

此文件在 2022年 5月 25 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

Appendix I of RNTPC
Paper No. A/YL-KTN/839

This document is received on

25 MAY 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.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期, 其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2201314 23/5 by hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-KTN/839
	Date Received 收到日期	25 MAY 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)

Treasure Gold Construction Engineering Limited 金寶建築工程有限公司

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)

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 3 S.E (Part) and 8 S.L in D.D.110, Tai Kong Po, Kam Tin, Yuen Long 新界元朗錦田大江埔丈量約份第110約地段第3號E分段(部分)及第8號L分段
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<div> <input checked="" type="checkbox"/> Site area 地盤面積 90.6 sq.m 平方米 <input checked="" type="checkbox"/> About 約 </div> <div> <input checked="" type="checkbox"/> Gross floor area 總樓面面積 55 sq.m 平方米 <input checked="" type="checkbox"/> About 約 </div>
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	Not Applicable 不適用 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 錦田北分區計劃大綱核准圖編號S/YL-KTN/9
(e) Land use zone(s) involved 涉及的土地用途地帶	Agriculture 農業
(f) Current use(s) 現時用途	Temporary Animal Boarding Establishment (Cattery) 臨時動物寄養所(貓房) (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

- ☒ is the sole "current land owner" (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」(請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners" (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」(請夾附業權證明文件)。
- ☐ is not a "current land owner".
並不是「現行土地擁有人」。
- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上(請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

Details of consent of "current land owner(s)" obtained 取得「現行土地擁有人」同意的詳情

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

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

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

Details of the "current land owner(s)"[#] notified 已獲通知「現行土地擁有人」[#]的詳細資料

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

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

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

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

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

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

- ☐ published notices in local newspapers on (DD/MM/YYYY)[&]
於 (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on (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 (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	(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	.....sq.m <input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	.....sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	.....
Proposed domestic floor area 擬議住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
.....	
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	.....
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
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)	.....

6

	<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>.....</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/ <u>YL - KTN</u> / <u>669</u>
(b) Date of approval 獲批給許可的日期	<u>02/08/2019</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>02/08/2022</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Temporary Animal Boarding Establishment (Cattery) 臨時動物寄養所(貓房)
(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 checked="" 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 checked="" type="checkbox"/> year(s) 年 <u>3</u></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。

申請人現為已取得之規劃許可(申請編號為 A/YL-KTN/669)申請續期，為期3年。將繼續把申請地點作為臨時動物寄養所(貓房)用途，所有在申請時所核准的要求及已履行的全部附帶條件均保持不變。

申請人誠意懇求城市規劃委員會批給規劃許可續期。

The applicant seeks renewal of planning permission (Application No. A/YL-KTN/669) to use the site for temporary animal boarding establishment (cattery) for a period of 3 years. All the approval conditions for the permission will be complied and all the approved facilities will be maintained.

The applicant sincerely seeks renewal for the planning approval by the Town Planning Board.

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 this application 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

LEUNG, Kin Kwong 梁建光

Project Manager 項目經理

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

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

專業資格

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

Treasure Gold Construction Engineering Limited 金寶建築工程有限公司

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

Date 日期

23/05/2022

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in this application 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。

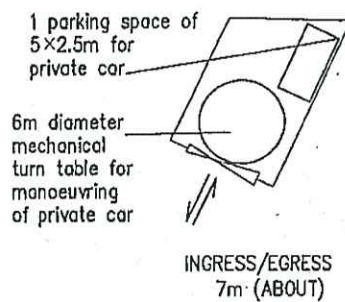
Gist of Application 申請摘要 (Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of 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於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lots 3 S.E (Part) and 8 S.L in D.D.110, Tai Kong Po, Kam Tin, Yuen Long 新界元朗錦田大江埔丈量約份第110約地段第3號E分段(部分)及第8號L分段
Site area 地盤面積	<div style="display: flex; justify-content: space-between;"> 90.6 sq. m 平方米 </div> <div style="display: flex; justify-content: space-between;"> (includes Government land of 包括政府土地 sq. m 平方米 </div> <div style="display: flex; justify-content: space-between;"> <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> About 約) </div>
Plan 圖則	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/9 錦田北分區計劃大綱核准圖編號S/YL-KTN/9
Zoning 地帶	Agriculture 農業
Type of Application 申請類別	<div> <input 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 <div style="display: flex; justify-content: space-around;"> <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ </div> </div> <div> <input checked="" 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 <div style="display: flex; justify-content: space-around;"> <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ </div> </div>
Applied use/ development 申請用途/發展	Temporary Animal Boarding Establishment (Cattery) 臨時動物寄養所 (貓房)

(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	55 <input checked="" 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	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	<div style="text-align: right;">m 米</div> <input type="checkbox"/> (Not more than 不多於)	
		<div style="text-align: right;">Storeys(s) 層</div> <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	6.5 <div style="text-align: right;">m 米</div> <input checked="" type="checkbox"/> (Not more than 不多於)	
		2 <div style="text-align: right;">Storeys(s) 層</div> <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	<div style="text-align: right;">%</div> <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 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) <hr/>		1
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <hr/>		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Site Plan (Lot) 地盤位置圖 (地段); Vehicular Access Plan 行車通道圖		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及/或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one '✓'. 註: 可在多於一個方格內加上 '✓' 號		

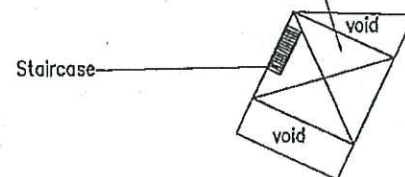
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In 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。



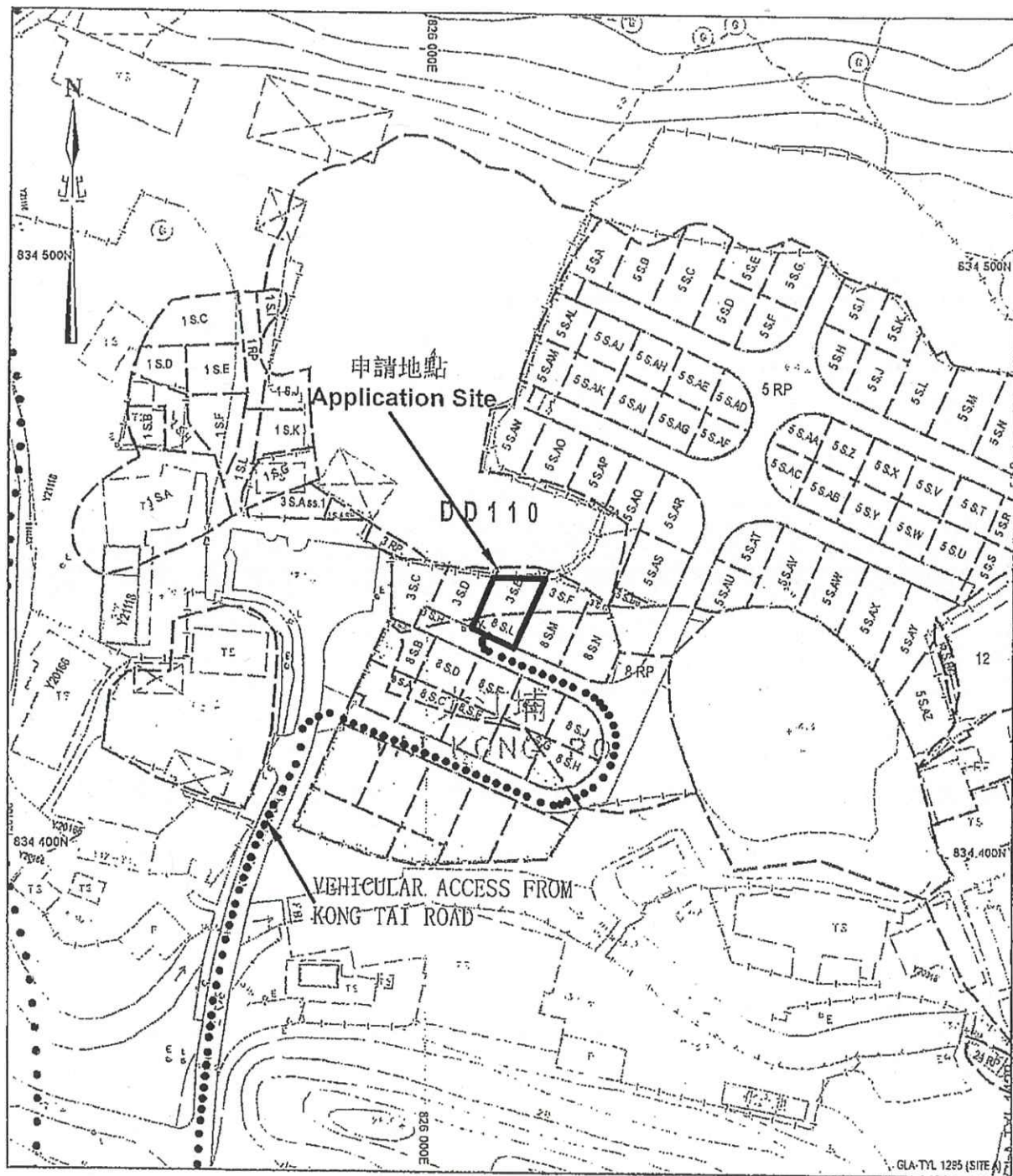
G/F

Structure 1
Cattery & Caretaker's office (1/F)
Car parking space (G/F)
GFA: Not exceeding 55m²
(including the staircase)
Height: Not exceeding 6.5m
No. of storey: 2



1/F

<p>PROJECT 項目名稱:</p> <p>Temporary Animal Boarding Establishment (Cattery) for a Period of 3 Years at Lots 3 S.E (Part) & 8 S.L in D.D.110, Tai Kong Po, Kam Tin, Yuen Long, N.T.</p>	<p>DRAWING TITLE 圖目:</p> <p>Layout Plan</p>	<p>REMARKS 備註:</p>
	<p>DRAWING No. 圖號:</p> <p>NO. 2</p>	<p>SCALE 比例:</p> <p>1:500</p>



PROJECT 項目名稱:

Temporary Animal Boarding
Establishment (Cattery) for a Period of 3
Years at Lots 3 S.E.(Part) & 8 S.L in
D.D.110, Tai Kong Po, Kam Tin, Yuen
Long, N.T.

DRAWING TITLE 圖目:

Vehicular Access Plan

REMARKS 備註:

DRAWING No. 圖號:

NO. 3

SCALE 比例:

1:1000



Planning Application AYL-KTN/839 - Supplementary Information
31/05/2022 02:44 PM

[Hide Details](#)

From: Kin Kwong Leung
To: tpbpd@pland.gov.hk
Cc:  [llkwong <llkwong@pland.gov.hk>](mailto:llkwong@pland.gov.hk)
File Ref: |

Dear Sir / Madam,

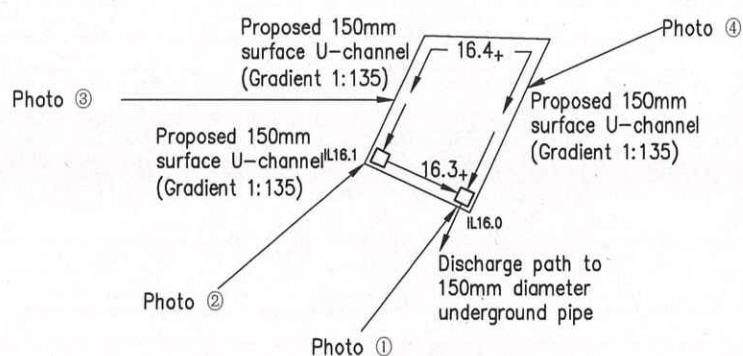
I would like to furnish you the following supplementary information regarding the captioned application.

1. Only 1 to 2 nos. of cat will stay inside the application site.
2. Cats are not allowed to go outside the application site for activity.
3. Only one staff member will work inside the application site during operation hours i.e. 9:00 am to 7:00 pm from Monday to Sundays including public holidays.
4. No cat and staff will be resided at the application site outside the operation hours.
5. The plans for the existing drainage facilities are attached.
6. The fire services installation plan and FS251 are attached.

Thanks!

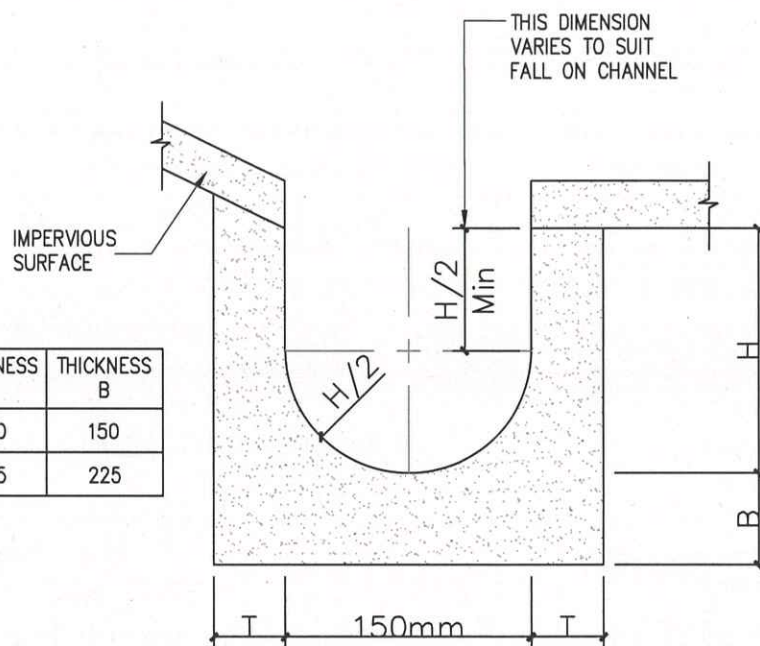


Leung Kin Kwong 839 Existing Drainage Plan.pdf 839 Fire Service Installation Plan.pdf



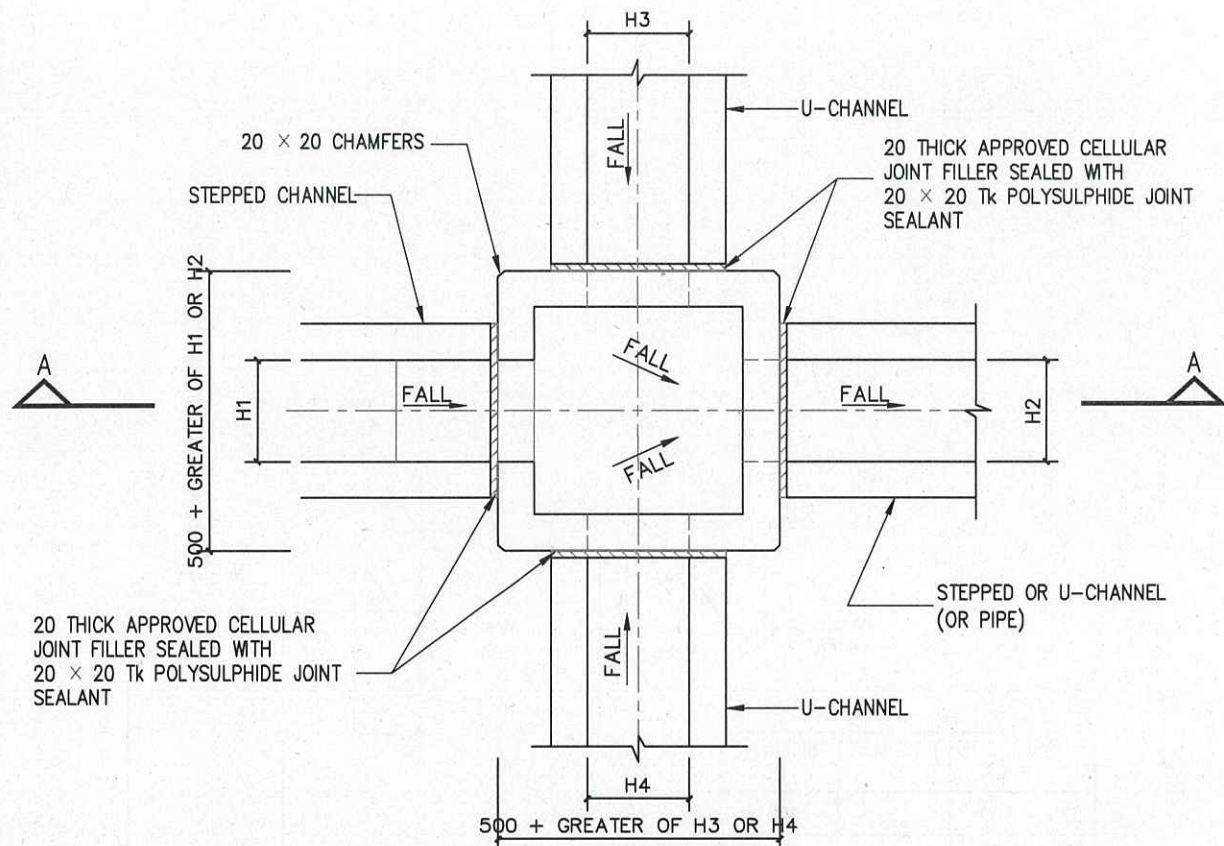
<p>PROJECT 項目名稱:</p> <p>Temporary Animal Boarding Establishment (Cattery) for a Period of 3 Years at Lots 3 S.E & 8 S.L in D.D.110, Tai Kong Po, Kam Tin, Yuen Long, N.T.</p>	<p>DRAWING TITLE 圖目:</p> <p>Drainage Plan</p>	<p>REMARKS 備註:</p> <p><input type="checkbox"/> Proposed catchpit</p> <p>*16.4 Level (in mPD)</p> <p>IL Invert level</p>
	<p>DRAWING No. 圖號:</p> <p>NO. 1</p>	<p>SCALE 比例:</p> <p>1:500</p>

NOMINAL SIZE H	THICKNESS T	THICKNESS B
225 - 600	150	150
675 - 1200	175	225



DETAILS OF U-CHANNEL
(REFERENCE : FIG. 8.11 OF
GEOTECHNICAL MANUAL FOR SLOPES)
(N.T.S)

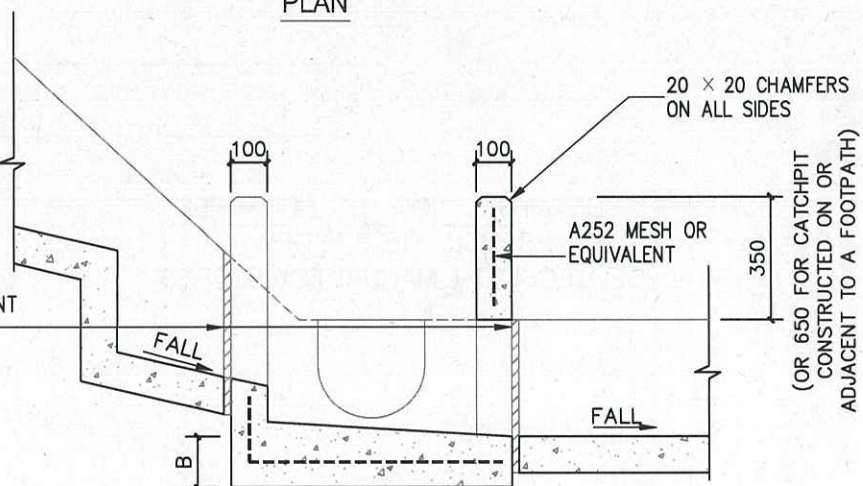
PROJECT 項目名稱: Temporary Animal Boarding Establishment (Cattery) for a Period of 3 Years at Lots 3 S.E & 8 S.L in D.D.110, Tai Kong Po, Kam Tin, Yuen Long, N.T.	DRAWING TITLE 圖目: Details of Surface U-channel	REMARKS 備註:
	DRAWING No. 圖號: NO. 3	SCALE 比例: Not to scale



PLAN

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

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



SECTION A-A

NOTES:

1. ALL DIMENSION ARE IN MILLIMETRES.

PROJECT 項目名稱:

Temporary Animal Boarding Establishment (Cattery) for a Period of 3 Years at Lots 3 S.E & 8 S.L in D.D.110, Tai Kong Po, Kam Tin, Yuen Long, N.T.

DRAWING TITLE 圖目:

The Details of the Catchpit

REMARKS 備註:

DRAWING No. 圖號:

NO. 4

SCALE 比例:

Not to scale

Photo Record for the Existing Drainage Facilities

At Lots 3 S.E (Part) and 8 S.L. in DD 110, Tai Kong Po, Kam Tin, Yuen Long

Photo (1) : The terminal catchpit



Photo (2)

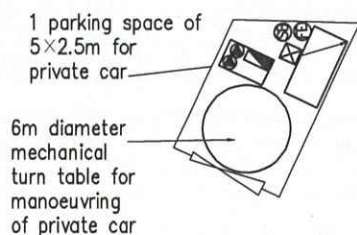


Photo (3) :



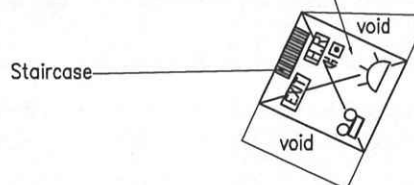
Photo (4)





G/F

Structure 1
Cattery & Caretaker's office (1/F)
Car parking space (G/F)
GFA: Not exceeding 55m²
(including the staircase)
Height: Not exceeding 6.5m
No. of storey: 2



1/F

Legend:

- 2m³ F.S water tank
 Manual fire alarm call point
 Exit sign
 Fire alarm bell
 Fire alarm hose reel pump control panel
 Hose reel pump
 Emergency light
 Hose reel
 Sand bucket
 5 Kg CO² gas type fire extinguisher
 Visual Fire Alarm

FS Notes:

1. Sufficient emergency lighting shall be provided throughout the entire building in accordance with BS 5266 part 1 and BS EN 1838.
2. Sufficient directional and exit sign shall be provided in accordance with BS 5266 part 1 and FSD Circular Letter 5/2008.
3. A modified hose reels system supplied by 2m³ FS water tank shall be provided. There shall be sufficient hose reels to ensure that every part of each building can be reached by a length of not more than 30m of hose reel tubing.
4. Fire alarm system shall be provided to the entire building in accordance with BS 5839: Part 1:2002 + A2:2008 and FSD Circular Letter No. 1/2009 & 1/2012. One actuating point and one audio warning device to be located at each hose reel point. This actuating point should include facilities for fire pump start and audio/visual warning device initiation.
5. Portable hand-operated approved appliances shall be provided as required by occupancy.
6. Visual fire alarm system shall be provided for the proposed shop in accordance with Barrier Free Access 2008 and FSD Circular Letter 2/2012.
7. Secondary power supply will be supplied & connected before the main switch.

<p>PROJECT 項目名稱:</p> <p>Temporary Animal Boarding Establishment (Cattery) for a Period of 3 Years at Lots 3 S.E (Part) & 8 S.L in D.D.110, Tai Kong Po, Kam Tin, Yuen Long, N.T.</p>	<p>DRAWING TITLE 圖目:</p> <p>Fire Service Installations Plan</p>	<p>REMARKS 備註:</p>
	<p>DRAWING No. 圖號:</p> <p>NO. 1</p>	<p>SCALE 比例:</p> <p>1:500</p>

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.: _____

消防處檔號

Name of Client:

顧客姓名

Planning Application No. A/YL-KTN/669

Name of Building:

樓宇名稱

Lots 3 S.E.(Part) & 8 S.L.in D.D. 110

Street No./Town Lot:

門牌號數/市地段

Street/Road/Estate Name:

街道/屋苑名稱

Tai Kong Po, Kam Tin

Block:

座

District:

分區

Yuen Long

Area:

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型:

☐ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☒ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款，擁有裝置在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	5kg Co2 F.E. x 1no.	G/F	Conforms with FSD requirement	03/08/2021	02/08/2022
35	Sand Bucket x 1no.	G/F	Conforms with FSD requirement	03/08/2021	02/08/2022

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗，證明性能良好，符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格，損壞事項列於第三部。

如證書涉及年檢事項，應張貼於大廈或處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized Signature:

受權人簽署

Name:

姓名

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

Telephone:

聯絡電話

Date:

日期

HUI HAM SO

Sun Tai
Company

03/08/2021

For FSD
use only:

Inspected

Key-in

Verified

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:
消防處檔號

Serial Number

Name of Client 顧客姓名

Planning Application No. A/YL-KTN/669

Address 地址

Lots 3 S.E (Part) and 8 S.L in D.D. 110, Tai Kong Po, Kam Tin, Yuen Long, NT

Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☒ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團

Part 1 Annual Maintenance ONLY

第一部 只適用於年檢事項

In accordance with Regulation 8(b) of the Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
13	Fire Alarm System	G/F & 1/F	Conforms with FSD requirement	03/08/2021	02/08/2022
23	Hose Reel System	G/F & 1/F	Conforms with FSD requirement	03/08/2021	02/08/2022

Part 2 第二部 Installation / Modification / Repair / Inspection works 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述

Remark 備註

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized
Signature:
受權人簽署Name:
姓名

CHONG YAU TAK

FSD/RC No.:
消防處註冊號碼
Company Name:
公司名稱

威利消防工程公司

Telephone:
聯絡電話Date:
日期

03/08/2021

For FSD
use only

Inspected

Key-in

Verified



Serial Number

Name of Client 顧客姓名

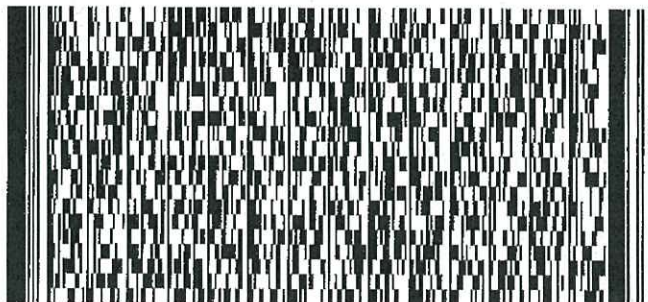
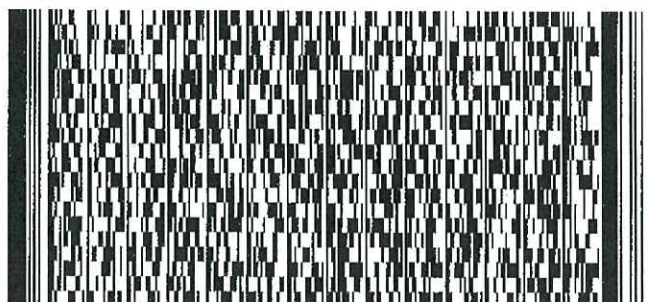
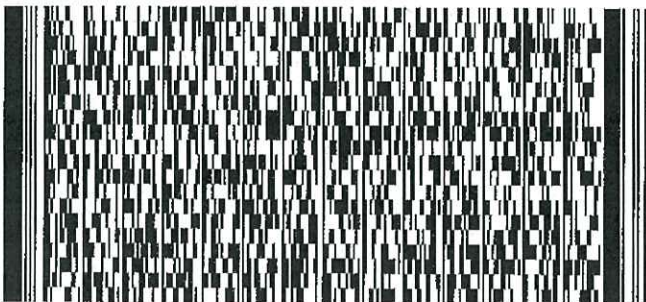
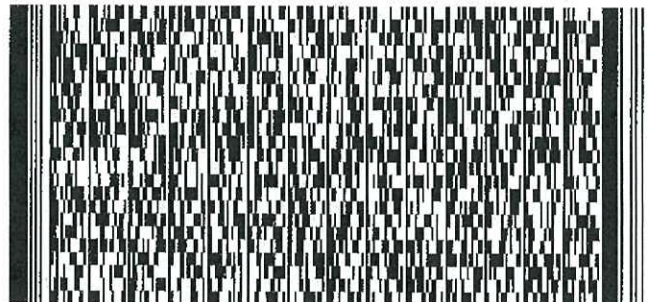
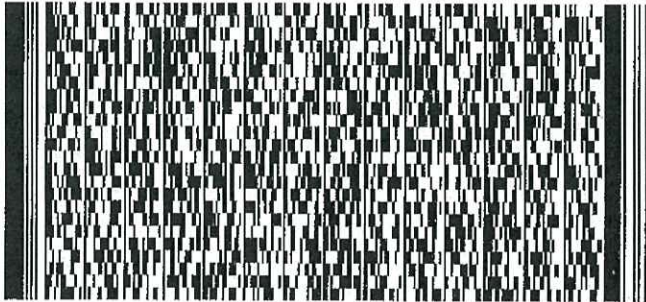
Planning Application No. A/YL-KTN/669

Part 1 Annual Maintenance ONLY

第一部 只適用於年檢事項

In accordance with Regulation 8(b) of the Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

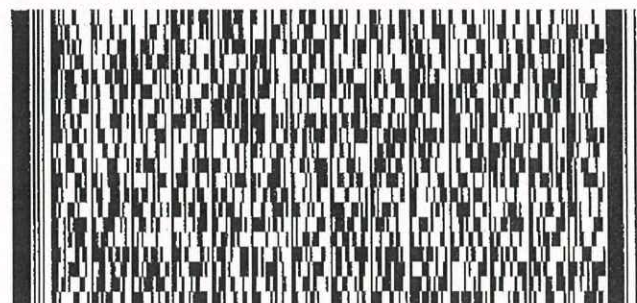
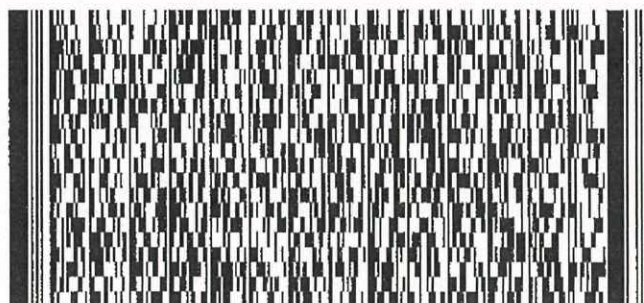
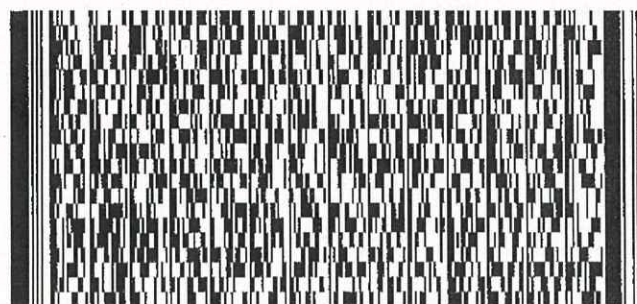
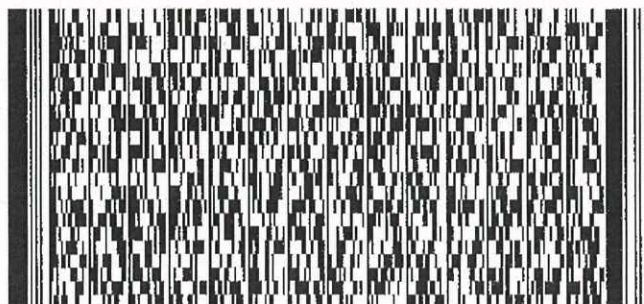
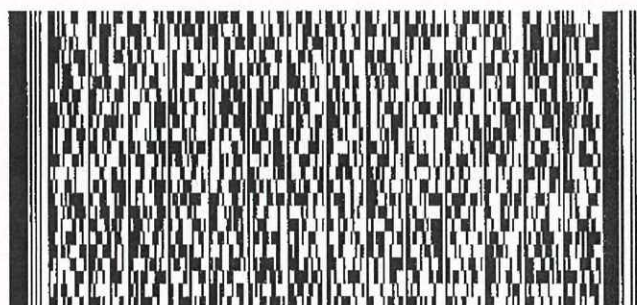
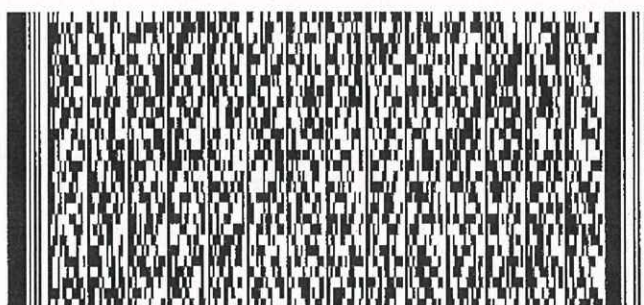
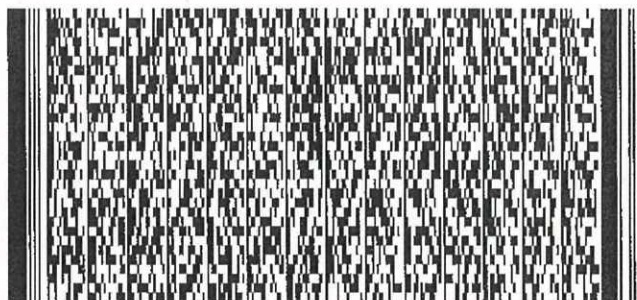
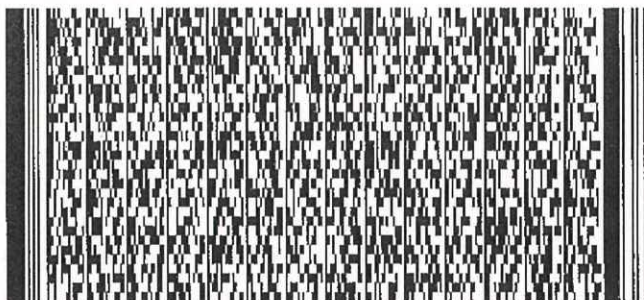
Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
11	Emergency Lighting	1/F	Conforms with FSD requirement	03/08/2021	02/08/2022
12	Exit Sign	1/F	Conforms with FSD requirement	03/08/2021	02/08/2022



Serial Number

Name of Client 顧客姓名

Planning Application No. A/YL-KTN/669



☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public g



Re: Planning Application No. A/YL-KTN/839_Departmental Comments

30/06/2022 17:08

From: Kin Kwong Leung
To: llyduen@pland.gov.hk

History: This message has been forwarded.

1 attachment



Reply of Departmental Comments (TD).pdf

Dear Loree,

Regarding the comments from the Transport Department (TD), I would like to reply as follows:

- (a) Only 1 trip is generated by the site operation per day and it affects the public roads slightly;
- (b) 2 nos. of photo showing the route for vehicles access to / from Chi Ho Road / Kam Tai Road is attached (Appendix 1). The photos revealed that it has sufficient width for vehicles access;
- (c) The clear width of the vehicular ingress / egress is showing on the layout plan Drawing No. 2 (Appendix 2);
- (d) It only takes about 3 minutes walk to the nearest public transport services and the layout plan is attached (Appendix 3); and
- (e) Noted.

Thanks & Regards,
Leung Kin Kwong

<llyduen@pland.gov.hk> 於 2022年6月29日 週三 下午3:53寫道：

Dear Mr. Leung,

I refer to the captioned planning application.

Please find below comments from the Transport Department (TD):

Reply of Planning Application No. A/YL-KTN/839 Departmental Comments

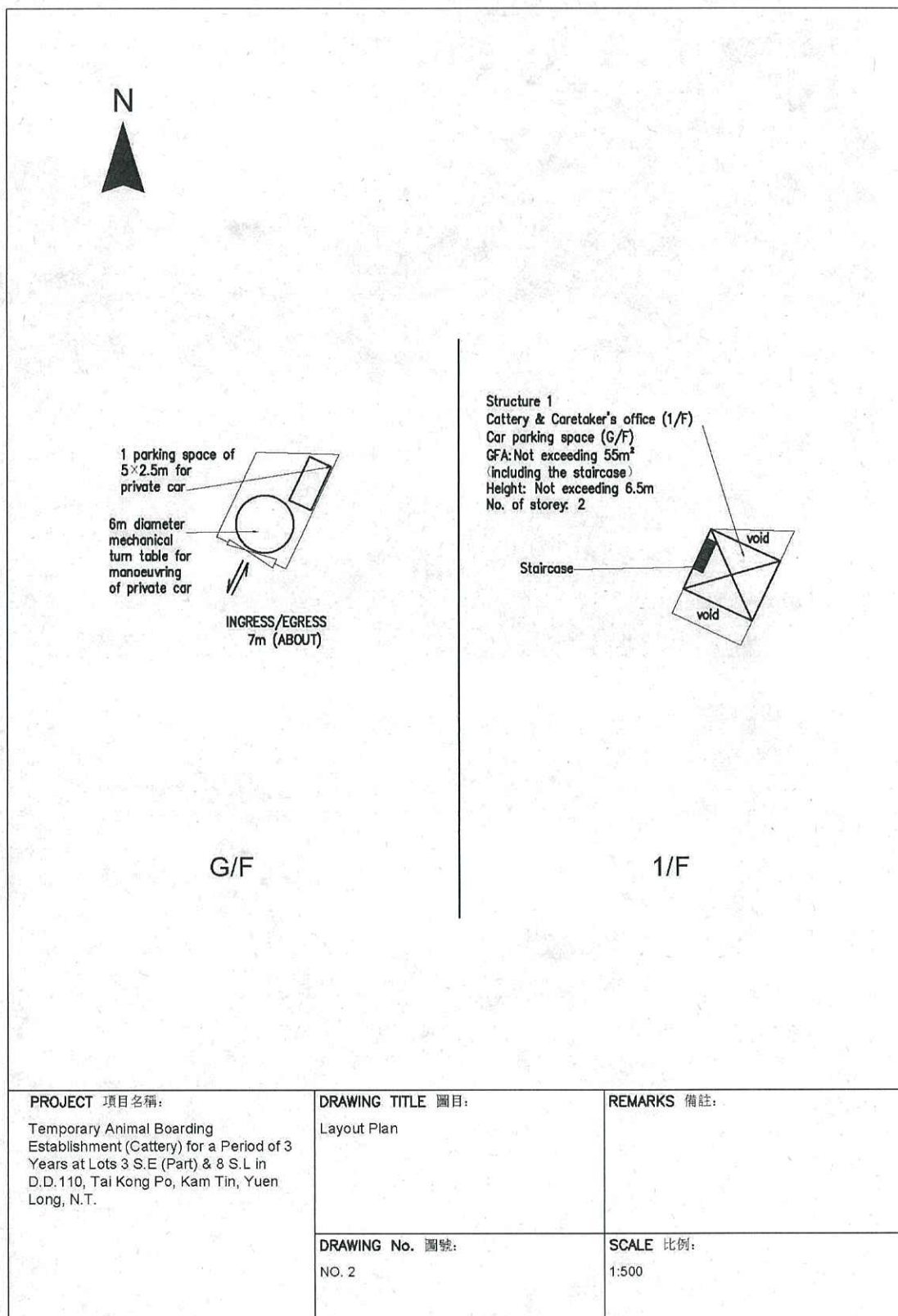
Transport Department (TD)

<u>Comments</u>	<u>Replies</u>	<u>Remarks</u>
The applicant should provide the trip generation and attraction due to the development and assess the traffic impact to Chi Ho Road / Kam Tai Road and the local access;	Only 1 trip is generated by the site operation per day and it affects the traffic of public road slightly;	
The applicant should demonstrate the smooth manoeuvring of vehicles to / from Chi Ho Road / Kam Tai Road, along the access and within the site;	2 nos. of photo showing the route for vehicles access to / from Chi Ho Road / Kam Tai Road is attached. The photos revealed that it has sufficient width for vehicles access;	Appendix 1
The applicant should indicate the clear width of the vehicular ingress / egress on the layout plan;	The clear width of the vehicular ingress / egress is showing on the layout plan Drawing No. 2	Appendix 2
The applicant should provide nearest public transport services and indicate on the layout plan; and	It only takes about 3 minutes' walk to the nearest public transport services and the layout plan is attached.	Appendix 3
The applicant should note the local access between Chi Ho Road / Kam Tai Road and the site is not managed by this Department.	Noted	

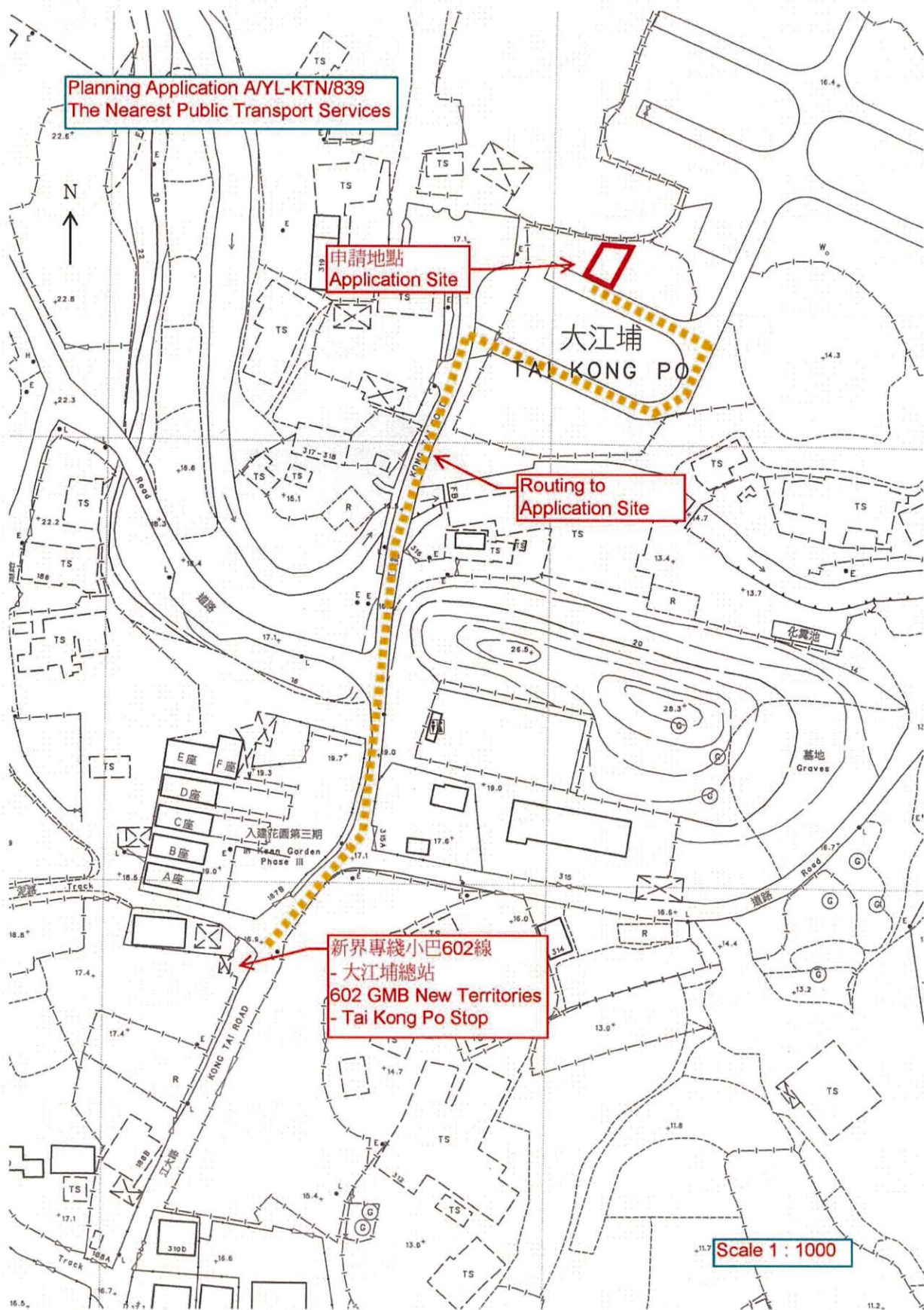
Appendix 1



Appendix 2



Appendix 3



- (a) The applicant should provide the trip generation and attraction due to the development and assess the traffic impact to Chi Ho Road / Kam Tai Road and the local access;
- (b) The applicant should demonstrate the smooth manoeuvring of vehicles to / from Chi Ho Road / Kam Tai Road, along the local access and within the site;
- (c) The applicant should indicate the clear width of the vehicular ingress / egress on the layout plan;
- (d) The applicant should provide nearest public transport services and indicate on the layout plan; and
- (e) The applicant should note the local access between Chi Ho Road / Kam Tai Road and the site is not managed by this Department.

Should you have any question, please contact Mr. Phil CAI of TD at 2399 2421 directly. Many thanks.

Regards,
Loree Duen
for DPO/FS&YLE
Tel:3168 4037

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public g



Re: Planning Application No. A/YL-KTN/839_Departmental Comments
05/07/2022 15:28

From: Kin Kwong Leung
To: llyduen@pland.gov.hk

History: This message has been forwarded.

Dear Miss Duen,

Further to the comments from EPD regarding the captioned application, I confirm that the following information/mitigation measures are still applicable to this application i.e.

- (a) no "quarantine station or quarantine lairage for animals will be provided on site, i.e. not a designated project (DP) under the EIA Ordinance;
- (b) all cats will be kept inside the cattery;
- (c) the cattery is enclosed with soundproofing materials and is provided with 24-hours mechanical ventilation and air-conditioning; and
- (d) no public announcement system or whistle-blowing will be used at the Site.

Best Regards,

Leung Kin Kwong

<llyduen@pland.gov.hk> 於 2022年7月4日 週一 下午4:56寫道：

Dear Mr. Leung,

Please find below comments from the Environmental Protection Department (EPD) on the captioned planning application:

2. As the site is subject to application with the same use by the same applicant, the applicant should confirm whether the following information/mitigation measures are still applicable to this application:
- (a) no "quarantine station or quarantine lairage for animals will be provided on site, i.e. not a designated project (DP) under the EIA Ordinance;
 - (b) all cats will be kept inside the cattery;
 - (c) whether the cattery is enclosed with the soundproofing materials and is provided with 24-hours mechanical ventilation and air-conditioning; and
 - (d) no public announcement system or whistle blowing will be used at the Site.

Should you have any question, please contact Ms. Ming HE of EPD at directly. Many thanks.

Regards,

Loree Duen

for DPO/FS&YLE

Tel:3168 4037

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public g



Planning Application A/YL-KTN/839 - Supplementary Information (Revised)

06/07/2022 11:22

From: Kin Kwong Leung
To: llyduen@pland.gov.hk

Dear Sir / Madam,

I would like to furnish you the following supplementary information regarding the captioned application.

1. Not more than 6 nos. of cat will stay inside the application site.
2. Cats are not allowed to go outside the application site for activity.
3. Only one staff member will work inside the application site during operation hours i.e. 9:00 am to 7:00 pm from Monday to Sundays including public holidays.
4. No cat and staff will be resided at the application site outside the operation hours.
5. The plans for the existing drainage facilities are attached.
6. The fire services installation plan and FS251 are attached.

Thanks!

Leung Kin Kwong

Relevant Extract of Town Planning Board Guidelines No. 34D on
“Renewal of Planning Approval and Extension of Time for Compliance
with Planning Conditions For Temporary Use or Development”
(TPB PG-No. 34D)

1. The criteria for assessing applications for renewal of planning approval include:
 - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
 - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
 - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
 - (d) whether the approval period sought is reasonable; and
 - (e) any other relevant considerations.
2. Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

Previous Applications covering the Application Site on the Kam Tin North OZP

Approved Application

Application No.	Use / Development	Date of Consideration
A/YL-KTN/669	Proposed Temporary Animal Boarding Establishment (Cattery) for a Period of 3 Years	2.8.2019

Rejected Application

Application No.	Use / Development	Date of Consideration	Rejection Reasons
A/YL-KTN/331	Filling of Pond for Organic Farming Use	18.9.2009	(1) and (2)

Rejection Reasons:

- (1) the application related to organic farming use. However, the application site had been filled by construction waste, which was not conducive to the organic farming use.
- (2) the development would cause adverse drainage impact on the surrounding areas and no drainage proposal or relevant mitigation measure(s) was provided in the submission to demonstrate that the development would not cause any adverse drainage impact.

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

Approved Applications

Application No.	Use / Development	Date of Consideration
A/YL-KTN/556	Proposed Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years	28.4.2017 [revoked on 28.7.2019]
A/YL-KTN/577	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	26.1.2018
A/YL-KTN/590	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	16.3.2018 [revoked on 16.9.2018]
A/YL-KTN/638	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years	1.2.2019
A/YL-KTN/652	Renewal of Planning Approval for Temporary Animal Boarding Establishment (Cattery) for a Period of 3 Years	17.5.2019
A/YL-KTN/669	Proposed Temporary Animal Boarding Establishment (Cattery) for a Period of 3 Years	2.8.2019
A/YL-KTN/672	Proposed Temporary Animal Boarding Establishment (Cattery) for a Period of 3 Years	13.12.2019 [revoked on 14.1.2022]
A/YL-KTN/721	Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years	16.4.2021
A/YL-KTN/722	Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years	30.4.2021
A/YL-KTN/723	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Filling of Land	23.10.2020

Application No.	Use / Development	Date of Consideration
A/YL-KTN/739	Renewal of Planning Approval for Temporary Animal Boarding Establishment for a Period of 3 Years	8.1.2021
A/YL-KTN/740	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	8.1.2021
A/YL-KTN/725	Proposed Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years	26.2.2021
A/YL-KTN/747	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years	26.2.2021
A/YL-KTN/756	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Land Filling	16.4.2021
A/YL-KTN/778	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	13.8.2021
A/YL-KTN/779	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 3 Years	13.8.2021
A/YL-KTN/798	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land	24.12.2021
A/YL-KTN/805	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land	28.1.2022
A/YL-KTN/809	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land	28.1.2022
A/YL-KTN/828	Renewal of Planning Approval for Temporary Animal Boarding Establishment (Cattery) for a Period of 3 Years	22.4.2022

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):

- he has no further comment on the renewal application from traffic engineering perspective.
- the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site.

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

- no objection to the application.

3. Agriculture and Nature Conservation

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

- considering that the previous application for the same use on the Site was approved, he has no strong views against the application for renewal of the planning approval from agricultural and nature conservation perspectives.
- the Site does not associate with any licence granted by his department, nor have he received any applications regarding the Site.

4. Environment

Comments of the Director of Environmental Protection (DEP):

- there was no environmental complaint received concerning the Site in the past three years.
- provided that facilities will be properly designed and maintained to minimize any

potential environmental nuisances, he has no objection to the application subject to approval conditions requiring (a) all cats shall be kept inside the enclosed cattery on the Site, as proposed by the applicant, during the planning approval period; and (b) no public announcement system, whistle blowing, portable loudspeaker or any form of audio amplification system is allowed to be used on the Site, as proposed by the applicant, during the planning approval period.

5. Landscape

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

- no objection to the application.
- based on the aerial photo of 2021, the Site is located in a rural inland plains landscape character comprising of farmland, temporary structures, vacant lands, carparks, village houses and scattered tree groups. Comparing the aerial photos of 2018 and 2021, there is no significant change to the landscape character of the surrounding area since the last planning application was approved. According to the site photos taken in May 2022, 2 existing trees of common species in fair condition are observed within the site boundary. Based on information submitted by the applicant, there is no significant change in the proposed layout. Further significant adverse landscape impact arising from the continuous use is not anticipated.

6. Drainage

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

- according to the submission, the applicant would maintain the same drainage facilities as those implemented under previous application No. A/YL-KTN/669. He has no in-principle objection to the development.
- should the application be approved, approval conditions requiring the applicant to maintain the drainage facilities implemented under the previous planning application and to submit record of existing drainage facilities on site should be incorporated in the planning permission.

7. Fire Safety

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

- he has no objection in-principle to the application subject to existing fire service installations implemented on the Site being maintained in efficient working order at all times.

8. Building Matters

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

- no objection to the application.

9. Food and 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):

- he has not received any comment from the locals upon close of consultation and has no particular comment on the application.

11. Other Departments

The following government departments have no adverse comment on / no objection to the application:

- Director of Electrical and Mechanical Services;
- Chief Engineer/Construction, Water Supplies Department;
- Project Manager (West), Civil Engineering and Development Department; and
- Commissioner of Police.

Recommended Advisory Clauses

- (a) 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 for modification of the STW conditions where appropriate. The owner(s) of the lot(s) without STW 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. No construction of New Territories Exempted Building(s) will be considered or allowed. Applications for any of the above will be considered by LandsD acting in the capacity as the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of premium or fee, as may be imposed by LandsD;
- (b) 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 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;
- (c) to note the comments of the Chief Highway Engineer / New Territories West, Highways Department (CHE/NTW, HyD) that:
- a section of Kong Tai Road of about 30m abutting Chi Ho Road is maintained by HyD;
 - his department shall not be responsible for the maintenance of any access connecting the Site and the section of Kong Tai Road; and
 - adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (d) to note the comments of the Director of Environmental Protection (DEP) that:
- the applicant is advised to (i) enclose the proposed structures for cattery with soundproofing materials as far as possible, and with provision of 24-hour mechanical ventilation and air-conditioning system; (ii) follow the requirements stipulated in "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Site"; (iii) 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;

(e) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that:

- the applicant is reminded 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) to note the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that:

- approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;

(g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

- before any new building works (including containers/ open sheds as temporary buildings) are to be carried out on the Site, the prior approval and consent of the BD should be obtained, otherwise they are Unauthorised Building Works (UBW). An Authorized Person (AP) 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 BD's 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;
- if the proposed use under the application is subject to the issue of a licence, please 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;
- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the B(P)Rs respectively; and
- if the Site does not abut a specified street of not less than 4.5 m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)Rs at the building plan submission stage;

(h) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:

- if any Food and Environmental Hygiene Department (FEHD)'s facility is affected by the development, FEHD's prior consent must be obtained. Reprovisioning of the affected facilities by the project proponent up to the satisfaction of FEHD may be required. Besides, the project proponent should provide sufficient amount of additional recurrent cost for management and maintenance of the reprovisioned facilities to FEHD;
- proper licence / 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 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, its state should not as to be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from the commercial/trading activities, the applicant should handle on their own/at their expenses; and
- any animal carcass/ parts shall be properly wrapped or bagged before disposal.

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



A/YL-KTN/839 DD 110 Tai Kong Po Cattery
26/06/2022 02:39

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
File Ref:

Dear TPB Members,

NINE extensions of time recorded so it appears that conditions were never fulfilled.

There are regular reports in the media about animal establishments, female cats forced to reproduce multiple times, the smuggling of animals, the number of pets sold that subsequently turn out to have multiple infections.

Members by rolling over these applications without raising questions are abrogating their duty to protect defenseless animals from exploitation.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 8 July 2019 2:55 AM CST
Subject: A/YL-KTN/669 DD 110 Tai Kong Po

A/YL-KTN/669
Lots 3 S.E (Part) and 8 S.L in D.D. 110, Tai Kong Po, Kam Tin
Site area : About 90.6m²
Zoning : "Agriculture"
Applied Use: Cattery / 1 Parking space
Dear TPB Members,

The site appears to be currently used for unapproved brownfield operation.

I would remind members that they have a duty not only towards the health and well being of residents but also to animals.

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

Consequently the result is significant cruelty to animals. There is no information on number or type of animals and how much space each animal would be allocated.

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

Animal shelter nightmare: inspectors discover 36 dead cats and dogs at

decrepit New Territories facility as rescue mission continues

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

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

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

Mary Mulvihill