

This document is received on 24 JAN 2022
The Town Planning 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 Proposal Only Involving Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Renewal of Permission for such Temporary Use or Development*

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/ML-EN/822
	Date Received 收到日期	24 JAN 2022

- 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)

Daniel The Dog International Company Limited 犬學堂國際有限公司

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lots No. 1499 (Part) and 1504 RP in D.D.107, 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 2,989 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 576 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	N. A. sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/9
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" ("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」[#]遞送要求同意書[&]

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
20/12/2021 (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 20/12/2021 (DD/MM/YYYY)[&]
於..... (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas**

位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))

(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed
use(s)/development
擬議用途/發展Proposed Temporary Animal Boarding Establishment (Dog Training
Ground) with Ancillary Facilities for a Period of 3 Years and Filling of
Land

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

(b) Effective period of
permission applied for
申請的許可有效期☒ year(s) 年 3☐ month(s) 個月**(c) Development Schedule 發展細節表**

Proposed uncovered land area 擬議露天土地面積 2,413sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積 576sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 4

Proposed domestic floor area 擬議住用樓面面積 N. A.sq.m ☒ About 約

Proposed non-domestic floor area 擬議非住用樓面面積 576sq.m ☒ About 約

Proposed gross floor area 擬議總樓面面積 576sq.m ☒ About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

Please refer to Justifications at Appendix 1 for details.

.....

.....

.....

.....

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位 3 Nos.

Motorcycle Parking Spaces 電單車車位

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 1 No.

Medium Goods Vehicle Parking Spaces 中型貨車泊車位

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位

Others (Please Specify) 其他 (請列明)

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位

Coach Spaces 旅遊巴車位

Light Goods Vehicle Spaces 輕型貨車車位

Medium Goods Vehicle Spaces 中型貨車車位

Heavy Goods Vehicle Spaces 重型貨車車位

Others (Please Specify) 其他 (請列明)

Proposed operating hours 擬議營運時間 9 a.m. to 7 p.m. every day including Sundays and public holidays.....																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <div style="text-align: center;">A local road from Shui Mei Road</div> <hr/> <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)																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是 No 否	<input type="checkbox"/> Please provide details 請提供詳情 <input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是 No 否	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 1,278 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 <input type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>Please refer to Justifications at Appendix 1.</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
--	--

(B) Renewal of Permission for Temporary Use or Development in Rural Areas 位於鄉郊地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明）。

Please refer to Justifications at Appendix 1.

8. Declaration 聲明

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

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

Signature
簽署



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

Francis Lau

Director

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)

專業資格

☒ Member 會員 / ☐ Fellow of 資深會員

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☒ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

Others 其他 MRTPI, FRICS, RPS

on behalf of
代表

Goldrich Planners and Surveyors Limited



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

Date 日期

29/12/2021

(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。

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots No. 1499 (Part) and 1504 RP in D.D.107, Yuen Long, New Territories
Site area 地盤面積	2,989 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 checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/9
Zoning 地帶	"Agriculture" ("AGR")
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Animal Boarding Establishment (Dog Training Ground) with Ancillary Facilities for a Period of 3 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	<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
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	4	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	3.5 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	% <input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		
	Private Car Parking Spaces 私家車車位		3 Nos.
	Motorcycle Parking Spaces 電單車車位		
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位		1 No.
	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)			
Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數			
Taxi Spaces 的士車位			
Coach Spaces 旅遊巴車位			
Light Goods Vehicle Spaces 輕型貨車車位			
Medium Goods Vehicle Spaces 中型貨車車位			
Heavy Goods Vehicle Spaces 重型貨車車位			
Others (Please Specify) 其他 (請列明)			

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
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) and Drainage Proposal (Plan 4)</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。

Justifications

Applied Use

1. The applied use is 'Proposed Temporary Animal Boarding Establishment (Dog Training Ground) with Ancillary Facilities' for a Period of 3 years and Filling of Land.

Location

2. The application site is on Lots No. 1499 (Part) and 1504 R. P. in D. D.107, Yuen Long, New Territories (the site). It is accessible via a local road from Shui Mei Road.

Site Area

3. The site area is about 2,989m². 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").
7. As 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. The proposed development involves 4 structures. Please see the Layout Plan (Plan 3) and the following table for details:

No.	Structure / Use	Covered Area (about)	Height (not exceeding)	No. of Storeys
1	Rain Shelter	224m ²	3.5m	1
2	Rain Shelter	198m ²		
3	Dog Training Activity Room	56m ²		
4	Ancillary Office and Teaching Room	98m ²		
	Total:	576m ²		

9. Operation hours of the proposed development are from 9 a.m. to 7 p.m. every day, including Sundays and public holidays.
10. Not more than 20 dogs will be staying in the proposed development for training at the same time.
11. 1 number of parking space for Light goods vehicle, and 3 numbers of parking spaces for private cars and are provided on-site. One private car parking space is for the staff and two spaces for visitors.

Previous Applications

12. There is no previous planning application of the site.

Similar Applications in the Vicinity

13. The 9 similar applications approved in the vicinity are as shown below:

	Application No.	Applied Use	Decision
1.	A/YL-KTN/232	Animal Boarding Establishment	Approved on 29.7.2005
2.	A/YL-KTN/251	Animal Boarding Establishment with Ancillary Facilities	Approved on 7.7.2006
3.	A/YL-KTN/304	Animal Boarding Establishment with Ancillary Facilities	Approved on 19.9.2008
4.	A/YL-KTN/377	Animal Boarding Establishment with Ancillary Facilities	Approved on 30.3.2012
5.	A/YL-KTN/410	Animal Boarding Establishment with Ancillary Facilities	Approved on 17.1.2014
6.	A/YL-KTN/489	Animal Boarding Establishment with Ancillary Facilities	Approved on 5.2.2016
7.	A/YL-KTN/639	Animal Boarding Establishment with Ancillary Facilities	Approved on 1.2.2019
8.	A/YL-KTN/724	Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 3 Years	Approved on 23.10.2020
9.	A/YL-KTN/713	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	Approved on 6.11.2020

14. Approval of the current application is in line with the decisions of the RNTPC.

No Adverse Impact to the Surroundings

15. The proposed development only involves one-storey structures. It is in harmony with the surrounding rural setting and does not generate any adverse traffic or drainage impact.
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 p.m.) to avoid any noise nuisance to nearby sensitive receivers.
17. It is estimated that there will be 4 round trips of private cars per day by staff and visitors. Please see the following table for details:

Timeslot	Trip Generation Rate	Trip Attraction Rate
09:00 – 10:00	0	1
10:00 – 11:00	0	0
11:00 – 12:00	0	1
12:00 – 13:00	1	0
13:00 – 14:00	0	0
14:00 – 15:00	0	1
15:00 – 16:00*	1	1
16:00 – 17:00	1	0
17:00 – 18:00	0	0
18:00 – 19:00	<u>1</u>	<u>0</u>
Total:	<u>4</u>	<u>4</u>

*Note: Peak Hour

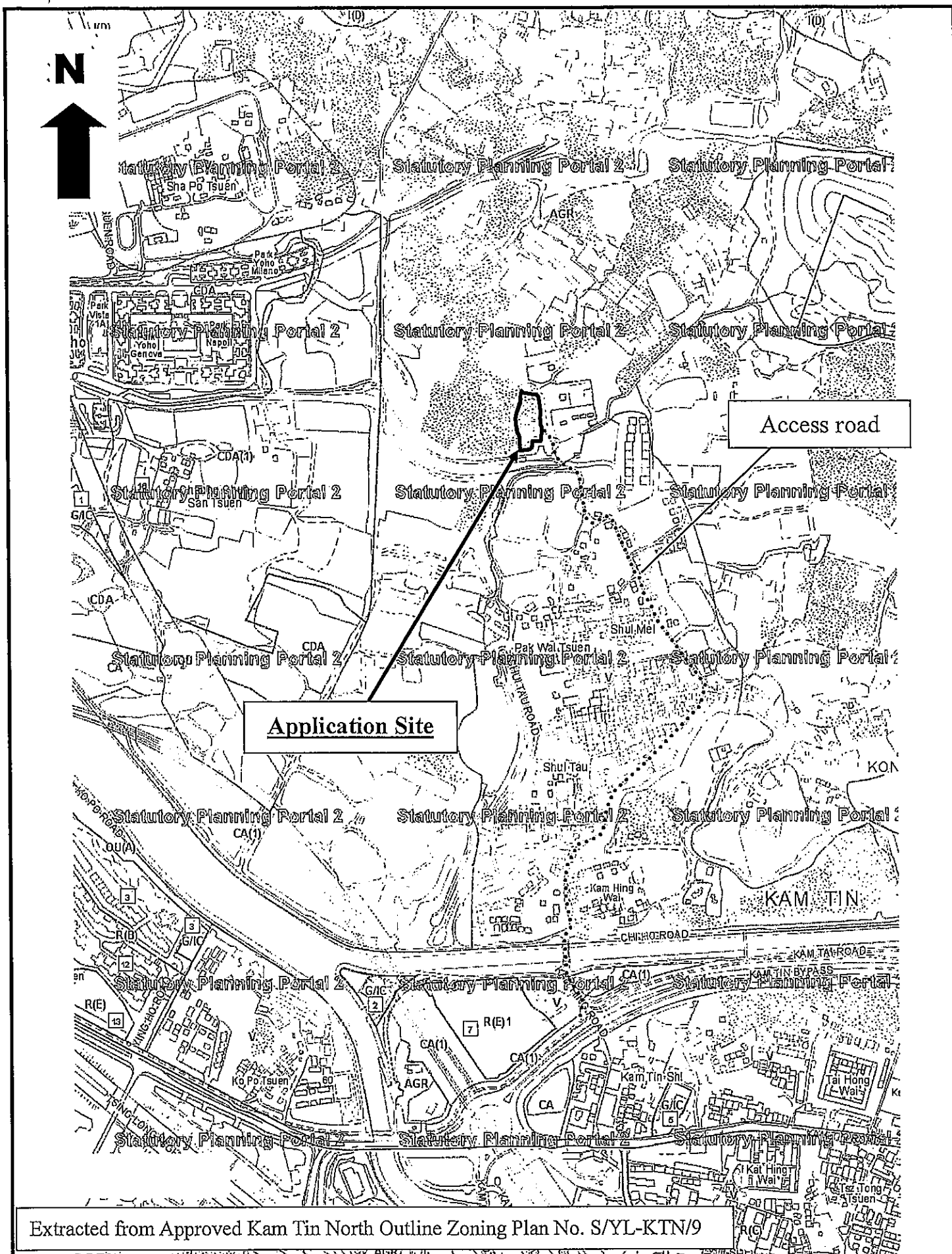
18. The number of trips generated from and attracted to the site is expected to be similar for both weekdays and weekends. Given a relatively low trip generation and attraction rate, no significant adverse traffic impact is anticipated to the local road network, i.e. Shui Mei Road, Chi Ho Road and Kam Tin Bypass.
19. Please refer to the Drainage Proposal at Plan 4 for details. There are two parts on the northern and southern of the site which are paved with concrete of about 0.1m thick. The paving provides ground for erection of structures and manoeuvring of vehicles. 225mm U-channels are proposed for the northern part of the site which is about 471m² in area. 375mm U-channels are proposed for the southern part of the site which is about 807m². Surface water collected by the proposed U-channels and catch pits will be discharged to the existing culvert at the south of the site. Other parts of the site are

grasslands. Surface water will be soaked into the soil. Therefore, no drainage is proposed for these parts. No adverse drainage impact is expected.

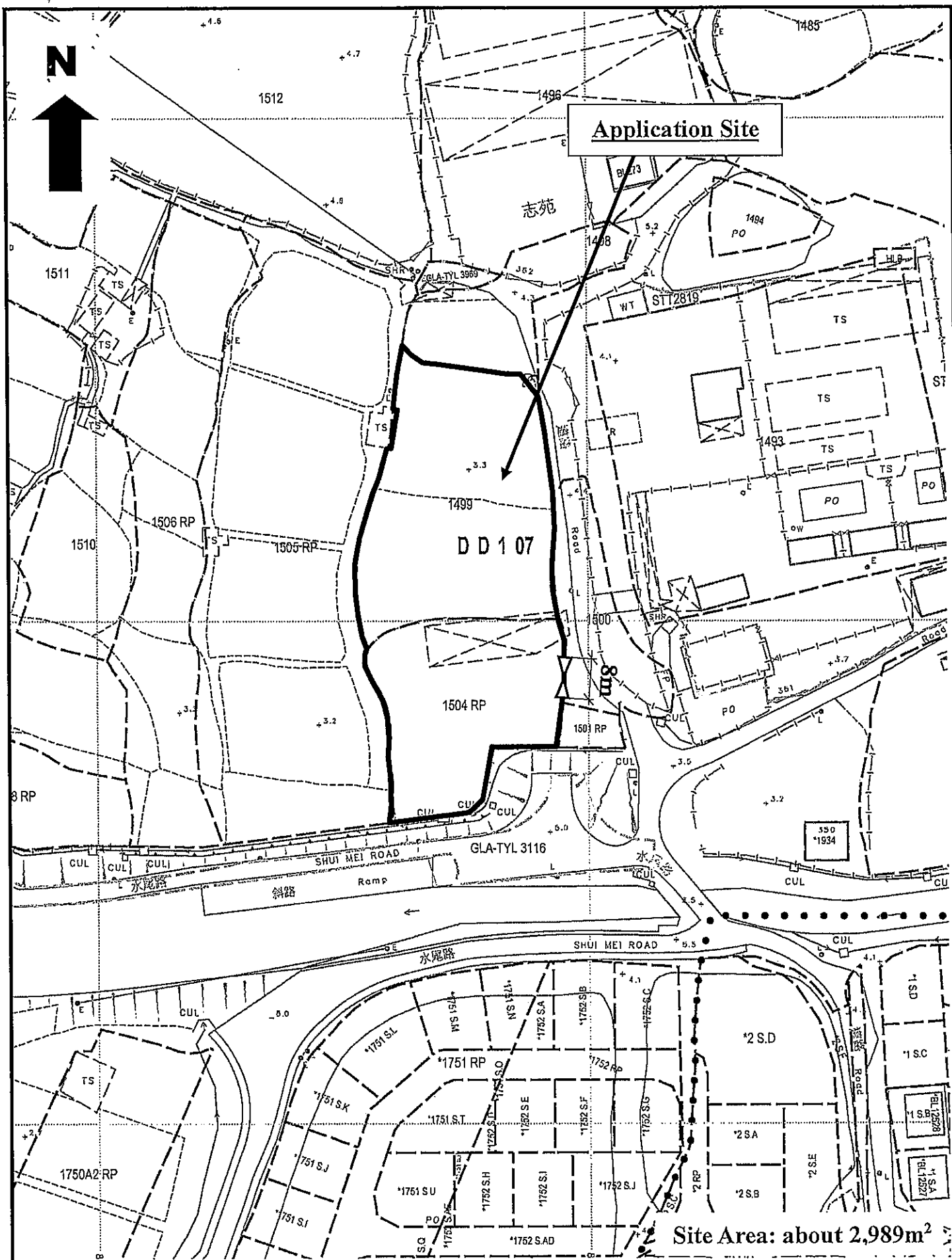
Planning gain

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

- End -



Not to Scale	Location Plan	Goldrich Planners & Surveyors Ltd.
December 2021	Lots No. 1499 (part) and 1504 RP in D. D. 107 Yuen Long, New Territories	Plan 1 (P21098)



1:1000 (A4)

Lot Index Plan

Goldrich Planners &
Surveyors Ltd.

December 2021

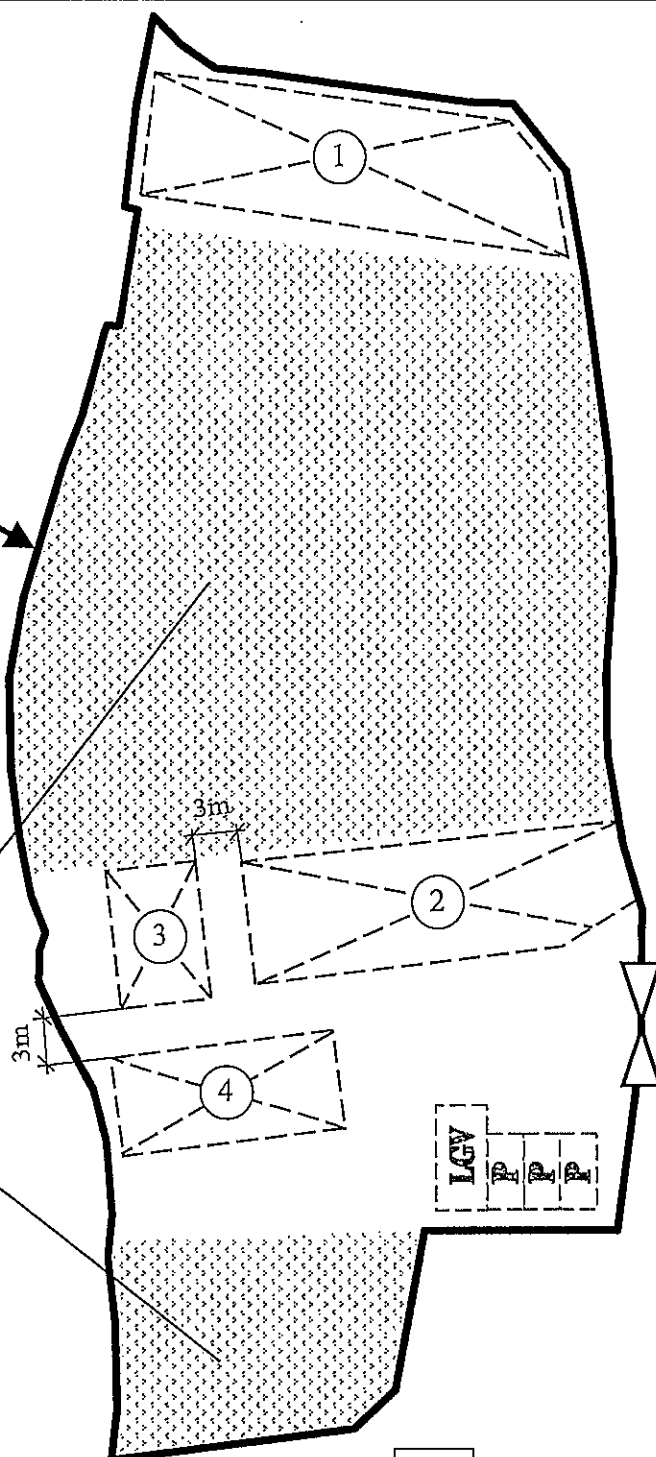
Lots No. 1499 (part) and 1504 RP in D. D. 107
Yuen Long, New Territories

Plan 2
(P21098)



Application Site

Open Area (grassland)
for dog training



LEGEND

- [P]** Parking Space for Private Cars
[LGV] Parking Space for Light Goods Vehicles

	Area (about)
Paved Area:	1,278m ² (43%)
Grassland Area:	1,711m ² (57%)
Site Area:	2,989m ² (100%)

No.	Structure / Use	Covered Area (about)	Height (not exceeding)	No. of Storeys
1	Rain Shelter	224m ²	3.5m	1
2	Rain Shelter	198m ²		
3	Dog Training Activity Room	56m ²		
4	Ancillary Office and Teaching Room	98m ²		
Total:		576m ²		

1:500 (A4)

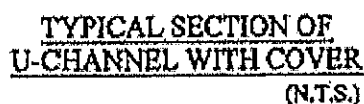
Layout Plan

Goldrich Planners &
Surveyors Ltd.

December 2021

Lots No. 1499 (part) and 1504 RP in D. D. 107
Yuen Long, New Territories

Plan 3
(P21098)



Technical drawings of a concrete catchpit. The left drawing is a cross-section labeled "SECTION A-A" showing a U-channel with a concrete blinding, a 125 thick wall, and a 300 deep pit. The right drawing is a plan view labeled "PLAN" showing the arrangement of openings and dimensions like 125, 250, and 300.

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

100

100

20 x 20 CHAMFERS ON ALL SIDES

A252 MESH OR EQUIVALENT

300

BELOW LOWEST INVERT

25 DIA. DRAIN PIPES

300

FALL

FALL

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

Not to Scale

December 2021

Drainage Details

Lots No. 1499 (part) and 1504 RP in D. D. 107
Yuen Long, New Territories

**Goldrich Planners &
Surveyors Ltd.**

Plan 4.2
(P21098)

Executive Summary

1. The application site is on Lots No. 1499 (Part) and 1504 R. P. in D.D.107, Yuen Long, New Territories.
2. Site area is about 2,989m². 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 proposed use is 'Proposed Temporary Animal Boarding Establishment (Dog Training Ground) with Ancillary Facilities' for a Period of 3 years and Filling of Land.
5. 4 temporary structures of 1-storey (3.5m) high are proposed on site (total floor area about 576m²).
6. Operation hours of the proposed development are from 9 a.m. to 7 p.m. every day (including on Sundays and public holidays).
7. The proposed use caters for the demand for animal boarding services in the area.

行政摘要

1. 申請地點位於新界元朗錦田 D.D.107 Lots 1499 (Part)及 1504 R. P.。
2. 申請面積為大約 2,989 平方米，不涉及政府土地。
3. 申請地點位處於錦田北分區計劃大綱核准圖編號 S/YL-KTN/9 ("大綱圖") 的『農業』用途地帶。
4. 申請用途為「擬議臨時動物寄養所(犬隻訓練場地)連附屬設施」(為期 3 年)及填土工程。
5. 申請人擬議提供 4 個 1 層(3.5 米)高的臨時構築物(總樓面面積約 576 平方米)。
6. 辦公時間為每天上午 9 時至晚上 7 時 (星期日及公眾假期照常營業)。
7. 申請用途滿足當區對動物寄養所的巨大需求。



Re: S. 16 Application for Proposed Temporary Animal Boarding Establishment (Dog Training Ground) with Ancillary Facilities' for a Period of 3 years and Filling of Land (Lots No. 1499 (Part) and 1504 R. P. in D. D.107, Yuen Long, New Territories)

29/01/2022 12:26 PM

[Hide Details](#)

From: Rich Gold
To: tpbpd@pland.gov.hk
Cc:
File Ref:

▼ 1 attachment



Dear Sir / Madam,

We attach scan copy of replacement pages for the subject application for your further action.

Any questions, let us know.

Regards,

Raymond Fung

(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	576 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.193 <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	4	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	3.5 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	19.3 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading/unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		
	Private Car Parking Spaces 私家車車位		3 Nos.
	Motorcycle Parking Spaces 電單車車位		
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位		1 No.
	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)		
	Total no. of vehicle loading/unloading bays/lays 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)		

9. Operation hours of the proposed development are from 9 a.m. to 7 p.m. every day, including Sundays and public holidays.
10. Not more than 20 dogs will be staying in the proposed development for training at the same time.
11. 1 number of parking space for Light goods vehicle, and 3 numbers of parking spaces for private cars and are provided on-site. One private car parking space is for the staff and two spaces for visitors.
12. The site will be paved with concrete on the northern portion (about 471m²) for erection of the proposed structure 1; and a portion on the south (about 807m²) for erection of structures 2, 3 and 4 and manoeuvring of vehicles within the site. The paving also provides a clean and solid ground for logistics and circulation within the site and easier cleaning and maintenance for daily operation. Area of paving has been minimized to about 43% area of the site. The applicant undertakes to remove the paving when the development is stopped.

13. The level of the site will be changed as below:

	from	to
Before paving	+3.2 mPD	+3.4 mPD
After paving	+3.3 mPD	+3.5 mPD

Previous Applications

14. There is no previous planning application of the site.

Similar Applications in the Vicinity

15. The 9 similar applications approved in the vicinity are as shown below:

	Application No.	Applied Use	Decision
1.	A/YL-KTN/232	Animal Boarding Establishment	Approved on 29.7.2005
2.	A/YL-KTN/251	Animal Boarding Establishment with Ancillary Facilities	Approved on 7.7.2006
3.	A/YL-KTN/304	Animal Boarding Establishment with Ancillary Facilities	Approved on 19.9.2008
4.	A/YL-KTN/377	Animal Boarding Establishment with Ancillary Facilities	Approved on 30.3.2012

	Application No.	Applied Use	Decision
5.	A/YL-KTN/410	Animal Boarding Establishment with Ancillary Facilities	Approved on 17.1.2014
6.	A/YL-KTN/489	Animal Boarding Establishment with Ancillary Facilities	Approved on 5.2.2016
7.	A/YL-KTN/639	Animal Boarding Establishment with Ancillary Facilities	Approved on 1.2.2019
8.	A/YL-KTN/724	Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 3 Years	Approved on 23.10.2020
9.	A/YL-KTN/713	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	Approved on 6.11.2020

16. Approval of the current application is in line with the decisions of the RNTPC.

No Adverse Impact to the Surroundings

17. The proposed development only involves one-storey structures. It is in harmony with the surrounding rural setting and does not generate any adverse traffic or drainage impact.
18. No public announcement system and whistle blowing will be allowed at the application site. No dog training session will be carried out during sensitive hours (i.e. 7 p.m. to 9 p.m.) to avoid any noise nuisance to nearby sensitive receivers.
19. It is estimated that there will be 4 round trips of private cars per day by staff and visitors. Please see the following table for details:

Timeslot	Trip Generation Rate	Trip Attraction Rate
09:00 – 10:00	0	1
10:00 – 11:00	0	0
11:00 – 12:00	0	1
12:00 – 13:00	1	0
13:00 – 14:00	0	0
14:00 – 15:00	0	1
15:00 – 16:00*	1	1
16:00 – 17:00	1	0
17:00 – 18:00	0	0
18:00 – 19:00	1	0
Total:	4	4

*Note: Peak Hour

20. The number of trips generated from and attracted to the site is expected to be similar for both weekdays and weekends. Given a relatively low trip generation and attraction rate, no significant adverse traffic impact is anticipated to the local road network, i.e. Shui Mei Road, Chi Ho Road and Kam Tin Bypass.
21. Please refer to the Drainage Proposal at Plan 4 for details. There are two parts on the northern and southern of the site which are paved with concrete of about 0.1m thick. The paving provides ground for erection of structures and manoeuvring of vehicles. 225mm U-channels are proposed for the northern part of the site which is about 471m² in area. 375mm U-channels are proposed for the southern part of the site which is about 807m². Surface water collected by the proposed U-channels and catch pits will be discharged to the existing culvert at the south of the site. Other parts of the site are grasslands. Surface water will be soaked into the soil. Therefore, no drainage is proposed for these parts. No adverse drainage impact is expected.

Planning gain

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

- End -

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/YL-KTN/822

Our Ref.: TL22229/ P21098

1 August 2022

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

By Post and Email:
tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information

**S. 16 Application for
'Proposed Temporary Animal Boarding Establishment (Dog Training Ground)
with Ancillary Facilities' for a period of 3 years and Filling of Land
Lots No. 1499 (Part) and 1504 RP in D.D.107, Kam Tin, Yuen Long, New Territories**

We would like to submit further information to respond to the comments from the departments.

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



Francis Lau

Encl.

Comments from Drainage Services Department
(Contact: Mr. Sze Chung Ming, Tel: 2300 1627)

	Comments	Responses
(i)	Peripheral surface channels shall be provided along the northern and northwestern side of the site boundary to collect the surface runoff accrued on the application site and to intercept the overland flow from the adjacent lands.	Noted.
(ii)	The ground to the north and west of the application site is generally higher. Since the overland flow from the adjacent lands shall be probably intercepted, external catchment shall be considered in the calculation.	The ground to the north and west is grassland. The surface water will be soaked into the soil. The overland flow from the north and west will be negligible.
(iii)	Please indicate clearly the full alignment of the discharge path from the application site all the way down to the ultimate discharge point.	Please refer to updated Drainage Proposal (Plan 4.1a) for details.
(iv)	The cover levels and invert levels of the proposed u-channels, catchpits/sand traps should be shown on the drainage plan.	Please refer to updated Drainage Proposal (Plan 4.1a) for details.
(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.	Noted.
(vi)	The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.	Noted.
(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.	Noted.

Comments from Transport Department
(Contact: Ms. Lee; Tel.: 2399 2421)

	Comments	Responses
(a)	The applicant should justify the proposed parking and loading / unloading considering the commute of staff / visitors and logistics;	There is 1 parking space for light goods vehicles for logistics use. There are total 3 parking space for private cars. 1 parking space is for staff. 1 parking space is for visitors who make an appointment for a parking space 1 parking space is for unexpected visitors. Unexpected visitors will be requested to make an appointment for parking space. They will be asked to leave if all the parking spaces are fully booked.
(b)	The applicant should demonstrate the smooth manoeuvring of vehicles to / from Kam Hing Road, along the local access and within the site;	Please refer to the Swept Path Analysis (Plan 5) for details.
(c)	The applicant should provide nearest public transport services and indicate on the layout plan; and	Please refer to the plan showing nearest public transport services (Plan 6) for details
(d)	The applicant should note the local access between Kam Hing Road and the site is not managed by this Department.	Noted.

Comment from AFCD

(Contact: Ms. Tsang; Tel.: 2150 6933)

	Comment	Response
3.	There is a channelised watercourse located to the south of the site. The applicant shall advise measures to avoid disturbance to the watercourse from the proposed use.	The northern part and southern part of the site (about 57% of area) are covered by grassland. The surface water will be soaked into the soil. Little water would runoff from the site to disturb the nearby watercourse.

Comments from EPD

(Contact: Miss He; Tel.: 2835 2390)

	Comments	Responses
(a)	number of dogs will be allowed for outdoor activity at the same time and measures to minimize potential noise nuisance for outdoor activity (e.g. dog masks will be used);	About 15 dogs will be allowed for outdoor activity at the same time. This number of dogs are kept to be minimum to minimize potential noise nuisance for outdoor activity.
(b)	please review the proposed hours for prohibiting dog training on whether it should be 7 p.m. to 9 a.m. instead of 7 p.m. to 9 p.m.;	The proposed hours for prohibiting dog training should be 7 p.m. to 9 a.m.
(c)	please clarify any animal boarding service other than for dog training will be conducted on the site, (i) if affirmative, please clarify the total number of dogs is allowed to stay on the site (for both training and animal boarding service) as the applicant only mentioned no more than 20 dogs will stay in the proposed development for training, (ii) whether all dogs will leave the site after operation time (9 a.m. to 7 p.m) for the proposed use;	No animal boarding service will be conducted on the site. All dogs will leave the site after operation time (9 a.m. to 7 p.m) for the proposed use.
(d)	whether all dogs (except those for outdoor dog training) will stay in fully enclosed structures during all the time for the proposed use and please indicate the enclosed structures for such purpose (No.1 - 4) in the layout plan; and	All dogs (except those for outdoor dog training) will stay in fully enclosed structures (Structure 3) during all the time for the proposed use.
(e)	any mitigation measures to minimize any potential environmental nuisance (e.g. the facilities for dog training and animal boarding establishment are fully enclosed with soundproofing materials and with provision of mechanical ventilation and air-conditional system).	The facilities for dog training and animal boarding establishment are fully enclosed with soundproofing materials and with provision of mechanical ventilation and air-conditional system.



Application Site

Grassland, water will be soaked into soil, no drainage is proposed

Catchpit No.	G.L.(mP.D.)	I.L.(mP.D.)
CP 1	3.3	2.9
CP 2	3.3	2.4
CP 3	3.3	2.8
CP 4	3.3	2.3
CP 5	3.3	2.2

+3.2

Paved area about 471m²

Paved area about 807m²

Discharge to existing culvert

Existing local public drain (about 1m wide)

CUL CUL
To watercourse

Note:

According to Technical Note to prepare a Drainage Submission by Drainage Services Department of November 2001 (p.6), 225mm U-channel is acceptable for area < 500m² and 300mm U-channel is acceptable for area < 1,200m².

LEGEND

☒	Proposed catch pit	→	Proposed U-channel
☐	Proposed last catch pit	+++++	Proposed U-channel with C. I. cover
CUL ☐	Existing culvert		

Site Area: about 2,989m²

1 : 500 (A4)

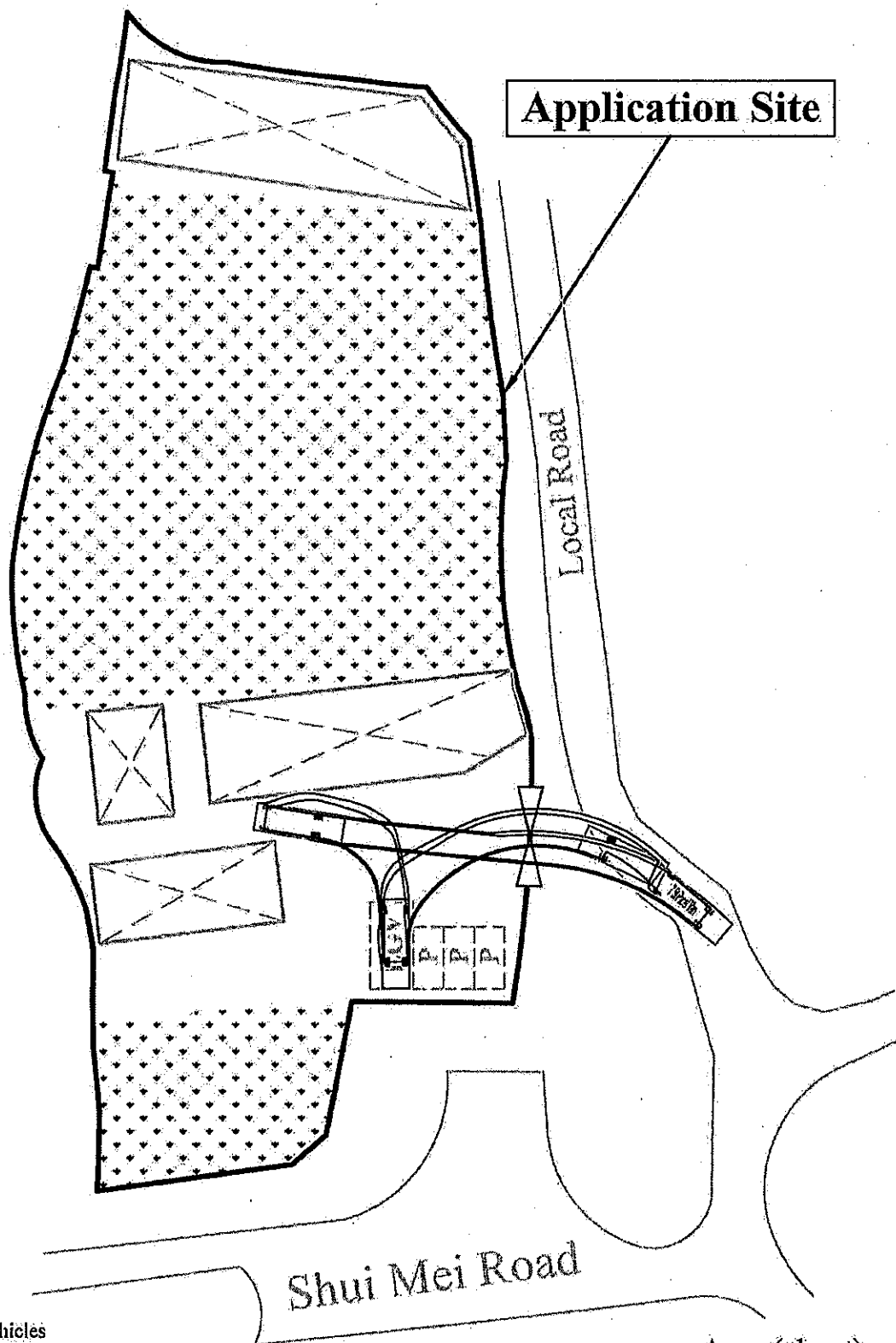
Drainage Proposal

Goldrich Planners & Surveyors Ltd.

June 2022

Lots No. 1499 & 1504 RP
in D. D. 107 Yuen Long, New Territories

Plan 4a
(P 21098)



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))



Paved Area:

Area (about)

1,278m² (43%)



Grassland Area:

1,711m² (57%)

Site Area:

2,989m² (100%)

1 : 500 (A4)

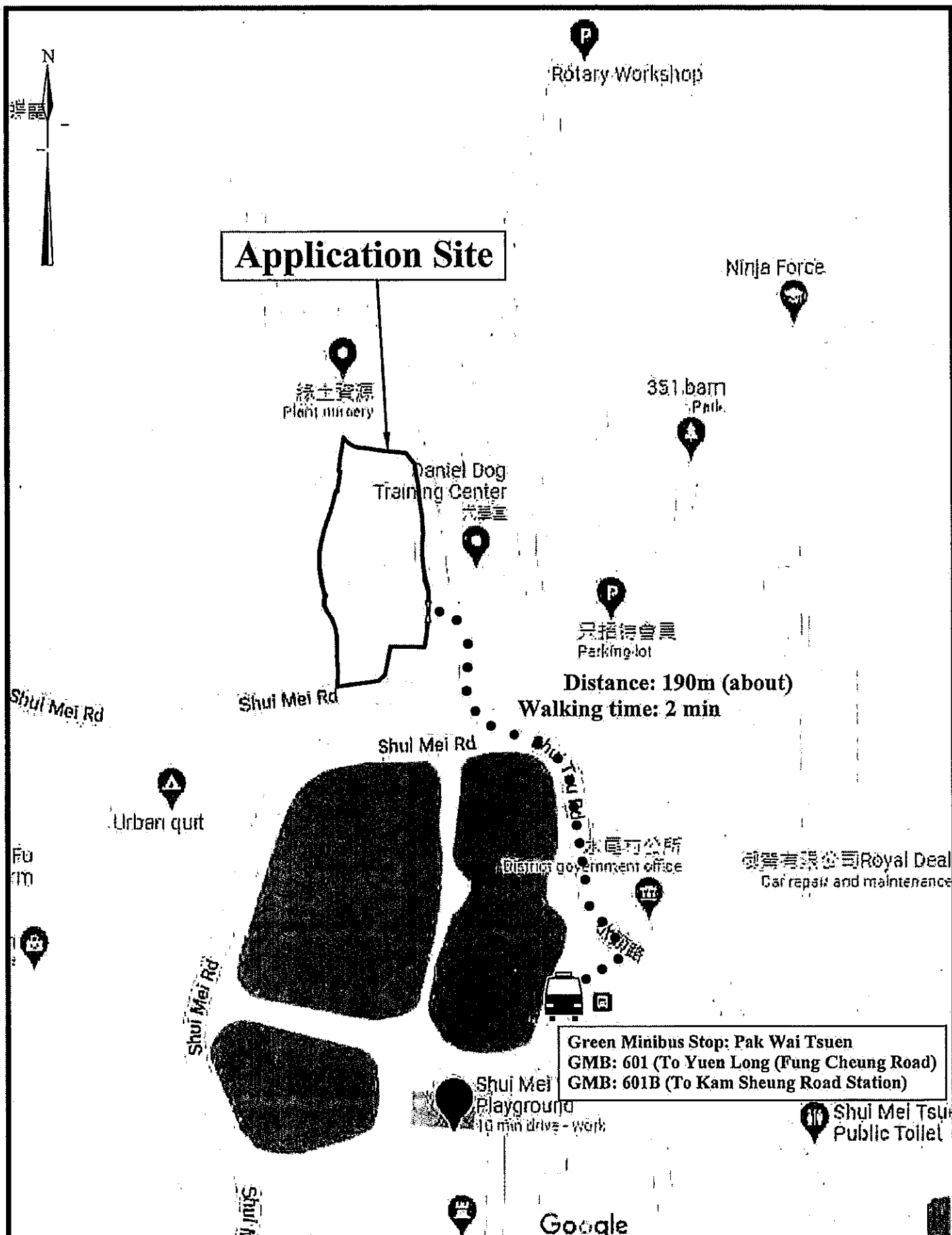
Swept Path Analysis

Goldrich Planners &
Surveyors Ltd.

January 2022

Lots No. 1499 & 1504 RP
in D. D. 107 Yuen Long, New Territories

Plan 5
(P 21098)



1:1000	Plan Showing Nearest Public Transport Services	Goldrich Planners & Surveyors Ltd.
May 2022	Lots No. 1499 & 1504 RP in D. D. 107 Yuen Long, New Territories	Plan 6 (P 21098)

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/YL-KTN/822

Our Ref.: TL22276/ P21098

14 September 2022

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

By Post and Email:
tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information

S. 16 Application for

**'Proposed Temporary Animal Boarding Establishment (Dog Training Ground)
with Ancillary Facilities' for a period of 3 years and Filling of Land
Lots No. 1499 (Part) and 1504 RP in D.D.107, Kam Tin, Yuen Long, New Territories**

We would like to submit an updated Drainage Proposal (Plan 4b) to respond to the comments from DSD.

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



Francis Lau

Encl.



Application Site

Catchpit No.	G.L.(mP.D.)	I.L.(mP.D.)
CP 1	3.3	2.91
CP 2	3.3	2.56
CP 3	3.3	2.38
CP 4	3.3	2.73
CP 5	3.3	2.56
CP 6	3.3	2.33

+3.2

+3.3

Paved area
about 471m²

Paved area
about 807m²

CUL CUL
↓
To watercourse

Existing local
public drain (about 1m wide)

Discharge to existing
culvert

LEGEND

- ☒ Proposed catch pit
- ☐ Proposed last catch pit
- CUL ☐ Existing culvert
- Proposed U-channel
- +++++ Proposed U-channel with C. I. cover
- Greenland

Site Area: about 2,989m²

1 : 500

Drainage Proposal

Goldrich Planners &
Surveyors Ltd.

September 2022

Lots No. 1499 & 1504 RP
in D. D. 107 Yuen Long, New Territories

Plan 4b
(P 21098)

GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/YL-KTN/822

Our Ref.: TL22282/ P21098

20 September 2022

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

By Post and Email:
tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information

**S. 16 Application for
'Proposed Temporary Animal Boarding Establishment (Dog Training Ground)
with Ancillary Facilities' for a period of 3 years and Filling of Land
Lots No. 1499 (Part) and 1504 RP in D.D.107, Kam Tin, Yuen Long, New Territories**

We would like to submit an updated page of s.16 form and Justifications to clarify that the proposed paved areas on the northern and southern side of the site will be paved at a height of 0.2m.

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

Alan Poon p.p.
Francis Lau

Encl.

Proposed operating hours 擬議營運時間 9 a.m. to 7 p.m. every day including Sundays and public holidays.....			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) A local road from Shui Mei Road <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)	
	No 否	<input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 No 否 <input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 1,278 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.2 m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 No 否 <input type="checkbox"/>	
	No 否	<input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>		

Justifications

Applied Use

1. The applied use is 'Proposed Temporary Animal Boarding Establishment (Dog Training Ground) with Ancillary Facilities' for a Period of 3 years and Filling of Land.

Location

2. The application site is on Lots No. 1499 (Part) and 1504 R. P. in D. D.107, Yuen Long, New Territories (the site). It is accessible via a local road from Shui Mei Road.

Site Area

3. The site area is about 2,989m². 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").
7. As 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. The proposed development involves 4 structures. Please see the Layout Plan (Plan 3) and the following table for details:

No.	Structure / Use	Covered Area (about)	Height (not exceeding)	No. of Storeys
1	Rain Shelter	224m ²	3.5m	1
2	Rain Shelter	198m ²		
3	Dog Training Activity Room	56m ²		
4	Ancillary Office and Teaching Room	98m ²		
	Total:	576m ²		

9. Operation hours of the proposed development are from 9 a.m. to 7 p.m. every day, including Sundays and public holidays.
10. Not more than 20 dogs will be staying in the proposed development for training at the same time.
11. 1 number of parking space for Light goods vehicle, and 3 numbers of parking spaces for private cars and are provided on-site. One private car parking space is for the staff and two spaces for visitors.
12. The site will be paved with concrete on the northern portion (about 471m²) for erection of the proposed structure 1; and a portion on the south (about 807m²) for erection of structures 2, 3 and 4 and manoeuvring of vehicles within the site. These areas will be paved at a height of 0.2m. The paving also provides a clean and solid ground for logistics and circulation within the site and easier cleaning and maintenance for daily operation. Area of paving has been minimized to about 43% area of the site. The applicant undertakes to remove the paving when the development is stopped.
13. The level changes of the proposed paved areas are as follow:

	from	to
Proposed paved area on the northern side of the site	+3.3 mPD	+3.5 mPD
Proposed paved area on the southern side of the site	+3.2 mPD	+3.4 mPD

Previous Applications

14. There is no previous planning application of the site.

Similar Applications in the Vicinity

15. The 9 similar applications approved in the vicinity are as shown below:

	Application No.	Applied Use	Decision
1.	A/YL-KTN/232	Animal Boarding Establishment	Approved on 29.7.2005
2.	A/YL-KTN/251	Animal Boarding Establishment with Ancillary Facilities	Approved on 7.7.2006
3.	A/YL-KTN/304	Animal Boarding Establishment with Ancillary Facilities	Approved on 19.9.2008

	Application No.	Applied Use	Decision
4.	A/YL-KTN/377	Animal Boarding Establishment with Ancillary Facilities	Approved on 30.3.2012
5.	A/YL-KTN/410	Animal Boarding Establishment with Ancillary Facilities	Approved on 17.1.2014
6.	A/YL-KTN/489	Animal Boarding Establishment with Ancillary Facilities	Approved on 5.2.2016
7.	A/YL-KTN/639	Animal Boarding Establishment with Ancillary Facilities	Approved on 1.2.2019
8.	A/YL-KTN/724	Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 3 Years	Approved on 23.10.2020
9.	A/YL-KTN/713	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	Approved on 6.11.2020

16. Approval of the current application is in line with the decisions of the RNTPC.

No Adverse Impact to the Surroundings

17. The proposed development only involves one-storey structures. It is in harmony with the surrounding rural setting and does not generate any adverse traffic or drainage impact.
18. No public announcement system and whistle blowing will be allowed at the application site. No dog training session will be carried out during sensitive hours (i.e. 7 p.m. to 9 p.m.) to avoid any noise nuisance to nearby sensitive receivers.
19. It is estimated that there will be 4 round trips of private cars per day by staff and visitors. Please see the following table for details:

Timeslot	Trip Generation Rate	Trip Attraction Rate
09:00 – 10:00	0	1
10:00 – 11:00	0	0
11:00 – 12:00	0	1
12:00 – 13:00	1	0
13:00 – 14:00	0	0
14:00 – 15:00	0	1
15:00 – 16:00*	1	1
16:00 – 17:00	1	0
17:00 – 18:00	0	0
18:00 – 19:00	<u>1</u>	<u>0</u>
Total:	<u>4</u>	<u>4</u>

*Note: Peak Hour

20. The number of trips generated from and attracted to the site is expected to be similar for both weekdays and weekends. Given a relatively low trip generation and attraction rate, no significant adverse traffic impact is anticipated to the local road network, i.e. Shui Mei Road, Chi Ho Road and Kam Tin Bypass.
21. Please refer to the Drainage Proposal at Plan 4 for details. There are two parts on the northern and southern of the site which are paved with concrete of about 0.1m thick. The paving provides ground for erection of structures and manoeuvring of vehicles. 225mm U-channels are proposed for the northern part of the site which is about 471m² in area. 375mm U-channels are proposed for the southern part of the site which is about 807m². Surface water collected by the proposed U-channels and catch pits will be discharged to the existing culvert at the south of the site. Other parts of the site are grasslands. Surface water will be soaked into the soil. Therefore, no drainage is proposed for these parts. No adverse drainage impact is expected.

Planning gain

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

- End -

Similar s.16 Applications in the vicinity of the Site within the same “AGR” Zone on the Kam Tin North OZP

Approved Applications

Application No.	Use / Development	Date of Consideration
A/YL-KTN/562	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	11.8.2017 [revoked on 11.1.2020]
A/YL-KTN/588	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	16.3.2018 [revoked on 16.9.2018]
A/YL-KTN/605	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	15.6.2018
A/YL-KTN/616	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	17.8.2018 [revoked on 17.1.2021]
A/YL-KTN/617	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	17.8.2018 [revoked on 17.7.2020]
A/YL-KTN/639	Renewal of Planning Approval for Temporary “Animal Boarding Establishment with Ancillary Facilities” for a Period of 3 Years	1.2.2019 [revoked on 6.5.2021]
A/YL-KTN/642	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	22.2.2019 [revoked on 22.7.2021]
A/YL-KTN/645	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	12.4.2019 [revoked on 12.10.2019]
A/YL-KTN/651	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years	17.5.2019
A/YL-KTN/695	Temporary Animal Boarding Establishment for a Period of 5 Years	15.5.2020
A/YL-KTN/724	Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 3 Years	23.10.2020
A/YL-KTN/713	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	6.11.2020 [revoked on 6.5.2022]
A/YL-KTN/716	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Filling of Land	20.11.2020 [revoked on 20.5.2022]
A/YL-KTN/730	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	20.11.2020 [revoked on 20.5.2022]
A/YL-KTN/743	Temporary Animal Boarding Establishment with Ancillary Office for a Period of 3 Years	22.1.2021
A/YL-KTN/752	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	26.3.2021
A/YL-KTN/769	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	9.7.2021
A/YL-KTN/771	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	9.7.2021
A/YL-KTN/775	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	23.7.2021
A/YL-KTN/763	Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	10.9.2021
A/YL-KTN/781	Temporary Animal Boarding Establishment for a Period of 3 Years and Filling of Land	10.9.2021
A/YL-KTN/789	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	24.12.2021

A/YL-KTN/811	Temporary Animal Boarding Establishment for a Period of 3 Years and Filling of Land	28.1.2022
A/YL-KTN/814	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	18.2.2022
A/YL-KTN/815	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	18.2.2022
A/YL-KTN/845	Proposed Temporary Animal Boarding Establishment (Cattery) for a Period of 3 Years and Filling of Land	12.8.2022
A/YL-KTN/851	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	9.9.2022

Rejected Application

Application No.	Use / Development	Date of Consideration	Rejection Reason
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.

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/ Yuen Long, Lands Department (DLO/YL, LandsD):

- no objection to the application.

2. Traffic

Comments of the Commissioner for Transport (C for T):

- based on the FI submitted (**Appendix Ia**), he has no further comment on the application from traffic engineering perspective.

Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

- no objection to the application.

3. Environment

Comments of the Director of Environmental Protection Department (DEP):

- there was no environmental complaint concerning the Site received in the past three years;
- provided that the facilities will be properly designed and maintained to minimize any potential environmental nuisance, he has no objection to the application subject to the following approval conditions:
 - (i) all dogs shall be kept inside the enclosed animal boarding establishment structure, except that no more than 15 dogs are allowed for outdoor activities from 9:00 a.m. to 7:00 p.m., as proposed by the applicant, during the planning approval period; and
 - (ii) no public announcement system, whistle blowing, portable loudspeaker or any form of audio amplification system, as proposed by the applicant, is allowed to be used on the Site during the planning approval period.

4. Landscape

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- she has no objection to the application from the landscape planning perspective as

significant adverse impact on landscape resources is not anticipated.

5. **Drainage**

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- having reviewed the submitted FI (**Appendix Ib**), he has no objection in-principle from the public drainage point of view and no comment on the submitted drainage proposal; and
- should the application be approved, an approval condition requiring the implementation and maintenance of the drainage proposal for the development to his satisfaction or of the Board should be included.

6. **Fire Safety**

Comments of the Director of Fire Services (D of FS):

- no in-principle objection to the application subject to FSIs being provided to the satisfaction of his department.

7. **Agriculture and Nature Conservation**

Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- he has no comment on the application from agricultural development and nature conservation perspectives.

8. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- no objection to the application.

9. **Environmental Hygiene**

Comments of the Director of Food and Environmental Hygiene (DFEH):

- no objection to the application.

10. **District Officer's Comments**

Comments of the District Officer (Yuen Long), Home Affairs Department (DO(YL), HAD):

- his office has not received any local's comment on the application and he has no comment on the application.

11. Other Departments

- the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD); the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); Director of Electrical and Mechanical Services (DEMS); and the Commissioner of Police (C of P) have no adverse comment on/ no objection to the application.

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the development at the Site;
- (b) the permission is given to the development / uses and structures under application. It does not condone any other development / uses and structures which currently occur on the Site but not covered by the application. The applicant shall be requested to take immediate action to discontinue such development / uses and remove such structures not covered by the permission;
- (c) to note the comments of the District Lands Officer/ Yuen Long, Lands Department (DLO/YL, LandsD) 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; and
 - should the application be approved, the lot owner(s) 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 applied use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity as landlord or lessor at its sole discretion and there is no guarantee that such application(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;
- (d) to note the comments of the Commissioner for Transport (C for T) that:
 - the Site is connected to the public road network via a section of a local access road which is not managed by the 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. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - his department does not and will not maintain Shui Mei Road and the access roads connecting the Site and Chi Ho Road; and
 - adequate drainage measures should be provided to prevent surface water running from the Site to nearby public road and drains;
- (f) to note the comments of Director of Environmental Protection (DEP) that:
 - the applicant is advised that: (i) the proposed structure/facilities for dog training and animal boarding 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) to meet the statutory requirements under relevant pollution control ordinances;

(g) to note the comments of the Director of Fire Services (FSD) that:

- in consideration of the design/nature of the application, 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. In addition, the applicant should also be advised on the following:
 - (i) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
 - (ii) the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
- the applicant is reminded that if the proposed structures are 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) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that:

- the Site is zoned "AGR" and is abandoned. There are some agricultural activities in the vicinity, and agricultural infrastructures such as road access and water source are also available. The Site can be rehabilitated for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. though whether there will be agricultural activities on a specific site will hinge on a lot of factors;
- there is a channelized watercourse located to the south of the Site (**Plan A-2**). The applicant shall take appropriate measures to avoid disturbance to the watercourse from the development; and
- the Site does not associate with any licence granted by his department, not have his department 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. The applicant should also be reminded that the establishment and ancillary facilities which is licensed under the Cap. 139I must always fulfill the criteria listed in the Regulations. On the other hand the dogs kept by the applicant, if any, should also be properly licensed as in accordance with Cap. 421 Rabies Ordinance and he is reminded to observe Cap. 169 Prevention to Animal Ordinance at all times;

- (i) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
- proper licence / permit issued by this 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 other relevant legislation for the public and the operation of any business should not cause any obstruction; and
 - if the proposal involves any commercial/trading activities, there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Any animal carcass/ parts shall be properly wrapped or bagged before disposal and in accordance with the relevant legislation. Also, for any waste generated from the activities in the premises, the applicant should handle on their own / at their expenses; and
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- if the existing structure (not being a New Territories Exempted House) area erected on leased land without the approval of the BA, they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any purpose use under the application;
 - for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BD should be obtained, otherwise they are UBW under BO. An Authorized Person (AP) should be appointed as the coordinator 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 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
 - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R;
 - if the applied 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; and
 - detailed checking under the BO will be carried out at building plan submission stage.

tpbpd@pland.gov.hk

寄件者:
寄件日期: 2022年03月02日星期三 2:44
收件者: tpbpd
主旨: A/YL-KTN/822 DD 107 Pak Wai Tsuen
附件: Pak Wai Tsuen - Google Maps.pdf

A/YL-KTN/822

Lots 1499 (Part) and 1504 RP in D.D. 107, Pak Wai Tsuen, Yuen Long.

Site area : About 2,989sq.m

Zoning : "Agriculture"

Applied use : Animal Boarding Establishment / 4 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Strong objections, there is already a facility on the adjoining lots. The site is immediately opposite some large ponds and there is a strong possibility that the dogs would disturb the birds.

There is farming activity in the district although a large lot close by has been stripped of vegetation.

Today there was not a single vegetable available in our supermarkets, indicating that there is urgent need going forward to have a certain level of agricultural activity in order to ensure a certain level of local produce so that in times of crisis we can at least provide nutrition for the elderly and children.

There are clearly loopholes being exploited that are encouraging

- the conversion of land that should be used for crops to brownfield use
- encouraging the unapproved importation/exportation of animals and clandestine breeding
- degradation of our already inadequate supply of arable land

There is urgent need for a review of the proliferation of ABE's. Many of them never fulfill the conditions, indicating that the filling of land is for other purposes.

Members cannot continue to pursue the 'no questions asked' policy with regard to applications like this.

Mary Mulvihill

