

This document is received on 18 NOV 2022
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

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

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

2202820

4/11 by post

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A14C-FM869
	Date Received 收到日期	18 NOV 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 Pak Kiu 鄧柏超

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 1509 (Part), 1511 (Part) and 1517 (Part) in D.D. 107, Kam Tin North, Yuen Long, N.T. 新界元朗錦田北丈量約份第107約地段第1509(部分), 1511(部分)及1517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	☒ Site area 地盤面積 4,622.7 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 1,438.5 sq.m 平方米 ☒ 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 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	錦田北分區計劃大綱核准圖編號 S/YL-KTN/9 Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/9
(e) Land use zone(s) involved 涉及的土地用途地帶	農業 Agriculture
(f) Current use(s) 現時用途	空置 Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

- ☐ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on
28/10/2022 _____ (DD/MM/YYYY)[&]
於 28/10/2022 _____ (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 28/10/2022 _____ (DD/MM/YYYY)[&]
於 28/10/2022 _____ (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[&]

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用途, 請填妥於附件的表格。

Part 6 第 6 部分			
(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

(a) Operation involved 涉及工程	☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☒ Filling of land 填土 Area of filling 填土面積 4,622.7 sq.m 平方米 ☒ About 約 Depth of filling 填土厚度 0.3 m 米 ☒ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ 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	擬議臨時動物寄養所連附屬設施 (為期5年) 及填土 Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a period of 5 years and Filling of Land

(a) Nature and scale 性質及規模	☐ Public utility installation 公用事業設施裝置 ☐ 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		
	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連附屬設施 (為期5年)及填土

Proposed Temporary Animal Boarding Establishment with Ancillary Facilities 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	1,438.5	sq.m 平方米	☒ About 約
Proposed plot ratio 擬議地積比率	0.31		☒ About 約
Proposed site coverage 擬議上蓋面積	31.1	%	☒ About 約
Proposed no. of blocks 擬議座數	17		
Proposed no. of storeys of each block 每座建築物的擬議層數	1	storeys 層	
	☐ include 包括storeys of basements 層地庫		
	☐ 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		mPD 米(主水平基準上)	☐ About 約
	Not Exceeding 3.5	m 米	☐ 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 264 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 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

Access Road and Outdoor area for pet

.....

.....

.....

.....

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)

September 2024 2024年9月

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

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	☒ 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)) Shui Mei Road, turn to local track. 水尾路, 轉到郊區小徑 ☐ 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) ☐
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	☒ (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 5 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	☒ (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 2 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。

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	☐ 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	☐ (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) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ 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 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</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) NA 不適用 	On environment 對環境	Yes 會 ☐	No 不會 ☒	On traffic 對交通	Yes 會 ☐	No 不會 ☒	On water supply 對供水	Yes 會 ☐	No 不會 ☒	On drainage 對排水	Yes 會 ☐	No 不會 ☒	On slopes 對斜坡	Yes 會 ☐	No 不會 ☒	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒
On environment 對環境	Yes 會 ☐	No 不會 ☒																													
On traffic 對交通	Yes 會 ☐	No 不會 ☒																													
On water supply 對供水	Yes 會 ☐	No 不會 ☒																													
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On slopes 對斜坡	Yes 會 ☐	No 不會 ☒																													
Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒																													
Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒																													
Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒																													
Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒																													
Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒																													

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

鄧柏翹

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

29/10/2022

(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 1509 (Part), 1511 (Part) and 1517 (Part) in D.D. 107, Kam Tin North, Yuen Long, N.T. 新界元朗錦田北丈量約份第107約地段第1509(部分), 1511(部分)及1517號(部分)		
Site area 地盤面積	4,622.7 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 NA 不適用 sq. m 平方米 ☐ 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連附屬設施 (為期5年)及填土 Proposed Temporary Animal Boarding Establishment with Ancillary Facilities 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 ☐ About 約 ☐ Not more than 不多於	NA 不適用 ☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	1,438.5 ☒ About 約 ☐ Not more than 不多於	0.31 ☒ About 約 ☐ Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA 不適用	
	Non-domestic 非住用	17	
	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 ☐ (Not more than 不多於)
		NA 不適用	mPD 米(主水平基準上) ☐ (Not more than 不多於)
		NA 不適用	Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括/ ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Non-domestic 非住用	3.5	m 米 ☒ (Not more than 不多於)
		NA 不適用	mPD 米(主水平基準上) ☐ (Not more than 不多於)
		1	Storeys(s) 層 ☒ (Not more than 不多於) (☐ Include 包括/ ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Composite 綜合用途	NA 不適用	m 米 ☐ (Not more than 不多於)
		NA 不適用	mPD 米(主水平基準上) ☐ (Not more than 不多於)
		NA 不適用	Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括/ ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
(iv) Site coverage 上蓋面積	31.1 % ☒ 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 ☐ Not less than 不少於
	Public 公眾	NA 不適用	sq.m 平方米 ☐ 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) _____	5 PC: 5
	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

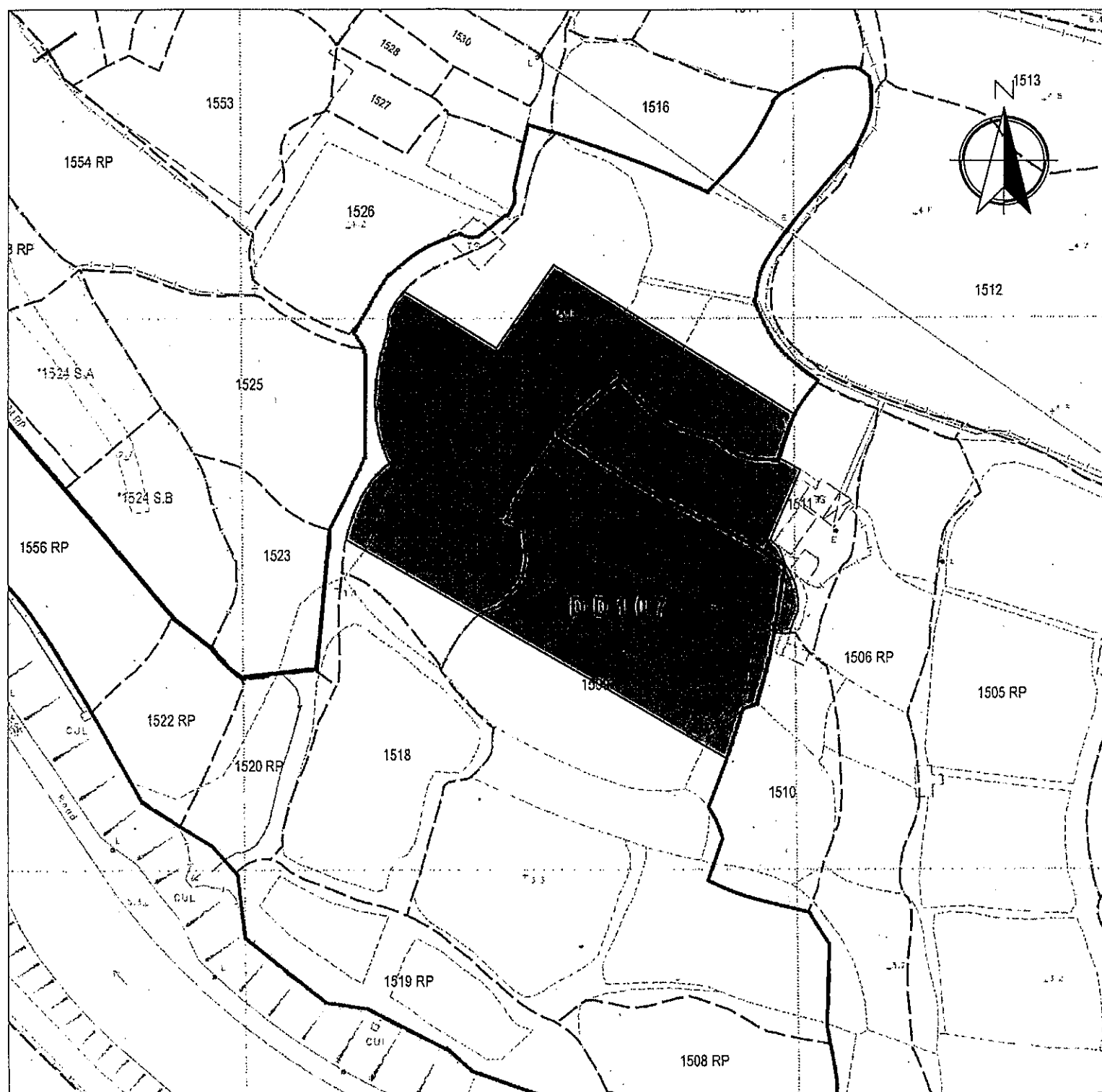
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	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	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他 (請註明)	☐	☒
<u>Location Plan, Existing Vehicular Access</u>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☒	☐
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他 (請註明)	☐	☐

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。



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 107 Lot 1509 (Part)
DD 107 Lot 1511 (Part)
DD 107 Lot 1517 (Part)

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

Date: 27 October 2022

Location
位置圖

擬議臨時動物寄養所連附屬設施
(為期5年)及填土

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

SCALE

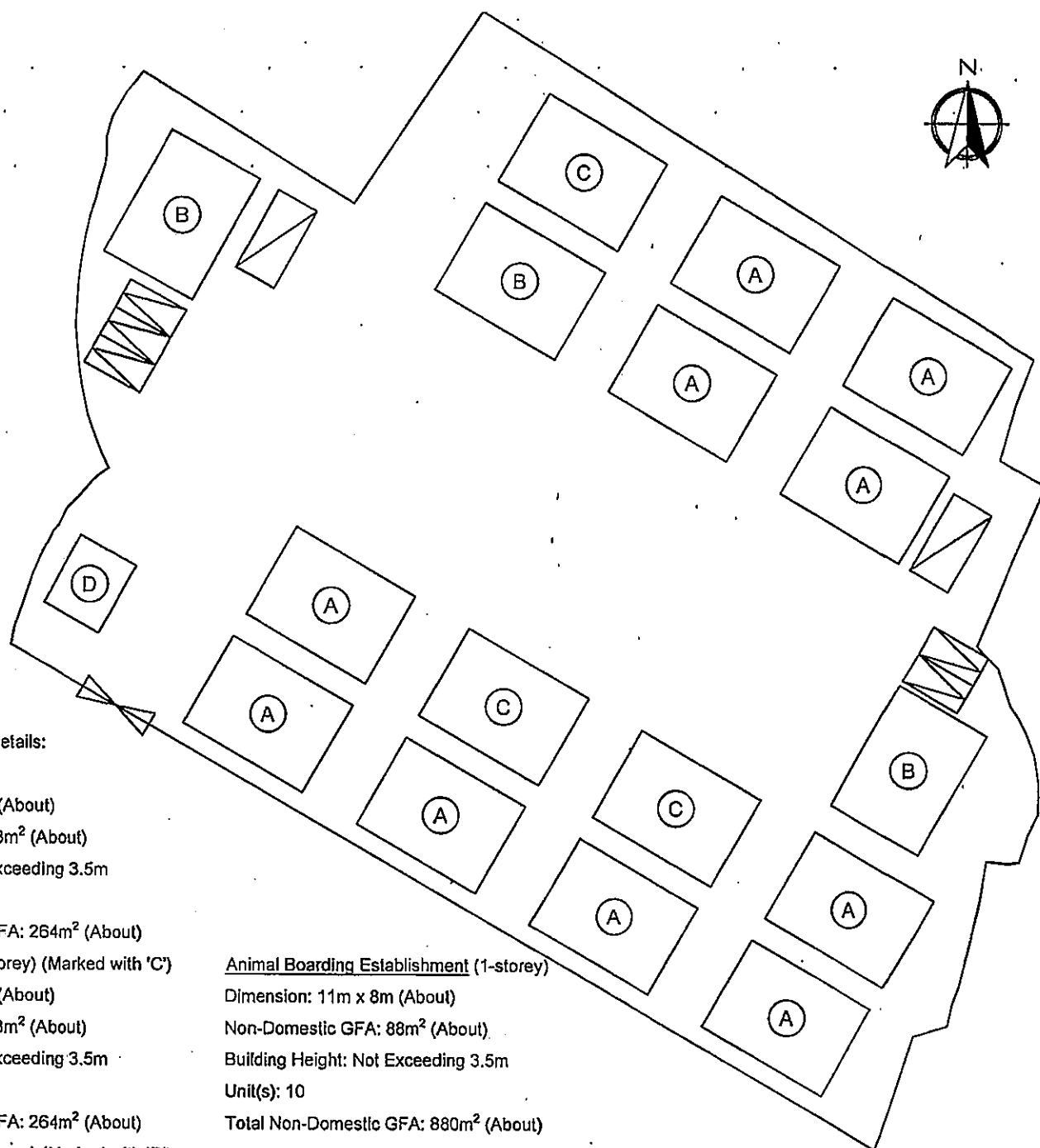
1:1000

@A4

For Identification Only

Drawing No.:

1-01



Proposed Structures Details:

Site Office (1-storey)

Dimension: 11m x 8m (About)

Non-Domestic GFA: 88m² (About)

Building Height: Not Exceeding 3.5m

Unit(s): 3

Total Non-Domestic GFA: 264m² (About)

Ancillary Storage (1-storey) (Marked with 'C')

Dimension: 11m x 8m (About)

Non-Domestic GFA: 88m² (About)

Building Height: Not Exceeding 3.5m

Unit(s): 3

Total Non-Domestic GFA: 264m² (About)

Ancillary Storage (1-storey) (Marked with 'D')

Dimension: 6.1m x 5m (About)

Non-Domestic GFA: 30.5m² (About)

Building Height: Not Exceeding 3.5m

Unit(s): 1

Animal Boarding Establishment (1-storey)

Dimension: 11m x 8m (About)

Non-Domestic GFA: 88m² (About)

Building Height: Not Exceeding 3.5m

Unit(s): 10

Total Non-Domestic GFA: 880m² (About)

LGV U/UL Space

Dimension: 7m x 3.5m

Unit(s): 2

Private Car Parking Space

Dimension: 5m x 2.5m

Unit(s): 5

Legend:

⚡ Ingress/egress (Width: About 6m)

□ Proposed Structures

▨ Private Car Parking Space

▨ LGV L/UL Space

(A) Animal Boarding Establishment

(B) Site Office

(C) Ancillary Storage

(D) Ancillary Storage

Total Area: 4,622.7 m² (About)

Covered Area: 1,438.5 m² (About)

Uncovered Area: 3,184.2 m² (About)

Non-Domestic GFA: 1,438.5 m² (About)

Nos. of Proposed Structures: 17

Appendix 2

Location: DD 107 Lot 1509 (Part)
DD 107 Lot 1511 (Part)
DD 107 Lot 1517 (Part)

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

Date: 27 October 2022

Proposed Layout Plan

擬議佈局平面圖

擬議臨時動物寄養所連附屬設施
(為期5年)及填土

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

SCALE

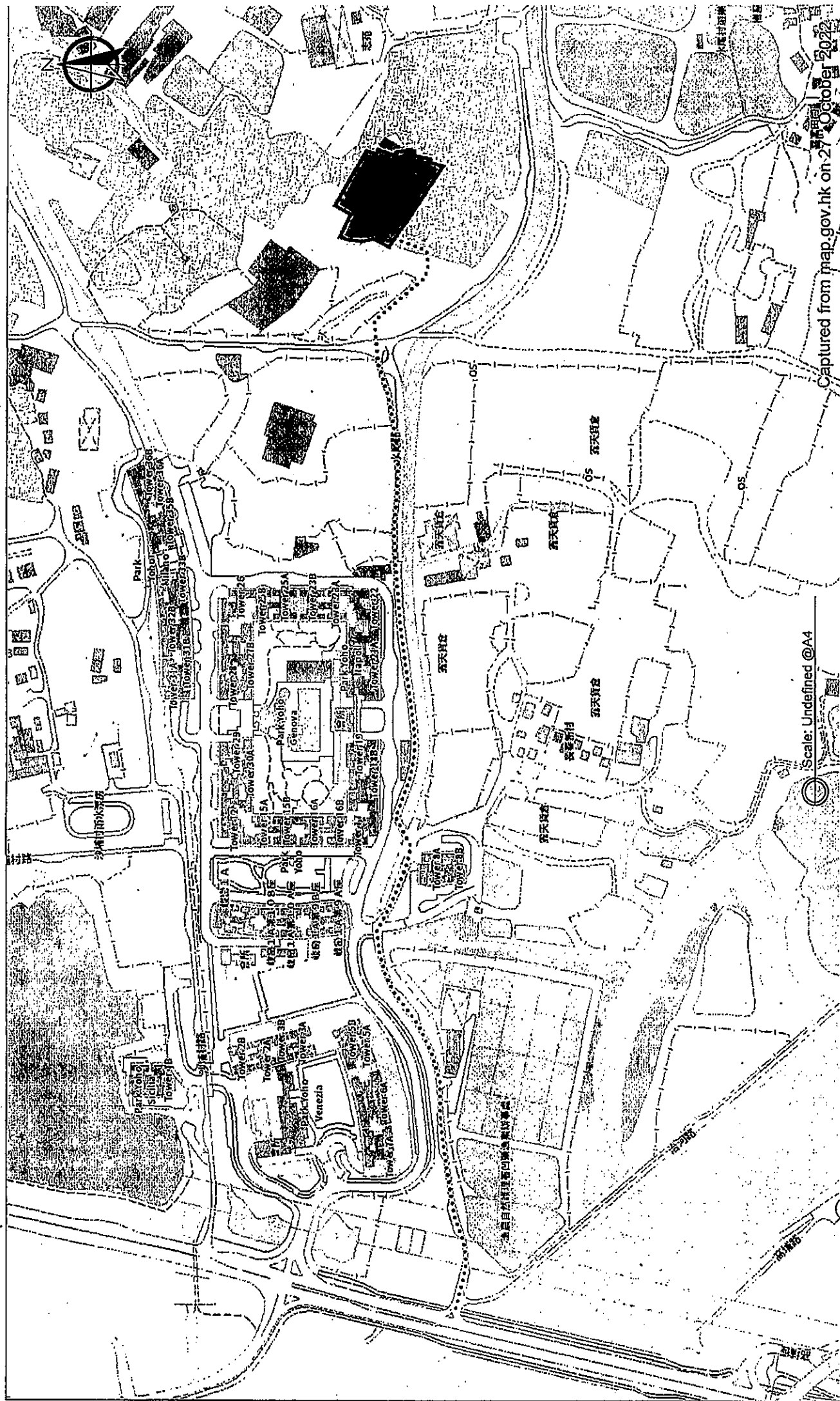
1:1000

@A4

For Identification Only

Drawing No.:

2-01



Captured from map.gov.hk on 27 October 2022

Appendix 3 Existing Vehicular Access	Location: D.D. 107 Lot 1509 (Part), 1511 (Part) and 1517 (Part) OZP: SYL-KTN/9 District: Kam Tin North Zoning: Agriculture	Project: Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land	Width of Shui Mei Road: 3-6m (About) Map Legend: Road Path ———— Site Boundary	Drawing No.: 3-01 For Identification Only Date: 27/10/2022
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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

擬在新界元朗錦田北丈量約份第 107 約地段 1509 號(部份)、1511 號(部份)及 1517 號(部份)
作為期五年的臨時動物寄養所連附屬設施及填土之用途

- 申請地點的面積約為 4,622.7 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/811 (2022 年 1 月 28 日獲批)及 A/YL-KTN/836 (2022 年 6 月 24 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。
- 本次申請是希望向貴委員會申請五年的臨時用途，現場現時為空置。擬議佈局平面圖上有 17 個擬議建築物，有 10 個建築物為動物寄養所，3 個為場地辦公室及 4 個附屬儲物室。
- 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）。
- 申請地點計劃採用混凝土作平整物料，厚度不超過 0.3 米，並會跟隨現時地形進行平整，不會改變地形，申請期限結束後會將混凝土打碎並運走。
- 申請用途的用途、形式及佈局與周遭環境並沒有不協調，亦會顧及自然特色。
- 當場地發展後，附帶條件的美化環境建議能加強申請地點及周圍的綠化效果，使整體視野變得美觀更令人舒服。渠務建議計劃及舒緩環境措施，也能令附近地區受惠，有效地加強該地區及附近範圍的環境保護，並能減少水浸可能。
- 根據以上各點，誠意懇求城市規劃委員會寬大批准新界元朗錦田北丈量約份第 107 約地段第 1509 號(部份)、1511 號(部份)及 1517 號(部份)作為期五年的臨時動物寄養所連附屬設施及填土的用途。

城市規劃委員會：

有關城市規劃委員會對 A/YL-KTN/869 的疑問

收悉 貴委員會對本申請的疑問，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，會使用混凝土作平整的面層。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。填土及平整為約 4,622.7 平方米，平整的範圍及大小已經營運所需最小，望 貴委員會諒解。

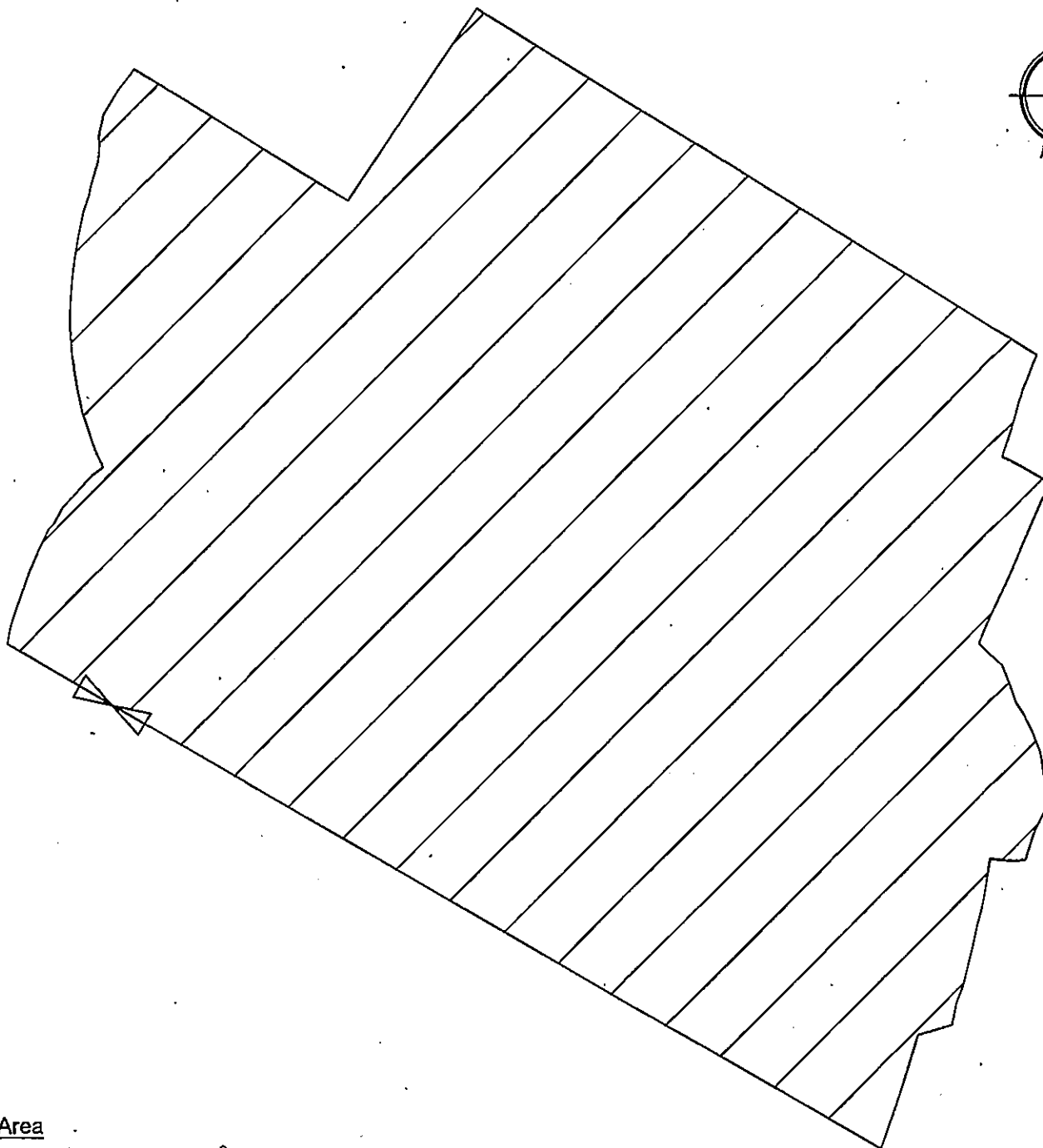
填土的高度及地型會依照現況進行，不會改變現有的地型。厚度會由大約 mPD +4.6 提高最多至大約 mPD +4.9，不會超出申請的厚度。填土及平整位置方面請參考 Appendix 4(擬議平整位置圖)。

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。

希望此附加文件能釋除 貴委員會的隱憂。

申請人
鄧柏翹

二零二二年十一月二十二日



Paved Area

Paved Area: About 4,622.7 m²

Legend:

 Paved Area 平整範圍

Appendix 4

Location: DD 107 Lot 1509 (Part)
DD 107 Lot 1511 (Part)
DD 107 Lot 1517 (Part)

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

Date: 22 November 2022

Proposed Paved Area

擬議平整位置圖

擬議臨時動物寄養所連附屬設施
(為期5年)及填土

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

SCALE

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For Identification Only

Drawing No.:

4-01

2022年11月18日

Appendix Ib of RNTPC

Paper No. A/YL-KTN/869 to 871

此文件在收到城市規劃委員會
只會從收到所有必要的資料及文件後才正式確認收到
申請人須知

18 NOV 2022

Form No. S16-I
表格第 S16-I 號

The applicant must
To: The Town Planning Board
the Board 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

2202917 8/11 by post

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/4L-KTM/870
	Date Received 收到日期	18 NOV 2022

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件(倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載(網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

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

TANG Wai Ip 鄧偉業

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

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

NA 不適用

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lots 1509 (Part) and 1517 (Part) in D.D. 107, Kam Tin North, Yuen Long, N.T. 新界元朗錦田北丈量約份第107約地段第1509(部分)及1517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	☒ Site area 地盤面積 3,512.3 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 1,262.5 sq.m 平方米 ☒ 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 ☐ 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
03/11/2022 (DD/MM/YYYY)[&]
於 03/11/2022 (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 03/11/2022 (DD/MM/YYYY)[&]
於 03/11/2022 (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[&]

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。

Part 6 第 6 部分			
(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

(a) Operation involved 涉及工程	
☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☒ Filling of land 填土 Area of filling 填土面積 3,512.3 sq.m 平方米 ☒ About 約 Depth of filling 填土厚度 0.3 m 米 ☒ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ 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	擬議臨時動物寄養所連附屬設施 (為期5年)及填土 Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a period of 5 years and Filling of Land

(a) Nature and scale 性質及規模													
☐ Public utility installation 公用事業設施裝置 ☐ 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> (Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)	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)											

(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
- ☐ 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連附屬設施 (為期5年)及填土

Proposed Temporary Animal Boarding Establishment with
Ancillary Facilities 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	1,262.5	sq.m 平方米	☒ About 約
Proposed plot ratio 擬議地積比率	0.36		☒ About 約
Proposed site coverage 擬議上蓋面積	35.9	%	☒ About 約
Proposed no. of blocks 擬議座數	15		
Proposed no. of storeys of each block 每座建築物的擬議層數	1	storeys 層	
	☐ include 包括 storeys of basements 層地庫		
	☐ 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	 mPD 米(主水平基準上)	☐ About 約	
	Not Exceeding 3.5	m 米	☐ 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 176 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

Access Road and Outdoor area for pet

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)

September 2024 2024年9月

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

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	☒ 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)) Shui Mei Road, turn to local track. 水尾路, 轉到郊區小徑 ☐ 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) ☐
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	☒ (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 <u>4</u> 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	☒ (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 <u>2</u> 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.

如需要的话，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	☐ 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	☐ (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) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ 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 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</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) NA 不適用 	On environment 對環境	Yes 會 ☐	No 不會 ☒	On traffic 對交通	Yes 會 ☐	No 不會 ☒	On water supply 對供水	Yes 會 ☐	No 不會 ☒	On drainage 對排水	Yes 會 ☐	No 不會 ☒	On slopes 對斜坡	Yes 會 ☐	No 不會 ☒	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒
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Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒																													

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

鄧偉業

NA 不適用

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

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

04/11/2022

(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

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

NA 不適用

Proposed operating hours 擬議營運時間

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

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該骨灰安置所內，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 1509 (Part) and 1517 (Part) in D.D. 107, Kam Tin North, Yuen Long, N.T. 新界元朗錦田北丈量約份第107約地段第1509(部分)及1517號(部分)		
Site area 地盤面積	3,512.3 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 NA 不適用 sq. m 平方米 ☐ 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連附屬設施 (為期5年)及填土 Proposed Temporary Animal Boarding Establishment with Ancillary Facilities 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 ☐ About 約 ☐ Not more than 不多於	NA 不適用 ☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	1,262.5 ☒ About 約 ☐ Not more than 不多於	0.36 ☒ About 約 ☐ Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA 不適用	
	Non-domestic 非住用	15	
	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 ☐ (Not more than 不多於)
		NA 不適用	mPD 米(主水平基準上) ☐ (Not more than 不多於)
		NA 不適用	Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括/ ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Non-domestic 非住用	3.5	m 米 ☒ (Not more than 不多於)
		NA 不適用	mPD 米(主水平基準上) ☐ (Not more than 不多於)
		1	Storeys(s) 層 ☒ (Not more than 不多於) (☐ Include 包括/ ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Composite 綜合用途	NA 不適用	m 米 ☐ (Not more than 不多於)
		NA 不適用	mPD 米(主水平基準上) ☐ (Not more than 不多於)
		NA 不適用	Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括/ ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
(iv) Site coverage 上蓋面積	35.9 % ☒ 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 ☐ Not less than 不少於
	Public 公眾	NA 不適用	sq.m 平方米 ☐ 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) _____	4 PC: 4
	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

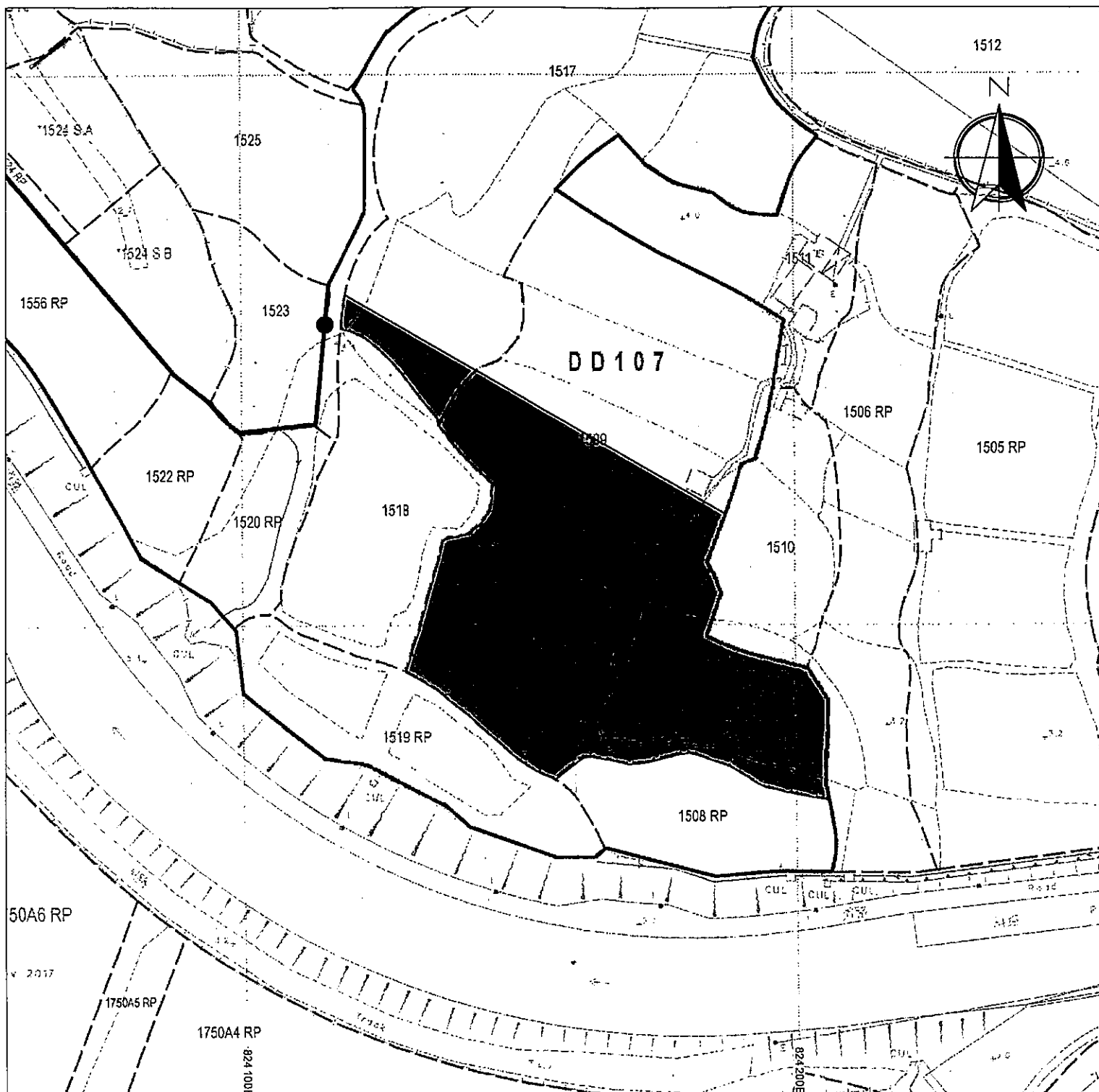
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	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	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他 (請註明)	☐	☒
Location Plan 位置圖, Existing Vehicular Access 現有車輛通道圖		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☒	☐
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他 (請註明)	☐	☐

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。



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 107 Lot 1509 (Part)
DD 107 Lot 1517 (Part)

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

Date: 3 November 2022

Location
位置圖

擬議臨時動物寄養所連附屬設施
(為期5年)及填土

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

SCALE

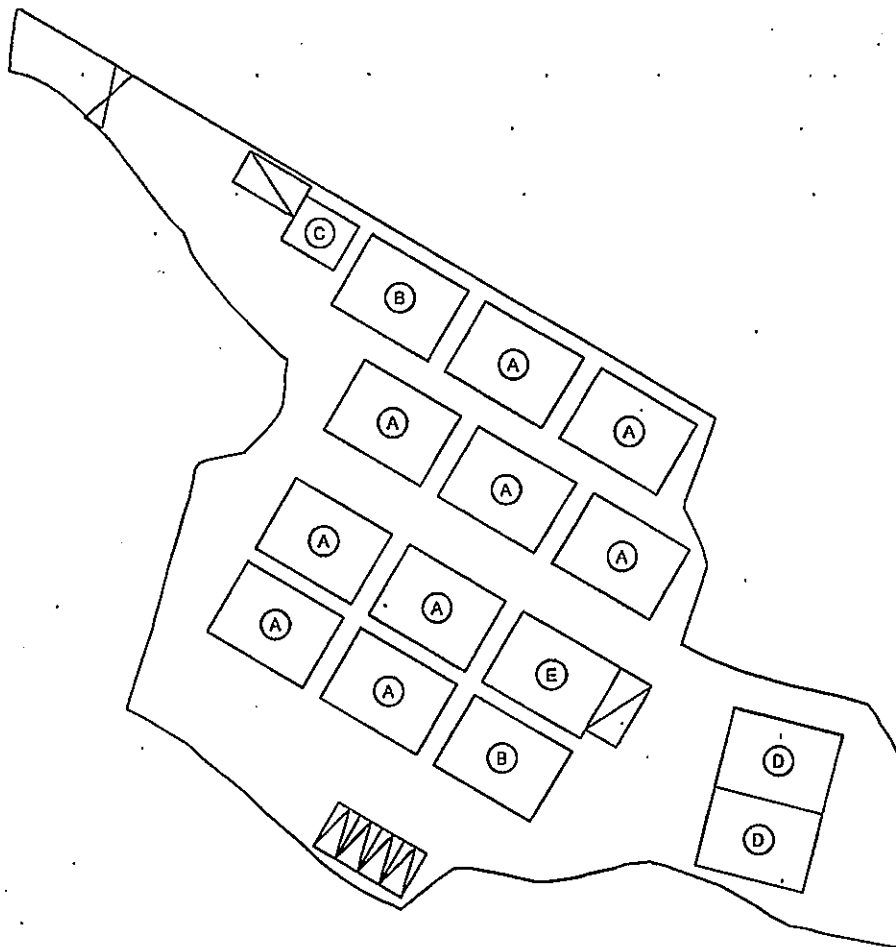
1:1000

@A4

For Identification Only

Drawing No.:

1-01



Proposed Structures Details:

Site Office (1-storey)

Dimension: 11m x 8m (About)

Non-Domestic GFA: 88m² (About)

Building Height: Not Exceeding 3.5m

Unit(s): 2

Total Non-Domestic GFA: 176m² (About)

Ancillary Function Room(1-storey)

Dimension: 11m x 8m (About)

Non-Domestic GFA: 88m² (About)

Building Height: Not Exceeding 3.5m

Unit(s): 2

Total Non-Domestic GFA: 176m² (About)

LGV L/UL Space

Dimension: 7m x 3.5m

Unit(s): 2

Animal Boarding Establishment (1-storey)

Dimension: 11m x 8m (About)

Non-Domestic GFA: 88m² (About)

Building Height: Not Exceeding 3.5m

Unit(s): 9

Total Non-Domestic GFA: 792m² (About)

Staff Lounge (1-storey)

Dimension: 11m x 8m (About)

Non-Domestic GFA: 88m² (About)

Building Height: Not Exceeding 3.5m

Unit(s): 1

Private Car Parking Space

Dimension: 5m x 2.5m

Unit(s): 4

Ancillary Storage (1-storey)

Dimension: 6.1m x 5m (About)

Non-Domestic GFA: 30.5m² (About)

Building Height: Not Exceeding 3.5m

Unit(s): 1

Legend:

⋈ Ingress/egress (Width: About 6m)

□ Proposed Structures

▨ Private Car Parking Space

▨ LGV L/UL Space

(A) Animal Boarding Establishment

(B) Site Office

(C) Ancillary Storage

(D) Ancillary Function Room

(E) Staff Lounge

Total Area: 3,512.3 m² (About)

Covered Area: 1,262.5 m² (About)

Uncovered Area: 2,249.8 m² (About)

Non-Domestic GFA: 1,262.5 m² (About)

Nos. of Proposed Structures: 15

Appendix 2

Location: DD 107 Lot 1509 (Part)
DD 107 Lot 1517 (Part)

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

Date: 2 November 2022

Proposed Layout Plan

擬議佈局平面圖

擬議臨時動物寄養所連附屬設施
(為期5年)及填土

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

SCALE

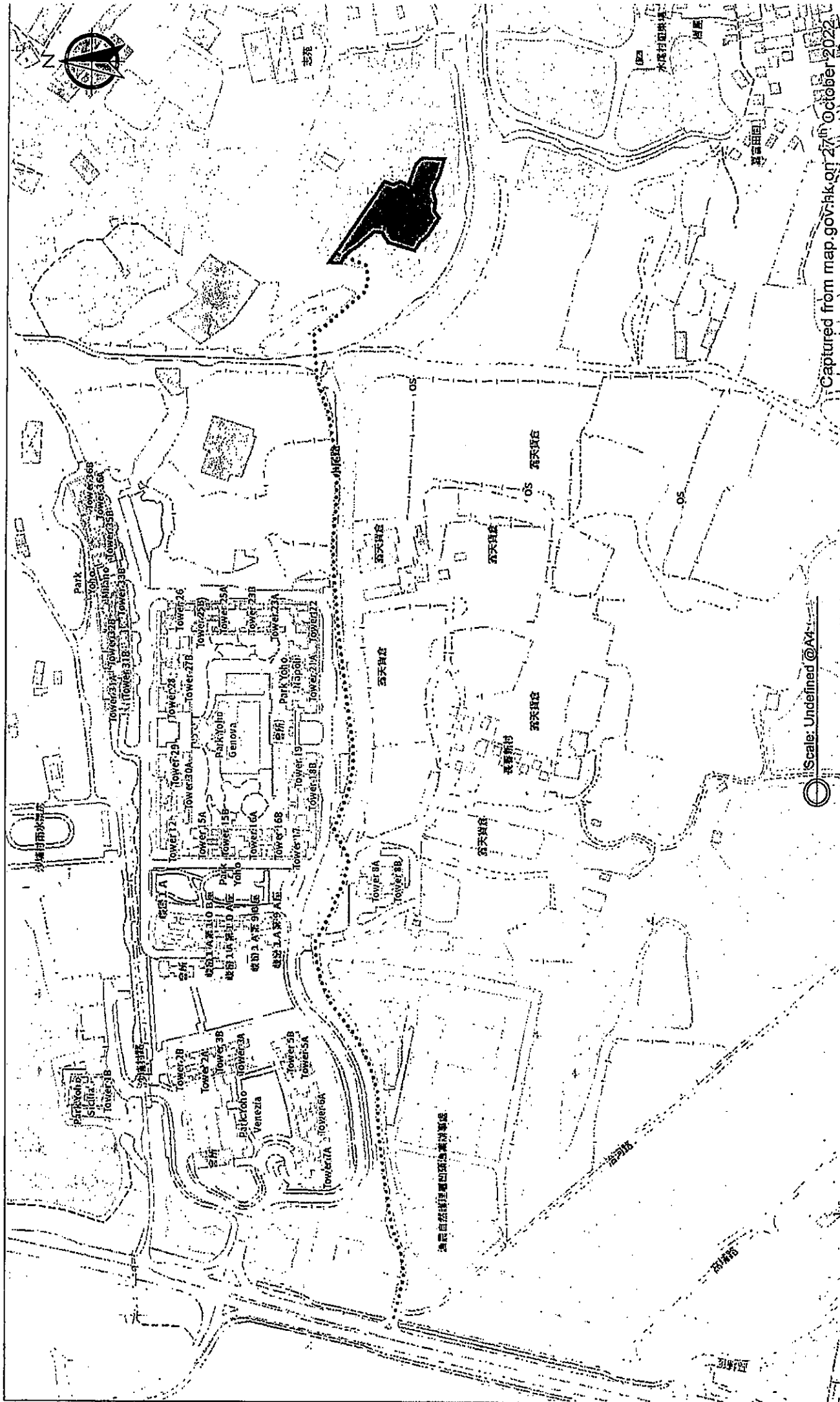
1:750

@A4

For Identification Only

Drawing No :

2-01



Appendix 3 Existing Vehicular Access	Location: D.D. 107 Lot 1509 (Part) and 1517 (Part) OZP: S/YL-KTN/9 District: Kam Tin North Zoning: Agriculture	Project: Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land	Width of Shui Mei Road: 3-6m (About) Map Legend: Road Path ———— Site Boundary	Drawing No.: 3-01 For Identification Only Date: 03/11/2022
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Captured from map.gov.hk on 27th October 2022

Scale: Undefined @ A4

申請理由

根據城市規劃條例第 16 條作出規劃許可申請
擬在新界元朗錦田北丈量約份第 107 約地段 1509 號(部份)及 1517 號(部份)
作為期五年的臨時動物寄養所連附屬設施及填土之用途

- 申請地點的面積約為 3,512.3 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/811 (2022 年 1 月 28 日獲批)及 A/YL-KTN/836 (2022 年 6 月 24 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。
- 本次申請是希望向貴委員會申請五年的臨時用途，現場現時為空置。擬議佈局平面圖上有 15 個擬議建築物，有 9 個建築物為動物寄養所、2 個為場地辦公室、1 個附屬儲物室、2 個附屬活動室及 1 個員工休息室。
- 希望透過規劃申請，滿足當地對動物寄養服務的巨大需求。
- 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，寄養所會提供動物寄養服務，動物寄養服務時間為二十四小時。
- 申請地點計劃採用混凝土作平整物料，厚度不超過 0.3 米，並會跟隨現時地形進行平整，不會改變地形，申請期限結束後會將混凝土打碎並運走。
- 申請用途的用途、形式及佈局與周遭環境並沒有不協調，亦會顧及自然特色。
- 當場地發展後，附帶條件的美化環境建議能加強申請地點及周圍的綠化效果，使整體視野變得美觀更令人舒服。渠務建議計劃及舒緩環境措施，也能令附近地區受惠，有效地加強該地區及附近範圍的環境保護，並能減少水浸可能。
- 根據以上各點，誠意懇求城市規劃委員會寬大批准新界元朗錦田北丈量約份第 107 約地段第 1509 號(部份)及 1517 號(部份)作為期五年的臨時動物寄養所連附屬設施及填土的用途。

城市規劃委員會：

有關城市規劃委員會對 A/YL-KTN/870 的疑問

收悉 貴委員會對本申請的疑問，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，會使用混凝土作平整的面層。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。填土及平整為約 3,512.3 平方米，平整的範圍及大小已經營運所需最小，望 貴委員會諒解。

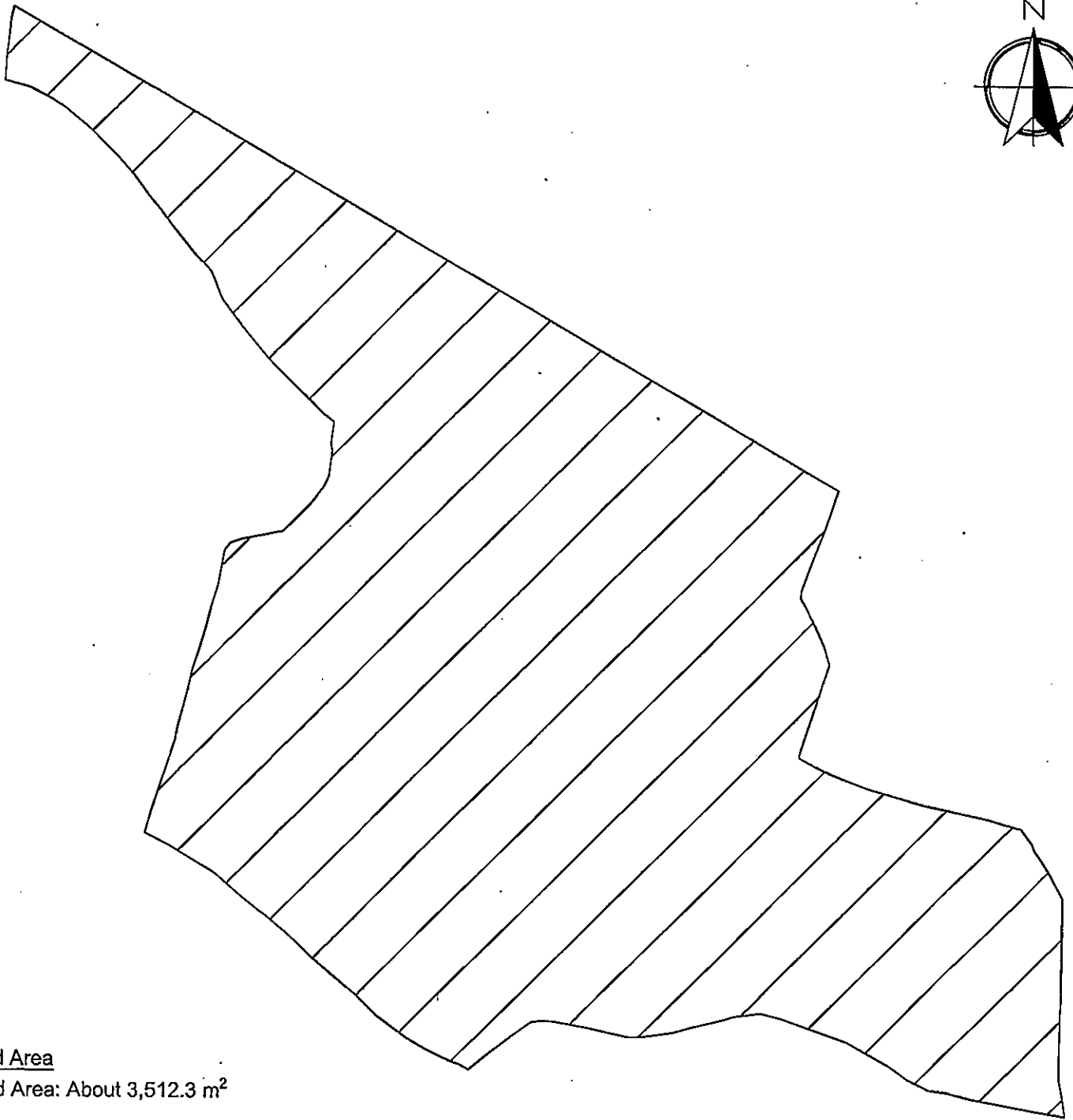
填土的高度及地型會依照現況進行，不會改變現有的地型。厚度會由大約 mPD +4.5 提高最多至大約 mPD +4.8，不會超出申請的厚度。填土及平整位置方面請參考 Appendix 4(擬議平整位置圖)。

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。

希望此附加文件能釋除 貴委員會的隱憂。

申請人
鄧偉業

二零二二年十一月二十二日



Paved Area

Paved Area: About 3,512.3 m²

Legend:

 Paved Area 平整範圍

Appendix 4

Location: DD 107 Lot 1509 (Part)
DD 107 Lot 1517 (Part)

App. No.: A/YL-KTN/870

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

Date: 22 November 2022

Proposed Paved Area

擬議平整位置圖

擬議臨時動物寄養所連附屬設施
(為期5年)及填土

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

SCALE

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For Identification Only

Drawing No.:

4-01

2022年 11月 28日

此文件在 2022 收到。城市規劃委員會
只會在收到所有相關的資料及文件後才正式確認收到
申請日期： 28 NOV 2022

Appendix Ic of RNTPC
Paper No. A/YL-KTN/869 to 871

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

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

2202923 8/11 by hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A17LHM/871
	Date Received 收到日期	28 NOV 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 1518, 1520 RP, 1522 RP and 1556 RP in D.D. 107, Kam Tin North, Yuen Long, N.T. 新界元朗錦田北丈量約份第107約地段第1518號, 1520號餘段, 1522號餘段及1556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	☒ Site area 地盤面積 3,615.8 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 971.5 sq.m 平方米 ☒ 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 ☐ 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"¹ (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」¹ (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"¹ (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」¹ (請夾附業權證明文件)。
- ☒ is not a "current land owner"¹.
並不是「現行土地擁有人」¹。

- ☐ 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)"¹.
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」¹。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of "current land owner(s)"¹.
已取得 名「現行土地擁有人」¹的同意。

Details of consent of "current land owner(s)" ¹ obtained 取得「現行土地擁有人」 ¹ 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
08/11/2022 (DD/MM/YYYY)[&]
於 08/11/2022 (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 08/11/2022 (DD/MM/YYYY)[&]
於 08/11/2022 (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[&]

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	☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☒ Filling of land 填土 Area of filling 填土面積 3,615.8 sq.m 平方米 ☒ About 約 Depth of filling 填土厚度 0.3 m 米 ☒ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ 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	擬議臨時動物寄養所連附屬設施 (為期5年)及填土 Proposed Temporary Animal Boarding Establishment with Ancillary Facilities 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	☐ Public utility installation 公用事業設施裝置 ☐ 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		
	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 From 由 to 至
地積比率限制
- ☐ Gross floor area restriction From 由sq. m 平方米 to 至sq. m 平方米
總樓面面積限制
- ☐ Site coverage restriction From 由% to 至 %
上蓋面積限制
- ☐ Building height restriction From 由m 米 to 至 m 米
建築物高度限制
- From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
- From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction From 由m to 至 m
非建築用地限制
- ☐ Others (please specify)
其他 (請註明)

(v) For Type (v) application 供第(v)類申請

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

擬議臨時動物寄養所連附屬設施 (為期5年)及填土

Proposed Temporary Animal Boarding Establishment with
Ancillary Facilities 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	971.5	sq.m 平方米	☒ About 約
Proposed plot ratio 擬議地積比率	0.27		☒ About 約
Proposed site coverage 擬議上蓋面積	26.9	%	☒ About 約
Proposed no. of blocks 擬議座數	13		
Proposed no. of storeys of each block 每座建築物的擬議層數	1	storeys 層	
	☐ include 包括.....storeys of basements 層地庫		
	☐ 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	mPD 米(主水平基準上)	☐ About 約
		m 米	☒ 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 176 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

NA 不適用

.....

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)

September 2024 2024年9月

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

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	☒ 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)) Shui Mei Road, turn to local track. 水尾路, 轉到郊區小徑 ☐ 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) ☐
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	☒ (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 <u>4</u> 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	☒ (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 <u>3</u> 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。

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	☐ 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	☐ (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) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ 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 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</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) NA 不適用 	On environment 對環境	Yes 會 ☐	No 不會 ☒	On traffic 對交通	Yes 會 ☐	No 不會 ☒	On water supply 對供水	Yes 會 ☐	No 不會 ☒	On drainage 對排水	Yes 會 ☐	No 不會 ☒	On slopes 對斜坡	Yes 會 ☐	No 不會 ☒	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒
On environment 對環境	Yes 會 ☐	No 不會 ☒																													
On traffic 對交通	Yes 會 ☐	No 不會 ☒																													
On water supply 對供水	Yes 會 ☐	No 不會 ☒																													
On drainage 對排水	Yes 會 ☐	No 不會 ☒																													
On slopes 對斜坡	Yes 會 ☐	No 不會 ☒																													
Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒																													
Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒																													
Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒																													
Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒																													
Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒																													

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



鄧子其

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

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) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

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

08/11/2022

..... (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

NA 不適用

Total number of niches 龕位總數

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

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	Lots 1518, 1520 RP, 1522 RP and 1556 RP in D.D. 107, Kam Tin North, Yuen Long, N.T. 新界元朗錦田北丈量約份第107約地段第1518號, 1520號餘段, 1522號餘段及1556號餘段		
Site area 地盤面積	3,615.8 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 NA 不適用 sq. m 平方米 ☐ 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連附屬設施 (為期5年)及填土 Proposed Temporary Animal Boarding Establishment with Ancillary Facilities 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 ☐ About 約 ☐ Not more than 不多於	NA 不適用 ☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	971.5 ☒ About 約 ☐ Not more than 不多於	0.27 ☒ About 約 ☐ Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA 不適用	
	Non-domestic 非住用	13	
	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 ☐ (Not more than 不多於)
		NA 不適用	mPD 米(主水平基準上) ☐ (Not more than 不多於)
		NA 不適用	Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括/ ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Non-domestic 非住用	3.5	m 米 ☒ (Not more than 不多於)
		NA 不適用	mPD 米(主水平基準上) ☐ (Not more than 不多於)
		1	Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括/ ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Composite 綜合用途	NA 不適用	m 米 ☐ (Not more than 不多於)
		NA 不適用	mPD 米(主水平基準上) ☐ (Not more than 不多於)
		NA 不適用	Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括/ ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
(iv) Site coverage 上蓋面積	26.9 % ☒ About 約		
(v) No. of units 單位數目	13		
(vi) Open space 休憩用地	Private 私人	NA 不適用	sq.m 平方米 ☐ Not less than 不少於
	Public 公眾	NA 不適用	sq.m 平方米 ☐ 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) 	4 PC: 4
	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) 	3 LGV: 3

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	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他 (請註明)	☐	☒
Location Plan 位置圖, Existing Vehicular Access 現有車輛通道圖		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☒	☐
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他 (請註明)	☐	☐

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.

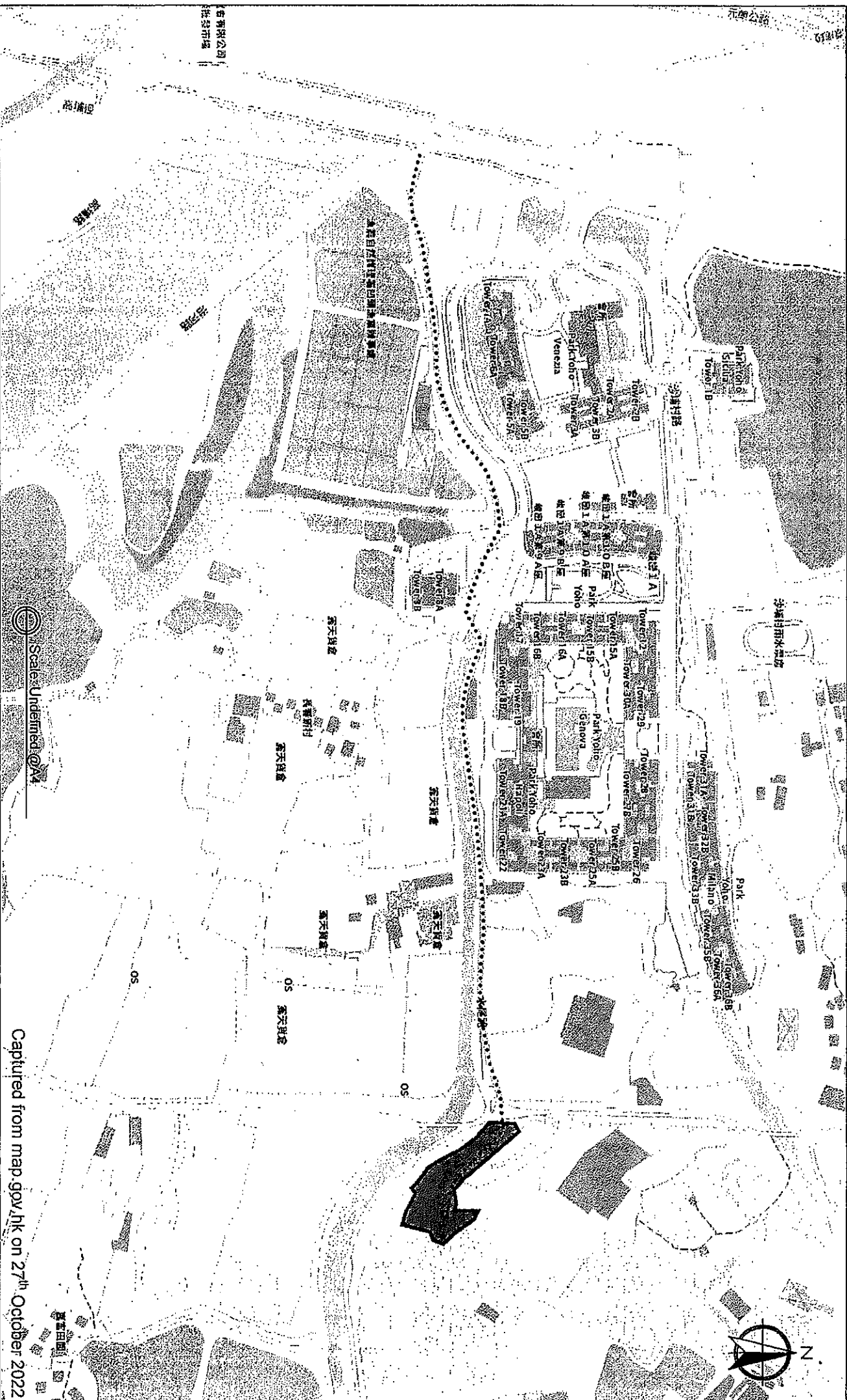
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

申請理由

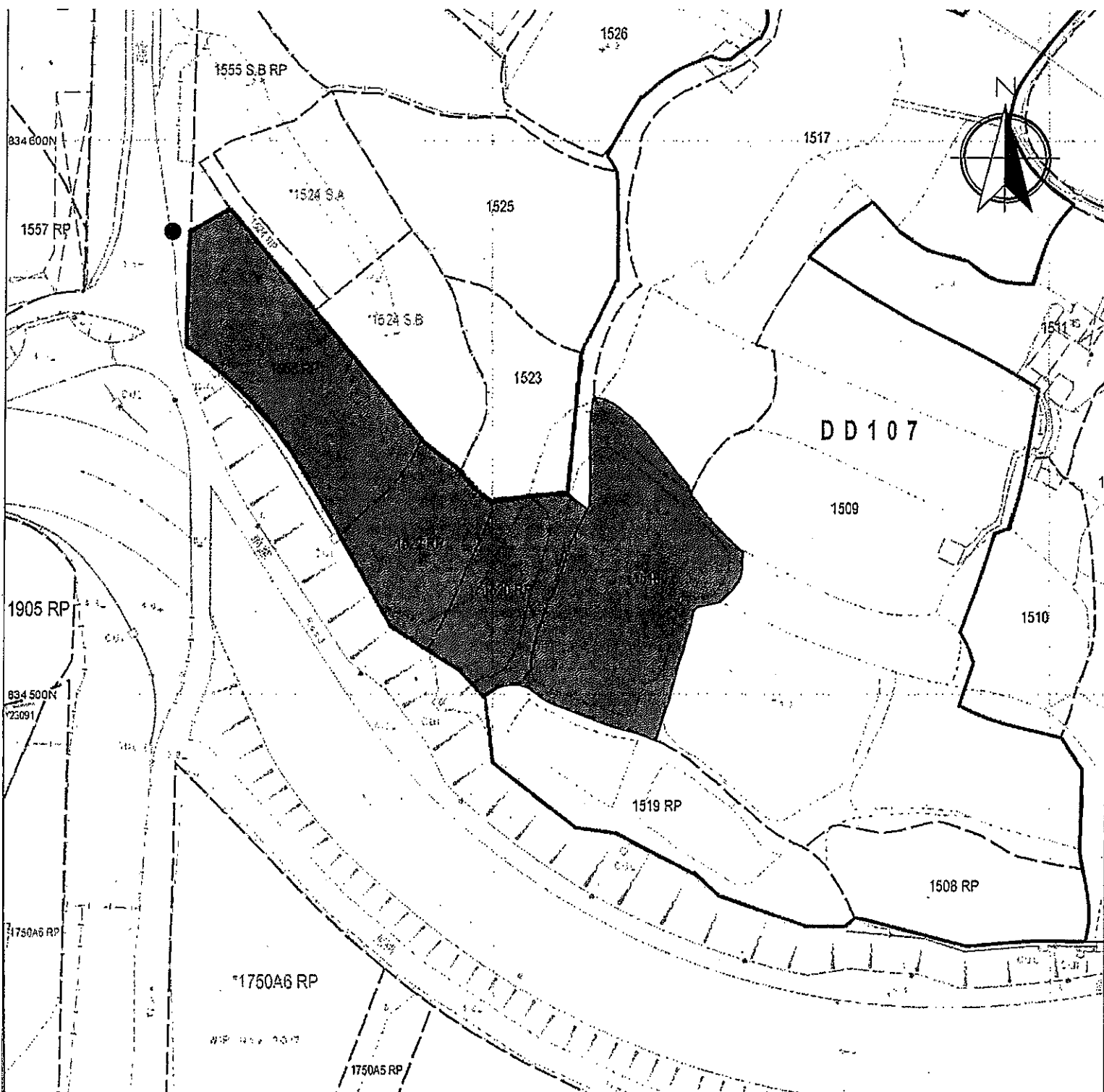
根據城市規劃條例第 16 條作出規劃許可申請

擬在新界元朗錦田北丈量約份第 107 約地段第 1518 號、1520 號餘段、1522 號餘段及 1556 號餘段
作為期五年的臨時動物寄養所連附屬設施及填土之用途

- 申請地點的面積約為 3,615.8 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/811 (2022 年 1 月 28 日獲批) 及 A/YL-KTN/836 (2022 年 6 月 24 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。
- 本次申請是希望向貴委員會申請五年的臨時用途，現場現時為空置。擬議佈局平面圖上有 13 個擬議建築物，有 7 個建築物為動物寄養所、2 個為場地辦公室、3 個附屬儲物室及 1 個附屬活動室。
- 希望透過規劃申請，滿足當地對動物寄養服務的巨大需求。
- 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，寄養所會提供動物寄養服務，動物寄養服務時間為二十四小時。
- 申請地點計劃採用混凝土作平整物料，厚度不超過 0.3 米，並會跟隨現時地形進行平整，不會改變地形，申請期限結束後會將混凝土打碎並運走。
- 申請用途的用途、形式及佈局與周遭環境並沒有不協調，亦會顧及自然特色。當場地發展後，附帶條件的美化環境建議能加強申請地點及周圍的綠化效果，使整體視野變得美觀更令人舒服。渠務建議計劃及舒緩環境措施，也能令附近地區受惠，有效地加強該地區及附近範圍的環境保護，並能減少水浸可能。
- 根據以上各點，誠意懇求城市規劃委員會寬大批准新界元朗錦田北丈量約份第 107 約地段第 1518 號、1520 號餘段、1522 號餘段及 1556 號餘段作為期五年的臨時動物寄養所連附屬設施及填土的用途。



Appendix 3 Existing Vehicular Access	Location: D.O. 107 Lot 1518, 1520 RP, 1522 RP and 1556 RP OZP: S/YL-KTN/9 District: Kam Tin North Zoning: Agriculture	Project Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land	Width of Shui Mei Road: 3.6m (About) Map Legend: ●●●●● Road Path — Site Boundary	Drawing No.: 3-01 For Identification Only Date: 07/11/2022
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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 107 Lot 1518
DD 107 Lot 1520 RP
• DD 107 Lot 1522 RP
DD 107 Lot 1556 RP

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

Date: 7 November 2022

Location
位置圖

擬議臨時動物寄養所連附屬設施
(為期5年)及填土

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:

Site Office (1-storey)

Dimension: 11m x 8m (About)

Non-Domestic GFA: 88m² (About)

Building Height: Not Exceeding 3.5m

Unit(s): 2

Total Non-Domestic GFA: 176m² (About)

Animal Boarding Establishment (1-storey)

Dimension: 11m x 8m (About)

Non-Domestic GFA: 88m² (About)

Building Height: Not Exceeding 3.5m

Unit(s): 7

Total Non-Domestic GFA: 616m² (About)

Ancillary Storage (1-storey)

Dimension: 6.1m x 5m (About)

Non-Domestic GFA: 30.5m² (About)

Building Height: Not Exceeding 3.5m

Unit(s): 3

Total Non-Domestic GFA: 91.5m² (About)

Ancillary Function Room (1-storey)

Dimension: 11m x 8m (About)

Non-Domestic GFA: 88m² (About)

Building Height: Not Exceeding 3.5m

Unit(s): 1

LGV L/UL Space

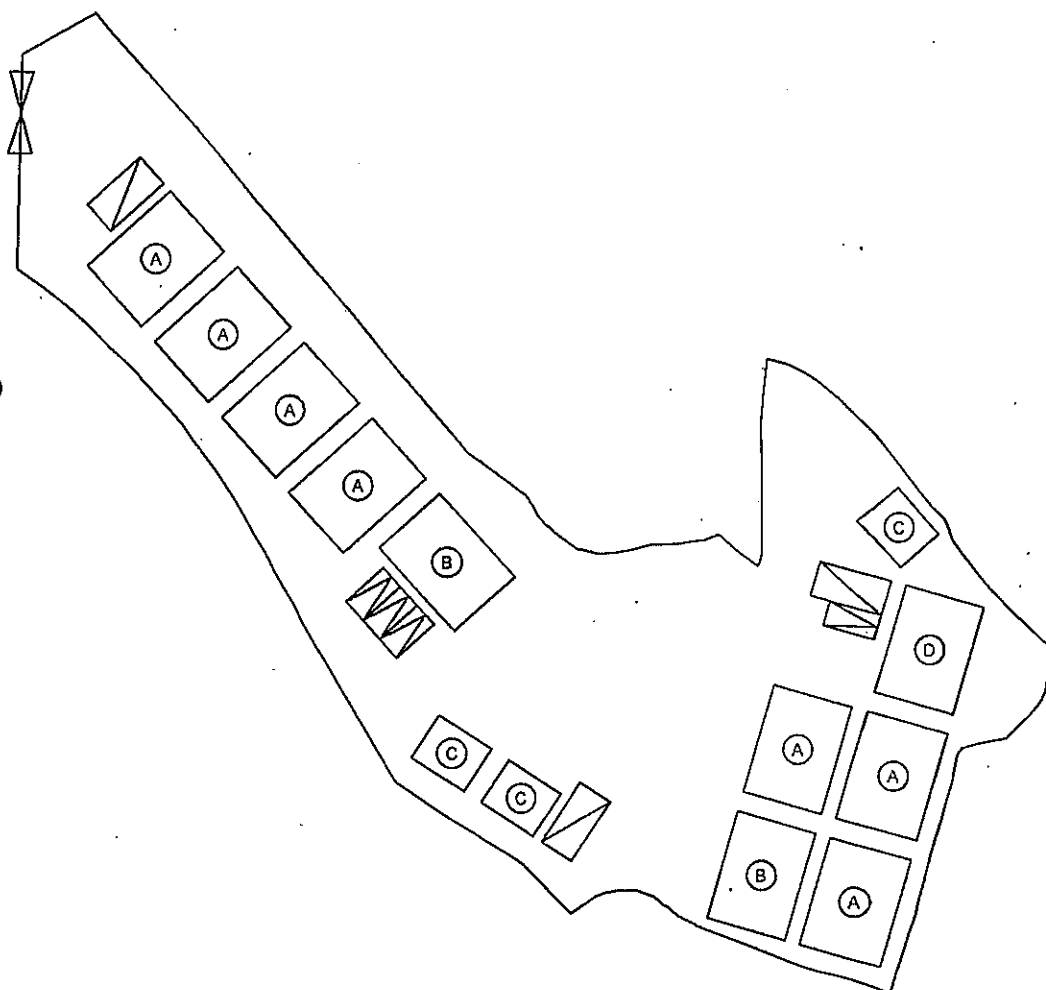
Dimension: 7m x 3.5m

Unit(s): 3

Private Car Parking Space

Dimension: 5m x 2.5m

Unit(s): 4



Legend:

- Ingress/egress (Width: About 8m)
- Proposed Structures
- Private Car Parking Space
- LGV L/UL Space

- (A) Animal Boarding Establishment
- (B) Site Office
- (C) Ancillary Storage
- (D) Ancillary Function Room

Total Area: 3,615.8 m² (About)
 Covered Area: 971.5 m² (About)
 Uncovered Area: 2,644.3 m² (About)
 Non-Domestic GFA: 971.5 m² (About)
 Nos. of Proposed Structures: 13

Appendix 2

Location: DD 107 Lot 1518
 DD 107 Lot 1520 RP
 DD 107 Lot 1522 RP
 DD 107 Lot 1556 RP

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

Date: 7 November 2022

Proposed Layout Plan

擬議佈局平面圖

擬議臨時動物寄養所連附屬設施
 (為期5年)及填土

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

SCALE

1:750

@A4

For Identification Only

Drawing No

LP-01

Proposed Structures Details:

Site Office (1-storey)

Dimension: 11m x 8m (About)

Non-Domestic GFA: 88m² (About)

Building Height: Not Exceeding 3.5m

Unit(s): 2

Total Non-Domestic GFA: 176m² (About)

Animal Boarding Establishment (1-storey)

Dimension: 11m x 8m (About)

Non-Domestic GFA: 88m² (About)

Building Height: Not Exceeding 3.5m

Unit(s): 7

Total Non-Domestic GFA: 616m² (About)

Ancillary Storage (1-storey)

Dimension: 6.1m x 5m (About)

Non-Domestic GFA: 30.5m² (About)

Building Height: Not Exceeding 3.5m

Unit(s): 3

Total Non-Domestic GFA: 91.5m² (About)

Ancillary Function Room (1-storey)

Dimension: 11m x 8m (About)

Non-Domestic GFA: 88m² (About)

Building Height: Not Exceeding 3.5m

Unit(s): 1

LGV L/UL Space

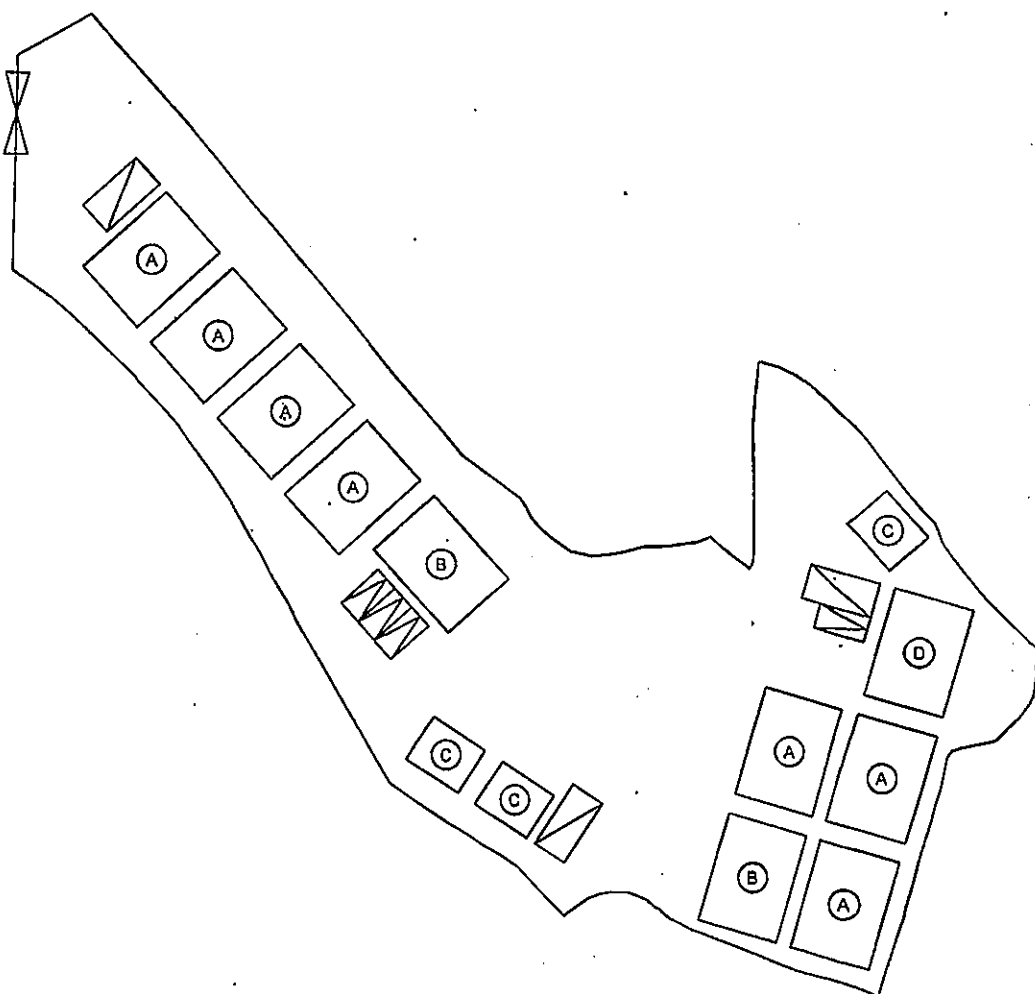
Dimension: 7m x 3.5m

Unit(s): 3

Private Car Parking Space

Dimension: 5m x 2.5m

Unit(s): 4



Legend:

- Ingress/egress (Width: About 8m)
- Proposed Structures
- Private Car Parking Space
- LGV L/UL Space

- Animal Boarding Establishment
- Site Office
- Ancillary Storage
- Ancillary Function Room

Total Area: 3,615.8 m² (About)
 Covered Area: 971.5 m² (About)
 Uncovered Area: 2,644.3 m² (About)
 Non-Domestic GFA: 971.5 m² (About)
 Nos. of Proposed Structures: 13

Appendix 2

Location: DD 107 Lot 1518
 DD 107 Lot 1520 RP
 DD 107 Lot 1522 RP
 DD 107 Lot 1556 RP

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

Date: 7 November 2022

Proposed Layout Plan

擬議佈局平面圖

擬議臨時動物寄養所連附屬設施
 (為期5年)及填土

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

SCALE

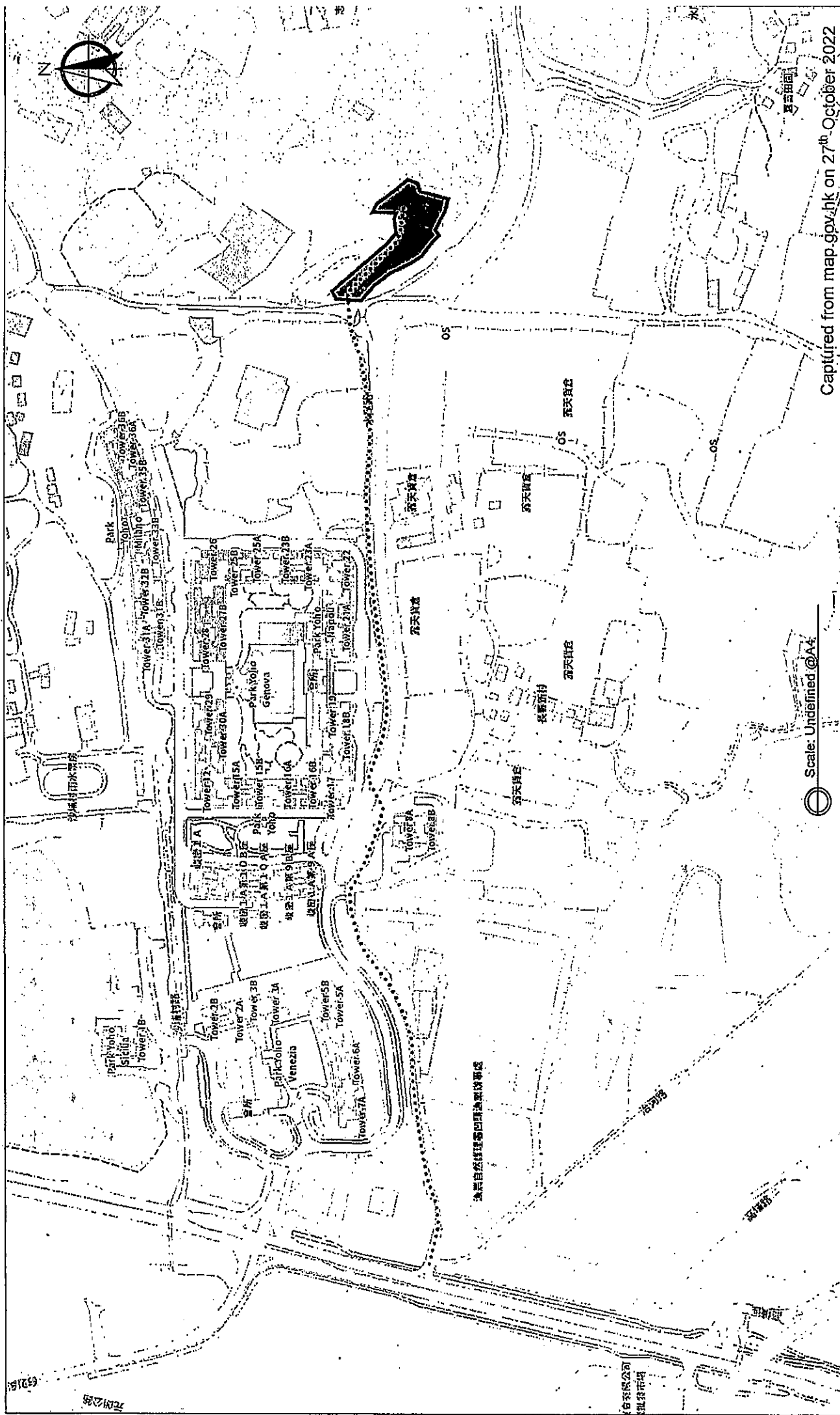
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For Identification Only

Drawing No.:

LP-01



Appendix 3 Existing Vehicular Access	Location: D.D. 107 Lot 1518, 1520 RP, 1522 RP and 1556 RP OZP: S/YL-KTN/9 District: Kam Tin North Zoning: Agriculture	Project: Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land	Width of Shui Mei Road: 3-6m (About) Map Legend: Road Path —— Site Boundary	Drawing No.: 3-01 For Identification Only Date: 07/11/2022
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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

擬在新界元朗錦田北丈量約份第 107 約地段第 1518 號、1520 號餘段、1522 號餘段及 1556 號餘段作為期五年的臨時動物寄養所連附屬設施及填土之用途

- 申請地點的面積約為 3,615.8 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/811 (2022 年 1 月 28 日獲批) 及 A/YL-KTN/836 (2022 年 6 月 24 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。
- 本次申請是希望向貴委員會申請五年的臨時用途，現場現時為空置。擬議佈局平面圖上有 13 個擬議建築物，有 7 個建築物為動物寄養所、2 個為場地辦公室、3 個附屬儲物室及 1 個附屬活動室。
- 希望透過規劃申請，滿足當地對動物寄養服務的巨大需求。
- 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，寄養所會提供動物寄養服務，動物寄養服務時間為二十四小時。
- 申請地點計劃採用混凝土作平整物料，厚度不超過 0.3 米，並會跟隨現時地形進行平整，不會改變地形，申請期限結束後會將混凝土打碎並運走。
- 申請用途的用途、形式及佈局與周遭環境並沒有不協調，亦會顧及自然特色。當場地發展後，附帶條件的美化環境建議能加強申請地點及周圍的綠化效果，使整體視野變得美觀更令人舒服。渠務建議計劃及舒緩環境措施，也能令附近地區受惠，有效地加強該地區及附近範圍的環境保護，並能減少水浸可能。
- 根據以上各點，誠意懇求城市規劃委員會寬大批准新界元朗錦田北丈量約份第 107 約地段第 1518 號、1520 號餘段、1522 號餘段及 1556 號餘段作為期五年的臨時動物寄養所連附屬設施及填土的用途。

城市規劃委員會：

有關城市規劃委員會對 A/YL-KTN/871 的疑問

收悉 貴委員會對本申請的疑問，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，會使用混凝土作平整的面層。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。填土及平整為約 3,615.8 平方米，平整的範圍及大小已經營運所需最小，望 貴委員會諒解。

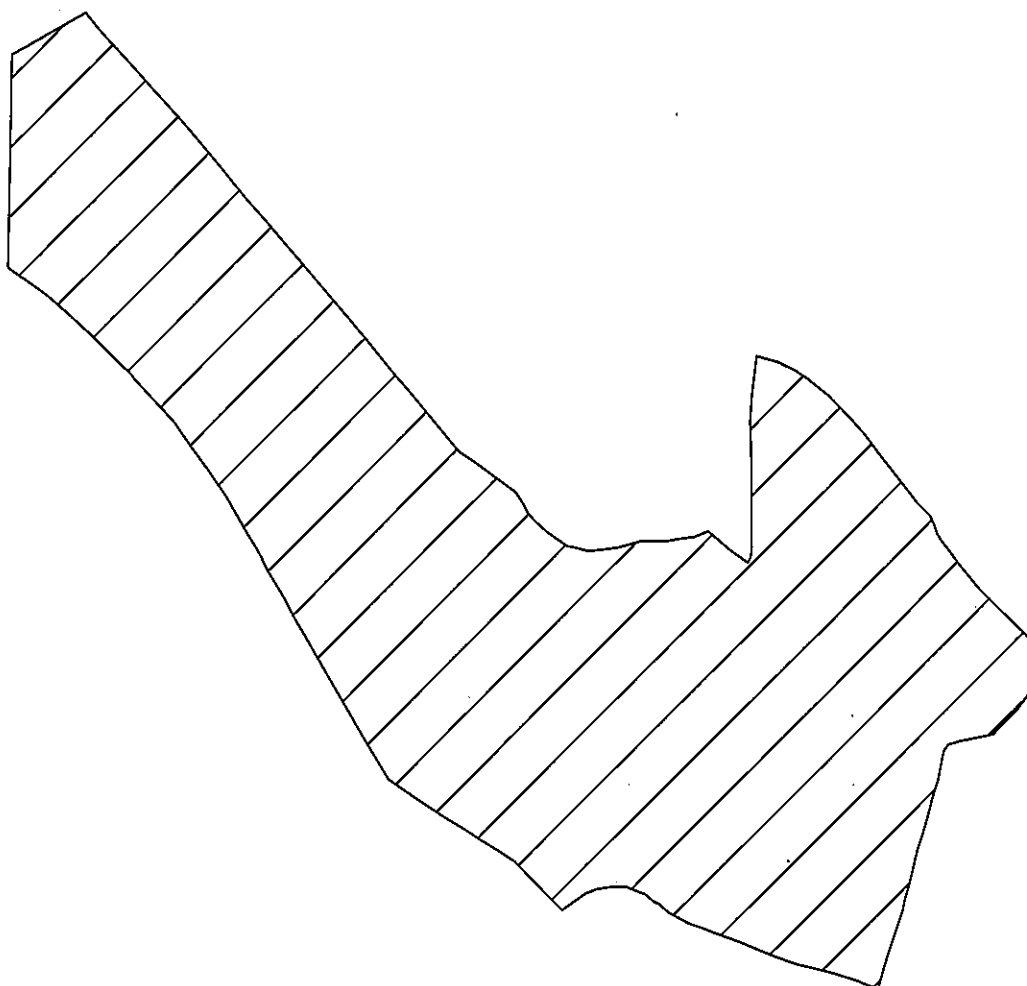
填土的高度及地型會依照現況進行，不會改變現有的地型。厚度會由大約最高 mPD +4.4 提高最多至大約 mPD +4.7，不會超出申請的厚度。填土及平整位置方面請參考 Appendix 4(擬議平整位置圖)。

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。

希望此附加文件能釋除 貴委員會的隱憂。

申請人
鄧子其

二零二二年十一月三十日



Paved Area

Paved Area: About 3,615.8 m²

Legend:

 Paved Area 平整範圍

Appendix 4

Location: DD 107 Lot 1518
DD 107 Lot 1520 RP
DD 107 Lot 1522 RP
DD 107 Lot 1556 RP

App. No.: A/YL-KTN/871
OZP: S/YL-KTN/9
District: Kam Tin North
Zoning: Agriculture

Date: 30 November 2022

Proposed Paved Area

擬議平整位置圖

擬議臨時動物寄養所連附屬設施
(為期5年)及填土

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

SCALE

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For Identification Only

Drawing No.:

4-01

規劃署及城市規劃委員會：

有關城市規劃委員會對 A/YL-KTN/869 的查詢

收悉 貴署對 A/YL-KTN/869 申請的查詢，本人現書面回覆。

本人計劃安排約 2-3 個員工在場工作，以便處理寄養所之事情。

希望此附加文件能釋除 貴委員會的隱憂。

申請人
鄧柏翹

二零二三年一月六日

環境保護署及城市規劃委員會：

有關環境保護署對 A/YL-KTN/869 的查詢

收悉 貴署對 A/YL-KTN/869 申請的疑問，本人現書面回覆。

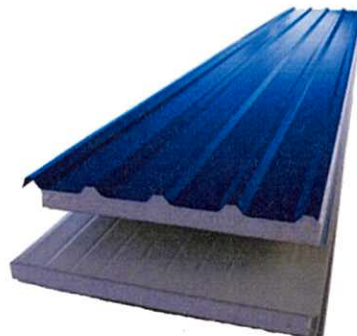
申請地點現時及將來也沒有計畫提供符合環境影響評估條例的牲口檢疫站、牲口待宰站或檢疫關禁處等設施。

在營業時間外，只會有狗隻留在申請地點，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(即從上午八時至下午六時)，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 6 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。附近人流非常少，相信不會為附近環境帶來不良影響。

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

在動物寄養所方面，現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：



寄養所計劃使用能夠隔音及隔熱的鋁板，場內亦會設有 24 小時通風系統及冷風機，例如抽氣扇等。

在保護周圍環境方面，首先，在申請成功後附帶條件中的渠道建議能確保地面水有效地收集及排放。當中會建議建設沙井，其設計能在地面水排出申請地點外前以沙井將垃圾過濾，令垃圾及其他廢棄物留在申請地點內，渠道亦會定期清理及檢查，有關渠道及沙井有否被廢棄物堵塞渠道。雨水渠只會負責引導及收集雨水，不會連接化糞池及滲水井。

此外，申請地點會先興建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，由於申請地點附近只有人造的渠道，有關渠道亦不是作飲用用途，此距離亦符合 貴署所定下的 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。

除了以上的措施保護水源外，本人承諾不會在戶外使用任何有化學清潔用品。不會影響附近及下遊的生態。本人定會盡力保護環境。希望 貴署能支持本申請。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。

申請人
鄧柏翹

二零二二年十二月十五日

運輸署及城市規劃委員會：

有關對運輸署 A/YL-KTN/869 的查詢

收悉運輸署對 A/YL-KTN/869 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	0-2
08:00-09:00	0-2
09:00-10:00	0-5
10:00-11:00	3-7
11:00-12:00	3-7
12:00-13:00	3-7
13:00-14:00	3-7
14:00-15:00	3-7
15:00-16:00	3-7
16:00-17:00	2-5
17:00-18:00	0-2
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

以下為最近水尾路大約的車流量^：

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	2-5 輛
06:00-07:00	5-10 輛
07:00-08:00	10-15 輛

08:00-09:00	15-20 輛
09:00-10:00	15-20 輛
10:00-11:00	15-20 輛
11:00-12:00	15-20 輛
12:00-13:00	20-25 輛
13:00-14:00	20-25 輛
14:00-15:00	15-20 輛
15:00-16:00	15-20 輛
16:00-17:00	15-20 輛
17:00-18:00	20-25 輛
18:00-19:00	20-25 輛
19:00-20:00	20-25 輛
20:00-21:00	15-20 輛
21:00-22:00	15-20 輛
22:00-23:00	15-20 輛
23:00-00:00	5-10 輛

^此數字在 2022 年 11 月 15 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 3 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 5 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，5 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水尾路，再轉入私人道路前行大約 120 米到達申請地點。水尾路沿途道路至少有 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 20 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 601 及 601B 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。

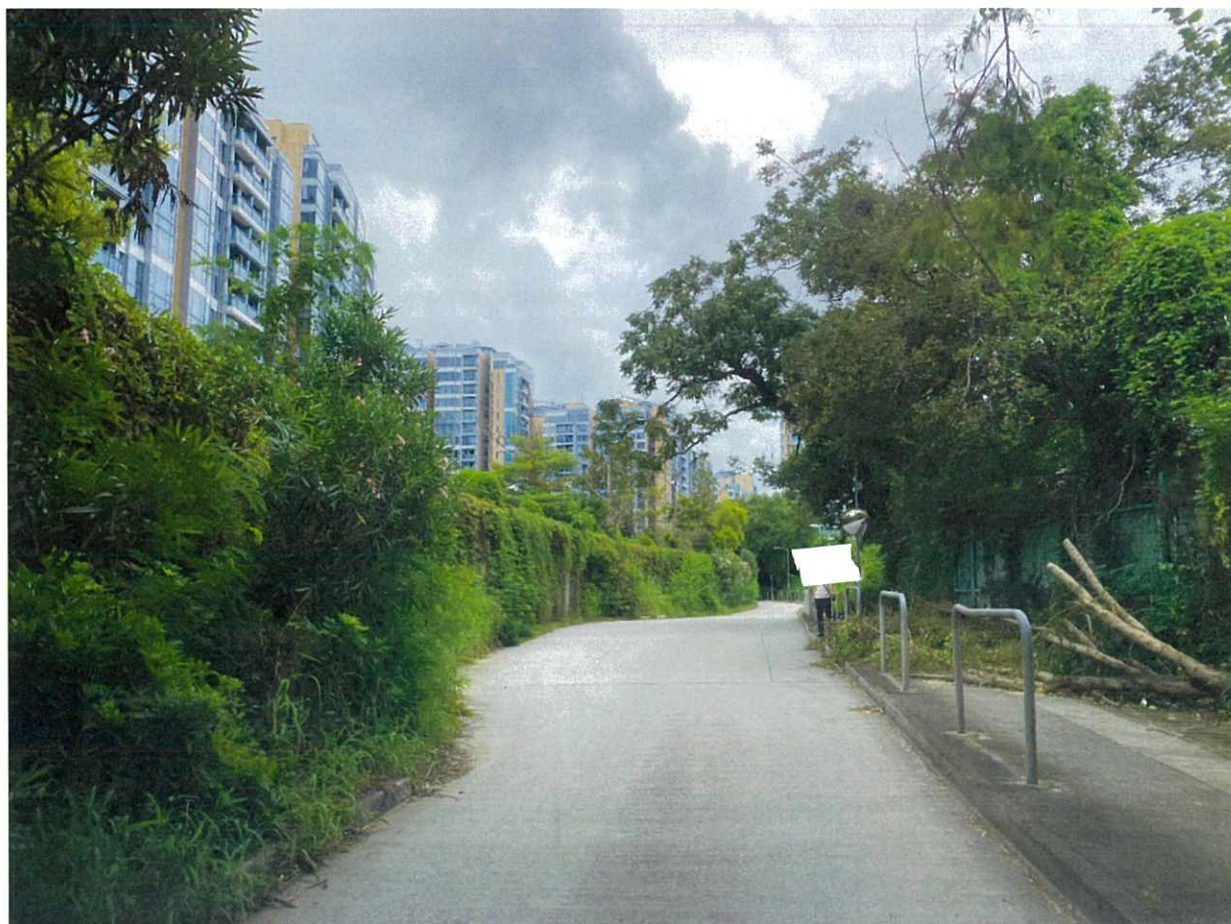
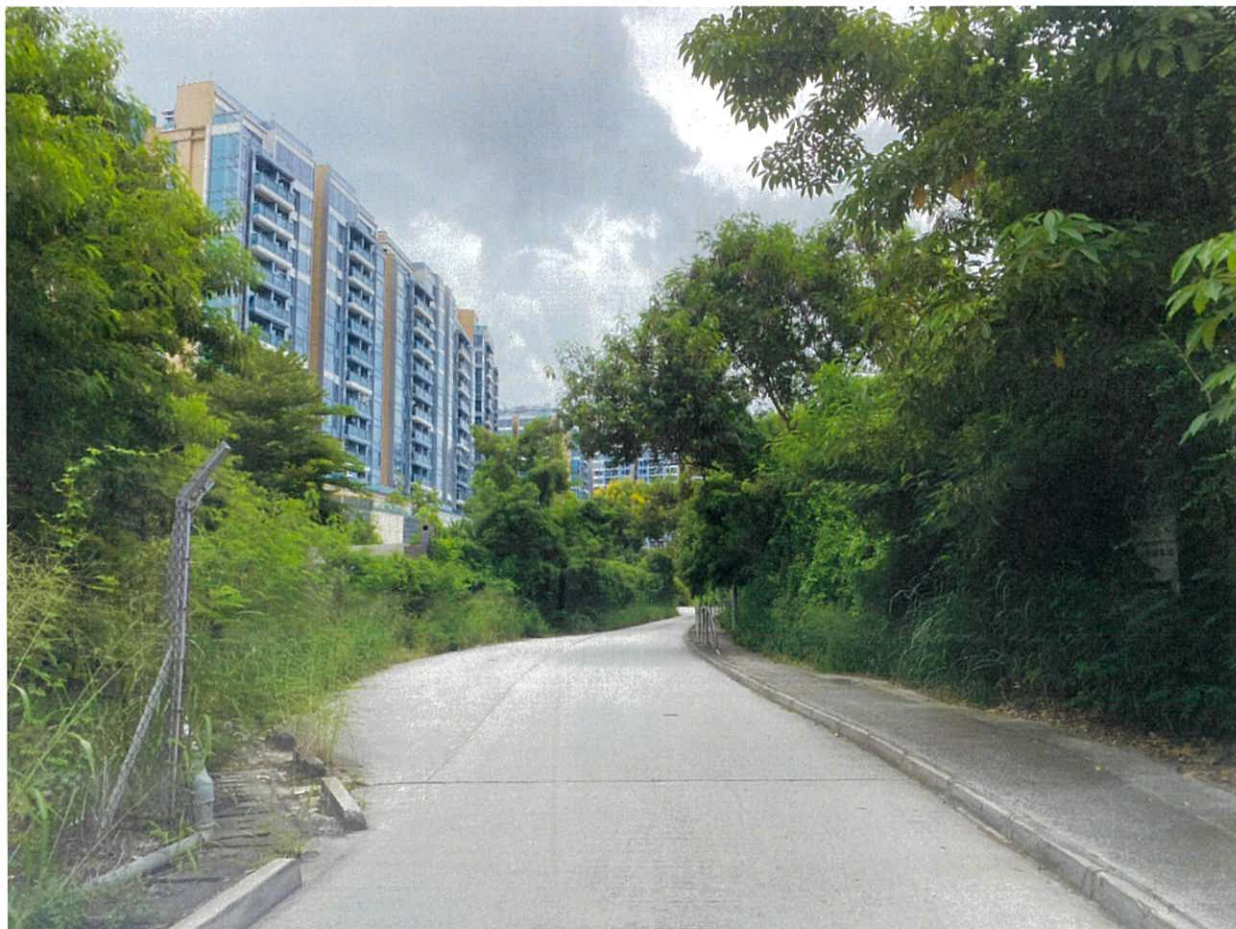
本人明白及了解連接申請地點的道路不是由 貴署管理。

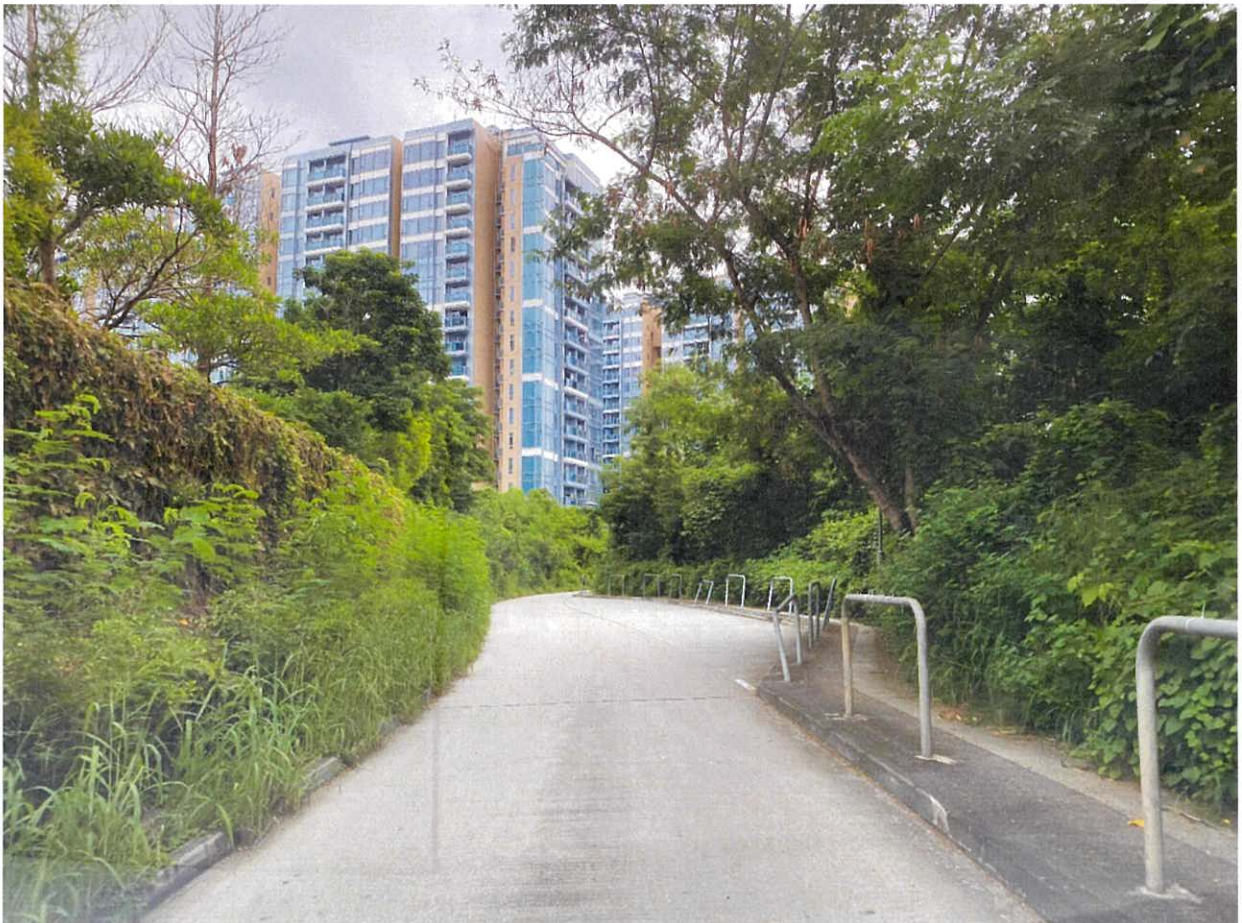
希望此附加文件能釋除 貴署的隱憂，並支持本申請。

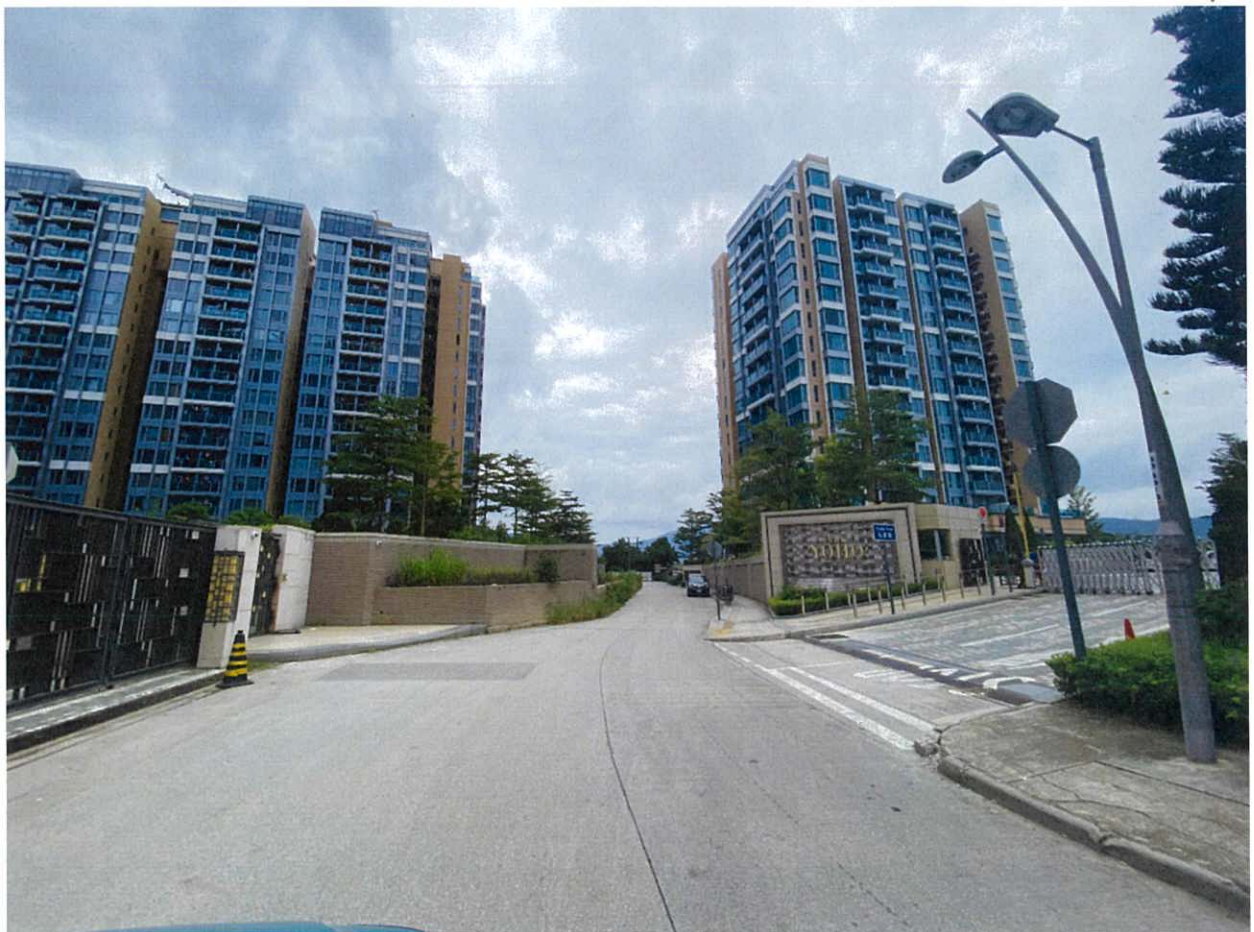
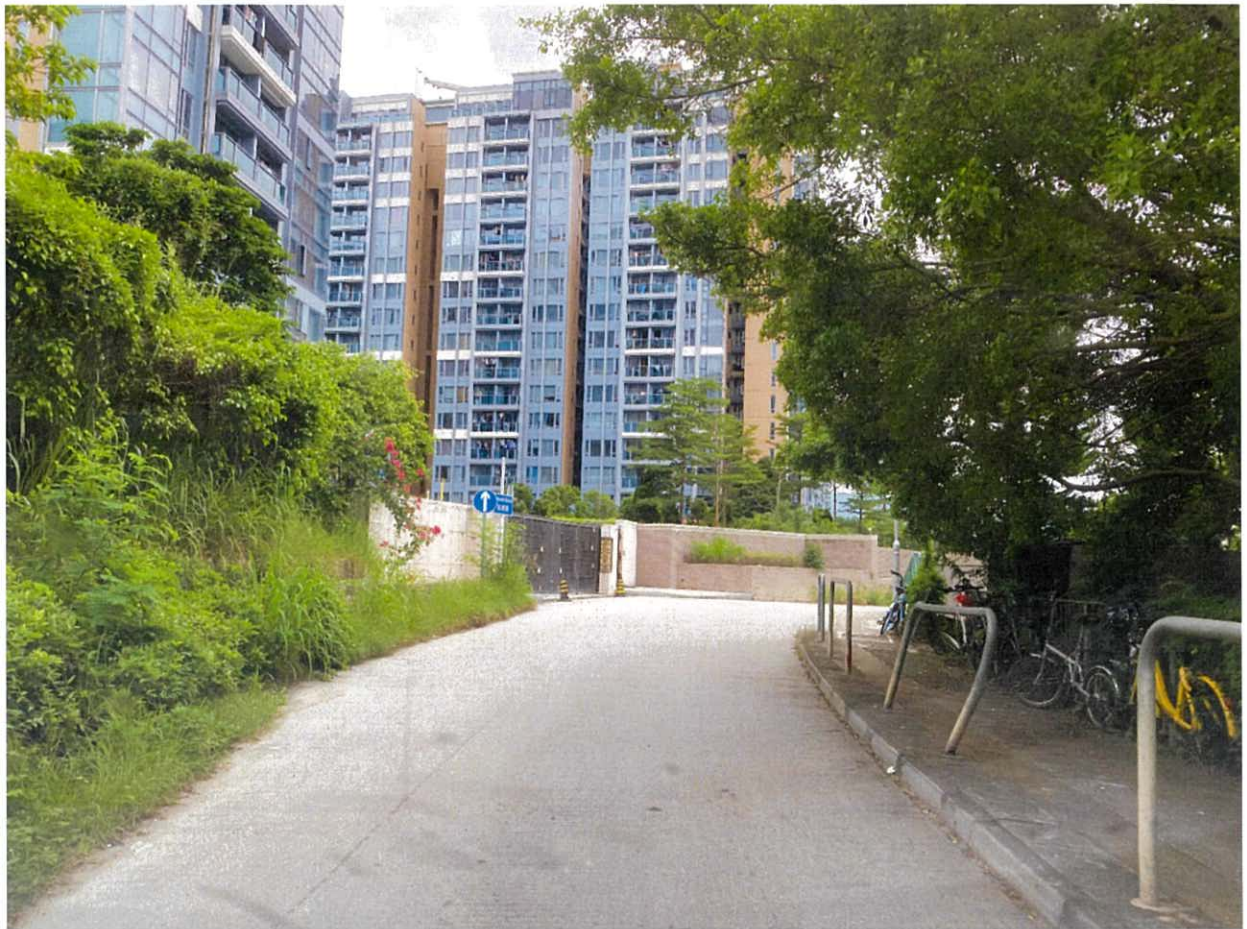
申請人
鄧柏翹

二零二二年十二月二十一日

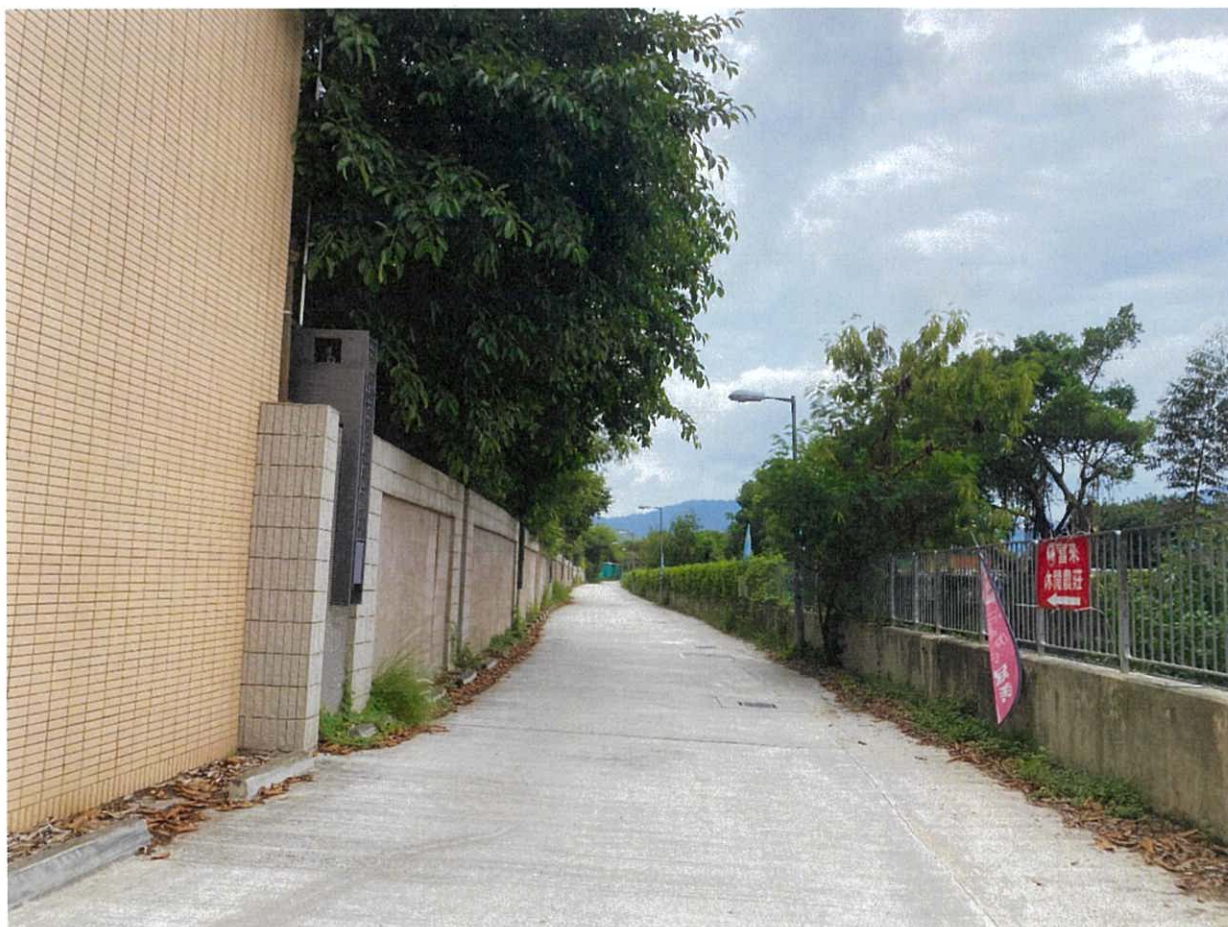
以下為水尾路至申請地點的路段：





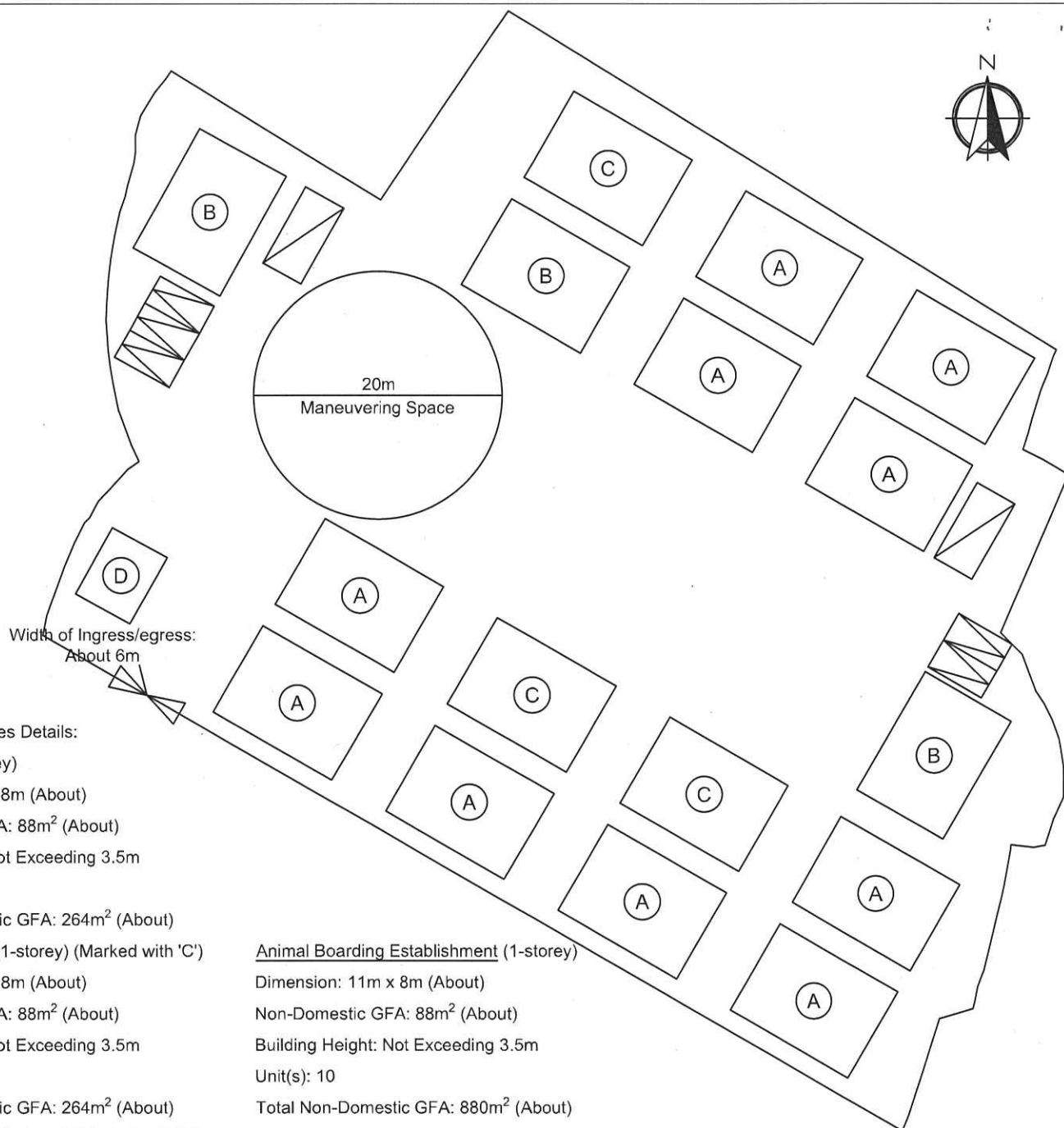












Proposed Structures Details:

Site Office (1-storey)

Dimension: 11m x 8m (About)

Non-Domestic GFA: 88m² (About)

Building Height: Not Exceeding 3.5m

Unit(s): 3

Total Non-Domestic GFA: 264m² (About)

Ancillary Storage (1-storey) (Marked with 'C')

Dimension: 11m x 8m (About)

Non-Domestic GFA: 88m² (About)

Building Height: Not Exceeding 3.5m

Unit(s): 3

Total Non-Domestic GFA: 264m² (About)

Ancillary Storage (1-storey) (Marked with 'D')

Dimension: 6.1m x 5m (About)

Non-Domestic GFA: 30.5m² (About)

Building Height: Not Exceeding 3.5m

Unit(s): 1

Animal Boarding Establishment (1-storey)

Dimension: 11m x 8m (About)

Non-Domestic GFA: 88m² (About)

Building Height: Not Exceeding 3.5m

Unit(s): 10

Total Non-Domestic GFA: 880m² (About)

LGV U/UL Space

Dimension: 7m x 3.5m

Unit(s): 2

Private Car Parking Space

Dimension: 5m x 2.5m

Unit(s): 5

Legend:

⌵ Ingress/egress (Width: About 6m)

□ Proposed Structures

▤ Private Car Parking Space

▥ LGV L/UL Space

Ⓐ Animal Boarding Establishment

Ⓑ Site Office

Ⓒ Ancillary Storage

Ⓓ Ancillary Storage

Total Area: 4,622.7 m² (About)

Covered Area: 1,438.5 m² (About)

Uncovered Area: 3,184.2 m² (About)

Non-Domestic GFA: 1,438.5 m² (About)

Nos. of Proposed Structures: 17

Appendix 2

Location: DD 107 Lot 1509 (Part)
DD 107 Lot 1511 (Part)
DD 107 Lot 1517 (Part)

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

Date: 21 December 2022

Proposed Layout Plan

擬議佈局平面圖

擬議臨時動物寄養所連附屬設施
(為期5年)及填土

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

SCALE

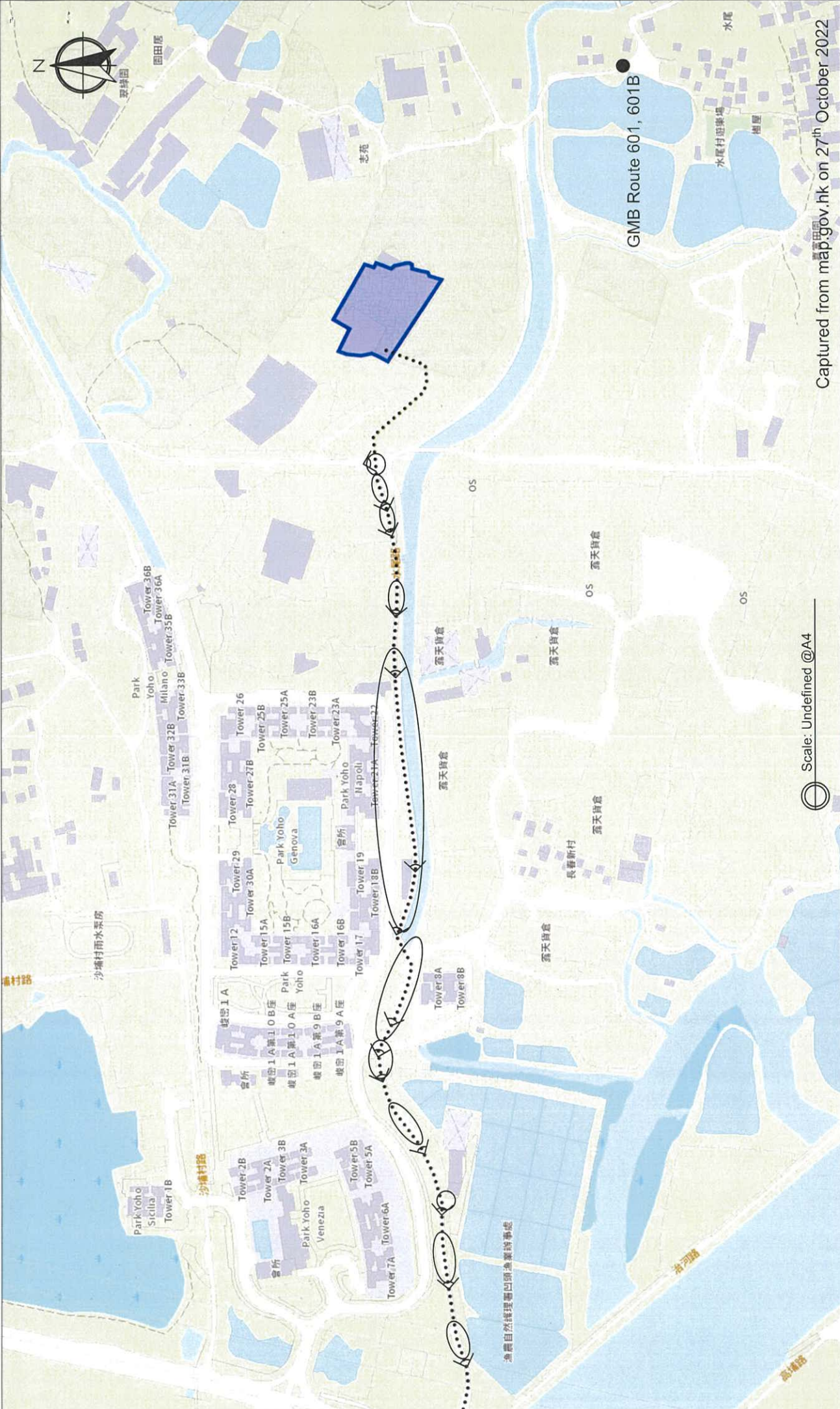
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For Identification Only

Drawing No.:

2-01



Appendix 3

Existing Vehicular Access

Location: D.D. 107 Lot 1509 (Part), 1511 (Part) and 1517 (Part)
OZP: S/YL-KTN/9
District: Kam Tin North
Zoning: Agriculture

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

Width of Shui Mei Road: 3-6m (About)
Map Legend:
●●●●● Road Path
— Site Boundary
○ Maneuvering Space
▽ Viewing Point

Drawing No.:
3-01

For Identification Only
Date: 21/12/2022

Captured from map.gov.hk on 27th October 2022

、規劃署及城市規劃委員會：

有關城市規劃委員會對 A/YL-KTN/870 的查詢

收悉 貴署對 A/YL-KTN/870 申請的查詢，本人現書面回覆。

本人計劃安排約 2-3 個員工在場工作，以便處理寄養所之事情。

場內附屬活動室主要是進行寄養所所提供的服務，例如寵物美容等，支持寄養所的運作。

希望此附加文件能釋除 貴委員會的隱憂。

申請人
鄧偉業

二零二三年一月六日

環境保護署及城市規劃委員會：

有關環境保護署對 A/YL-KTN/870 的查詢

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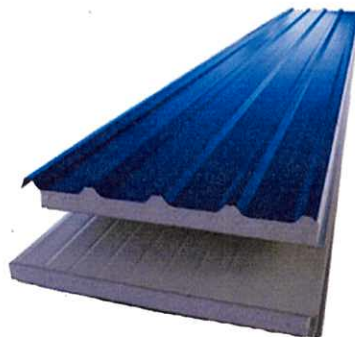
申請地點現時及將來也沒有計畫提供符合環境影響評估條例的牲口檢疫站、牲口待宰站或檢疫關禁處等設施。

在營業時間外，只會有狗隻留在申請地點，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 55 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(即從上午八時至下午六時)，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 6 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。附近人流非常少，相信不會為附近環境帶來不良影響。

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

在動物寄養所方面，現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：



寄養所計劃使用能夠隔音及隔熱的鋁板，場內亦會設有 24 小時通風系統及冷風機，例如抽氣扇等。

在保護周圍環境方面，首先，在申請成功後附帶條件中的渠道建議能確保地面水有效地收集及排放。當中會建議建設沙井，其設計能在地面水排出申請地點外前以沙井將垃圾過濾，令垃圾及其他廢棄物留在申請地點內，渠道亦會定期清理及檢查，有關渠道及沙井有否被廢棄物堵塞渠道。雨水渠只會負責引導及收集雨水，不會連接化糞池及滲水井。

此外，申請地點會先興建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，由於申請地點附近只有人造的渠道，有關渠道亦不是作飲用用途，此距離亦符合 貴署所定下的 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。

除了以上的措施保護水源外，本人承諾不會在戶外使用任何有化學清潔用品。不會影響附近及下遊的生態。本人定會盡力保護環境。希望 貴署能支持本申請。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。

申請人
鄧偉業

二零二二年十二月十五日

運輸署及城市規劃委員會：

有關對運輸署 A/YL-KTN/870 的查詢

收悉運輸署對 A/YL-KTN/870 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	0-2
08:00-09:00	0-2
09:00-10:00	0-5
10:00-11:00	2-6
11:00-12:00	2-6
12:00-13:00	2-6
13:00-14:00	2-6
14:00-15:00	2-6
15:00-16:00	2-6
16:00-17:00	2-5
17:00-18:00	0-2
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

以下為最近水尾路大約的車流量^：

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	2-5 輛
06:00-07:00	5-10 輛
07:00-08:00	10-15 輛

08:00-09:00	15-20 輛
09:00-10:00	15-20 輛
10:00-11:00	15-20 輛
11:00-12:00	15-20 輛
12:00-13:00	20-25 輛
13:00-14:00	20-25 輛
14:00-15:00	15-20 輛
15:00-16:00	15-20 輛
16:00-17:00	15-20 輛
17:00-18:00	20-25 輛
18:00-19:00	20-25 輛
19:00-20:00	20-25 輛
20:00-21:00	15-20 輛
21:00-22:00	15-20 輛
22:00-23:00	15-20 輛
23:00-00:00	5-10 輛

^此數字在 2022 年 11 月 15 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 2 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 4 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，4 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水尾路，再轉入私人道路前行大約 100 米到達申請地點。水尾路沿途道路至少有 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 601 及 601B 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。

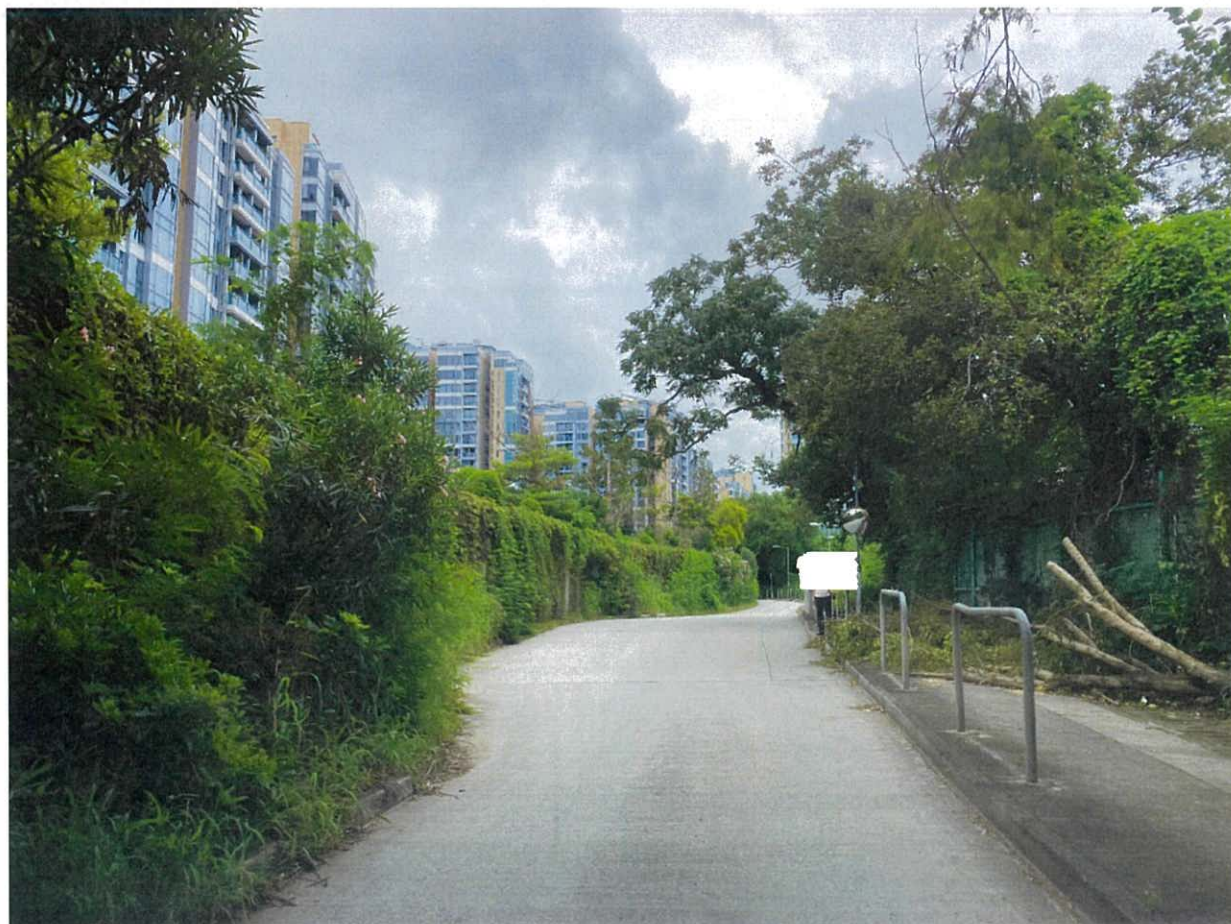
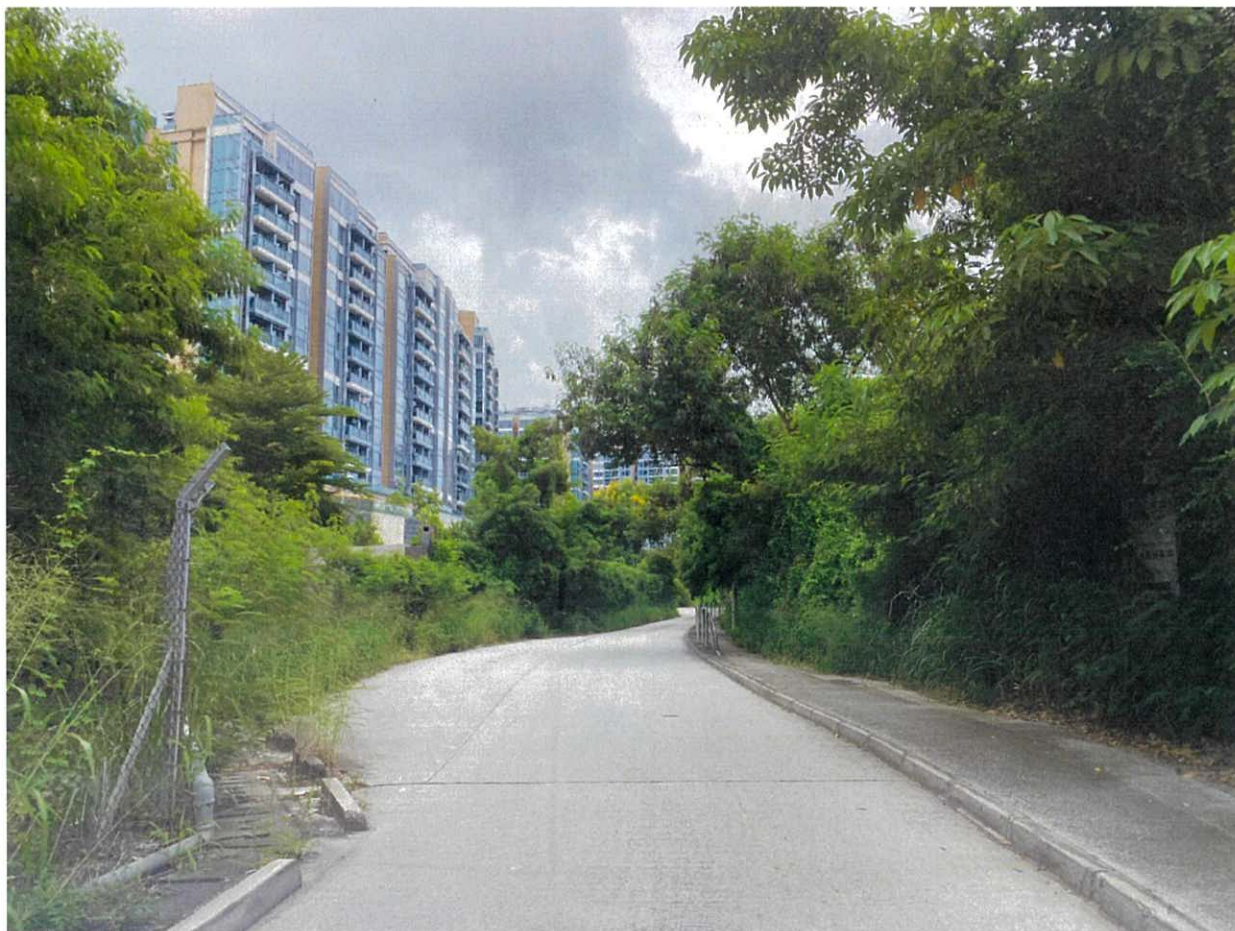
希望此附加文件能釋除 貴署的隱憂，並支持本申請。

申請人

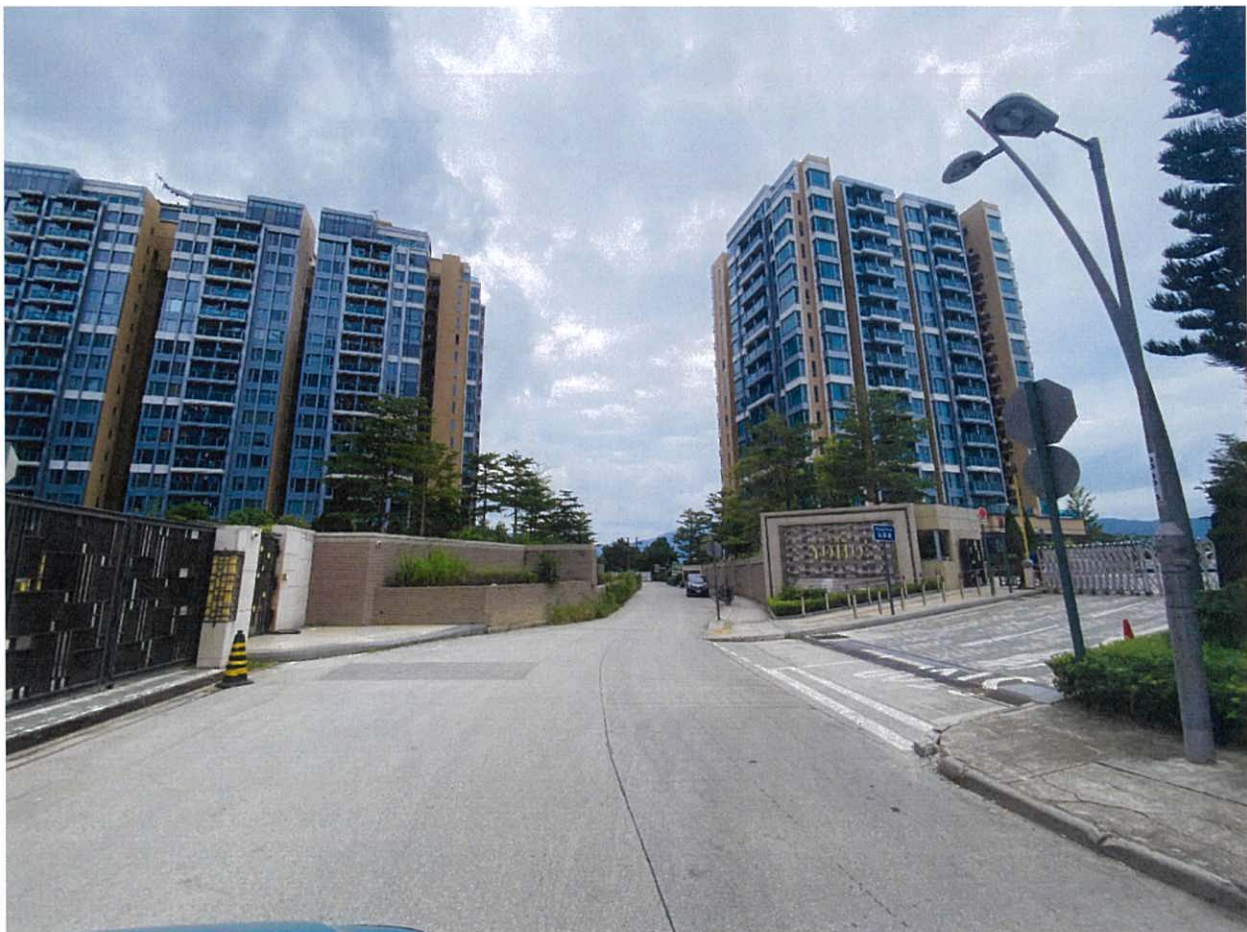
鄧偉業

二零二二年十二月二十一日

、以下為水尾路至申請地點的路段：





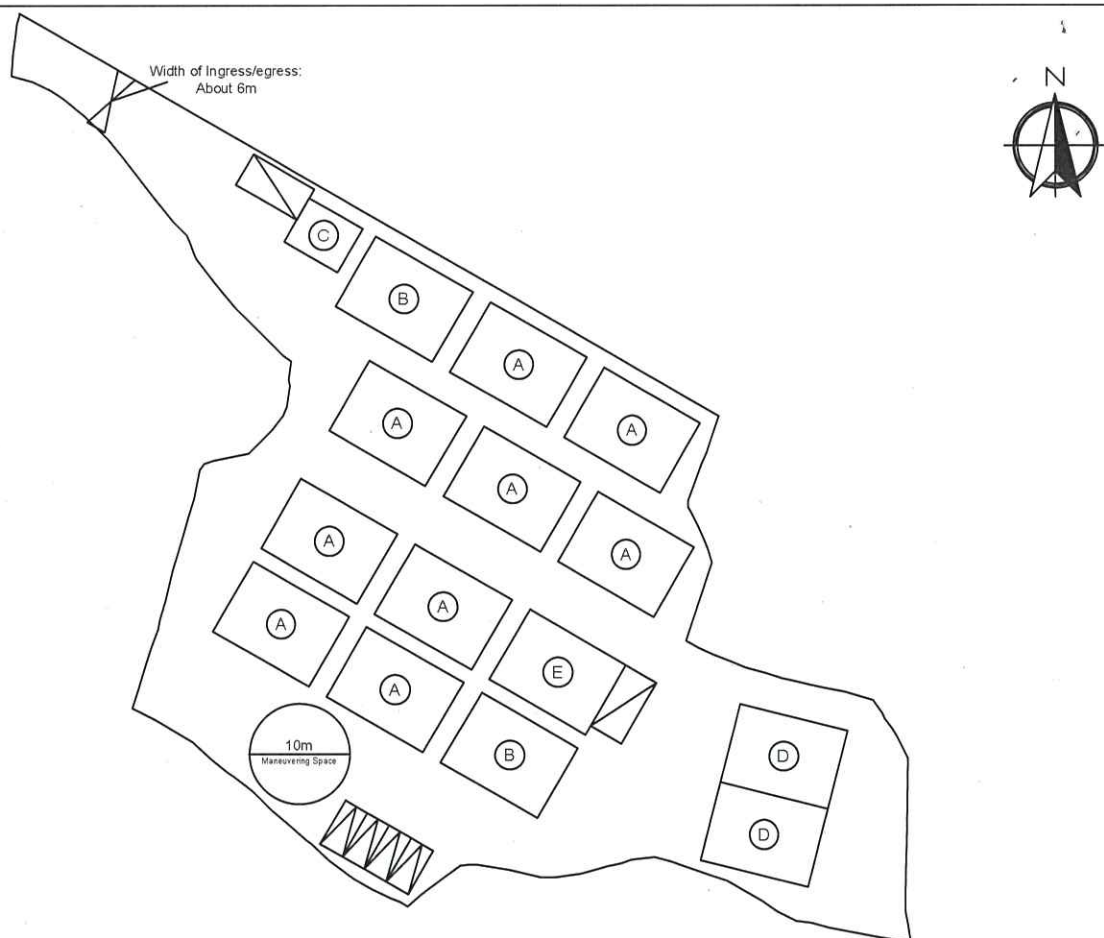












Proposed Structures Details:

Site Office (1-storey)

Dimension: 11m x 8m (About)

Non-Domestic GFA: 88m² (About)

Building Height: Not Exceeding 3.5m

Unit(s): 2

Total Non-Domestic GFA: 176m² (About)

Ancillary Function Room(1-storey)

Dimension: 11m x 8m (About)

Non-Domestic GFA: 88m² (About)

Building Height: Not Exceeding 3.5m

Unit(s): 2

Total Non-Domestic GFA: 176m² (About)

LGV L/UL Space

Dimension: 7m x 3.5m

Unit(s): 2

Animal Boarding Establishment (1-storey)

Dimension: 11m x 8m (About)

Non-Domestic GFA: 88m² (About)

Building Height: Not Exceeding 3.5m

Unit(s): 9

Total Non-Domestic GFA: 792m² (About)

Staff Lounge (1-storey)

Dimension: 11m x 8m (About)

Non-Domestic GFA: 88m² (About)

Building Height: Not Exceeding 3.5m

Unit(s): 1

Private Car Parking Space

Dimension: 5m x 2.5m

Unit(s): 4

Ancillary Storage (1-storey)

Dimension: 6.1m x 5m (About)

Non-Domestic GFA: 30.5m² (About)

Building Height: Not Exceeding 3.5m

Unit(s): 1

Legend:

⚡ Ingress/egress (Width: About 6m)

□ Proposed Structures

▨ Private Car Parking Space

▨ LGV L/UL Space

Ⓐ Animal Boarding Establishment

Ⓑ Site Office

Ⓒ Ancillary Storage

Ⓓ Ancillary Function Room

Ⓔ Staff Lounge

Total Area: 3,512.3 m² (About)
Covered Area: 1,262.5 m² (About)
Uncovered Area: 2,249.8 m² (About)
Non-Domestic GFA: 1,262.5 m² (About)
Nos. of Proposed Structures: 15

Appendix 2

Location: DD 107 Lot 1509 (Part)
DD 107 Lot 1517 (Part)

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

Date: 21 December 2022

Proposed Layout Plan

擬議佈局平面圖

擬議臨時動物寄養所連附屬設施
(為期5年)及填土

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

SCALE

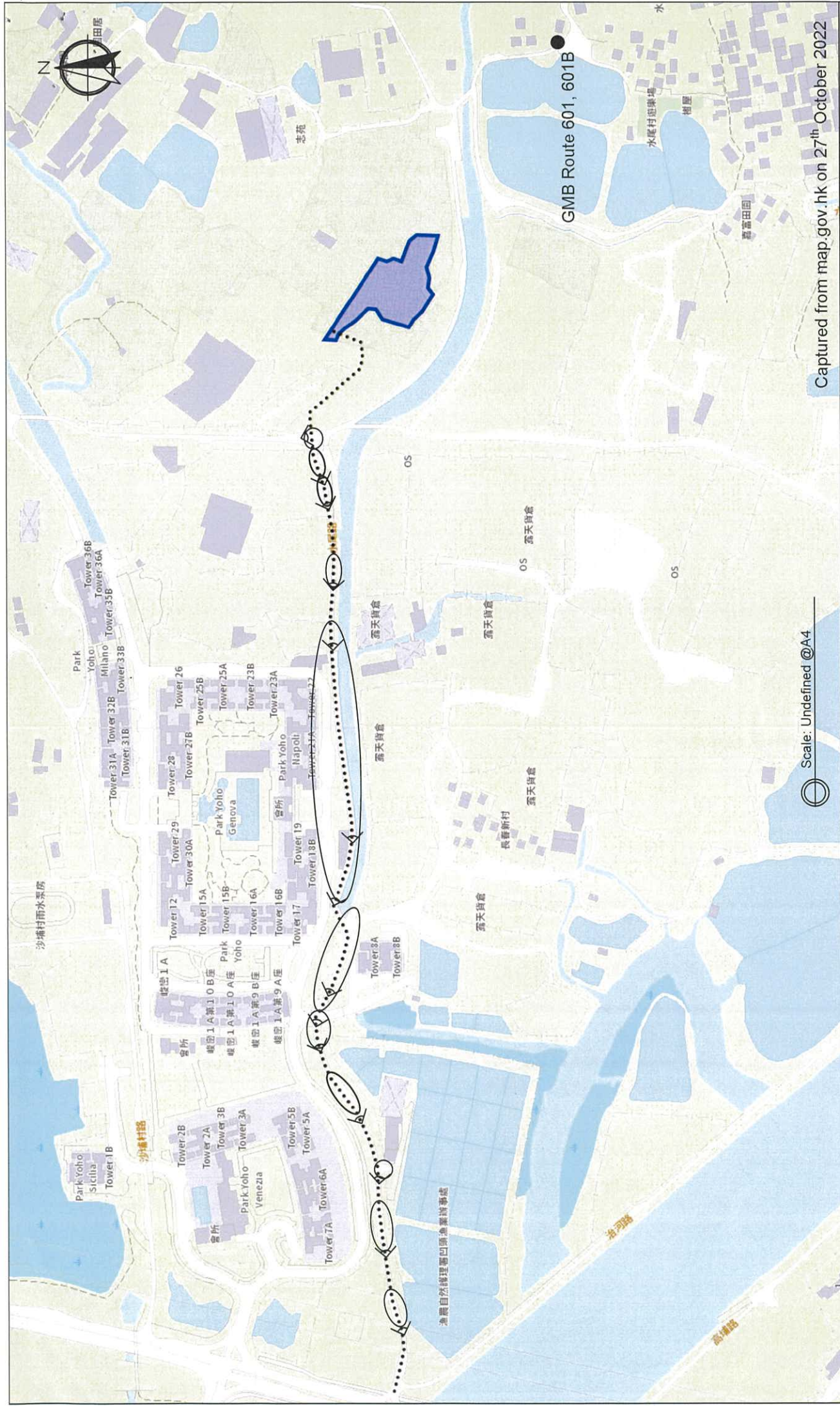
1:750

@A4

For Identification Only

Drawing No.:

2-01



Appendix 3 Existing Vehicular Access	Location: D.D. 107 Lot 1509 (Part) and 1517 (Part) OZP: S/YL-KTN/9 District: Kam Tin North Zoning: Agriculture	Project: Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land	Width of Shui Mei Road: 3-6m (About) Map Legend: Road Path —— Site Boundary ○ Maneuvering Space ○ Viewing Point
Drawing No.: 3-01 For Identification Only Date: 21/12/2022	Captured from map.gov.hk on 27th October 2022	Scale: Undefined @A4	GMB Route 601, 601B

、規劃署及城市規劃委員會：

有關城市規劃委員會對 A/YL-KTN/871 的查詢

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本人計劃安排約 1-2 個員工在場工作，以便處理寄養所之事情。

場內附屬活動室主要是進行寄養所所提供的服務，例如寵物美容等，支持寄養所的運作。

希望此附加文件能釋除 貴委員會的隱憂。

申請人
鄧子其

二零二三年一月六日

環境保護署及城市規劃委員會：

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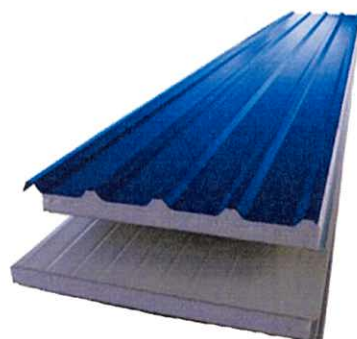
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在營業時間外，只會有狗隻留在申請地點，本申請在營業時間外(即從下午六時至上午八時)會有動物過夜，全日不超過 40 隻寵物。在非營業時間，寵物不會到戶外，只留在寄養所內，以免影響周遭。

在營業時間中(即從上午八時至下午六時)，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 6 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。附近人流非常少，相信不會為附近環境帶來不良影響。

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

在動物寄養所方面，現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：



寄養所計劃使用能夠隔音及隔熱的鋁板，場內亦會設有 24 小時通風系統及冷風機，例如抽氣扇等。

在保護周圍環境方面，首先，在申請成功後附帶條件中的渠道建議能確保地面水有效地收集及排放。當中會建議建設沙井，其設計能在地面水排出申請地點外前以沙井將垃圾過濾，令垃圾及其他廢棄物留在申請地點內，渠道亦會定期清理及檢查，有關渠道及沙井有否被廢棄物堵塞渠道。雨水渠只會負責引導及收集雨水，不會連接化糞池及滲水井。

此外，申請地點會先興建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，由於申請地點附近只有人造的渠道，有關渠道亦不是作飲用用途，此距離亦符合 貴署所定下的 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。

除了以上的措施保護水源外，本人承諾不會在戶外使用任何有化學清潔用品。不會影響附近及下遊的生態。本人定會盡力保護環境。希望 貴署能支持本申請。

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

二零二二年十二月二十九日

運輸署及城市規劃委員會：

有關對運輸署 A/YL-KTN/871 的查詢

收悉運輸署對 A/YL-KTN/871 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	0-2
08:00-09:00	0-2
09:00-10:00	0-5
10:00-11:00	3-7
11:00-12:00	3-7
12:00-13:00	3-7
13:00-14:00	3-7
14:00-15:00	3-7
15:00-16:00	3-7
16:00-17:00	2-5
17:00-18:00	0-2
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

以下為最近水尾路大約的車流量^：

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	2-5 輛
06:00-07:00	5-10 輛
07:00-08:00	10-15 輛

08:00-09:00	15-20 輛
09:00-10:00	15-20 輛
10:00-11:00	15-20 輛
11:00-12:00	15-20 輛
12:00-13:00	20-25 輛
13:00-14:00	20-25 輛
14:00-15:00	15-20 輛
15:00-16:00	15-20 輛
16:00-17:00	15-20 輛
17:00-18:00	20-25 輛
18:00-19:00	20-25 輛
19:00-20:00	20-25 輛
20:00-21:00	15-20 輛
21:00-22:00	15-20 輛
22:00-23:00	15-20 輛
23:00-00:00	5-10 輛

^此數字在 2022 年 11 月 15 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 3 個客貨車上落貨位置。此申請也包括 2 個員工及 2 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 4 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，4 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水尾路，直接到達申請地點。水尾路沿途道路至少有 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 8 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。

在申請地點內有二個直徑超過 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 601 及 601B 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。

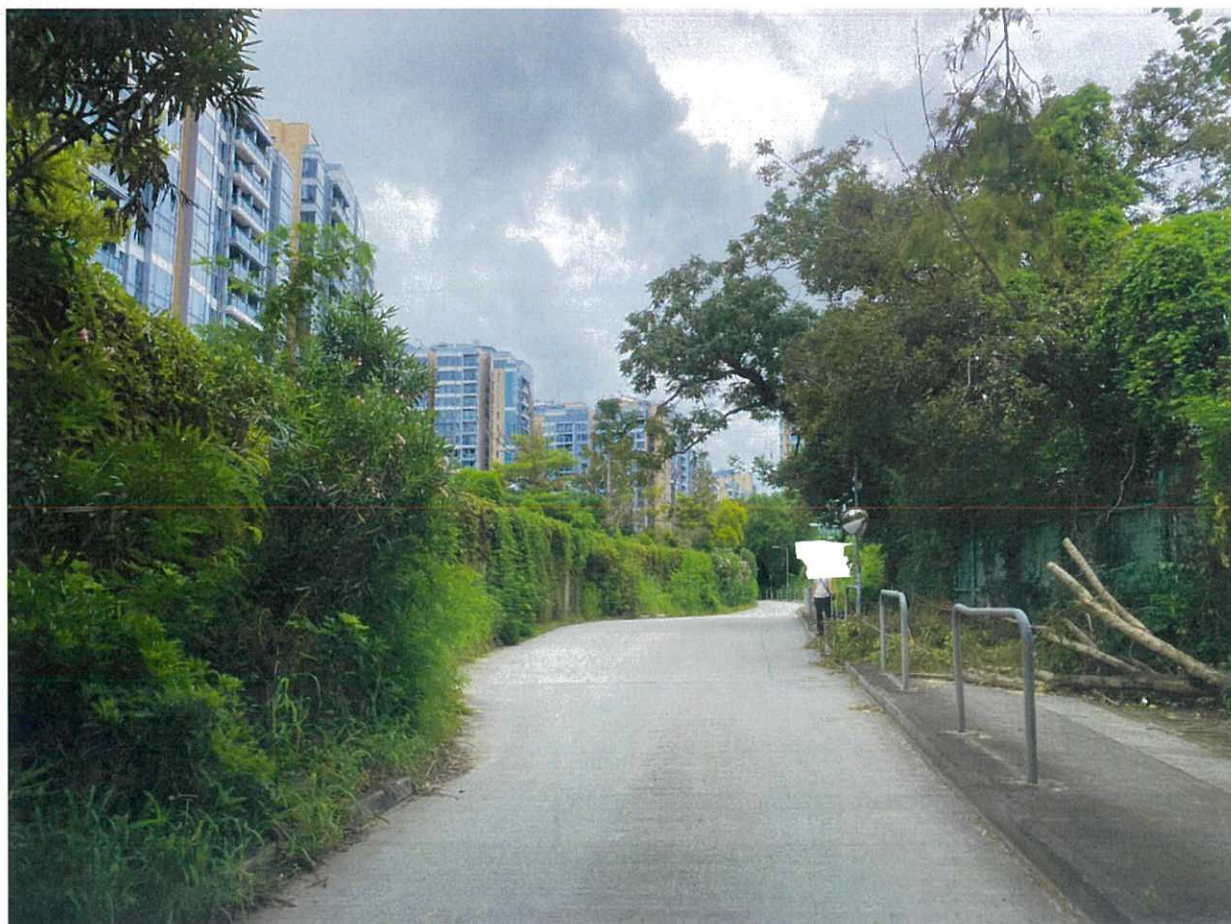
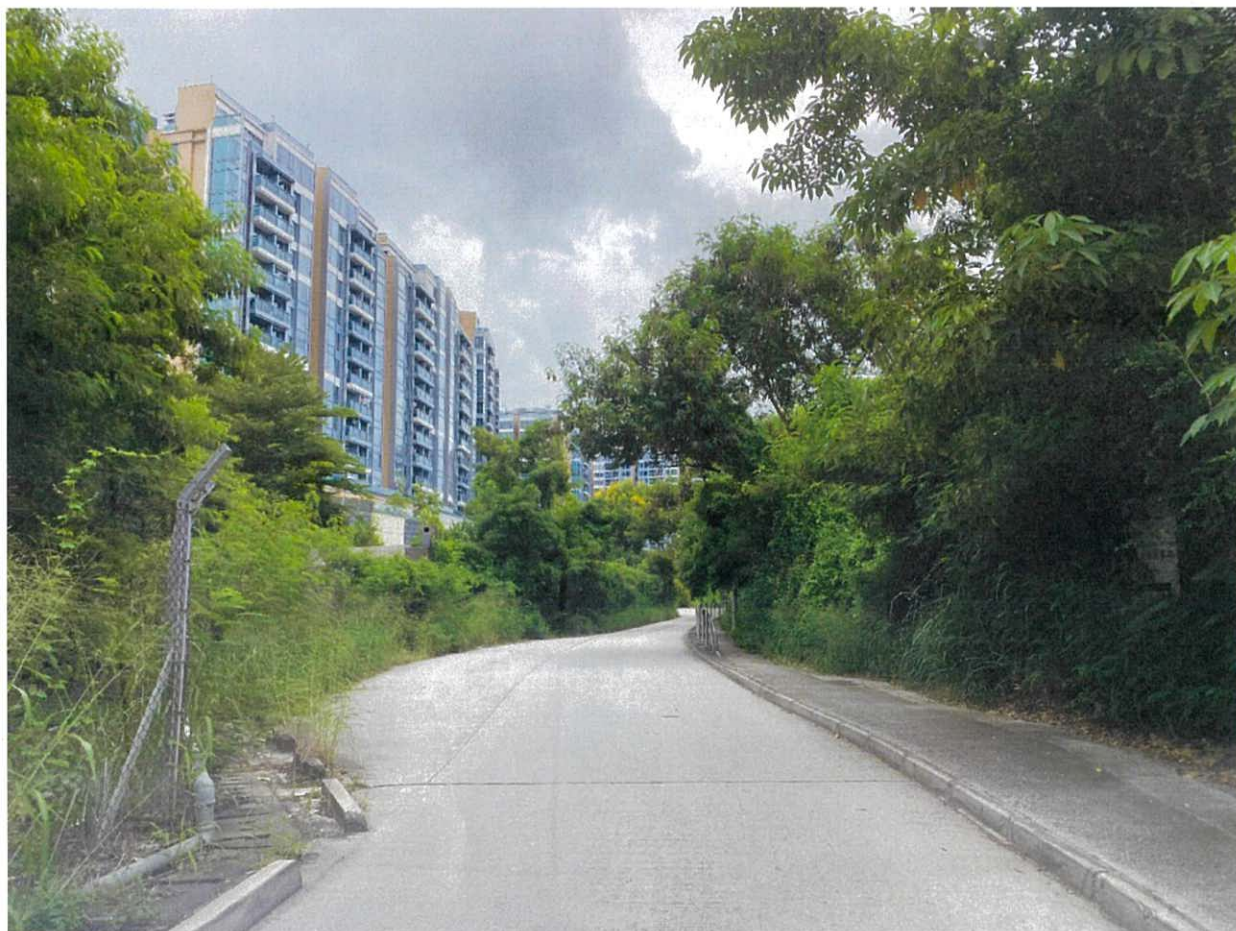
希望此附加文件能釋除 貴署的隱憂，並支持本申請。

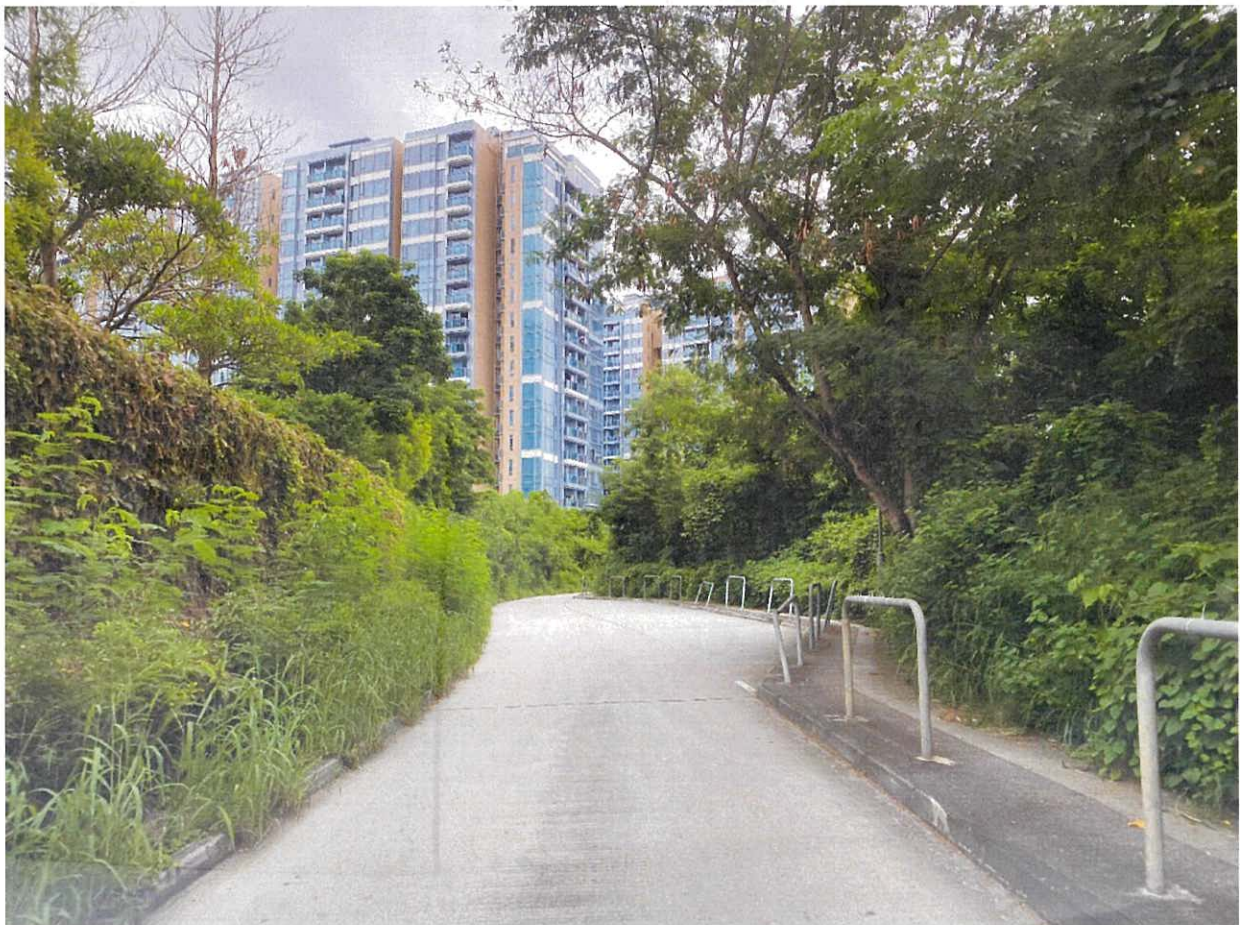
申請人

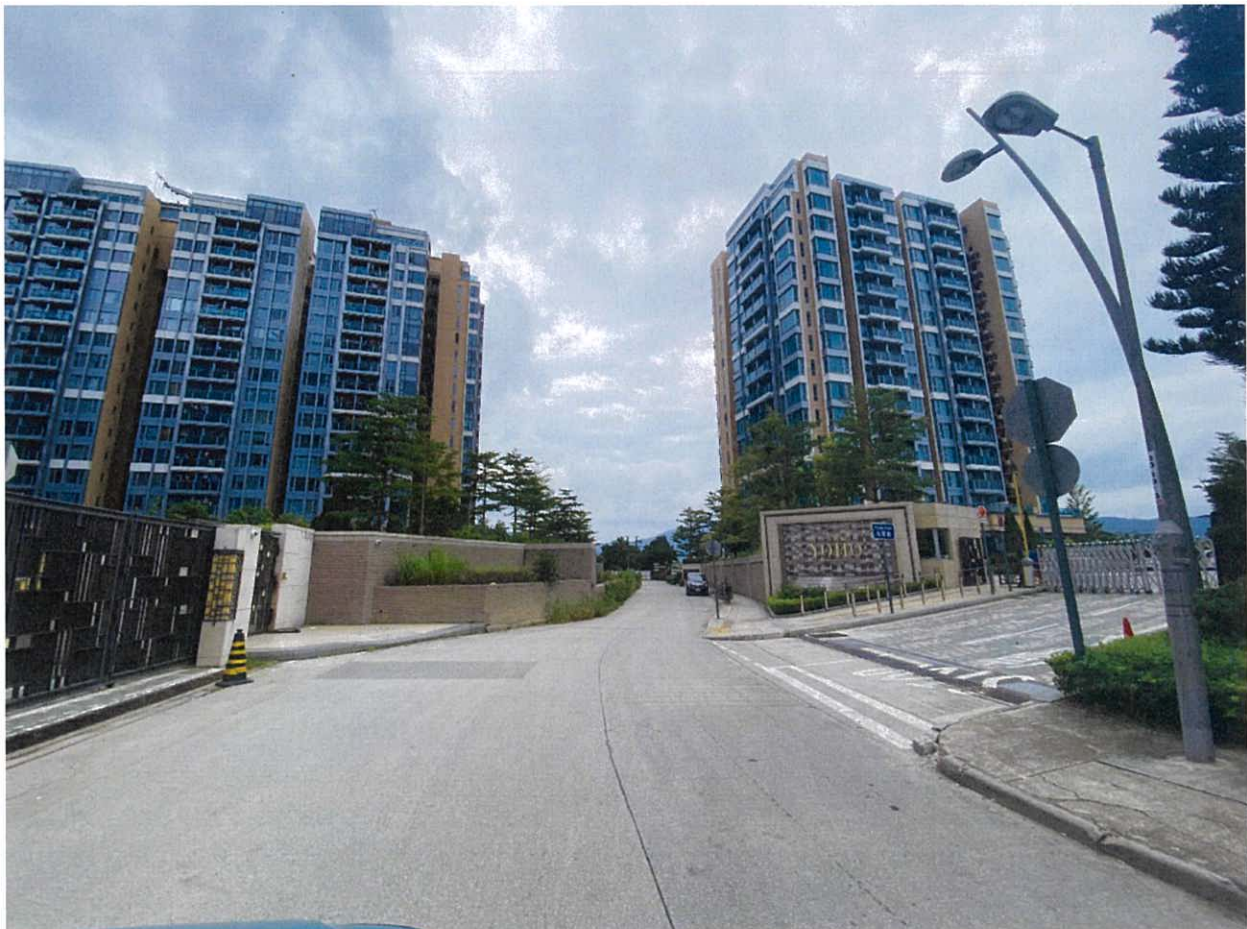
鄧子其

二零二二年十二月二十九日

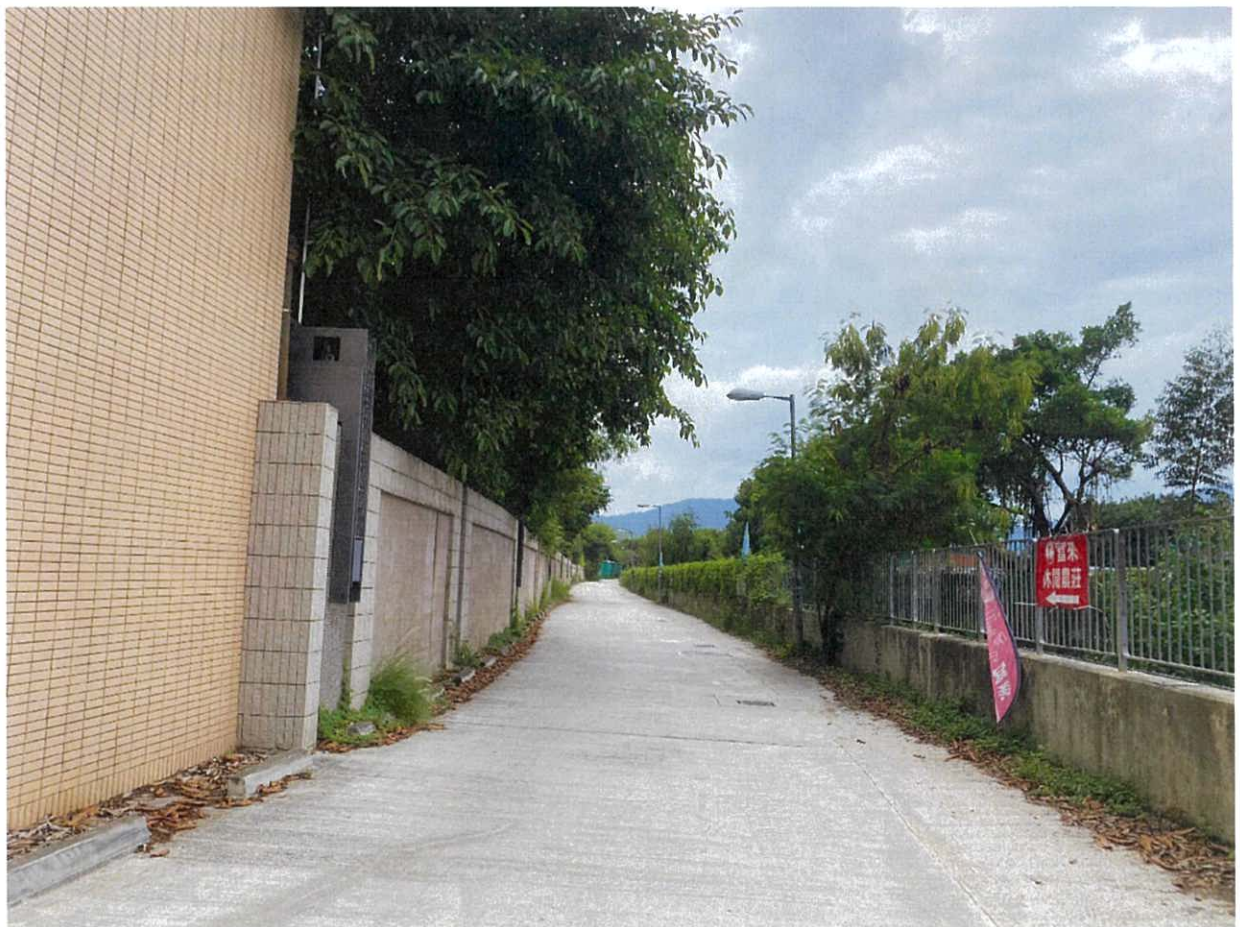
以下為水尾路至申請地點的路段：

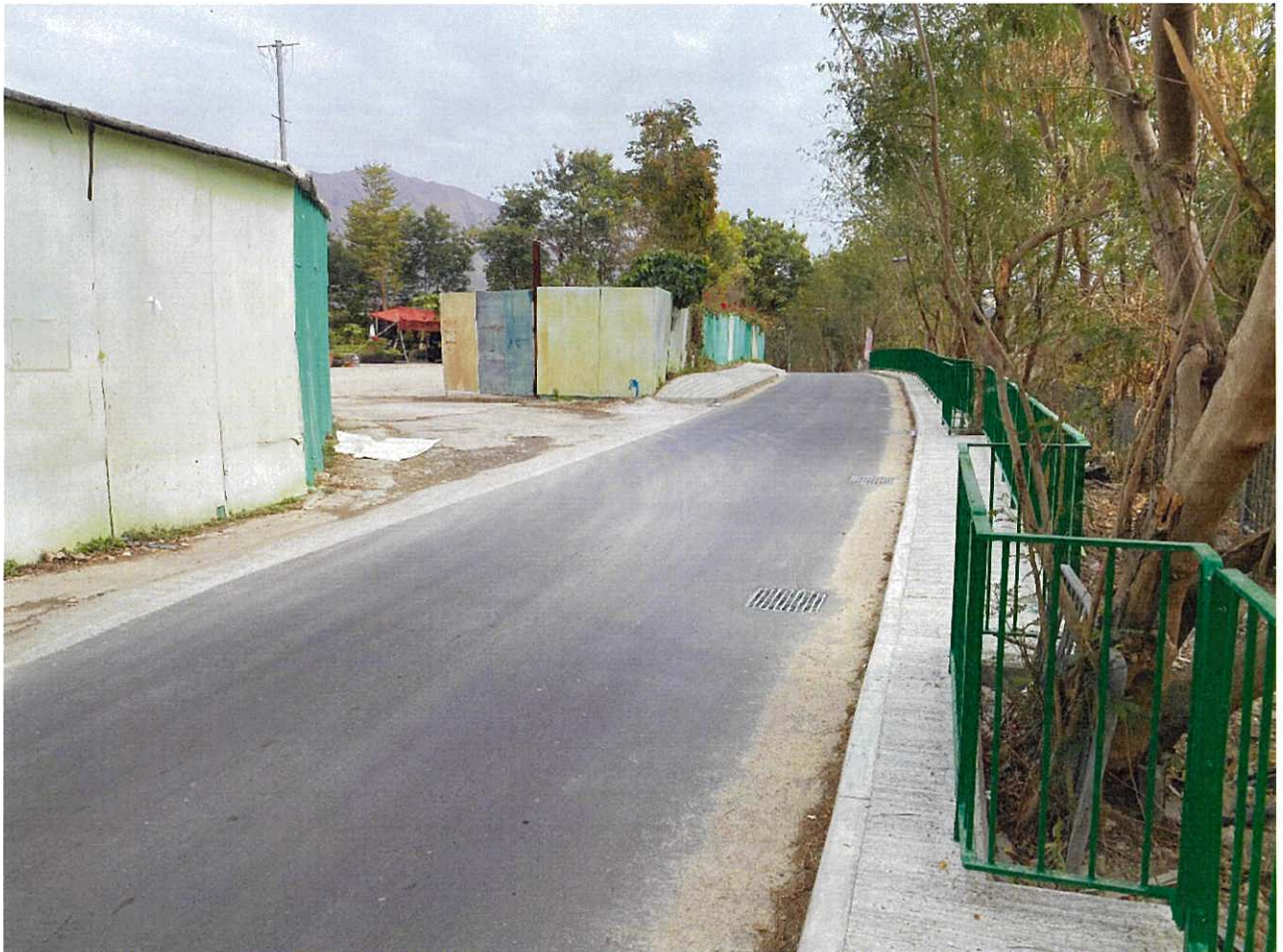














Proposed Structures Details:

Site Office (1-storey)

Dimension: 11m x 8m (About)

Non-Domestic GFA: 88m² (About)

Building Height: Not Exceeding 3.5m

Unit(s): 2

Total Non-Domestic GFA: 176m² (About)

Animal Boarding Establishment (1-storey)

Dimension: 11m x 8m (About)

Non-Domestic GFA: 88m² (About)

Building Height: Not Exceeding 3.5m

Unit(s): 7

Total Non-Domestic GFA: 616m² (About)

Ancillary Storage (1-storey)

Dimension: 6.1m x 5m (About)

Non-Domestic GFA: 30.5m² (About)

Building Height: Not Exceeding 3.5m

Unit(s): 3

Total Non-Domestic GFA: 91.5m² (About)

Ancillary Function Room (1-storey)

Dimension: 11m x 8m (About)

Non-Domestic GFA: 88m² (About)

Building Height: Not Exceeding 3.5m

Unit(s): 1

LGV L/UL Space

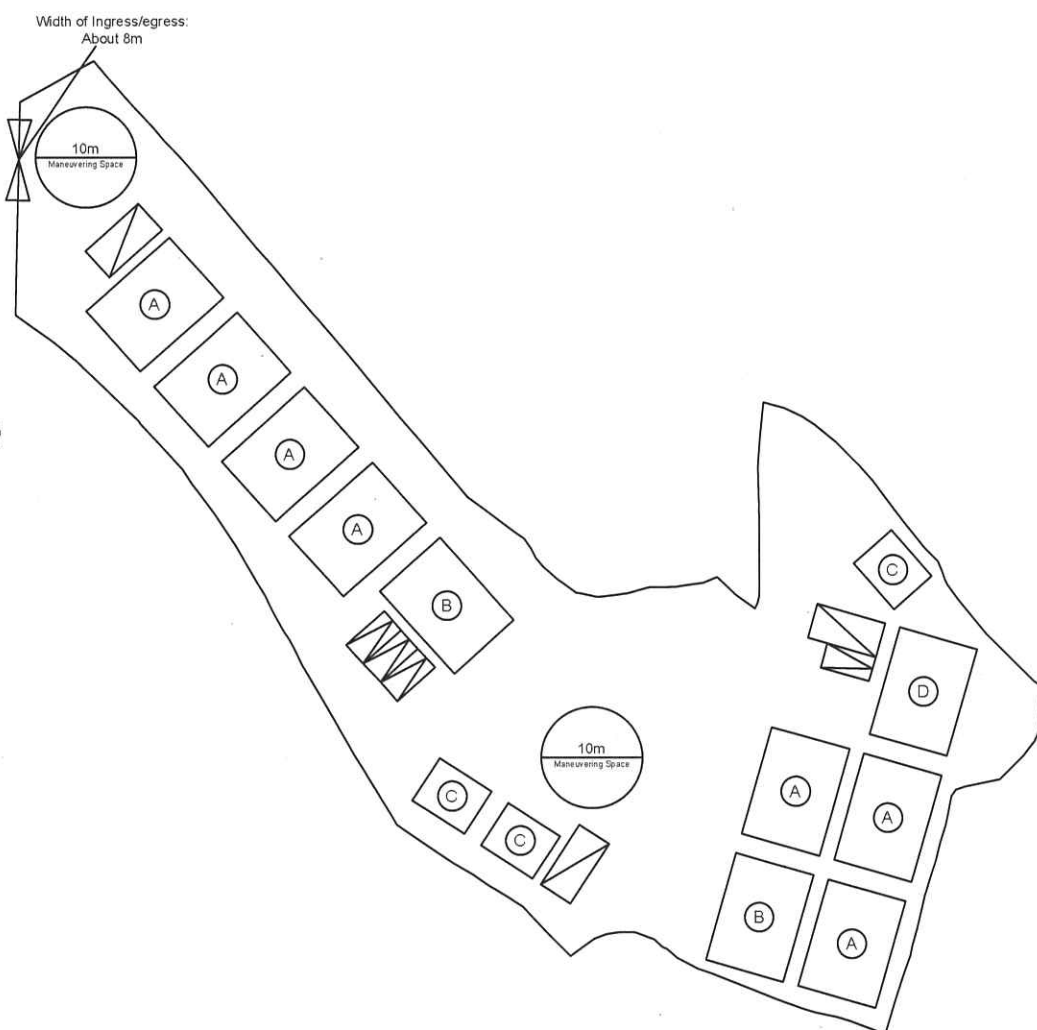
Dimension: 7m x 3.5m

Unit(s): 3

Private Car Parking Space

Dimension: 5m x 2.5m

Unit(s): 4



Legend:

- Ingress/egress (Width: About 8m)
- Proposed Structures
- Private Car Parking Space
- LGV L/UL Space

- Animal Boarding Establishment
- Site Office
- Ancillary Storage
- Ancillary Function Room

Total Area: 3,615.8 m² (About)

Covered Area: 971.5 m² (About)

Uncovered Area: 2,644.3 m² (About)

Non-Domestic GFA: 971.5 m² (About)

Nos. of Proposed Structures: 13

Appendix 2

Location: DD 107 Lot 1518
DD 107 Lot 1520 RP
DD 107 Lot 1522 RP
DD 107 Lot 1556 RP

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

Date: 29 December 2022

Proposed Layout Plan

擬議佈局平面圖

擬議臨時動物寄養所連附屬設施
(為期5年)及填土

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

SCALE

1:750

@A4

For Identification Only

Drawing No.:

LP-01

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

Approved Applications

Application No.	Use/Development	Date of Consideration
A/YL-KTN/588	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	16.3.2018 [revoked on 16.9.2018]
A/YL-KTN/605	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	15.6.2018
A/YL-KTN/616	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	17.8.2018 [revoked on 17.1.2021]
A/YL-KTN/617	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	17.8.2018 [revoked on 17.7.2021]
A/YL-KTN/623	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	21.9.2018 [revoked on 21.12.2020]
A/YL-KTN/639	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 3 Years	1.2.2019 [revoked on 6.5.2021]
A/YL-KTN/642	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	22.2.2019 [revoked on 22.7.2021]
A/YL-KTN/645	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	12.4.2019 [revoked on 12.10.2019]
A/YL-KTN/651	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years	17.5.2019
A/YL-KTN/659	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	16.8.2019 [revoked 16.1.2022]
A/YL-KTN/695	Temporary Animal Boarding Establishment for a Period of 5 Years	15.5.2020
A/YL-KTN/713	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	6.11.2020 [revoked 6.5.2022]
A/YL-KTN/724	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	23.10.2020
A/YL-KTN/715	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Filling of Land	20.11.2020 [revoked on 20.5.2022]
A/YL-KTN/730	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	20.11.2020 [revoked on 20.5.2022]
A/YL-KTN/743	Temporary Animal Boarding Establishment with Ancillary Office for a Period of 3 Years	22.1.2021
A/YL-KTN/752	Proposed Temporary Animal Boarding Establishment for a Period of 5 Year and Filling of Land	26.3.2021
A/YL-KTN/757	Temporary Animal Boarding Establishment for a Period of 5 Years	30.4.2021

A/YL-KTN/769	Proposed Temporary Animal Boarding Establishment for a Period of 5 Year and Filling of Land	9.7.2021
A/YL-KTN/771	Proposed Temporary Animal Boarding Establishment for a Period of 5 Year and Filling of Land	9.7.2021
A/YL-KTN/775	Proposed Temporary Animal Boarding Establishment for a Period of 5 Year and Filling of Land	23.7.2021
A/YL-KTN/755	Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years	13.8.2021
A/YL-KTN/763	Proposed Temporary Animal Boarding Establishment for a Period of 5 Year and Filling of Land	10.9.2021
A/YL-KTN/781	Proposed Temporary Animal Boarding Establishment for a Period of 5 Year and Filling of Land	10.9.2021
A/YL-KTN/789	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	24.12.2021
A/YL-KTN/797	Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years and Filling of Land	24.12.2021
A/YL-KTN/807	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	28.1.2022
A/YL-KTN/811	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Filling of Land	28.1.2022
A/YL-KTN/814	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	18.2.2022
A/YL-KTN/815	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	18.2.2022
A/YL-KTN/851	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	18.2.2022
A/YL-KTN/822	Proposed Temporary Animal Boarding Establishment (Dog Training Ground) with Ancillary Facilities for a Period of 3 Years and Filling of Land	23.9.2022
A/YL-KTN/836	Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	24.6.2022

A/YL-KTN/845	Proposed Temporary Animal Boarding Establishment (Cattery) for a Period of 3 Years and Filling of Land	12.8.2022
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Rejected Application

Application No.	Use/Development	Date of Consideration	Rejection Reason
A/YL-KTN/759	Proposed Temporary Animal Boarding Establishment for a Period of 3 Year and Filling of Land	14.5.2021	(1)

Rejection Reason:

- (1) The Site is fragmented with structures excluded. Approving the application would result in piecemeal development and is undesirable from land-use planning and planning control point of view.

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the applications.

2. Traffic

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

- no further comment on the applications from traffic engineering perspective having reviewed the further information submitted by the applicants (**Appendices Id to If**)

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

- no objection to the applications.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the applications; and
- while there was no environmental complaint case concerning the Sites of Applications No. A/YL-KTN/869 and 870, a total of 6 complaint cases against the Site of Application No. A/YL-KTN/871 regarding the air and waste aspects were received in the past three years.

4. Drainage

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

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

5. Fire Services

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

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

6. Building Matters

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

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

7. Food and Environmental Hygiene

Comments of the Director of Food and Environmental Hygiene:

- no adverse comment on the applications.

8. Agricultural Development and Nature Conservation

Comments of the Director of Agriculture, Fisheries and Conservation:

- no comment on the applications from agricultural development and nature conservation perspectives; and
- the Sites are zoned "Agriculture" ("AGR") and are abandoned or vacant. The agricultural activities are active in the vicinity and agricultural infrastructures such as road access and water source are also available. The Sites can be rehabilitated for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc., though whether there will be agricultural activities on a specific site will hinge on a lot of factors.

9. Landscape

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

- no objection to the proposed uses from landscape planning perspective;
- the Sites are located in a rural inland plains landscape character comprising of temporary structures, ponds, vacant lands, farmlands and scattered tree groups. The proposed uses are not incompatible with the surrounding landscape character; and
- the Sites are vacant, fenced off and paved. No existing tree is observed within the Sites. Significant adverse impact within the Sites arising from the proposed uses are not anticipated.

10. District Officer's Comments

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

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

11. Other Departments

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

Recommended Advisory Clauses

- (a) prior planning permissions should have been obtained before commencing the proposed use at the application sites (the Sites);
- (b) the permissions are given to the development / uses and structures under application. It does not condone any other development / uses and structures which currently occur on the Sites but not covered by the application. Immediate action should be taken to discontinue such development / uses and remove such structures not covered by the permissions;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - the Sites comprise Old Schedule Agricultural Lots held under the Block Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and
 - should planning approval be given to the applications, the lot owner(s) will need to apply to this office to permit the structure(s) to be erected or regularise any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be a raved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by the LandsD;
- (d) to note the comments of the Commissioner for Transport (C for T) that:
 - the Sites are connected to the public road network via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Sites. No vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period;
- (e) to note the comments of the Director of Environmental Protection (DEP) that:
 - the applicants are advised: (i) that the proposed structures for animal boarding establishment should be enclosed with soundproofing materials with provision of mechanical ventilation and air-conditional system; (ii) to follow the requirements stipulated in “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Site”; (iii) to use dog masks for dogs allowed for outdoor activities to minimise the potential nuisance on surrounding sensitive uses; (iv) to provide adequate supporting infrastructure / facilities for proper collection, treatment and disposal of waste / wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of EPD’s Practice Note for Professional

Person (ProPECC) PN 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department" including completion of percolation test and certification by Authorized Person; and (v) that it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;

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

- proper licence / permit issued by his department is required if there is any food business/ catering service/activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public and the operation of any business should not cause any obstruction; and
- if the proposal involves any commercial/trading activities, there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Any animal carcass/parts shall be properly wrapped or bagged before disposal and in accordance with the relevant legislation. Also, for any waste generated from the activities in the premises, the applicant should handle on their own / at their expenses;

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

- any access connecting the Sites and Castle Peak Road – Tam Mei is not and shall not be maintained by his office; and
- adequate drainage measures should be provided to prevent surface water running from the Site to nearby public road and drains;

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

- the applicants should be reminded to avoid polluting or disturbing the adjacent watercourse during operation; and
- the Sites do not associate with any Boarding Establishment Licence granted by DAFC, nor has DAFC received any application regarding of the Sites. 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 applicants should also be reminded that the establishment and ancillary facilities which is licensed under the Cap 139I must always fulfil the criteria listed in the Regulations. The dogs kept by the applicants should also be properly licensed as in accordance with the Rabies Ordinance, Cap. 421 and they are reminded to observe the Prevention of Cruelty to Animals Ordinance, Cap 169 at all times;

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

- the applicants are advised that the installation /maintenance/ modification/ repair work of fire service installation (FSI) shall be undertaken by an Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the

certificate to the Director of Fire Services; and

- the applicants shall be reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- the Sites 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 Sites do not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BA, they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the captioned application;
 - for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the application site under the BO;
 - before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on application site, prior approval and consent of the BA should be obtained, otherwise they are UBW under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R;
 - if the proposed use under application is subject to issue of a license, the applicant should be reminded that any existing structures on the application site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority; and
 - detailed checking under the BO will be carried out at building plan submission stage.

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A/YL-KTN/869 and 870 DD 107 Pak Wai Tsuen
14/12/2022 03:15

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

1 attachment



Pak Wai Tsuen - Google Maps.pdf

A/YL-KTN/869

Lots 1509 (Part), 1511 (Part) and 1517 (Part) in D.D. 107, Kam Tin North

Site area: About 4,622.7sq.m

Zoning: "Agriculture"

Applied development: Animal Boarding Establishment / **5 Years / Filling of Land / 7 Vehicle Parking**

The filling of land is with an area of about 4,622.7m² and depth of about 0.3m.

A/YL-KTN/870

Lots 1509 (Part) and 1517 (Part) in D.D. 107, Kam Tin North

Site area: About 3,512.3sq.m

Zoning: "Agriculture"

Applied development: Animal Boarding Establishment / **5 Years / Filling of Land / 6 Vehicle Parking**

The filling of land is with an area of about 3,512.3m² and depth of about 0.3m.

Dear TPB Members,

STRONGEST OBJECTIONS

774 was also withdrawn. These two applications are related and are **DESTROY TO BUILD**. Splitting the sites is a divide to rule ploy.

More than 8,000sq.mts for animal boarding. This is larger than some PH estates. How many animals are there in HK? What is the demand for these services? Is there a waiting list as long as that for PH?

Members must inquire what is going on at these lots, how much excavation has been done, trees chopped, etc.

There is absolutely no way the board could justify the complete filling in of such a large amount of farm land.

The applications must be rejected.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 9 July 2021 3:23 AM CST
Subject: A/YL-KTN/774 DD 107 Pak Wai Tsuen

A/YL-KTN/774

Lots 1506 RP (Part), 1508 RP, 1509, 1510 (Part), 1518 and 1519 RP in D.D. 107, Kam Tin North

Site area : About 8,588sq.m

Zoning : "Agriculture"

Applied use : **Filling of Land**

Dear TPB Members,

728 was withdrawn. While one would like to think that the land owner has been listening to President Xi and is prepared to heed the call to ensure that China becomes self-sufficient with regard to food production, the odds are that the intention is more about developing residential towers.

Members should make enquires as to who owns the lots and ask to see an update images.

Previous objections applicable.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Sunday, October 18, 2020 4:08:09 AM
Subject: A/YL-KTN/728 DD 107 Pak Wai Tsuen

A/YL-KTN/728

Lots 1508 RP, 1509, 1518 and 1519 RP in D.D. 107, Pak Wai Tsuen, Kam Tin North

Site area: About 8,382.4sq.m

Zoning : "Agriculture"

Applied use : Hobby Farm / **Filling of Land** / 11 Vehicle Parking

Dear TPB Members,

This is a large site close to the Yoho developments and probably owned by one of the large developers – some transparency please.

There is already agricultural activity on some of the lots, so why should Land Filling be necessary?

Members questions please as to the true intention of the application.

Mary Mulvihill

Google Maps Pak Wai Tsuen



Imagery ©2020 CNES / Airbus, Maxar Technologies, Map data ©2020

50 m

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KFBG's comments on four planning applications

16/12/2022 17:41

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

3 attachments



221216 s16 KTN 869-870.pdf 221216 s16 KTN 868.pdf 221216 s16 TKL 711.pdf

Dear Sir/ Madam,

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

Thank You and Best Regards,

Ecological Advisory Programme
 Kadoorie Farm and Botanic Garden

Email Disclaimer:

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

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

16th December, 2022.

By email only

Dear Sir/ Madam,

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

(A/YL-KTN/869)

&

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

(A/YL-KTN/870)

1. We refer to the captioned.
2. According to the information provided for these two applications, both sites are proposed to be completely paved with concrete for the captioned use. We have great reservation on this proposal.
3. We recently visited the area where the sites are located and some photos are provided in **Figure 1**. We would like the Board to liaise with relevant parties/ authorities as to whether the sites are now already paved with concrete or would still be largely covered with soil. If the sites are still largely covered with soil, we seriously urge the Board to consider how the arability of the sites would be affected by the paving proposal. Would the concrete significantly alter the soil conditions such as the microorganism community and chemical composition? Would the soil be compacted significantly and thus the farming condition be hard to be resumed? Could the concrete paved on the ground be completely removed and thus no solid waste be left after its removal? We urge the Board to seriously think about the potential profound effect of the paving proposal on the soil condition of the sites.

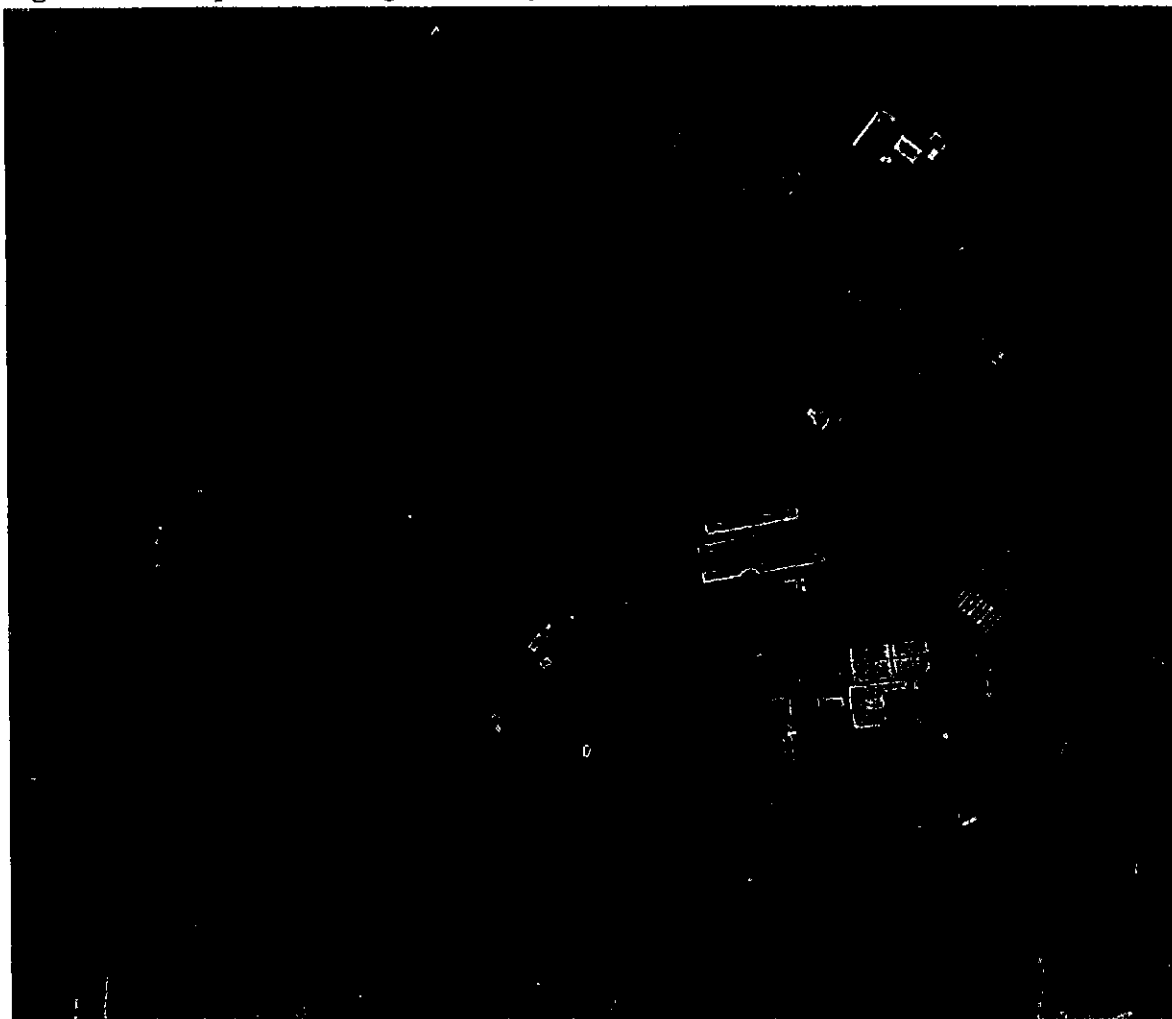
4. We also urge the Board to look at an aerial photo taken in 2013 showing the locality in **Figure 2**. As shown, the locality was once a very active farming area, not long ago.
5. We strongly object to these two applications as the proposed uses are definitely not in line with the planning intention of the Agriculture zone. We also urge the Board to seriously consider the questions aforementioned before making a decision.
6. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

Figure 1. Photos showing the area where the sites are located in general; taken in mid-December 2022.



Figure 2. Aerial photo showing the locality in 2013.



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HKBWS's comments on the planning application for the proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land at Fung Kat Heung, Kam Tin, Yuen Long (A/YL-KTN/869)

16/12/2022 17:44

From: "WONG, Suet Mei" <wsuetmei@hkbws.org.hk>
To: tpbpd <tpbpd@pland.gov.hk>
Cc: Chuan Woo <wchuan@hkbws.org.hk>
File Ref:

Dear Sir/Madam,

The Hong Kong Bird Watching Society's comments on the planning application for the proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land at Fung Kat Heung, Kam Tin, Yuen Long (A/YL-KTN/869) is attached.

Thank you.

Best Regards,

Wong Suet Mei | 黃雪媚

Conservation Officer | 保育主任

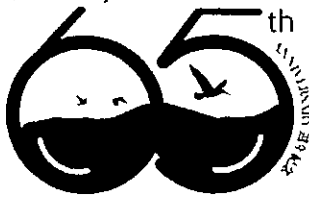
The Hong Kong Bird Watching Society | 香港觀鳥會

A: 7C, V Ga Building, 532 Castle Peak Road, Kowloon, Hong Kong
香港九龍荔枝角青山道532號偉基大廈7樓C室

T: +852 2377 4387 | F: +852 2314 3687

PDF

20221216_KamTinNorth_AnimalBoarding_A_YL_KTN_869_HKBWS.pdf



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

By email only

16 December 2022

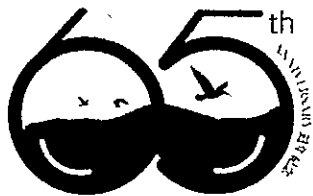
Dear Sir/Madam,

Comments on the planning application for the proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land at Fung Kat Heung, Kam Tin, Yuen Long (A/YL-KTN/869)

The Hong Kong Bird Watching Society (HKBWS) objects to the planning application based on the following reasons.

1 Not in line with the planning intention of the "Agriculture" (AGR) zoning

- 1.1 The application site is located within the AGR zone, where the planning intention is *"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"*. From Google Earth aerial photograph in 2017, there are active farmlands near the application site (Figure 1). Therefore, we consider that the site has potential for farmland rehabilitation and should be used for soil cultivation.
- 1.2 However, the proposed animal boarding establishment will consist of 17 structures, site office and ancillary storage uses. The filling of land with an area of about 4,622.7m² and the construction of the above facilities would lead to direct loss in arable land, which is not in line with the AGR zoning to retain land for agricultural purposes. We are also concerned the proposed development would lead to environmental degradation of the site and the surrounding rural landscape. We urge the Town Planning Board (Board) to reject this application.



2 The Town Planning Board should not encourage “destroy first, build later”

2.1 An Enforcement Notice (Case no. E/YL-KTN/0559) for the unauthorized development was issued at/near the application site in 2020.

2.2 From Google Earth aerial photographs, landscape changes including vegetation clearance and land filling were seen at the application site between 2015 and 2020 (Figure 1). We consider that this is “destroy first, build later”. We are concerned the approval of the current application would further legitimize the current misuse of the AGR zone, leading to the promotion of “destroy first, develop later” attitudes among landowners in the locality. As the Board has suggested that *“the Board will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned.”*¹ We urge the Board to reject this application.

3 Set an undesirable precedent to the future development

The approval of this application will set an undesirable precedent to the future similar applications associated with “destroy first, build later” within the AGR zone, and thus nullifying the statutory planning control mechanism. We urge the Board to reject this application in order to protect AGR zone from any development threats.

4 Justifications for the decision and comments made by Government departments and the Board

According to the Hong Kong Planning Standards and Guidelines (HKPSG), Chapter 10, Section 2.1 (iii), the Board has the responsibility to *“control adjoining uses to minimise adverse impacts on conservation zones and optimise their conservation value”*. We note that all other Government bureaux/departments are also bound to the HKPSG, the Agriculture, Fisheries and Conservation Department (AFCD) and the Planning Department (PlanD) has the responsibility to advise the Board on the

¹ TPB Press Release. Available at:
<http://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>



ecological and planning aspects in particular². Given AFCD's mission to conserve natural environment and safeguard the ecological integrity³ and the proposed development is not in line with the planning intention of the statutory zoning, HKBWS would also expect AFCD and PlanD to object this application. Should AFCD, PlanD or the Board feels otherwise, we urge that the appropriate justifications are provided.

The HKBWS respectfully requests the Board to take our comments into consideration and **reject** the current application. Thank you for your kind attention.

Yours faithfully,
Wong Suet Mei
Conservation Officer
The Hong Kong Bird Watching Society

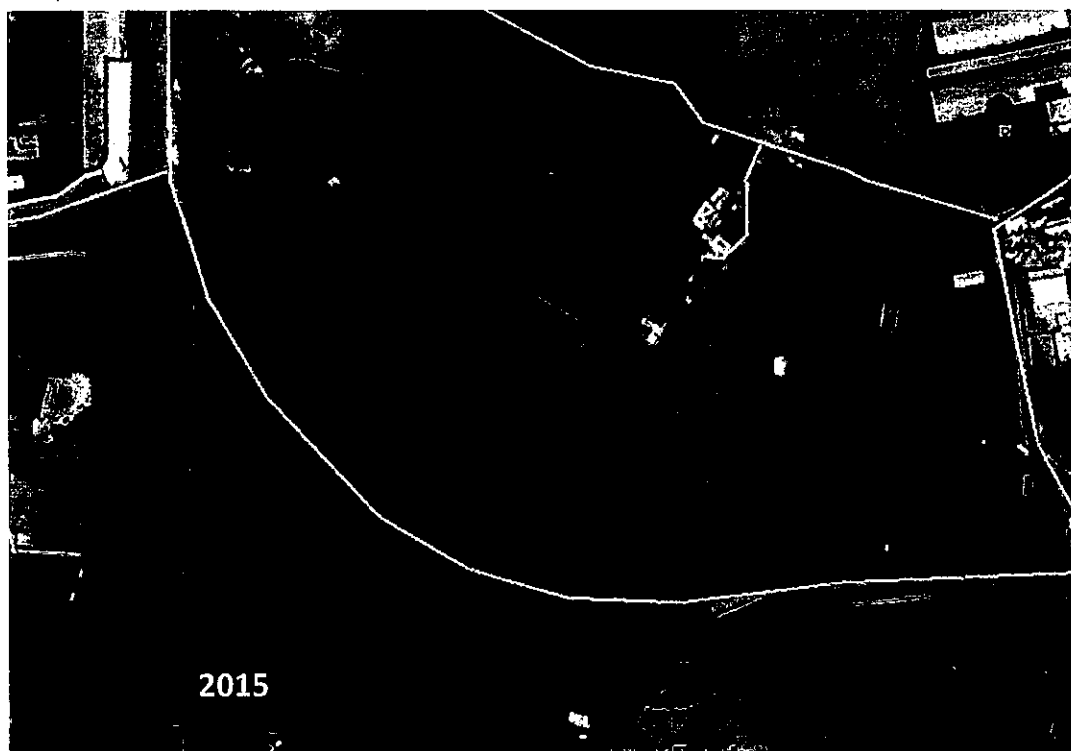
cc.

The Conservancy Association
Designing Hong Kong
Kadoorie Farm and Botanic Garden
WWF – Hong Kong
TrailWatch

² AFCD Role of Department. Available at:
http://www.afcd.gov.hk/english/aboutus/abt_role/abt_role.html

³ AFCD Vision and Mission. Available at:
http://www.afcd.gov.hk/english/aboutus/vision_mission/abt_vision_mission.html

Figure 1. The Google Earth aerial photographs show the active farmland at and near the application site (marked with red line) in 2015, and they were then turned to fallow farmland and filled in 2017 and 2020. It is considered as “Destroy First, Build Later”.



香港觀鳥會 Hong Kong Bird Watching Society

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A/YL-KTN/869 and 870 DD 107 Pak Wai Tsuen

14/12/2022 03:15

From:

To:

tpbpd <tpbpd@pland.gov.hk>

File Ref:

1 attachment



Pak Wai Tsuen - Google Maps.pdf

A/YL-KTN/869

Lots 1509 (Part), 1511 (Part) and 1517 (Part) in D.D. 107, Kam Tin North

Site area: About 4,622.7sq.m

Zoning: "Agriculture"

Applied development: Animal Boarding Establishment / **5 Years / Filling of Land / 7**
Vehicle Parking

The filling of land is with an area of about 4,622.7m² and depth of about 0.3m.

A/YL-KTN/870

Lots 1509 (Part) and 1517 (Part) in D.D. 107, Kam Tin North

Site area: About 3,512.3sq.m

Zoning: "Agriculture"

Applied development: Animal Boarding Establishment / **5 Years / Filling of Land / 6**
Vehicle Parking

The filling of land is with an area of about 3,512.3m² and depth of about 0.3m.

Dear TPB Members,

STRONGEST OBJECTIONS

774 was also withdrawn. These two applications are related and are **DESTROY TO BUILD**. Splitting the sites is a divide to rule ploy.

More than 8,000sq.mts for animal boarding. This is larger than some PH estates. How many animals are there in HK? What is the demand for these services? Is there a waiting list as long as that for PH?

Members must inquire what is going on at these lots, how much excavation has been done, trees chopped, etc.

There is absolutely no way the board could justify the complete filling in of such a large amount of farm land.

The applications must be rejected.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 9 July 2021 3:23 AM CST
Subject: A/YL-KTN/774 DD 107 Pak Wai Tsuen

A/YL-KTN/774

Lots 1506 RP (Part), 1508 RP, 1509, 1510 (Part), 1518 and 1519 RP in D.D. 107, Kam Tin North

Site area : About 8,588sq.m

Zoning : "Agriculture"

Applied use : **Filling of Land**

Dear TPB Members,

728 was withdrawn. While one would like to think that the land owner has been listening to President Xi and is prepared to heed the call to ensure that China becomes self-sufficient with regard to food production, the odds are that the intention is more about developing residential towers.

Members should make enquires as to who owns the lots and ask to see an update images.

Previous objections applicable.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Sunday, October 18, 2020 4:08:09 AM
Subject: A/YL-KTN/728 DD 107 Pak Wai Tsuen

A/YL-KTN/728

Lots 1508 RP, 1509, 1518 and 1519 RP in D.D. 107, Pak Wai Tsuen, Kam Tin North

Site area: About 8,382.4sq.m

Zoning : "Agriculture"

Applied use : Hobby Farm / **Filling of Land** / 11 Vehicle Parking

Dear TPB Members,

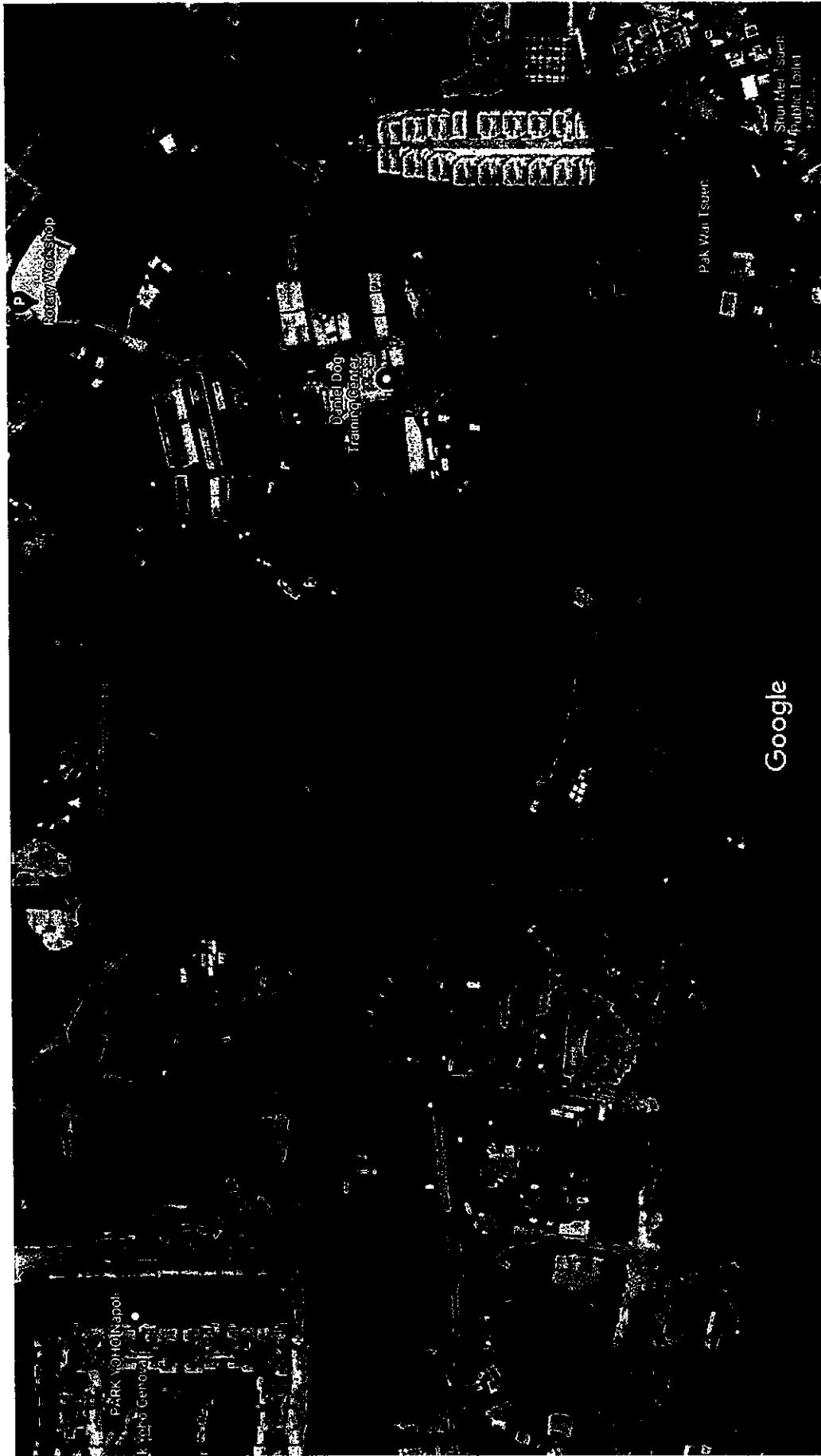
This is a large site close to the Yoho developments and probably owned by one of the large developers – some transparency please.

There is already agricultural activity on some of the lots, so why should Land Filling be necessary?

Members questions please as to the true intention of the application.

Mary Mulvihill

Google Maps Pak Wai Tsuen



Imagery ©2020 CNES / Airbus, Maxar Technologies, Map data ©2020 50 m

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KFBG's comments on four planning applications

16/12/2022 17:41

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

3 attachments



221216 s16 KTN 869-870.pdf 221216 s16 KTN 868.pdf 221216 s16 TKL 711.pdf

Dear Sir/ Madam,

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

Thank You and Best Regards,

Ecological Advisory Programme
 Kadoorie Farm and Botanic Garden

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

16th December, 2022.

By email only

Dear Sir/ Madam,

**Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a
Period of 5 Years and Filling of Land
(A/YL-KTN/869)**

&

**Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a
Period of 5 Years and Filling of Land
(A/YL-KTN/870)**

1. We refer to the captioned.
2. According to the information provided for these two applications, both sites are proposed to be completely paved with concrete for the captioned use. We have great reservation on this proposal.
3. We recently visited the area where the sites are located and some photos are provided in **Figure 1**. We would like the Board to liaise with relevant parties/ authorities as to whether the sites are now already paved with concrete or would still be largely covered with soil. If the sites are still largely covered with soil, we seriously urge the Board to consider how the arability of the sites would be affected by the paving proposal. Would the concrete significantly alter the soil conditions such as the microorganism community and chemical composition? Would the soil be compacted significantly and thus the farming condition be hard to be resumed? Could the concrete paved on the ground be completely removed and thus no solid waste be left after its removal? We urge the Board to seriously think about the potential profound effect of the paving proposal on the soil condition of the sites.

4. We also urge the Board to look at an aerial photo taken in 2013 showing the locality in **Figure 2**. As shown, the locality was once a very active farming area, not long ago.

5. We strongly object to these two applications as the proposed uses are definitely not in line with the planning intention of the Agriculture zone. We also urge the Board to seriously consider the questions aforementioned before making a decision.

6. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

Figure 1. Photos showing the area where the sites are located in general; taken in mid-December 2022.



Figure 2. Aerial photo showing the locality in 2013.



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HKBWS's comments on the planning application for the proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land at Kam Tin North, Yuen Long (A/YL-KTN/870)

16/12/2022 17:44

From: "WONG, Suet Mei" <wsuetmei@hkbws.org.hk>
To: tpbpd <tpbpd@pland.gov.hk>
Cc: Chuan Woo <wchuan@hkbws.org.hk>
File Ref:

Dear Sir/Madam,

The Hong Kong Bird Watching Society's comments on the planning application for the proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land at Kam Tin North, Yuen Long (A/YL-KTN/870) is attached.

Thank you.

Best Regards,

Wong Suet Mei | 黃雪媚

Conservation Officer | 保育主任

The Hong Kong Bird Watching Society | 香港觀鳥會

A: 7C, V Ga Building, 532 Castle Peak Road, Kowloon, Hong Kong
香港九龍荔枝角青山道532號偉基大廈7樓C室

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20221216_KamTinNorth_AnimalBoarding_A_YL_KTN_870_HKBWS.pdf



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

By email only

16 December 2022

Dear Sir/Madam,

Comments on the planning application for the proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land at Kam Tin North, Yuen Long (A/YL-KTN/870)

The Hong Kong Bird Watching Society (HKBWS) objects to the planning application based on the following reasons.

1 Not in line with the planning intention of the "Agriculture" (AGR) zoning

- 1.1 The application site is located within the AGR zone, where the planning intention is *"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"*. From Google Earth aerial photograph in 2017, there are active farmlands near the application site (Figure 1). Therefore, we consider that the site has potential for farmland rehabilitation and should be used for soil cultivation.
- 1.2 However, the proposed animal boarding establishment will consist of 15 structures, site office and ancillary storage uses. The filling of land with an area of about 3,512.3m² and the construction of the above facilities would lead to direct loss in arable land, which is not in line with the AGR zoning to retain land for agricultural purposes. We are also concerned the proposed development would lead to environmental degradation of the site and the surrounding rural landscape. We urge the Town Planning Board (Board) to reject this application.

香港觀鳥會 Hong Kong Bird Watching Society

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傳真 Fax No +852 2314 3687

網頁 Website www.hkbws.org.hk

Address 7C, V Ga Building, 532 Castle Peak Road,
Lai Chi Kok, Kowloon, Hong Kong



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2 The Town Planning Board should not encourage “destroy first, build later”

- 2.1 An Enforcement Notice (Case no. E/YL-KTN/0559) for the unauthorized development was issued at/near the application site in 2020.
- 2.2 From Google Earth aerial photographs, landscape changes including vegetation clearance and land filling were seen at the application site between 2015 and 2020 (Figure 1). We consider that this is “destroy first, build later”. We are concerned the approval of the current application would further legitimize the current misuse of the AGR zone, leading to the promotion of “destroy first, develop later” attitudes among landowners in the locality. As the Board has suggested that *“the Board will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned.”*¹ We urge the Board to reject this application.

3 Set an undesirable precedent to the future development

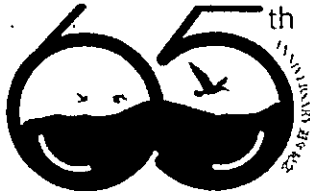
The approval of this application will set an undesirable precedent to the future similar applications associated with “destroy first, build later” within the AGR zone, and thus nullifying the statutory planning control mechanism. We urge the Board to reject this application in order to protect AGR zone from any development threats.

4 Justifications for the decision and comments made by Government departments and the Board

According to the Hong Kong Planning Standards and Guidelines (HKPSG), Chapter 10, Section 2.1 (iii), the Board has the responsibility to “control adjoining uses to minimise adverse impacts on conservation zones and optimise their conservation value”. We note that all other Government bureaux/departments are also bound to the HKPSG, the Agriculture, Fisheries and Conservation Department (AFCD) and the Planning Department (PlanD) has the responsibility to advise the Board on the

¹ TPB Press Release. Available at:
<http://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>





ecological and planning aspects in particular². Given AFCD's mission to conserve natural environment and safeguard the ecological integrity³ and the proposed development is not in line with the planning intention of the statutory zoning, HKBWS would also expect AFCD and PlanD to object this application. Should AFCD, PlanD or the Board feels otherwise, we urge that the appropriate justifications are provided.

The HKBWS respectfully requests the Board to take our comments into consideration and reject the current application. Thank you for your kind attention.

Yours faithfully,
Wong Suet Mei
Conservation Officer
The Hong Kong Bird Watching Society

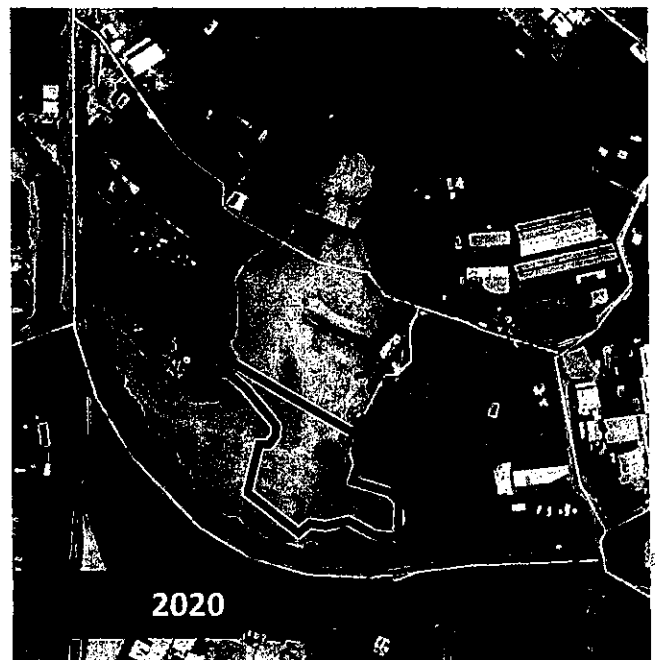
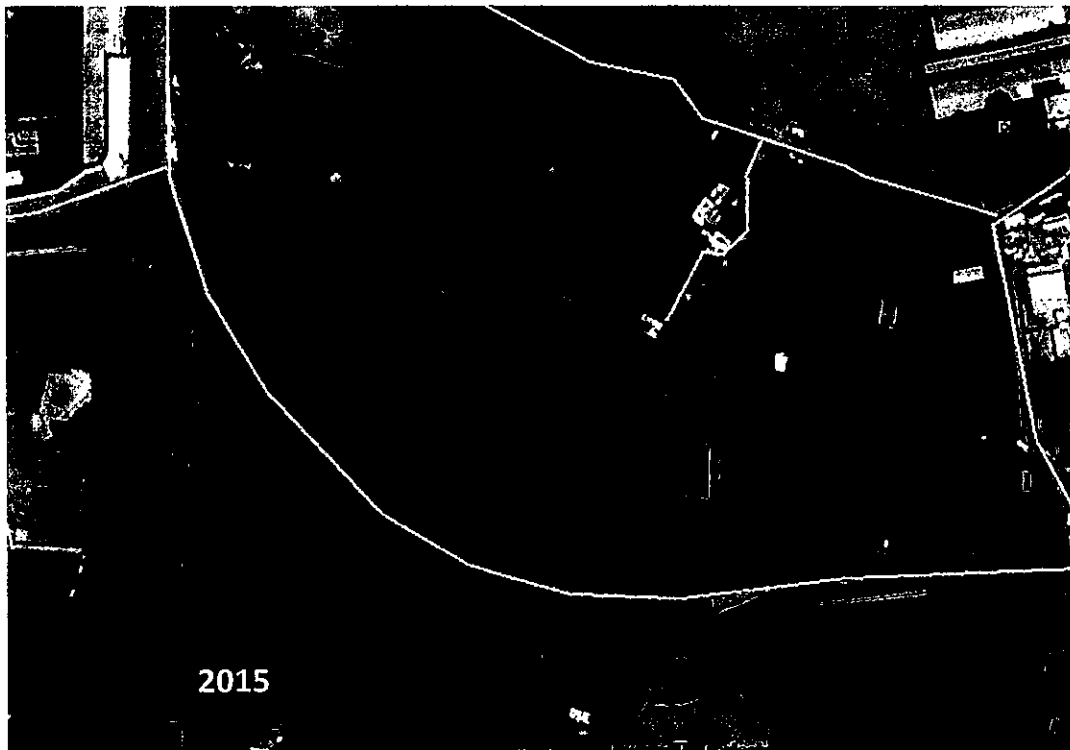
cc.
The Conservancy Association
Designing Hong Kong
Kadoorie Farm and Botanic Garden
WWF – Hong Kong
TrailWatch

² AFCD Role of Department. Available at:
http://www.afcd.gov.hk/english/aboutus/abt_role/abt_role.html

³ AFCD Vision and Mission. Available at:
http://www.afcd.gov.hk/english/aboutus/vision_mission/abt_vision_mission.html



Figure 1. The Google Earth aerial photographs show the active farmland at and near the application site (marked with red line) in 2015, and they were then turned to fallow farmland and filled in 2017 and 2020. It is considered as "Destroy First, Build Later".



香港觀鳥會 Hong Kong Bird Watching Society

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傳真 Fax No +852 2314 3687 網頁 Website www.hkbws.org.hk Address 7C, V Ga Building, 532 Castle Peak Road, Lai Chi Kok, Kowloon, Hong Kong

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KFBG's comments on two planning applications

23/12/2022 15:39

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

2 attachments



221223 s16 MKT 23.pdf 221223 s16 KTN 871.pdf

Dear Sir/ Madam,

Attached please see our comments regarding two applications. There are two 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

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

23rd December, 2022.

By email only

Dear Sir/ Madam,

**Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a
Period of 5 Years and Filling of Land
(A/YL-KTN/871)**

1. We refer to the captioned.
2. According to the information provided for this application, the site is proposed to be completely paved with concrete for the captioned use. We have great reservation on this proposal.
3. We recently visited the area where the site is located. We would like the Board to liaise with relevant parties/ authorities as to whether the site is now already paved with concrete or would still be largely/ partially covered with soil. If the site is still largely/ partially covered with soil, we seriously urge the Board to consider how the arability of the sites would be affected by the paving proposal. Would the concrete significantly alter the soil conditions such as the microorganism community and chemical composition? Would the soil be compacted significantly and thus the farming condition be hard to be resumed? Could the concrete paved on the ground be completely removed and thus no solid waste be left after its removal? We urge the Board to seriously think about the potential profound effect of the paving proposal on the soil condition of the site.
4. We object to this application as the proposed use is definitely not in line with the planning intention of the Agriculture zone. We also urge the Board to seriously consider the questions aforementioned before making a decision.



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

5. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

