

Document is received by the Town Planning Board on 5 JAN 2003
The applicant has acknowledged the receipt of the required information and documents.

FORM NO. S16-1
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2203246 12/12 by post

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/96-KTM/885
	Date Received 收到日期	5 JAN 2003

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

1. Name of Applicant 申請人姓名/名稱

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

TANG LOK SAN 鄧樂桑

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

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

NA 不適用

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lots 646 (Part), 648 (Part) and 655 (Part) in D.D. 109, Kam Tin North, Yuen Long, N.T. 新界元朗錦田北丈量約份第109約地段第646(部分), 648(部分)及655號(部分)
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 3,535 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 776 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	..... NA 不適用 sq.m 平方米 <input type="checkbox"/> About 約

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

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

The applicant 申請人 -

- ☐ is the sole "current land owner"¹ (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」¹ (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"² (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」² (請夾附業權證明文件)。
- ☒ is not a "current land owner"³.
並不是「現行土地擁有人」³。

- ☐ 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)"⁴.
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」⁴。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of "current land owner(s)"⁵.
已取得 名「現行土地擁有人」⁵的同意。

Details of consent of "current land owner(s)" ⁵ obtained 取得「現行土地擁有人」 ⁵ 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)*
於 _____ (日/月/年)在指定報章就申請刊登一次通知*
- ☒ posted notice in a prominent position on or near application site/premises on
06/12/2022 (DD/MM/YYYY)*
於 06/12/2022 (日/月/年)在申請地點/申請處所或附近的顯明位置貼出關於該申請的通知*
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 06/12/2022 (DD/MM/YYYY)*
於 06/12/2022 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會*

Others 其他

- ☐ others (please specify)
其他 (請指明)

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段(倘適用)及處所(倘有)分別提供資料

6. Type(s) of Application 申請類別

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

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

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

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請			
(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數	Number of units involved 涉及單位數目		
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 <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 2,975 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.3 m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 <p>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))</p>
(b) Intended use/development 有意進行的用途/發展	擬議臨時動物寄養所連附屬設施(為期5年)及填土工程 Proposed Temporary Animal Boarding Establishment with Ancillary Facilities For a Period of 5 Years and Filling of Land

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

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

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

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

(v) For Type (v) application 供第(v)類申請

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

擬議臨時動物寄養所連附屬設施(為期5年)及填土工程
Proposed Temporary Animal Boarding Establishment with Ancillary
Facilities For a Period of 5 Years and Filling of Land

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

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	776	.....sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	0.22	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	22.0%	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	5	.....
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	.....	mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	Not Exceeding 6m	..... m 米	<input 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.....³⁶ sq. m 平方米☒ About 約☐ shop and services 商店及服務行業

..... sq. m 平方米

☐ About 約☐ Government, institution or community facilities

政府、機構或社區設施

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

.....
.....
.....☒ other(s) 其他

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

Please refer to Proposed Layout Plan.

.....
.....☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

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

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

[Block number]

[座數]

[Floor(s)]

[層數]

[Proposed use(s)]

[擬議用途]

Please refer to Proposed Layout Plan.

.....
.....
.....
.....
.....

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

Access Road and Function 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)

March 2024

.....

.....

.....

.....

.....

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)) Shui Mei Road, turn to local track. 水尾路, 轉到郊區小路。</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)</p> <p><input type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Private Car Parking Spaces 私家車車位 1</p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____ _____</p> <p>_____ _____</p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 1</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____ _____</p> <p>_____ _____</p>

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

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

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

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

10. Justifications 理由

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

請參考附件。

11. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署

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



鄧樂棠

NA 不適用

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)

專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

NA 不適用

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

Date 日期

07/12/2022

(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[@]

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

在龕位內最多可安放骨灰的數量

NA 不適用

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

在非龕位的範圍內最多可安放骨灰的數量

NA 不適用

Total number of niches 龕位總數

NA 不適用

Total number of single niches

單人龕位總數

NA 不適用

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

NA 不適用

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

NA 不適用

Number of single niches (residual for sale)

單人龕位數目 (待售)

NA 不適用

Total number of double niches

雙人龕位總數

NA 不適用

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

NA 不適用

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

NA 不適用

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

NA 不適用

Number of double niches (residual for sale)

雙人龕位數目 (待售)

NA 不適用

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

NA 不適用

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

NA 不適用

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

NA 不適用

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

NA 不適用

Number of niches (residual for sale)

龕位數目 (待售)

NA 不適用

Proposed operating hours 擬議營運時間

NA 不適用

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

就靈灰安置所而言，骨灰安放容量指：

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lots 646 (Part), 648 (Part) and 655 (Part) in D.D. 109, Kam Tin North, Yuen Long, N.T. 新界元朗錦田北丈量約份第109約地段第646(部分), 648(部分)及655號(部分)		
Site area 地盤面積	3,535 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 NA 不適用 sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	錦田北分區計劃大綱核准圖編號 S/YL-KTN/9 Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/9		
Zoning 地帶	農業 Agriculture		
Applied use/ development 申請用途/發展	擬議臨時動物寄養所連附屬設施(為期5年)及填土工程 Proposed Temporary Animal Boarding Establishment with Ancillary Facilities For a Period of 5 Years and Filling of Land		
(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA 不適用 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA 不適用 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	776 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.22 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA 不適用	
	Non-domestic 非住用	5	
	Composite 綜合用途	NA 不適用	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA 不適用	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA 不適用	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		NA 不適用	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	6	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		NA 不適用	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	NA 不適用	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA 不適用	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		NA 不適用	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	22 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	NA 不適用		
(vi) Open space 休憩用地	Private 私人	NA 不適用	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	NA 不適用	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

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

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

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

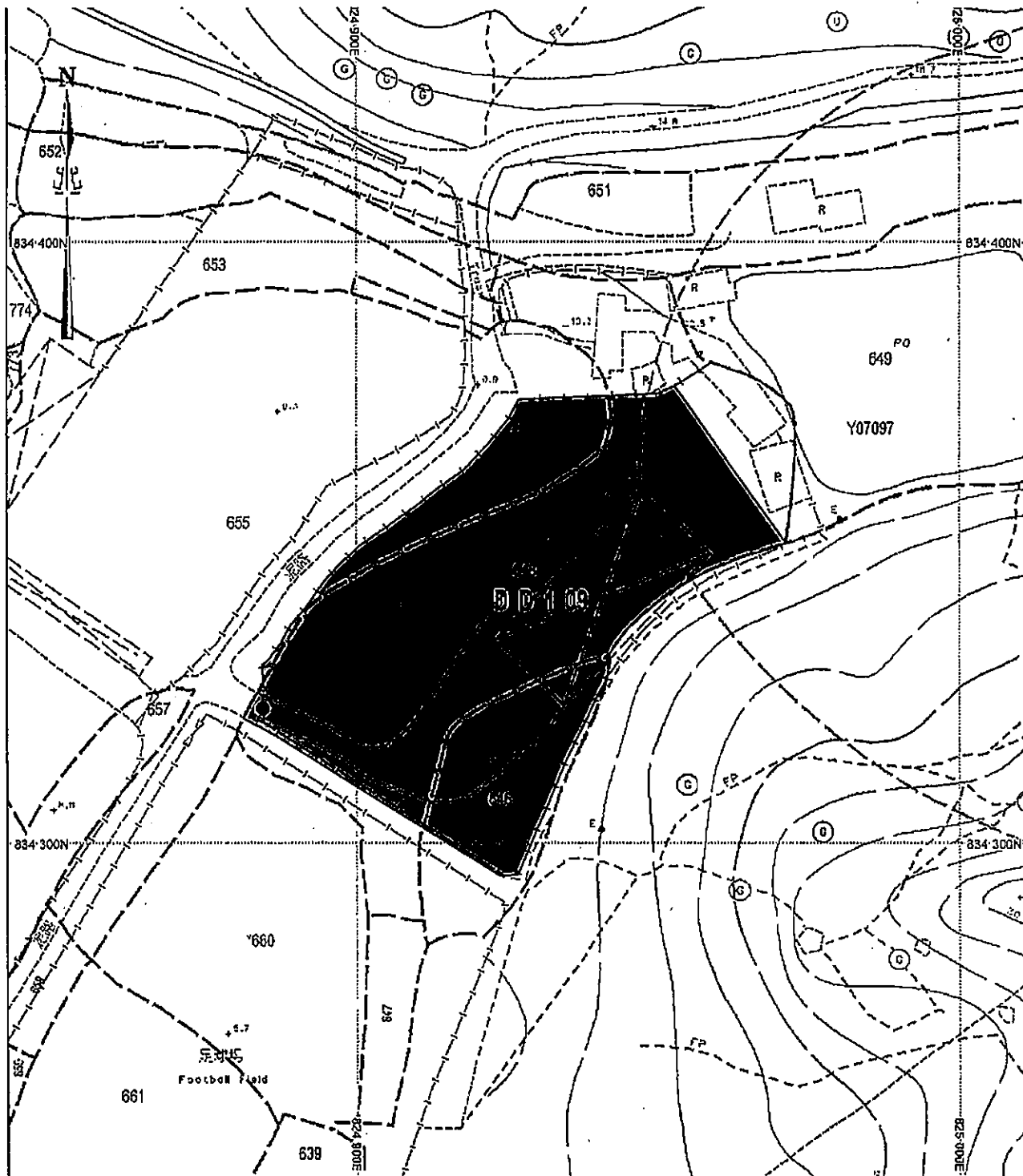
Note: May insert more than one '✓'. 註: 可在多於一個方格內加上「✓」號

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

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

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Legend:



Application Site 申請範圍



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

Appendix 1

Location: DD 109 Lot 646 (Part)
DD 109 Lot 648 (Part)
DD 109 Lot 655 (Part)

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

Date: 23 November 2022

Location
位置圖

擬議臨時動物寄養所連附屬設施
(為期5年)及填土工程

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

SCALE

1:1000

©A4

For Identification Only

Drawing No.:

1-01

Light-Goods Vehicle Loading/Unloading Space

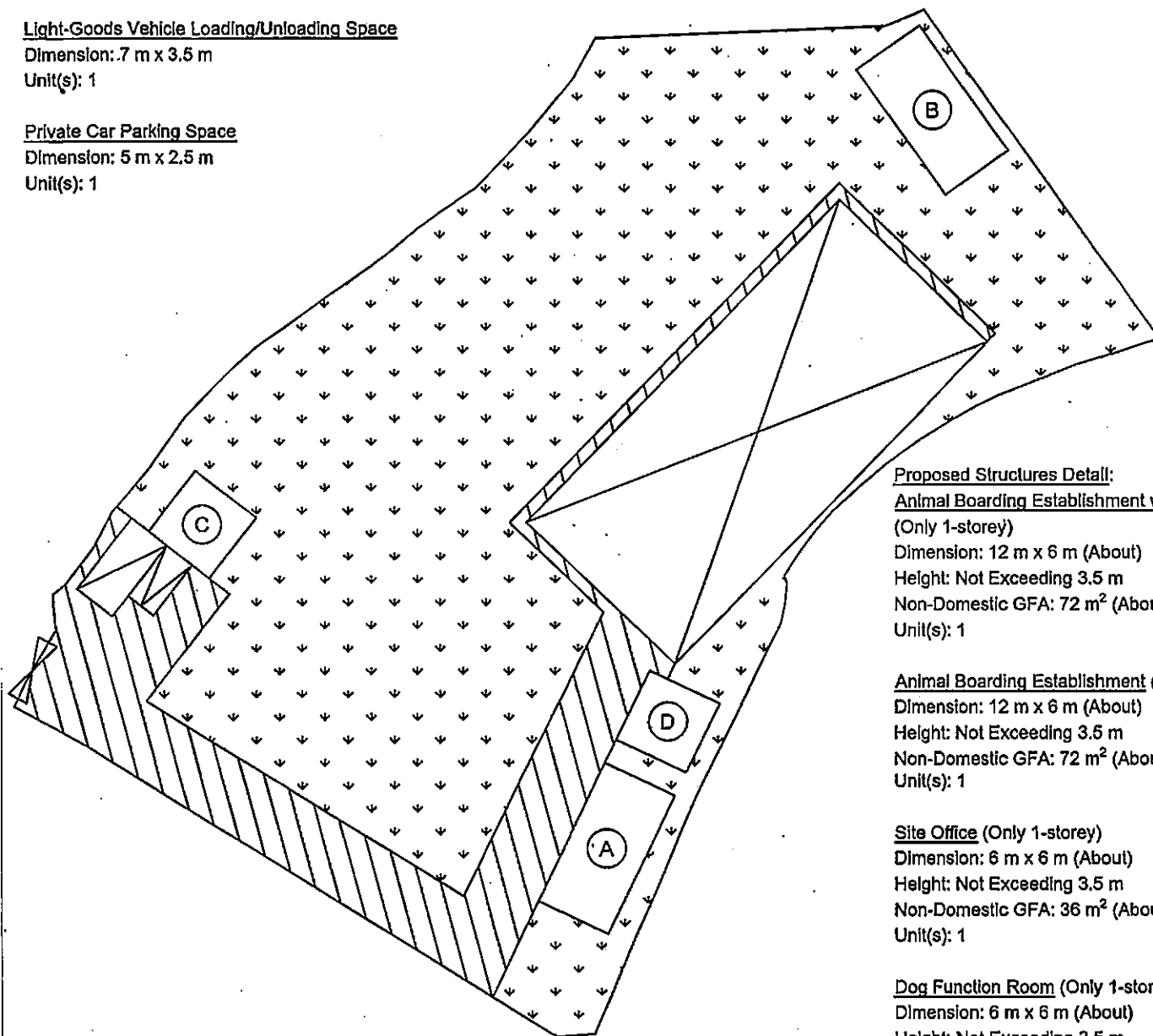
Dimension: 7 m x 3.5 m

Unit(s): 1

Private Car Parking Space

Dimension: 5 m x 2.5 m

Unit(s): 1



Proposed Structures Detail:

Animal Boarding Establishment with Staff Toilet

(Only 1-storey)

Dimension: 12 m x 6 m (About)

Height: Not Exceeding 3.5 m

Non-Domestic GFA: 72 m² (About)

Unit(s): 1

Animal Boarding Establishment (Only 1-storey)

Dimension: 12 m x 6 m (About)

Height: Not Exceeding 3.5 m

Non-Domestic GFA: 72 m² (About)

Unit(s): 1

Site Office (Only 1-storey)

Dimension: 6 m x 6 m (About)

Height: Not Exceeding 3.5 m

Non-Domestic GFA: 36 m² (About)

Unit(s): 1

Dog Function Room (Only 1-storey)

Dimension: 6 m x 6 m (About)

Height: Not Exceeding 3.5 m

Non-Domestic GFA: 36 m² (About)

Unit(s): 1

Paved Ratio

Grassland Area: 2,208 m² (About 62.5%)

Paved with Concrete Area: 1,327 m² (About 37.5%)

Existing Open Shed

Dimension: 35 m x 16 m (About)

Height: Not Exceeding 6 m

Non-Domestic GFA: 560 m² (About)

Legend:

⊞ Ingress/egress (Width: About 6m)

□ Proposed Structures

⊞ Existing Open Shed

⊞ LGV L/UL Space

⊞ Private Car Parking Space

Ⓐ Animal Boarding Establishment with Staff Toilet

Ⓑ Animal Boarding Establishment

Ⓒ Site Office

Ⓓ Dog Function Room

Total Area: 3,535 m² (About)

Covered Area: 776 m² (About)

Uncovered Area: 2,759 m² (About)

Non-Domestic GFA: 776 m² (About)

Nos. of Proposed Structures: 5

Appendix 2

Location: DD 109 Lot 646 (Part)
DD 109 Lot 648 (Part)
DD 109 Lot 655 (Part)

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

Date: 30 December 2022

Proposed Layout Plan

擬議佈局平面圖

擬議臨時動物寄養所連附屬設施
(為期5年)及填土工程

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

SCALE

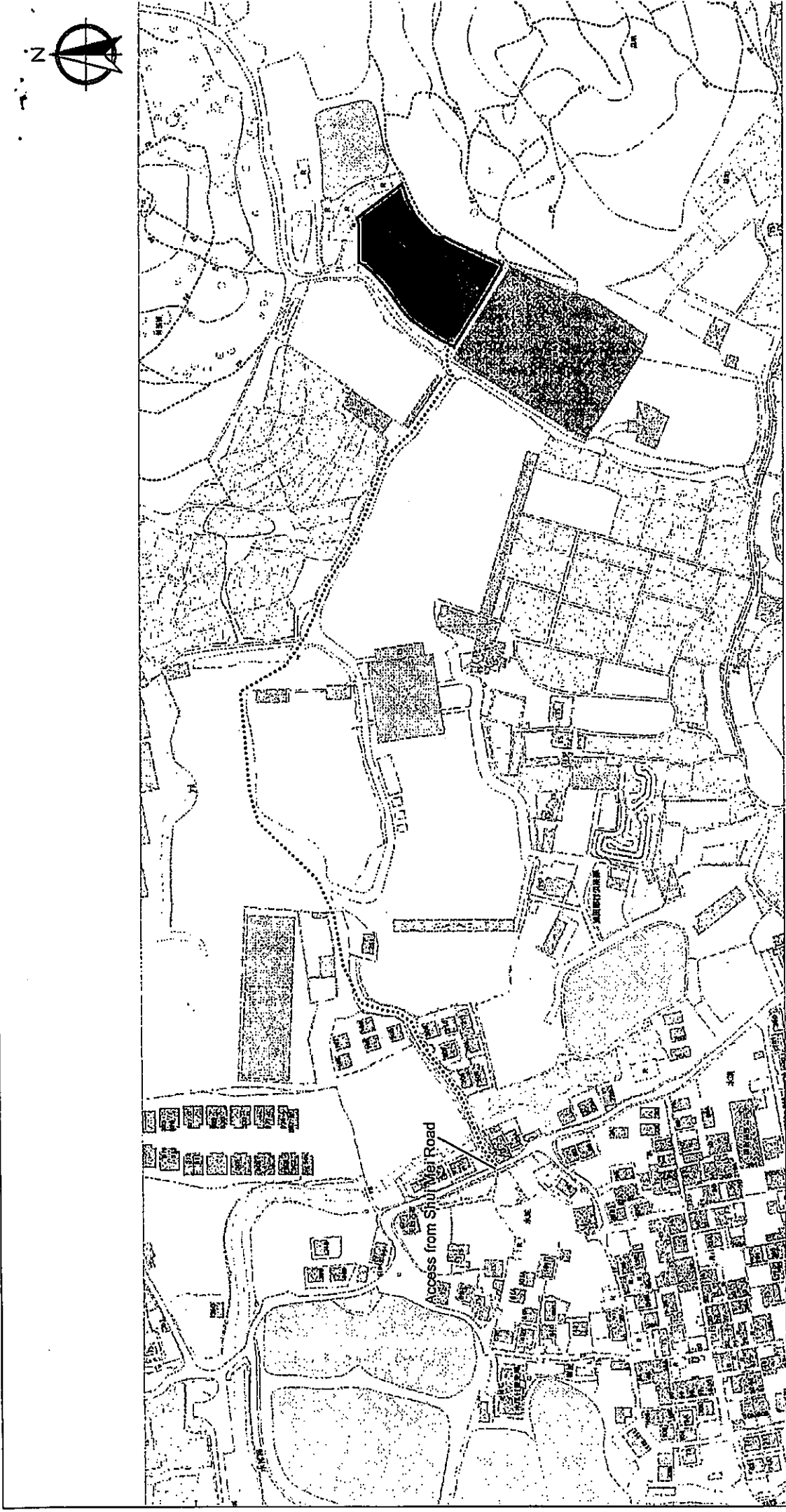
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For Identification Only

Drawing No.:

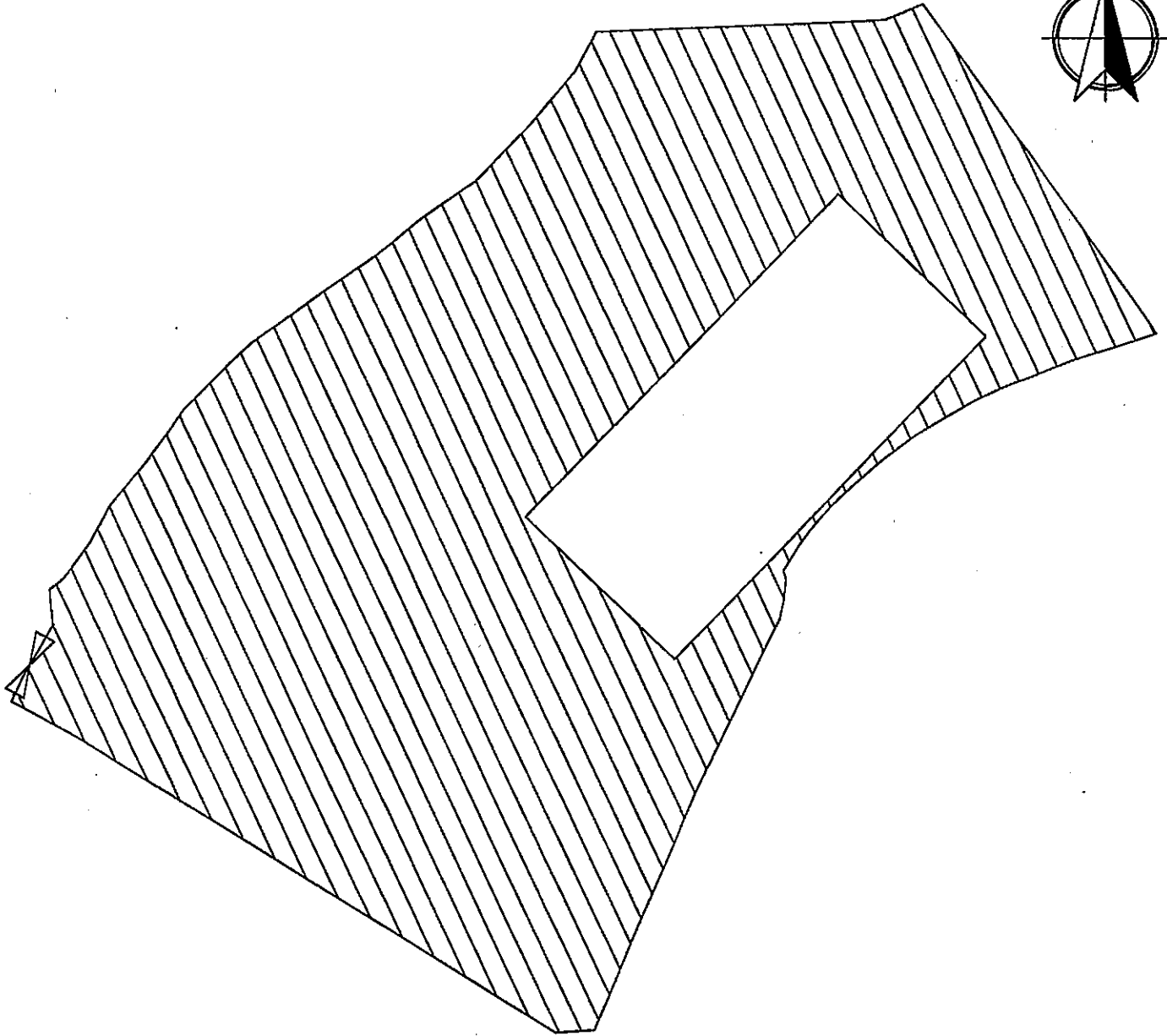
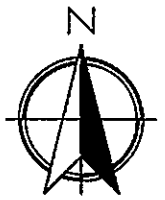
2-01



Scale: Undefined @A4

Captured from map.gov.hk on 12th October 2022

<p>Appendix 3</p> <p>Existing Vehicular Access</p>	<p>Location: D.D. 109 Lot 646 (Part), 648 (Part) and 655 (Part)</p> <p>OZP: S/YL-KTN/9</p> <p>District: Kam Tin North</p> <p>Zoning: Agriculture</p>	<p>Project:</p> <p>Proposed Temporary Animal Boarding Establishment with Ancillary Facilities For a Period of 5 Years and Filling of Land</p>	<p>Width of Shui Mei Road: 3-6m with Passing Space (About)</p> <p>Map Legend: Road Path — Site Boundary </p>	<p>Drawing No.: 3-01</p> <p>For Identification Only</p> <p>Date: 23/11/2022</p>
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


Paved Ratio

Paved Area: About 2,975 m² (About 84.2%)

Non-Paved Area: About 560 m² (About 15.8%)

Legend:

-  Paved Area 平整範圍
-  Non-Paved Area 不平整範圍

Appendix 4

Location: DD 109 Lot 646 (Part)
DD 109 Lot 648 (Part)
DD 109 Lot 655 (Part)

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

Date: 24 November 2022

Proposed Paved Area

擬議平整位置圖

擬議臨時動物寄養所連附屬設施
(為期5年)及填土工程

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

SCALE

1:500

@A4

For Identification Only

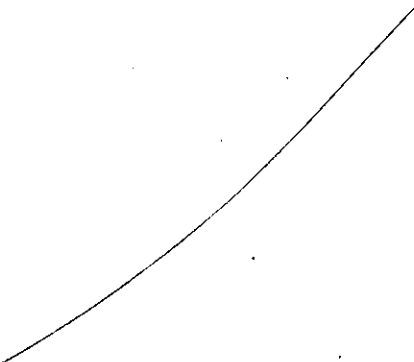
Drawing No.:

4-01

申請理由

根據城市規劃條例第 16 條作出規劃許可申請
擬在新界元朗錦田北丈量約份第 109 約地段 646 (部分), 648 (部分)及 655 (部分) 號
作為期五年的臨時動物寄養所連附屬設施及填土工程之用途

- 申請地點的面積約為 3,535 平方米，根據錦田北分區計劃大綱核准圖編號 S/YL-KTN/9，申請地點現時被規劃作「農業」地帶。根據租賃文件，該用地可作農業用，在未首先獲得批准的情況下，該地段不允許用於其他土地用途。因此，“動物寄養所”開發申請仍然符合租約。
- 本擬議發展為臨時性質，不會進行大型工程，因此不會影響申請地點長遠待規劃意向。現場自 2000 年記錄以來只有 2012 年有短暫耕種活動，其餘時段沒有進行任何耕種活動。
- 希望透過規劃申請，滿足當地對動物寄養服務的巨大需求。
- 擬議申請的動物寄養所屬於「農業」地帶中的「第二欄用途」。在同一個「農業」地帶，城市規劃委員會曾批准相類似的動物寄養所。申請包括：A/YL-KTN/811 (2022 年 1 月 28 日獲批)及 A/YL-KTN/836 (2022 年 6 月 24 日獲批)，因此希望城市規劃委員會對本申請作出相同的對待。
- 本次申請是希望向貴委員會申請五年的臨時用途，現場現時為空置。擬議佈局平面圖上有 5 個擬議建築物，有 1 個建築物為動物寄養所連員工廁所、1 個動物寄養所、1 個為場地辦公室、1 個附屬活動室及 1 個舊有已興建的敞棚。
- 擬議用途的營業時間為星期一至星期日包括公眾假期上午八時至下午六時。在營業時間外，寄養所會提供動物寄養服務，動物寄養服務時間為二十四小時。
- 申請地點計劃採用適合耕種的泥土及混凝土作平整物料，厚度不超過 0.3 米，並會跟隨現時地形進行平整，不會改變地形，申請期限結束後會將混凝土打碎並運走。

- 建議中的使用不會對該用地及周邊環境造成任何重大影響。本申請地點位於山邊，此申請地點遠離市區，並可用公共交通工具前往，場地周圍主要是不會產生大量行人流量的鄉村型發展/農業用地，不會產生交通繁忙。
 - 申請用途的用途、形式及佈局與周遭環境並沒有不協調，亦會顧及自然特色。
 - 當場地發展後，貴委員會所定下的附帶條件能加強申請地點及周圍的綠化及集水效果，使整體視野變得美觀更令人舒服。
 - 根據以上各點，誠意懇求城市規劃委員會寬大批准新界元朗錦田北丈量約份第 109 地段 646 (部分), 648 (部分) 及 655 (部分) 號作為期五年的臨時動物寄養所連附屬設施及填土工程的用途。
- 

規劃署及城市規劃委員會：

有關對規劃署 A/YL-KTN/885 的疑問

收悉規劃署對 A/YL-KTN/885 申請的疑問，本人現書面回覆：

本申請範圍計劃使用兩種物料作面層，總平整面積為約 2,975 平方米。當中有約 2,230.2 平方米會使用適合耕種的泥土作平整基礎，平整後會以青草作面層。此外，約 744.8 平方米會使用適合耕種的泥土作平整基礎，再以混凝土作面層。平整範圍及比例請參考 Appendix 5。填土的高度及地型會依照現況進行，不會改變現有的地型。厚度會由大約 mPD+10.2 提高最多至大約 mPD+10.5，不會超出申請的厚度。

平整後會在面層種植青草，車輛亦不會進入草地範圍，以保護土地及保留綠化範圍。填土及平整此範圍是為了升高重疊的範圍至申請地點附近的水平高度，並將地面水流導向附近的自然溪流及將會興建的渠道。本人明白並已將平整的範圍及大小已經營運所需最小，望 貴署諒解。

其餘約 744.8 平方米，本人計劃使用混凝土作面層。如果使用沙或泥土作平整物料，則未能提供用混凝土的好處。用混凝土平整後能提供乾淨的環境及道路給使用者前往場內設施，也避免當使用者離開時帶走泥土，防止發生水土流失的情況。此外，經平整後的地方可以把有關構築物繫穩及鞏固，方便設計及建設渠道。再者，申請地點中的構築物能向使用者提供空間遮陰擋雨。有見及此，本人希望能申請大約百分之二十一點一作混凝土平整的地方，本申請已將平整的範圍及大小減至營運所需最小，望 貴署諒解。本人會在申請結束後將鋪地的物料打碎並運走，回復適宜農業的用途，不會為該地造成長遠影響。

擋雨蓬方面，現場有一個舊有、已興建的擋雨蓬，面積約 560 平方米，高度不超過 6 米。本人希望能保留及使用舊有的擋雨蓬，只需進行修補工程，不需進行大型工程，降低運作成本及減少大型工程對環境的影響。擋雨蓬可讓使用人士在突然來襲的惡劣天氣下提供安全的地方暫避，當惡劣天氣持續，會

考慮安排使用人士在擋雨蓬內進行申請用途之活動。當天氣轉好或晴天時，擋雨蓬亦可用作遮陰及進行小型活動，例如寵物散步等。

現場不會有大型活動，人數少，因此申請並不會安裝或使用任何擴音設備進行廣播，包括任何形式的擴音設備。避免為附近環境帶來不良影響。

由於本申請在營業時間外(即從下午六時至上午八時)會有動物過夜，本人計劃安排約 1-2 個員工在場內過夜，以便處理突發事情。全日員工人數約 4-5 個，會依照寄養所的規模調整員工數量。全日不超過 30 隻寵物。在非營業時間，寵物不會到戶外，只留在寄養所內，以免影響周遭。在營業時間中，動物會到戶外空間，動物數量會因應員工人數調整，但同一時間不會多過 5 隻動物到戶外。到戶外時會使用輔助工具減少來自動物的嘈音，例如狗口罩等。

希望此附加文件能釋除 貴署的隱憂。

申請人
鄧樂桑

二零二三年二月二十七日

古物古蹟辦事處及城市規劃委員會：

有關對古物古蹟辦事處 A/YL-KTN/885 的疑問

收悉古物古蹟辦事處對 A/YL-KTN/885 申請的疑問，本人現書面回覆：

本人了解申請地點內有部份位置（即地段 D.D. 109 Lot 646, 648 及 655）為具考古研究價值的地點 - 園山範圍內，填土及平整方面，本申請之填土及平整的範圍請參考 Appendix 5，並會保留現有的地型。填土及平整物料方面，本人計劃使用適合耕種的泥土作平整基礎，再以青草及混凝土在面層。填高及平整的厚度只會厚約 0.3 米，不會超出申請厚度。整個平整面積為 2,975 平方米，以混凝土作面層的範圍約 744.8 平方米，其餘約 2,230.2 平方米的平整範圍會以青草作面層物料。本人會在申請結束後根據規劃署及地政總署的要求將混凝土打碎並運走，回復適宜農業的用途，不會為該地造成長遠影響。

構築物方面，本人計劃申請地點內的構築物只會使用貨櫃改裝、組合屋或擋雨蓬興建，而所以構築物會全部放在以混凝土平整的範圍內，全部構築物是臨時構築物及方便移動，申請地點內有一個舊有、已興建的擋雨蓬，面積約 560 平方米，高度不超過 6 米。本人希望能保留及使用舊有的擋雨蓬，只需進行修補工程，不需進行大型工程。因此無需進行興建「地腳」等挖掘工程，不會影響地下結構。

挖掘方面，由於具考古研究價值的地點 - 園山範圍內散落在本申請地點範圍內（即地段 D.D. 109 Lot 646, 648 及 655），申請地點內不會進行任何挖掘工程，申請地點周圍亦有溪流及渠道引水，將水收集並已連接下游渠道，無需進行相關工程，因此不會影響附近及下游的生態，附近的污染達至零污染，亦能保護地下具考古研究價值的範圍，希望 貴處諒解。

希望此附加文件能釋除 貴處的隱憂，並支持本申請。

申請人
鄧樂桑

二零二三年二月二十七日

環境保護署及城市規劃委員會：

有關環境保護署對 A/YL-KTN/885 的查詢

收悉 貴署對 A/YL-KTN/885 申請的疑問，本人現書面回覆。

在營業時間外，只會有狗隻留在申請地點，本申請在營業時間外(即從下午六時至上午八時)會有動物過夜，全日不超過 30 隻寵物。在非營業時間，寵物不會到戶外，只留在寄養所內，以免影響周遭。

在營業時間中(即從上午八時至下午六時)，動物會到戶外空間，動物數量會因應員工人數調整，但同一時間不會多過 5 隻動物到戶外。到戶外時會使用輔助工具減少來自動物的嘈音，例如狗口罩等。附近人流非常少，相信不會為附近環境帶來不良影響。

在保護周圍環境方面，首先，申請地點南及西面現時已設有自然溪流，本人會定期清理及檢查有關溪流有否被廢棄物堵塞渠道。本人計劃在申請地點內興建一個符合環境保護署所定下的 ProPECC PN 5/93 指引的化糞池來收集寄養所內的污水，化糞池及滲水井不會連接自然溪流。本人亦會定期安排相關承辦商清理化糞池內的污水，有需要時會加裝污水泵，避免淤塞。

此外，在申請地點內計劃建造的化糞池會遠離自然溪流，遠離水池及河道超過 15 米，由於申請地點附近的水池及溪流/河道不是用作飲用用途，此距離亦符合環境保護署所定下的 ProPECC PN 5/93 指引。有關化糞池及滲水井亦不會連接雨水渠，務求對附近的污染降至零污染，確保附近的水源及土地不會被此申請用途污染，嚴格執行漁農自然護理署及渠務署的要求。

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

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

此外，寄養所及狗隻活動室計劃安裝 24 小時通風系統及冷風機，例如抽氣扇等，並會採用隔音及隔熱的鋁板，鋁板與鋁板之間有聚氨酯，提供良好的居住空間。

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

希望此附加文件能釋除 貴署的隱憂，並支持本申請。

申請人
鄧樂桑

二零二三年二月二十七日

城市設計及園境組及城市規劃委員會：

有關對城市設計及園境組 A/YL-KTN/885 的疑問

收悉城市設計及園境組對 A/YL-KTN/885 申請的疑問，本人現書面回覆：

申請地點的平整範圍計劃使用混凝土及適合耕種的泥作面層，兩者底層都會使用適合耕種的泥土作平整基礎。在圖則 2-01 標示為草地及在圖則 4-01 標示為平整範圍中重疊的位置，本人計劃使用適合耕種的泥作填土及平整物料，平整後會在面層種植青草，車輛亦不會進入草地範圍，以保護土地及保留綠化範圍。填土及平整此範圍是為了升高重疊的範圍至申請地點附近的水平高度，並將地面水流導向附近的自然溪流及將會興建的渠道。本人明白並已將平整的範圍及大小已經營運所需最小，望 貴組諒解。

在圖則 2-01 標示為斜線及在圖則 4-01 標示為平整範圍中重疊的位置會使用混凝土作面層，平整後能提供乾淨的環境給使用者清潔，也避免當使用者離開時帶走泥土，防止發生水土流失的情況。此外，經平整後的地方可以把有關構築物繫穩及鞏固，方便設計及建設渠道，並提供了空間給車輛轉動及停泊，避免車輛因濕滑的泥土而未能移動。有見及此，本人希望能申請大約百分之二十一點一作混凝土平整的地方，平整的範圍及大小已經營運所需最小，望 貴組諒解。

擬議草地及混凝土位置請參考 Appendix 5。

本人會在申請結束後將鋪地的物料打碎並運走，回復適宜農業的用途，不會為該地造成長遠影響。

現場的樹木會保留，不會將樹砍去，並會修剪分枝。

現場不會使用任何有化學物的清潔用品，亦不會使用包含化學物質的肥料進行施肥及種植，減少土地及水源污染，並符合對此區的規劃意向。

希望此附加文件能釋除 貴組的隱憂。

申請人

鄧樂桑

二零二三年二月二十七日

運輸署及城市規劃委員會：

有關對運輸署 A/YL-KTN/885 的疑問

收悉運輸署對 A/YL-KTN/885 申請的疑問，本人現書面回覆：

本人預計本申請地點的車流為以下：

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

以下為水尾村路大約的車流量^：

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

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

^此數字在 2022 年 11 月 15 日統計。

本申請會建議計劃進入本申請地點的人士使用青山公路 - 潭尾段，轉到途經長春新村的水尾路路段，再轉入小徑前往申請地點。此路段亦都未出現過多車的情況，所以建議駕車人士使用長春新村的路段。再者，本申請的車流量少，相信不會對附近交通造成負面影響。

水尾路的闊度上大多數能足夠讓兩輛平排通過，途經長春新村的水尾路路段最少為 3.4 米闊，最闊為 6 米，沿途設有避車處。客貨車及私家車都有足夠位置通過及進行調動，進入申請地點沿路的相片，請參考文件尾端，而沿途觀察位置請參考 Appendix 3。有見及此，本申請不會在公用道路上讓車輛等候進入本申請地點，停泊在公用道路及以倒後形式進出本申請地點。

場內有足夠空間作調動，請參考 Appendix 6.1 及 6.2。

申請地點已有一個約 6 米闊的出入口在申請地點的西南面，位置請參考 Appendix 2。

為了方便上落寵物及寵物糧食等物品和方便員工及外來使用人士駕車到本申請地點，現申請一個客貨車上落貨位置。此申請也包括 1 個泊車位，向員

工或外來使用人士（即有透過電話通知員工的客人）的停車位。本人計劃使用本寄養所的人士需要透過電話通知寄養所的員工，並不接受散客（即未有透過電話通知員工的客人），可以控制使用人次。

參與人士及員工能使用公共交通工具到達本申請地點，最近的公共交通服務為綠色專線小巴 601 及 601B 號，位置請參考 Appendix 3。

希望此附加文件能釋除 貴署的隱憂。

申請人
鄧樂桑

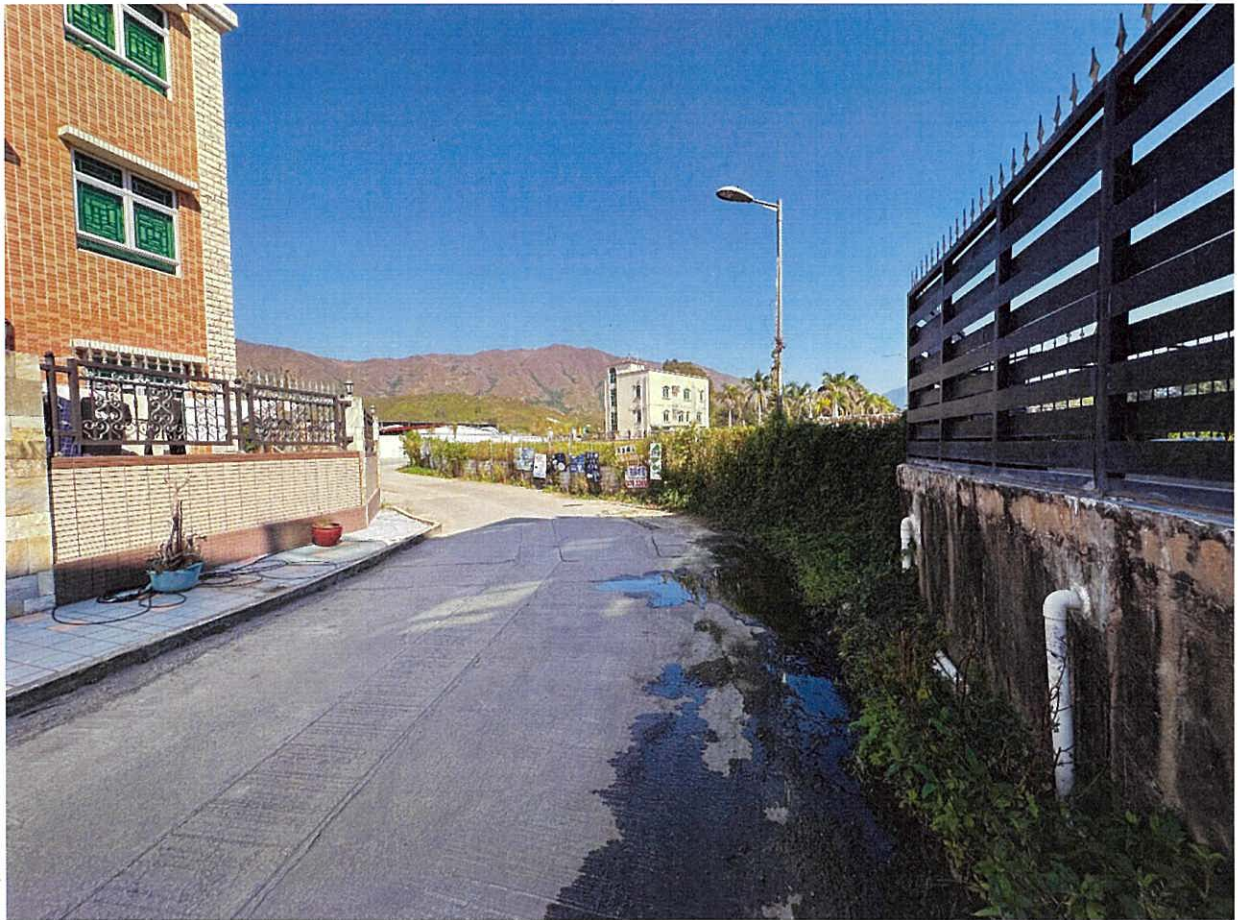
二零二三年二月二十七日

以下為水尾路至申請地點的路段：



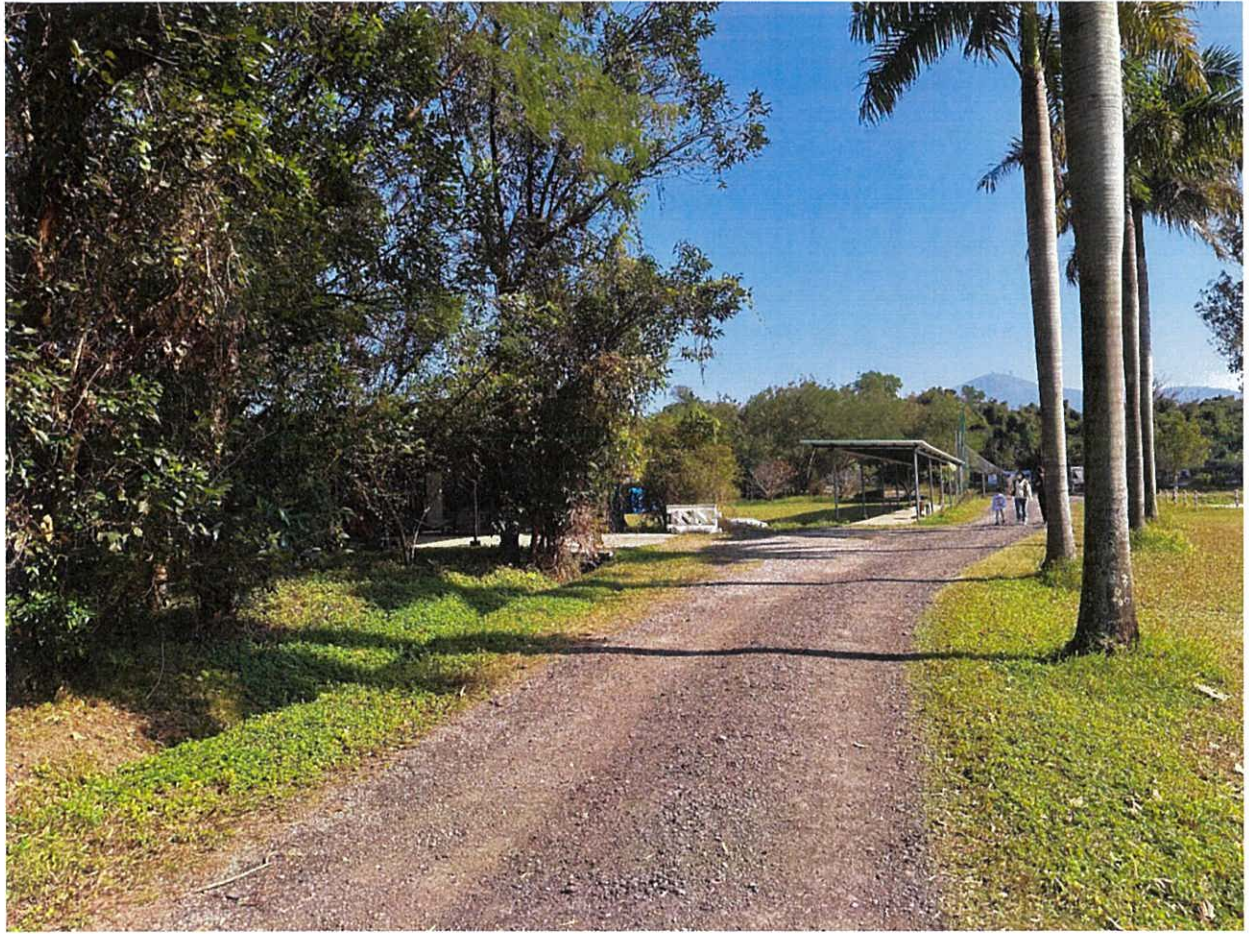












Light-Goods Vehicle Loading/Unloading Space

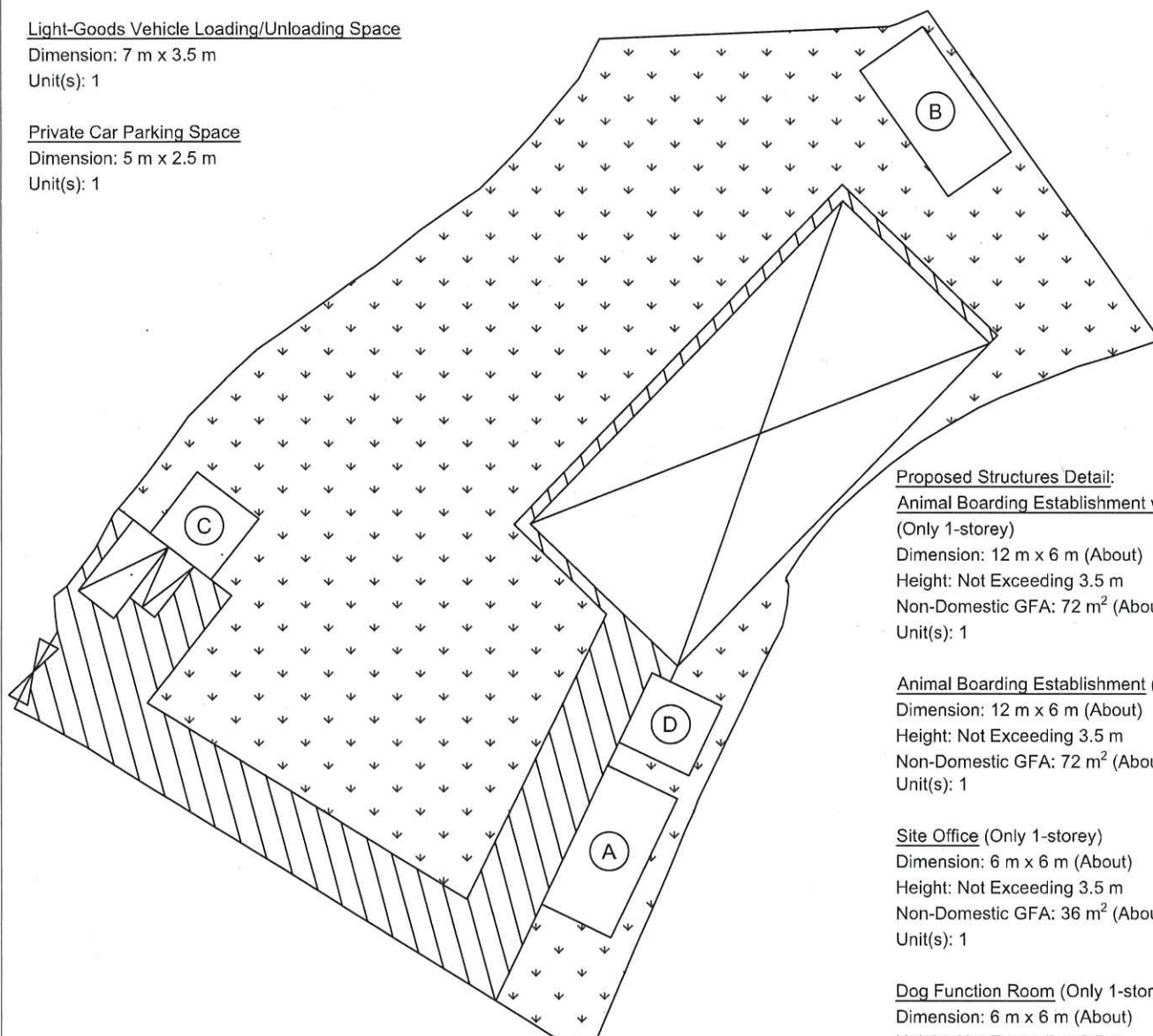
Dimension: 7 m x 3.5 m

Unit(s): 1

Private Car Parking Space

Dimension: 5 m x 2.5 m

Unit(s): 1



Proposed Structures Detail:

Animal Boarding Establishment with Staff Toilet
(Only 1-storey)

Dimension: 12 m x 6 m (About)

Height: Not Exceeding 3.5 m

Non-Domestic GFA: 72 m² (About)

Unit(s): 1

Animal Boarding Establishment (Only 1-storey)

Dimension: 12 m x 6 m (About)

Height: Not Exceeding 3.5 m

Non-Domestic GFA: 72 m² (About)

Unit(s): 1

Site Office (Only 1-storey)

Dimension: 6 m x 6 m (About)

Height: Not Exceeding 3.5 m

Non-Domestic GFA: 36 m² (About)

Unit(s): 1

Dog Function Room (Only 1-storey)

Dimension: 6 m x 6 m (About)

Height: Not Exceeding 3.5 m

Non-Domestic GFA: 36 m² (About)

Unit(s): 1

Existing Open Shed

Dimension: 35 m x 16 m (About)

Height: Not Exceeding 6 m

Non-Domestic GFA: 560 m² (About)

Total Paved Area: 2,975 m² (About 84.2% of Site Area)

Proposed Area to be paved with grassland: About 2,230.2 m² (About 63.1%)

Proposed Area to be paved with concrete : About 744.8 m² (About 21.1%)

Legend:

- | | |
|----------------------------------|---|
| Ingress/egress (Width: About 6m) | (A) Animal Boarding Establishment with Staff Toilet |
| Proposed Structures | (B) Animal Boarding Establishment |
| Existing Open Shed | (C) Site Office |
| LGV L/UL Space | (D) Dog Function Room |
| Private Car Parking Space | |

Total Area: 3,535 m² (About)
Covered Area: 776 m² (About)
Uncovered Area: 2,759 m² (About)
Non-Domestic GFA: 776 m² (About)
Nos. of Proposed Structures: 5

Appendix 2

Location: DD 109 Lot 646 (Part)
DD 109 Lot 648 (Part)
DD 109 Lot 655 (Part)

OZP: S/YL-KTN/10
District: Kam Tin North
Zoning: Agriculture

Date: 27 February 2023

Proposed Layout Plan

擬議佈局平面圖

擬議臨時動物寄養所連附屬設施
(為期5年)及填土工程

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

SCALE

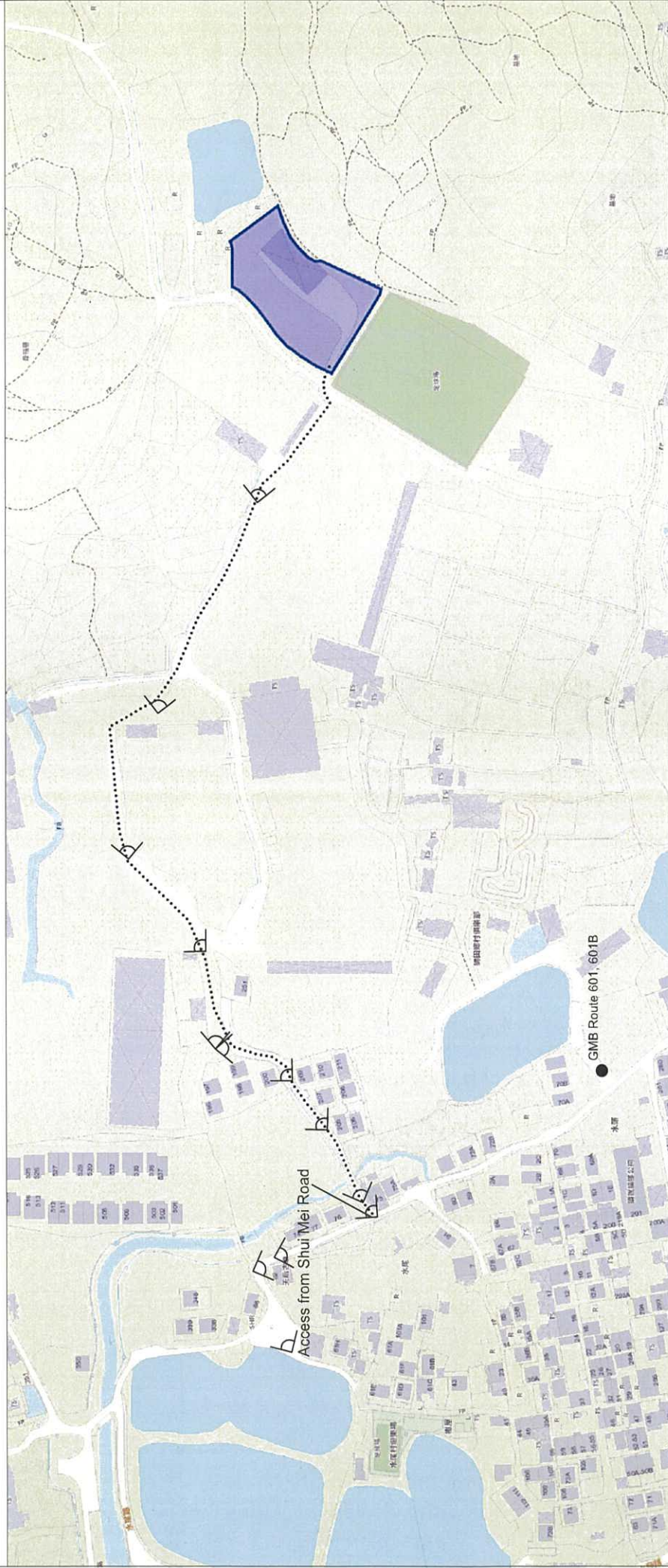
1:500

@A4

For Identification Only

Drawing No.:

2-01



Scale: Undefined @A4

Captured from map.gov.hk on 12th October 2022

Appendix 3

Existing Vehicular
Access

Location: D.D. 109 Lot 646 (Part), 648 (Part) and 655 (Part)
OZP: S/YL-KTN/10
District: Kam Tin North
Zoning: Agriculture

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

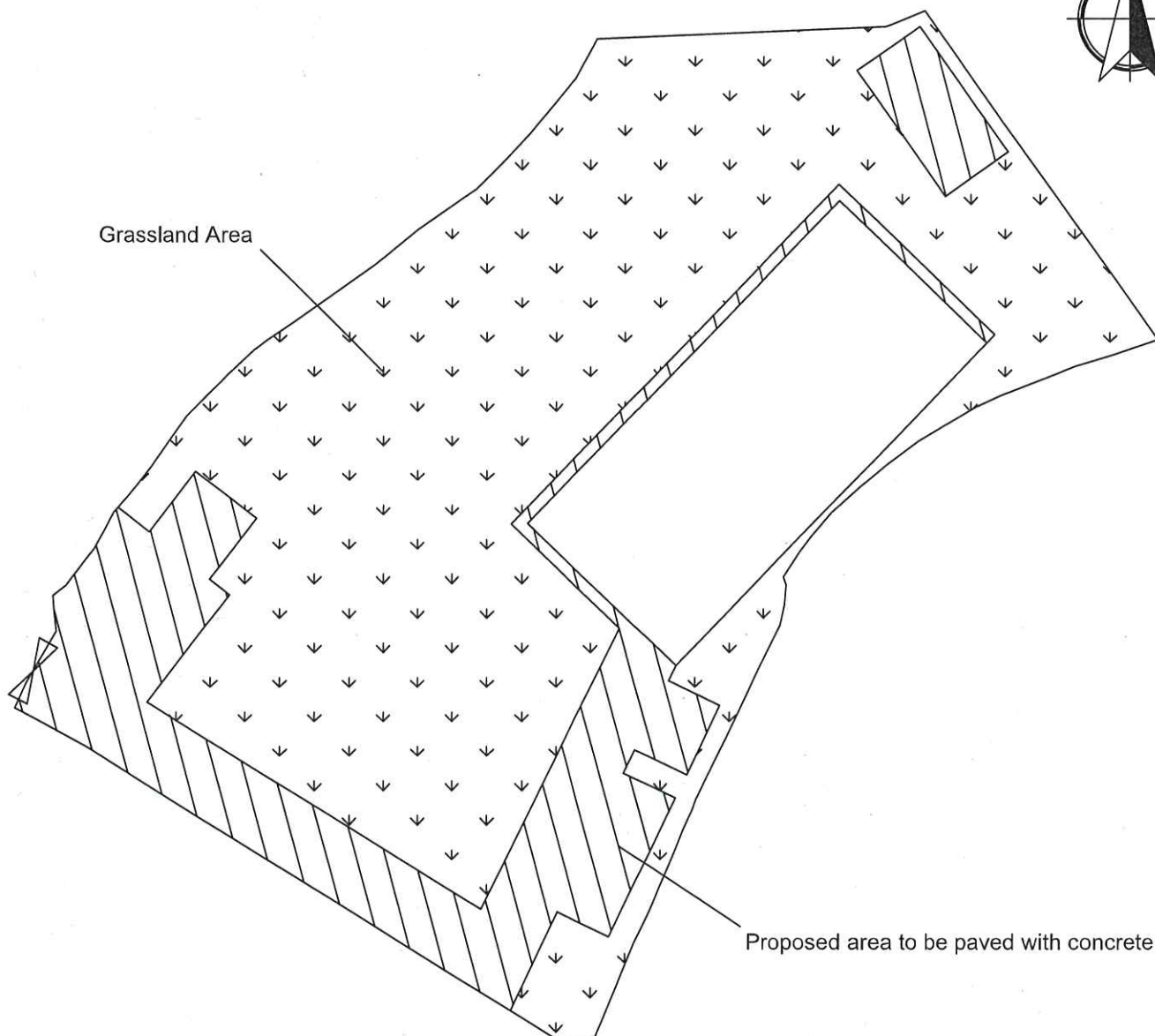
Width of Shui Mei Road:
3-6m with Passing Space (About)

Map Legend:

- Road Path
- Site Boundary

Drawing No.:
3-01

For Identification Only
Date: 20/02/2023




Total Paved Area: 2,975 m² (About 84.2% of Site Area)

Proposed Area to be paved with grassland: About 2,230.2 m² (About 63.1%)

Proposed Area to be paved with concrete : About 744.8 m² (About 21.1%)

Legend:

 Paved with Concrete Area 以混凝土鋪設的範圍

 Paved with Grassland Area 草地範圍

Appendix 5

Location: DD 109 Lot 646 (Part)
DD 109 Lot 648 (Part)
DD 109 Lot 655 (Part)

OZP: S/YL-KTN/10
District: Kam Tin North
Zoning: Agriculture

Date: 27 February 2023

Proposed Grassland and Concrete Area

擬議草地及混凝土位置圖

擬議臨時動物寄養所連附屬設施
(為期5年)及填土工程

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

SCALE

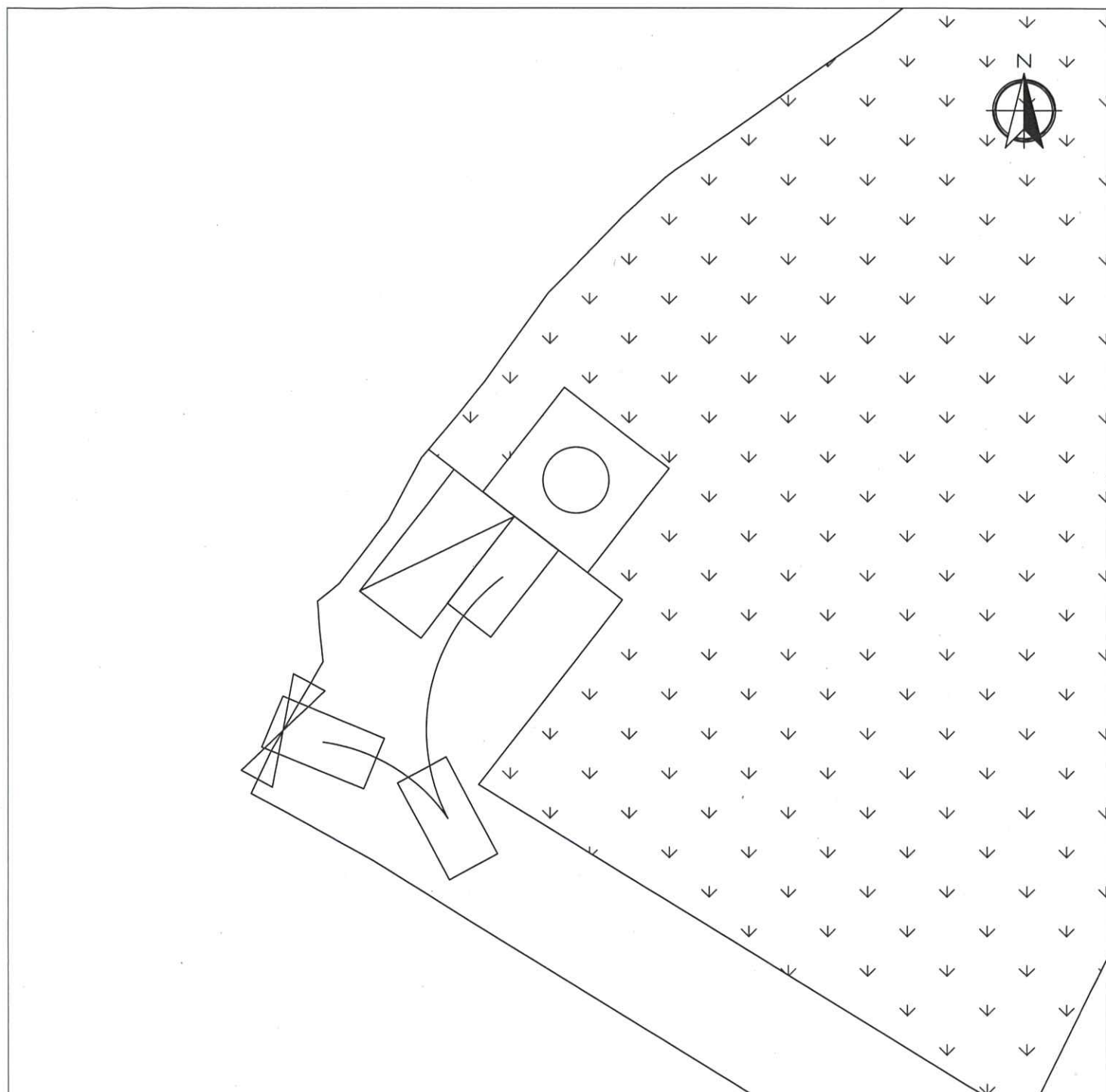
1:500

@A4

For Identification Only

Drawing No.:

5-01



Legend:

-  Ingress/egress (Width: About 6m)
-  Proposed Structures
-  Private Car Parking Space
-  LGV U/UL Space

Appendix 6.1

Location: DD 109 Lot 646 (Part)
DD 109 Lot 648 (Part)
DD 109 Lot 655 (Part)

OZP: S/YL-KTN/10
District: Kam Tin North
Zoning: Agriculture

Date: 19 February 2023

Maneuvering Space - PC

車輛轉動空間 - 私家車

擬議臨時動物寄養所連附屬設施
(為期5年)及填土工程

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

SCALE

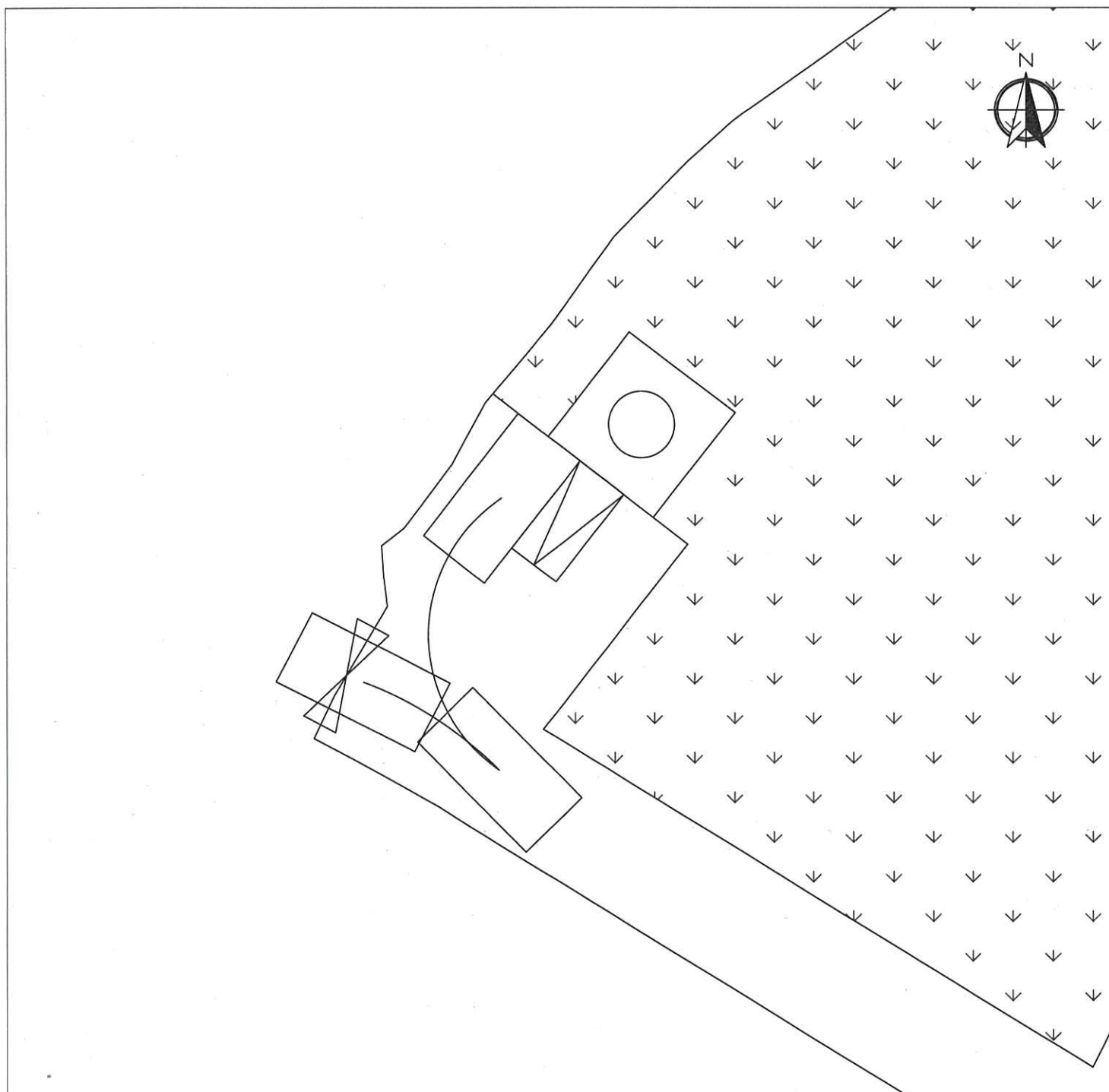
1:250

@A4





For Identification Only

Drawing No.:

6-01



Legend:

-  Ingress/egress (Width: About 6m)
-  Proposed Structures
-  Private Car Parking Space
-  LGV U/UL Space

Appendix 6.2

Location: DD 109 Lot 646 (Part)
DD 109 Lot 648 (Part)
DD 109 Lot 655 (Part)

OZP: S/YL-KTN/10
District: Kam Tin North
Zoning: Agriculture

Date: 19 February 2023

Maneuvering Space - LGV

車輛轉動空間 - 輕型貨車
擬議臨時動物寄養所連附屬設施
(為期5年)及填土工程

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

SCALE

1:250

@A4

For Identification Only

Drawing No.:

6-02

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

Approved Applications

Application No.	Use/Development	Date of Consideration
A/YL-KTN/588	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	16.3.2018 [revoked on 16.9.2018]
A/YL-KTN/590	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	16.3.2018 [revoked on 16.9.2018]
A/YL-KTN/605	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	15.6.2018
A/YL-KTN/616	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	17.8.2018 [revoked on 17.1.2021]
A/YL-KTN/617	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	17.8.2018 [revoked on 17.7.2021]
A/YL-KTN/623	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	21.9.2018 [revoked on 21.12.2020]
A/YL-KTN/638	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years	1.2.2019
A/YL-KTN/639	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 3 Years	1.2.2019 [revoked on 6.5.2021]
A/YL-KTN/642	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	22.2.2019 [revoked on 22.7.2021]
A/YL-KTN/645	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	12.4.2019 [revoked on 12.10.2019]
A/YL-KTN/651	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years	17.5.2019
A/YL-KTN/659	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	16.8.2019 [revoked on 16.1.2022]
A/YL-KTN/695	Temporary Animal Boarding Establishment for a Period of 5 Years	15.5.2020
A/YL-KTN/713	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	6.11.2020 [revoked on 6.5.2022]
A/YL-KTN/716	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Filling of Land	20.11.2020 [revoked on 20.5.2022]
A/YL-KTN/724	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	23.10.2020
A/YL-KTN/730	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	20.11.2020 [revoked on 20.5.2022]
A/YL-KTN/743	Temporary Animal Boarding Establishment with Ancillary Office for a Period of 3 Years	22.1.2021

Application No.	Use/Development	Date of Consideration
A/YL-KTN/752	Proposed Temporary Animal Boarding Establishment for a Period of 5 Year and Filling of Land	26.3.2021
A/YL-KTN/757	Temporary Animal Boarding Establishment for a Period of 5 Years	30.4.2021
A/YL-KTN/769	Proposed Temporary Animal Boarding Establishment for a Period of 5 Year and Filling of Land	9.7.2021
A/YL-KTN/771	Proposed Temporary Animal Boarding Establishment for a Period of 5 Year and Filling of Land	9.7.2021
A/YL-KTN/775	Proposed Temporary Animal Boarding Establishment for a Period of 5 Year and Filling of Land	23.7.2021
A/YL-KTN/755	Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years	13.8.2021
A/YL-KTN/763	Proposed Temporary Animal Boarding Establishment for a Period of 5 Year and Filling of Land	10.9.2021
A/YL-KTN/781	Proposed Temporary Animal Boarding Establishment for a Period of 5 Year and Filling of Land	10.9.2021
A/YL-KTN/789	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	24.12.2021
A/YL-KTN/797	Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years and Filling of Land	24.12.2021
A/YL-KTN/807	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	28.1.2022
A/YL-KTN/811	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Filling of Land	28.1.2022
A/YL-KTN/814	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	18.2.2022
A/YL-KTN/815	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	18.2.2022
A/YL-KTN/851	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	18.2.2022
A/YL-KTN/822	Proposed Temporary Animal Boarding Establishment (Dog Training Ground) with	23.9.2022

Application No.	Use/Development	Date of Consideration
	Ancillary Facilities for a Period of 3 Years and Filling of Land	
A/YL-KTN/836	Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	24.6.2022
A/YL-KTN/845	Proposed Temporary Animal Boarding Establishment (Cattery) for a Period of 3 Years and Filling of Land	12.8.2022
A/YL-KTN/854	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	13.1.2023
A/YL-KTN/869	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	13.1.2023
A/YL-KTN/870	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	13.1.2023
A/YL-KTN/871	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	13.1.2023

Rejected Application

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

Rejection Reason:

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

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the application.

2. Traffic

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

- no further comment on the application from traffic engineering perspective having reviewed the further information (FI) submitted by the applicant (**Appendix Ia**).

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

- no objection to the application.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the applications; and
- there was no environmental complaint case concerning the application site (the Site) in the past 3 years.

4. Drainage

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

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

5. Fire Services

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

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

6. **Agricultural Development and Nature Conservation**

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

- no adverse comment on the application from agricultural development and nature conservation perspectives; and
- the Site is zoned “Agriculture” (“AGR”) and is occupied by a structure. 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.

7. **Food and Environmental Hygiene**

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

- no adverse comment on the application.

8. **Heritage Conservation**

Comments of the Antiquities and Monuments Office, Development Bureau (AMO, DEVB):

- no objection in-principle to the application from archaeological and built heritage conservation perspectives after reviewing the FI (**Appendix Ia**) that excavation works are not required for erection of structures at the Site (**Plan A-2**).

9. **Landscape**

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

- no objection to the proposed use from landscape planning perspective after reviewing the FI (**Appendix Ia**) that grassland area is proposed as shown on **Drawing A-1** and all existing tree will be retained;
- the Site is located in an area of rural landscape character comprising of farmlands, vacant lands, village houses, temporary structures, scattered tree group and dense woodland within “Green Belt” (“GB”) zone in the east. The proposed use is not incompatible with the surrounding landscape setting; and
- the Site is vacant and partly covered with wild grass. Some temporary structures and existing trees of common species are observed within the site. Significant adverse impact within the Sites arising from the proposed uses are not anticipated.

10. 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, etc.) are to be carried out on application site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorised building works under the Buildings Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO; and
- detailed checking under the BO will be carried out at building plan submission stage.

11. District Officer's Comments

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

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

12. Other Departments

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

Recommended Advisory Clauses

- (a) prior planning permissions should have been obtained before commencing the proposed use at the application Site (the Site);
- (b) to resolve any land issues relating to the proposed development with the concerned owners of the Site;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and
 - should planning approval be given to the application, the lot owner(s) will need to apply to this office to permit the structure(s) to be erected or regularise any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Application for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by the LandsD;
- (d) to note the comments of the Commissioner for Transport (C for T) that:
 - the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - any access connecting the application site and Castle Peak Road – Tam Mi is not and shall not be maintained by his office; and
 - adequate drainage measures shall be provided to prevent surface water running from the application site to the nearby public roads and drains;
- (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 Authorised 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 Fire Services (D of FS) that:

- the applicant is advised that the installation /maintenance/ modification/ repair work of fire service installation (FSI) shall be undertaken by an Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to the Director of Fire Services; and
- the applicant shall be reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and

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

- the Site does not associate with any Boarding Establishment Licence granted by DAFC, nor has DAFC received any application regarding of the Site. Under the Public Health (Animals) (Boarding Establishment) Regulations, Cap. 139I, any person who provides food and accommodation for animals in return for a fee paid by the owner must apply for a Boarding Establishment Licence from his department. The applicant should also be reminded that the establishment and ancillary facilities which is licensed under the Cap 139I must always fulfil the criteria listed in the Regulations. The dogs kept by the applicant should also be properly licensed as in accordance with the Rabies Ordinance, Cap. 421 and they are reminded to observe the Prevention of Cruelty to Animals Ordinance, Cap 169 at all times; and
- detailed information and guidance on Animal Boarding Establishment will be provided when applicant submits licence application;

(i) 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;

- (j) to note the comments of the Antiquities and Monuments Office, Development Bureau (AMO, DEVB) that:
 - the applicant is required to inform AMO immediately when any antiquities or supposed antiquities under the Antiquities and Monuments Ordinance (Cap. 53) are discovered in the course of works; and
- (k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - if the existing structure (not being a New Territories Exempted House) are erected on leased land without the approval of the BA, they are unauthorised building works (UBW) under the BO and should not be designated for any proposed use under the captioned application;
 - for UBW erected on leased land, enforcement action may be taken by the Buildings Department to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the application site under the BO;
 - before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on application site, prior approval and consent of the BA should be obtained, otherwise they are UBW under the BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R;
 - if the proposed use under application is subject to issue of a license, the applicant should be reminded that any existing structures on the application site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority; and
 - detailed checking under the BO will be carried out at building plan submission stage.

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



A/YL-KTN/885 DD 109 nr Kong A Leng, Kam Tin North
03/02/2023 03:03

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

A/YL-KTN/885

Lots 646 (Part), 648 (Part) and 655 (Part) in D.D. 109, nr Kong A Leng, Kam Tin North

Site area : About 3,535sq.m

Zoning: "Agriculture"

Applied use: Animal Boarding Establishment / **Filling of Land** / 2 Vehicle Parking

Dear TPB Members,

So the holiday camp proposal had issues and applicant is now falling back on the much abused ABE proposal to use the site for brownfield operations, probably open storage.

The proposed filling of land is now almost the entire site at 2,975sq.m. Cleary Destroy to Build or Abuse.

TPB members cannot be so naïve as to accept this application at face value. It is nothing more than an excuse to trash the land. PlanD should provide aerial images of the site to identify unapproved modifications to the lots.

Previous objections maintained and reinforced.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Wednesday, 16 November 2022 3:03 AM CST
Subject: A/YL-KTN/864 DD 109 nr Kong A Leng, Kam Tin North Tent City

A/YL-KTN/864

Lots 646 (Part), 648 (Part) and 655 (Part) in D.D. 109, nr Kong A Leng, Kam Tin North

Site area : About 3,535sq.m

Zoning: "Agriculture"

Applied use: 14 Tents / **Filling of Land** / 2 Vehicle Parking

Dear TPB Members,

Strong objections, the filling of land is with an area of about 1,115m² (31.5%). This is unacceptable in a district where there is considerable farming activity.

Complete lack of supporting data. no details on sewerage, drainage, cooking facilities, removal of garbage, etc. Parking facilities inadequate for a remote location.

Members should reject this application as an opportunistic, jump on the bandwagon enterprise. Now that the government run camp sites have reopened there is no justification for the proliferation of privately run camping grounds. TPB has already approved multiple applications for camp sites but this should not indicate that all applications will be approved.

As with Hobby Farm and Animal Boarding Establishments, trends like this should be subject to a supply and demand exercise but instead are the new kid on the block in the never ending focus on converting all arable land in the territory to concrete pouring developments.

The world is facing an impending food crisis, Hong Kong must retain the capacity to provide a minimum supply of fresh food in times of crisis.

Mary Mulvihill

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KFBG's comments on two planning applications

07/02/2023 16:26

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

2 attachments



230207 s16 KTN 882.pdf 230207 s16 KTN 885.pdf

Dear Sir/ Madam,

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

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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

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

7th February, 2023.

By email only

Dear Sir/ Madam,

**Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a
Period of 5 Years and Filling of Land
(A/YL-KTN/885)**

1. We refer to the captioned.
2. According to the information from the gist, about 84.2% of the site would be paved area (平整範圍), and from the information provided for this application, we can see the following:

“申請地點計劃採用適合耕種的泥土及混凝土作平整物料...”

3. We urge the Board to investigate with relevant party/ authorities for what the above means: is the applicant intended to use both soil and cement (together?) as paving materials, and how can this happen?
4. We urge the Board to investigate the existing site status with relevant authorities and to consider whether the proposal would greatly affect the arability of the site.
5. We object to this application as the proposed use is not in line with the planning intention of Agriculture (AGR) zone and we urge the Board to reject it.
6. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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