

This document is received on 4 AUG 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 proposals not involving or not only involving:
適用於建議不涉及或不祇涉及：**

- (i) Construction of "New Territories Exempted House(s)";
興建「新界豁免管制屋宇」;
- (ii) Temporary use/development of land and/or building not exceeding 3 years in rural areas; and
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) Renewal of permission for temporary use or development in rural areas
位於鄉郊地區的臨時用途或發展的許可續期

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

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

**General Note and Annotation for the Form
填寫表格的一般指引及註解**

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

* Please attach documentary proof 請夾附證明文件

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

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

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

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

2201855 25/ by post

Form No. S16-I 表格第 S16-I 號

| | | |
|---------------------------------|-------------------------|-------------|
| For Official Use Only 請勿填寫此欄 | Application No. 申請編號 | A/14-KT/854 |
| | Date Received 收到日期 | 4 AUG 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)

TANG Wai-lp 鄧偉業

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)

NA 不適用

3. Application Site 申請地點

| | |
|--|--|
| (a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用) | Lot 1093 in D.D. 107, Kam Tin North, Yuen Long, N.T. 新界元朗錦田北丈量約份第107約地段第1093號 |
| (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 526.1 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 254.5 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) | NA 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 | 錦田北分區計劃大綱核准圖編號 S/YL-KTN/9 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 | 「農業」 "Agriculture" |
| (f) Current use(s) 現時用途 | 空置 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. 如上述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

- ☐ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☒ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☒ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1: 可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2: 如發展涉及靈灰安置所用途, 請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

| | | | |
|---|--|------------------------------------|---|
| (a) Total floor area involved 涉及的總樓面面積 | sq.m 平方米 | | |
| (b) Proposed use(s)/development 擬議用途/發展 | (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施, 請在圖則上顯示, 並註明用途及總樓面面積) | | |
| (c) Number of storeys involved 涉及層數 | | Number of units involved 涉及單位數目 | |
| (d) Proposed floor area 擬議樓面面積 | Domestic part 住用部分 | | sq.m 平方米 <input type="checkbox"/> About 約 |
| | Non-domestic part 非住用部分 | | sq.m 平方米 <input type="checkbox"/> About 約 |
| | Total 總計 | | sq.m 平方米 <input type="checkbox"/> About 約 |
| (e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足, 請另頁說明) | Floor(s) 樓層 | Current use(s) 現時用途 | Proposed use(s) 擬議用途 |
| | | | |
| | | | |
| | | | |

| (ii) For Type (ii) application 供第(ii)類申請 | |
|--|--|
| (a) Operation involved 涉及工程 | <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 526.1 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.3 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 <p>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))</p> |
| (b) Intended use/development 有意進行的用途/發展 | 擬議臨時動物寄養所(為期5年)及填土工程 Proposed Temporary Animal Boarding Establishment for a period of 5 years and Filling of Land |

| (iii) For Type (iii) application 供第(iii)類申請 | | | | | | | | | | | | | |
|---|--|--|---------------------------|--|--|--|--|--|--|--|--|--|--|
| (a) Nature and scale 性質及規模 | <input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 <p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度</p> <table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation/ building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p> | Name/type of installation 裝置名稱/種類 | Number of provision 數量 | Dimension of each installation/ building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長 x 闊 x 高) | | | | | | | | | |
| Name/type of installation 裝置名稱/種類 | Number of provision 數量 | Dimension of each installation/ building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長 x 闊 x 高) | | | | | | | | | | | |
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(iv) For Type (iv) application 供第(iv)類申請

(a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –

請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction From 由 to 至
地積比率限制
- ☐ Gross floor area restriction From 由sq. m 平方米 to 至sq. m 平方米
總樓面面積限制
- ☐ Site coverage restriction From 由% to 至 %
上蓋面積限制
- ☐ Building height restriction From 由m 米 to 至 m 米
建築物高度限制
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction From 由m to 至 m
非建築用地限制
- ☐ Others (please specify)
其他 (請註明)

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development
擬議用途/發展

擬議臨時動物寄養所(為期5年)及填土工程

Proposed Temporary Animal Boarding Establishment for a period of 5 years and Filling of Land

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

(b) Development Schedule 發展細節表

| | | | |
|---|-------|---|---|
| Proposed gross floor area (GFA) 擬議總樓面面積 | 254.5 | sq.m 平方米 | <input checked="" type="checkbox"/> About 約 |
| Proposed plot ratio 擬議地積比率 | 0.48 | | <input checked="" type="checkbox"/> About 約 |
| Proposed site coverage 擬議上蓋面積 | 41.7 | % | <input checked="" type="checkbox"/> About 約 |
| Proposed no. of blocks 擬議座數 | 4 | | |
| Proposed no. of storeys of each block 每座建築物的擬議層數 | 1-2 | storeys 層 | |
| | | <input type="checkbox"/> include 包括.....storeys of basements 層地庫 | |
| | | <input type="checkbox"/> exclude 不包括.....storeys of basements 層地庫 | |
| Proposed building height of each block 每座建築物的擬議高度 | 5-6 | mPD 米(主水平基準上) | <input type="checkbox"/> About 約 |
| | | m 米 | <input checked="" type="checkbox"/> About 約 |

☐ Domestic part 住用部分GFA 總樓面面積 sq. m 平方米 ☐ About 約

number of Units 單位數目

average unit size 單位平均面積sq. m 平方米 ☐ About 約

estimated number of residents 估計住客數目

☒ Non-domestic part 非住用部分GFA 總樓面面積☐ eating place 食肆 sq. m 平方米 ☐ About 約☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目)

☒ office 辦公室⁷⁰ sq. m 平方米 ☒ About 約☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約☐ Government, institution or community facilities
政府、機構或社區設施 (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

.....

.....

.....

☒ other(s) 其他 (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

Please refer to Proposed Layout Plan.

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☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 sq. m 平方米 ☐ Not less than 不少於☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

| [Block number] [座數] | [Floor(s)] [層數] | [Proposed use(s)] [擬議用途] |
|------------------------|--------------------|---------------------------------------|
| | | Please refer to Proposed Layout Plan. |
| | | |
| | | |
| | | |
| | | |
| | | |

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

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7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)
擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)
(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))
(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

2023年10月

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

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

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

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

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

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--------------------------------|---|--------------------|--------------------------------|---|----------------|--------------------------------|---|---------------------|--------------------------------|---|-----------------|--------------------------------|---|---------------|--------------------------------|---|--------------------------|--------------------------------|---|-------------------------|--------------------------------|---|-------------------|--------------------------------|---|----------------------|--------------------------------|---|----------------------------------|--------------------------------|---|
| <p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p> | <p>Yes 是</p> | <p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p> | <p>Yes 是</p> | <p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p> | <p>No 否</p> | <table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> | 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"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

10. Justifications 理由

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

請參考附件。

11. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in 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

鄧偉業

NA 不適用

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

☐ RPP 註冊專業規劃師

NA 不適用

Others 其他

on behalf of
代表

NA 不適用

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

Date 日期

21/07/2022

(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。

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量[@]

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

[@] Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該靈灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and 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 | Lot 1093 in D.D. 107, Kam Tin North, Yuen Long, N.T. 新界元朗錦田北丈量約份第107約地段第1093號 | | |
| Site area 地盤面積 | 526.1 | sq. m 平方米 | <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 NA 不適用 sq. m 平方米 <input type="checkbox"/> About 約) |
| Plan 圖則 | 錦田北分區計劃大綱核准圖編號 S/YL-KTN/9 Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/9 | | |
| Zoning 地帶 | 「農業」 "Agriculture" | | |
| Applied use/ development 申請用途/發展 | 擬議臨時動物寄養所(為期5年)及填土工程 Proposed Temporary Animal Boarding Establishment for a period of 5 years and Filling of Land | | |
| (i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率 | | sq.m 平方米 | Plot Ratio 地積比率 |
| | Domestic 住用 | NA 不適用 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | NA 不適用 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| | Non-domestic 非住用 | 254.5 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | 0.48 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| (ii) No. of block 幢數 | Domestic 住用 | NA 不適用 | |
| | Non-domestic 非住用 | 4 | |
| | Composite 綜合用途 | NA 不適用 | |

| | | | |
|--|---------------------|--------|--|
| (iii) Building height/No. of storeys 建築物高度／層數 | Domestic 住用 | NA 不適用 | m 米 <input type="checkbox"/> (Not more than 不多於) |
| | | NA 不適用 | mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於) |
| | | NA 不適用 | Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台) |
| | Non-domestic 非住用 | 5-6 | m 米 <input checked="" type="checkbox"/> (Not more than 不多於) |
| | | NA 不適用 | mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於) |
| | | 1-2 | Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台) |
| | Composite 綜合用途 | NA 不適用 | m 米 <input type="checkbox"/> (Not more than 不多於) |
| | | NA 不適用 | mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於) |
| | | NA 不適用 | Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台) |
| (iv) Site coverage 上蓋面積 | | 41.7 | % <input checked="" type="checkbox"/> About 約 |
| (v) No. of units 單位數目 | | NA 不適用 | |
| (vi) Open space 休憩用地 | Private 私人 | NA 不適用 | sq.m 平方米 <input type="checkbox"/> Not less than 不少於 |
| | Public 公眾 | NA 不適用 | sq.m 平方米 <input type="checkbox"/> Not less than 不少於 |

| | | |
|--|--|--------|
| (vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目 | Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) <hr/> | NA 不適用 |
| | 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/> | NA 不適用 |

| Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件 | | |
|--|-------------------------------------|-------------------------------------|
| | Chinese 中文 | English 英文 |
| Plans and Drawings 圖則及繪圖 | | |
| Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Block plan(s) 樓宇位置圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Floor plan(s) 樓宇平面圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Sectional plan(s) 截視圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Elevation(s) 立視圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Photomontage(s) showing the proposed development 顯示擬議發展的合成照片 | <input type="checkbox"/> | <input type="checkbox"/> |
| Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Others (please specify) 其他 (請註明) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Location Plan 位置圖 | | |
| Reports 報告書 | | |
| Planning Statement/Justifications 規劃綱領/理據 | <input checked="" 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.

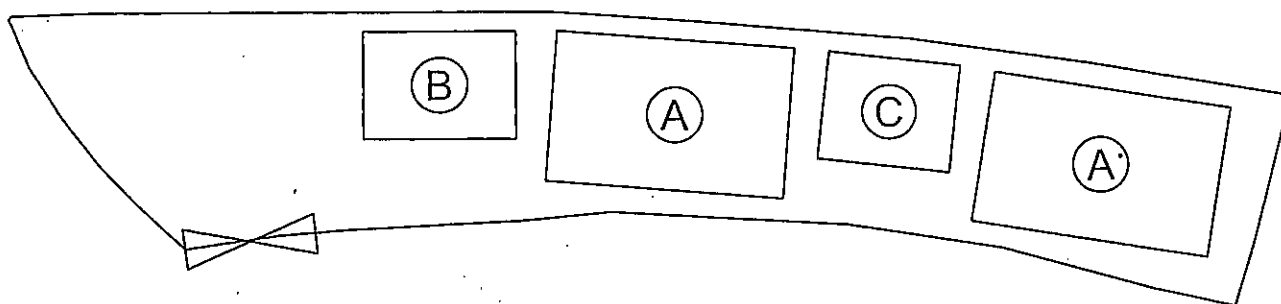
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

L-01

申請理由

根據城市規劃條例第 16 條作出規劃許可申請
擬在新界元朗錦田北丈量約份第 107 約地段 1093 號 作為期五年的
臨時動物寄養所及填土工程之用途

- 申請地點的面積約為 526.1 平方米，根據錦田北分區計劃大綱核准圖編號 S/YL-KTN/9，申請地點現時被規劃作「農業」地帶。
- 本擬議發展為臨時性質，因此不會影響申請地點長遠待規劃意向。動物寄養所於「農業」地帶均是須先向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准的用途。
- 擬議申請的動物寄養所屬於「農業」地帶中的「第二欄用途」。在同一個「農業」地帶，城市規劃委員會曾批准相類似的動物寄養所。申請包括：在同一個申請範圍，城市規劃委員會曾批准動物寄養所：A/YL-KTN/716 (2020 年 11 月 20 日獲批)。A/YL-KTN/836 (2022 年 6 月 24 日獲批)及 A/YL-KTN/811 (2022 年 1 月 28 日獲批)，因此希望城市規劃委員會對本申請作出相同的對待。
- 本次申請與上次(申請編號:A/YL-KTN/716)，用途及申請範圍相同，本次申請是希望向貴委員會申請五年的臨時用途，現場已根據 A/YL-KTN/716 的規劃申請計劃完成填土、平整及渠務建設工程。申請地段有 4 個擬議建築物，有 2 個建築物為動物寄養所，1 個為場地辦公室及 1 個儲物房。
- 擬議用途的營業時間為星期一至星期日包括公眾假期上午八時至下午六時。在營業時間外，寄養所內會有寵物（即從下午六時至上午八時）。
- 申請地點已採用混凝土作平整物料，厚度不超過 0.3 米，申請期限結束後會將混凝土打碎並運走。
- 申請用途的用途、形式及佈局與周遭環境並沒有不協調，亦會顧及自然特色。當場地發展後，附帶條件的美化環境建議能加強申請地點及周圍的綠化效果，使整體視野變得美觀更令人舒服。渠務建議計劃及舒緩環境措施，也能令附近地區受惠，有效地加強該地區及附近範圍的環境保護，並能減少水浸可能。
- 根據以上各點，誠意懇求城市規劃委員會寬大批准新界元朗錦田北丈量約份第 107 約地段第 1093 作為期五年的臨時動物寄養所及填土工程的用途。



Proposed Structures Details:

Animal Boarding Establishment (1-storey)

Dimension: 11m x 7m (About)

Non-Domestic GFA: 77m² (About)

Building Height: Not Exceeding 5m

Unit(s): 2

Site Office (2-storey)

Dimension: 5m x 7m (About)

Non-Domestic GFA: 70m² (About)

Building Height: Not Exceeding 6m

Unit(s): 1

Storage (1-storey)

Dimension: 5m x 6.1m (About)



Non-Domestic GFA: 30.5m² (About)

Building Height: Not Exceeding 5m

Unit(s): 1

*No Parking Space will be provided in the application site.

Legend:

-  Ingress/egress (Width: About 6m) (A) Animal Boarding Establishment
-  Proposed Structures (B) Site Office
- (C) Storage

Total Area: 526.1 m² (About)
 Covered Area: 219.5 m² (About)
 Uncovered Area: 306.6 m² (About)
 Non-Domestic GFA: 254.5 m² (About)
 Nos. of Proposed Structures: 4

Appendix 2

Location: DD 107 Lot 1093

App. No.: A/YL-KTN/

OZP: S/YL-KTN/9

District: Kam Tin North

Zoning: Agriculture

Date: 3 August 2022

Proposed Layout Plan

擬議佈局平面圖

擬議臨時動物寄養所(為期5年)及
填土工程

Proposed Temporary Animal Boarding
Establishment For a Period of 5 Years and
Filling of Land

SCALE

1:350

@A4

For Identification Only

Drawing No.:

LP-03

規劃署及城市規劃委員會：

有關城市規劃委員會對本申請(申請編號: A/YL-KTN/854)的疑問

收悉 貴會對本申請之疑問，本人現書面回覆：

本人先向 貴署現時申請範圍已完成平整及渠道建設的工程，因此申請地點上不會再進行上述工程，望 貴署諒解。

本次申請與上次(申請編號:A/YL-KTN/716)，用途及申請範圍相同，本次申請是希望向 貴委員會申請五年的臨時用途，現場已根據 A/YL-KTN/716 的規劃申請計劃完成填土、平整及渠務建設工程。申請地段有 4 個擬議建築物，有 2 個建築物為動物寄養所、1 個為場地辦公室及 1 個儲物房。

填土及平整物料方面，填土是為了平整申請地點，並已使用適合耕種的泥土作平整基礎，之後才用混凝土作平整後的面層。如果使用沙或泥土作平整物料，則未能提供用混凝土的好處。用混凝土平整後能提供乾淨的環境給使用者清潔，也避免當使用者離開時帶走泥土，防止發生水土流失的情況。此外，經平整後的地方可以把有關構築物繫穩及鞏固，方便設計及建設渠道。有見及此，平整的範圍及大小已經營運所需最小。

本人會在申請期完結後將鋪地的物料打碎並運走，不會為該地造成長遠影響，及定會確保泥土是適合耕種，防止影響本申請地點及附近的土壤。

填土的高度及地型已依照舊有的情況進行，沒有改變地型。厚度已由大約 mPD +9.3 提高至大約 mPD +9.6，不會超出申請的厚度。填土位置方面請參考 Appendix 4(平整位置圖)。

本申請在營業時間為上午八時至下午六時，員工人數不超過 3 個。在營業時間外(即從下午六時至上午八時)會有動物過夜，但不會有員工過夜。全日不超過 20 隻寵物。在非營業時間，寵物不會到戶外，只留在寄養所內，以免

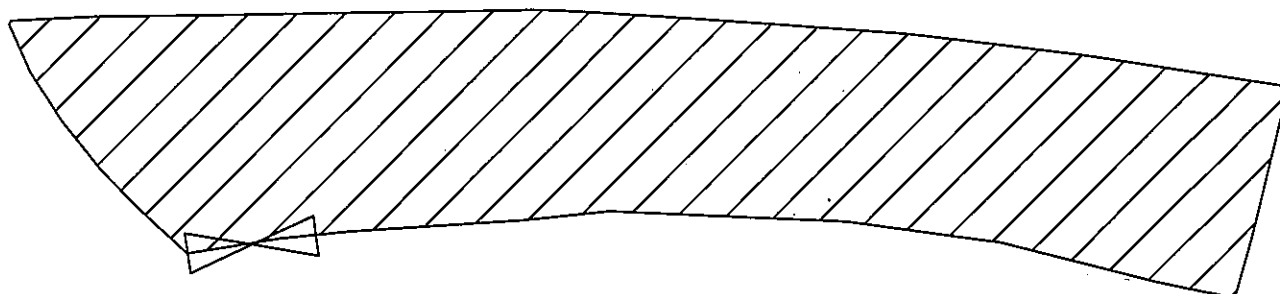
影響周遭。在營業時間中，動物會到戶外空間，動物數量會因應員工人數調整，但同一時間不會多過 4 隻動物到戶外。到戶外時會使用輔助工具減少來自動物的嘈音，例如狗口罩等。

現附上 A/YL-KTN/716 擬議渠務建議及消防設備安裝建議。

希望此附加文件能釋除 貴委員會的隱憂。懇求 貴署能寬大批准及支持本申請。

申請人
鄧偉業



二零二二年十一月二十四日



Paved Area: 526.1 m² (About)

*The Project of Filling of Land and Paving are finished and no related construction will be carried out.

Legend:

-  Ingress/egress (Width: About 6m)
-  Proposed Area of Filling of Land

Appendix 4

Location: DD 107 Lot 1093
App. No.: A/YL-KTN/854

OZP: S/YL-KTN/9
District: Kam Tin North
Zoning: Agriculture

Date: 9 August 2022

Paved Area

平整位置圖

擬議臨時動物寄養所(為期5年)及
填土工程

Proposed Temporary Animal Boarding
Establishment For a Period of 5 Years and
Filling of Land

SCALE

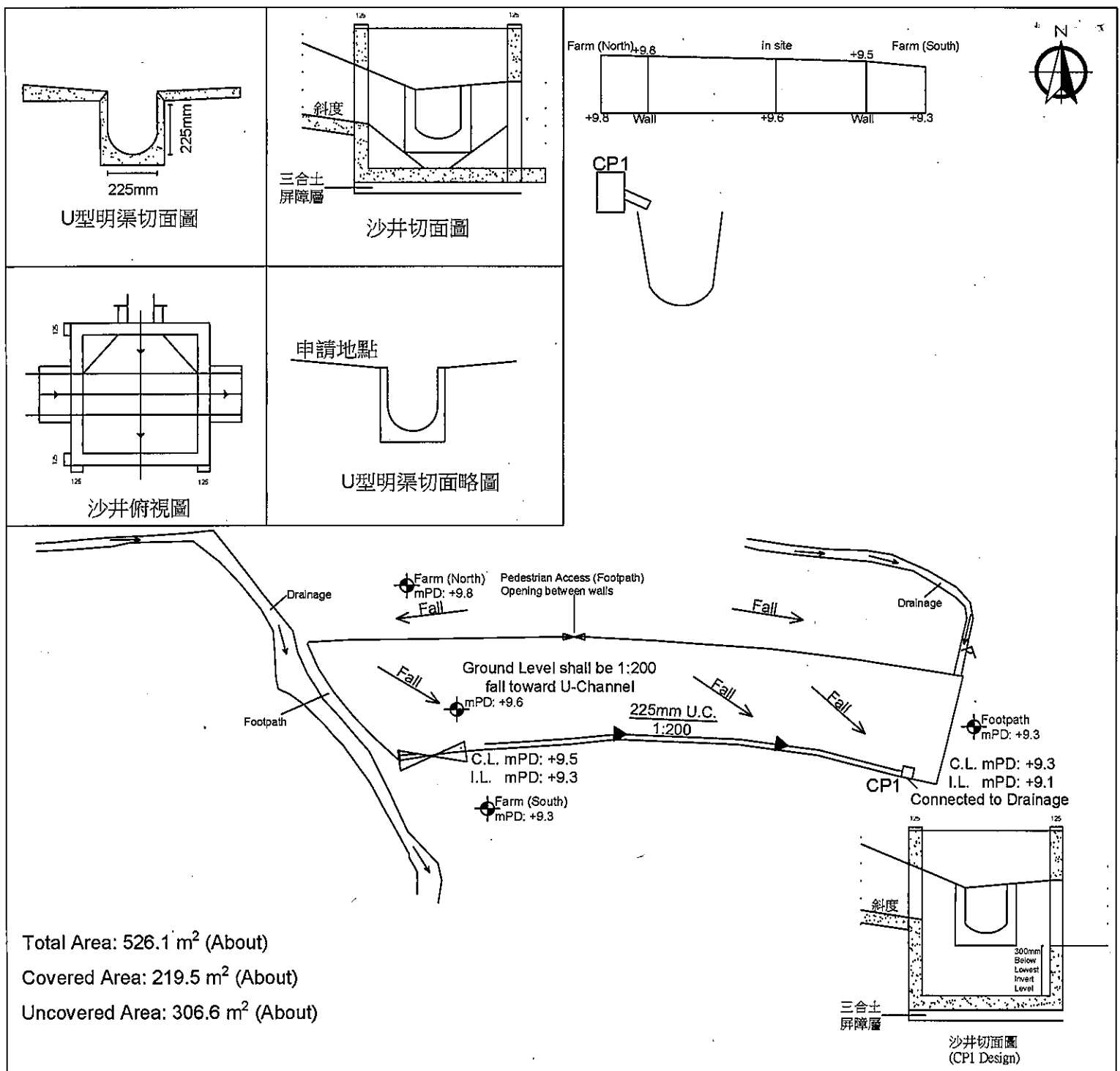
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For Identification Only

Drawing No.:

4-01



Legend:

- Proposed Catchpit
- Proposed U-Channel
- ▶ Water Flow
- Formation Level
- ⊗ Ingress/egress
- ◁ Viewing Point

Note:

1. Catchpit design shall follow CEDD standard drawing No. C2406I.
2. All proposed U-channel and Catchpit must maintain in good shape (i.e. Inspection and maintenance regularly).
3. The discharge point is on the top of the drainage, no extra work is needed outside the application site.
4. The Application Site is surrounded by different drainage, no extra water enters the site. Walls are erected along the site boundary.

Appendix 6

Location: DD 107 Lot 1093
App. No.: A/YL-KTN/854

OZP: S/YL-KTN/9
District: Kam Tin North
Zoning: Agriculture

Date: 24 November 2022

Proposed Drainage Plan

擬議渠道計劃

擬議臨時動物寄養所(為期5年)及
填土工程

Proposed Temporary Animal Boarding
Establishment For a Period of 5 Years and
Filling of Land

SCALE

1:500

@A4

For Identification Only

Drawing No.:

6-01

Proposed Structures Details:

Animal Boarding Establishment (1-storey)

Dimension: 11m x 7m (About)

Non-Domestic GFA: 77m² (About)

Building Height: Not Exceeding 5m

Unit(s): 2

Site Office (2-storey)

Dimension: 5m x 7m (About)

Non-Domestic GFA: 70m² (About)

Building Height: Not Exceeding 6m

Unit(s): 1

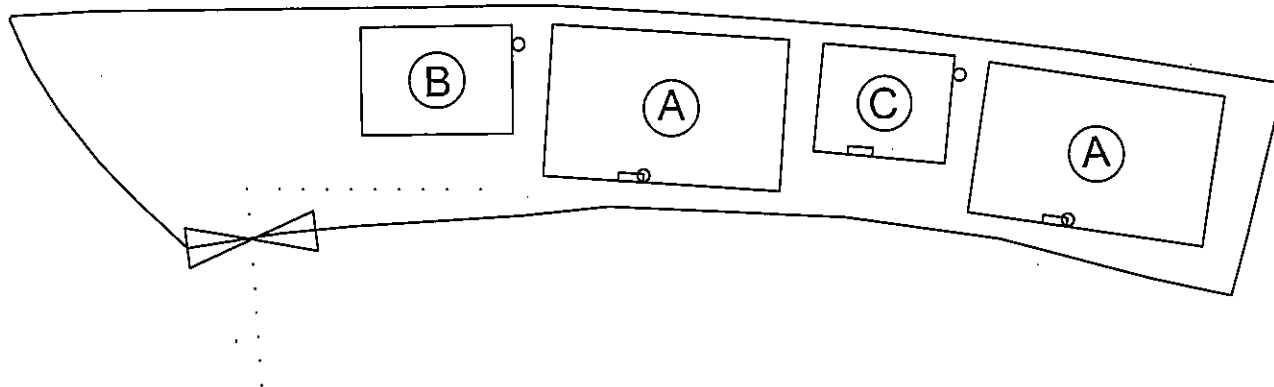
Storage (1-storey)

Dimension: 5m x 6.1m (About)

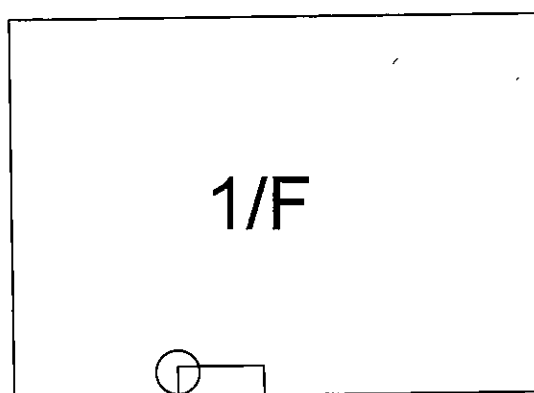
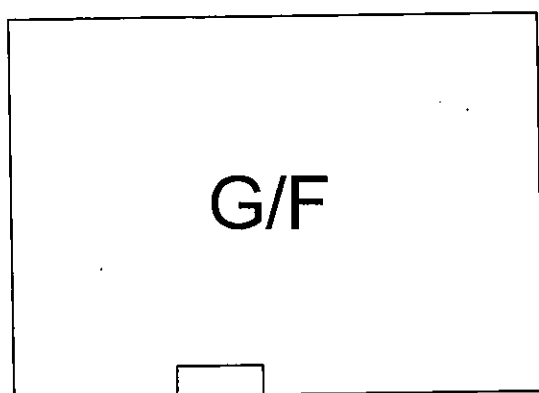
Non-Domestic GFA: 30.5m² (About)

Building Height: Not Exceeding 5m

Unit(s): 1



Site Office



Scale: 1:100

*All FSI (includes installation/maintenance/modification/repair work) will be completed by RFSIC.

For Emergency Vehicular Access, Please see Appendix 7.1

*All the enclosed structures are provided with access for emergency vehicles to reach within 30m travel distance from the structures.

Legend:

- 3 kg Portable Dry Powder Type Fire Extinguisher (5 in Total)
- Emergency Lighting (in accordance with BS5266-1:2016 & BS EN 1838:2013) (5 in Total)
- Emergency Vehicular Access
- (A) Animal Boarding Establishment
- (B) Site Office
- (C) Storage

Appendix 7

Location: DD 107 Lot 1093
App. No.: A/YL-KTN/854

OZP: S/YL-KTN/9
District: Kam Tin North
Zoning: Agriculture

Date: 24 November 2022

Proposed Fire Service Installation Plan

擬議消防設備安裝計劃圖

擬議臨時動物寄養所(為期5年)及
填土工程

Proposed Temporary Animal Boarding
Establishment For a Period of 5 Years and
Filling of Land

SCALE

1:350

@A4

For Identification Only

Drawing No.:

7-01



環境保護署及城市規劃委員會：

有關環境保護署對 A/YL-KTN/854 的查詢

收悉 貴署對 A/YL-KTN/854 申請的疑問，本人現書面回覆。

申請地點現時及將來也沒有計畫提供符合環境影響評估條例的牲口檢疫站、牲口待宰站或檢疫關禁處等設施。

此申請地點只用作動物寄養，不會進行訓練，所以不會使用哨子及任何擴音設備進行廣播，避免為附近環境帶來不良影響。

場內亦會設有 24 小時通風系統及冷風機，例如抽氣扇等。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。

申請人
鄧偉業

二零二三年一月六日

規劃署及城市規劃委員會：

有關城市規劃委員會對本申請(申請編號: A/YL-KTN/854)的疑問

收悉 貴委員會對本申請之疑問，本人現書面回覆：

本人計劃安排不超過 3 個員工在場工作，以便處理寄養所之事情。

本申請暫未有計劃使用停車及上落貨位。員工方面會以單車或步行等形式前往申請地點。

上落貨方面，本人計劃在附近空位進行上落貨，例如糧食等，再以人手使用手推車運送到申請地點。

寵物運送方面，本人計劃同樣在上落貨區進行運送，當有寵物需要進出時會使用寵物用的籠將寵物運送，並會加上透氣的布將籠蓋上並以人手使用手推車運送到申請地點，減低寵物在運送途中所受的外來刺激及減低影響周遭環境。該上落貨位置只有非常少量車輛使用，也有足夠的空間進行調動，足夠讓客貨車調動，因此不會影響其他道路使用者。通往申請地點的道路已有一條約有 1.5 米闊以硬物鋪平的行人道路覆蓋，最後大約 250 米到達申請地點附近的道路，上落貨地點請參考文件尾端示意圖，行人路路徑請參考 Appendix 7。

上落貨區有大約 100 平方米的空間，此空間足以讓客貨車進行調動，不會停泊在公用道路及以倒後形式進出本上落貨區。該上落貨區已獲相關地段業權擁有人同意使用。

希望此附加文件能釋除 貴委員會的隱憂。懇求 貴署能寬大批准及支持本申請。

申請人

鄧偉業

二零二三年一月十日

上落貨區示意圖(灰色):



上落區現場(灰色):



Previous s.16 Application covering the Application Site

Approved Application

| Application No. | Use/Development | Date of Consideration |
|-----------------|--|--------------------------------------|
| 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] |

Similar s.16 Applications within the same “AGR” Zone in the vicinity of the Site

Approved Applications

| Application No. | Use/Development | Date of Consideration |
|-----------------|--|--------------------------------------|
| 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 17.7.2021] |
| A/YL-KTN/623 | Proposed Temporary Animal Boarding Establishment for a Period of 3 Years | 21.9.2018 [revoked on 21.12.2020] |
| A/YL-KTN/639 | Proposed 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/659 | Proposed Temporary Animal Boarding Establishment for a Period of 3 Years | 16.8.2019 [revoked 16.1.2022] |
| A/YL-KTN/695 | Temporary Animal Boarding Establishment for a Period of 5 Years | 15.5.2020 |
| A/YL-KTN/713 | Proposed Temporary Animal Boarding Establishment for a Period of 3 Years | 6.11.2020 [revoked 6.5.2022] |
| A/YL-KTN/724 | Proposed Temporary Animal Boarding Establishment for a Period of 3 Years | 23.10.2020 |
| 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 Year and Filling of Land | 26.3.2021 |
| A/YL-KTN/757 | Temporary Animal Boarding Establishment for a Period of 5 Years | 30.4.2021 |
| A/YL-KTN/769 | Proposed Temporary Animal Boarding Establishment for a Period of 5 Year and Filling of Land | 9.7.2021 |
| A/YL-KTN/771 | Proposed Temporary Animal Boarding Establishment for a Period of 5 Year and Filling of Land | 9.7.2021 |
| A/YL-KTN/775 | Proposed Temporary Animal Boarding Establishment for a Period of 5 Year and Filling of Land | 23.7.2021 |
| A/YL-KTN/755 | Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years | 13.8.2021 |
| A/YL-KTN/763 | Proposed Temporary Animal Boarding Establishment for a Period of 5 Year and Filling of Land | 10.9.2021 |
| A/YL-KTN/781 | Proposed Temporary Animal Boarding Establishment for a Period of 5 Year 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/797 | Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years and Filling of Land | 24.12.2021 |
| A/YL-KTN/807 | Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land | 28.1.2022 |
| A/YL-KTN/811 | Proposed 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/851 | Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land | 18.2.2022 |

| | | |
|--------------|--|-----------|
| A/YL-KTN/822 | Proposed Temporary Animal Boarding Establishment (Dog Training Ground) with Ancillary Facilities for a Period of 3 Years and Filling of Land | 23.9.2022 |
| A/YL-KTN/836 | Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land | 24.6.2022 |
| A/YL-KTN/845 | Proposed Temporary Animal Boarding Establishment (Cattery) for a Period of 3 Years and Filling of Land | 12.8.2022 |

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 Year 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:

- no objection to the application.

2. Traffic

Comments of the Commissioner for Transport:

- no further comment on the application from traffic engineering perspective.

Comments of the Chief Highway Engineer/New Territories West, Highways Department:

- no objection to the application.

3. Environment

Comments of the Director of Environmental Protection:

- no objection to the application; and
- there was no environmental complaint case concerning the application site (the Site) received in the past three years.

4. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- no objection in-principle to the proposed development from the public drainage point of view; and
- should the application be approved, approval conditions requiring the submission of a revised drainage proposal and the implementation and maintenance of the revised drainage proposal for the development to the satisfaction of his department.

5. Fire Services

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

- no objection in-principle to the proposal subject to the fire service installations being provided to the satisfaction of the D of FS.

6. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- before any new building works (including containers / open sheds as temporary buildings, demolition and land filling) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorised building works. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the Buildings Ordinance (BO); and
- detailed checking under the BO will be carried out at building plan submission stage.

7. Food and Environmental Hygiene

Comments of the Director of Food and Environmental Hygiene:

- no adverse comment on the application.

8. Agricultural Development and Nature Conservation

Comments of the Director of Agriculture, Fisheries and Conservation:

- no comment on the application from agricultural development and nature conservation perspectives; and
- the Site is zoned “Agriculture” (“AGR”) and is vacant. The agricultural activities are active 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.

9. Landscape

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- no objection to the proposed use from landscape planning perspective;
- the Site is situated in an area of rural landscape character comprising of vacant lands, farmlands, temporary structures, village houses and scattered tree groups. Comparing with the aerial photo in 2019, there is no significant change in landscape character of the area since the last Application No. A/YL-KTN/716 was approved. The applied use is not incompatible with the surrounding landscape character; and
- the Site is vacant, fenced off and hard paved. No existing tree is observed within the Site. Significant adverse impact within the Site arising from the applied use is not anticipated.

10. District Officer's Comments

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

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

11. Other Departments

- Chief Engineer/Construction, Water Supplies Department; Project Manager (West), Civil Engineering and Development Department; Commissioner of Police; and Director of Electrical and Mechanical Services have no comment on / no objection to the application.

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the proposed use at the application site (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. Immediate action should be taken 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 Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
 - Lot 1093 in D.D. 107 is covered by Short Term Waiver No. 5386 to permit structures erected thereon for the purpose of “Temporary Animal Boarding Establishment”; and
 - should planning approval be given to the application, the lot owner(s) will need to apply to this office to permit the structure(s) to be erected or regularize any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be a raved. 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 Transport Department. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. 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 Director of Environmental Protection (DEP) that:
 - the applicant is advised: (i) that the structures for animal boarding establishment should be enclosed with soundproofing materials with provision of mechanical ventilation and air-conditional 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 use dog masks for dogs allowed for outdoor activities to minimise the potential nuisance on surrounding sensitive uses; (iv) 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 (v) that it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;

- (f) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
- 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; 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;
- (g) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- her department shall not be responsible for the maintenance of any access connecting the Site and San Tam Road; and
 - adequate drainage measures should be provided to prevent surface water running from the Site to nearby public road and drains;
- (h) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that:
- the applicant should be reminded to avoid polluting or disturbing the adjacent watercourse during operation; and
 - the Site does not associate with any animal boarding establishment licence granted by DAFC, nor has DAFC received any application regarding of 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 this department. The applicant should also be reminded that the establishment and ancillary facilities which is licensed under the Cap 139I must always fulfil the criteria listed in the Regulations. The dogs kept by the applicant should also be properly licensed as in accordance with the Rabies Ordinance, Cap. 421 and he is reminded to observe the Prevention of Cruelty to Animals Ordinance, Cap 169 at all times;
- (i) to note the comments of the Director of Fire Services (D of FS) that:
- the applicant is advised that the installation /maintenance/ modification/ repair work of fire service installation (FSI) shall be undertaken by an Registered Fire Service

Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to the Director of Fire Services; and

- the applicant shall be reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and

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

- 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 building plan submission stage;
 - if the existing structures (not being a New Territories Exempted House) are 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 proposed use under the captioned 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 application 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 application site, prior approval and consent of the BA should be obtained, otherwise they are UBW under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R;
 - if the proposed use under application is subject to issue of a license, the applicant should be reminded that any existing structures on the application 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;
- and***

(k) ***should the applicant fail to comply with the approval conditions again resulting in revocation of the planning permission, sympathetic consideration may not be given by the Committee to any further application.***

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

220905-113024-09269

提交限期

Deadline for submission:

06/09/2022

提交日期及時間

Date and time of submission:

05/09/2022 11:30:24

有關的規劃申請編號

The application no. to which the comment relates: A/YL-KTN/854

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Sin

意見詳情

Details of the Comment :

就上述位置的用途改為臨時動物寄養所本人提出反對，原因如下:

- 1.憂慮到狗隻對環境的污染如有噪音污染、排污的污染等;
- 2.其次是人員的出入對治安方面有隱患。

所以作出反對！

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KFBG's comments on four planning applications
02/09/2022 13:00

From: EAP KFBG <eap@kfbg.org>
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
File Ref:

3 attachments



220902 s16 KTN 853.pdf 220902 s16 KTN 854.pdf 220902 s12a MP 6 & 7c.pdf

Dear Sir/ Madam,

Attached please see our comments regarding four applications. There are THREE pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

Email Disclaimer:

The information contained in this e-mail (including any attachments) is confidential and is intended solely for the addressee. If you are not the intended recipient, please notify the sender immediately and delete this e-mail from your system. Any unauthorised use, disclosure, copying, printing, forwarding or dissemination of any part of this information is prohibited. KFBG does not accept responsibility and shall not be liable for the content of any e-mail transmitted by its staff for any reason other than bona fide official purposes. There is no warranty that this e-mail is error or virus free. You should not rely on any information that is not transmitted via secure technology.



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

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

2nd September 2022.

By email only

Dear Sir/ Madam,

Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and
Filling of Land
(A/YL-KTN/854)

1. We refer to the captioned.
2. Some aerial photos and recent on-site photos showing the site are attached in **Figure 1**. We urge the Board to seriously investigate the site status (e.g., whether the site has already been paved with concrete) with relevant authority before making a decision on this application.
3. As shown, the site is bounded by active farmlands and we urge the Board, after looking at the photos in **Figure 1**, to seriously consider the potential cumulative impacts of approving this application in this area as the approval will set a precedent for other similar applications.
4. We should have repeatedly mentioned that Agriculture (AGR) zone in the Kam Tin North area still contains many active farmlands; you can see some of these farmlands in **Figure 1** and as shown in the 2018 aerial photo, the site would also likely be used for farming in the recent past. We again urge the Board to seriously consider the consequence of approving more non-agricultural uses in the Kam Tin North area.
5. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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

Figure 1. Aerial and on-site photos showing the site and its surroundings (approximately marked by the red circle or the arrow).

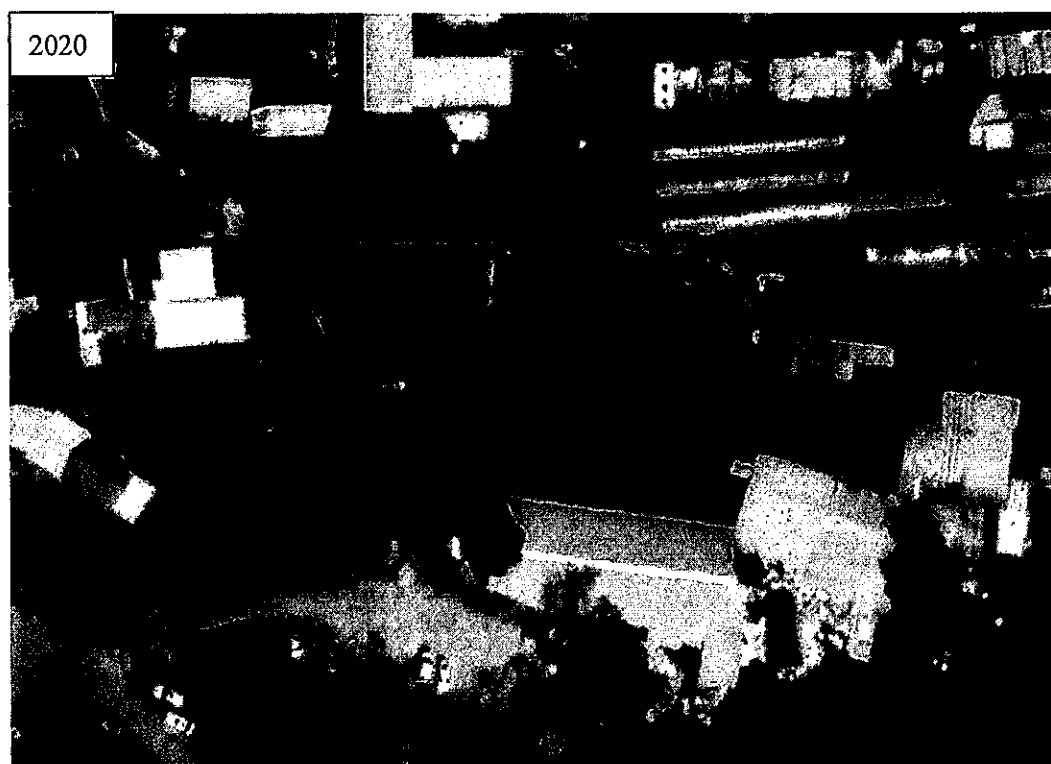


Figure 1. Cont'd.

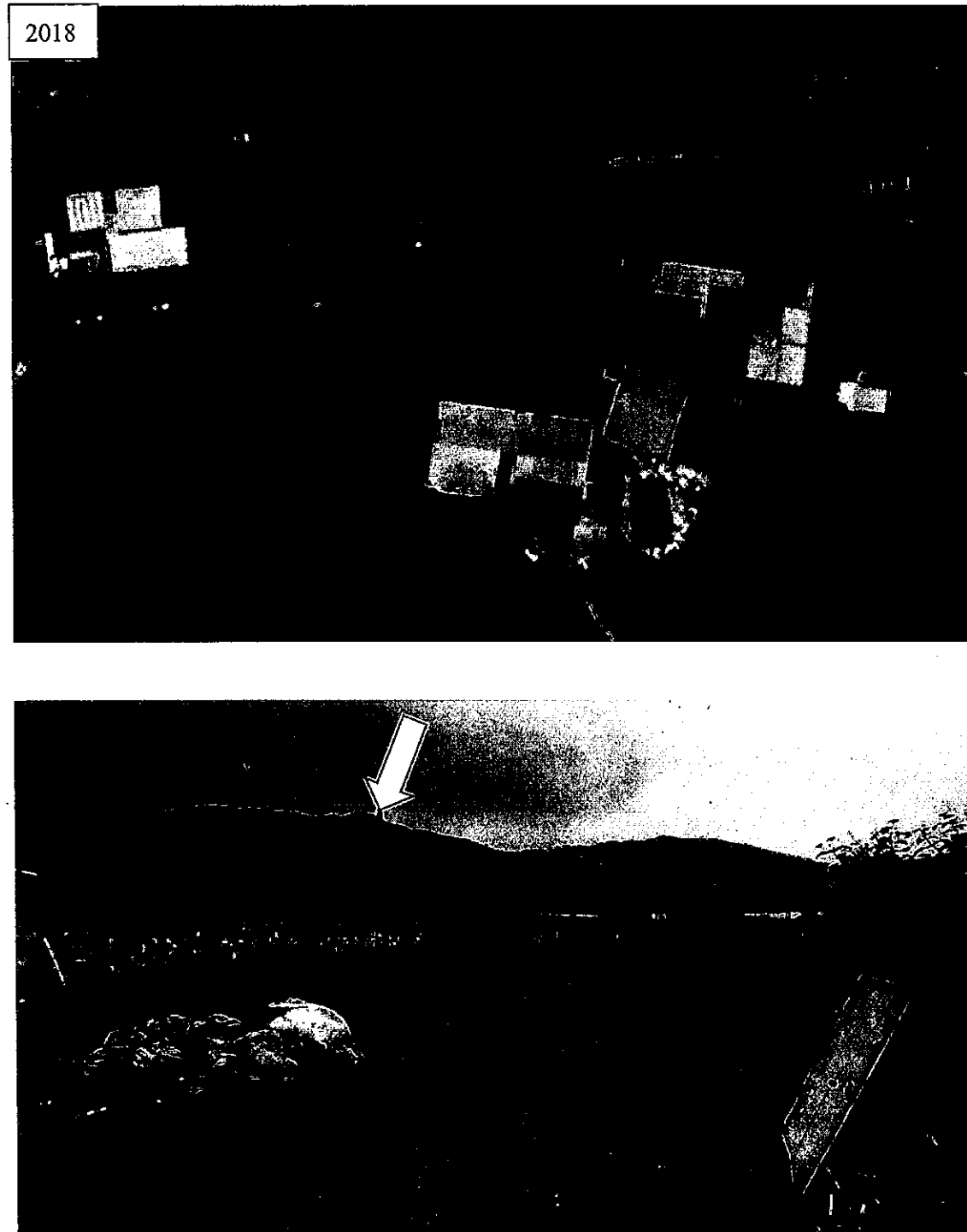


Figure 1. Cont'd.

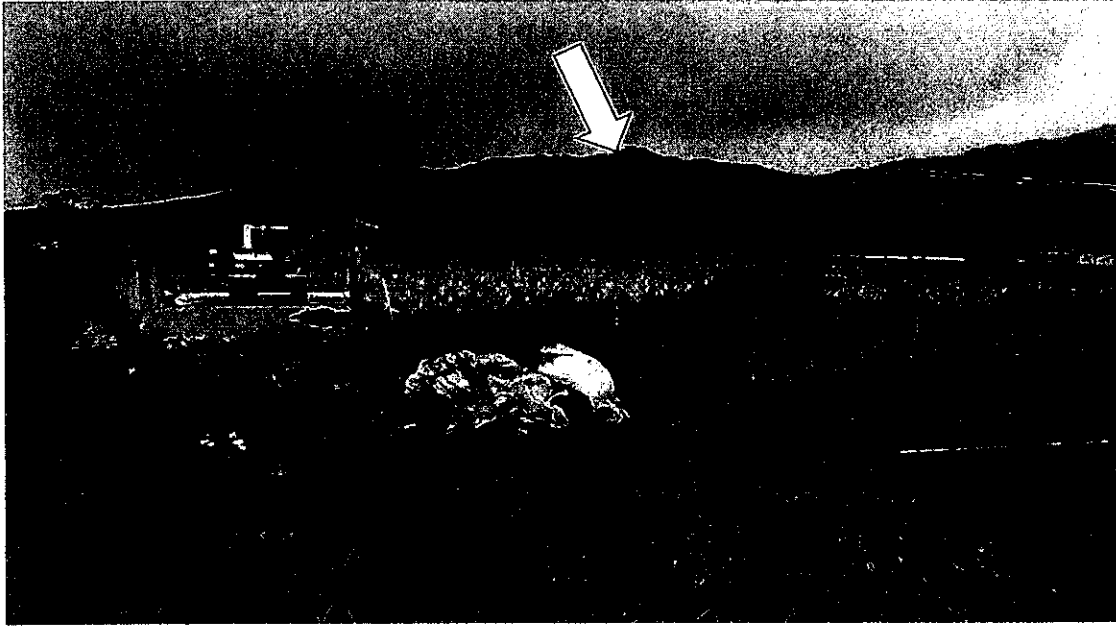
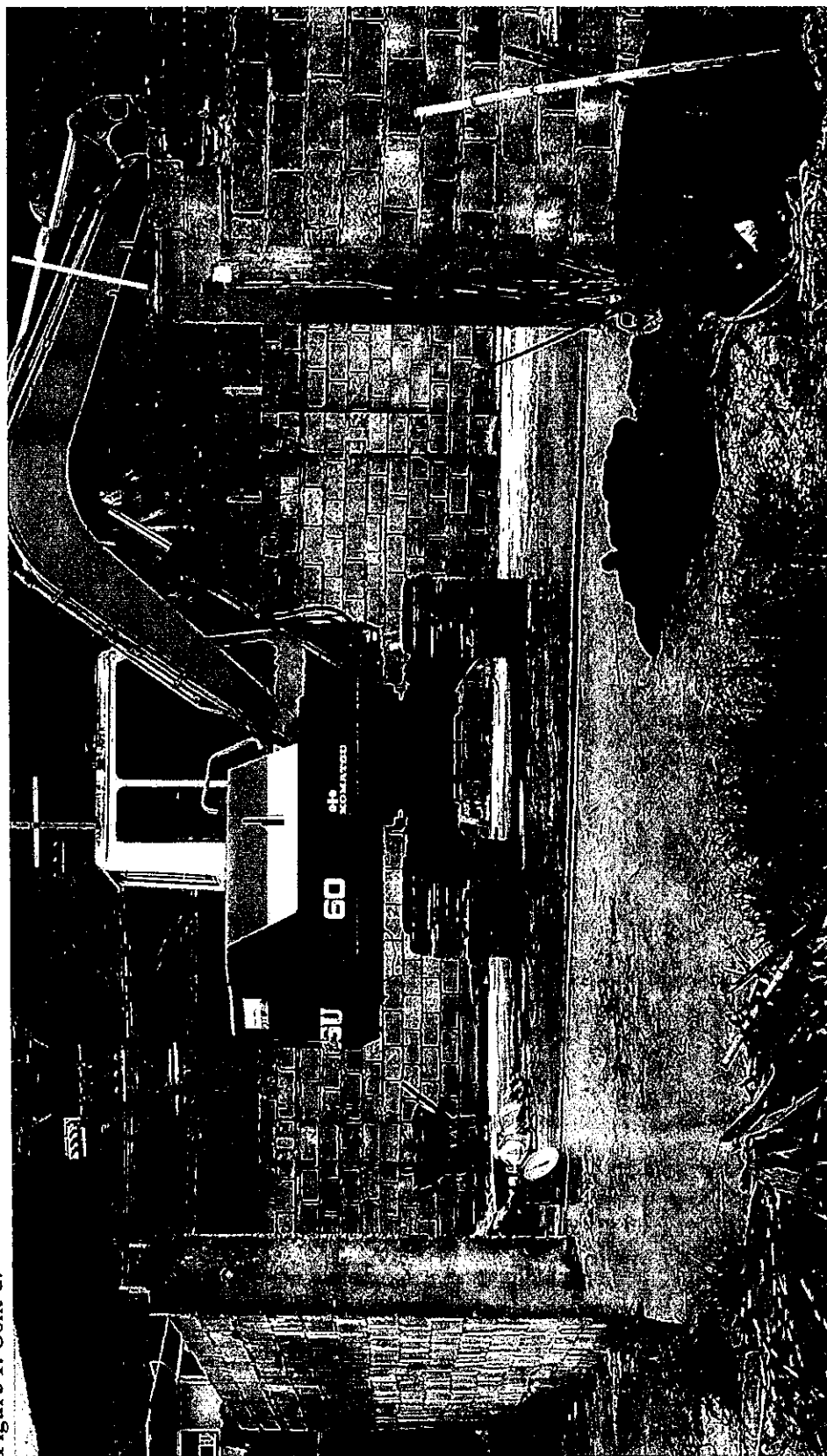


Figure 1. Cont'd.



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Objection to the Planning application: A/YL-KTN/854
01/09/2022 16:10

From:

To:

File Ref:

[REDACTED]
tpbpd@pland.gov.hk

Dear Sir/Madam,

As a citizen who has good knowledge of this area, I would like to state my objection to the application for changing the landuse of this piece of agricultural land.

This area has a long farming tradition. The surrounding area is still being used as farmland. The land is very productive. If the application for landuse change is successful, it will have serious side effects on these productive farmland. First of all, the peaceful farming environment will be disturbed. The huge number of dogs and pets mean that it will be become extremely noisy to the farmers living in the area. Secondly, the sewage system of this area is not well developed. The sewage from the dog farm will pollute the water and the soil. The filling work will also disrupt the natural stream discharge. Moreover, the increase in traffic flow will cause problem too.

In the past decade, quite a number of the farmland in the nearby areas have been converted into brown field. It is time to check this kind of sporadic "development"!

Yours truly,

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Objection to the Planning application: A/YL-KTN/854

01/09/2022 15:57

From:

To:

File Ref:

[REDACTED]
<tpbpd@pland.gov.hk>

Dear Chairperson,

I write to object the captioned application for land use change.

The Government has been encouraging the revival of farming activities which is in line with the overarching direction of sustainable urban development. This area is one of the few last farming areas in Hong Kong. This piece of land should be kept for agricultural use, rather than for raising pets. Every single piece of farm land counts. No matter how small it is, it should be kept. There is no sound reason for changing its use.

Yours sincerely,
Chi Chung LAM (Dr.)

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申請編號A/YL-KTN/854提出反對
04/09/2022 13:55

From:

To:

File Ref:

"tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>

Please respond to

致:城市規劃委員會

本人就着在元朗錦田北丈量約份第107約地段第1093號建議建臨時動物寄養所及填土工程事宜，提出強烈反對。

本人居於上址附近，此址毗鄰是有機農場，附近及元朗區居民經常到此菜園選購蔬菜，而知道政府一直鼓勵有機農業，若建動物寄養所，動物糞便，污水等，必定污染農作物質量，同時亦大大污染周遭環境。此外，現址附近已有過萬尺動物寄養所，一直已為居民帶來困擾，嘈雜的狗吠聲，臭氣熏天的排泄物，嚴重影響日常生活，所以無可能亦無需要興建多一所動物寄養所。

多謝關注!

附近一居民 盧小姐

傳送自 Android 上的 Yahoo Mail

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反對申請編號 A/YL-KTN/854
30/08/2022 16:46

From:

To:

File Ref:

tpbpd@pland.gov.hk

本人為經常光顧有機菜園的元朗居民，反對申請有以下原因：

1) 在一個有多年歷史的有機農場中間位置，申請為動物寄養所的地點，若批准該申請，動物的糞便物，臭味、污水，恐怕會影響有機農作物的生長和質量，令農場不能經營，同時影響我們的健康。

2) 申請地點約30公尺已有一個過萬尺的動物寄養所，動物24小時不停發出動物叫聲...狗吠聲，已十分影響居民日常生活，非常討厭及無奈！

再多一個寄養收容所，實在絕對不能接受！

元朗居民上

從我的iPad傳送

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反對A/YL-KTN/854之申請
31/08/2022 22:39

From:



To:

tpbpd@pland.gov.hk

File Ref:

1 attachment



城規會-意見書.docx

致：城市規劃委員會

反對規劃申請(A/YL-KTN/854)

=====

- 1) 該申請地點與村民住宅比鄰僅咫尺之間，相關寄養動物一呼百應下之噪音極大可能影響村民之正常作息及睡眠，尤以晚間為甚！
- 2) 由於距離民居極近，相關寄養動物所產生之異味(包括糞便、尿液、氣味...)及衛生問題必然引致村民反感！
- 3) 該地點其餘三周邊用地均為有機農場之耕作區，有理由相信若在該地點設為臨時動物寄養所，將會為該範圍地段帶來污染之可能，影響他人作業！
- 4) 附近地段 DD107 lot 1103 已有一大型臨時動物寄養所，沒必要在村民住宅旁再增另一寄養所！
- 5) 該地點及周邊本為農地用途，若任由相關業主在不顧及環境及民情下，隨意更改土地用途，將導致新界傳統農村優靜的環境不再！
- 6) 在未有得到任何正式許可的情況下，業主早已將該地點由耕地 100%全鋪設為水泥地，先斬後奏之嫌極為明顯，感覺相關人士並無向附近村民諮詢之任何意圖！

綜合以上，反對該地點更改為臨時動物寄養所之申請！

沙埔村民

2022.8.31

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有關申請編號 A/YL-KTN/854提出反對申請
27/08/2022 12:05

From:

To: tpbpd@pland.gov.hk

File Ref:

致 城市規劃委員會:

有關申請編號 A/YL-KTN/854

我是一個經常到這申請中所規劃範圍附近買有機菜的人士。我現強烈這個申請。

申請動物寄養所的地點，在一個大約10年歷史的有機農場中間位置，若批准該申請，動物的糞便物，污水等問題恐怕會影響有機農作物的生長和質量。而這個申請是大約五年經營，也不知道後續會否用作此用途，須知道農地適合耕種有機菜是需要好幾年或以上的時間沉澱自然排走才可以用作耕作有機菜。政府近年積極推廣農業，希望反對申請，可以令菜園能繼續經營，可以吃到香港耕作的有機菜。

此致

從我的iPhone傳送

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A/YL-KTN/854 DD 107 Kam Tin North
06/09/2022 03:24

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

Dear TPB Members,

Despite the fact that it was clearly a Destroy to Build project with almost the entire site to be slathered in cement, members approved 716.
103. In response to the Chairman's question, Ms Ivy C.W. Wong, STP/FSYLE, by referring to Plan A-4 of the Paper, said that the application site was currently vacant and **covered by vegetation**

No doubt TPB members are all 'townies' and therefore do not get it that once land has been filled in with cement it can no longer be used for agriculture, despite PlanD's obviously misleading statement that "application on a temporary basis **would not jeopardise the long-term planning intention of the "AGR" zone**"

Of course as the intention was Destroy to Build, conditions were not fulfilled
REVOKED ON 20.5.2022:
As the applicant had failed to comply with conditions (e), (f), (h) & (i) satisfactorily by 20.5.2022, the planning permission for the subject application had already been revoked on the same date.

The applicant is well aware that PlanD will turn a blind eye and recommend a roll over because law and order stop at Lion Rock. And the damage no doubt has been done and the land trashed.

The planning process is a charade.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 25 June 2020 3:58 AM CST
Subject: A/YL-KTN/716 DD 107 Kam Tin North

A/YL-KTN/716
Lot 1093 in D.D. 107, Kam Tin North
Site area : About 526.1sq.m
Zoning : "Agriculture"
Applied use : Animal Boarding Establishment / Filling of Land / 3 Vehicle Parking

Dear TPB Members,

Strongly object. Unless there has been Destroy to Build carried out recently this is genuine AGR land and there are a number of active farms nearby.

The development is not in line with the planning intention of the

"Agriculture" ("AGR") zone which is to retain and safeguard good agricultural land for agricultural purposes. This zone is also intended to retain fallow arable land with good potential for rehabilitation. No strong planning justification has been given in the submission for a departure from the planning intention, even on a temporary basis;

The applicant fails to demonstrate that the development would not generate adverse environmental and landscape impacts on the surrounding areas,

Approval of the application, even on a temporary basis, would set an undesirable precedent for similar applications within the "AGR" zone. The cumulative effect of approving such applications would result in a general degradation of the rural environment of the area.

With regard to the purported use I would remind members

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

Consequently the result is significant cruelty to animals.

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

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

- Eight cats and 28 dogs found dead 'on the ground, beds, cupboards or in cages'

- Inspector believes many died of thirst, starvation or disease

Mary Mulvihill

本人就申請編號 A/YL-KTN/854 提出強烈反對，這申請的地點附近已有幾個動物寄養所，但絕大部份只是待申請批准後就改變為其它用途，如供人居住的住所、倉地等，實質是掛羊頭賣狗肉。

這土地原是農地，應繼續保留，讓香港農業可持續發展。

另貴署張貼的通告申請，不足兩天已被撕走，雖很多居民也不知此申請，請貴局正視在鄉郊申請改變土地用途的通告，一般是其它居民不知的情況下沒有反對而被批。



村民 文芳英 上

29-8-2022

執事人：

本人就申請編號 A/YL-KTN/1854

提出反對。原因如下：

1. 這地段原本是農地，四週都是有
概農場包圍，為何要改變為動物收
容中心？

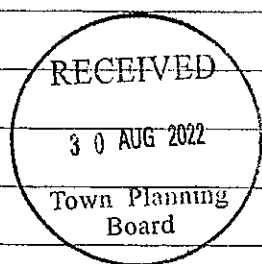
2. 如何處理排污、嘈音及其他滋擾
問題，距離這地段已經有一個所
謂動物收容中心（不足 50 公尺）

居民每天都忍受嘈音、惡臭、污
水橫流，這中心又利用此名目
加建大量貨柜，租給他人居住。

3. 申請人未得貴局同意改變用
途之前，已經將農地四周用兩
米高磚牆圍住，地面則用厚厚
石灰覆蓋，實行先斬後奏，此
等惡霸視法律如無物。

(4) 上述地段獲批，將會嚴重影響居民簡樸生活。因上述村路只有三、四呎寬，不足應付大量人流及動物材料運輸，但惡霸等又會不顧是否違法在通往地段處強行開闢車路以增加地段價值。(實際已經進行完成)

(5) 此等違法行為，政府部門應該全力制止，不應助紂為虐，讓這塊農地繼續保留也讓居民安居樂業，不再為這些掛羊頭買狗肉的所謂愛護動物人士滋擾，謝謝



-居民

歐志海

30/8/2022

Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to the Director of Fire Services; and

- the applicant shall be reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and

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

- 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 building plan submission stage;
 - if the existing structures (not being a New Territories Exempted House) are 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 proposed use under the captioned 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 application 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 application site, prior approval and consent of the BA should be obtained, otherwise they are UBW under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R;
 - if the proposed use under application is subject to issue of a license, the applicant should be reminded that any existing structures on the application 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;
- and***

(k) ***should the applicant fail to comply with the approval conditions again resulting in revocation of the planning permission, sympathetic consideration may not be given by the Committee to any further application.***