

2022年 9月 2 日

Appendix I of RNTPC  
Paper No. A/YL-KTN/861

22 SEP 2022

Form No. S16-I  
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

Applicable to 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](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](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

2202150 19/8 by post

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/76-KV/861
	Date Received 收到日期	22 SEP 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 Lok San 鄧樂桑

## 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 1025 RP in D.D. 109, Kam Tin North, Yuen Long, N.T. 新界元朗錦田北丈量約份第109約地段第1025號餘段
(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 ..... 579.7 ..... sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 177.5 ..... 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	動物寄養所 Animal Boarding Establishment  (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)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)<sup>#&</sup>  
於 ..... (日/月/年)向每一名「現行土地擁有人」郵遞要求同意書<sup>&</sup>

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)<sup>&</sup>  
於 ..... (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☒ posted notice in a prominent position on or near application site/premises on  
16/08/2022 (DD/MM/YYYY)<sup>&</sup>  
於 16/08/2022 (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<sup>&</sup>
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 16/08/2022 (DD/MM/YYYY)<sup>&</sup>  
於 16/08/2022 (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，或有關的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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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	579.7 ..... sq.m 平方米	<input checked="" type="checkbox"/> About 約
	Depth of filling 填土厚度	0.5 ..... 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	臨時動物寄養所(為期5年)及填土工程 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												
	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												
	<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>	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)										
(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

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	177.5	sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	0.31		<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	24.6	%	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	3		
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	3.5-6.5	mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	3.5-6.5	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.

.....

.....

.....

☐ 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

.....

.....

.....

.....

.....



## 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5月

## 8. Vehicular Access Arrangement of the Development Proposal

## 擬議發展計劃的行人通道安排

Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是          No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 江大路, 轉入郊區小路通往。 <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) <input type="checkbox"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?	Yes 是          No 否	<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) Private Car Parking Spaces 私家車車位 2 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) 
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?	Yes 是          No 否	<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) Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 1 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) 

## 9. 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          No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></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          No 否</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><input type="checkbox"/></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>On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)</p> <p>.....</p> <p>.....</p>	<table border="0"> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> </table>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>
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Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>																																			
Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>																																			
<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 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>-NA 不適用</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																																						



## 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

鄧樂榮

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

17/08/2020

(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**

- 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。
- 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。
- 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<sup>@</sup>

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

<sup>@</sup> 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 1025 RP in D.D. 109, Kam Tin North, Yuen Long, N.T. 新界元朗錦田北丈量約份第109約地段第1025號餘段		
Site area 地盤面積	579.7	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
	Non-domestic 非住用	177.5	<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	3	
	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	6.5	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)
		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	24.6 % <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) _____	2  PC: 2
	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) _____	1  LGV: 1

### Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input 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		
<u>Reports 報告書</u>		
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。

城市規劃委員會:

有關 D.D. 109 Lot 1025 RP 的申請詳細

填土及平整物料方面，填土是為了平整申請地點，會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。

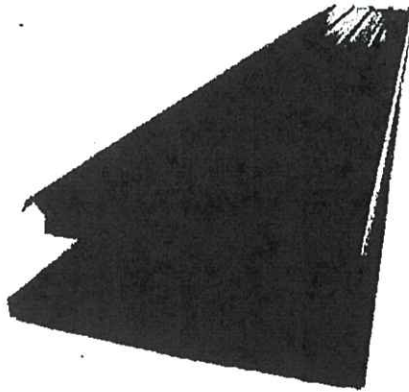
填土的高度及地型會依照現況進行，不會改變現有的地型。厚度會由大約 mPD +11.4 提高最多至大約 mPD +11.9，不會超出申請的厚度，較申請地點北面的高度低不少於 0.2 米。填土位置方面請參考 Appendix 5(擬議填土位置圖)。

在營業時間，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 10 隻動物到戶外。有需要時會使用輔助工具減少嘈音，例如狗口罩等。

本申請會有動物在場過夜，全日不會超過 30 隻動物。在非營業時間，寄養所會有動物逗留及過夜(即在下午六時至上午九時)，但動物不會在戶外逗留，只會留在寄養所內。場內有 24 小時通風系統及冷風機，例如抽氣扇等。



本人已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：



現時申請地點已使用「鋅鐵皮」圍封，圍封高度約 2.5 米，有效減少外圍因素刺激動物以減少動物因外圍因素發出的聲音，例如狗吠聲。由於寄養所已用上能夠隔音及隔熱的鋁板，相信能有效地降低外來刺激刺激寵物。

此申請只用作動物寄養，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。

申請人  
鄧樂燊

二零二二年八月十六日

### 申請理由

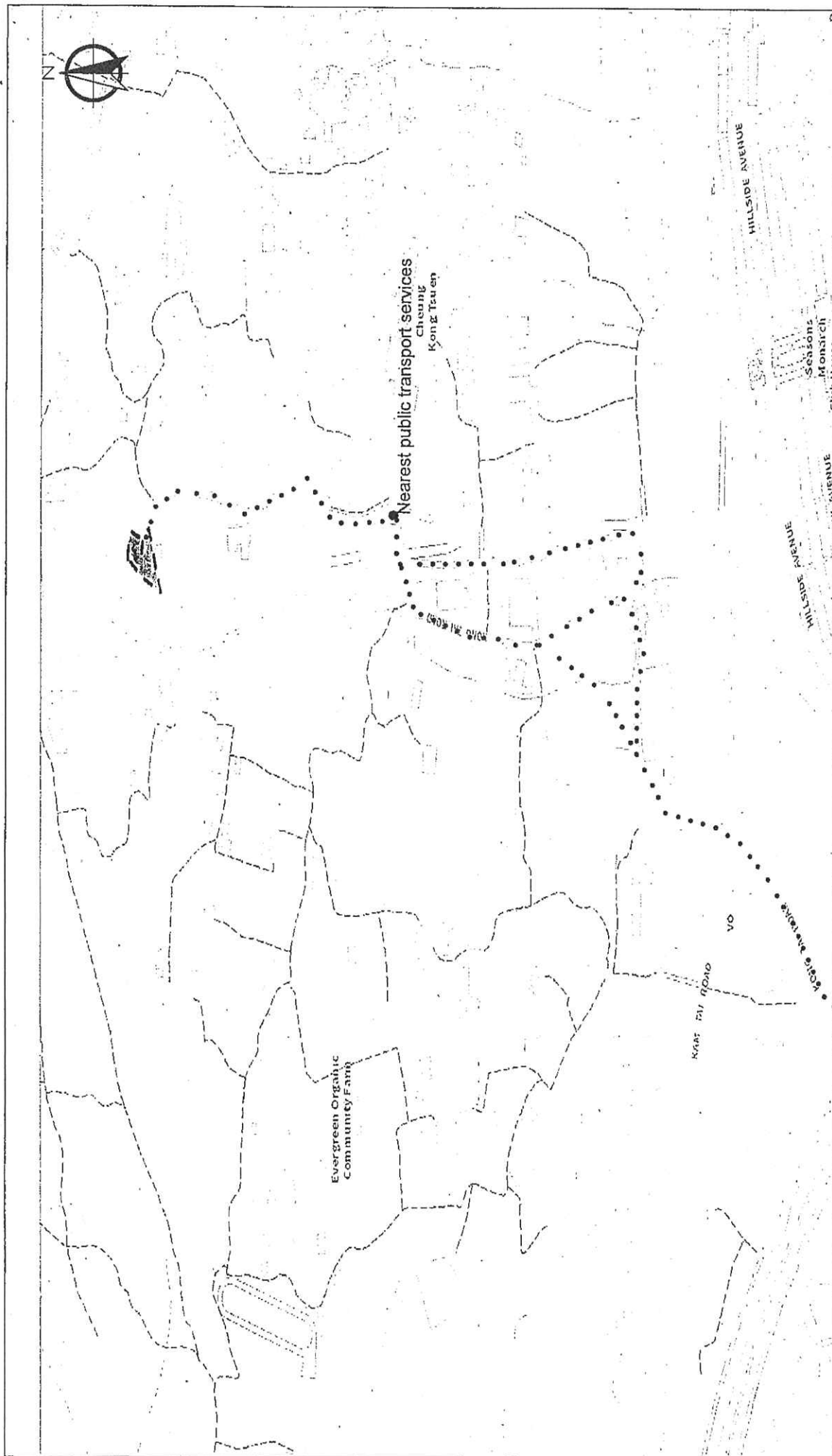
根據城市規劃條例第 16 條作出規劃許可申請

擬在新界元朗錦田北丈量約份第 109 約地段 1025 號餘段作為期五年的臨時動物寄養所及填土之用途

- 申請地點的面積約為 579.7 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。
- 現場正根據 A/YL-KTN/756 的規劃申請發展計劃，部分工程已完成，例如將申請地點以金屬物料圍起及填土平整的工程，並會繼續進行其他工程。
- 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/756 (2021 年 4 月 21 日獲批)。A/YL-KTN/775 (2021 年 7 月 23 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/756)，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。申請地段上有 3 個擬議建築物，有 1 個建築物為動物寄養所，1 個為場地辦公室及 1 個儲物室。
- 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九時至下午六時，寵物方面，現場會有寵物留在現場過夜。
- 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。



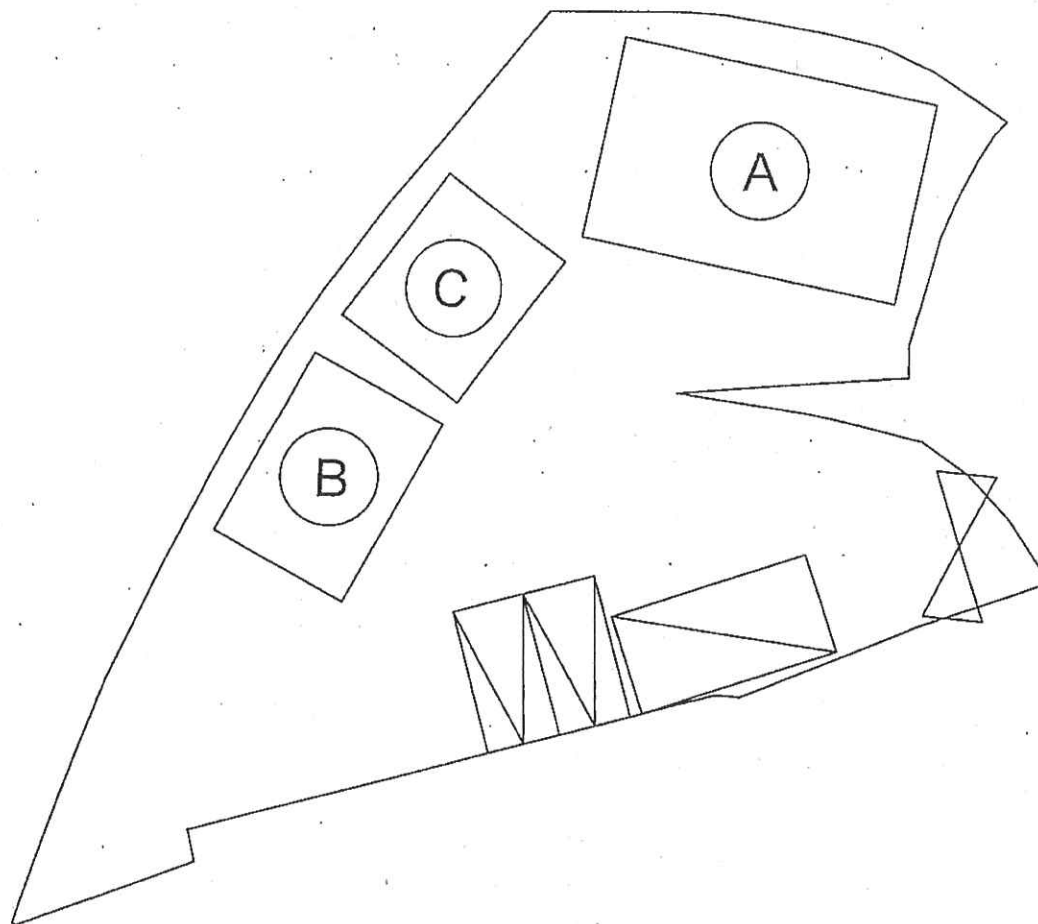
- 渠務建議計劃及舒緩環境措施，也能令附近地區受惠，有效地加強該地區及附近範圍的環境保護，並能減少水浸可能。
- 填土是為了平整土地，使申請地點能進行建設及使用。
- 根據以上各點，誠意懇求城市規劃委員會寬大批准新界元朗錦田北丈量約份第 109 約地段第 1025 號餘段為期五年的臨時動物寄養所及填土的用途。



<p>Appendix 3</p> <p>Existing Vehicular Access</p>		<p>Location: D.D. 109 Lot 1025 RP</p> <p>OZP: S/YL-KTN/9</p> <p>District: Kam Tin North</p> <p>Zoning: Agriculture</p>		<p>Project:</p> <p>Proposed Temporary Animal Boarding Establishment and Filling of Land For a Period of 5 Years</p>		<p>Width of Kong Tai Road: 3m (About)</p> <p>Map Legend:</p> <p>..... Road-Path</p> <p>—— Site Boundary</p>		<p>Drawing No.: 3-01</p> <p>For Identification Only</p> <p>Date: 19/09/2022</p>	
<p>Captured from map.gov.hk on 17<sup>th</sup> March 2021</p>		<p>Scale: Undefined @A4</p>		<p>Nearest public transport services</p> <p>Cheung Kong &amp; Tsuen</p>		<p>Hillside Avenue</p> <p>Hillside Avenue Club House</p>		<p>Evergreen Organic Community Farm</p>	







**Proposed Structures Details:**

Animal Boarding Establishment (1-storey)

Dimension: 11m x 7m (About)

Non-Domestic GFA: 77m<sup>2</sup> (About)

Building Height: Not Exceeding 3.5m

Unit(s): 1

Private Car Parking Space

Dimension: 5m x 2.5m

Unit(s): 2

Site Office (2-storey)

Dimension: 5m x 7m (About)

Non-Domestic GFA: 70m<sup>2</sup> (About)

Building Height: Not Exceeding 6.5m

Unit(s): 1

LGV L/UL Space

Dimension: 7m x 3.5m

Unit(s): 1

Storage (1-storey)

Dimension: 5m x 6.1m (About)

Non-Domestic GFA: 30.5m<sup>2</sup> (About)

Building Height: Not Exceeding 3.5m

Unit(s): 1

**Legend:**

⊞ Ingress/egress (Width: 5m)

□ Proposed Structures

Ⓐ Animal Boarding Establishment

Ⓑ Site Office

Ⓒ Storage

⊞ Private Car Parking Space

⊞ LGV L/UL Space

Total Area: 579.7 m<sup>2</sup> (About)

Covered Area: 142.5 m<sup>2</sup> (About)

Uncovered Area: 437.2 m<sup>2</sup> (About)

Non-Domestic GFA: 177.5 m<sup>2</sup> (About)

Nos. of Proposed Structures: 3

Appendix 2

Location: DD 109 Lot 1025 RP  
App. No.:

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

Date: 16 August 2022

Proposed Layout Plan

擬議布局平面圖

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

1:250

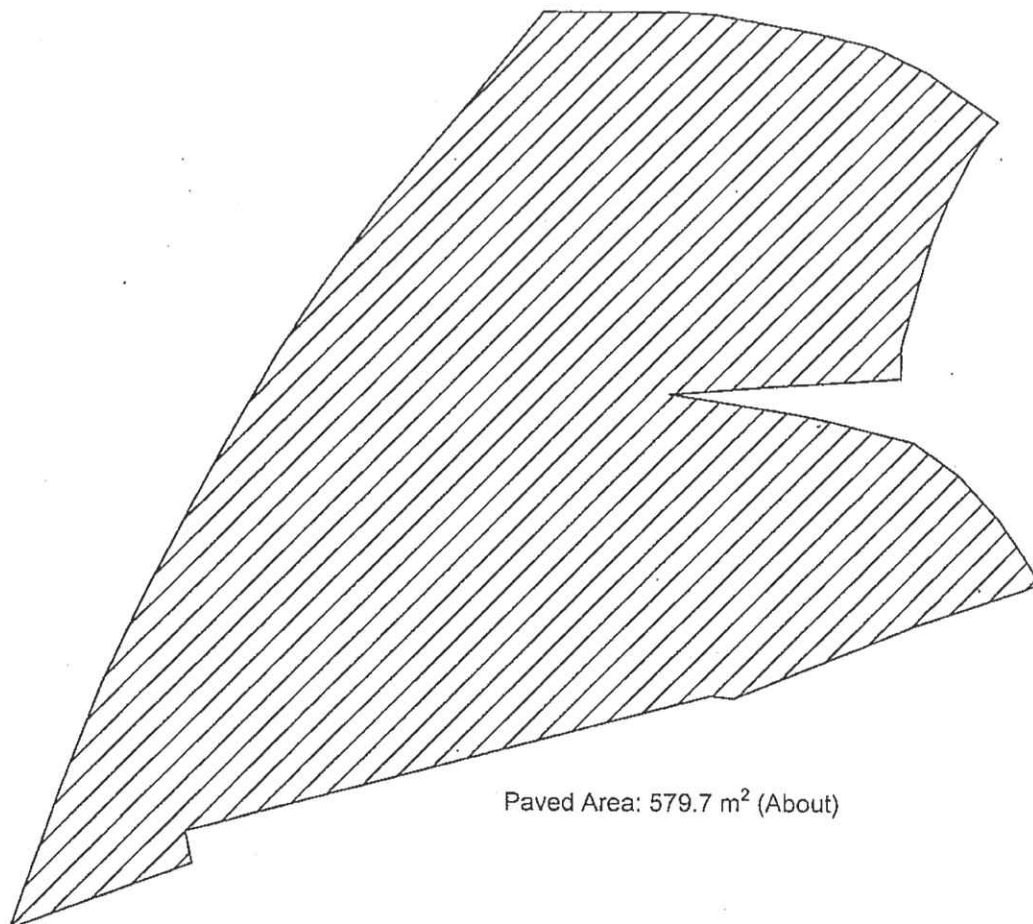
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For Identification Only

Drawing No.

2-01





Paved Area: 579.7 m<sup>2</sup> (About)

Legend:



Proposed Area of Filling of Land 擬議填土位置

#### Appendix 5

Location: DD 109 Lot 1025 RP  
App. No.:

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

Date: 16 August 2022

#### Proposed Area of Filling of Land 擬議填土位置圖

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

1:250

@A4

For Identification Only

Drawing No.:

5-01

AGRICULTURE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use	Animal Boarding Establishment
Government Use (Police Reporting Centre only)	Barbecue Spot
On-Farm Domestic Structure	Burial Ground
Public Convenience	Field Study/Education/Visitor Centre
Religious Institution (Ancestral Hall only)	Government Refuse Collection Point
Rural Committee/Village Office	Government Use (not elsewhere specified)
	House (New Territories Exempted House only, other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes)
	Picnic Area
	Place of Recreation, Sports or Culture (Horse Riding School, Hobby Farm, Fishing Ground only)
	Public Utility Installation
	Religious Institution (not elsewhere specified)
	School
	Utility Installation for Private Project

Planning Intention

This zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

Remarks

- (a) On land previously falling within the "Agriculture" zone on the Kam Tin North Outline Zoning Plan No. S/YL-KTN/7, any filling of pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

(Please see next page)



AGRICULTURE (cont'd)

Remarks (cont'd)

- (b) On land previously falling within the "Agriculture" zone on the Kam Tin North Outline Zoning Plan No. S/YL-KTN/7, any filling of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Kam Tin North Outline Zoning Plan No. S/YL-KTN/5 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance. This restriction does not apply to filling of land specifically required under prior written instructions of Government department(s) or for the purposes specified below:
- (i) laying of soil not exceeding 1.2m in thickness for cultivation; or
  - (ii) construction of any agricultural structure with prior written approval issued by the Lands Department.
- (c) On land not previously falling within the "Agriculture" zone on the Kam Tin North Outline Zoning Plan No. S/YL-KTN/7, as set out in paragraphs (a) and (b) above, any filling of pond/land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Kam Tin North Outline Zoning Plan No. S/YL-KTN/8 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance. This restriction does not apply to filling of land specifically required under prior written instructions of Government department(s) or for the purposes specified below:
- (i) laying of soil not exceeding 1.2m in thickness for cultivation; or
  - (ii) construction of any agricultural structure with prior written approval issued by the Lands Department.

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/861)的疑問**

收悉 貴委員會對本申請之疑問，本人現書面回覆：

本次申請與上次(申請編號:A/YL-KTN/756)，用途及申請範圍相同，本人對上次申請未能及時完成附加條件致歉。本次申請是希望向 貴委員會申請五年的臨時用途及繼續落實分別已獲渠務署及消防處在上次申請(申請編號:A/YL-KTN/756)所接納的渠務建議及消防設置安裝建議，以履行附加條件。

以現時本申請的運作情況下，本次申請將減少四個私家車車位，減至兩個私家車車位及一個輕型貨車上落貨位。

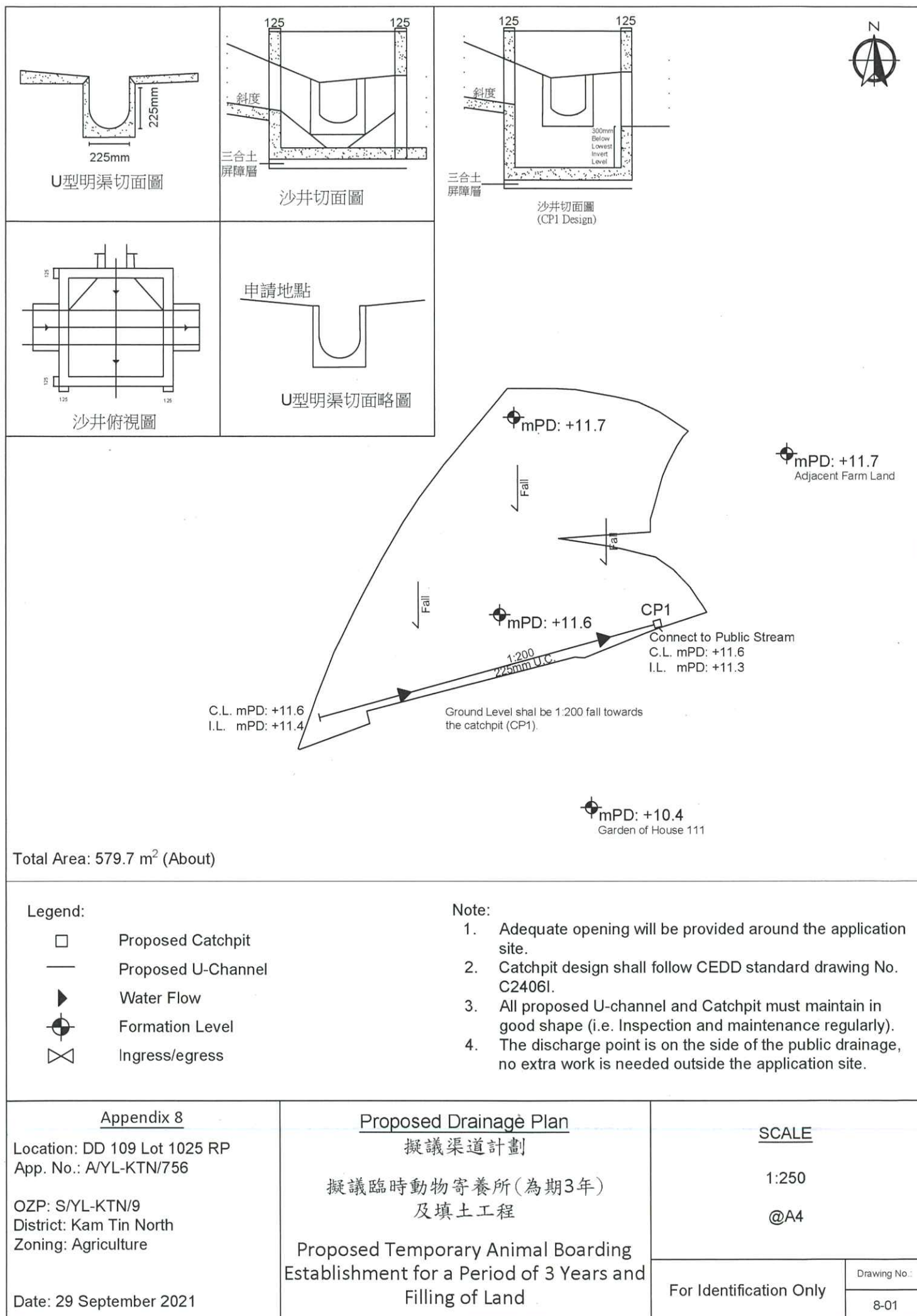
現附上 A/YL-KTN/756 擬議渠務建議及消防設備安裝建議。

本人對上次申請未能及時完成附加條件再次致歉。

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  
鄧樂桑

二零二二年九月二十七日





Proposed Structures Details:

Animal Boarding Establishment (1-storey)

Dimension: 11m x 7m (About)

Non-Domestic GFA: 77m<sup>2</sup> (About)

Building Height: Not Exceeding 3.5m

Unit(s): 1

Site Office (2-storey)

Dimension: 5m x 7m (About)

Non-Domestic GFA: 70m<sup>2</sup> (About)

Building Height: Not Exceeding 6.5m

Unit(s): 1

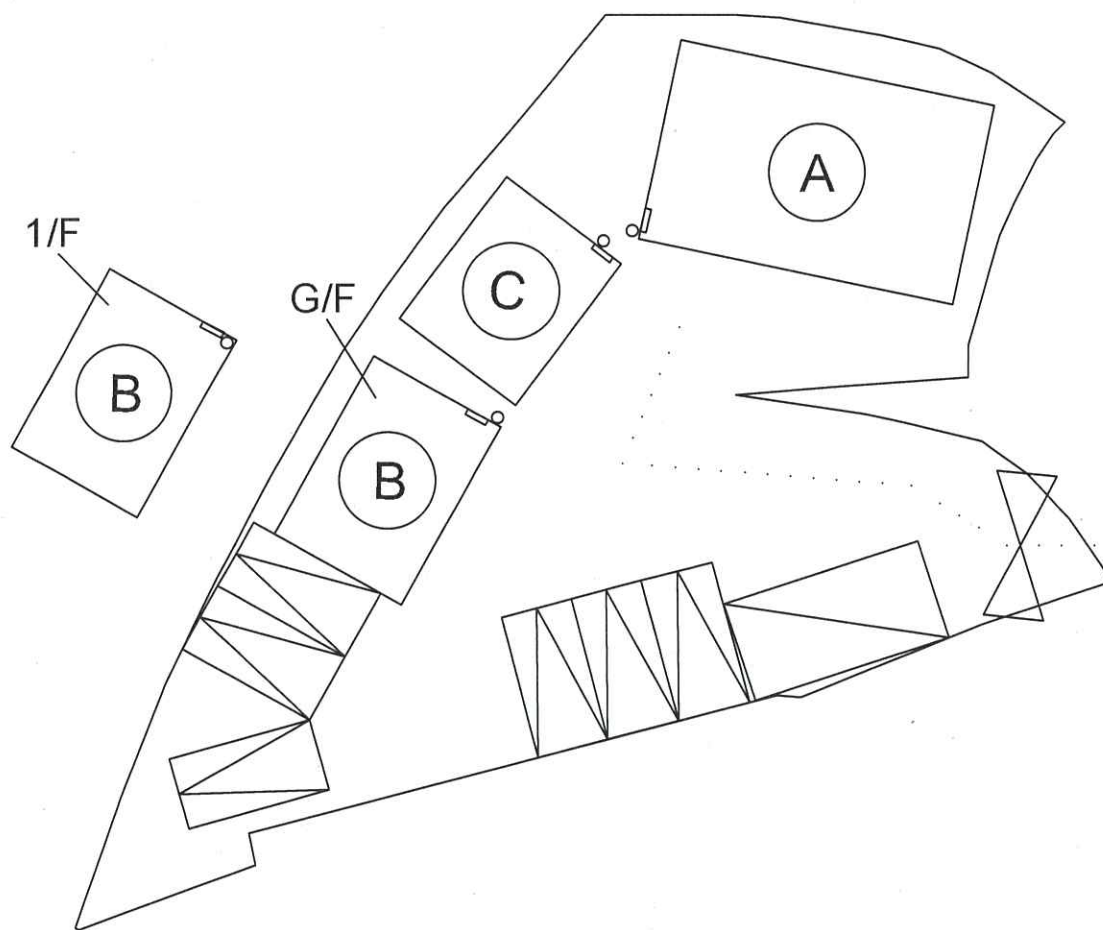
Storage (1-storey)

Dimension: 5m x 6.1m (About)

Non-Domestic GFA: 30.5m<sup>2</sup> (About)

Building Height: Not Exceeding 3.5m

Unit(s): 1



\*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:

- 2 kg Portable Dry Powder Type Fire Extinguisher (4 in Total)
- Emergency Lighting (in accordance with BS 5266-1:2016 and BS EN 1838:2013) (4 in Total)
- ..... Emergency Vehicular Access
- ▨ Private Car Parking Space
- ▨ LGV U/UL Space
- Ⓐ Animal Boarding Establishment
- Ⓑ Site Office
- Ⓒ Storage

Appendix 7

Location: DD 109 Lot 1025 RP  
App. No.: A/YL-KTN/756

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

Date: 8 December 2021

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3年)  
及填土工程

Proposed Temporary Animal Boarding  
Establishment for a Period of 3 Years  
and Filling of Land

SCALE

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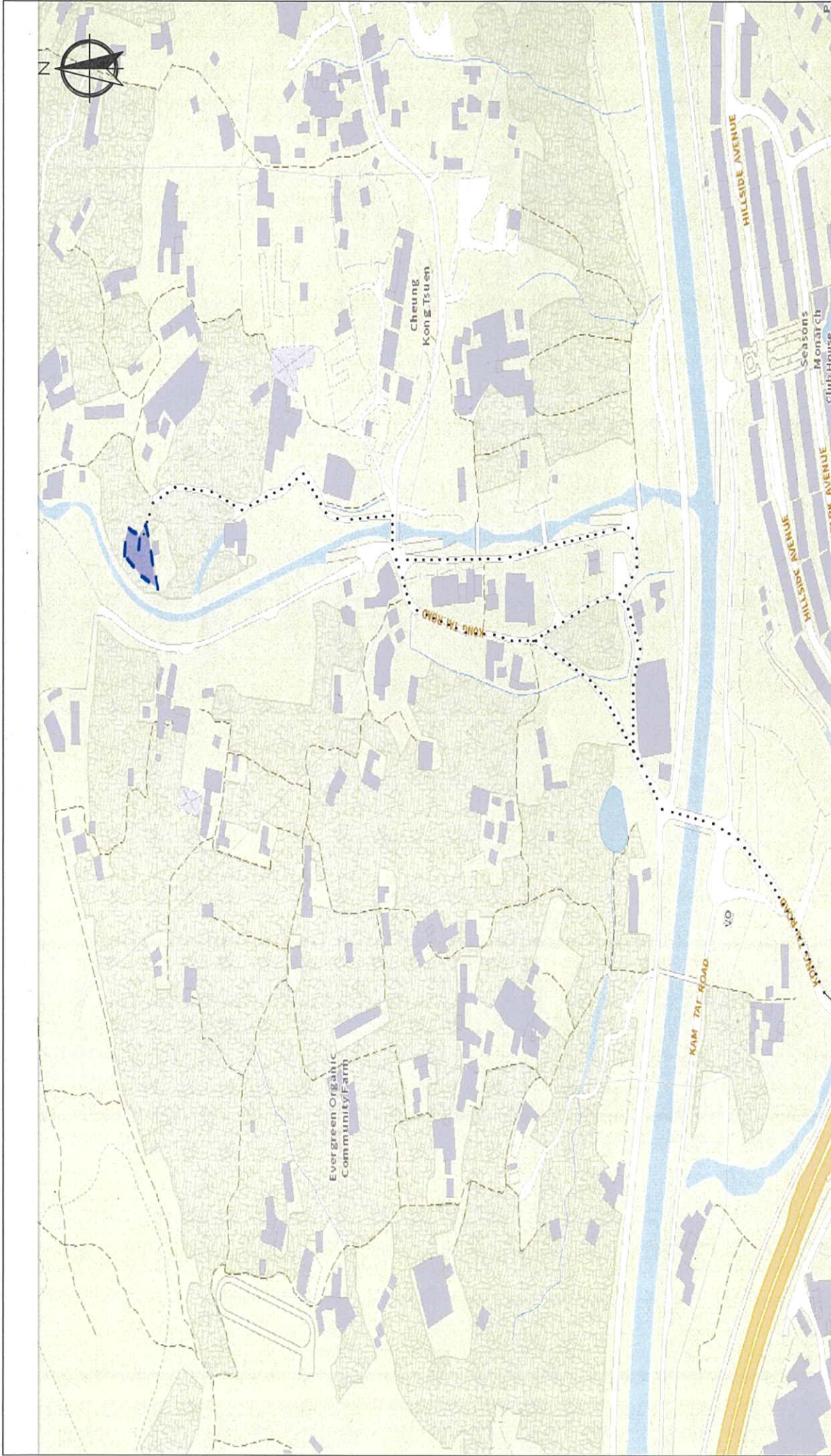
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For Identification Only

Drawing No.:

7-01





Scale: Undefined @A4

Captured from map.gov.hk on 17<sup>th</sup> March 2021

Appendix 7.1 Existing Vehicular Access	Location: D.D. 109 Lot 1025 RP	Project: Proposed Temporary Animal Boarding Establishment For a Period of 3 Years and Filling of Land	Width of Kong Tai Road: 3m (About)	Drawing No.: 7-1-1
	OZP: S/YL-KTN/9			
	District: Kam Tin North			
	Zoning: Agriculture		Map Legend: ●●●● Road Path — Site Boundary	For Identification Only Date: 27/09/2021





運輸署及城市規劃委員會：

有關運輸署對本申請(申請編號：A/YL-KTN/861)的疑問

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	0-3
09:00-10:00	0-3
10:00-11:00	1-3
11:00-12:00	1-3
12:00-13:00	1-3
13:00-14:00	1-3
14:00-15:00	1-3
15:00-16:00	1-3
16:00-17:00	1-3
17:00-18:00	1-3
18:00-19:00	0-3
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	20-25 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	25-30 輛
12:00-13:00	30-35 輛
13:00-14:00	45-50 輛
14:00-15:00	50-55 輛
15:00-16:00	50-55 輛
16:00-17:00	50-55 輛
17:00-18:00	50-55 輛
18:00-19:00	50-55 輛
19:00-20:00	55-60 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

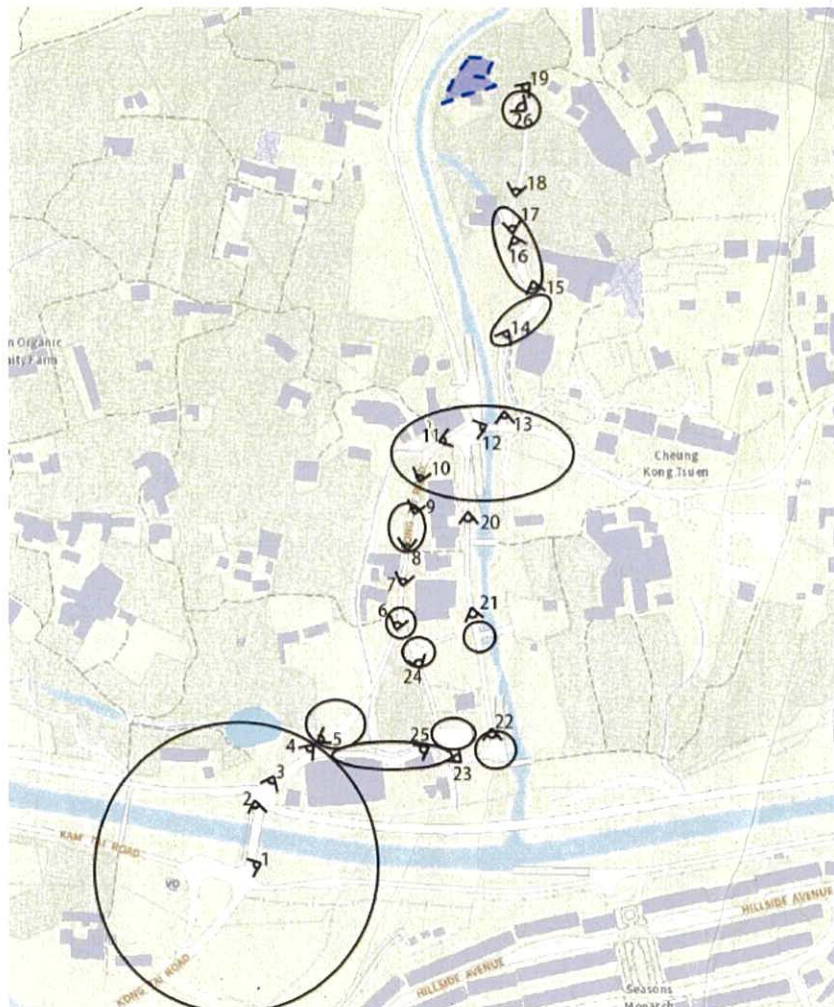
^此數字在 2022 年 9 月 6 日統計。

由於方便寵物上落及寵物糧食等其他物品和方便參與人士會駕車到本申請地段，申請一個客貨車上落貨位置。此申請也包括 1 個員工及 1 個外來人士（即有透過電話通知員工的客人）的停車位，共 2 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，2 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。

申請地點的出入位置在東面，出入口闊度為約 5 米，請參考 Appendix 2。

現有進入申請地點路段途經江大路，再轉入闊 3 至 4 米的小路，直達申請地點，請參考 Appendix 3。

客貨車有足夠的位置通過。下圖黑圈為江大路及其分支路段，客貨車及私家車能避車及轉向的地方，觀察位置請參考文件末端：



在申請地點內有足夠空地來讓車進行可調遣的動作，參考文件末端的 Appendix 4。

本申請地點能以的士及小巴到達，小巴路線 602 號能到達申請地點出入口外約 230 米，位置請參考 Appendix 3。

本人了解及會遵守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。此申請不允許超過 5.5 噸的貨車進入申請地點。

希望此附加文件能釋除 貴署的隱憂。

申請人  
鄧樂桑

二零二二年十一月二日



消防處及城市規劃委員會：

有關消防處對本申請(申請編號: A/YL-KTN/861)的疑問

收悉 貴處對擬議消防設備安裝計劃圖的意見，現已基於 貴處的意見，將乾粉式滅火筒的容量改為 4 公斤。請參考 Appendix 7。

希望此附加文件能釋除 貴處的隱憂。

申請人

鄧樂桑

二零二二年十一月二日

環境保護署及城市規劃委員會：

有關環境保護署對本申請(申請編號：A/YL-KTN/861)的疑問

收悉 貴署本申請的疑問，現以書面形式回覆：

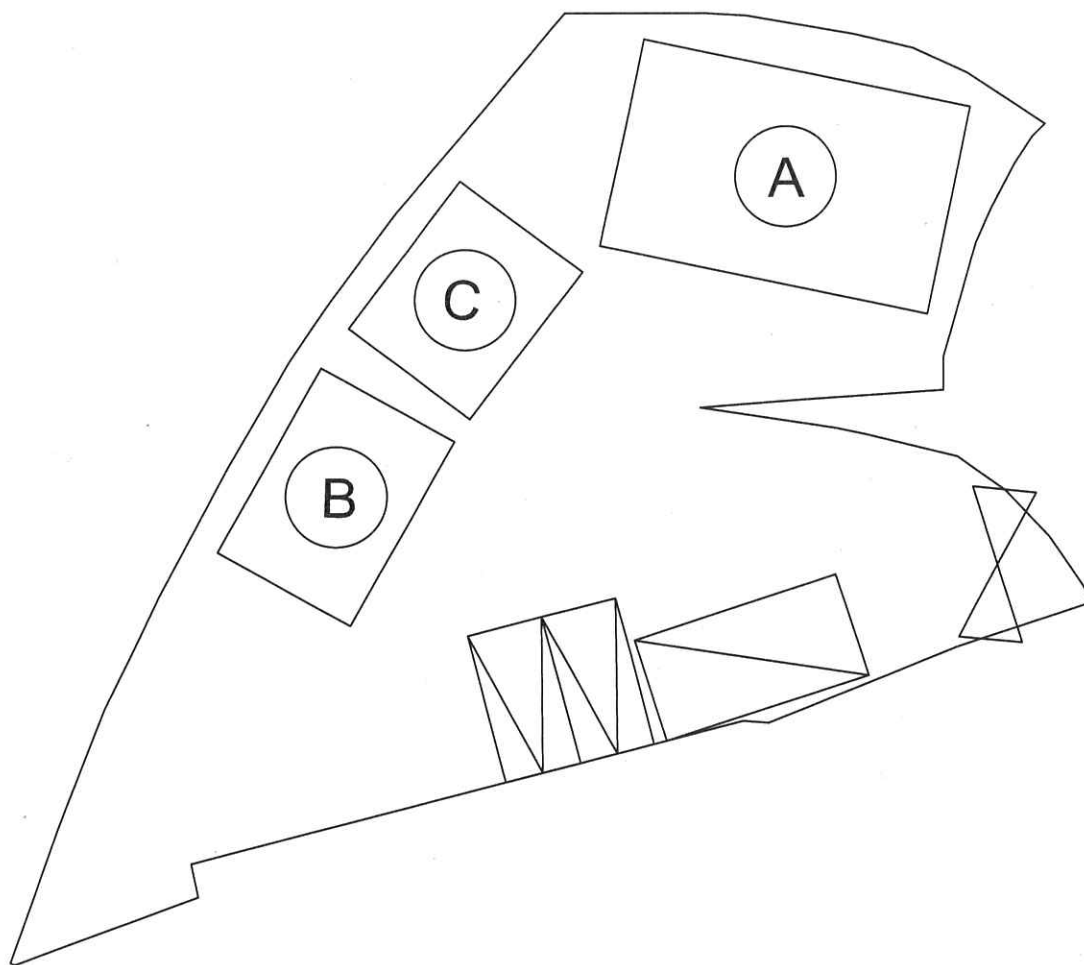
本人確定本申請現時及將來沒有計畫提供符合環境影響評估條例的牲口  
檢疫站、牲口待宰站或檢疫關禁處等設施。

希望此附加文件能釋除 貴處的隱憂。

申請人

鄧樂桑

二零二二年十一月二日



#### Proposed Structures Details:

##### Animal Boarding Establishment (1-storey)

Dimension: 11m x 7m (About)

Non-Domestic GFA: 77m<sup>2</sup> (About)

Building Height: Not Exceeding 3.5m

Unit(s): 1

##### Private Car Parking Space

Dimension: 5m x 2.5m

Unit(s): 2

##### Site Office (2-storey)

Dimension: 5m x 7m (About)

Non-Domestic GFA: 70m<sup>2</sup> (About)

Building Height: Not Exceeding 6.5m

Unit(s): 1

##### LGV L/UL Space

Dimension: 7m x 3.5m

Unit(s): 1

##### Storage (1-storey)

Dimension: 5m x 6.1m (About)

Non-Domestic GFA: 30.5m<sup>2</sup> (About)

Building Height: Not Exceeding 3.5m

Unit(s): 1

#### Legend:

⊗ Ingress/egress (Width: 5m)

□ Proposed Structures

Ⓐ Animal Boarding Establishment

Ⓑ Site Office

Ⓒ Storage

⊗ Private Car Parking Space

⊗ LGV L/UL Space

Total Area: 579.7 m<sup>2</sup> (About)

Covered Area: 142.5 m<sup>2</sup> (About)

Uncovered Area: 437.2 m<sup>2</sup> (About)

Non-Domestic GFA: 177.5 m<sup>2</sup> (About)

Nos. of Proposed Structures: 3

#### Appendix 2

Location: DD 109 Lot 1025 RP  
App. No.:

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

Date: 16 August 2022

#### Proposed Layout Plan

擬議布局平面圖

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

1:250

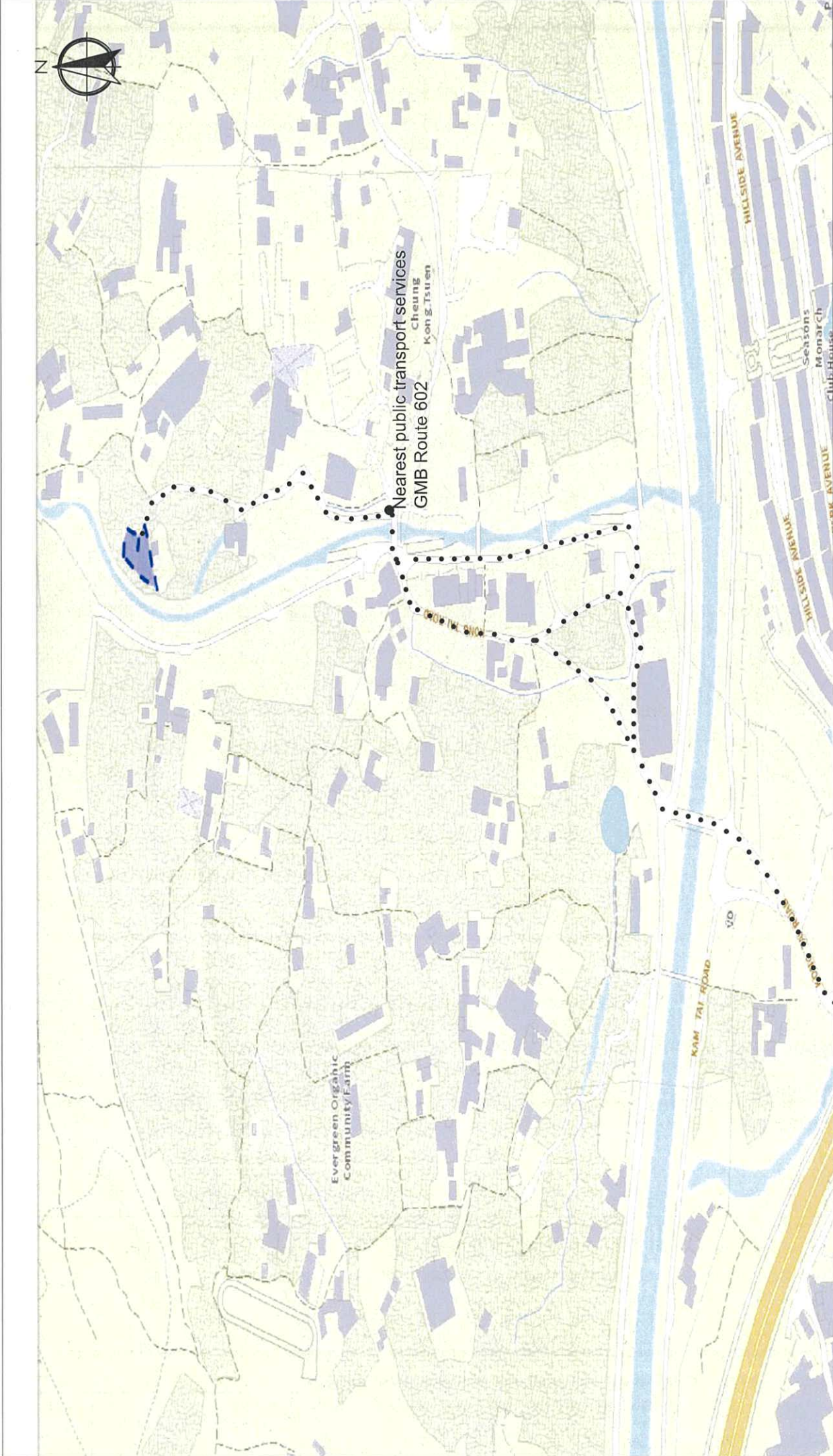
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For Identification Only

Drawing No.:

2-01

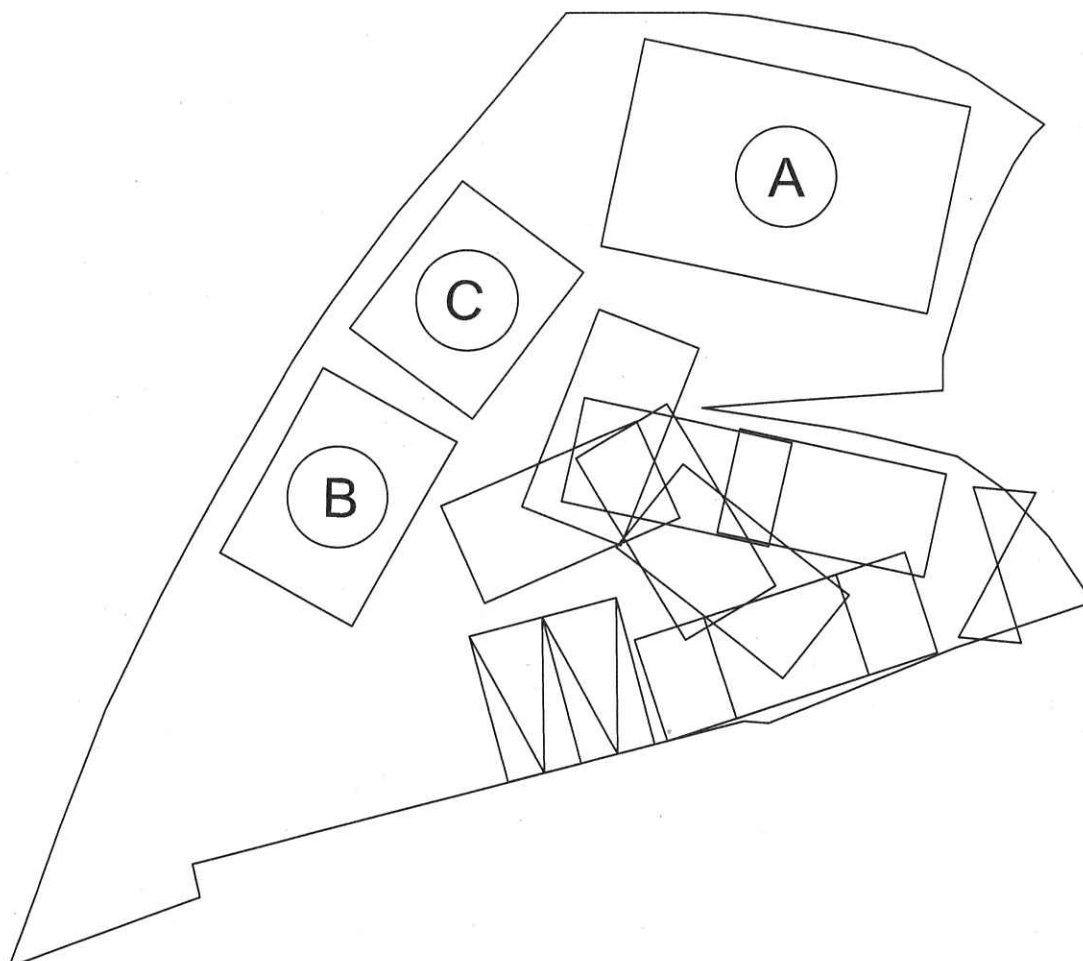








Scale: Undefined @A4

Captured from map.gov.hk on 17<sup>th</sup> March 2021

Appendix 3  Existing Vehicular Access	Location: D.D. 109 Lot 1025 RP	Project:  Proposed Temporary Animal Boarding Establishment and Filling of Land For a Period of 5 Years	Width of Kong Tai Road: 3-5m (About) Width of Local Track: 3m (About)  Map Legend: ●●●● Road Path — Site Boundary	Drawing No.: 3-01	For Identification Only  Date: 02/11/2022
	OZP: S/YL-KTN/9				
	District: Kam Tin North				
	Zoning: Agriculture				



**Legend:**

-  Ingress/egress (Width: 5m)
-  Proposed Structures
-  Private Car Parking Space
-  LGV L/UL Space

Appendix 4.1

Location: DD 109 Lot 1025 RP  
App. No.: A/YL-KTN/861

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

Date: 2 November 2022

Maneuvering Space - LGV  
車輛轉動空間 - 輕型貨車

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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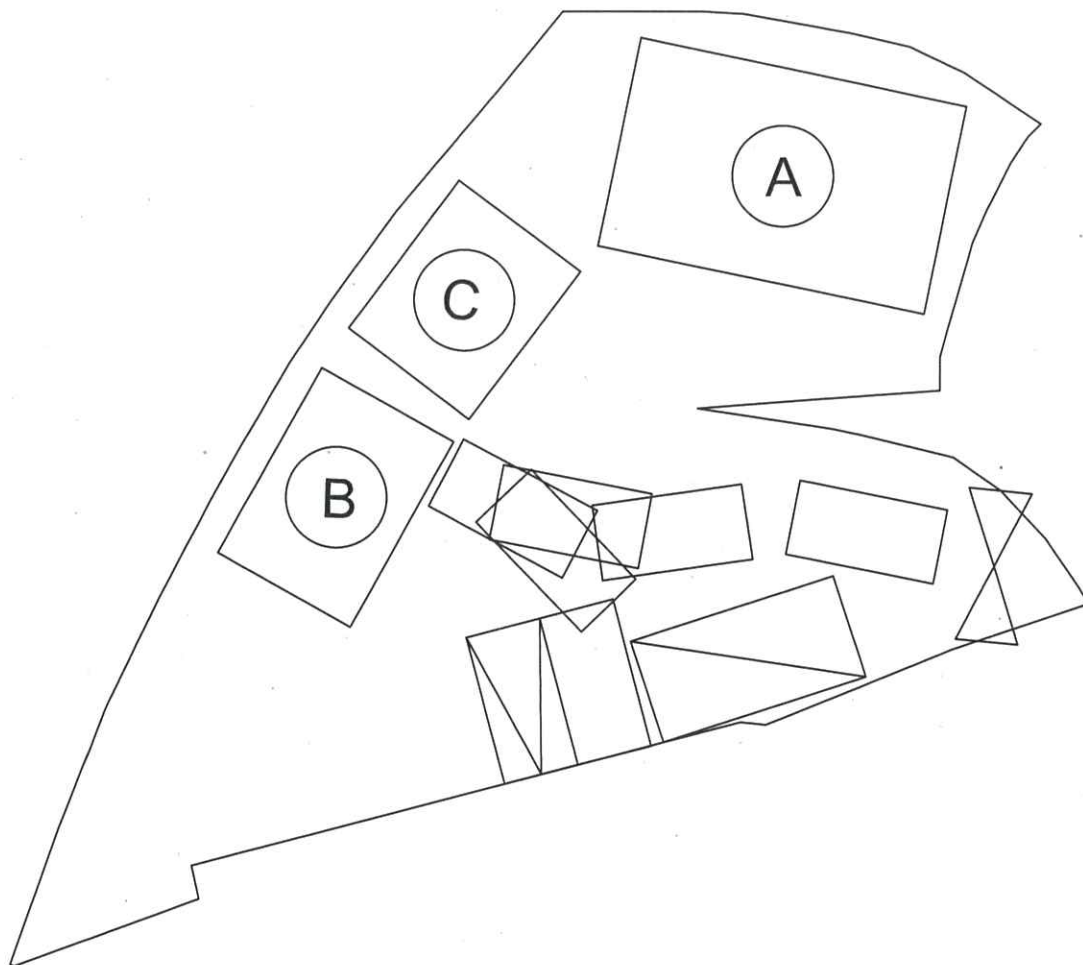
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For Identification Only





Drawing No.:

4-01





**Legend:**

-  Ingress/egress (Width: 5m)
-  Proposed Structures
-  Private Car Parking Space
-  LGV L/UL Space

Appendix 4.2

Location: DD 109 Lot 1025 RP  
App. No.: A/YL-KTN/861

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

Date: 2 November 2022

Maneuvering Space - PC

車輛轉動空間 - 私家車

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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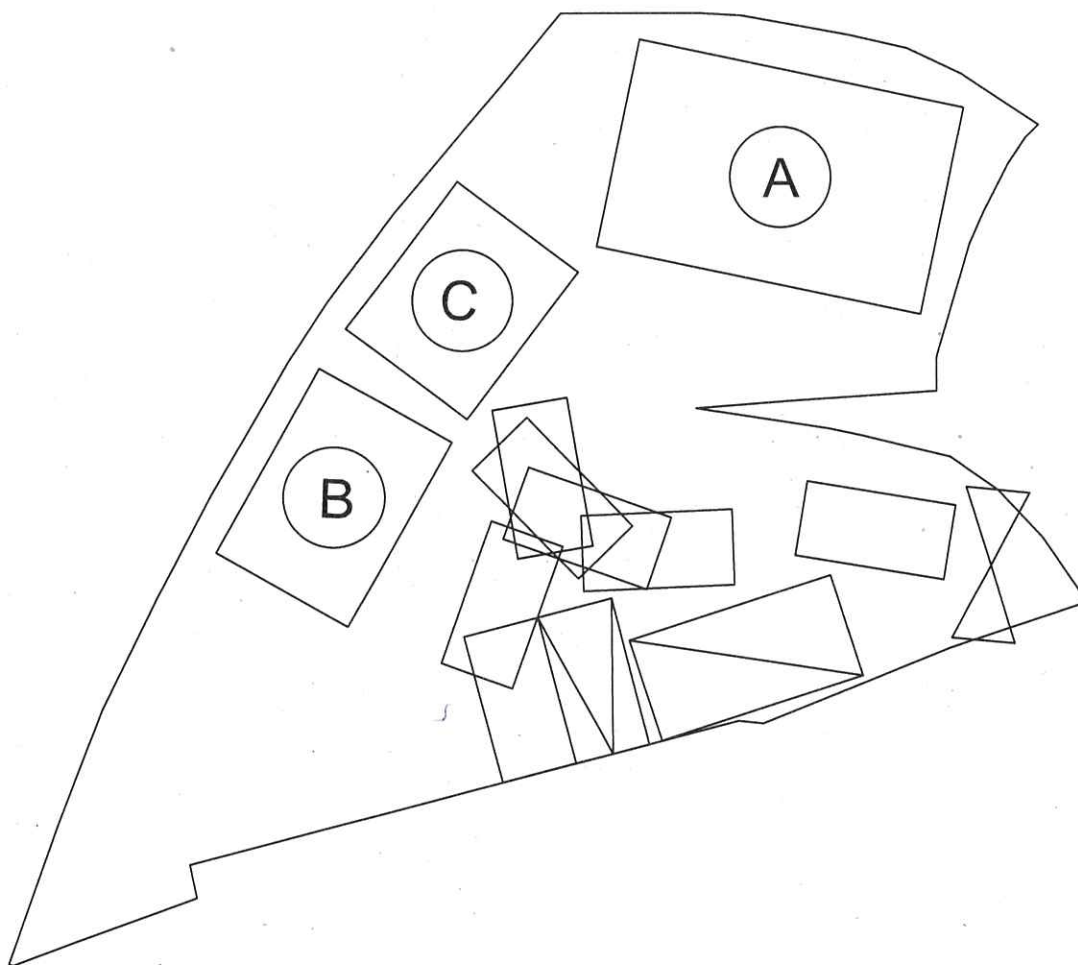
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For Identification Only





Drawing No.:

4-02





**Legend:**

-  Ingress/egress (Width: 5m)
-  Proposed Structures
-  Private Car Parking Space
-  LGV L/UL Space

Appendix 4.3

Location: DD 109 Lot 1025 RP  
App. No.: A/YL-KTN/861

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

Date: 2 November 2022

Maneuvering Space - PC

車輛轉動空間 - 私家車

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

1:250

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For Identification Only

Drawing No.:

4-03

Proposed Structures Details:

Animal Boarding Establishment (1-storey)

Dimension: 11m x 7m (About)

Non-Domestic GFA: 77m<sup>2</sup> (About)

Building Height: Not Exceeding 3.5m

Unit(s): 1

Site Office (2-storey)

Dimension: 5m x 7m (About)

Non-Domestic GFA: 70m<sup>2</sup> (About)

Building Height: Not Exceeding 6.5m

Unit(s): 1

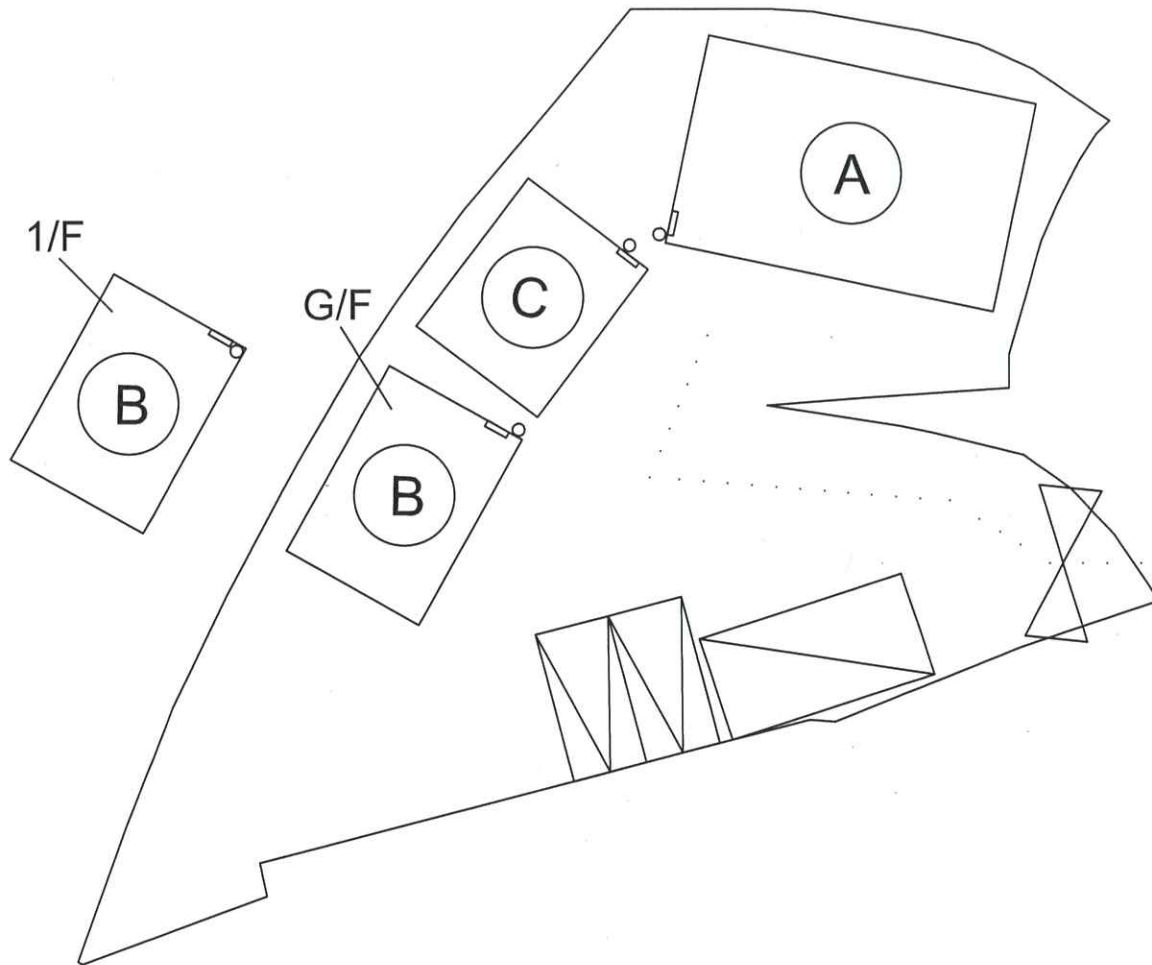
Storage (1-storey)

Dimension: 5m x 6.1m (About)

Non-Domestic GFA: 30.5m<sup>2</sup> (About)

Building Height: Not Exceeding 3.5m

Unit(s): 1



\*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:

- 4 kg Portable Dry Powder Type Fire Extinguisher (4 in Total)
- Emergency Lighting (in accordance with BS 5266-1:2016 and BS EN 1838:2013) (4 in Total)
- ..... Emergency Vehicular Access
- ⊠ Private Car Parking Space
- ⊡ LGV L/UL Space
- Ⓐ Animal Boarding Establishment
- Ⓑ Site Office
- Ⓒ Storage

Appendix 7

Location: DD 109 Lot 1025 RP  
App. No.: A/YL-KTN/861

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

Date: 2 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

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For Identification Only

Drawing No.:

7-01



相片位置：





















11



12









15



16





17



18









21



22













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/861)的疑問**

本申請會有動物在場過夜，全日不會超過 30 隻動物，本申請計劃只接受狗隻寄養。在非營業時間，寄養所會有動物逗留及過夜(即在下午六時至上午九時)，但動物不會在戶外逗留，只會留在寄養所內。場內有 24 小時通風系統及冷風機，例如抽氣扇等。

污水方面，本人已在申請地點建造了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遠離河道超過 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，嚴格執行漁農自然護理署及渠務署的要求。

食物處理方面，工作人員會在每一餐後執拾及清理食物殘渣，並會以垃圾袋包好，每日收集並運到附近的垃圾站。保持地方清潔，減少對附近居民及環境的影響。

本次申請與上次(申請編號:A/YL-KTN/756)，用途及申請範圍相同，本人對上次申請未能及時完成附加條件致歉。因郵遞問題，未能及時向 貴委員會秘書處提交履行附帶條件的延期申請，當發現時已超過處理文件的時限，本人對上次申請未能及時完成附加條件及提交履行附帶條件的延期申請致歉。當申請成功及有需要提交延期申請時，本人會提早向 貴委員會秘書處提交相關文件，本次申請是希望向 貴委員會申請五年的臨時用途及繼續落實分別已獲渠務署及消防處在上次申請(申請編號:A/YL-KTN/756)所接納的渠務建議及消防設置安裝建議，以履行附加條件。

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  
鄧樂桑

二零二二年十一月三日



**Previous s.16 Application covering the Application Site**

**Approved Application**

<b>Application No.</b>	<b>Use/Development</b>	<b>Date of Consideration</b>
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]

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

**Approved Applications**

<b>Application No.</b>	<b>Use / Development</b>	<b>Date of Consideration</b>
A/YL-KTN/577	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	26.1.2018
A/YL-KTN/590	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	16.3.2018 [revoked on 16.9.2018]
A/YL-KTN/638	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years	1.2.2019
A/YL-KTN/652	Renewal of Planning Approval for Temporary Animal Boarding Establishment (Cattery) for a Period of 3 Years	17.5.2019
A/YL-KTN/669	Proposed Temporary Animal Boarding Establishment (Cattery) for a Period of 3 Years	2.8.2019
A/YL-KTN/672	Proposed Temporary Animal Boarding Establishment (Cattery) for a Period of 3 Years	13.12.2019 [revoked on 14.1.2022]
A/YL-KTN/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/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/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]

Application No.	Use / Development	Date of Consideration
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
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
A/YL-KTN/856	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	23.9.2022



**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):

- having reviewed 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. Drainage**

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

- he has no objection in-principle to the application from public drainage point of view and has no comment on the submitted drainage proposal in **Appendix I**; and
- should the application be approved, approval conditions requiring implementation and maintenance of the drainage facilities to the satisfaction the Director of Drainage Services or of the Town Planning Board should be included.

**4. Fire Safety**

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

- he has no in-principle objection to the application subject to fire service installations (FSIs) being provided to the satisfaction of the Director of Fire Services. The FSIs proposal (**Appendix I**) is considered acceptable.

**5. Environment**

Comments of the Director of Environmental Protection (DEP):

- he has no objection to the application subject to the following approval conditions:

- all animals shall be kept inside the enclosed animal boarding establishment on the Site between 6:00 p.m. and 9:00 a.m., as proposed by the applicant, during the planning approval period;
  - no public announcement system, whistle blowing, portable loudspeaker or any form of audio amplification system is allowed to be used on the Site during the planning approval period; and
  - maintenance of 2.5m high solid metal wall along the site boundary, as proposed by the applicant, during the planning approval period.
- no environmental complaint was received concerning the Site in the past three years.

## 6. **Landscape**

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

- no objection to the application from the landscape planning perspective as significant adverse impact on landscape resources is not anticipated; and
- comparing with the aerial photo in 2021 and 2020, there is no significant change in landscape character of the area since the last application No. A/YL-KTN/756 was approved. The applied use is not incompatible with the surrounding landscape setting of the area. Compared with the layout plan of the last application approved, there is no significant change in the development layout.

## 7. **Nature Conservation and Agriculture**

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):

- he has no adverse comments on 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 locals' 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 under application. It does not condone any other development currently exists on the Site which are not covered by the application. The applicant should be requested to take immediate action to discontinue such development 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 an Old Schedule Agricultural Lot 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;
  - Lot 1025 RP in D.D. 109 is covered by Short Term Waiver (STW) No. 5346 to permit structures erected thereon for the purpose of “Temporary Animal Boarding Establishment”; and
  - the STW holder(s) will need to apply to his office for modification of the STW conditions where appropriate. 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 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 the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period;
- (e) to note the comments of Director of Environmental Protection (DEP) that:
  - the applicant is advised: (i) that the proposed structures for animal boarding establishment should be enclosed with soundproofing materials with provision of 24-hour mechanical ventilation and air-conditioning system; (ii) to follow the requirements stipulated in “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Site”; (iii) to provide adequate supporting infrastructure / facilities for proper collection, treatment and disposal of waste / wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall

follow the requirements of EPD's Practice Note for Professional Person (ProPECC) PN 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department" including completion of percolation test and certification by Authorized Person; and (v) to meet the statutory requirements under relevant pollution control ordinances;

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

- part of Kong Tai Road is maintained by his office;
- his department is not/ shall not be responsible for the maintenance of any access connecting the Site and part of Kong Tai Road; and
- adequate drainage measures should be provided to prevent surface water running from the Site to nearby public road and drains;

(g) to note the comments of the Director of Fire Services (D of FS) 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;
- 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 Director of Agriculture, Fisheries and Conservation (DAFC) that:

- the Site is zoned "AGR" and is an animal boarding establishment. 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 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 cats 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;



- (i) to note the comments of the Chief Town Planner/ Urban Design and Landscape (CTP/UD&L of PlanD) that:
- approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;
- (j) 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 and supervising any activity near the underground cable or overhead line under the mentioned works should approach the electricity supplier (i.e. CLP) 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. The applicant is 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. For any query or further information on the above, please contact Mr. Leo KWOK, EME/NUS/1 at Tel: 2808 3111;
- (k) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
- proper licence / permit issued by this Department is required if there is any food business / catering service / activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public and the operation of any business should not cause any obstruction; and
  - if the proposal involves any commercial/trading activities, there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Any animal carcass/ parts shall be properly wrapped or bagged before disposal and in accordance with the relevant legislation. Also, for any waste generated from the activities in the premises, the applicant should handle on their own / at their expenses; and
- (l) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- for unauthorized building works (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);
  - before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BD should be obtained, otherwise they are UBW under BO. An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;
  - the Site shall be provided with means of obtaining access thereto from a street and

emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;

- the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R;
- if the 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.



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**A/YL-KTN/861 DD 109 Sheung Kong Tsuen**  
19/10/2022 03:45

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

Dear TPB Members,

Regrettably 756 was approved and as is the case with the majority of these ABE applications conditions not fulfilled. Any fool can discern that they are merely facades to hide the true operation.

But applicant knows how the system works, conditions are only for urban districts, rules and regulations do not apply to NT, so back with another application.

How much longer can we tolerate this abuse of system and the one country, two systems application of the law here in HK?

Mary Mulvihill

From: [REDACTED]  
To: tpbpd <tpbpd@pland.gov.hk>  
Date: Tuesday, 23 March 2021 3:46 AM CST  
Subject: A/YL-KTN/756 DD 109 Sheung Kong Tsuen

A/YL-KTN/756  
Lot 1025 RP in D.D. 109, Nr. Sheung Kong Tsuen, Kam Tin North  
Site area : About 579.7sq.m  
Zoning : "Agriculture"  
Applied use : Animal Boarding Establishment / 1 Vehicle Parking

Dear TPB Members,

Is it animal boarding or animal breeding? The number of applications for animal boarding going through the system is disproportionate to the market for such facilities, but it is common knowledge that the easiest way to get approval for brownfields is via animal boarding or hobby farm as both invariably supported by PlanD. So the charade is repeated again and again.  
I never see a condition attached that the lots be used for the approved purpose:

What credentials does the applicant have? How many similar operations nearby?

There are many media reports on animal cruelty and puppy farms. Members must ask questions.

Mary Mulvihill

