

2022年 12月 2 日

此文件在 220 330 收到：城市規劃委員會  
只在此處及文件後才正式確認收到

The form is received on 28 DEC 2022  
The applicant will formally acknowledge the receipt only upon receipt of all the required information and documents.

Form No. S16-I  
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

Applicable to proposals not involving or not only involving:  
適用於建議不涉及或不祇涉及：

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

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

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2203343 22/12 by hand

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/16-KM/881
	Date Received 收到日期	28 DEC 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 樓及新界沙田上禾輋路 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
( <input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
CHENG Siu Chung 鄭小忠

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
R-riches Property Consultants Limited 盈卓物業顧問有限公司

3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot 1218 RP (Part) in D.D. 109, Tai Kong Po, Kam Tin, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 1,371 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 352 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... / ..... sq.m 平方米 <input type="checkbox"/> About 約

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

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

The applicant 申請人 -

☐ is the sole "current land owner"<sup>##</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>##</sup> (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"<sup>##</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>##</sup> (請夾附業權證明文件)。

☒ is not a "current land owner"<sup>##</sup>.  
並不是「現行土地擁有人」<sup>##</sup>。

☐ 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)"<sup>##</sup>.  
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」<sup>##</sup>。

(b) The applicant 申請人 -

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

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

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

- ☐ has notified ..... "current land owner(s)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

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

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

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

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

- ☐ sent request for consent to the "current land owner(s)" on \_\_\_\_\_ (DD/MM/YYYY)<sup>#</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>\*</sup>

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

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)<sup>\*</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>\*</sup>

- ☒ posted notice in a prominent position on or near application site/premises on  
21/12/2022 (DD/MM/YYYY)<sup>\*</sup>  
於 \_\_\_\_\_ (日/月/年)在申請地點/申請處所或附近的顯明位置貼出關於該申請的通知<sup>\*</sup>

- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 21/12/2022 (DD/MM/YYYY)<sup>\*</sup>  
於 \_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會<sup>\*</sup>

Others 其他

- ☐ others (please specify)  
其他 (請指明)

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Note: May insert more than one 「✓」.  
Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註: 可在多於一個方格內加上「✓」號  
申請人須就申請涉及的每一地段(倘適用)及處所(倘有)分別提供資料

## 6. Type(s) of Application 申請類別

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

Note 1: May insert more than one '✓'.

註 1: 可在多於一個方格內加上「✓」號

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

註 2: 如發展涉及靈灰安置用途，請填妥於附件的表格。

## (i) For Type (i) application 供第(i)類申請

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

**(ii) For Type (ii) application 供第(ii)類申請**

(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道		
	<input type="checkbox"/> Filling of pond 填塘		
	Area of filling 填塘面積 .....	sq.m 平方米	<input type="checkbox"/> About 約
	Depth of filling 填塘深度 .....	m 米	<input type="checkbox"/> About 約
	<input checked="" type="checkbox"/> Filling of land 填土		
	Area of filling 填土面積 .....	938 sq.m 平方米	<input checked="" type="checkbox"/> About 約
	Depth of filling 填土厚度 .....	not more than 0.2 m 米	<input type="checkbox"/> About 約
	<input type="checkbox"/> Excavation of land 挖土		
	Area of excavation 挖土面積 .....	sq.m 平方米	<input type="checkbox"/> About 約
	Depth of excavation 挖土深度 .....	m 米	<input type="checkbox"/> About 約
(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	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land		

**(iii) For Type (iii) application 供第(iii)類申請**

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

Proposed Temporary Animal Boarding Establishment with Ancillary Facilities  
for a Period of 5 Years and Associated 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	352	sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	0.26		<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	26	%	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	4		
Proposed no. of storeys of each block 每座建築物的擬議層數	1	storeys 層	
	<input type="checkbox"/> include 包括 ..... storeys of basements 層地庫		
	<input type="checkbox"/> exclude 不包括 ..... storeys of basements 層地庫		
Proposed building height of each block 每座建築物的擬議高度	3 - 4	mPD 米 (主水平基準上)	<input type="checkbox"/> About 約
	3 - 4	m 米	<input checked="" type="checkbox"/> About 約

☐ Domestic part 住用部分

GFA 總樓面面積

..... sq. m 平方米

☐ About 約

number of Units 單位數目

.....

average unit size 單位平均面積

.....sq. m 平方米

☐ About 約

estimated number of residents 估計住客數目

.....

☒ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆

..... sq. m 平方米

☐ About 約☐ hotel 酒店

..... sq. m 平方米

☐ About 約

(please specify the number of rooms

請註明房間數目) .....

☐ office 辦公室

..... 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)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	RAIN SHELTER FOR ANIMAL ACTIVITIES	80 m <sup>2</sup> (ABOUT)	80 m <sup>2</sup> (ABOUT)	4 m (ABOUT)(1-STORY)
B2	ANIMAL BOARDING ESTABLISHMENT	200 m <sup>2</sup> (ABOUT)	200 m <sup>2</sup> (ABOUT)	4 m (ABOUT)(1-STORY)
B3	ANIMAL BOARDING ESTABLISHMENT	54 m <sup>2</sup> (ABOUT)	54 m <sup>2</sup> (ABOUT)	4 m (ABOUT)(1-STORY)
B4	FIRE SERVICE INSTALLATIONS	18 m <sup>2</sup> (ABOUT)	18 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STORY)
TOTAL		352 m <sup>2</sup> (ABOUT)	352 m <sup>2</sup> (ABOUT)	

☐ 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]		
STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	RAIN SHELTER FOR ANIMAL ACTIVITIES	80 m <sup>2</sup> (ABOUT)	80 m <sup>2</sup> (ABOUT)	4 m (ABOUT)(1-STORY)
B2	ANIMAL BOARDING ESTABLISHMENT	200 m <sup>2</sup> (ABOUT)	200 m <sup>2</sup> (ABOUT)	4 m (ABOUT)(1-STORY)
B3	ANIMAL BOARDING ESTABLISHMENT	54 m <sup>2</sup> (ABOUT)	54 m <sup>2</sup> (ABOUT)	4 m (ABOUT)(1-STORY)
B4	FIRE SERVICE INSTALLATIONS	18 m <sup>2</sup> (ABOUT)	18 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STORY)
TOTAL		352 m <sup>2</sup> (ABOUT)	352 m <sup>2</sup> (ABOUT)	

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

Circulation, parking and loading/unloading spaces and outdoor animal activities area



### 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)

Existing

.....

.....

.....

.....

.....

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

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p>Accessible from Kong Tai Road via a local access</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)</p> <p><input type="checkbox"/></p>												
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <table border="0"> <tr> <td>Private Car Parking Spaces 私家車車位</td> <td>3</td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td>/</td> </tr> <tr> <td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td> <td>/</td> </tr> <tr> <td>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</td> <td>/</td> </tr> <tr> <td>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</td> <td>/</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>/</td> </tr> </table> <p>.....</p> <p>.....</p> <p><input type="checkbox"/></p>	Private Car Parking Spaces 私家車車位	3	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)	/
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Others (Please Specify) 其他 (請列明)	/													
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <table border="0"> <tr> <td>Taxi Spaces 的士車位</td> <td>/</td> </tr> <tr> <td>Coach Spaces 旅遊巴車位</td> <td>/</td> </tr> <tr> <td>Light Goods Vehicle Spaces 輕型貨車車位</td> <td>1</td> </tr> <tr> <td>Medium Goods Vehicle Spaces 中型貨車車位</td> <td>/</td> </tr> <tr> <td>Heavy Goods Vehicle Spaces 重型貨車車位</td> <td>/</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>/</td> </tr> </table> <p>.....</p> <p>.....</p> <p><input type="checkbox"/></p>	Taxi Spaces 的士車位	/	Coach Spaces 旅遊巴車位	/	Light Goods Vehicle Spaces 輕型貨車車位	1	Medium Goods Vehicle Spaces 中型貨車車位	/	Heavy Goods Vehicle Spaces 重型貨車車位	/	Others (Please Specify) 其他 (請列明)	/
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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	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... ..... ..... .....																													
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)	Yes 是          No 否	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約																													
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可) ..... ..... ..... ..... .....	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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## 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。

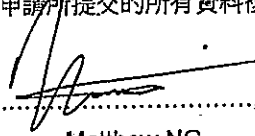
Please refer to the supplementary statement.

**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



Matthew NG

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

Planning and Development Manager

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

RPP No. 411

Others 其他

on behalf of  
代表

R-riches Property Consultants Limited

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



Date 日期

22/12/2022

(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<sup>②</sup>

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

② 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 <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)			
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lot 1218 RP (Part) in D.D. 109, Tai Kong Po, Kam Tin, Yuen Long, New Territories		
Site area 地盤面積	1,371 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/9		
Zoning 地帶	"Agriculture" Zone		
Applied use/ development 申請用途/發展	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Associated 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	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	352 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.26 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	/	
	Non-domestic 非住用	4	
	Composite 綜合用途	/	

(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用		/	m 米 <input type="checkbox"/> (Not more than 不多於)
			/	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			/	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用		3 - 4 (about)	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
			/	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			1	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		/	m 米 <input type="checkbox"/> (Not more than 不多於)
			/	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			/	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積			26	% <input checked="" type="checkbox"/> About 約
(v) No. of units 單位數目			/	
(vi) Open space 休憩用地	Private 私人		/	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾		/	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	3
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)	3 (PC) / / / / /
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數	1
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	/ / 1 (LGV) / / /

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Location plan, Plan showing the zoning of the Site, Plan showing the land status of the Site</u>		
<u>Plan showing the pave ratio of the Site, Swept path analysis</u>		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及/或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Drainage Proposal, Fire Service Installations Proposal,</u>		
<u>Trip generation and attraction</u>		

Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號



Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

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

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## **Supplementary Statement**

### **1) Background**

- 1.1 The applicant seeks to use Lot 1218 RP (Part) in D.D. 109, Tai Kong Po, Kam Tin, Yuen Long, New Territories (the Site) for 'Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land' (the proposed development) (Plan 1). The applicant would like to continue to use the Site for animal boarding establishment (dog kennel) to serve local pet owners.

### **2) Planning Context**

- 2.1 The Site falls within an area zoned as "Agriculture" ("AGR") on the Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/9 (Plan 2). According to the Notes of the OZP, 'dog kennel' is subsumed under 'animal boarding establishment', which is a column 2 use within the "AGR" zone, hence, requires permission from the Board. Since the application is on a temporary basis, it will not jeopardize the long term planning intention of the "AGR" zone.
- 2.2 The Site is subject of two previously approved S.16 planning applications for the same use submitted by the same applicant, within which, the latest application No. A/YL-KTN/638 was approved with conditions on a temporary basis of 5 years in 2019. As previous applications for the same use were approved by the Board, the approval of the current application would not set undesirable precedent within the "AGR" zone. When compared with the previous application, all development parameters, i.e. site area, GFA, covered area, building height are similar to the previous approved scheme (Appendix I).
- 2.3 The applicant has complied approval conditions in relations to fire service installations (FSIs) and drainage, details are as follows:

<b>Approval Conditions of Application No. A/YL-KTN/638</b>		<b>Date of Compliance</b>
(f)	The submission of drainage proposal	24.6.2022
(g)	The implementation of drainage proposal	24.8.2022
(h)	The submission of FSIs proposal	2.9.2021
(i)	The implementation of FSIs proposal	Not complied

- 2.4 Regarding approval condition (i), i.e. the implementation of FSIs proposal, the construction works for FSIs have been completed by the applicant. However, in order to gain full functionality of the FSIs, connection of secondary water supplies to town mains are required.

Relevant applications have been submitted to Water Supplies Department (WSD). As the applicant is currently awaiting reply from WSD on the applications, the applicant could not comply with this approval condition within the designated time period, which led to revocation of the application. In support of the application, the applicant has submitted drainage and FSI to mitigate adverse impact arise from the proposed development. (Appendices II to III).

### 3) Development Proposal

- 3.1 The Site occupied an area of 1,371 m<sup>2</sup> (about) (Plan 3). Four single-storey structures are provided at the Site for animal boarding establishment, rain shelter for animal activities and fire service installations with total GFA of 352 m<sup>2</sup> (about) (Plan 4). The proposed development is operated from 09:00 to 18:00 daily, including public holiday (except for overnight animal boarding activities). Not more than 5 staff will work at the Site during operation hours, while 1 staff will stay overnight at the Site to handle potential complaints arising from the proposed development. A maximum of 8 visitors per day would be allowed at the Site during operation hours.
- 3.2 A total of not more than 60 dogs will be kept at the Site. All dogs are kept indoor at structure fitted with soundproofing materials and 24-hour mechanical ventilation and air-conditioning systems outside operation hours (i.e. 18:00 to 09:00 the next day). An area of 433 m<sup>2</sup> (about) of the Site is designated as outdoor animal activities area for dog-walking purpose. Dog masks will be worn by dogs outdoor to minimize noise nuisance to the surrounding area. No public announcement system, whistle blowing, portable loud speaker, or any form of audio amplification system is allowed at the Site at any time during the planning approval period.
- 3.3 The filling of land areas, i.e. 938 m<sup>2</sup> (about) are for site formation of structures, parking and loading/unloading (L/UL) spaces and circulation are for meeting the operational need of the proposed development. The proposed filling of land will provide stronger reinforcement to stabilise the existing soiled ground and prevent erosion from surface run-off, hence, minimize disturbance to surrounding area (Plan 5). The number of structures and filling of land area are necessary for the operation of the Site and have been kept to minimal. The applicant will reinstate the Site to an amenity area after the planning approval.
- 3.4 The Site is accessible from Kong Tai Road via a local access (Plan 1). 3 private car parking spaces and 1 L/UL space for light goods vehicle (LGV) are provided for staff to commute to the Site and transportation of animals and goods to support the daily operation (Plan 4). Sufficient maneuvering space is provided within the Site to ensure no queuing, turning back outside the Site and onto public road (Plan 6). As trips generated and attracted by the proposed

development is minimal, adverse traffic impact to the nearby road network should not be anticipated (Appendix IV).

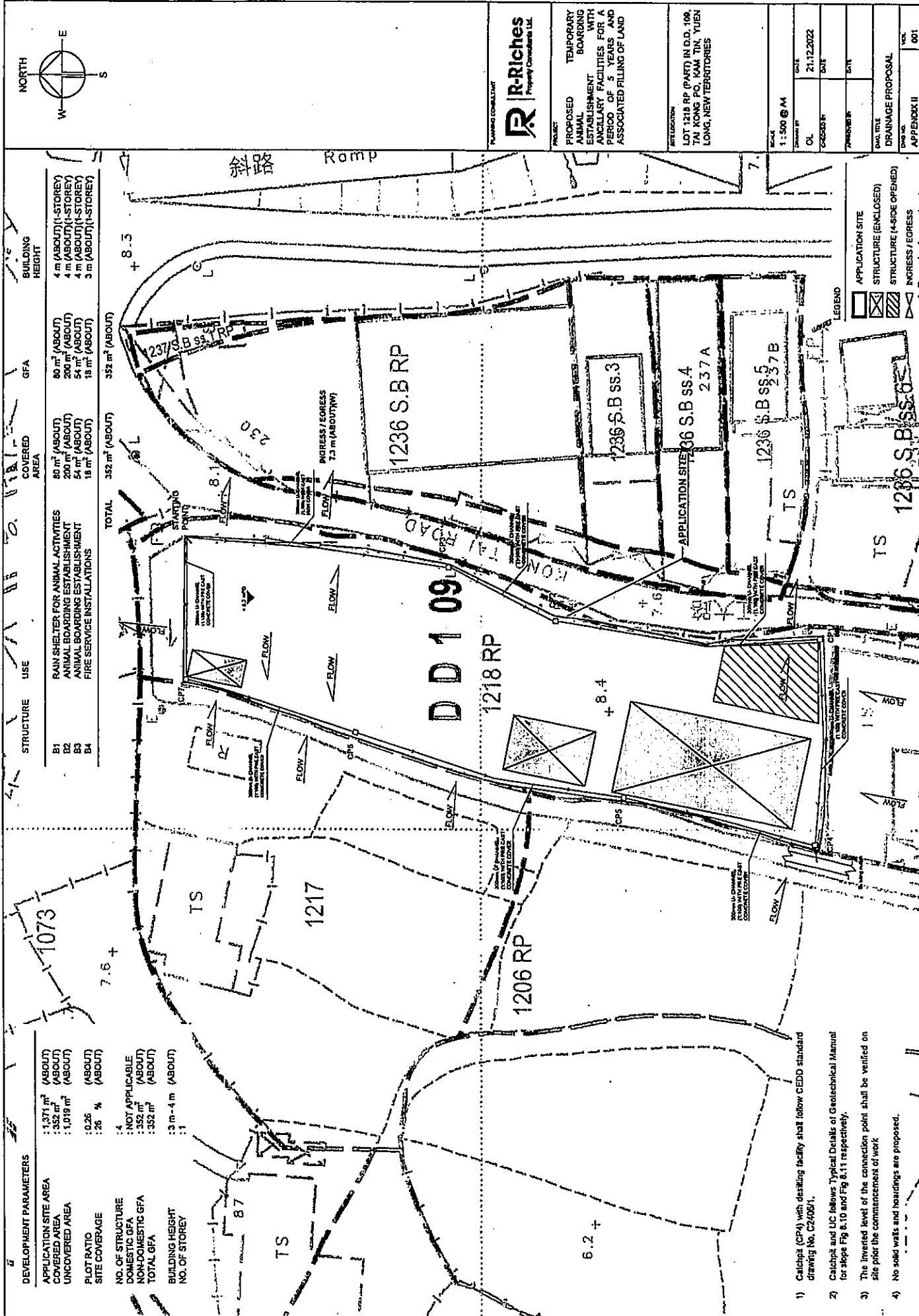
- 3.5 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department and statutory requirements under relevant pollution control ordinances to minimize adverse environmental impacts and nuisance to the surrounding area. The applicant will strictly follow the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs 5/93) for sewage treatment at the Site, i.e. the use of septic tank. Licensed collectors will be employed by the applicant to collect and dispose of sewage regularly to ensure no overflowing of sewage at the Site.

#### *4) Conclusion*

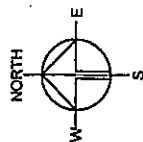
- 4.1 The proposed development will not create significant adverse traffic, environmental, landscape and drainage impact to the surrounding areas. Adequate mitigation measures are provided, i.e. submission of drainage and fire service installations proposals to mitigate any adverse impact arising from the proposed development (Appendices II and III).
- 4.2 In view of the above, the Board is hereby respectfully requested to approve the subject application for 'Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land'.

**Appendix I – Comparison table showing the changes between the proposed scheme and the approved scheme under application No. A/YL-KTN/638**

Development Parameters	Approved Application No. A/YL-KTN/638 (a)	Current Application (b)	Difference (b)-(a)
Site Area	1,386.3m <sup>2</sup> (about)	1,371 m <sup>2</sup> (about)	-15.3 m <sup>2</sup> -1%
Covered Area	409 m <sup>2</sup> (about)	352 m <sup>2</sup> (about)	-57 m <sup>2</sup> -14%
Uncovered Area	977.3 m <sup>2</sup> (about)	1,019 m <sup>2</sup> (about)	+41.7 m <sup>2</sup> +4%
Plot Ratio	0.3 (about)	0.26 (about)	-0.04 -13%
Site Coverage	30% (about)	26% (about)	-13% -13%
No. of Structure	3	4	+1
Gross Floor Area	409 m <sup>2</sup> (about)	352 m <sup>2</sup> (about)	-57 m <sup>2</sup> -14%
- Domestic	N/A	N/A	
- Non-Domestic	409 m <sup>2</sup> (about)	352 m <sup>2</sup> (about)	-57 m <sup>2</sup> -14%
Building Height	3.5 m (about)	3.5 – 4 m (about)	+0.5m
No. of Storey	1	1	-
Operation Hours	Daily including public holidays 10:00 – 17:00 (except for overnight animal boarding activities)	Daily including public holidays 09:00 – 18:00 (except for overnight animal boarding activities)	+2 hour
No. of Private Car Parking Space	3	3	-
No. of Loading/Unloading Space for Medium Goods Vehicle	1	1	-



- 1) Catchpit (CP4) with desludging facility shall follow CEDD standard drawing No. C2408/1.
- 2) Catchpit and UC follows Typical Details of Geotechnical Manual for slope Fig 8.10 and Fig 8.11 respectively.
- 3) The inverted level of the connection point shall be verified on site prior the commencement of work.
- 4) No solid walls and handrails are proposed.



PLANNING CONSULTANT

**R-Riches**  
Property Consultants Ltd.

PROJECT

PROPOSED  
ANIMAL  
BOARDING  
ESTABLISHMENT  
WITH  
ANCILLARY FACILITIES FOR A  
PERIOD OF 5 YEARS AND  
ASSOCIATED FILLING OF LAND

SITE LOCATION

LOT 1218 BP (PART) IN D.D. 108  
TAI KONG, PO. KAM TIN, YUEN  
LONG, NEW TERRITORIES

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# DEVELOPMENT PARAMETERS

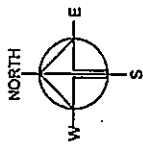
APPLICATION SITE AREA	: 1,371 m <sup>2</sup> (ABOUT)
COVERED AREA	: 352 m <sup>2</sup> (ABOUT)
UNCOVERED AREA	: 1,019 m <sup>2</sup> (ABOUT)
PLOT RATIO	: 0.26 (ABOUT)
SITE COVERAGE	: 26 % (ABOUT)
NO. OF STRUCTURE	: 4
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 352 m <sup>2</sup> (ABOUT)
TOTAL GFA	: 352 m <sup>2</sup> (ABOUT)
BUILDING HEIGHT	: 3 m - 4 m (ABOUT)
NO. OF STOREY	: 1

## FIRE SERVICE INSTALLATIONS

EXIT SIGN	EXIT
VISUAL FIRE ALARM	Visual Fire Alarm
FIRE ALARM BELL	Fire Alarm Bell
MANUAL FIRE ALARM CALL POINT	Manual Fire Alarm Call Point
EMERGENCY LIGHTING	Emergency Lighting
4.5KG CO2 GAS TYPE FIRE EXTINGUISHER	4.5KG CO2 Gas Type Fire Extinguisher
2m <sup>3</sup> FS WATER TANK	2m <sup>3</sup> FS Water Tank
FIRE ALARM / HOSE REEL PUMP CONTROL PANEL	Fire Alarm / Hose Reel Pump Control Panel
FS HOSE REEL	FS Hose Reel
FS HOSE REEL PUMP WITH ENCLOSURE	FS Hose Reel Pump with Enclosure

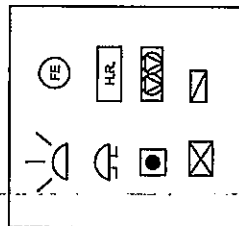
## FS NOTES:

- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266: PART 1 AND BS EN1838
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
- FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5839-1 : 2002 + A2 : 2008 AND FSD CIRCULAR LETTER NO.12/2009 & 3/2010. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE SHOULD BE LOCATED AT EACH HOSE REEL POINT. THE ACTUATING POINT SHO.
- A MODIFIED HOSE REEL SYSTEM SUPPLIED BY 2m<sup>3</sup> FS WATER TANK SHALL BE PROVIDED. THERE SHALL BE SUFFICIENT HOSE REELS TO ENSURE THAT EVERY PART OF EACH BUILDING CAN REACH BY A LENGTH OF NOT MORE THAN 30m OF HOSE TUBING.
- PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- WHERE AN ELECTRICAL INSTALLATION IS REQUIRED TO COMPLY WITH THIS CODE, A PRIMARY AND SECONDARY SOURCE OF SUPPLY.
- SECONDARY POWER SUPPLY WILL BE PROVIDED AND TIED OFF BEFORE MAIN SWITCH.

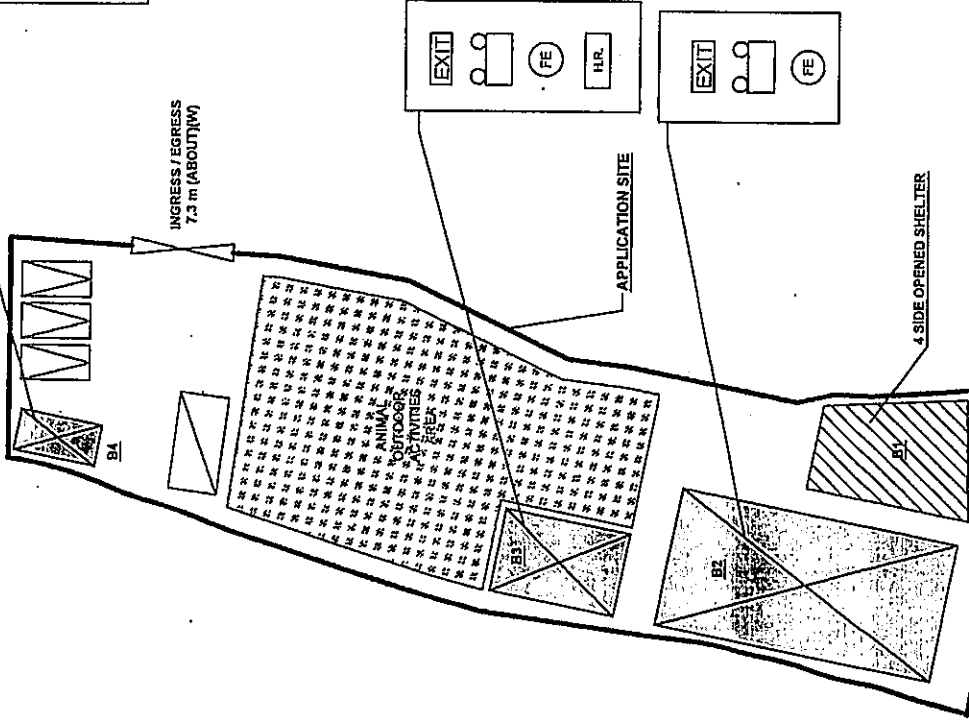


STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
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B1	RAIN SHELTER FOR ANIMAL ACTIVITIES	80 m <sup>2</sup> (ABOUT)	80 m <sup>2</sup> (ABOUT)	4 m (ABOUT) (1-STORY)
B2	ANIMAL BOARDING ESTABLISHMENT	200 m <sup>2</sup> (ABOUT)	200 m <sup>2</sup> (ABOUT)	4 m (ABOUT) (1-STORY)
B3	ANIMAL BOARDING ESTABLISHMENT	54 m <sup>2</sup> (ABOUT)	54 m <sup>2</sup> (ABOUT)	4 m (ABOUT) (1-STORY)
B4	FIRE SERVICE INSTALLATIONS	18 m <sup>2</sup> (ABOUT)	18 m <sup>2</sup> (ABOUT)	3 m (ABOUT) (1-STORY)
TOTAL		352 m <sup>2</sup> (ABOUT)	352 m <sup>2</sup> (ABOUT)	



INGRESS / EGRESS  
7.3 m (ABOUT) (W)



LEGEND	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	FS (PROPOSAL)
	STRUCTURE (4-SIDE OPENED)
	INGRESS / EGRESS

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Property Consultants Ltd.

PROJECT  
PROPOSED TEMPORARY ANIMAL BOARDING ESTABLISHMENT WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION  
LOT 1218 RP (PART) IN D.D. 109, TAI KONG PO, NAM TIN, YUEN LONG, NEW TERRITORIES

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#### **Appendix IV - Estimated Trip Generation and Attraction**

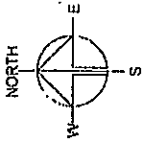
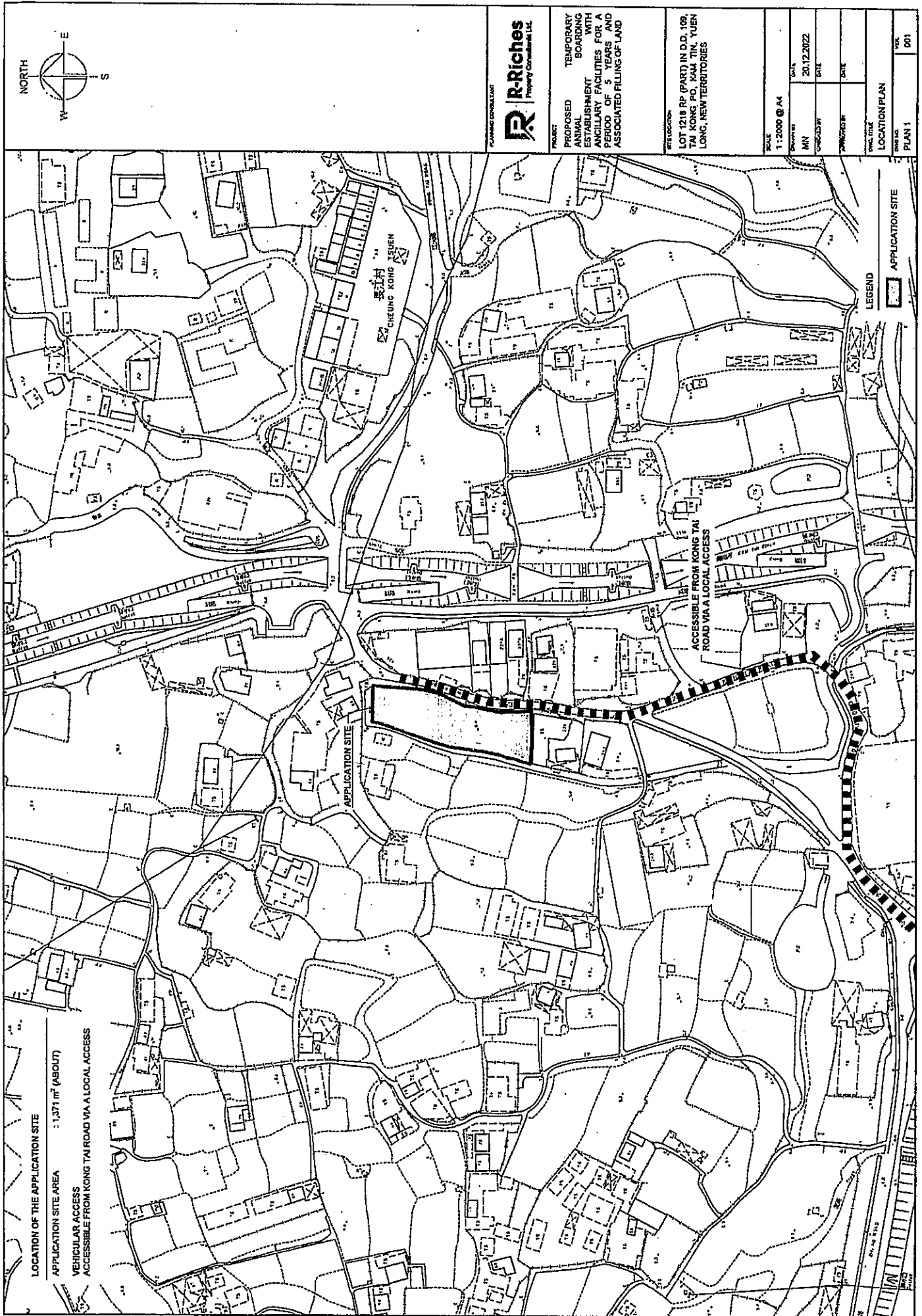
- (i) The application site (the Site) is accessible from Kong Tai Road via a local access. A total of 4 spaces are provided at the Site, details are as follows:

Type of Space	No. of Space
Private car parking space for Visitor - 2.5m (W) x 5m (L)	1
Private car parking space for staff - 2.5m (W) x 5m (L)	2
L/UL Space for Light Goods Vehicle - 3.5m (W) x 7m (L)	1

- (ii) The operation hours of the proposed development are 09:00 to 18:00 daily including public holiday (except overnight animal boarding activities). Please see below the trip generation and attraction of the proposed development:

Time Period	Trip Generation and Attraction						
	Private Car (Visitor)		Private Car (Staff)		Light Goods Vehicle		2-Way Total
	In	Out	In	Out	In	Out	
Trips at <u>AM</u> peak per hour (09:00 – 10:00)	0	0	2	0	0	0	2
Trips at <u>PM</u> peak per hour (17:00 – 18:00)	0	0	0	2	0	0	2
Traffic trip per hour (average)	1	1	0	0	0.5	0.5	3

- (iii) In view of the above, the parking and L/UL provisions are adequate for the site operation and adverse traffic impact to the surrounding road network should not be anticipated.



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Property Consultants Ltd.

PROJECT  
PROPOSED  
ANIMAL  
TEMPORARY  
BOARDING  
ESTABLISHMENT  
WITH  
ANCILLARY FACILITIES FOR A  
PERIOD OF 5 YEARS AND  
ASSOCIATED FILLING OF LAND

SITE LOCATION  
LOT 1218 RP (PART) IN D.D. 109,  
TAI KONG PO, KAM TIN, YUEN  
LONG, NEW TERRITORIES

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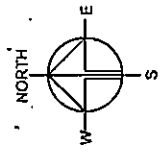
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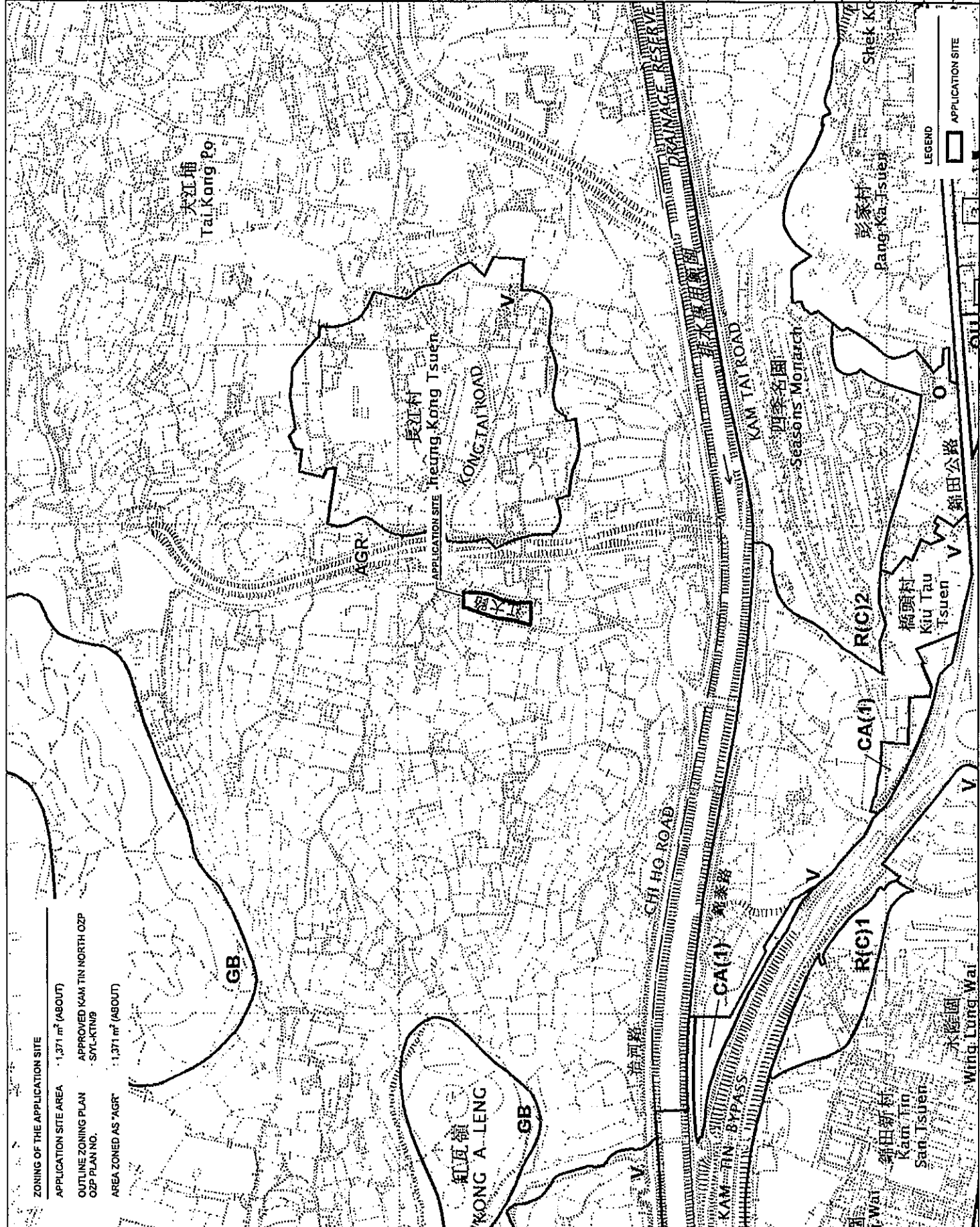
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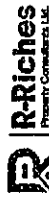


ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,371 m<sup>2</sup> (ABOUT)  
OUTLINE ZONING PLAN : APPROVED KAM TIN NORTH OZP  
OZP PLAN NO. : SYL-KTM9  
AREA ZONED AS "AGR" : 1,371 m<sup>2</sup> (ABOUT)



PLANNING CONSULTANT



PROPOSED  
ANIMAL  
ESTABLISHMENT  
WITH  
ANCILLARY FACILITIES FOR A  
PERIOD OF 5 YEARS AND  
ASSOCIATED FILLING OF LAND

TEMPORARY  
BOARDING

SITE LOCATION

LOT 1218 RP (PART) IN D.D. 109  
TAI KONG PO, KAM TIN, YUEN  
LONG, NEW TERRITORIES

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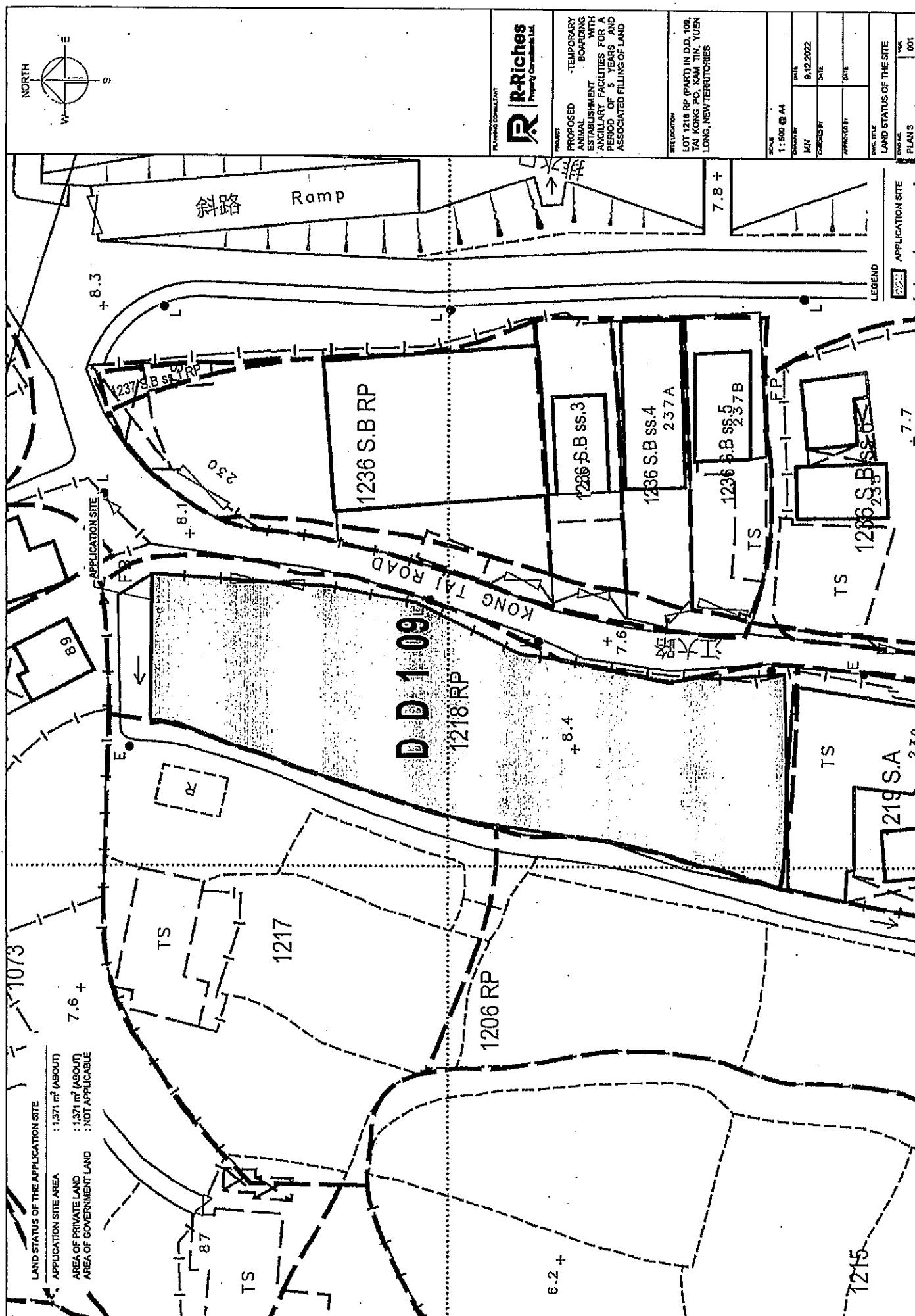
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## DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 1,371 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 352 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 1,019 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.26	(ABOUT)
SITE COVERAGE	: 26 %	(ABOUT)
NO. OF STRUCTURE	: 4	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 352 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 352 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 3 m - 4 m	(ABOUT)
NO. OF STOREY	: 1	

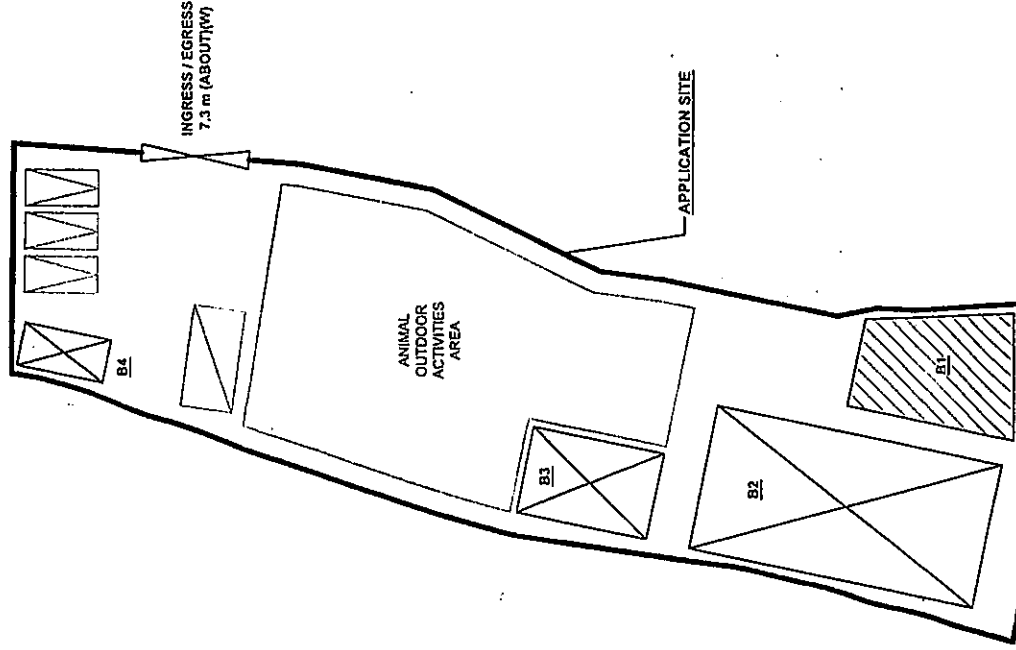
## STRUCTURE

## USE

## GFA

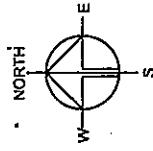
## BUILDING HEIGHT

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	RAIN SHELTER FOR ANIMAL ACTIVITIES	80 m <sup>2</sup> (ABOUT)	80 m <sup>2</sup> (ABOUT)	4 m (ABOUT) (1-STOREY)
B2	ANIMAL BOARDING ESTABLISHMENT	200 m <sup>2</sup> (ABOUT)	200 m <sup>2</sup> (ABOUT)	4 m (ABOUT) (1-STOREY)
B3	ANIMAL BOARDING ESTABLISHMENT	54 m <sup>2</sup> (ABOUT)	54 m <sup>2</sup> (ABOUT)	4 m (ABOUT) (1-STOREY)
B4	FIRE SERVICE INSTALLATIONS	18 m <sup>2</sup> (ABOUT)	18 m <sup>2</sup> (ABOUT)	3 m (ABOUT) (1-STOREY)
TOTAL		352 m <sup>2</sup> (ABOUT)	352 m <sup>2</sup> (ABOUT)	



## PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	3
DIMENSION OF PARKING SPACE	5 m (L) X 2.5 m (W)
NO. OF LIGHT GOODS VEHICLE PARKING SPACE	1
DIMENSION OF LOADING/UNLOADING SPACE	7m (L) X 3.5m (W)



PLANNING CONSULTANT

**R-Riches**  
Property Consultants Ltd.

PROJECT

PROPOSED TEMPORARY ANIMAL BOARDING ESTABLISHMENT WITH FACILITY FOR A PERIOD OF 5 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

LOT 1218 RP (PART) IN D.O. 109, TAI KONG PO, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1:300 @ A4

DRAWN BY

MN

DATE

20.12.2022

CHECKED BY

OL

DATE

28.12.2022

APPROVED BY

DATE

DRAWN TITLE

LAYOUT PLAN

DWG NO.

PLAN 4

VCA

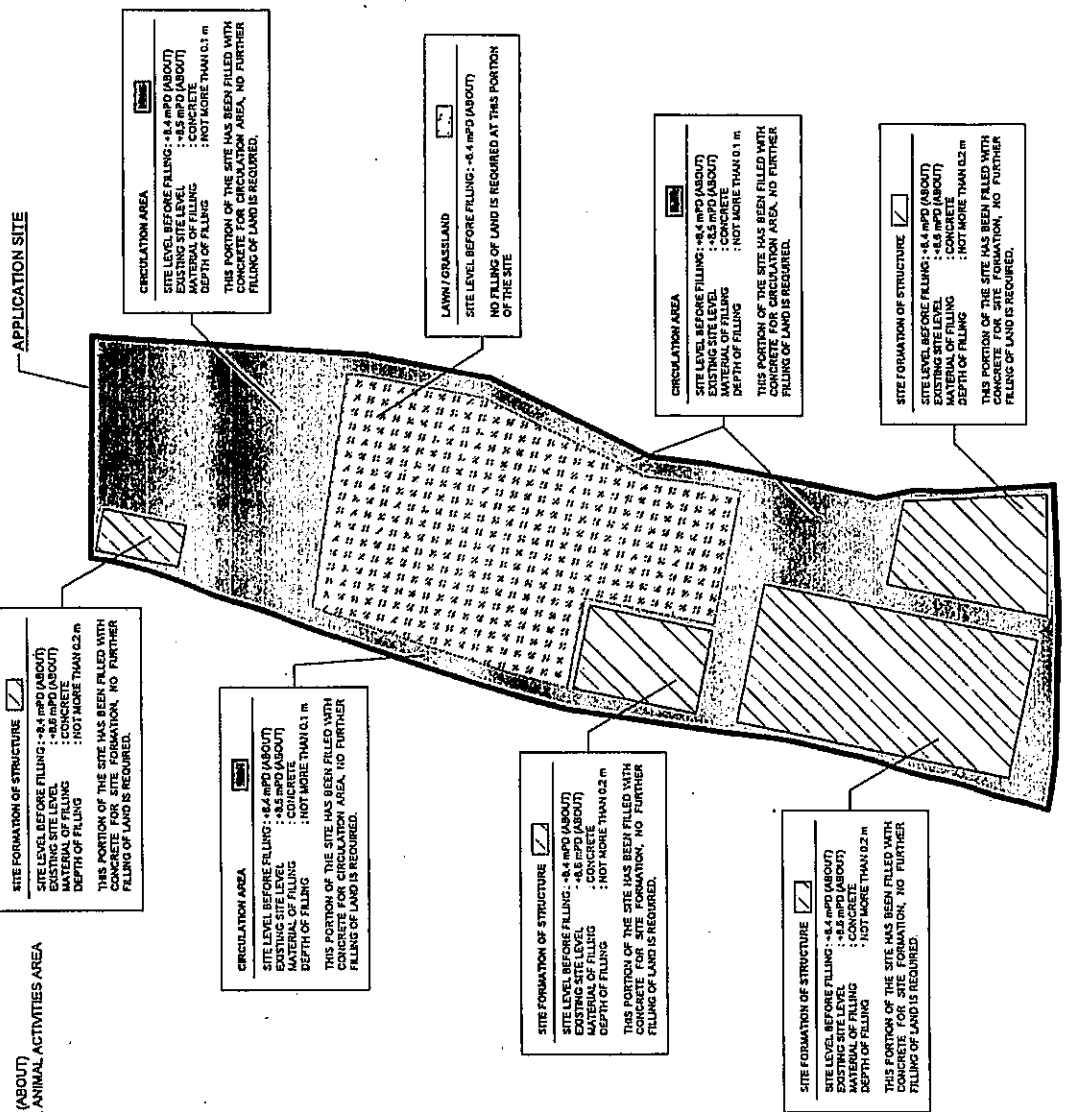
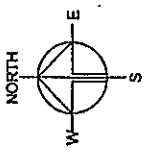
001

## LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (4-SIDE OPENED)
	INGRESS / EGRESS
	PARKING SPACES (PC)
	LUL SPACE (LGV)

**FILLING AND EXCAVATION OF LAND AREA OF THE APPLICATION SITE**

APPLICATION SITE AREA	: 1,371 m <sup>2</sup> (ABOUT)
FILLING OF LAND AREA	: 938 m <sup>2</sup> (ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2 m
MATERIAL OF LAND FILLING	: CONCRETE
PURPOSE OF LAND FILLING	: SITE FORMATION OF STRUCTURE AND CIRCULATION AREA
LAWN / GRASSLAND AREA	: 433 m <sup>2</sup> (ABOUT)
USE	: OUTDOOR ANIMAL ACTIVITIES AREA



**SITE FORMATION OF STRUCTURE** ☒

SITE LEVEL BEFORE FILLING: +8.4 mPD (ABOUT)  
 EXISTING SITE LEVEL: +8.5 mPD (ABOUT)  
 MATERIAL OF FILLING: CONCRETE  
 DEPTH OF FILLING: NOT MORE THAN 0.2 m

THIS PORTION OF THE SITE HAS BEEN FILLED WITH CONCRETE FOR SITE FORMATION. NO FURTHER FILLING OF LAND IS REQUIRED.

**CIRCULATION AREA** ☒

SITE LEVEL BEFORE FILLING: +8.4 mPD (ABOUT)  
 EXISTING SITE LEVEL: +8.5 mPD (ABOUT)  
 MATERIAL OF FILLING: CONCRETE  
 DEPTH OF FILLING: NOT MORE THAN 0.1 m

THIS PORTION OF THE SITE HAS BEEN FILLED WITH CONCRETE FOR CIRCULATION AREA. NO FURTHER FILLING OF LAND IS REQUIRED.

**SITE FORMATION OF STRUCTURE** ☒

SITE LEVEL BEFORE FILLING: +8.4 mPD (ABOUT)  
 EXISTING SITE LEVEL: +8.5 mPD (ABOUT)  
 MATERIAL OF FILLING: CONCRETE  
 DEPTH OF FILLING: NOT MORE THAN 0.2 m

THIS PORTION OF THE SITE HAS BEEN FILLED WITH CONCRETE FOR SITE FORMATION. NO FURTHER FILLING OF LAND IS REQUIRED.

**SITE FORMATION OF STRUCTURE** ☒

SITE LEVEL BEFORE FILLING: +8.4 mPD (ABOUT)  
 EXISTING SITE LEVEL: +8.5 mPD (ABOUT)  
 MATERIAL OF FILLING: CONCRETE  
 DEPTH OF FILLING: NOT MORE THAN 0.2 m

THIS PORTION OF THE SITE HAS BEEN FILLED WITH CONCRETE FOR SITE FORMATION. NO FURTHER FILLING OF LAND IS REQUIRED.

**CIRCULATION AREA** ☒

SITE LEVEL BEFORE FILLING: +8.4 mPD (ABOUT)  
 EXISTING SITE LEVEL: +8.5 mPD (ABOUT)  
 MATERIAL OF FILLING: CONCRETE  
 DEPTH OF FILLING: NOT MORE THAN 0.1 m

THIS PORTION OF THE SITE HAS BEEN FILLED WITH CONCRETE FOR CIRCULATION AREA. NO FURTHER FILLING OF LAND IS REQUIRED.

**LAWN / GRASSLAND** ☒

SITE LEVEL BEFORE FILLING: +8.4 mPD (ABOUT)  
 NO FILLING OF LAND IS REQUIRED AT THIS PORTION OF THE SITE

**CIRCULATION AREA** ☒

SITE LEVEL BEFORE FILLING: +8.4 mPD (ABOUT)  
 EXISTING SITE LEVEL: +8.5 mPD (ABOUT)  
 MATERIAL OF FILLING: CONCRETE  
 DEPTH OF FILLING: NOT MORE THAN 0.1 m

THIS PORTION OF THE SITE HAS BEEN FILLED WITH CONCRETE FOR CIRCULATION AREA. NO FURTHER FILLING OF LAND IS REQUIRED.

**SITE FORMATION OF STRUCTURE** ☒

SITE LEVEL BEFORE FILLING: +8.4 mPD (ABOUT)  
 EXISTING SITE LEVEL: +8.5 mPD (ABOUT)  
 MATERIAL OF FILLING: CONCRETE  
 DEPTH OF FILLING: NOT MORE THAN 0.2 m

THIS PORTION OF THE SITE HAS BEEN FILLED WITH CONCRETE FOR SITE FORMATION. NO FURTHER FILLING OF LAND IS REQUIRED.

**R-Riches**  
 PROPERTY CONSULTANT

**PROJECT**

PROPOSED TEMPORARY ANIMAL ESTABLISHMENT WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS AND ASSOCIATED FILLING OF LAND

**SITE LOCATION**

LOT 1218 8P (PART) IN D.D. 108, TAI KONG PO, KAM TIN, YUEN LONG, NEW TERRITORIES

**SCALE**

1:500 @ A4

**DATE**

20.12.2022

**DATE**

20.12.2022

**DATE**

20.12.2022

**DATE TITLE**

FILLING OF LAND AREA

**DWG NO.**

PLAN 5

**VER.**

001

**LEGEND**

☒ APPLICATION SITE







Our Ref. : DD109 Lot 1218 RP  
Your Ref. : TPB/A/YL-KTN/881

The Secretary  
Town Planning Board  
15/F, North Point Government office  
333 Java Road  
North Point, Hong Kong

By Email

9 February 2023

Dear Sir,

**1<sup>st</sup> Further Information**

**Temporary Animal Boarding Establishment with Ancillary Facilities  
for a Period of 5 Years and Filling of Land in "Agriculture" Zone,  
Lot 1218 RP (Part) in D.D. 109, Tai Kong Po, Kam Tin, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-KTN/881)**

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Louis TSE at or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**

**Matthew NG**  
Planning and Development Manager

cc DPO/FSYLE, PlanD

(Attn.: Mr. Loree DUEN

email: llyduen@pland.gov.hk )

(Attn.: Ms. Crystal WONG

email: chtwong@pland.gov.hk )

## Responses-to-Comments

**Temporary Animal Boarding Establishment with Ancillary Facilities  
for a Period of 5 Years and Filling of Land in "Agriculture" Zone,  
Lot 1218 RP (Part) in D.D. 109, Tai Kong Po, Kam Tin, Yuen Long, New Territories**

**(Application No. A/YL-KTN/881)**

(i) Drainage Facilities at the Application Site

- The accepted drainage proposal of the previously approved S.16 planning application No. A/YL-KTN/638 has been implemented by the applicant in mid-2022. Although the proposed layout under the current application is slightly different to the approved scheme under application No. A/YL-KTN/638, the existing drainage facilities within the application site (the Site) will be maintained by the applicant during the planning approval period.
- The applicant has submitted the accepted drainage proposal and photographic records of the drainage facilities approved under the previous application No. A/YL-KTN/638 to support the current application (**Annexes I and II**).

## (ii) A RtoC Table:

Departmental Comments		Applicant's Responses
<b>1. Comments of Director of Fire Services (D of FS) (Contact Person: Mr. Andrew LI; Tel: 2733 7781)</b>		
(a)	As regards the submitted FSI proposal, please rectify the unfinished FS Note 3.	Revised fire service installations proposal is provided for your consideration please ( <b>Annex III</b> ).
<b>2. Comments of Commissioner for Transport (C for T) (Contact Person: Mr. Phil CAI; Tel: 2399 2421)</b>		
(a)	The applicant should provide nearest public transport services and indicate on the layout plan;	Plan showing the nearest public transport services is provided for your consideration please ( <b>Annex IV</b> ).
(b)	The applicant should note the local access between San Tam Road and the site is not managed by this Department.	Noted.
<b>3. Comments of Director of Agriculture, Fisheries and Conservation (DAFC) (Contact Person: Ms. Chelly WONG; Tel: 2150 6933)</b>		
(a)	There is a natural watercourse running at the western boundary of the subject site. It is noted that there would be land filling activity for the proposed development. The applicant	Fencing will be erected along the boundary of the Site by the applicant to avoid the watercourse from reaching. Sandbags will be placed along the northern and western

	shall clarify the mitigation measures to be adopted during construction and operation phases in order to minimise the disturbance to the watercourse.	<p>boundary of the Site during the land filling activities to avoid disturbance to the nearby watercourse.</p> <p>As heavy loading of structures would compact the existing soiled ground and weaken the ground surface, concrete site formation is required to provide stronger ground reinforcement to stabilise the existing soiled ground and prevent erosion from surface run-off. The land filling area and number of structures have been kept to minimal for the operation of the proposed development. The applicant will reinstate the Site to an amenity area after the planning approval period.</p>
<b>4. Comments of Director of Environmental Protection (DEP)</b> <b>(Contact Person: Miss HE Zhongming; Tel: 2835 2390)</b>		
(a)	Please confirm that no "quarantine station or quarantine lairage for animals" will be provided on site, i.e. not a designated project (DP) under the EIA Ordinance;	Please be confirmed that no "quarantine station or quarantine lairage for animals" will be provided at the Site at any time during the planning approval period, hence, the proposed development is <u>not</u> a designated project.
(b)	It is noted that dogs are allowed for outdoor activities during operation hours. Please state the maximum number of dogs allowed for outdoor activities at the same time.	<p>Not more than 3 dogs would be allowed for outdoor activities at the same time during operation hours (i.e. 09:00 to 18:00 daily). Dog masks would be worn by dogs while being walked by staff.</p> <p>All dogs would be kept indoor outside operation hours (i.e. 18:00 to 09:00) and 2.5m high solid fence wall would be erected along the boundary of the Site to minimise nuisance to the surrounding area.</p>



## 規劃署

粉嶺、上水及元朗東規劃處  
新界荃灣青山公路 388 號  
中染大廈 22 樓 2202 室



## Planning Department

Fanling, Sheung Shui & Yuen Long East  
District Planning Office  
Unit 2202, 22/F., CDW Building,  
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference : DD109 Lot 1218 RP (P)  
本署檔號 Our Reference : TPB/A/YL-KTN/638  
電話號碼 Tel. No. : 3168 4072  
傳真機號碼 Fax No. : 3168 4074 / 3168 4075

**By Post & Fax**

R-riches Property Consultants Ltd.

Yuen Long, New Territories  
(Attn: Orpheus LEE)

24 June 2022

Dear Sir/Madam,

**Submission for Compliance with Approval Condition (f)  
– the Submission of Drainage Proposal**

**Proposed Temporary Animal Boarding Establishment  
for a Period of 5 Years in “Agriculture” Zone,  
Lot 1218 RP (Part) in D.D. 109, Tai Kong Po, Kam Tin, Yuen Long  
(Planning Application No. A/YL-KTN/638)**

I refer to your submission dated 14.6.2022 for compliance with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. Please find detailed departmental comment in **Appendix**.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition **has not been complied with**. Please find detailed departmental comments in **Appendix**.

Should you have any queries, please contact Mr. YIM Kwok Ho, Ivan (Tel: 2300 1257) of the Drainage Services Department directly.

Yours faithfully,

( Anthony LUK )

District Planning Officer/  
Fanling, Sheung Shui & Yuen Long East  
Planning Department

Our Ref.: DD109 Lot 1218 RP (P)  
Your Ref.: TPB/A/YL-KTN/638

The Secretary  
Town Planning Board  
15/F, North Point Government office  
333 Java Road  
North Point, Hong Kong

By Email

14 June 2022

Dear Sir,

**Compliance with Approval Condition (f)**

**Temporary Animal Boarding Establishment for a Period of 5 Years in "Agriculture" Zone,  
Lot 1218 RP (Part) in D.D. 109, Tai Kong Po, Kam Tin, Yuen Long**

**(S.16 Planning Application No. A/YL-KTN/638)**

We are writing to submit a RtoC table (**Appendix I**) and a revised drainage proposal (**Appendix II**) for compliance with approval condition (f) of the subject application, i.e. the submission of drainage proposal. Your kind attention to the matter is much appreciated.

Should you require more information regarding the application, please contact our Ms. Grace WONG at or the undersigned at your convenience.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**

Grace WONG  
**Planning and Development Consultant**

Application No.: A/YL-KTN/638

Comment:

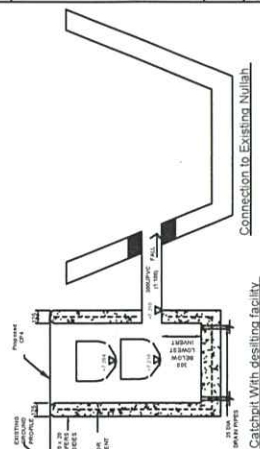
1.-3. A revised drainage proposal complied with the site condition is enclosed. Please note that the location of the discharge point is changed from the north-eastern corner to south-western corner, and discharge to the same natural stream in further down stream.



Project	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years
Location	Lots 1218 RP (Part) in DD109, Kam Tin North, Yuen Long
Drawn By	DM
QCP	SVL-KTN9
Planning No.	AVL-KTN638
Zone	AGR
District	TAI KONG PD

Drainage Proposal:  
Layout

14 June 2022

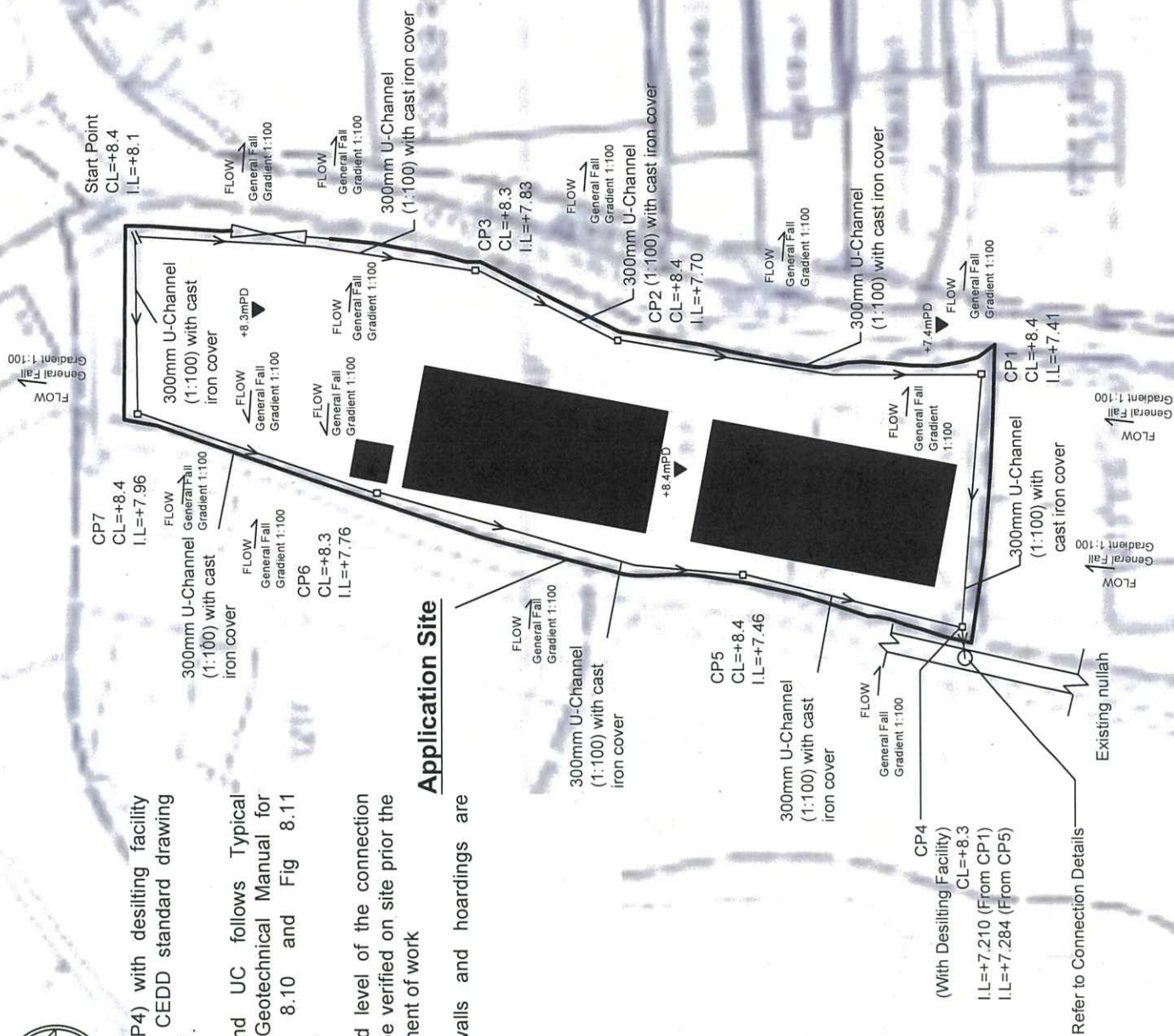


Connection Detail of CP4

Site Area: 1,386.3m<sup>2</sup> (about)  
Outside Catchment Area =  
1050m<sup>2</sup>



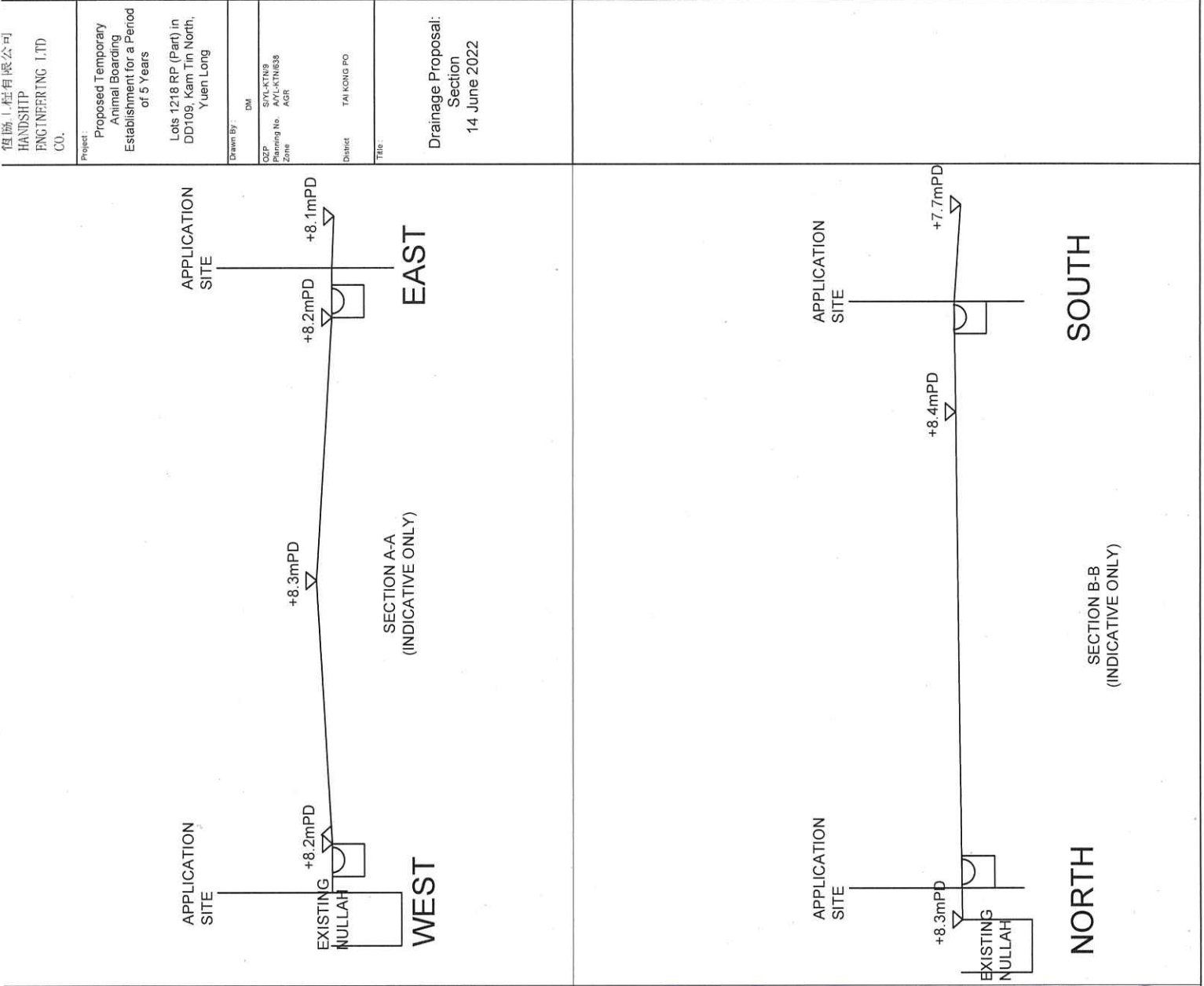
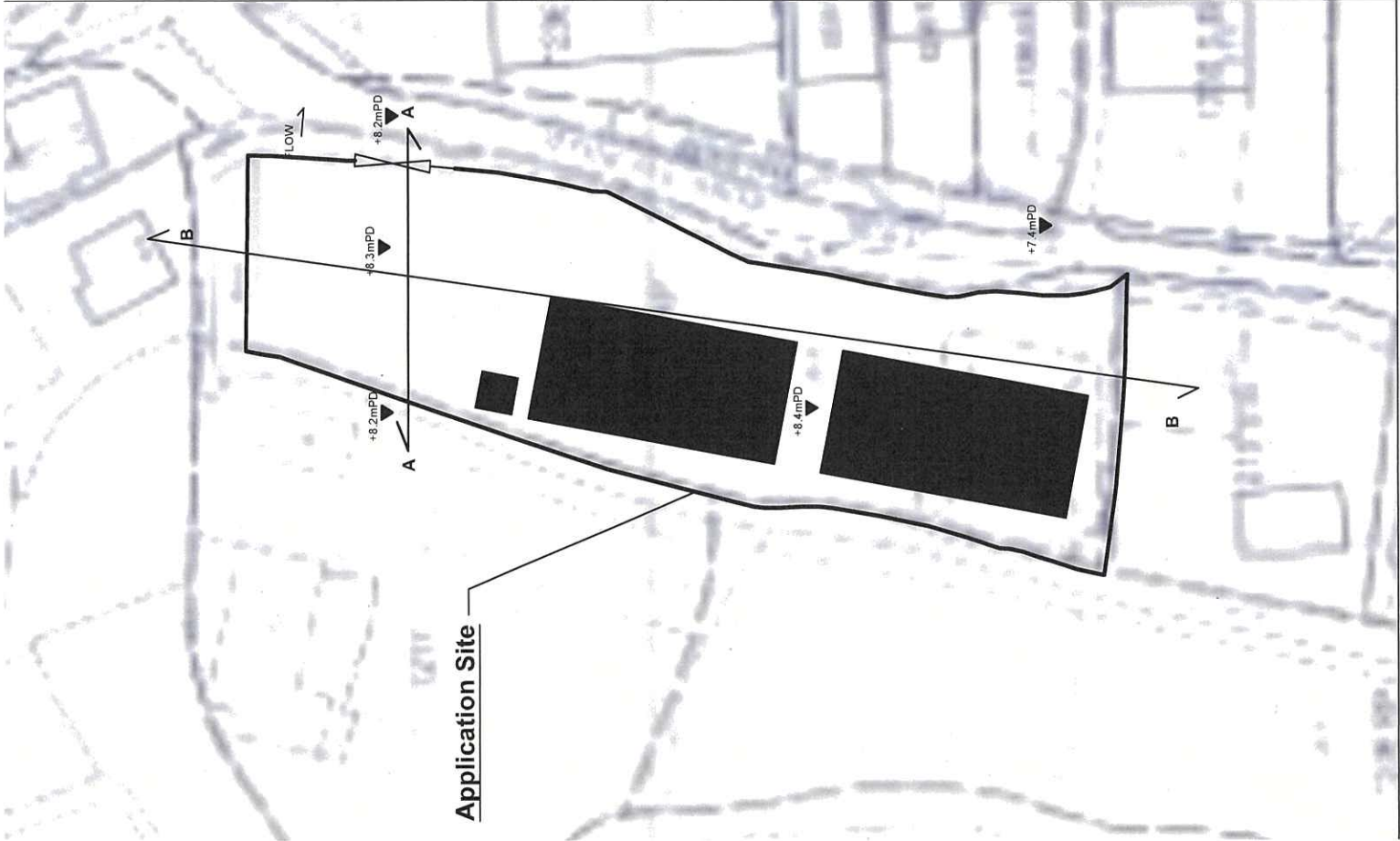
Catchment Area and Zone



### Application Site

- 1) Catchpit (CP4) with desilting facility shall follow CEDD standard drawing No. C2406/1.
- 2) Catchpit and UC follows Typical Details of Geotechnical Manual for slope Fig 8.10 and Fig 8.11 respectively.
- 3) The inverted level of the connection point shall be verified on site prior the commencement of work
- 4) No solid walls and hoardings are proposed

Refer to Connection Details





Company: HANDSHIP ENGINEERING CONSULTANTS CO.  
 Project : Proposed Temporary Animal Boarding  
 at Lot 1218 in DD109  
 Date: 25/8/2020

Calculation for channels:

Catchment Site Area									
Area	=	1386.3	m <sup>2</sup>						
	=	0.001386	km <sup>2</sup>						
Peak runoff in m <sup>3</sup> /s	=	0.278	x	0.95	x	250	mm/hr	x	0.001386 km <sup>2</sup>
	=	0.09153	m <sup>3</sup> /s						
	=	5492	liter/min						
Catchment Area B									
Area	=	680	m <sup>2</sup>						
	=	0.00068	km <sup>2</sup>						
Peak runoff in m <sup>3</sup> /s	=	0.278	x	0.25	x	250	mm/hr	x	0.00068 km <sup>2</sup>
	=	0.011815	m <sup>3</sup> /s						
	=	709	liter/min						
Peak runoff in m <sup>3</sup> /s of A and B	=	0.103345	m <sup>3</sup> /s						
	=	6201	liter/min						

According to (Figure 8.7 - Chart for the Rapid Design of Channels),  
 For gradient 1:100, 300UC will be suitable for all site

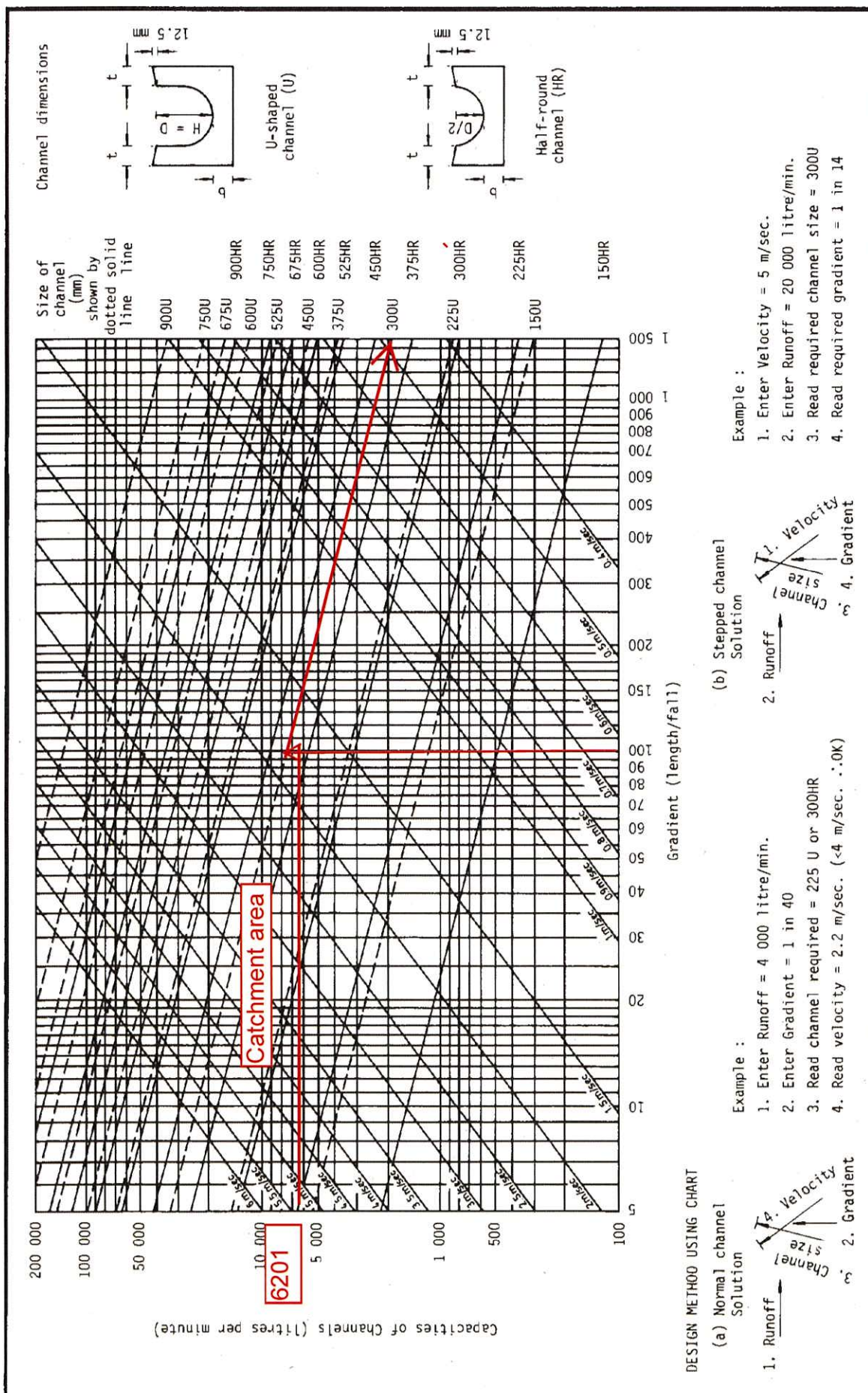
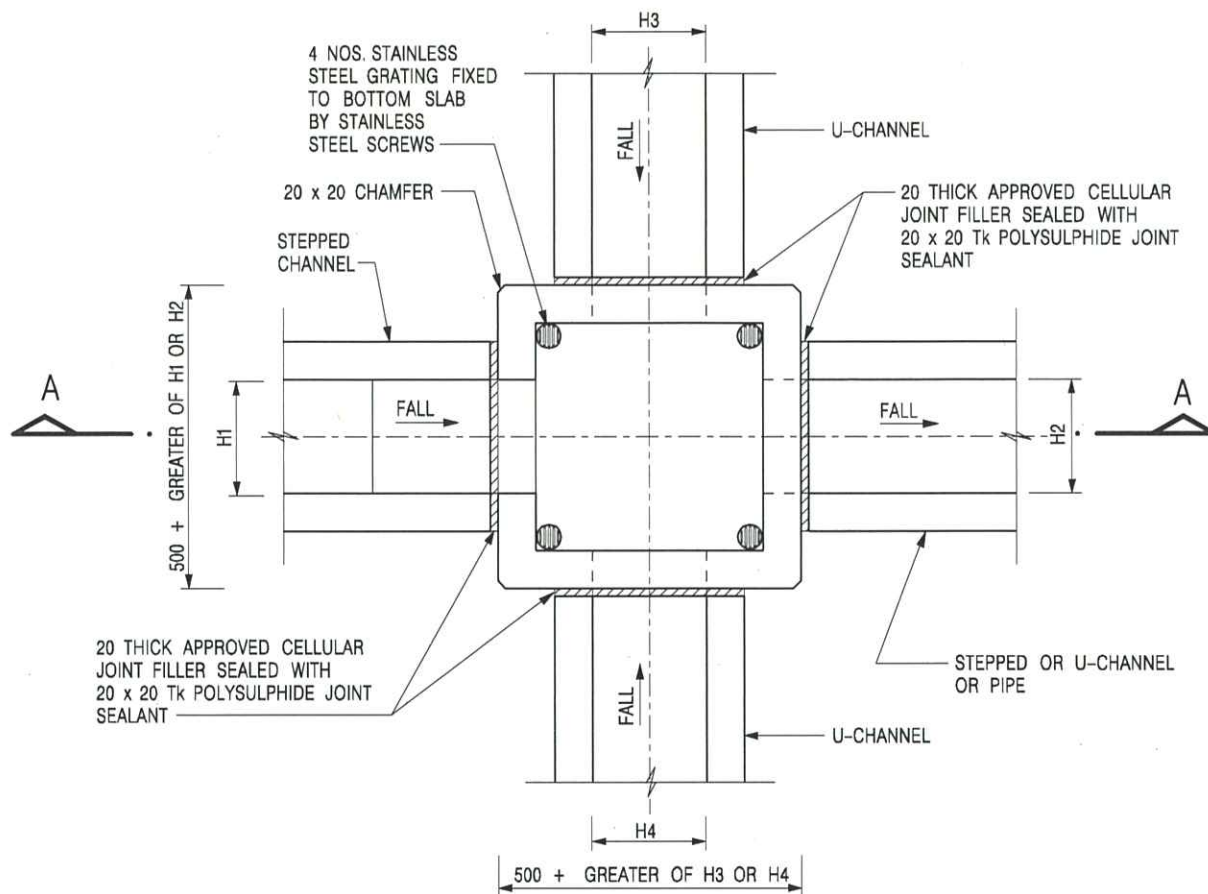


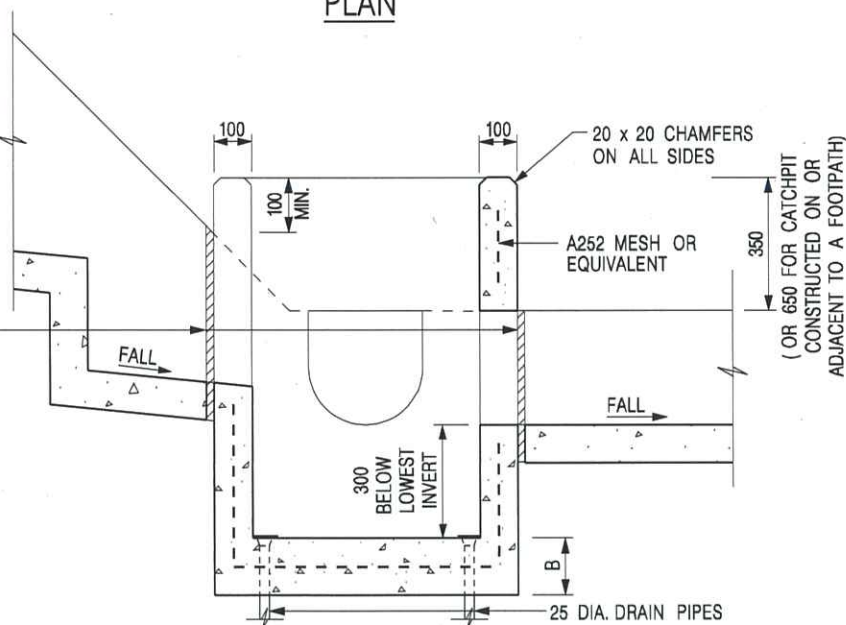
Figure 8.7 - Chart for the Rapid Design of Channels



**PLAN**

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

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




**SECTION A - A**

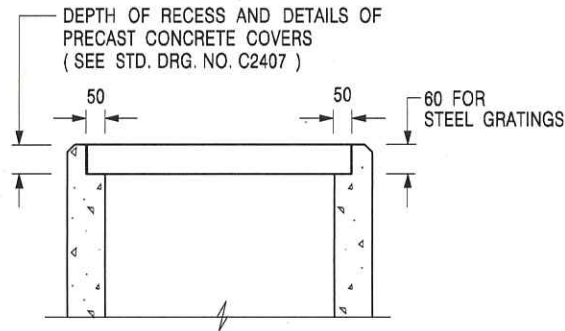
**NOTES:**

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.

**CATCHPIT WITH TRAP**  
(SHEET 1 OF 2)

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
 <b>CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT</b>			
SCALE 1 : 20		DRAWING NO.	
DATE JAN 1991		C2406 /1	






### ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

#### NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'G' ON STD. DRG. NO. C2405; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'F' ON STD. DRG. NO. C2405.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

**CATCHPIT WITH TRAP  
(SHEET 2 OF 2)**

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
<div><div>CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT</div></div>			
SCALE 1 : 20		DRAWING NO. C2406 /2	
DATE JAN 1991			

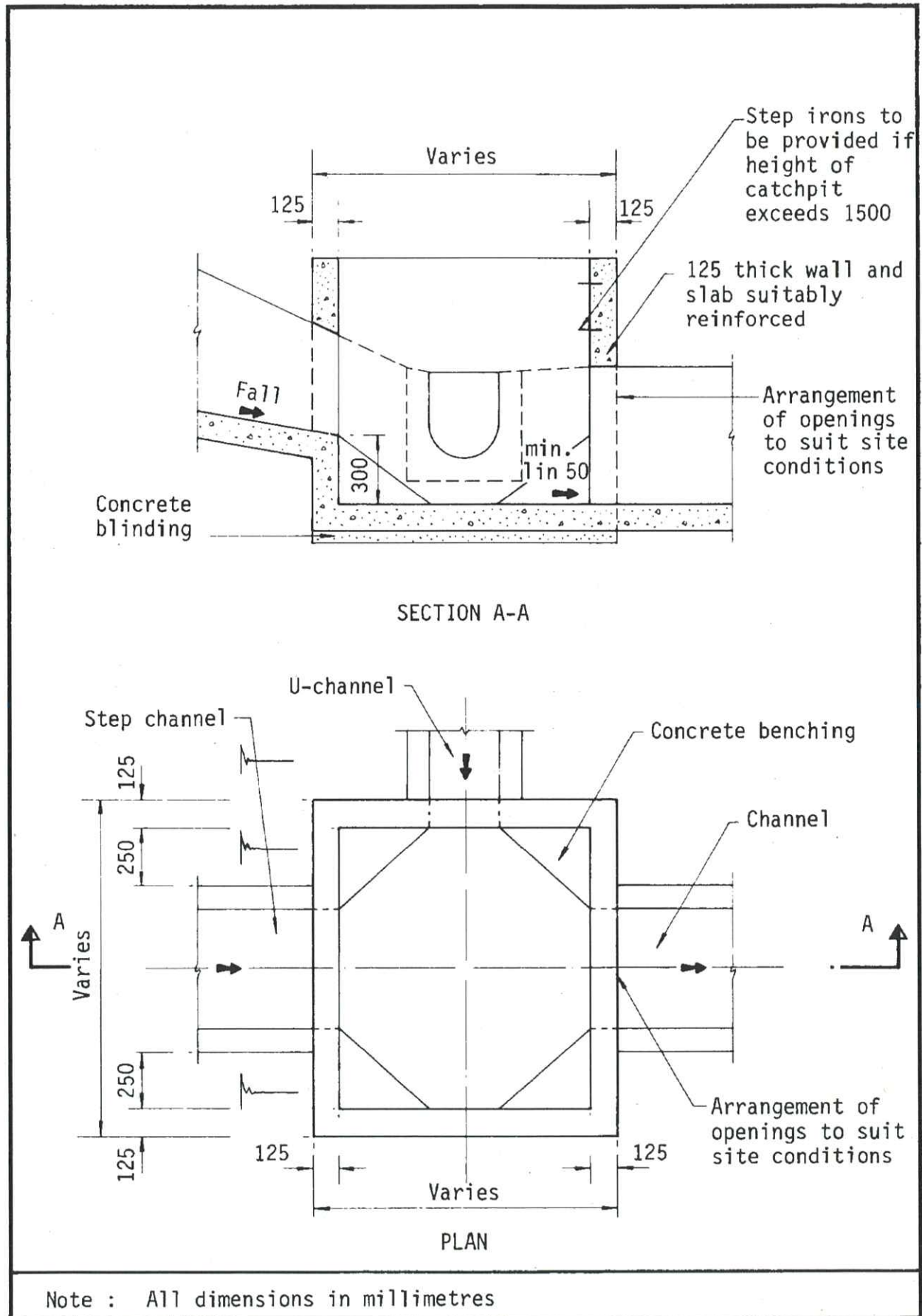
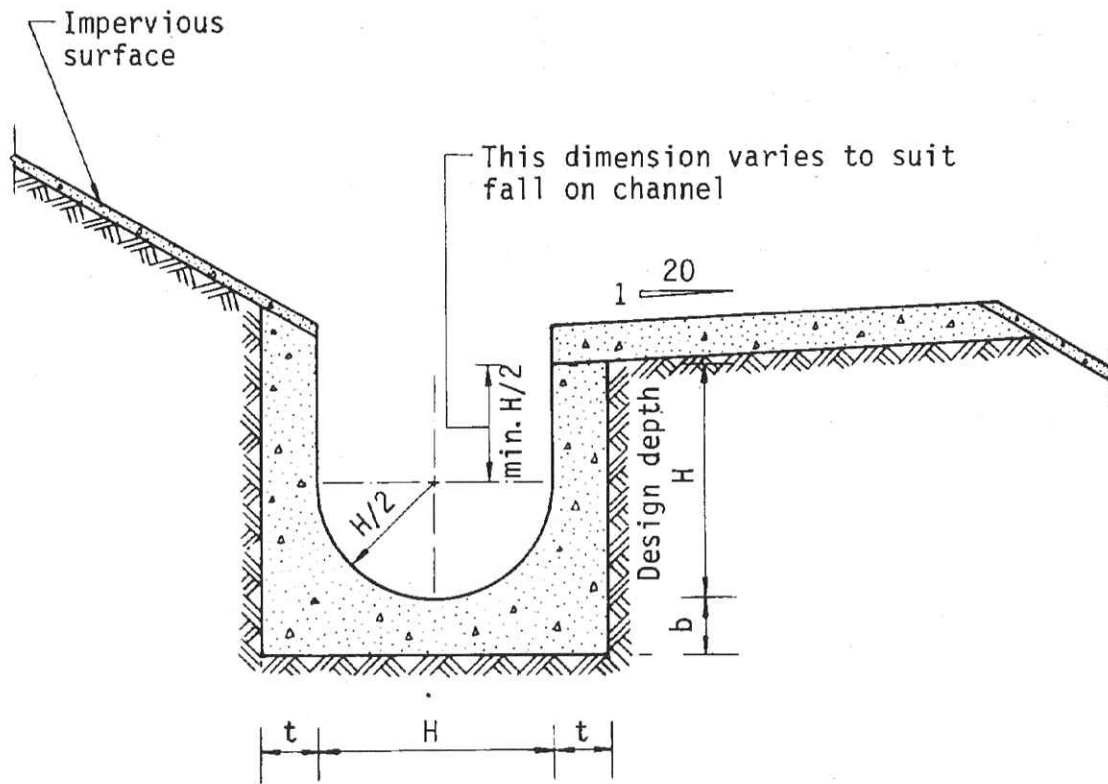


Figure 8.10 - Typical Details of Catchpits



Dimensions of U - channel

Nominal size of channel $H$ (mm)	Thickness $t$ (mm)	Thickness $b$ (mm)
225 to 600	150	150
675 to 1200	175	225

Figure 8.11 - Typical U-channel Details

## 規 劃 署

粉嶺、上水及元朗東規劃處  
新界荃灣青山公路 388 號  
中染大廈 22 樓 2202 室



## Planning Department

Fanling, Sheung Shui & Yuen Long East  
District Planning Office  
Unit 2202, 22/F, CDW Building,  
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference : DD109 Lot 1218 RP (P)  
本署檔號 Our Reference : TPB/A/YL-KTN/638  
電話號碼 Tel. No. : 3168 4072  
傳真機號碼 Fax No. : 3168 4074 / 3168 4075

**By Post & Fax**

R-riches Property Consultants Ltd.

Yuen Long, New Territories  
(Attn: Orpheus LEE)

24 August 2022

Dear Sir/Madam,

**Submission for Compliance with Approval Condition (g)  
– the Implementation of Drainage Proposal**

**Proposed Temporary Animal Boarding Establishment  
for a Period of 5 Years in "Agriculture" Zone,  
Lot 1218 RP (Part) in D.D. 109, Tai Kong Po, Kam Tin, Yuen Long  
(Planning Application No. A/YL-KTN/638)**

I refer to your submission dated 17.8.2022 for compliance with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied with.**
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with.** Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition **has not been complied with.** Please find detailed departmental comments in **Appendix.**

Should you have any queries, please contact Mr. YIM Kwok Ho, Ivan (Tel: 2300 1257) of the Drainage Services Department directly.

Yours faithfully,

(Anthony LUK)

District Planning Officer/  
Fanling, Sheung Shui & Yuen Long East  
Planning Department



Address.: DD109Lot1218RP(Part)  
Application No.: TPB/A/YL-KTN/638

The Secretary  
Town Planning Board  
15/F, North Point Government office  
333 Java Road  
North Point, Hong Kong

By Email

17 August 2022

Dear Sir,

**Compliance with Approval Condition (g)**

**Proposed Temporary Animal Boarding Establishment for a Period of 5 Years  
in "Agriculture" Zone, Lot 1218 RP (Part) in D.D. 109, Tai Kong Po, Kam Tin, Yuen Long**

**(S.16 Planning Application No. A/YL-KTN/638)**

We are writing to submit revised photographic records of the implemented drainage facilities (**Appendix I**) for compliance with approval condition (g) of the subject application, i.e. the implementation of the drainage proposal. Your kind attention to the matter is much appreciated.

Should you require more information regarding the application, please contact our Ms. Grace WONG at or the undersigned at your convenience.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**



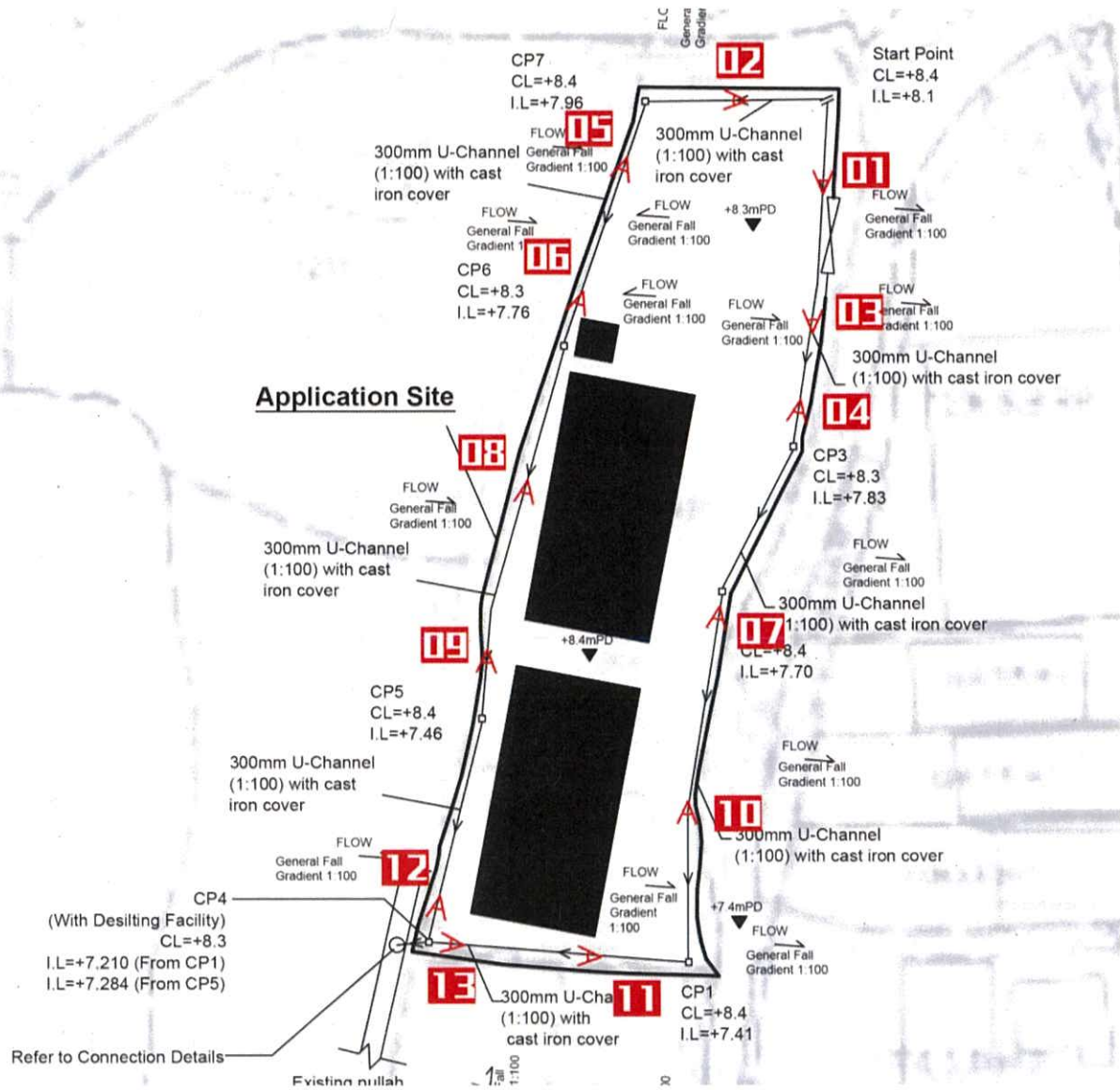
Orpheus LEE  
**Planning and Development Consultant**



## Compliance with Approval Condition (g)

Proposed Temporary Animal Boarding Establishment for a Period of 5 Years  
in "Agriculture" Zone, Lot 1218 RP (Part) in D.D. 109, Tai Kong Po, Kam Tin, Yuen Long

(S.16 Planning Application No. A/YL-KTN/638)



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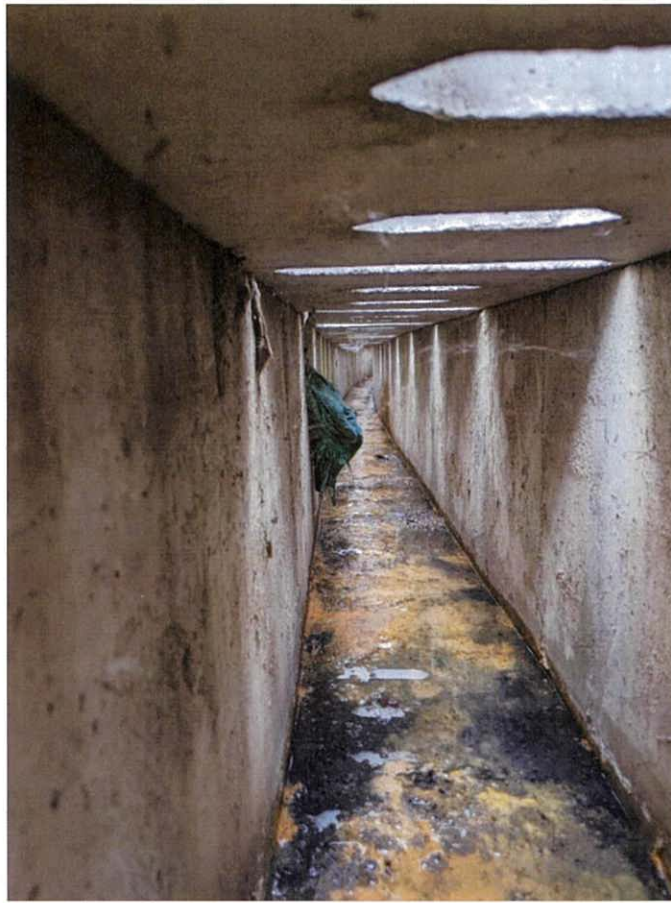


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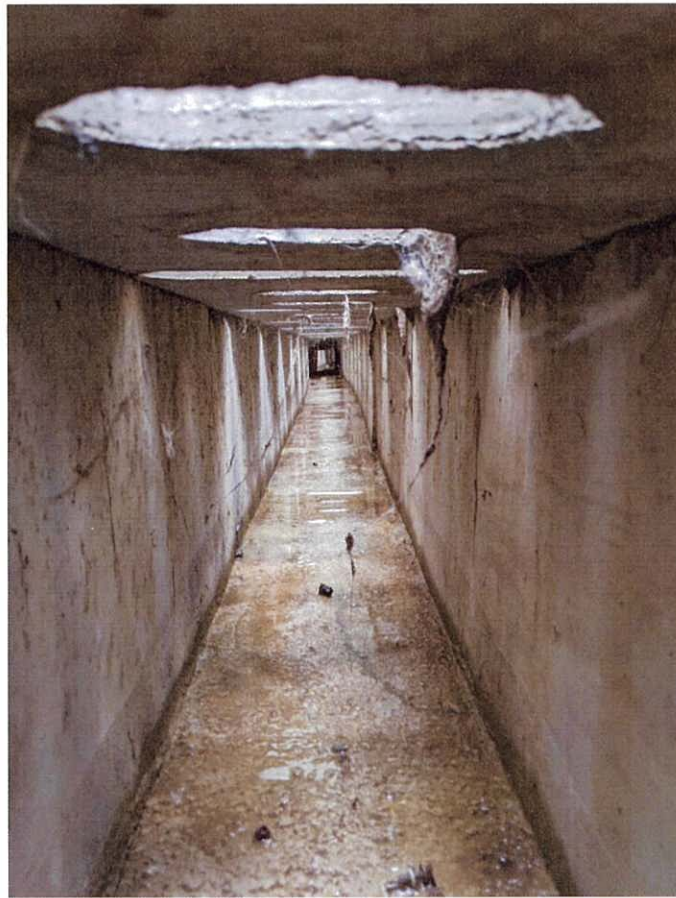
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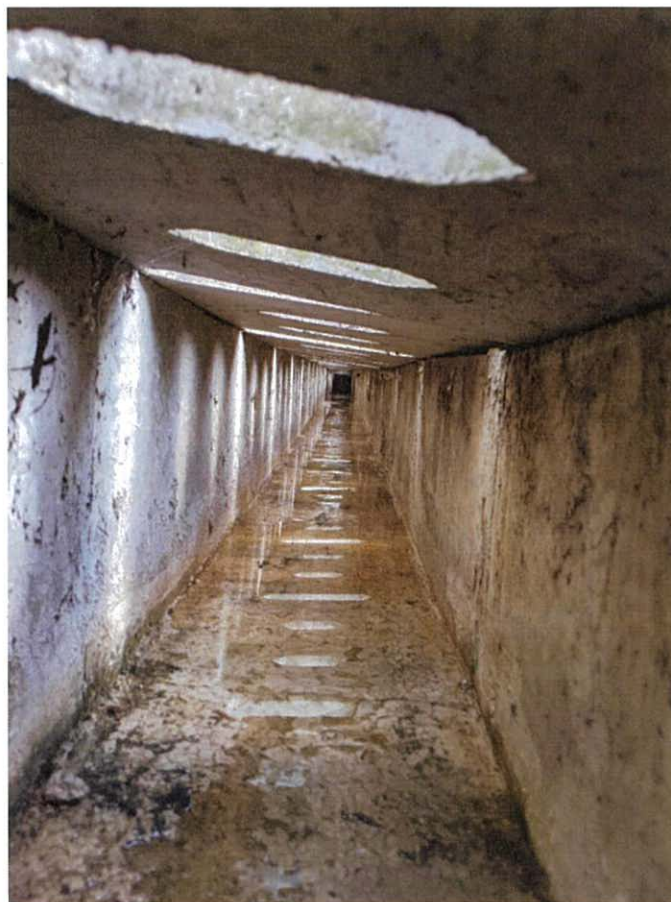


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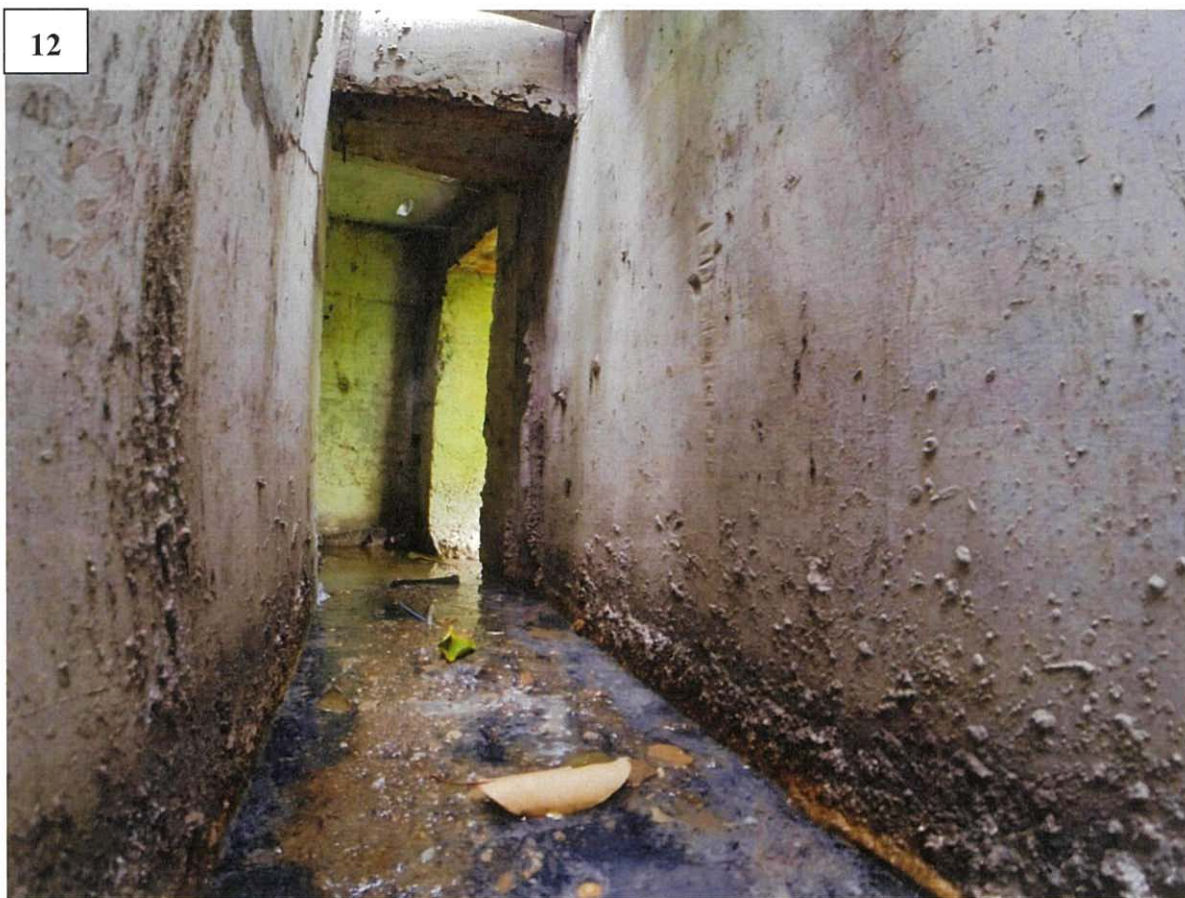




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12







## DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 1,371 m <sup>2</sup> (ABOUT)
COVERED AREA	: 352 m <sup>2</sup> (ABOUT)
UNCOVERED AREA	: 1,019 m <sup>2</sup> (ABOUT)
PLOT RATIO	: 0.26 (ABOUT)
SITE COVERAGE	: 26 % (ABOUT)
NO. OF STRUCTURE	: 4
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 352 m <sup>2</sup> (ABOUT)
TOTAL GFA	: 352 m <sup>2</sup> (ABOUT)
BUILDING HEIGHT	: 3 m - 4 m (ABOUT)
NO. OF STOREY	: 1

## FIRE SERVICE INSTALLATIONS

	EXIT SIGN
	VISUAL FIRE ALARM
	FIRE ALARM BELL
	MANUAL FIRE ALARM CALL POINT
	EMERGENCY LIGHTING
	4.5KG CO2 GAS TYPE FIRE EXTINGUISHER
	2m³ FS WATER TANK
	FIRE ALARM / HOSE REEL PUMP CONTROL PANEL
	FS HOSE REEL
	FS HOSE REEL PUMP WITH ENCLOSURE

## FS NOTES:

- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266: PART1 AND BS EN1838
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
- FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5839-1 : 2002 + A2 : 2008 AND FSD CIRCULAR LETTER NO.1/2009 & 3/2010. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE SHOULD BE LOCATED AT EACH HOSE REEL POINT. THE ACTUATION POINT SHOULD INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO / VISUAL WARNING DEVICE INITIATION.
- A MODIFIED HOSE REEL SYSTEM SUPPLIED BY 2M³ FS WATER TANK SHALL BE PROVIDED. THERE SHALL BE SUFFICIENT HOSE REELS TO ENSURE THAT EVERY PART OF EACH BUILDING CAN REACH BY A LENGTH OF NOT MORE THAN 30m OF HOSE TUBING.
- PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- WHERE AN ELECTRICAL INSTALLATION IS REQUIRED TO COMPLY WITH THIS CODE, A PRIMARY AND SECONDARY SOURCE OF SUPPLY.
- SECONDARY POWER SUPPLY WILL BE PROVIDED AND TIED OFF BEFORE MAIN SWITCH.

## STRUCTURE

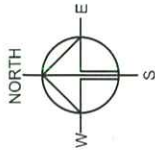
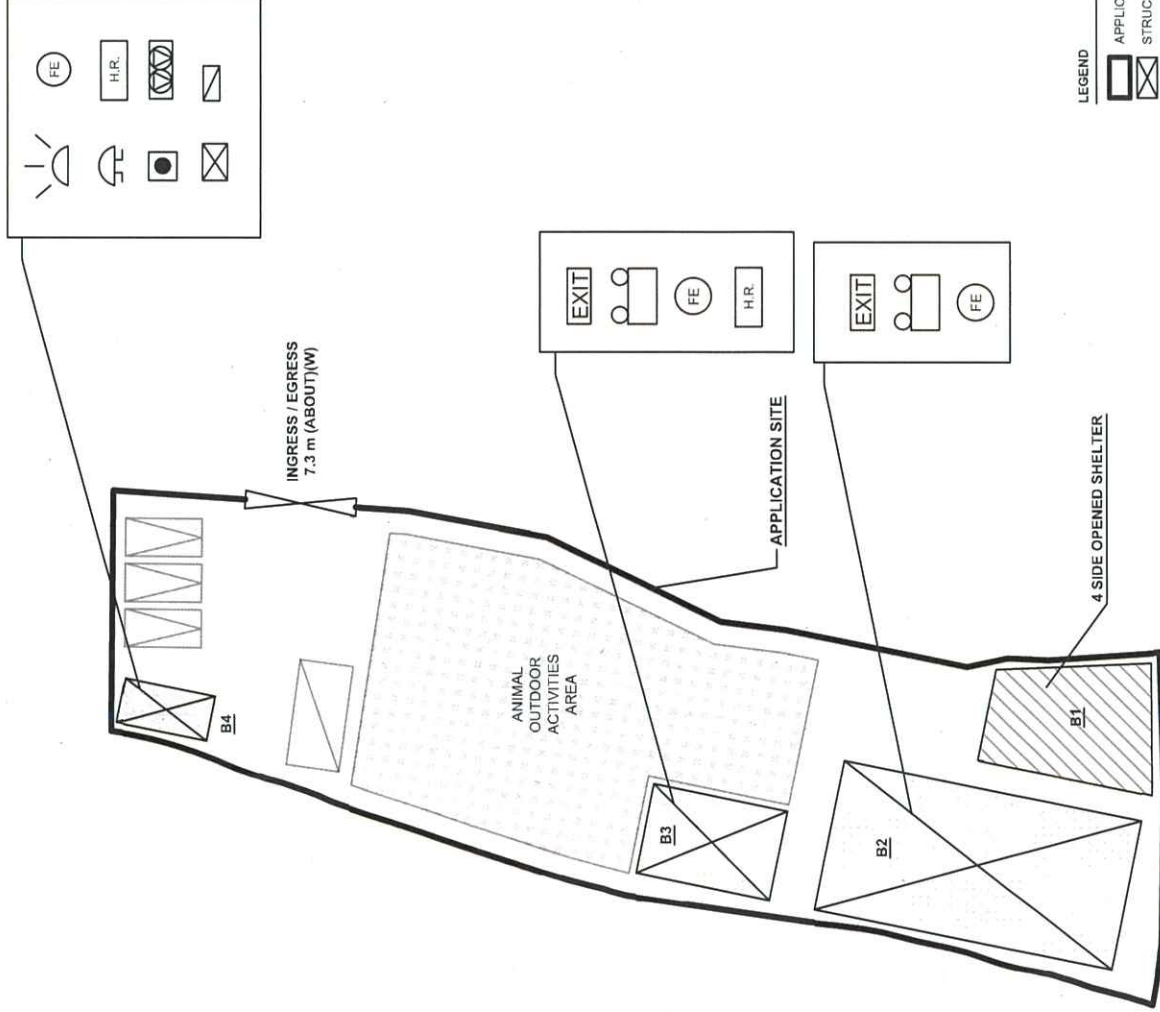
## USE

## COVERED AREA

## GFA

## BUILDING HEIGHT

B1	RAIN SHELTER FOR ANIMAL ACTIVITIES	80 m <sup>2</sup> (ABOUT)	80 m <sup>2</sup> (ABOUT)	4 m (ABOUT)(1-STORY)
B2	ANIMAL BOARDING ESTABLISHMENT	200 m <sup>2</sup> (ABOUT)	200 m <sup>2</sup> (ABOUT)	4 m (ABOUT)(1-STORY)
B3	ANIMAL BOARDING ESTABLISHMENT	54 m <sup>2</sup> (ABOUT)	54 m <sup>2</sup> (ABOUT)	4 m (ABOUT)(1-STORY)
B4	FIRE SERVICE INSTALLATIONS	18 m <sup>2</sup> (ABOUT)	18 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STORY)
TOTAL		352 m <sup>2</sup> (ABOUT)	352 m <sup>2</sup> (ABOUT)	



PLANNING CONSULTANT



PROJECT

PROPOSED  
ANIMAL  
BOARDING  
ESTABLISHMENT  
WITH  
ANCILLARY FACILITIES FOR A  
PERIOD OF 5 YEARS AND  
ASSOCIATED FILLING OF LAND

SITE LOCATION

LOT 1218 RP (PART) IN D.D. 109,  
TAI KONG PO, KAM TIN, YUEN  
LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY

OL

DATE

21.12.2022

REVISED BY

OL

DATE

31.01.2023

APPROVED BY

LEGEND

APPLICATION SITE

STRUCTURE (ENCLOSED)

STRUCTURE (4-SIDE OPENED)

INGRESS / EGRESS

DWG. TITLE

FSIS PROPOSAL

DWG. NO.

ANNEX III

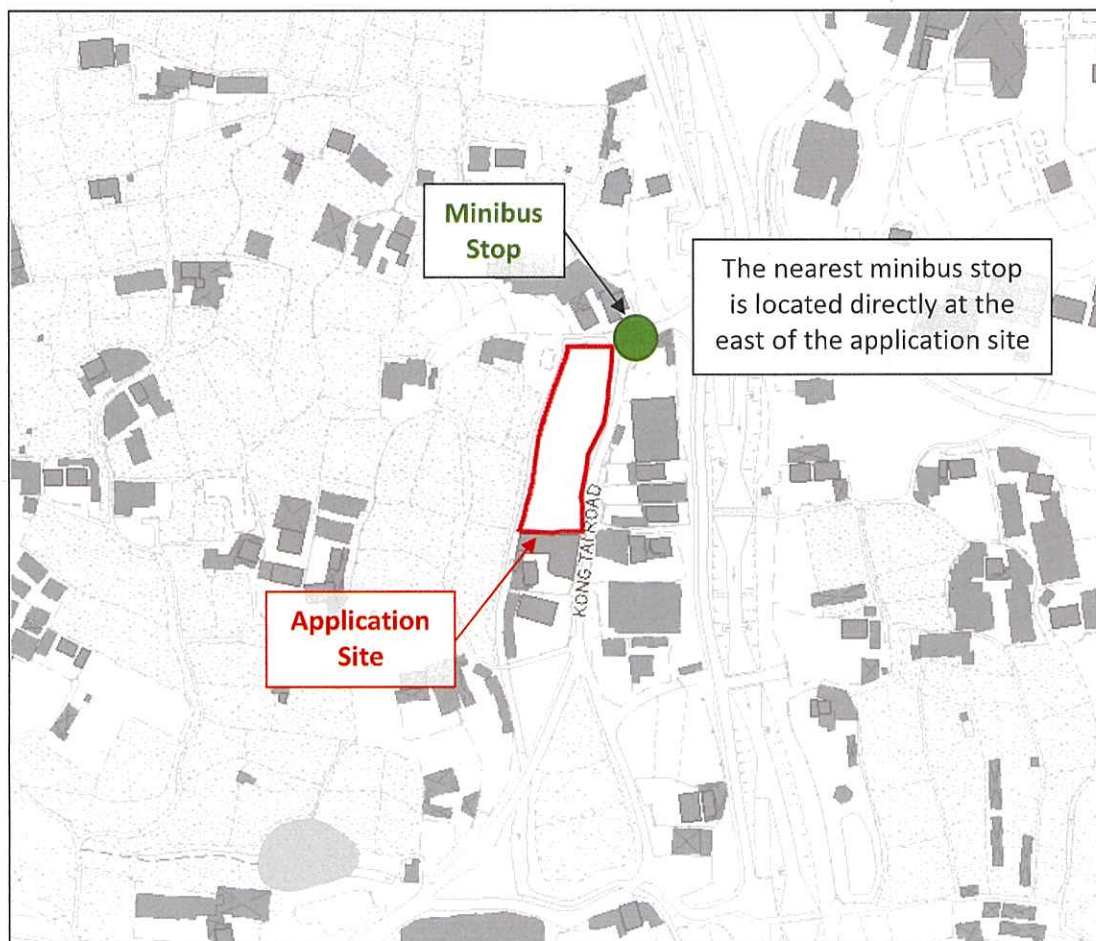
VER.

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**Annex IV - Public Transport Services Serving the Application Site**

- (i) The nearest public transport services are provided at Kong Tai Road, details are as follows:

Route No.	Termination Points	
	Green Minibus	
602	Yuen Long (Fung Cheung Road)	Tai Kong Po



**Previous s.16 Applications**

**Approved Applications**

<b>Application No.</b>	<b>Use / Development</b>	<b>Date of Consideration</b>
A/YL-KTN/590	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	16.3.2018 [Revoked on 16.9.2018]
A/YL-KTN/638	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years	1.2.2019 [Revoked on 1.1.2023]

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

**Approved Applications**

<b>Application No.</b>	<b>Use / Development</b>	<b>Date of Consideration</b>
A/YL-KTN/723	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Filling of Land	23.10.2020 [Revoked on 23.10.2021]
A/YL-KTN/725	Proposed Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years	26.2.2021 [Revoked on 26.2.2022]
A/YL-KTN/740	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	8.1.2021 [Revoked on 8.7.2021]
A/YL-KTN/756	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Land Filling	16.4.2021 [Revoked on 16.7.2022]
A/YL-KTN/778	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	13.8.2021 [Revoked on 13.11.2021]
A/YL-KTN/779	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 3 Years	13.8.2021
A/YL-KTN/798	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land	24.12.2021
A/YL-KTN/805	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land	28.1.2022
A/YL-KTN/809	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land	28.1.2022
A/YL-KTN/856	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	23.9.2022
A/YL-KTN/861	Temporary Animal Boarding Establishment for a Period of 5 Years and Land Filling	11.11.2022



**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 application.

**2. Traffic**

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

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

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

- no objection to the application.

**3. Drainage**

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

- he has no objection in-principle to the application from public drainage point of view and has no comment on the submitted drainage proposal in **Appendix Ia**; and
- the applicant is required to maintain the existing drainage facilities implemented under the previous planning application and submit condition records of the existing drainage facilities to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

**4. Fire Safety**

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

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

**5. Environment**

Comments of the Director of Environmental Protection (DEP):

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

## 6. Landscape

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

- no objection to the application from the landscape planning perspective;
- the Site is situated in an area of rural landscape character comprising of vacant land, farmland, temporary structures, village houses and scattered tree groups. Compared with the layout plan of the last application approved, there is no significant change in the development layout; and
- The Site is fenced off and partly hard paved with some temporary structures and animal boarding establishment is in operation. A few existing trees of common species are observed within the Site. Given that the proposed layout is not in direct conflict with the existing trees, significant adverse landscape impact within the Site arising from the applied use is not anticipated.

## 7. Agricultural Development and Nature Conservation

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

- no comment on the application from agricultural development and nature conservation perspectives;
- the Site is zoned "Agriculture" ("AGR") and is occupied by some structures. The agricultural activities are active in the vicinity and agricultural infrastructures such as road access and water source are also available. The Site can be rehabilitated for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc., though whether there will be agricultural activities on a specific site will hinge on a lot of factors; and
- according to his record, there is a licensed boarding place within the Site.

## 8. Building Matters

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

- 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.

**9. Food and Environmental Hygiene**

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

- no adverse comment on the application.

**10. Electrical and Mechanical Matters**

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

- no objection to the application.

**11. District Officer's Comments**

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

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

**12. Other Departments**

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





**Recommended Advisory Clauses**

- (a) prior planning permission should have been obtained before commencing the proposed use at the application site (the Site);
- (b) the permission is given to the development / uses and structures under application. It does not condone any other development / uses and structures which currently occur on the Site but not covered by the application. Immediate action should be taken to discontinue such development / uses and remove such structures not covered by the permission;
- (c) should the applicant fail to comply with the approval conditions again resulting in revocation of the planning permission, sympathetic consideration may not be given by the Committee to any further application.
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - the Site comprises an Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
  - Lot 1218 RP in D.D. 109 is covered by Short Term Waiver No. 5243 to permit structures erected thereon for the purpose of “Temporary Animal Boarding Establishment”; and
  - the STW holder(s) will need to apply to his office for modification of the STW conditions where appropriate. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity as landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by the LandsD;
- (e) to note the comments of the Commissioner for Transport (C for T) that:
  - the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period;
- (f) to note the comments of the Director of Environmental Protection (DEP) that:
  - the applicant is advised: (i) that the proposed structures for animal boarding establishment should be enclosed with soundproofing materials with provision of 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;

- (g) 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;
- (h) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- his department shall not be responsible for the maintenance of any access connecting the Site and Chi Ho Road; and
  - adequate drainage measures should be provided to prevent surface water running from the Site to nearby public road and drains;
- (i) to note the comments of the Director of Fire Services (D of FS) that:
- the installation /maintenance/ modification/ repair work of fire service installation (FSI) shall be undertaken by an Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to the Director of Fire Services; and
  - the applicant shall be reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
- (j) to note the comments of the Chief Town Planner/ Urban Design and Landscape (CTP/UD&L of PlanD) that:
- approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant is reminded to seek approval for

any proposed tree works from relevant departments prior to commencement of the works;

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

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

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

- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
- the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
- before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on 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;
- 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;
- 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.



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



A/YL-KTN/881 DD 109 Tai Kong Po  
24/01/2023 02:25

From:

To:

File Ref:

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

A/YL-KTN/881 Dogather

Lot 1218 RP (Part) in D.D. 109, Tai Kong Po, Kam Tin

Site area : About 1,371m<sup>2</sup>

Zoning : "Agriculture"

Applied Use : Animal Boarding Establishment / 4 Vehicle Parking / **Filling of Land / 5 Years**

Dear TPB Members,

The filling of land is with an area of about 938m<sup>2</sup> – most of the site

Application 638 has racked up a record **SEVENTEEN EXTENSIONS OF TIME.**

So what are the issues and how can the relevant government department(s) and TPB member who approved them justify the failure to take action with regard to failure to comply with conditions?

But of course, its New Territories-la and regulations are only for urban operations south of Tai Lam and Lion Rock.

Mary Mulvihill

From:

To: tpbpd <tpbpd@pland.gov.hk>

Date: Friday, 4 January 2019 2:57 AM CST

Subject: A/YL-KTN/638 DD 109 Tai Kong Po

A/YL-KTN/638

Lot 1218 RP (Part) in D.D. 109, Tai Kong Po, Kam Tin

Site area : About 1,386.3m<sup>2</sup>

Zoning : "Agriculture"

Applied Development : Animal Boarding Establishment / 4 Vehicle Parking 5 Years

Dear TPB Members,

Application 590 approved last March was for 3 years. Minutes show that while there were objections :

PlanD considered that the **temporary use could be tolerated for a period of three years** based on the assessments set out in paragraph 12 of the Paper.

The proposed use was not entirely in line with the planning intention of the "Agriculture" ("AGR") zone and DAFC did not support the application, however it was temporary in nature and approval of the application on a temporary basis would not jeopardize the long-term planning intention.

Longer approval times lock sites in for incompatible land use and should be avoided.

Happy New Year  
Mary Mulvihill

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**From:** [REDACTED]  
**To:** "tpbpd" <tpbpd@pland.gov.hk>  
**Sent:** Tuesday, February 27, 2018 1:28:53 AM  
**Subject:** A/YL-KTN/590 DD 109 Tai Kong Po

A/YL-KTN/590

Lot 1218 RP (Part) in D.D. 109, Tai Kong Po, Kam Tin

Site area : About 1,386.3m<sup>2</sup>

Zoning : "Agriculture"

Applied Use : Animal Boarding Establishment / 4 Parking

Dear TPB Members,

Kung Hei Fat Choi. Hopefully in the Year of the Dog members will sniff out dodgy brownfield applications trotted out as animal facilities.

Perhaps Ag and Fish could provide some statistics on the number of 'Animal Boarding' facilities in the district and data on the actual demand for such? Applications 588 and 577 are for the same use in the same district.

There have obviously been unapproved brownfield operations on this site. Similar applications have been rejected for the following reasons.

The development is not in line with the planning intention of the "Agriculture" ("AGR") zone which is to retain and safeguard good agricultural land for agricultural purposes. This zone is also intended to retain fallow arable land

with good potential for rehabilitation. No strong planning justification has been given in the submission for a departure from the planning intention, even on a temporary basis;

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

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

Mary Mulvihill

