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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
日期：_____

8 AUG 2022

Form No. S16-1
表格第 S16-1 號

The consent is received on _____
The Planning Board will formally acknowledge
the 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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/76-FM/856
	Date Received 收到日期	8 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 Tsz Ki 鄧子其

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)	Lots 1356 (Part), 1359 (Part), 1360 (Part) and 1371 (Part) in D.D. 109, Kam Tin, Yuen Long 新界元朗錦田丈量約份第109約地段第1356號部分、第1359號部分、第1360號部分及第1371號部分
(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 3,098.6 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 812 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	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
28/07/2022 (DD/MM/YYYY)[&]
於 28/07/2022 (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 28/07/2022 (DD/MM/YYYY)[&]
於 28/07/2022 (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，或有關係的鄉事委員會[&]

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 □About 約
	Non-domestic part 非住用部分		sq.m 平方米 □About 約
	Total 總計		sq.m 平方米 □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	3,098.6 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
(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))				
(b) Intended use/development 有意進行的用途/發展	<p>臨時動物寄養所連附屬設施(為期5年)及填土工程</p> <p>Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land</p>			

(iii) For Type (iii) application 供第(iii)類申請			
(a) Nature and scale 性質及規模	<input type="checkbox"/>	Public utility installation 公用事業設施裝置	
	<input type="checkbox"/>	Utility installation for private project 私人發展計劃的公用設施裝置	
	Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度		
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)			

(iv) For Type (iv) application 供第(iv)類申請

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

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

(v) For Type (v) application 供第(v)類申請

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

臨時動物寄養所連附屬設施(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	812	sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	0.26		<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	26.2	%	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	10		
Proposed no. of storeys of each block 每座建築物的擬議層數	1	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	3.5-4.5	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 88 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 (please specify the use(s) and concerned land
 政府、機構或社區設施 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 the proposed layout plan.

☐ 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 the proposed layout plan.
.....
.....
.....
.....

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

.....

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)

Around November 2023.

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

<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 checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Kong Tai Road 江大路</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)</p> <p><input type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Private Car Parking Spaces 私家車車位 3</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>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 checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <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 2</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>

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。																																	
Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是 No 否	<input type="checkbox"/> Please provide details 請提供詳情																															
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。)	Yes 是 No 否	<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) <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 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 <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																															
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<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> 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)			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"/>																															
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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。

請參考申請理由。

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

鄧子其

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

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

1/8/2022 (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

NA 不適用

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

NA 不適用

Total number of niches 龕位總數

NA 不適用

Total number of single niches

單人龕位總數

NA 不適用

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

NA 不適用

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

NA 不適用

Number of single niches (residual for sale)

單人龕位數目 (待售)

NA 不適用

Total number of double niches

雙人龕位總數

NA 不適用

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

NA 不適用

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

NA 不適用

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

NA 不適用

Number of double niches (residual for sale)

雙人龕位數目 (待售)

NA 不適用

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)

NA 不適用

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

NA 不適用

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

NA 不適用

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

NA 不適用

Number of niches (residual for sale)

龕位數目 (待售)

NA 不適用

Proposed operating hours 擬議營運時間

NA 不適用

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

就靈灰安置所而言，骨灰安放容量指：

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and 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 1356 (Part), 1359 (Part), 1360 (Part) and 1371 (Part) in D.D. 109, Kam Tin, Yuen Long 新界元朗錦田丈量約份第109約地段第1356號部分、第1359號部分、第1360號部分及第1371號部分		
Site area 地盤面積	3,098.6 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	臨時動物寄養所連附屬設施(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	812 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.26 <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	10	
	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	3.5-4.5	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	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	26.2 % <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) _____	3 PC: 3
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____	2 LGV: 2

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。

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申請理由

根據城市規劃條例第 16 條作出規劃許可申請

擬在新界元朗錦田丈量約份第 109 約地段 1356 號(部份)、1359 號(部份)、1360 號(部份)及 1371 號(部份)作為期五年的臨時動物寄養所連附屬設施及填土工程之用途

- 申請地點的面積約為 3,098.6 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」地帶均是經常在有附帶條件或無附帶條件下獲准許可的發展。
- 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：A/YL-KTN/798 (2021 年 12 月 24 日獲批)及 A/YL-KTN/805 (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。
- 申請地段將設有 10 個擬議建築物，有 6 個建築物為動物寄養所、1 個為附屬辦公室、1 個附屬存物室、1 個狗隻活動室及 1 個棚架。
- 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）。
- 申請地點會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丈量約份第 109 約地段 1356 號(部份)、1359 號(部份)、1360 號(部份)及 1371 號(部份)作為期五年的臨時動物寄養所連附屬設施及填土工程的用途。



Legend:



Application Site 申請範圍



Location of the on-site notice 現場告示之張貼位置

Appendix 1

Location: DD 109 Lot 1356 (Part)
DD 109 Lot 1359 (Part)
DD 109 Lot 1360 (Part)
DD 109 Lot 1371 (Part)

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

Date: 27 July 2022

Location
位置圖

擬議臨時動物寄養所連附屬設置
(為期5年)及填土工程

Proposed Temporary Animal Boarding
Establishment with Ancillary Facilities for
a Period of 5 Years and Filling of Land

SCALE

1:1000

@A4

For Identification Only

Drawing No.:

1-01

Proposed Structures Details

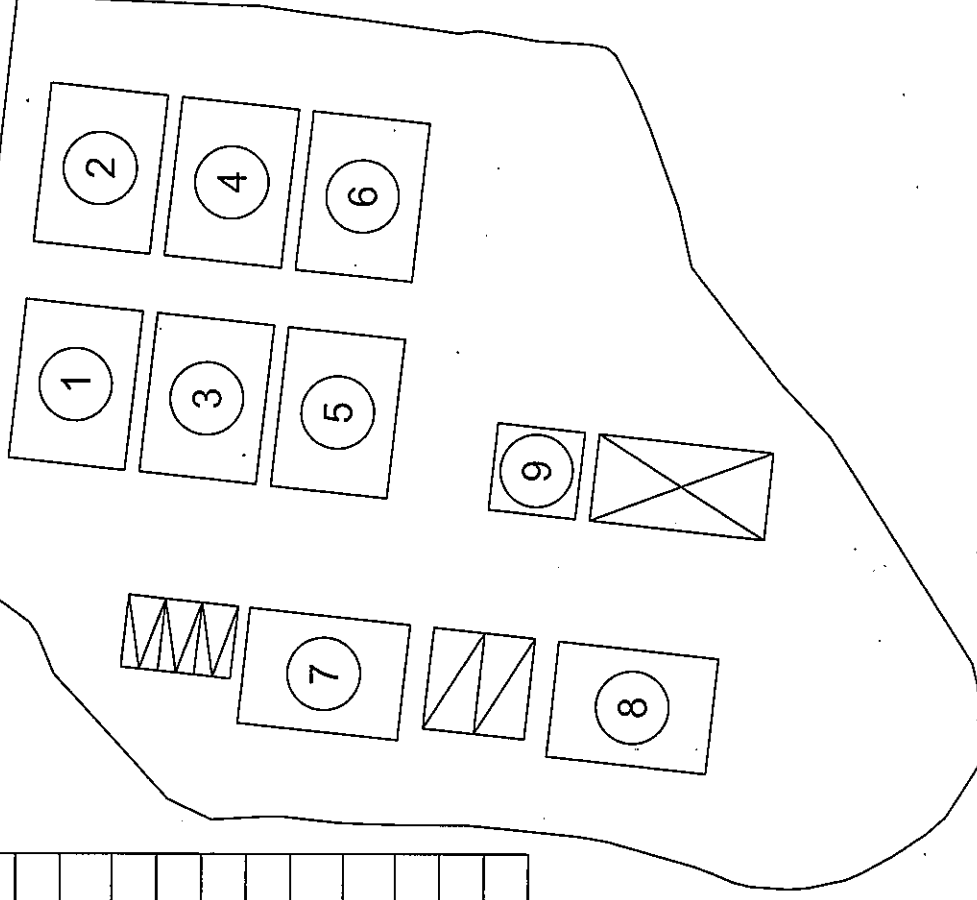
Structures	Gross Floor Area (GFA)	Height (Not Exceeding)	Storey
1 Animal Boarding Establishment	About 11m x 8m = 88 m ²	3.5m	1 only
2 Animal Boarding Establishment	About 11m x 8m = 88 m ²	3.5m	1 only
3 Animal Boarding Establishment	About 11m x 8m = 88 m ²	3.5m	1 only
4 Animal Boarding Establishment	About 11m x 8m = 88 m ²	3.5m	1 only
5 Animal Boarding Establishment	About 11m x 8m = 88 m ²	3.5m	1 only
6 Animal Boarding Establishment	About 11m x 8m = 88 m ²	3.5m	1 only
7 Ancillary Site Office	About 11m x 8m = 88 m ²	3.5m	1 only
8 Ancillary Storage	About 11m x 8m = 88 m ²	3.5m	1 only
9 Dog Function Room	About 6m x 6m = 36 m ²	3.5m	1 only
Open Shed	About 12m x 6m = 72 m ²	4.5m	
Total	About 812 m ²		

Covered Area: 812 m² (About)

Uncovered Area: 2,286.6 m² (About)

*Whole Application Site will be covered by concrete with about 0.3 m depth of filling of land.

Scale: 1:500 @A4



Appendix 2

Proposed Layout Plan

Location:

DD 109 Lot 1356 (Part), 1359 (Part), 1360 (Part) and 1371 (Part)

OZP: SYL-KTN/9

District: Kam Tin North

Zoning: Agriculture

擬議臨時動物寄養所連附屬設置
(為期5年)及填土工程

Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land

Legend:

Ingress / egress

Proposed Structures

Private Car Parking Space

LGV U/UL Space

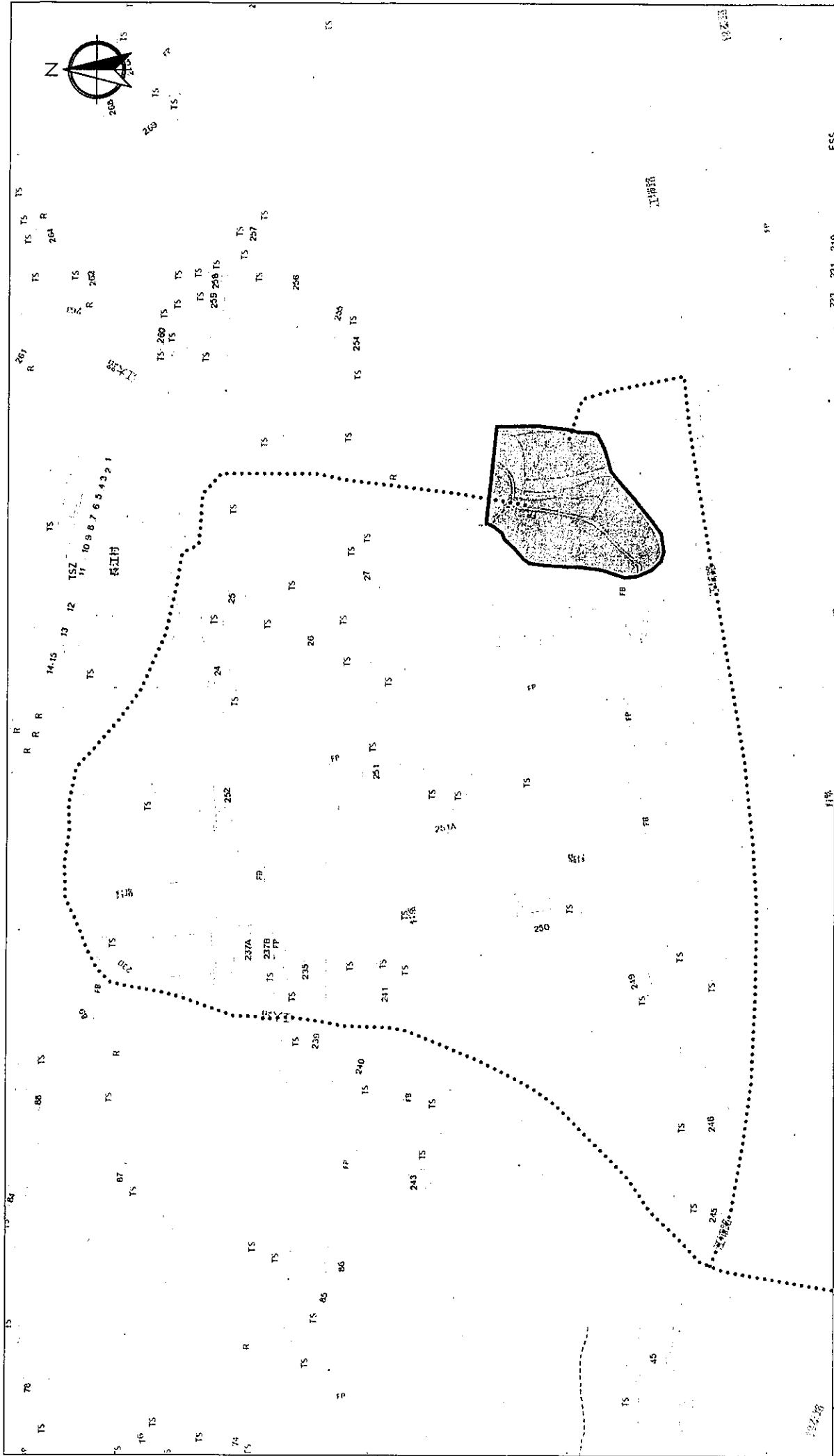
Open Shed

Drawing No.:

2-01

For Identification Only

Date: 05/08/2022



Scale: Undefined @A4

Captured from map.gov.hk on 5th August 2022

Appendix 3 Existing Vehicular Access	Location: Varies Lots in D.D. 109		Project: Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land	Width of Kong Tai Road: 4-6m (About)	Drawing No.: 3-01
	OZP: S/YL-KTN/9				
	District: Kam Tin North				
	Zoning: Agriculture				
			Map Legend: Road Path ———— Site Boundary	For Identification Only Date: 05/08/2022	

規劃署及城市規劃委員會：

有關規劃署對 A/YL-KTN/856 的查詢

收悉 貴署對 A/YL-KTN/856 申請的疑問，本人現書面回覆。

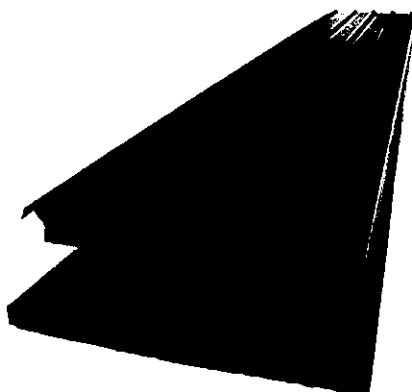
填土及平整物料方面，填土是為了平整申請地點，並已使用適合耕種的泥土作平整基礎，之後才用混凝土作平整後的面層。如果使用沙或泥土作平整物料，則未能提供用混凝土的好處。用混凝土平整後能提供乾淨的環境給使用者清潔，也避免當使用者離開時帶走泥土，防止發生水土流失的情況。此外，經平整後的地方可以把有關構築物繫穩及鞏固，方便設計及建設渠道，並提供了空間給車輛轉動及停泊，避免車輛因濕滑的泥土而未能移動。有見及此，平整的範圍及大小已經營運所需最小。

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。

填土的高度及地型會依照舊有的情況進行，不會改變地型。厚度計劃由大約 mPD +7.0 提高至大約 mPD +7.3。填土位置方面請參考 Appendix 4(平整位置圖)。

本申請在營業時間外(即從下午六時至上午八時)會有動物過夜，全日不超過 60 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，本人計劃安排約 6 個工作人員。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 12 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。

本人計劃使用隔音及隔熱的鋁板作為寄養所的牆身及頂部，鋁板與鋁板之間有聚氨酯，下圖為參考圖：



此外，寄養所會安裝 24 小時通風系統及冷風機，例如抽氣扇等，提供良好的居住空間。

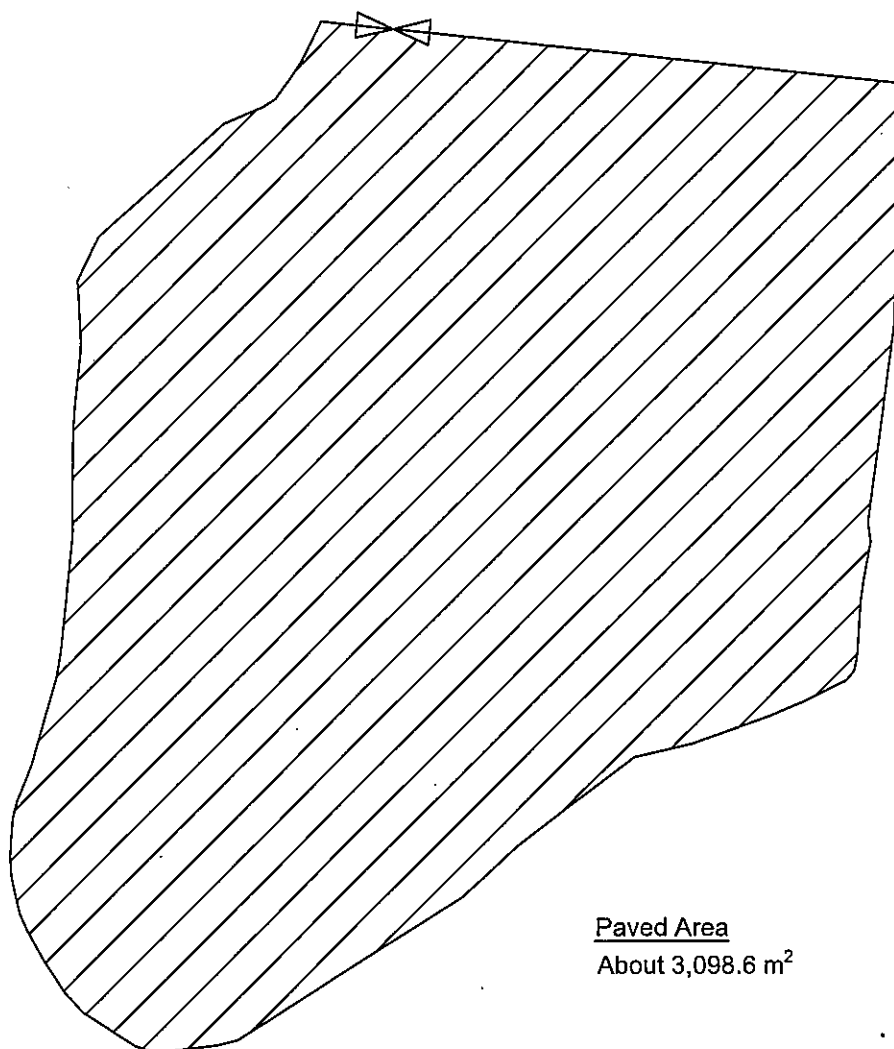
本申請不會使用喇叭及不需要使用任何擴音設備進行廣播，以免為附近環境產生不良影響。

由於寄養所已用上能夠隔音及隔熱的鋁板，現場亦會以「鋅鐵皮」及鐵絲網物料將申請地點圍起，進一步降低外來刺激刺激動物。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。


申請人
鄧子其

二零二二年八月十六日



Paved Area
About 3,098.6 m²

Legend:

 Paved Area 平整範圍

Appendix 4

Location: DD 109 Lot 1356 (Part)
DD 109 Lot 1359 (Part)
DD 109 Lot 1360 (Part)
DD 109 Lot 1371 (Part)

OZP: S/YL-KTN/9

District: Kam Tin North

Zoning: Agriculture

Date: 16 August 2022

Paved Area

平整位置圖

擬議臨時動物寄養所連附屬設施
(為期5年)及填土工程

Proposed Temporary Animal Boarding
Establishment with Ancillary Facilities for
a Period of 5 Years and Filling of Land

SCALE

1:500

@A4

For Identification Only

Drawing No.:

4-01

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



Re: Planning Application No. A/YL-KTN/856_Departmental Comments
15/09/2022 16:35

From: Tang Lok San
To: tpbpd@pland.gov.hk
Cc:
File Ref:

Ms. Pang,

Thank you for the email. Please see the attachment for the further information based on the comment of Departments'. Please contact Mr. Tang on phone or email to if you have any question regarding to the application.

Your Sincerely,
Mr. Tang



AYL-KTN 856.pdf

規劃署及城市規劃委員會：

有關規劃署對 A/YL-KTN/856 的查詢

收悉 貴署對 A/YL-KTN/856 申請的疑問，本人現書面回覆。

現澄清本申請只會有狗隻使用。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。

申請人

鄧子其

二零二二年九月十四日

環境保護署及城市規劃委員會：

有關環境保護署對 A/YL-KTN/856 的查詢

收悉 貴署對 A/YL-KTN/856 申請的疑問，本人現書面回覆。

本人確定申請地點現時及將來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。

此外，本人計畫在申請地點內建造一個符合環境保護署所定下的 ProPECC PN 5/93 指引的化糞池來收集寄養所內的污水。化糞池及滲水井的距離會遠離水池及河道超過 15 米，由於申請地點附近的水池及溪流/河道不是用作飲用用途，此距離亦符合環境保護署所定下的 ProPECC PN 5/93 指引。有關化糞池及滲水井亦不會連接雨水渠，務求對附近的污染降至零污染，確保附近的水源及土地不會被此申請用途污染。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。

申請人
鄧子其

二零二二年九月十四日

運輸署及城市規劃委員會：

有關對運輸署 A/YL-KTN/856 的查詢

收悉運輸署對 A/YL-KTN/856 申請的疑問，本人現書面回覆。

本人預計本申請地點的車流為以下：

時段	車輛數目（包括出/入）
00:00-01:00	0
01:00-02:00	0
02:00-03:00	0
03:00-04:00	0
04:00-05:00	0
05:00-06:00	0
06:00-07:00	0
07:00-08:00	0
08:00-09:00	0-2
09:00-10:00	0-5
10:00-11:00	2-5
11:00-12:00	2-5
12:00-13:00	2-5
13:00-14:00	2-5
14:00-15:00	2-5
15:00-16:00	2-5
16:00-17:00	2-5
17:00-18:00	2-5
18:00-19:00	0-2
19:00-20:00	0
20:00-21:00	0
21:00-22:00	0
22:00-23:00	0
23:00-00:00	0

以下為最近江大路(包括分支路)大約的車流量^:

時段	車流量
00:00-01:00	2-5 輛
01:00-02:00	2-5 輛
02:00-03:00	2-5 輛
03:00-04:00	2-5 輛
04:00-05:00	2-5 輛
05:00-06:00	10-15 輛
06:00-07:00	15-20 輛
07:00-08:00	25-30 輛

08:00-09:00	25-30 輛
09:00-10:00	30-35 輛
10:00-11:00	30-35 輛
11:00-12:00	30-35 輛
12:00-13:00	30-35 輛
13:00-14:00	30-35 輛
14:00-15:00	30-35 輛
15:00-16:00	35-40 輛
16:00-17:00	40-45 輛
17:00-18:00	45-50 輛
18:00-19:00	60-65 輛
19:00-20:00	60-65 輛
20:00-21:00	35-40 輛
21:00-22:00	35-40 輛
22:00-23:00	20-25 輛
23:00-00:00	15-20 輛

^此數字在 2022 年 6 月 20 日統計。

由於方便上落寵物及寵物糧食等物品和方便員工及外來使用人士駕車到本申請地點，現申請 2 個客貨車上落貨位置。此申請也包括 2 個員工及 1 個外來使用人士（即有透過電話通知員工的客人）的停車位，共 3 個泊車位。由於本人計劃使用本寄養所的人士需要透過電話通知寄養所的員工，並不接受散客（即未有透過電話通知員工的客人），可以控制使用人次。因此，3 個車位已足夠此申請運作，包括職員及外來人士（即有透過電話通知員工的客人）的需求。

申請地點有道路連接，前往本申請地點途經逢江大路，再轉入私人道路前行大約 150 米到達申請地點。江大路沿途道路至少有 3 米闊，最多約有 6 米闊，沿途也有避車處，客貨車有足夠的位置通過。申請地點的出入口約 6 米闊。沿途道路相片請參考文件末端，而相片的觀看點請參考 Appendix 3。

在申請地點內有一個直徑超過 10 米的圓形空間，足夠讓車輛進行調遣的動作，不會在公用道路上讓車輛等候進入本申請地點，停泊在公用道路及以倒後形式進出本申請地點。參考文件末端的 Appendix 2。

本申請地點能以的士及小巴到達，小巴路線 602 號能到達申請地點附近，位置請參考 Appendix 3。

此申請不允許超過 5.5 噸的貨車進入申請地點。

本人明白及了解連接申請地點的道路不是由 貴署管理。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。

申請人
鄧子其

二零二二年九月十三日

道路相片：











Proposed Structures Details

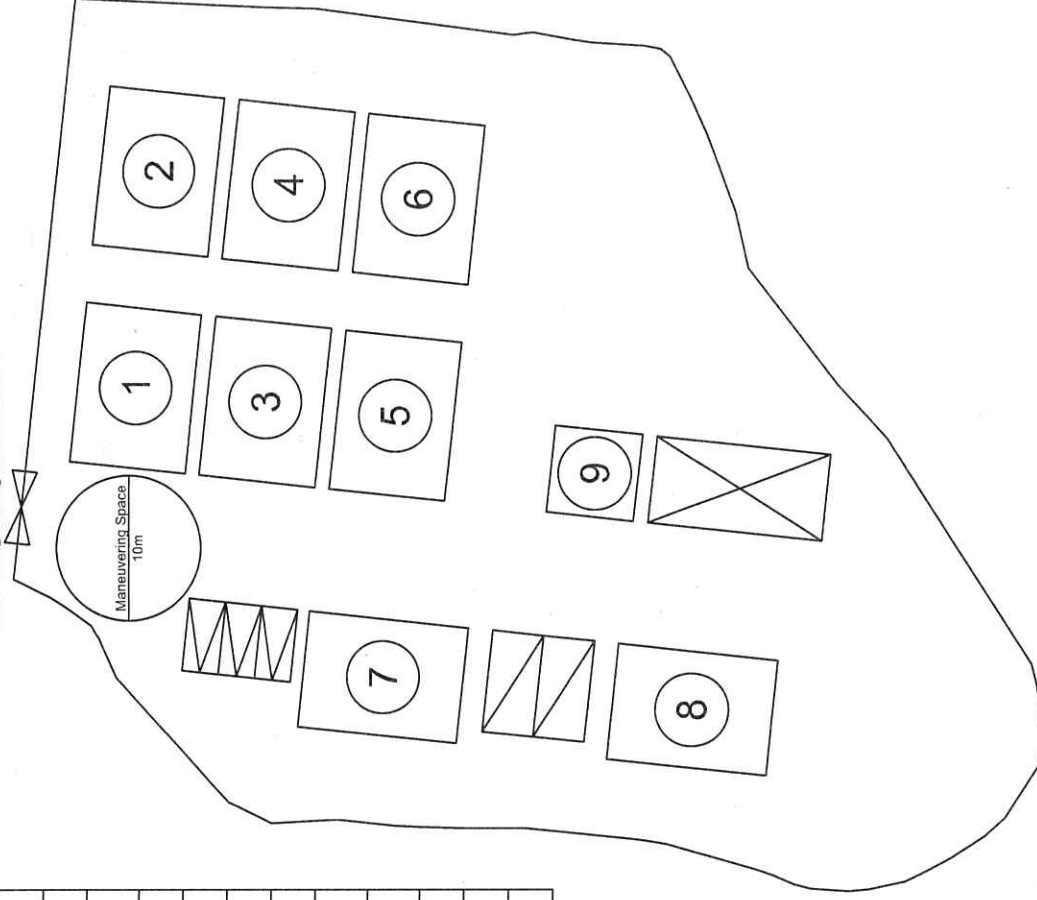
Structures	Gross Floor Area (GFA)	Height (Not Exceeding)	Storey
1 Animal Boarding Establishment	About 11m x 8m = 88 m ²	3.5m	1 only
2 Animal Boarding Establishment	About 11m x 8m = 88 m ²	3.5m	1 only
3 Animal Boarding Establishment	About 11m x 8m = 88 m ²	3.5m	1 only
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Open Shed	About 12m x 6m = 72 m ²	4.5m	
Total	About 812 m ²		

Covered Area: 812 m² (About)
Uncovered Area: 2,286.6 m² (About)

*Whole Application Site will be covered by concrete with about 0.3 m depth of filling of land.



Width of Ingress/egress: About 6m



Scale: 1:500 @A4



擬議臨時動物寄養所連附屬設施
(為期5年)及填土工程

Proposed Temporary Animal Boarding
Establishment with Ancillary Facilities for
a Period of 5 Years and Filling of Land

Location:

DD 109 Lot 1356 (Part), 1359 (Part),
1360 (Part) and 1371 (Part)

OZP: S/YL-KTN/9

District: Kam Tin North

Zoning: Agriculture

Appendix 2

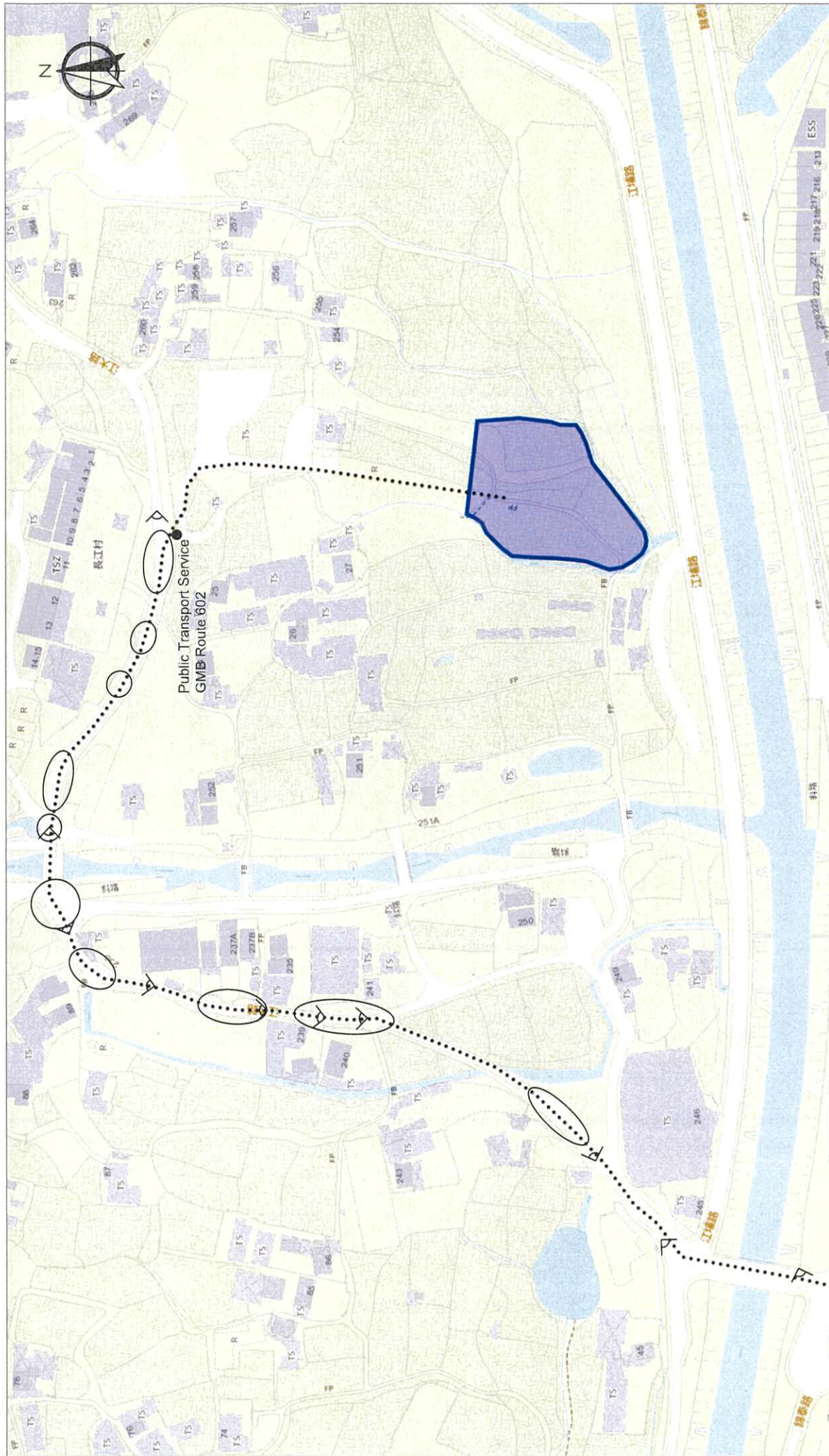
Proposed
Layout Plan

Legend:

- Ingress / egress
- Proposed Structures
- Private Car Parking Space
- LGV U/UL Space
- Open Shed

Drawing No.:
2-01

For Identification Only
Date: 13/09/2022



Scale: Undefined @A4

Captured from map.gov.hk on 13th September 2022

Appendix 3 Existing Vehicular Access	Location: Varies Lots in D.D. 109		Project: Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land	Width of Kong Tai Road: 4-6m (About) Map Legend: <div><div>●●●●● Road Path</div><div><div>▬ Site Boundary</div><div>○ Maneuvering Space</div><div>⋈ Viewing Point</div></div></div>	Drawing No.: 3-01
	OZP: S/YL-KTN/9				
	District: Kam Tin North				For Identification Only Date: 13/09/2022
	Zoning: Agriculture				

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



AYL-KTN/856 - Further Information (Public Comment)

19/09/2022 16:31

From: Tang Lok San
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
Cc:
File Ref:

Town Planning Board,

Please see the attachment section for the further information. Please contact Mr. Tang on
phone or email to if you have any question regarding to
the application.

Your Faithfully,



Mr. TangAYL-KTN 856 Public Comment.pdf

城市規劃委員會：

有關公眾人士對 A/YL-KTN/856 的查詢

收悉有公眾人士對 A/YL-KTN/856 申請的疑問，本人現書面回覆。

道路授權方面，本人已與沿途用作道路經過的私人地段的持分者溝通，並獲得多名持分者在使用道路出入的許可。此外，如日後有有關使用道路的爭議，本人亦會盡力了解事情及進行調解，減少爭論。

希望此附加文件能釋除貴委員會的隱憂及回應公眾人士的意見，並支持本申請。

申請人

鄧子其

二零二二年九月十九日

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

Approved Applications

Application No.	Use / Development	Date of Consideration
A/YL-KTN/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/590	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	16.3.2018 [revoked on 16.9.2018]
A/YL-KTN/577	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	26.1.2018
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 13.1.2022]
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 [revoked on 23.10.2021]
A/YL-KTN/725	Proposed Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years	26.2.2021 [revoked on 26.2.2022]
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 [revoked on 8.7.2021]
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 [revoked on 16.7.2022]
A/YL-KTN/778	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	13.8.2021 [revoked on 13.11.2021]
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

Application No.	Use / Development	Date of Consideration
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
A/YL-KTN/839	Renewal of Planning Approval for Temporary Animal Boarding Establishment (Cattery) for a Period of 3 Years	15.7.2022

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):

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

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

- no objection to the application.

3. Environment

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

- there was no environmental complaint concerning the Site received in the past three years;
- provided that the facilities will be properly designed and maintained to minimize any potential environmental nuisance, he has no objection to the application subject to the following approval conditions:
 - (i) all dogs shall be kept inside the enclosed animal boarding establishment structure on the Site, except no more than 12 dogs are allowed for outdoor activities from 8 a.m. to 6 p.m., as proposed by the applicant, during the planning approval period; and
 - (ii) no public announcement system, whistle blowing, portable loudspeaker or any form of audio amplification system is allowed to be used on the Site, as proposed by the applicant, during the planning approval period.

4. Landscape

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

- the proposed use is not incompatible with the surrounding landscape setting and planned

development; and

- no objection to the application from the landscape planning perspective as significant adverse impact on landscape resources is not anticipated.

5. **Drainage**

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

- he has no objection in-principle from the public drainage point of view; and
- should the application be approved, an approval condition requiring the submission, implementation and maintenance of the drainage proposal for the proposed development to his satisfaction or of the Board should be included.

6. **Fire Safety**

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

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

7. **Agriculture and Nature Conservation**

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

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

8. **Building Matters**

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

- no objection to the application.

9. **Electrical Aspect**

Comments of the Director of Electrical and Mechanical Services (DEMS):

- no objection to the application.

10. **Environmental Hygiene**

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

- no objection to the application.

11. District Officer's Comments

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

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

12. Other Departments

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

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the development at the Site;
- (b) the permission is given to the development / uses and structures under application. It does not condone any other development / uses and structures which currently occur on the Site but not covered by the application. The applicant shall be requested to take immediate action to discontinue such development / uses and remove such structures not covered by the permission;
- (c) to resolve any land issues relating to the proposed development with the concerned owner(s) of the Site;
- (d) to note the comments of the District Lands Officer/ Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and
 - should the application be approved, the lot owner(s) will need to apply to his office to permit the structures to be erected or regularize any irregularities on Site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity as landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by the LandsD;
- (e) 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. No vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period;
- (f) to note the comments of Director of Environmental Protection (DEP) that:
 - the applicant is advised: (i) that the proposed structures for animal boarding should be enclosed with soundproofing materials with provision of 24-hour mechanical ventilation and air-conditioning system; (ii) to follow the requirements stipulated in “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Site”; (iii) to 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) to meet the statutory requirements under relevant pollution control ordinances;

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

- in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSI to be installed should be clearly marked on the layout plans; and
- the applicant is 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;

(h) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:

- his department does not and will not maintain the access connecting the Site with Kong Po Road; and
- adequate drainage measures should be provided to prevent surface water running from the Site to nearby public road and drains;

(i) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that:

- in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing, supervising and conducting any activity near the underground cable or overhead line under the mentioned application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the "Code of Practice on Working near Electricity Supply Lines" established under the Regulation when carrying out works in the vicinity of the electricity supply lines;

(j) 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 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;

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

- the Site is zoned “AGR” and is vacant. There are some agricultural activities in the vicinity, and agricultural infrastructures such as road access and water source are also available. The Site can be rehabilitated for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. though whether there will be agricultural activities on a specific site will hinge on a lots of factors;
- the applicant shall be reminded to avoid polluting or disturbing the adjacent watercourse during operation (**Plan A-2**); and
- the Site does not associate with any licence granted by his department, not have his department received any application regarding the Site. Under the Public Health (Animals) Boarding Establishment) Regulations (Cap. 139I), any person who provides food and accommodation for animals in return for a fee paid by the owner must apply for a Boarding Establishment Licence from his department. The applicant should also be reminded that the establishment and ancillary facilities which is licensed under the Cap. 139I must always fulfill the criteria listed in the Regulations. On the other hand the dogs kept by the applicant should also be properly licensed as in accordance with Cap. 421 Rabies Ordinance and he is reminded to observe Cap. 169 Prevention to Animal Ordinance at all times; and

(l) 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 the building plan submission stage;
- before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BD should be obtained, otherwise they are unauthorized building works (UBW) under BO. An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;
- for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the Buildings Ordinance (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 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.

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

**KFBG's comments on three planning applications**

08/09/2022 12:24

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

3 attachments



220908 s16 LYT 771.pdf 220908 s16 KTS 937.pdf 220908 s16 KTN 856.pdf

Dear Sir/ Madam,

Attached please see our comments regarding three 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)

8th 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/856)

1. We refer to the captioned.
2. We urge the Board to look at a recent on-site photo showing the western part of the site at **Figure 1**. Also, some photos showing the active farmlands in the close vicinity are also attached in **Figure 2**.
3. We should have repeatedly mentioned in our submissions to the Town Planning Board that in the Kam Tin North area there are still many active farmlands and we have also repeatedly urged the Board to carefully consider (or even reject) applications that would affect the AGR zone in this area. Aerial photos showing the site are also provided in **Figure 3**. As shown, at least in early 2014 sign of active cultivation could still be observed in the western part of the site. Then, obvious landscape change could be spotted at part of the site from an aerial photo in 2015; landscape changes also appeared in the western part of the site in 2017 and 2020. Then, please look at the on-site photo taken in September 2022 showing the western part of the site in **Figure 1**.
4. We kindly and strongly urge the Board to seriously consider the land history and status of the site, and through this application and the land history of this site also seriously think about the future of the AGR zone in the Kam Tin North area. **Figure 2** (and also many of our photos shown in various submissions to the Board) should have clearly indicated that many

active farmlands are still thriving in the Kam Tin North area. We urge the Board to seriously consider the cumulative impacts of turning more arable lands in this area into non-agricultural uses.

5. Below is a table showing the land area of farmlands in Hong Kong and their proportions to the total Hong Kong's land area.

	Active farmland area in Hong Kong	Total (active and abandoned) farmland area in Hong Kong
1997	1,790 ha ¹	6,080 ha ¹
Latest figures	763 ha (by the end of 2021) ²	4,255 ha (in 2019) ³
% Change since 1997	↓ ca. 57% (from 1997 to 2021)	↓ ca. 30% (from 1997 to 2019)
Proportion of farmland area in Hong Kong*	ca. 0.69%	ca. 3.8%

* Using the latest total land area (i.e., 111,376 ha; as at October 2021) from Lands Department⁴ as the base and using the latest figures by the end of late 2021 and in 2019 from AFCD for the calculation.

6. As shown, Hong Kong's total farmland area accounts for less than 4% of Hong Kong's total land area, and active farmland area is even less than 0.7%. Under this scenario, we urge the Board to consider whether or not it is unreasonable to ask for protecting remaining farmlands in Hong Kong, and whether it is appropriate to approve more applications not relating to genuine agricultural uses in AGR zones.

7. According to the gist of this application, the site will be paved. We urge the Board to consider whether this would significantly and permanently affect the arability of the site.

8. To conclude, we urge the Board to seriously consider the potential cumulative impact of approving this application, after noting the fact that there are existing active farmlands in the close vicinity under the same zoning (i.e., AGR). We urge the Board to reject this application as the proposed use is not in line with the planning intention of the AGR zone which still

¹ https://gia.info.gov.hk/general/201302/06/P201302060519_0519_106958.pdf

² https://www.afcd.gov.hk/english/agriculture/agr_hk/agr_hk.html

³ https://www.afcd.gov.hk/misc/download/annualreport2020/lib/uploads/16369442626191c9868bfcf3_en.pdf

⁴ <https://www.landsd.gov.hk/en/resources/mapping-information/hk-geographic-data.html>



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

contains many active farmlands.

9. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

Figure 1. Recent on-site photo showing the western part of the site (approximately indicated by the arrow).



Figure 2. Active farmlands to the west of the site.

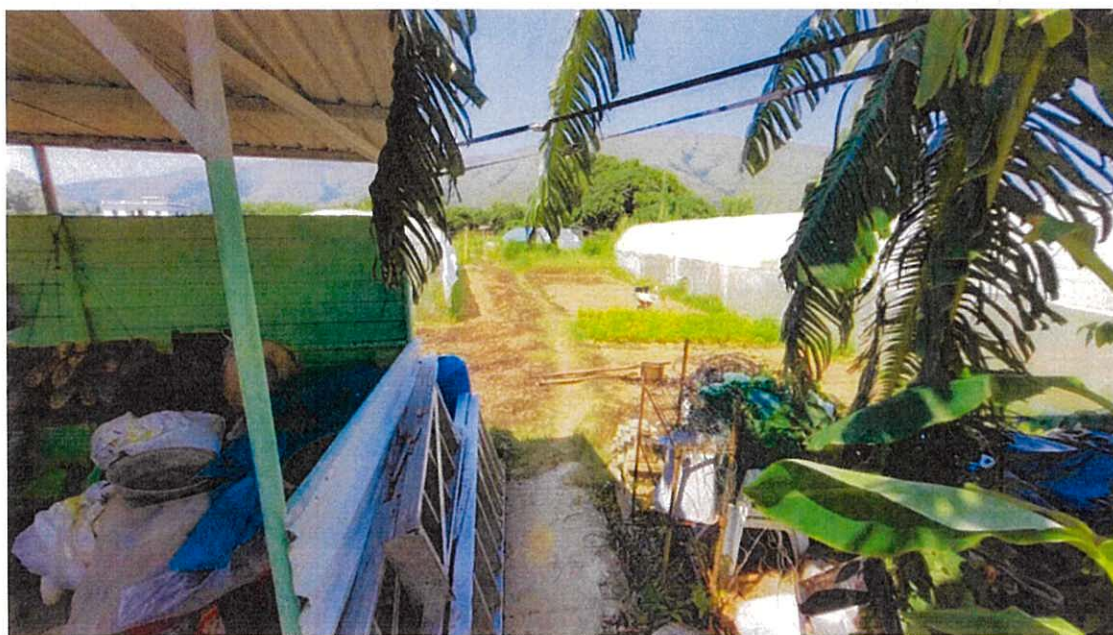
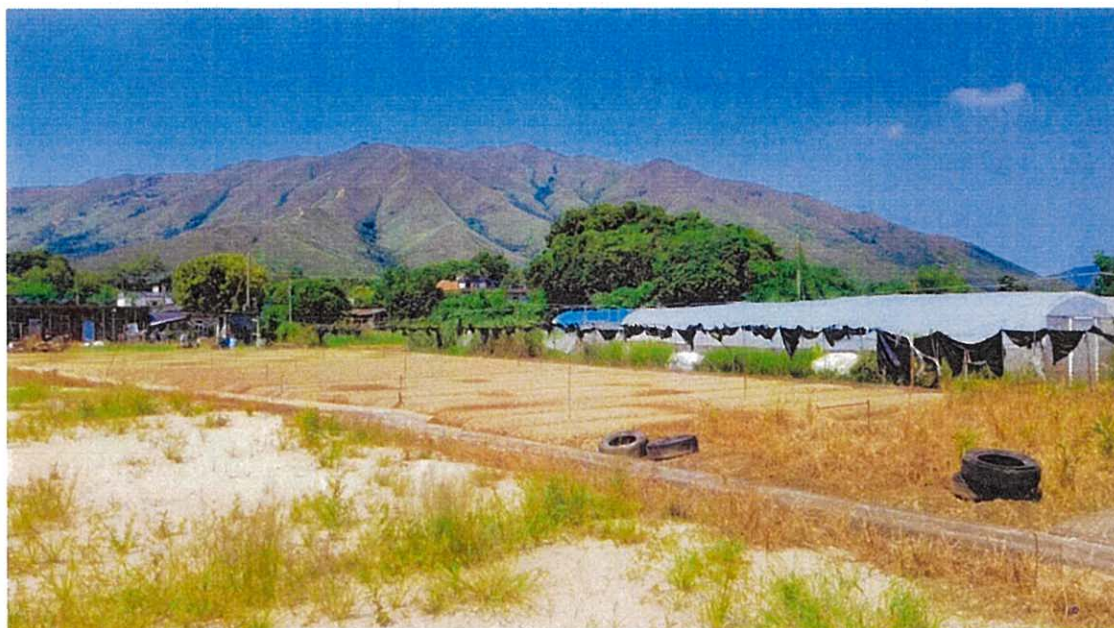


Figure 3. Aerial photos showing the site and its surroundings (approximately indicated by the red rectangle).



Figure 3. Cont'd.



2

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

220909-120206-64958

Reference Number:**提交限期**

09/09/2022

Deadline for submission:**提交日期及時間**

09/09/2022 12:02:06

Date and time of submission:**有關的規劃申請編號**

A/YL-KTN/856

The application no. to which the comment relates:**「提意見人」姓名/名稱**

NG

Name of person making this comment:**意見詳情****Details of the Comment :**

Objection to the application should be raised because it constitutes an infringement on the rights of the owners of the lots below. The entrance of the site is on the North. In fact, there is no access road from the North. As indicated in the "Remarks" part of the application, "the Site is accessible from Kong Tai Road". If this is the case, the applicant is going to trespass Lot 1305 RP, Lot 1306 RP, Lot 1361 and Lot 1362 S.A of DD109.

Besides, the site is on low-lying area, flooding is not uncommon. The applicant will inevitably reclaim the site. Flooding will be worsened, especially during heavy rainfall which has become frequent recently. It is unfair to the residents nearby because they have to bear the damages accelerated by the applicant.

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A/YL-KTN/856 Cheung Kong Tsuen

08/09/2022 03:09

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

A/YL-KTN/856

Lots 1356 (Part), 1359 (Part), 1360 (Part) and 1371 (Part) in D.D. 109, Cheung Kong Tsuen, Kam Tin

Site area : About 3,098.6sq.m

Zoning: "Agriculture"

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

Dear TPB Members,

There is no history of approval. In fact the lots were part of 549 for a large parking facility that was subsequently withdrawn. However destruction of the habitat went ahead. Was any enforcement action taken?

The filling of land is with an area of about 3,098.6m2.. In other words the entire site.

This is blatant Destroy to Build. Members should not reward the operator by endorsing the unapproved stripping of agricultural land – there is ongoing farming activity on adjacent lots.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 13 January 2017 1:20 AM CST
Subject: A/YL-KTN/549 Tai Kong Po. 624 Car Park

A/YL-KTN/549
Lots in D.D. 109, Tai Kong Po, Yuen Long
Site area : About 13,471 m²
Zoning : "Agriculture" and "VTD"
Applied Use: 624 cars

Dear TPB Members,

Another No Names Application. How can TPB publish so few details? It is not even made clear if the proposed car park is for new vehicles, a second hand dealership or to provide parking for local residents.

On 5 Feb 2016 TPB rejected application for a similar use on the following grounds
:

"the proposed development is not in line with the planning intention of the "Agriculture" zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

It is also not in line with the planning intention of the "Village Type Development" zone which is to reflect existing recognised and other villages and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects.

There is no strong planning justification in the submission for departure from such planning intentions, even on a temporary basis."

Parking at grade is a most inefficient land use and must not be encouraged. Whether intended for commercial use or to provide private parking facilities, such amenities should be located underground or in high rise custom built facilities.

Approval would set an undesirable precedent and encourage the proliferation of brownfied sites, a land use currently the object of much public discontent.

Mary Mulvihill

