOUT) (S) 講註明	eam (ABOUT) 2-STOREY) 地面面積) less than 不少於
(c) Use(s [Block r	private of public of differ number] 數]	pen space 私人休憩 pen space 公眾休憩 ent floors (if applical [Floor(s)] [層數]	用地 ble) 各相	智 (GF) (VF)	STAIRCASE ANMAL BOO ANMAL BOO ANCILLARY (如適戶	(CANOPY) REDING ESTABLISHM REDING ESTABLISHM REDING ESTABLISHM REDING ESTABLISHM (please s	covered AREA 12元 (ABOUT) TAL 12元 (ABOUT) pecify land area(sq. m 平方注 sq. m 平方注 posed use(s)] 疑義用途]	24㎡ (ABOUT) 182㎡ (ABOUT) 218㎡ (ABOUT) 218㎡ (ABOUT) (S) 請註明	eam (ABOUT) 2-STOREY) 地面面積) less than 不少於
(c) Use(s [Block r [座] struct 31 B2 (6	private of public of differ number] [State of the public	pen space 私人休憩 pen space 公眾休憩 ent floors (if applical [Floor(s)] [層數] E AIRCASE (CANOPY)	用地 ple)各相	BE (GF) (UF)	STARRCASE ANMAL BOO ANMAL BOO ANCILLARY (如適戶	(CANOPY) REDING ESTABLISHM REDING ESTABLISHM REDING ESTABLISHM OFFICE TO (please s [Pro] [FA Am² (ABOUT) BBm² (ABOUT)	covered AREA 12xt (ABOUT) TAL 12cmt (ABOUT) specify land area(sq. m 平方; sq. m 平方; posed use(s)] 疑議用途] BUILDING HEIGHT	24㎡ (ABOUT) 182㎡ (ABOUT) 218㎡ (ABOUT) 218㎡ (ABOUT) (S) 請註明	eam (ABOUT) 2-STOREY) 地面面積) less than 不少於
(c) Use(s [Block r [座] struct 31 B2 (6	private (public o public o) of differ number] 數 TURE US ST. AM (F) AN	pen space 私人休憩 pen space 公眾休憩 ent floors (if applical [Floor(s)] [層數] E	用地 ple)各相	BE (GJF) (UF) COVERED ARI 12m² (ABOUT)	STARRCASE ANMAL BOO ANMAL BOO ANCILLARY (如適戶	(CANOPY) RDING ESTABLISHA RDING ESTABLISHA OFFICE TO (please s [Pro] [### (ABOUT)	covered area 12xi (ABOUT) 12xi (ABOUT) 10xi (ABOUT) 1xi 120xi (AB	24㎡ (ABOUT) 182㎡ (ABOUT) 218㎡ (ABOUT) 218㎡ (ABOUT) (S) 請註明	eam (ABOUT) 2-STOREY) 地面面積) less than 不少於
(c) Use(s [Block r [座] struct 31 B2 (6	private (public o public o) of differ number] 數 TURE US ST. AM (F) AN	pen space 私人休憩 pen space 公眾休憩 pent floors (if applical [Floor(s)] [層數] E AIRCASE (CANOPY) IIMAL BOARDING ESTABLIS	日地 ble) 各相	BE (GJF) (UF) COVERED ARI 12m² (ABOUT)	STARRCASE ANMAL BOO ANMAL BOO ANCILLARY (如適) EA C 2 1 8	(CANOPY) REDING ESTABLISHM REDING ESTABLISHM REDING ESTABLISHM OFFICE TO (please s [Pro] [FA Am² (ABOUT) BBm² (ABOUT)	covered area 12xi (ABOUT) 12xi (ABOUT) 10xi (ABOUT) 1xi 120xi (AB	24㎡ (ABOUT) 182㎡ (ABOUT) 218㎡ (ABOUT) 218㎡ (ABOUT) (S) 請註明	eam (ABOUT) 2-STOREY) 地面面積) less than 不少於
(c) Use(s [Block r [座: struction 31 B2 (G	private (public o public o) of differ number] 數] TURE US ST. AN AN	pen space 私人休憩 pen space 公眾休憩 pent floors (if applical [Floor(s)] [層數] E AIRCASE (CANOPY) IMAL BOARDING ESTABLIS CILLARY OFFICE	用地 ble) 各相 HMENT FOTAL	BE (GJF) (UF) COVERED ARI 12m² (ABOUT) 106m² (ABOUT) 120m² (ABOUT)	STARRCASE ANMAL BOO ANMAL BOO ANCILLARY (如道) EA G 2) 10 8	(CANOPY) RDING ESTABLISHA RDING ESTABLISHA RDING ESTABLISHA RDING ESTABLISHA (Please s [Pro] [## Am² (ABOUT) 66m² (ABOUT) 218m² (ABOUT)	covered AREA 12㎡ (ABOUT) TAL 120㎡ (ABOUT) specify land area(24㎡ (ABOUT) 182㎡ (ABOUT) 218㎡ (ABOUT) 218㎡ (ABOUT) (S) 請註明	eam (ABOUT) 2-STOREY) 地面面積) less than 不少於
(c) Use(s [Block r [Æ: struct 31 B2 (G) (f)	private (public opublic of differ number] 數] TURE US ST. AN (F) AN	pen space 私人休憩 pen space 公眾休憩 pent floors (if applical [Floor(s)] [層數] E AIRCASE (CANOPY) IIMAL BOARDING ESTABLIS	用地 ble)各相 HMENT FOTAL if any) 3	EME (GIF) EME (GIF) EME (GIF) (IVF) EME (GIF) (IVF) EME (GIF) EME (GI	STARRCASE ANMAL BOO ANMAL BOO ANCILLARY (如道) EA G 2) 10 8	(CANOPY) REDING ESTABLISHA REDING ESTABLISHA REDING ESTABLISHA POPPICE TO (please s [Pro] [## CFA Ama (ABOUT) DBan (ABOUT) E18m² (ABOUT) O 接議用並	COVERED AREA 12xt (ASOUT) TAL 120nt (ABOUT) specify land area(Zénř (ABOUT) 182mř (ABOUT) 218mř (ABOUT) Z18mř (ABOUT) K □ Not K □ Not	eam (ABOUT) 2-STOREY) 地面面積) less than 不少於
(c) Use(s [Block r [Æ: struct 31 B2 (G) (f)	private (public opublic of differ number] 數] TURE US ST. AN (F) AN	pen space 私人休憩 pen space 公眾休憩 pent floors (if applical [Floor(s)] [層數] E AIRCASE (CANOPY) IMAL BOARDING ESTABLIS CILLARY OFFICE	用地 ble)各相 HMENT FOTAL if any) 3	EME (GIF) EME (GIF) EME (GIF) (IVF) EME (GIF) (IVF) EME (GIF) EME (GI	STARRCASE ANMAL BOO ANMAL BOO ANCILLARY (如道) EA G 2) 10 8	(CANOPY) REDING ESTABLISHA REDING ESTABLISHA REDING ESTABLISHA POPPICE TO (please s [Pro] [## CFA Ama (ABOUT) DBan (ABOUT) E18m² (ABOUT) O 接議用並	covered AREA 12㎡ (ABOUT) TAL 120㎡ (ABOUT) specify land area(Zénř (ABOUT) 182mř (ABOUT) 218mř (ABOUT) Z18mř (ABOUT) K □ Not K □ Not	eam (ABOUT) 2-STOREY) 地面面積) less than 不少於
(c) Use(s [Block r [Æ: struct 31 B2 (G) (f)	private (public opublic of differ number] 數] TURE US ST. AN (F) AN	pen space 私人休憩 pen space 公眾休憩 pent floors (if applical [Floor(s)] [層數] E AIRCASE (CANOPY) IIMAL BOARDING ESTABLIS	用地 ble)各相 HMENT FOTAL if any) 3	EME (GIF) EME (GIF) EME (GIF) (IVF) EME (GIF) (IVF) EME (GIF) EME (GI	STARRCASE ANMAL BOO ANMAL BOO ANCILLARY (如道) EA G 2) 10 8	(CANOPY) REDING ESTABLISHA REDING ESTABLISHA REDING ESTABLISHA POPPICE TO (please s [Pro] [## CFA Ama (ABOUT) DBan (ABOUT) E18m² (ABOUT) O 接議用並	COVERED AREA 12xt (ASOUT) TAL 120nt (ABOUT) specify land area(Zénř (ABOUT) 182mř (ABOUT) 218mř (ABOUT) Z18mř (ABOUT) K □ Not K □ Not	eam (ABOUT) 2-STOREY) 地面面積) less than 不少於
(c) Use(s [Block r [Æ: struct 31 B2 (G) (f)	private (public opublic of differ number] 數] TURE US ST. AN (F) AN	pen space 私人休憩 pen space 公眾休憩 pent floors (if applical [Floor(s)] [層數] E AIRCASE (CANOPY) IIMAL BOARDING ESTABLIS	用地 ble)各相 HMENT FOTAL if any) 3	EME (GIF) EME (GIF) EME (GIF) (IVF) EME (GIF) (IVF) EME (GIF) EME (GI	STARRCASE ANMAL BOO ANMAL BOO ANCILLARY (如道) EA G 2) 10 8	(CANOPY) REDING ESTABLISHA REDING ESTABLISHA REDING ESTABLISHA POPPICE TO (please s [Pro] [## CFA Ama (ABOUT) DBan (ABOUT) E18m² (ABOUT) O 接議用並	COVERED AREA 12xt (ASOUT) TAL 120nt (ABOUT) specify land area(Zénř (ABOUT) 182mř (ABOUT) 218mř (ABOUT) Z18mř (ABOUT) K □ Not K □ Not	eam (ABOUT) 2-STOREY) 地面面積) less than 不少於
(c) Use(s [Block r [Æ: struct 31 B2 (G) (f)	private (public opublic of differ number] 數] TURE US ST. AN (F) AN	pen space 私人休憩 pen space 公眾休憩 pent floors (if applical [Floor(s)] [層數] E AIRCASE (CANOPY) IIMAL BOARDING ESTABLIS	用地 ble)各相 HMENT FOTAL if any) 3	EME (GIF) EME (GIF) EME (GIF) (IVF) EME (GIF) (IVF) EME (GIF) EME (GI	STARRCASE ANMAL BOO ANMAL BOO ANCILLARY (如道) EA G 2) 10 8	(CANOPY) REDING ESTABLISHA REDING ESTABLISHA REDING ESTABLISHA POPPICE TO (please s [Pro] [## CFA Ama (ABOUT) DBan (ABOUT) E18m² (ABOUT) O 接議用並	COVERED AREA 12xt (ASOUT) TAL 120nt (ABOUT) specify land area(Zénř (ABOUT) 182mř (ABOUT) 218mř (ABOUT) Z18mř (ABOUT) K □ Not K □ Not	eam (ABOUT) 2-STOREY) 地面面積) less than 不少於

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 2023			•••••			

***************************************	• • • • • • • • • • • • • • • • • • • •		*******			
***********************************			******			
8. Vehicular Access Arra	angemer	nt of the Development Proposal	• •			
擬議發展計劃的行						
Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是	☑ There is an existing access. (please indicate the street namappropriate) 有一條現有車路。(請註明車路名稱(如適用)) Accessible from Castle Peak Road - Tam Mei Road via Shullsoad and a local access. □ There is a proposed access. (please illustrate on plan and specify t有一條擬議車路。(請在圖則顯示,並註明車路的闊度)	Mei			
	№ 否					
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	 ✓ (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 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) 	5			
	No 否					
	Yes 是	(Please specify type(s) and number(s) and illustrate on plan)	•			
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客货車位?	Yes 左	Y (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 (誇列明)	1			
	No否					

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。								
	Yes 是	□ Please provide details 請提供詳資						
Does the development proposal involve alteration of existing	103 /2	Trease provide details garage (All Provides and All Provi						
building? 擬議發展計劃是否								
包括現有建築物的 改動?								
,,,, <u>,</u> ,,,,,	No否	<u> </u>						
	Yes 是	(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)						
Does the development		(請用地 <u>與</u> 平面圓顯示有關土地/池塘界線,以及河道改道、填塘、填土及/或挖土的細節及/或範						
proposal involve the operation on the								
right?		□ Diversion of stream 河道改道						
擬議發展是否涉及 士斯的工程0		□ Filling of pond 填塘						
· 右列的工程? (Note: where Type (ii)		Area of filling 填塘面積sq.m 平方米 □About 約						
application is the		Depth of filling 填塘深度 m 米 □About 約						
subject of application,		☑ Filling of land 填土						
please skip this section.		Area of filling 填土面積742 sq.m 平方米 🗹 About 約						
註:如申請涉及第		Depth of filling 填土厚度 .not more than 0.2. m 米 □About 約						
(ii)類申請·請跳至下		□ Excavation of land 挖土						
一條問題。)		Area of excavation 挖土面積sq.m 平方米 □About 約						
		Depth of excavation 挖土深度						
	No 否							
•		onment 對環境 Yes 會 No 不會 🗹						
		c 對交通 Yes 會 □ No 不會 ☑ Yes 會 □ No 不會 ☑ Yes 會 □ No 不會 ☑						
		r supply 對供水 Yes 會 □ No 不會 ☑ Age 對排水 Yes 會 □ No 不會 ☑						
		s 對斜坡 Yes 會 □ No 不會 ☑						
	Affected	by slopes 受斜坡影響 Yes 會 \(\text{Yes} \) No 不會 \(\text{Y} \)						
		pe Impact 構成景觀影響 Yes 會 U No 不會 U						
		ling 砍伐樹木 Yes 會 □ No 不會 ☑ npact 構成視覺影響 Yes 會 □ No 不會 ☑						
		Please Specify) 其他 (請列明) Yes 會 No 不會 V						
Would the								
development proposal cause any								
adverse impacts?	Please s	tate measure(s) to minimise the impact(s). For tree felling, please state the number,						
擬議發展計劃會否 造成不良影響?	diameter	at breast height and species of the affected trees (if possible) 医量減少影響的措施。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						
•		· · · · · · · · · · · · · · · · · · ·						
	1							
•								

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 various lots 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 to operate a dog kennel at the Site.

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 1,098 sq.m (about) of private land (Plan P03). Two structures are proposed at the Site for animal boarding establishment, ancillary office and staircase with total GFA of 218 sq.m (about)(Plan P04). The Site involves of 742 sq.m (about) filling of land of not more than 0.2m (about) in depth for site formation of structures and circulation space (Appendix I and 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 eight. 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 Castle Peak Road - Tam Mei via Shui Mei Road and a local access (Plan P01). Five private car parking spaces and one loading/unloading space for light goods vehicle are provided at the Site (Plan P04). As trips generated and attracted by the proposed development is minimal, adverse traffic impact to the surrounding road network should not be anticipated (Appendix II).

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
Michael WONG .
Name in Block Letters Position (if applicable) 姓名(請以正楷填寫) 職位 (如適用)
Professional Qualification(s) 「 Member 會員 / Fellow of 資深會員 HKIP 香港規劃師學會 / HKIA 香港建築師學會 / HKIS 香港測量師學會 / 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 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 9/11/2021 (DD/MM/YYYY 日/月/年)
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况下,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 废理這宗申請,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. 申請人就追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 如發展涉及蟹灰安置所用途,請另外填妥以下資料:	following:
Ash interment capacity 骨灰安放容量 [@]	•
Maximum number of sets of ashes that may be interred in the niches 在稅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 在非稅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 (符售)	
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) 竟位數目 (已售並全部佔用) Number of niches (sold and partially occupied) 竟位數目 (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 liours 擬議營運時間	
 Ash interment capacity in relation to a columbarium means — 就鑑灰安置所而言,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 colu 在該鑑灰安置所並非龕位的範围內,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。 	mbarium; and

Gist of Applica	tion ⊨	申請摘要					
(Please provide deta consultees, uploaded deposited at the Plan (調 <u>盡量</u> 以英文及中 下載及存放於規劃	l to the ' ning End 文填寫 客規劃資	Town Planning Boa juiry Counters of the 。此部分將會發送了 科查詢處以供一般	rd's Website for Planning Depart 予相關諮詢人士 :參閱。)	bro mer	wsing and free at for general in	: downloading (formation.)	g by the public and
Application No.	(For Of	ficial Use Only) (請勿	7項為此欄)				
申請編號	-						
		•					
Location/address		······································			•		•
位置/地址		961 RP (Part), 962 F g, Kam Tin, Yuen Lo				RP (Part) in D	.D. 107, Fung Kat
,	,						
	<i>.</i>					•	
Site area		•	·	-	1,098	sa m 亚方:	米 ☑ About 約
地盤面積					1,090	ツール ナルノ	
	(includ	es Government land	of包括政府土	地	N/A _	sq.m 平方:	米 □ About 約)
Plan			,				
圖則	Appro	ved Kam Tin North	Outline Zoning F	Plan	No. S/YL-KTN	1/9	
		<u></u> •					
Zoning							
地帶	-"Agric	ulture" Zone				,	
	_	•				•	
					•		<u> </u>
Applied use/							
development	Propo	sed Temporary Anii	mal Boarding Es	tabl	ishment for a	Period of 5 Y	ears and
申請用途/發展		-				•	
	Land F	Filling					
, '							•
,			,				
(i) Gross floor are	: ea	• • •	sq.m	平-	方米	Plot R	atio 地積比率
and/or plot rati	io	Domostia	******		About 約	 	□About 約
總樓面面積及	/ 或	Domestic 住用	N/A		Not more than	N/A	☐Not more than
地積比率				_	不多於	(3//)	不多於
,	•	Non-domestic		V	About 約		☑About 約
,		非住用	218		Not more than	0.2	□Not more than
					不多於		不多於
(ii) No. of block	— .—	Domestic			ı		
<u>幢</u> 數		住用			1	•	
		Non-domestic			· · · · · · · · · · · · · · · · · · ·		
		非住用			2		
		, tump ru			-		
		Composite			·	<u></u>	•
		綜合用途	}		1		
						•	

(iii) Building height/No. of storeys	Domestic 住用	m 米
建築物高度/層數	12714	□ (Not more than 不多於)
		/ mPD 米(主水平基準上) □ (Not more than 不多於)
		Storeys(s) 層 □ (Not more than 不多於)
		(□Include 包括/□ Exclude 不包括 □ Carport 停車間 □ Basement 地庫
·		□ Refuge Floor 防火層 □ Podium 平台)
	Non-domestic 非住用	m 米 □ (Not more than 不多於)
		/ mPD 米(主水平基準上) □ (Not more than 不多於)
		2 Storeys(s) 層 □ (Not more than 不多於)
,		(□ Include 包括/□ Exclude 不包括 □ Carport 停車間 □ Basement 地庫
,		□ Refuge Floor 防火層 □ Podium 平台)
, .	Composite 綜合用途	m 米 □ (Not more than 不多於)
		/ mPD 米(主水平基準上) □ (Not more than 不多於)
		Storeys(s) 層 □ (Not more than 不多於)
		/ (□Include 包括/□ Exclude 不包括 □ Carport 停車間 □ Basement 地庫
	i	□ Refuge Floor 防火層 □ Podium 平台)
(iv) Site coverage 上蓋面積		11 .% ☑ 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 口 Not less than 不少於
	Public 公眾 ·	/ sq.m 平方米 🗆 Not less than 不少於

(vii)	No. of parking spaces and loading /	Total no. of vehicle parking spaces 停車位總數	5
	unloading spaces 停車位及上落客貨 車位數目	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)	5 (Private Car)
		Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數	, 1 .
		Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他(請列明)	1 (LGV)

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件	•	
	<u>Chinese</u>	English
	中文	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		Ø
Block plan(s) 樓宇位置圖		
Floor plan(s) 樓宇平面圖		
Sectional plan(s) 截視圖		
Elevation(s) 立視圖		
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片		
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖		
Others (please specify) 其他(請註明)		☑
Location plan, Plan showing the zoning of the application site, Plan showing the land statu		
the application site, Plan showing the paved ratio of the application site, Swept path analy	sis	
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據		
Environmental assessment (noise, air and/or water pollutions)		
環境評估(噪音、空氣及/或水的污染)		
Traffic impact assessment (on vehicles) 就車輛的交通影響評估		
Traffic impact assessment (on pedestrians) 就行人的交通影響評估		
Visual impact assessment 視覺影響評估		
Landscape impact assessment 景觀影響評估	\Box .	
Tree Survey 樹木調查		
Geotechnical impact assessment 土力影響評估	· 🗆	
Drainage impact assessment 排水影響評估		
Sewerage impact assessment 排污影響評估		
Risk Assessment 風險評估		
Others (please specify) 其他(請註明)		\square
Trip generation and attraction		
<u> </u>		
Note: May insert more than one 「レ」. 註:可在多於一個方格内加上「レ」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·

Clarifications for the Proposed Development

Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Land Filling in "Agriculture" Zone, Various Lots in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories

Land Filling of the Application Site

- (i) Portion of the Site, i.e. 742m², 68% (about) will be paved with concrete for site formation of structures and circulation purposes (Plan 5). As heavy loading of structures and vehicles would compact the existing soiled ground and weaken the ground surface, concrete site formation is required to provide stronger ground reinforcement to stabilise the existing soiled ground and prevent erosion from surface run-off.
- (ii) A total area of 356m², 32% (about) of the Site is proposed for landscaping area, which will also be used for outdoor dog activities area. Dog masks will be worn by dogs outdoor. All dogs will be kept indoor outside operation hours to minimise nuisance to the surroundings.
- (iii) The land filling area and the number of structures have been kept to minimal for the operation of the proposed development.



Trip Generation and Attraction

Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Land Filling in "Agriculture" Zone, Various Lots in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories

(i) The Site is accessible from Castle Peak Road – Tam Mei via Shui Mei Road and a local access.

A total of six spaces are provided at the Site, details are as follows:

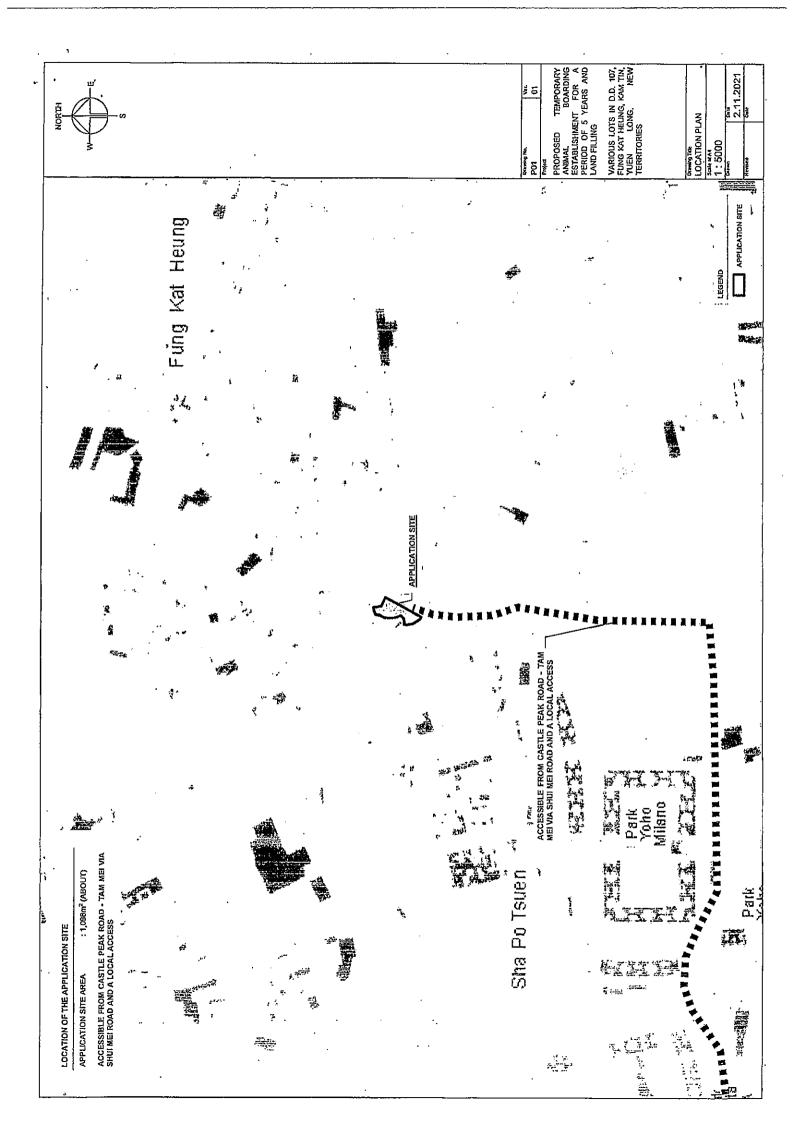
Type of Space	No. of Space
Private Car Parking Space for Staff	5
L/UL Space for Light Goods Vehicle	1

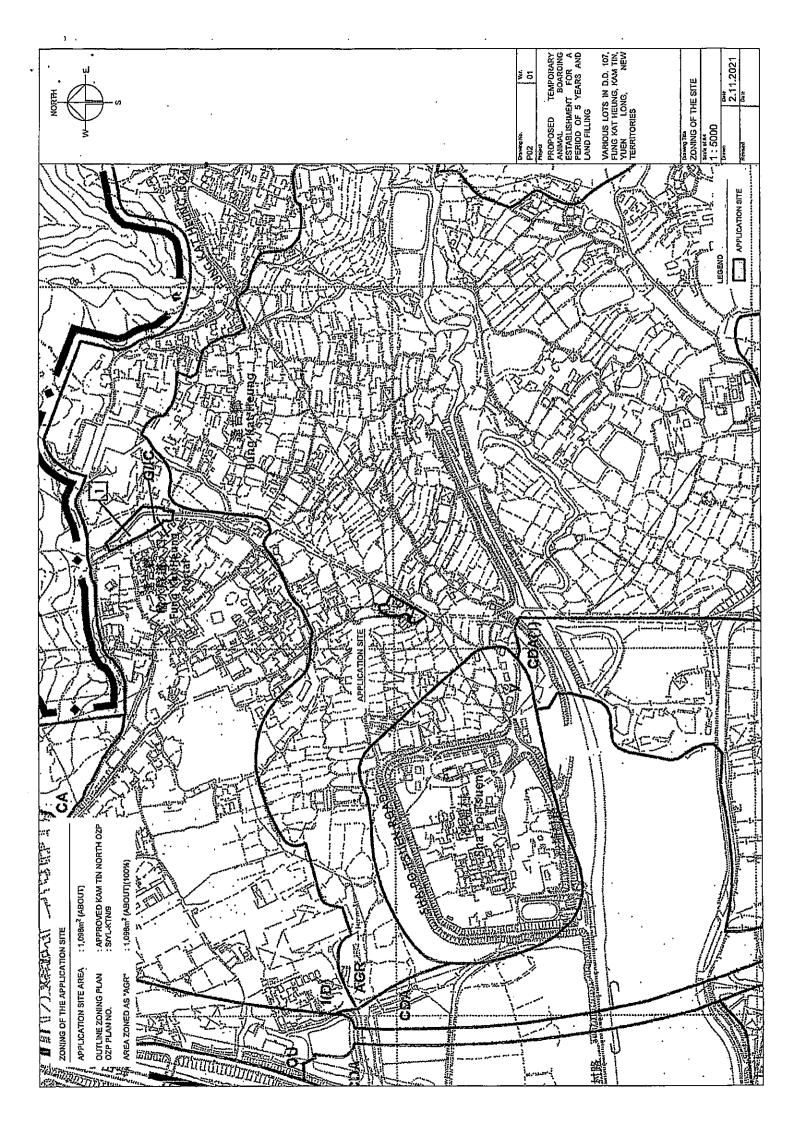
- (ii) Sufficient space is provided for vehicle to smoothly manoeuvre to/from and within the Site to ensure no queuing, turning back outside the Site during the planning approval period (Plan P06).
- (iii) The operation hours of the proposed development are 09:00 to 18:00 daily (including public holiday), except for the overnight animal boarding activities. Please see below the trip generation and attraction of the proposed development:

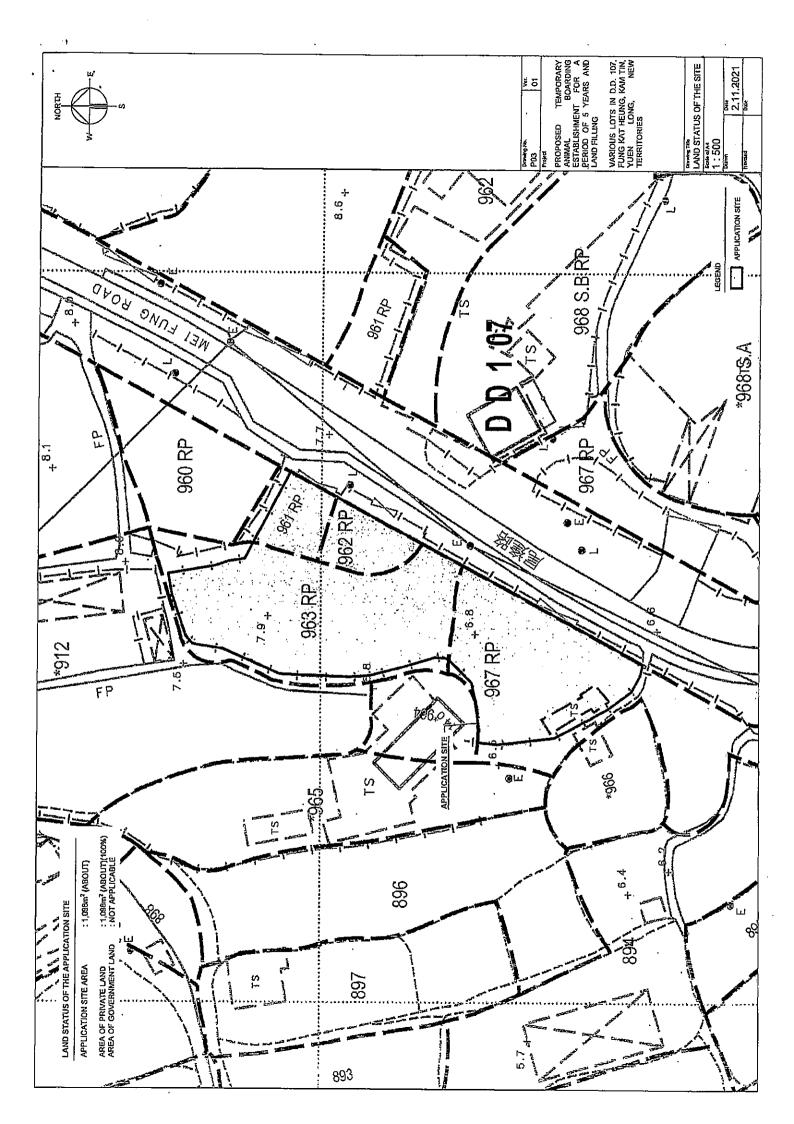
	Trip Generation and Attraction				
Time Period	Privat	e Car	Light Goods Vehicle		234 77
	ln .	Out	In	Out	2-Way Total
Trips at <u>AM peak</u> per hour (09:00 – 1 0:00)	4	1	0	0	5
Trips at P <u>M peak</u> per hour (17:00 – 18:00)	1.	. 4	0	0	5
Traffic trip per hour (average)	0.5	0.5	1	1	3

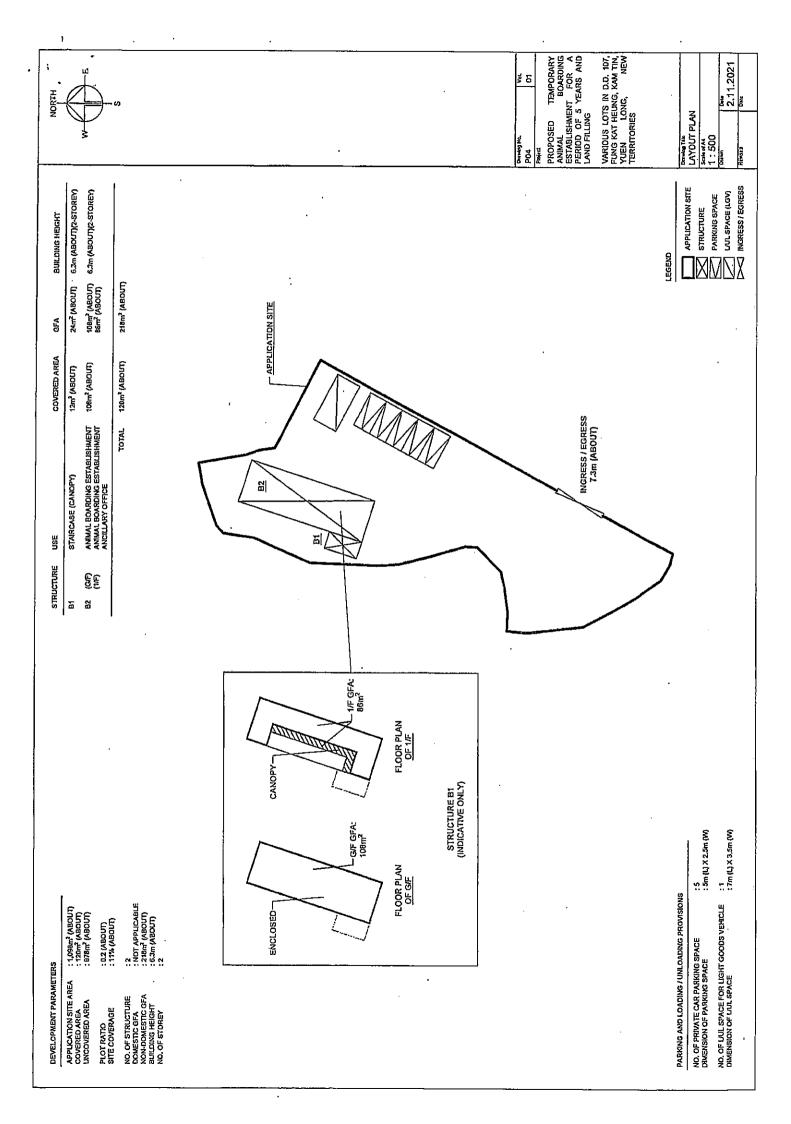
- (iv) No medium and heavy goods vehicles exceeding 5.5 tonnes including container tractors/trailers are allowed to be parked/stored on or enter/exit the Site at any time during the planning approval period.
- (v) In view of the above, the parking provision is <u>adequate</u> for the site operation and adverse traffic impact to the surrounding road network should not be anticipated.

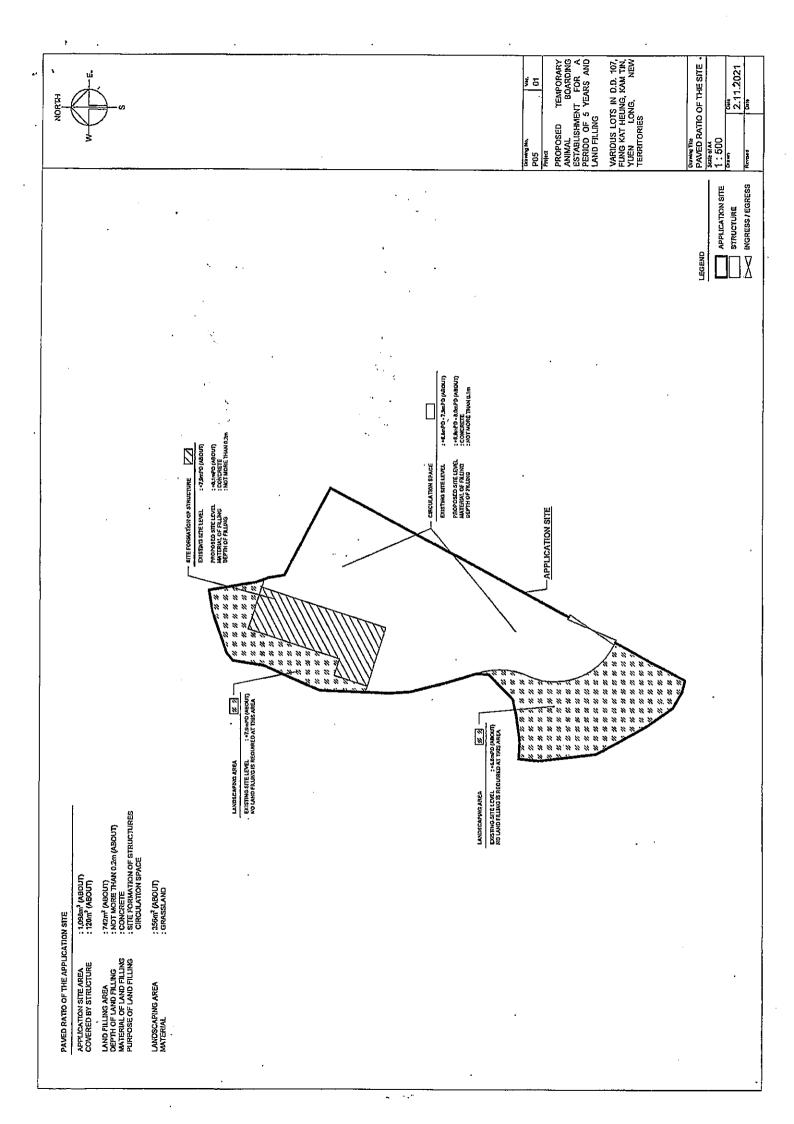


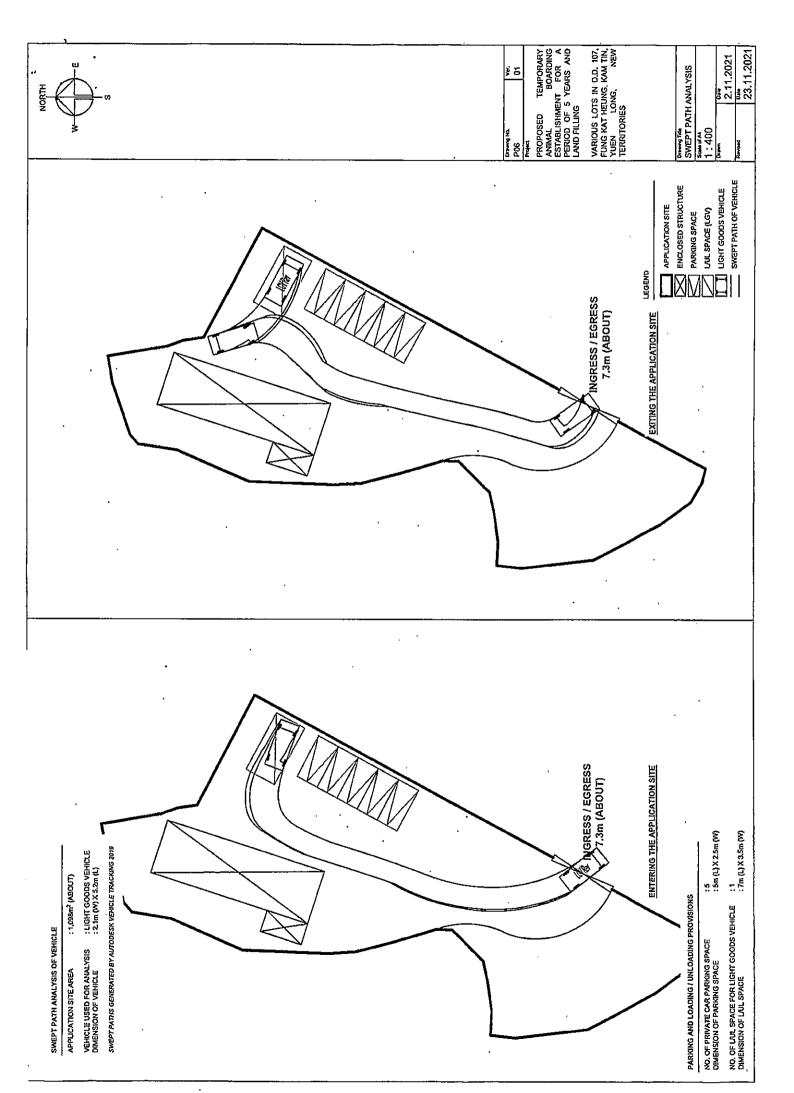
















Our Ref.:

DD107 Lot 961 RP & VL

Your Ref.: TPB/A/YL-KTN/807

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

Dear Sir,



Appendix Ia of RNTPC

By Email

19 January 2022

1st Further Information

Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land in "Agriculture" Zone, Lots 961 RP (Part), 962 RP (Part), 963 RP (Part) and 967 RP (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-KTN/807)

We are writing to submit further information to address departmental comments of the subject application (Appendix I). Your kind attention to the matter is much appreciated.

Should you require more information regarding the application, please contact our Mr. Bon TANG at 1 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

Responses-to-Comments

Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land in "Agriculture" Zone, Lots 961 RP (Part), 962 RP (Part), 963 RP (Part) and 967 RP (Part) in D.D. 107, Fung Kat Heung, Kam Tin, Yuen Long, New Territories

(Application No. A/YL-KTN/807)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses				
	일 [1] 경기 전문 [1] 가게 된 것 같아요. 그는 사람들은 그는 사람들이 되었다. 그는 사람들은 사람들은 사람들은 사람들은 사람들은 사람들은 사람들은 사람들이 되었다. 그는 사람들은 사람들은 사람들은 사람들은 사람들은 사람들은 사람들은 사람들은					
((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 applicant seeks to operate a dog kennel at the application site (the Site), which <u>no</u> visitors are allowed to access the Site. 5 no. of private car parking spaces are provided for staff to commute to the Site. Dogs and goods to support the daily operation of the Site are transported by 5.5 tonnes lorry, hence, 1 no. of loading/unloading (L/UL) space for light goods vehicle (LGV) is provide at the Site. Therefore, the parking and L/UL 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 cumulative traffic impact to Castle Peak Road – Tam Mi and the local access with consideration of other concurrent development;	The operation hours of the proposed development are from 09:00 to 18:00 daily (including public holiday), except for the overnight animal boarding activities. As vehicular trips generated and attracted by the proposed development is minimal, adverse traffic impact to the surrounding road network should not be anticipated (Annex I).				
(c)	The applicant should demonstrate the smooth manoeuvring of vehicles to / from Castle Peak Road – Tam Mi, along the local access and within the site;	Sufficient space is provided for vehicle to smoothly manoeuvre to / from Castle Peak Road — Tam Mi, along the local access and within the Site (Annex II and Plan 1).				
(d)	The applicant should provide nearest public transport services and indicate on the layout plan; and	The nearest public transport services serving the Site are provided for your review (Annex II).				

.S.16 Planning Application No. A/YL-KTN/807

(e)	The applicant should note the local access	Noted.
	between Castle Peak Road – Tam Mi and	
	the site is not managed by this Department.	



Annex I - Trip Generation and V/C Ratio Assessment

- (i) In order to acquire the existing traffic condition of the surrounding road network, traffic survey was conducted on 13.1.2022 (Friday) on the local access adjoining the Site, Shui Mei Road and San Tam Road Tam Mi. The traffic survey result shows that AM peak and PM peak are <u>08:00</u> 09:00 and 17:30 18:30 respectively.
- (ii) The operation hours of the proposed development are from 09:00 to 18:00 daily (including public holiday). The proposed development will not operate between 18:00 and 09:00 (except for overnight animal boarding activities) during the planning approval period. Please see below the trip generation and attraction of the Site:

	Trip Generation and Attraction				
Time Period	Priva	Private Car Light Goo		ds Vehicle	2 May Tatal
	In	Out	In	Out	2-Way Total
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	4	1	0	0	5
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	1	4	0	0	5
Traffic trip per hour (average)	0.5	0.5	1	1	3

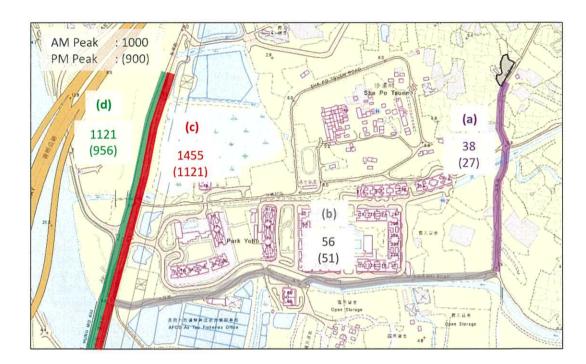
(iii) Existing traffic flows and volume to capacity (V/C) ratio assessment of the surrounding road network are as follows:

		Capacity	Year 2022				
			AM Peak		PM Peak		
Road Link		(veh/hr) (C)	Traffic Flow (veh/hr) (V)	V/C Ratio	Traffic Flow (veh/hr) (V)	V/C Ratio	
(a)	Local Access	100*	38	0.38	27	0.27	
(b)	Shui Mei Road	100*	56	0.56	51	0.51	
(c)	San Tam Road – Tam Mi (Yuen Long)	2,600#	1455	0.56	1121	0.43	
(d)	San Tam Road – Tam Mi (San Tin)	2,600#	1121	0.43	956	0.37	

^{*} Capacity based on T.P.D.M. Volume 2 Chapter 3.11: the allowable 2-way peak hour flow is 100 veh/hr.



^{*} Capacity based on T.P.D.M. Volume 2 Chapter 2 Section 2.4 Table 2.4.1.1: road capacity of dual carriageway under primary distributor with dual 6.75m is 2,600 veh/hr.



(iv) It is estimated that all trips generated and attracted by the Site are from/to Yuen Long (road links (c) and (d)), the traffic flows and V/C ratio assessment of nearby road network during the operation of the proposed development are as follows:

		Capacity	Year 2022				
			AM Peak		PM Peak		
Road Link		(veh/hr) (C)	Traffic Flow (veh/hr) (V)	V/C Ratio	Traffic Flow (veh/hr) (V)	V/C Ratio	
(a)	Local Access	100*	38 (-)	0.38	32 (+5)	0.32	
(b)	Shui Mei Road	100*	56 (-)	0.56	56 (+5)	0.56	
(c)	San Tam Road – Tam Mi (Yuen Long)	2,600#	1455 (-)	0.56	1122 (+5)	0.43	
(d)	San Tam Road – Tam Mi (San Tin)	2,600#	1121 (-)	0.43	959 (+1)	0.37	

^{*} Capacity based on T.P.D.M. Volume 2 Chapter 3.11: the allowable 2-way peak hour flow is 100 veh/hr.

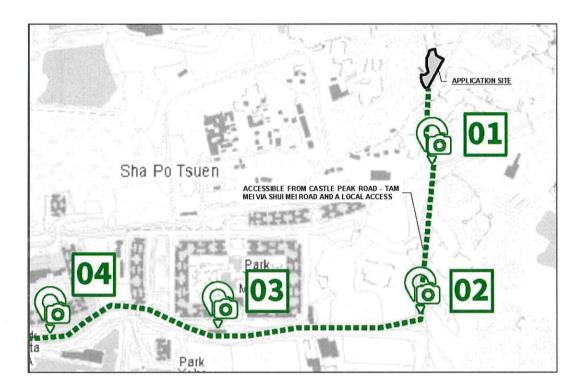
- (v) As majority of trips generated and attracted by the Site are between 09:00 10:00 and 17:00 18:00, the proposed development would not create burden to the surrounding road network at AM and PM peak hours.
- (vi) The V/C assessment results in above tables also indicate that both the surrounding road network is operating with adequate road link capacity during AM and PM peak hours. The assessment results revealed that <u>no significant</u> traffic impacts would be induced due to the applied development.

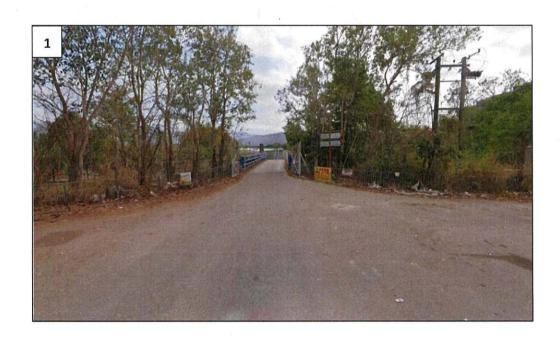


[#] Capacity based on T.P.D.M. Volume 2 Chapter 2 Section 2.4 Table 2.4.1.1: road capacity of dual carriageway under primary distributor with dual 6.75m is 2,600 veh/hr.

Annex II - Manoeuvring of Vehicles to / from Castle Peak Road - Tam Mi and Along the Local Access

- (i) The Site is accessible from Castle Peak Road Tam Mi via Shui Mei Road via a local access.
- (ii) Sufficient space is provided for vehicle to smoothly manoeuvre to / from Castle Peak Road Tam Mi and along Shui Mei Road and the local access, details are as follows:







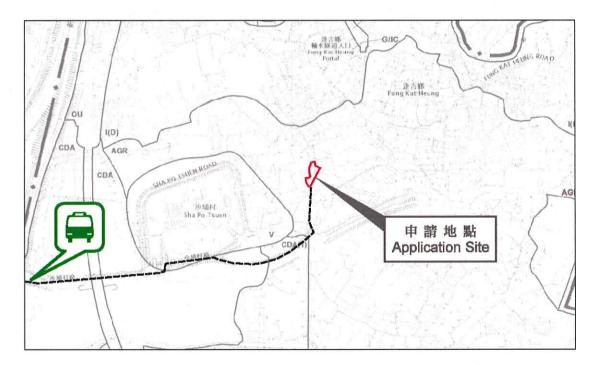


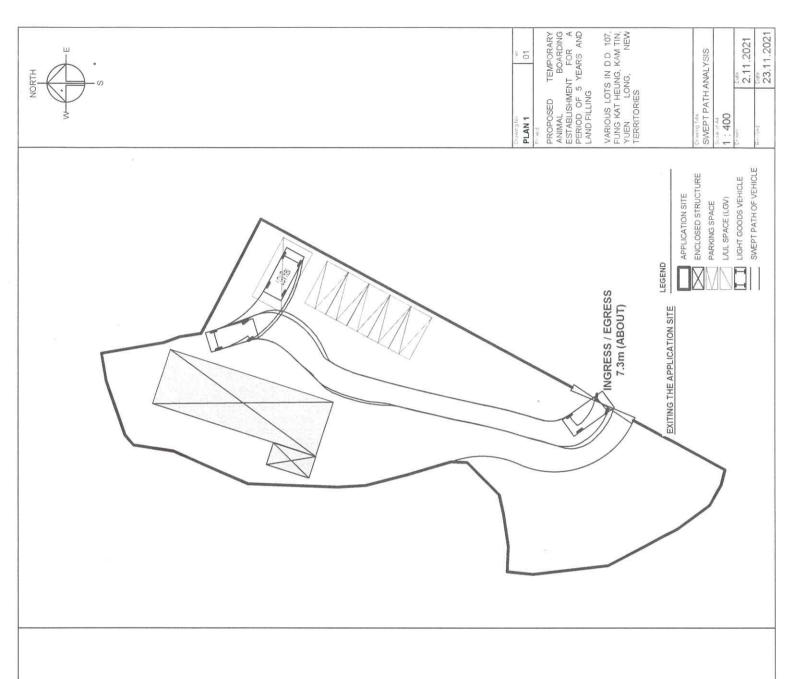


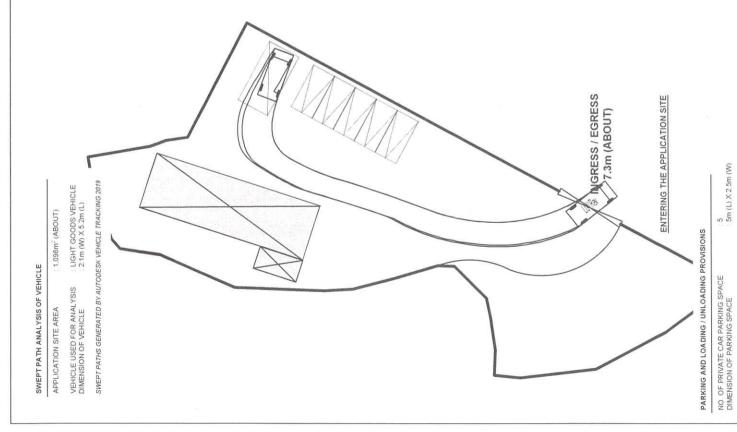
Annex III - Public Transport Services Serving the Application Site

- (i) The Site is accessible Castle Peak Road Tam Mi, which is served with public transport services. Although private car parking spaces are provide at the Site, staff can also access the Site by taking public transport to Castle Peak Road Tam Mi then walk to the Site.
- (ii) The nearest public transport services are provided at Castle Peak Road Tam Mi, details are as follows:

Route No.	Terminati	ion Points				
Franchised Bus						
603	Fung Kat Heung	Yuen Long (Fung Cheung Road)				
37	Yau Tam Mei Village Office	Yuen Long (Fook Hong Street)				
38	Ha Chuk Yuen (near Ho Sang Farm)	Yuen Long (Fook Hong Street)				
	Bus					
68	Yoho Mall (Circular)	Park Yoho				
268M	Tsuen Wan West Station	Park Yoho				







. 7m (L) X 3.5m (W)

NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE DIMENSION OF L/UL SPACE

Similar Applications in 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)

	_			
	Application No.	Proposed Uses	<u>Date of Consideration</u> (RNTPC/TPB)	
1	A/YL-KTN/562	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	11.8.2017 [revoked on 11.1.2020]	
2	A/YL-KTN/588	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	16.3.2018 [revoked on 16.9.2018]	
3	A/YL-KTN/605	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	15.6.2018	
4	A/YL-KTN/616	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	17.8.2018 [revoked on 17.1.2021]	
5	A/YL-KTN/617	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	17.8.2018 [revoked on 17.7.2020]	
6	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	
7	A/YL-KTN/642	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	22.2.2019	
8	A/YL-KTN/645	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	12.4.2019 [revoked on 12.10.2019]	
9	A/YL-KTN/651	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years	17.5.2019	
10	A/YL-KTN/695	Temporary Animal Boarding Establishment for a Period of 5 Years	15.5.2020	
11	A/YL-KTN/724	Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 3 Years	23.10.2020	
12	A/YL-KTN/713	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	6.11.2020	
13	A/YL-KTN/716	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Filling of Land	20.11.2020	
14	A/YL-KTN/730	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	20.11.2020	
15	A/YL-KTN/743	Temporary Animal Boarding Establishment	22.1.2021	

		with Ancillary Office for a Period of 3 Years	
16	A/YL-KTN/752	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	26.3.2021
17	A/YL-KTN/769	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	9.7.2021
18	A/YL-KTN/771	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	9.7.2021
19	A/YL-KTN/775	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	23.7.2021
20	A/YL-KTN/763	Temporary Animal Boarding Establishment for a Period of 5 years and Filling of Land	10.9.2021
21	A/YL-KTN/781	Temporary Animal Boarding Establishment for a Period of 3 Years and Filling of Land	10.9.2021

Rejected Application

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

211215-041411-78839

提交限期

Deadline for submission:

28/12/2021

提交日期及時間

Date and time of submission:

15/12/2021 04:14:11

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-KTN/807

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 伍子俊

意見詳情

Details of the Comment:

我反對A/YL-KTN/807的申請,因為現場為農地沒有排污渠,申請人申請建狗房每日會產生大量生活污水,根據現行法例排放生活污水是受到管制,正如丁屋都要有化糞池,申請的文件又沒有指出有適設的排污設施!隔離農田仍然要種菜搵食架!個狗房的污水排放到農田、水井點算!!

另外,申請人指出的行車路是非法使用渠務署的管制道路,車輛不能從青山公路-潭尾段經水尾路轉往遙尾路(小路)前往該場所,因為該逢尾路返峻巒36B座住宅的十字道路是渠務署管制道路,已經有3度渠務署上鎖鉄閘在現場又有警告板,是否有人非法破壞渠務署設施存在非常大的疑問!而且申請人隔離的路營營地A/YL-KTN/772申請書一向都是表示使用逢吉鄉路轉往逢尾路。再者,渠務署沒有理由浪費公帑建做3度管制閘,而又不執行管制渠務設施吧!呢3度渠務管制閘都成一百萬元做價費用!!渠務署必須就A/YL-KTN/807的申請作出調查為何有人破壞政府財物而使用管制道路。

另外,申請人要求興建兩層高的狗房太過高,其鄰近的地方都是農地,而該兩層高的建築物又是臨時結構,打風時吹冧砸死人,非常危險!其他人申謂起狗房都只係申請一層高,但是A/YL-KTN/807的申請特別另類,要兩層高的狗房!?寮屋都有高度限制及只得一層啦!!



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

RECEIVED
2 2 DEC 2021
Town Planning
Board

1

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

5.0

tpbpd@pland.gov.hk

寄件者:

寄件日期:

2021年12月28日星期二 13:40

收件者:

tpbpd@pland.gov.hk

主旨:

有關(A/YL)-KTN/807)擬建臨時動物寄養所事宜

致:審批部門

本人反對上址申請,改建,設置有關設施,會造成日與夜有大量噪音,亦會將人流漸變得頻密,亦會產生有很多衛生的問題,大部分人都表示這裏不是一個合適的地方,希望貴處正視之後會產生好大的問題,謝謝。

Ronald

tpbpd@pland.gov.hk

寄件者:

寄件日期:

2021年12月27日星期一 2:42

收件者:

tobod

主旨:

A/YL-KTN/807 DD 107 Mei Fung Road, Fung Kat Heung

附件:

Sha Po Tsuen - Google Maps.pdf

A/YL-KTN/807

Lots 961 RP (Part), 962 RP (Part), 963 RP (Part) and 967 RP (Part) in D.D. 107, Fung Kat Heung, Kam Tin Site area: About 1,098sq.m

Zoning: "Agriculture"

Applied use: Animal Boarding Establishment / 5 Years / Filling of Land / 6 Vehicle Parking

Dear TPB Members,

Although there is no previous application history provided, this site has been used as a parking lot.

Was this use approved?

While it has been paved over, much of the land in the vicinity is devoted to farming so therefore there is a strong possibility that the lots could be restored and fulfill their allocated function.

To approve an application that involves filling in most of the site would effectively legitimize unapproved brownfield use.

Mary Mulvihili

致:

城市規劃委員會

Appendix III-5 of RI
Paper No. A/YL-KT

1 6 BEC 2021

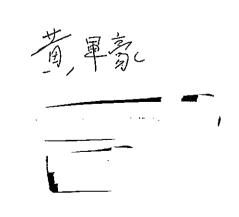
Town Planning
Board

本人得知,有人向城,想鲁申請在DD107地段第961號,962,963,967地段 據是議歷時動物育養所(為期五年)及填土 本人反對,理由如下2

申請地直接近民居,會有緊竟同時,申請地點是沙拉範圍不是達到那一節團,在1905年地政處跨劃農地圖沙埔已全在,所以本人反對這個申請。

謝謝!

申請编號:A/YL-KTN/807



Google Maps Sha Po Tsuen

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

Advisory Clauses

- (a) note DLO/YL, LandsD's comments that the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. A Letter of Approval (L of A) (MT/LM15782) was given for erection of single-storey structures on Lot 963RP in D.D. 107 for agricultural purpose and the structure shall not be used for other purposes such as livestock keeping, domestic, commercial godown or industrial purposes. 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;
- (b) note C for T's comments that sufficient manoeuvring space shall be provided within the Site. No vehicle should be allowed to queue back to or reverse onto / from public road. The Site is connected to the public road network via a section of a local access road which is not managed by his department. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- (c) note CHE/NTW, HyD's comments that her department shall not be responsible for the maintenance of any access connecting the Site and Castle Peak Road Tam Mi. Adequate drainage measures should be provided to prevent surface water running from the Site to nearby public roads and drains;
- (d) note DEP's comments that the applicant is advised (i) that the proposed 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 Environmental Protection Department" including completion of percolation test and certification by Authorized Person; and (iv) it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;

- (e) 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:
- (f) 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;
- note CBS/NTW, BD's comments that before any new building works (including (g) 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 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;
- (h) 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

(i) 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.

