

2023年 3月 27日  
此文件在 收到・城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期。

Appendix I of RNTPC  
Paper No. A/YL-KTN/903

This document is received on 27 MAR 2023  
The Town Planning Board will formally acknowledge  
the date of receipt of the application 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) YL-KTN

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

7/3

2300609 2/3 by courier

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/TL-KTN/903
	Date Received 收到日期	27 MAR 2023

- 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 Lam Piu 鄧林標

### 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)

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)	Lots 1446 (Part), 1447 (Part) and 1448 (Part) in D.D. 107, 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 ..... 2,366 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 868 ..... 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	Draft Kam Tin North Outline Zoning Plan No. S/YL-KTN/10
(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	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"<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  
28/2/2023 (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 28/2/2023 (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 ..... 2,366 ..... 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 <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	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	868	sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	0.37		<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	37	%	<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
	3.5	m 米	<input checked="" type="checkbox"/> About 約

☐ Domestic part 住用部分

GFA 總樓面面積 ..... sq. m 平方米 ☐ About 約

number of Units 單位數目 .....

average unit size 單位平均面積 .....sq. m 平方米 ☐ About 約

estimated number of residents 估計住客數目 .....

☒ Non-domestic part 非住用部分

## GFA 總樓面面積

☐ eating place 食肆 ..... sq. m 平方米 ☐ About 約

☐ hotel 酒店 ..... sq. m 平方米 ☐ About 約

(please specify the number of rooms  
請註明房間數目) .....

☐ office 辦公室 ..... 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	ANIMAL BOARDING ESTABLISHMENT	216 m <sup>2</sup> (ABOUT)	216 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STORY)
B2	ANIMAL BOARDING ESTABLISHMENT	216 m <sup>2</sup> (ABOUT)	216 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STORY)
B3	ANIMAL BOARDING ESTABLISHMENT	216 m <sup>2</sup> (ABOUT)	216 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STORY)
B4	STORAGE OF ANIMAL SUPPLIES	110 m <sup>2</sup> (ABOUT)	110 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STORY)
B5	SITE OFFICE, WASHROOM AND METER ROOM	110 m <sup>2</sup> (ABOUT)	110 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STORY)
TOTAL		868 m <sup>2</sup> (ABOUT)	868 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	ANIMAL BOARDING ESTABLISHMENT	216 m <sup>2</sup> (ABOUT)	216 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STORY)
B2	ANIMAL BOARDING ESTABLISHMENT	216 m <sup>2</sup> (ABOUT)	216 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STORY)
B3	ANIMAL BOARDING ESTABLISHMENT	216 m <sup>2</sup> (ABOUT)	216 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STORY)
B4	STORAGE OF ANIMAL SUPPLIES	110 m <sup>2</sup> (ABOUT)	110 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STORY)
B5	SITE OFFICE, WASHROOM AND METER ROOM	110 m <sup>2</sup> (ABOUT)	110 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STORY)
TOTAL		868 m <sup>2</sup> (ABOUT)	868 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 area, parking and loading/unloading spaces

.....

.....

.....

.....

### 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)

Jun 2023

### 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          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 Shui Mei 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          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 <span style="float: right;">3</span></p> <p>Motorcycle Parking Spaces 電單車車位 <span style="float: right;">_____</span></p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 <span style="float: right;">_____</span></p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 <span style="float: right;">_____</span></p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 <span style="float: right;">_____</span></p> <p>Others (Please Specify) 其他 (請列明) <span style="float: right;">_____</span></p> <p>_____ <span style="float: right;">_____</span></p> <p>_____ <span style="float: right;">_____</span></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          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 <span style="float: right;">_____</span></p> <p>Coach Spaces 旅遊巴車位 <span style="float: right;">_____</span></p> <p>Light Goods Vehicle Spaces 輕型貨車車位 <span style="float: right;">1</span></p> <p>Medium Goods Vehicle Spaces 中型貨車車位 <span style="float: right;">_____</span></p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 <span style="float: right;">_____</span></p> <p>Others (Please Specify) 其他 (請列明) <span style="float: right;">_____</span></p> <p>_____ <span style="float: right;">_____</span></p> <p>_____ <span style="float: right;">_____</span></p>

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

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

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

<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>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>																														
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註: 如申請涉及第(ii)類申請, 請跳至下一條問題。)</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/></p>																														
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>		<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>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(尚可)</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"/>
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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。

**Background**

The applicant seeks to use various lots in D.D. 107, 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' (Plan 1). The applicant would like use the Site to operate an animal boarding establishment (dog kennel) at the Site.

**Planning Context**

The Site falls within an area zoned as "Agriculture" ("AGR") on the Draft Kwu Tung North OZP No. S/YL-KTN/10 (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 and no active agriculture is involved at the Site, it will not jeopardize the long term planning intention of the "AGR" zone. The nature, layout, form and scale of the proposed development are insignificant, it is considered not incompatible with the surrounding environment, therefore, approval of the current application will not set undesirable precedent for the subject "AGR" zone.

**Development Proposal**

The Site occupied an area of 2,366 sq.m (about) (Plan 4). Five structures are proposed at the Site for animal boarding establishments, storage of animal supplies, site office, washroom and meter room with total GFA of 868 sq.m (about) (Plan 4). The proposed development is operated from 09:00 to 18:00 daily, including public holiday (except for overnight animal boarding activities). It is estimated that the Site would accommodate 6 staff, within which, 2 staff will stay overnight at the Site to handle potential complaints arising from the proposed development. No visitor is allowed at the Site.

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). 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.

The land filling areas, i.e. 2,366 sq.m (about) within the Site are for site formation of structures and circulation space for meeting the operational need of the proposed dog kennels. 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 land filling areas 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.

The Site is accessible from Shui Mei Road via a local access (Plan 1). 3 private car parking and 1 loading / unloading spaces for light goods vehicle 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 4). Medium or heavy goods vehicles, including container tractor/trailer are prohibited to be parked/stored at the Site. As trips generated and attracted by the proposed development is minimal, adverse traffic impact to the nearby road network should not be anticipated (Appendix I).

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.

**Conclusion**

The proposed development will not create significant adverse nuisance to the surrounding areas. Adequate mitigation measures will be provided after planning approval has been granted from the Board, i.e. submission of drainage and fire service installations proposals to mitigate any adverse impact arising from the proposed development.

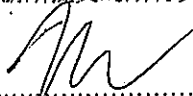
In view of the above, the Board is hereby respectfully requested to approve the subject application for 'Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land'.

**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

Michael WONG

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

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

28/2/2023

(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>@</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**

<sup>@</sup> Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

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

Gist of Application 申請摘要			
(Please provide details in both English and Chinese <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	Lots 1446 (Part), 1447 (Part) and 1448 (Part) in D.D. 107, Kam Tin, Yuen Long, New Territories		
Site area 地盤面積	2,366 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	Draft Kam Tin North Outline Zoning Plan No. S/YL-KTN/10		
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	868 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.37 <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	5	
	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	3.5 (about)	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)
		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	37 % <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  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) <hr/>	3  3 (PC)
	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) <hr/>	1  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 paved ratio of the Site</u>		
<u>Plan showing the land status of the Site</u>		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input 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 checked="" type="checkbox"/>
Trip generation and attraction		

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

**Appendix I - Estimated Trip Generation and Attraction**

- (i) The Site is accessible from Shui Mei Road via a local access. A total of 4 nos. of parking and L/UL spaces are provided at the Site, details are as follows:

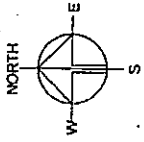
Type of Space	No. of Space
Private Car Parking Space for Staff - 2.5m (W) x 5m (L)	3
L/UL Space for Light Goods Vehicle - 3.5m (W) x 7m (L)	1

- (ii) The proposed development is operated from 09:00 to 18:00 daily, including public holiday (except for overnight animal boarding activities). Please see below for the trip generation and attraction of the proposed development:

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

- (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.





**R-Riches**  
Property Consultants Ltd.

PROPOSED TEMPORARY  
ANNUAL BOARDING  
STALLS WITH  
ANCILLARY FACILITIES FOR A  
PERIOD OF 5 YEARS AND  
ASSOCIATED FILLING OF LAND

SITE LOCATION  
VARIOUS LOTS IN S.D. 107, KAM  
TIN, YUEN LONG, NEW  
TERRITORIES

SCALE  
1:5000 @ A4

DATE  
27.2.2023

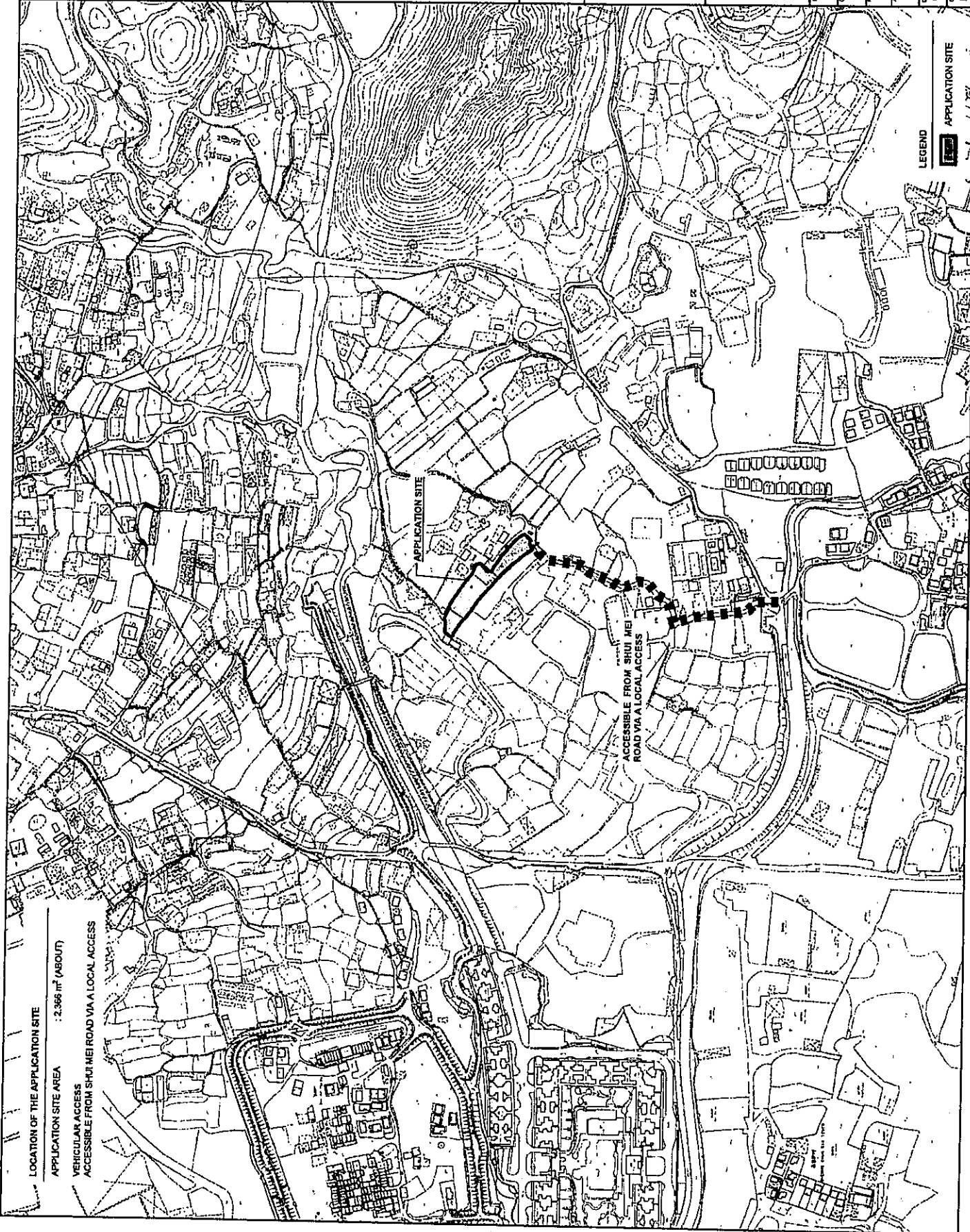
PROJECT NO.  
272

LEGEND  
APPLICATION SITE

LOCATION OF THE APPLICATION SITE  
APPLICATION SITE AREA  
2.966 m<sup>2</sup> (ABOUT)  
VEHICULAR ACCESS  
ACCESSIBLE FROM SHUI MEI ROAD VIA A LOCAL ACCESS

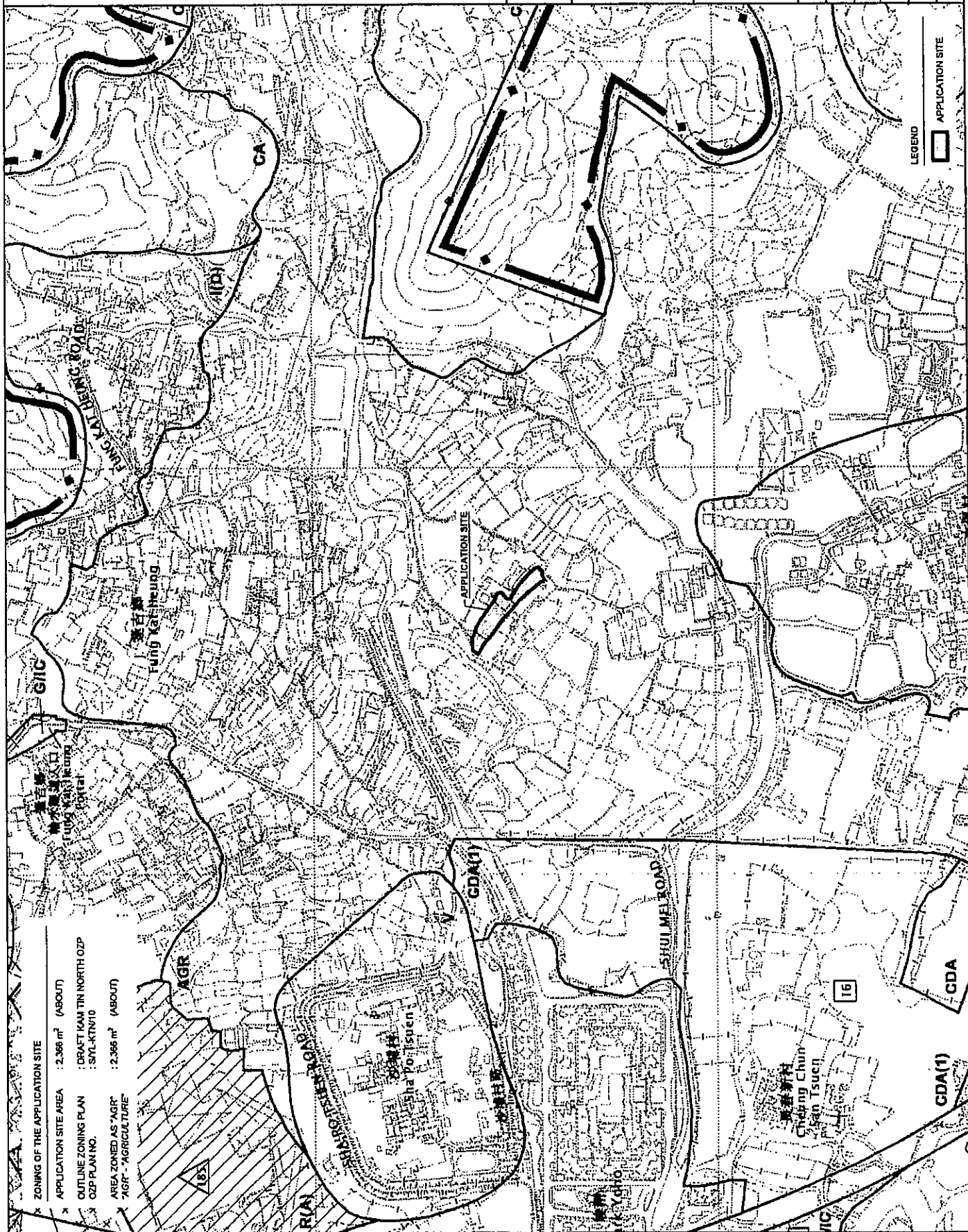
APPLICATION SITE

ACCESSIBLE FROM SHUI MEI  
ROAD VIA A LOCAL ACCESS









**R-Riches**  
Property Consultants Ltd.

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

VARIOUS LOTS IN D.D. 107. KAM  
TIN, YUEN LONG, NEW  
TERRITORIES

DATE \_\_\_\_\_

1

1

2



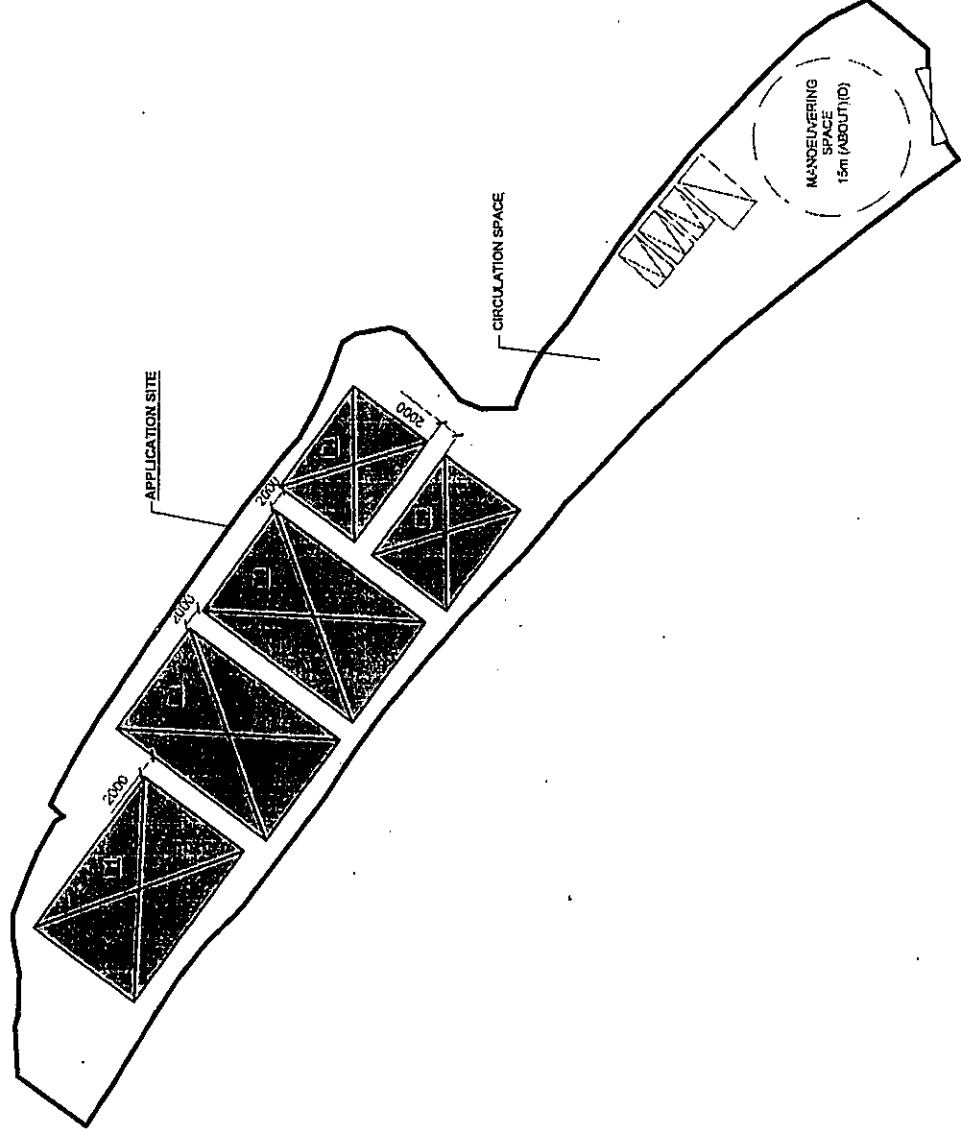




# DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 2,366 m <sup>2</sup> (ABOUT)
COVERED AREA	: 869 m <sup>2</sup> (ABOUT)
UNCOVERED AREA	: 1,498 m <sup>2</sup> (ABOUT)
PLOT RATIO	: 0.37 (ABOUT)
SITE COVERAGE	: 37 % (ABOUT)
NO. OF STRUCTURE	: 5
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 868 m <sup>2</sup> (ABOUT)
TOTAL GFA	: 868 m <sup>2</sup> (ABOUT)
BUILDING HEIGHT	: 3.5 m (ABOUT)
NO. OF STOREY	: 1

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	ANIMAL BOARDING ESTABLISHMENT	216 m <sup>2</sup> (ABOUT)	216 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT) (1-STOREY)
B2	ANIMAL BOARDING ESTABLISHMENT	216 m <sup>2</sup> (ABOUT)	216 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT) (1-STOREY)
B3	ANIMAL BOARDING ESTABLISHMENT	216 m <sup>2</sup> (ABOUT)	216 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT) (1-STOREY)
B4	STORAGE OF ANIMAL SUPPLIES	110 m <sup>2</sup> (ABOUT)	110 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT) (1-STOREY)
B5	SITE OFFICE, WASHROOM AND METER ROOM	110 m <sup>2</sup> (ABOUT)	110 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT) (1-STOREY)
TOTAL		868 m <sup>2</sup> (ABOUT)	868 m <sup>2</sup> (ABOUT)	



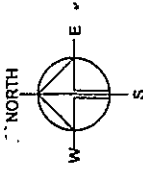
## PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 3
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF LUL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF LUL SPACE	: 7 m (L) x 3.5 m (W)

## LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE
	LOADING / UNLOADING SPACE
	INGRESS / EGRESS

INGRESS / EGRESS  
7.3 m (ABOUT) (W)



PLANNING CONSULTANT



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

SITE LOCATION  
VARIOUS LOTS IN D.D. 107, KAM  
TIN, YUEN LONG, NEW  
TERRITORIES

SCALE  
1 : 700 @ A4

DATE  
27.2.2023

DATE

DATE

DATE

DATE

DATE

DATE

DATE



PAVED RATIO OF THE APPLICATION SITE

APPLICATION SITE AREA COVERED BY STRUCTURE	: 2,366 m <sup>2</sup> (ABOUT)
LAND FILLING AREA	: 868 m <sup>2</sup> (ABOUT)
DEPTH OF LAND FILLING MATERIAL OF LAND FILLING USE	: 2,366 m <sup>2</sup> (ABOUT)
	: NOT MORE THAN 0.2m (ABOUT)
	: CONCRETE
	: SITE FORMATION OF STRUCTURES, AND CIRCULATION SPACES

**FILLING OF LAND AREA**

EXISTING SITE LEVEL : +5.9 mPD (ABOUT)

EXISTING GROUND SURFACE : CONCRETE

PROPOSED SITE LEVEL : +6.1 mPD (ABOUT)

PROPOSED GROUND SURFACE : CONCRETE

DEPTH OF FILLING : NOT MORE THAN 0.2 m

PURPOSE OF FILLING : SITE FORMATION OF STRUCTURES

**FILLING OF LAND AREA**

EXISTING SITE LEVEL : +5.9 mPD (ABOUT)

EXISTING GROUND SURFACE : CONCRETE

PROPOSED SITE LEVEL : +8.0 mPD (ABOUT)

PROPOSED GROUND SURFACE : CONCRETE

DEPTH OF FILLING : NOT MORE THAN 0.1 m

PURPOSE OF FILLING : CIRCULATION SPACE

**FILLING OF LAND AREA**

EXISTING SITE LEVEL : +5.9 mPD (ABOUT)

EXISTING GROUND SURFACE : CONCRETE

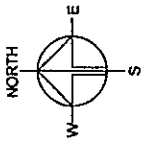
PROPOSED SITE LEVEL : +6.1 mPD (ABOUT)

PROPOSED GROUND SURFACE : CONCRETE

DEPTH OF FILLING : NOT MORE THAN 0.2 m

PURPOSE OF FILLING : SITE FORMATION OF STRUCTURES

APPLICATION SITE



**R-Riches**  
Property Consultants Ltd.

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

SITE LOCATION  
VARIOUS LOTS IN D.D. 107, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE  
1:700 @ A4

DATE  
27.2.2023

DATE  
27.2.2023

DATE  
27.2.2023

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27.2.2023

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27.2.2023

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27.2.2023

DATE  
27.2.2023

DATE  
27.2.2023

LEGEND

APPLICATION SITE







Our Ref.: DD107 Lot 1446 & VL  
Your Ref.: TPB/A/YL-KTN/903

卓物業  
有限公司

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

By Email

15 May 2023

Dear Sir,

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

**Proposed Temporary Animal Boarding Establishment with Ancillary Facilities  
for a Period of 5 Years and Filling of Land in "Agriculture" Zone,  
Lots 1446 (Part), 1447 (Part) and 1448 (Part) in D.D. 107, Kam Tin, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-KTN/903)**

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 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.: Ms. Loree DUEN  
(Attn.: Ms. Crystal WONG

email: llyduen@pland.gov.hk )  
email: chtwong@pland.gov.hk )



**Responses-to-Comments**

**Proposed Temporary Animal Boarding Establishment with Ancillary Facilities  
for a Period of 5 Years and Filling of Land in "Agriculture" Zone,  
Lots 1446 (Part), 1447 (Part) and 1448 (Part) in D.D. 107, Kam Tin, Yuen Long, New Territories**

**(Application No. A/YL-KTN/903)**

- (i) The applicant would like to provide clarifications to address concerns of the general public, details are as follows:

The proposed development would not frustrate the long term planning intention of the "Agriculture" Zone

- Although the proposed development is not entirely in line with planning intention of the "AGR" zone, there is no active farming activity within the application site (the Site). In addition, several S.16 planning applications for 'animal boarding establishment' were approved by the Town Planning Board (the Board) within the same "Agriculture" ("AGR") zone, within which, the latest application (No. A/YL-KTN/871) were approved on a temporary basis in 2023.
- Therefore, approval of the current application on a temporary basis of 5 years would not frustrate the long term planning intention of the "AGR" zone.

To minimise environmental nuisance generated by the proposed development

- 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.
- All dogs will be kept in cages (except being walked by staff), urine and excrement of dogs could be collected for disposal easily. Dogs will be showered by staff every week to ensure they are in good hygiene conditions. Odour should therefore be minimal.
- As wastewater will be generated from the said activities, the applicant will follow the Professional Persons Environmental Consultative Committee Practice Notes for sewage treatment at the Site.
- A maximum of 2 dogs would be walked on leash outdoor within the Site at the same time during operation hours (i.e. 09:00 to 18:00) by staff. Dog masks would be worn by dogs while being walked. All dogs will be kept indoor at structures fitted with soundproofing materials and 24-hour mechanical ventilation and air-conditioning systems 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 noise nuisance.
- The applicant will submit drainage proposal and implement the accepted drainage facilities to minimise flood risk after planning approval has been granted by the Board.

## (ii) Clarifications for the filling of land at the Site:

- The eastern portion of the Site is currently covered by hard-paving with site level of +6.0 mPD (about), while the remaining area are of soiled ground with +5.9 mPD (about) (**Plan 1**). No further filling of land will be carried out at the eastern portion of the Site by the applicant after planning approval has been granted from the Board. The applicant will strictly follow the proposed scheme during the planning approval period.

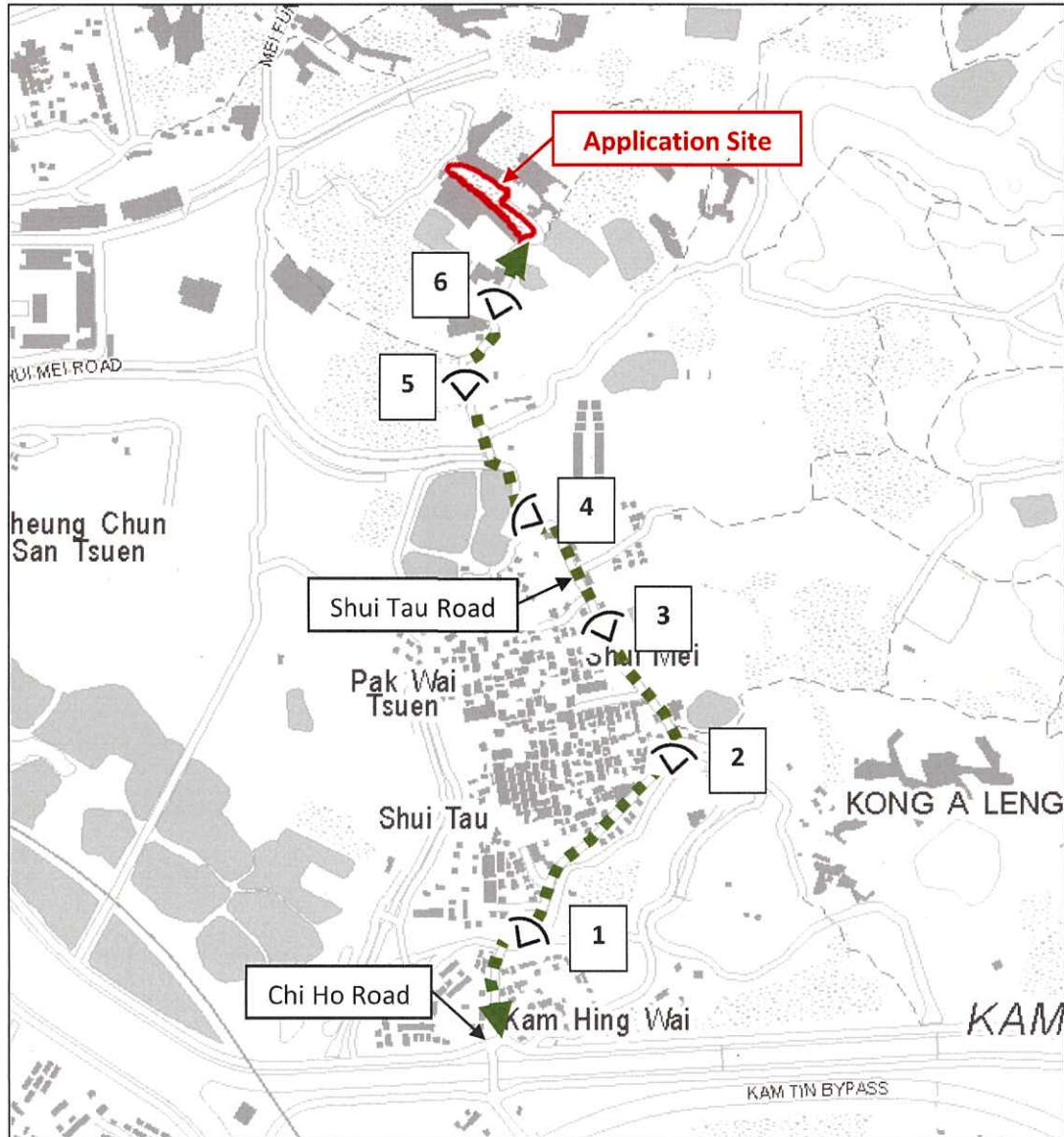
## (iii) A RtoC Table:

Departmental Comments		Applicant's Responses
<b>1. Comments of Commissioner for Transport (C for T)</b> (Contact Person: Mr. Phil CAI; Tel: 2399 2421)		
(a)	The applicant should demonstrate the smooth manoeuvring of vehicles to / from Chi Ho Road, along the local access and within the site;	Sufficient space is provided for vehicle to smoothly manoeuvre to / from Chi Ho Road, along the local access and within the Site ( <b>Annex I and Plan 2</b> ).
(b)	The applicant should note that the local access between Chi Ho Road and the site is not managed by this Department.	Noted.
<b>2. Comments of Director of Environmental Protection (DEP)</b> (Contact Person: Miss Ming HE; Tel: 2835 2390)		
(a)	Please provide further information as follows:  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)	Whether the dogs are allowed for outdoor activities during operation hours (i.e. 0900 to 1800) and if affirmative, please state the maximum number of animals allowed for outdoor activities at the same time and any mitigation measures will be adopted (e.g. dog masks) to minimise the noise nuisance.	A maximum of 2 dogs would be walked outdoor within the Site at the same time during operation hours (i.e. 09:00 to 18:00) by staff. Dog masks would be worn by dogs while being walked. All dogs will 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 noise nuisance.



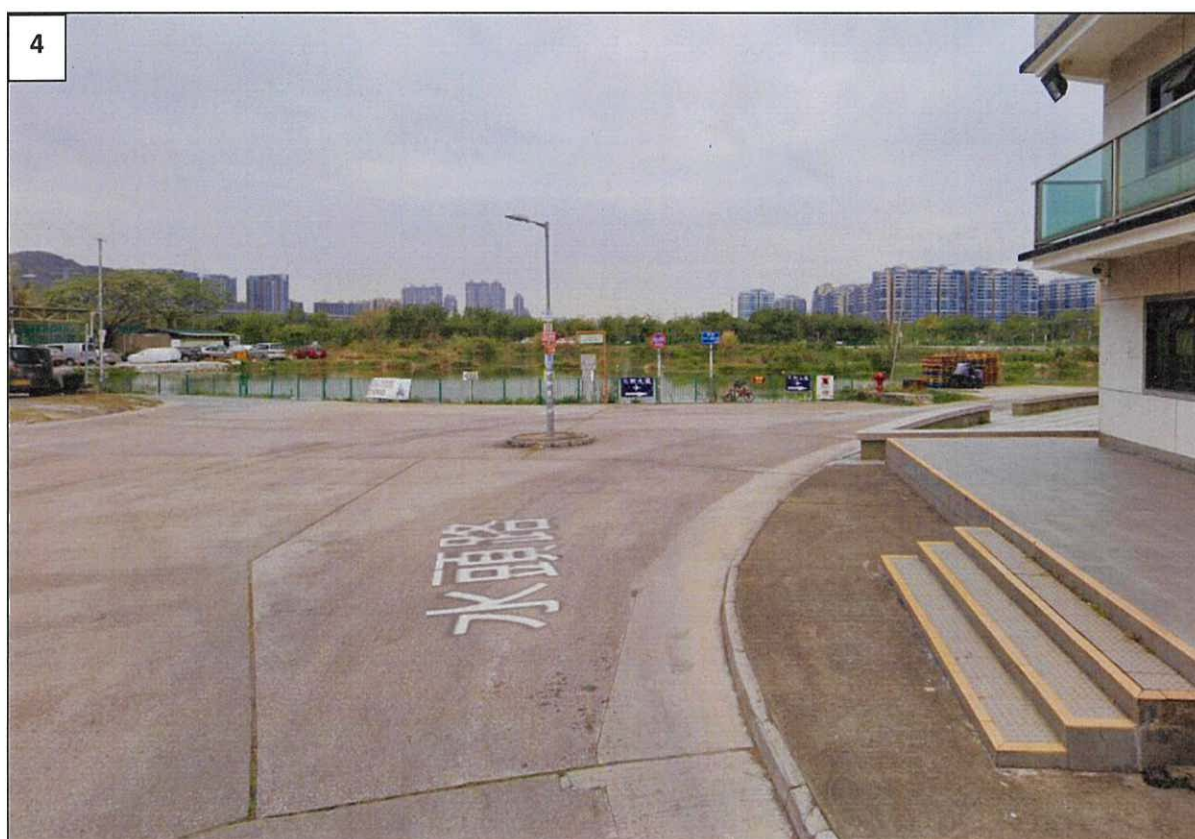
**Annex I – Manoeuvring of Vehicle to / from Chi Ho Road from the Application Site**

- (i) Sufficient space is provided for vehicle to smoothly manoeuvre to / from Chi Ho Road and along the local access, details are as follows:













# PAVED RATIO OF THE APPLICATION SITE

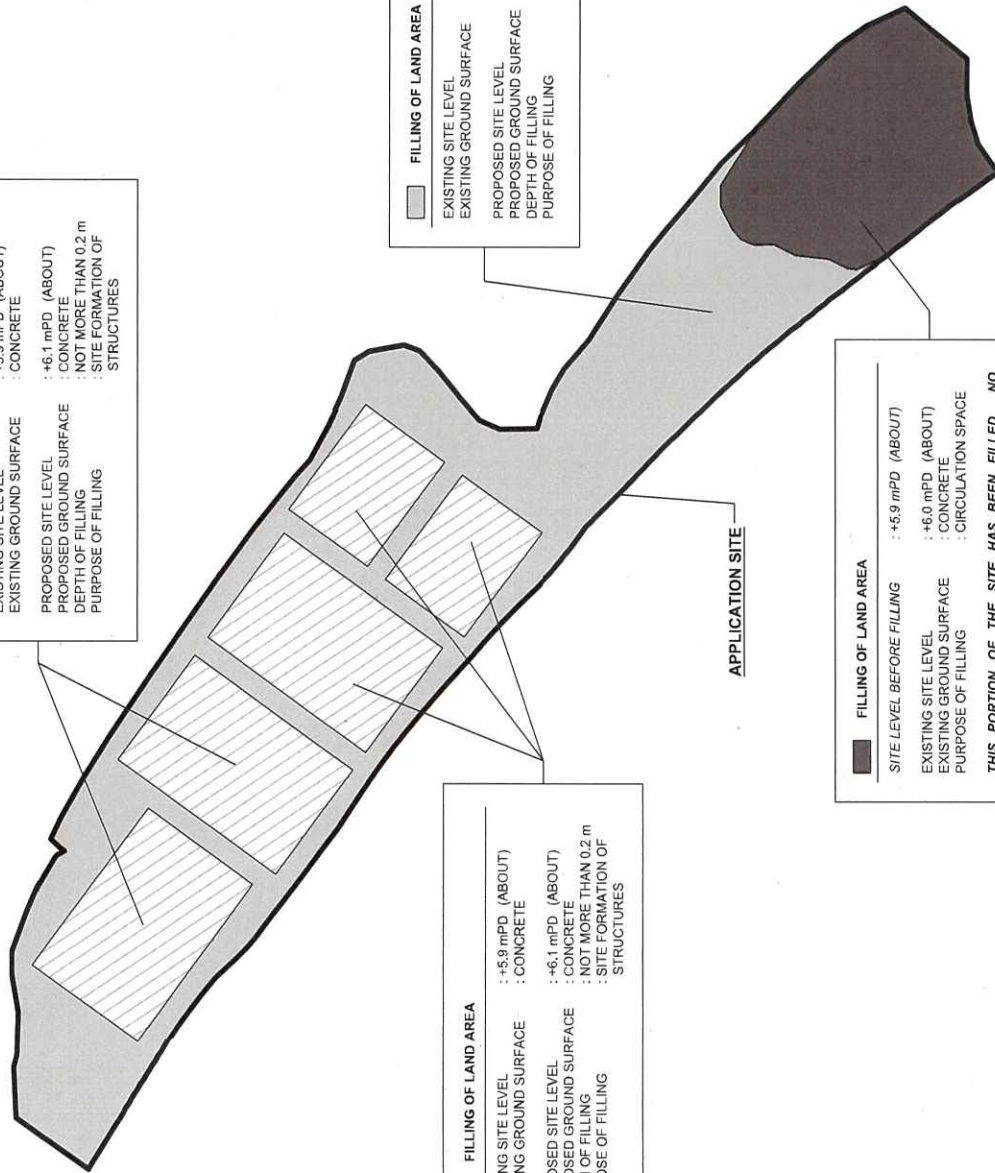
APPLICATION SITE AREA COVERED BY STRUCTURE	: 2,366 m <sup>2</sup> (ABOUT)
EXISTING FILLED AREA	: 868 m <sup>2</sup> (ABOUT)
PROPOSED FILLING AREA	: 381 m <sup>2</sup> (ABOUT)
DEPTH OF LAND FILLING	: 1,985 m <sup>2</sup> (ABOUT)
MATERIAL OF LAND FILLING	: NOT MORE THAN 0.2m (ABOUT)
USE	: CONCRETE
	: SITE FORMATION OF STRUCTURES, AND CIRCULATION SPACES

FILLING OF LAND AREA	
EXISTING SITE LEVEL	: +5.9 mPD (ABOUT)
EXISTING GROUND SURFACE	: CONCRETE
PROPOSED SITE LEVEL	: +6.1 mPD (ABOUT)
PROPOSED GROUND SURFACE	: CONCRETE
DEPTH OF FILLING	: NOT MORE THAN 0.2 m
PURPOSE OF FILLING	: SITE FORMATION OF STRUCTURES

FILLING OF LAND AREA	
EXISTING SITE LEVEL	: +5.9 mPD (ABOUT)
EXISTING GROUND SURFACE	: CONCRETE
PROPOSED SITE LEVEL	: +6.0 mPD (ABOUT)
PROPOSED GROUND SURFACE	: CONCRETE
DEPTH OF FILLING	: NOT MORE THAN 0.1 m
PURPOSE OF FILLING	: CIRCULATION SPACE

FILLING OF LAND AREA	
EXISTING SITE LEVEL	: +5.9 mPD (ABOUT)
EXISTING GROUND SURFACE	: CONCRETE
PROPOSED SITE LEVEL	: +6.1 mPD (ABOUT)
PROPOSED GROUND SURFACE	: CONCRETE
DEPTH OF FILLING	: NOT MORE THAN 0.2 m
PURPOSE OF FILLING	: SITE FORMATION OF STRUCTURES

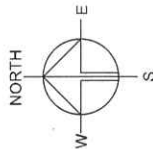
FILLING OF LAND AREA	
SITE LEVEL BEFORE FILLING	: +5.9 mPD (ABOUT)
EXISTING SITE LEVEL	: +6.0 mPD (ABOUT)
EXISTING GROUND SURFACE	: CONCRETE
PURPOSE OF FILLING	: CIRCULATION SPACE
THIS PORTION OF THE SITE HAS BEEN FILLED. NO FURTHER FILLING WILL BE REQUIRED TO FACILITATE THE PROPOSED DEVELOPMENT.	



APPLICATION SITE

LEGEND

APPLICATION SITE



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 107, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1: 700 @ A4

DRAWN BY

DATE

MIN

DATE

REVISOR

DATE

APPROVED BY

DATE

DWG. TITLE

PAVED RATIO

DWG. NO.

PLAN 1

VER.

003







**Appendix II of  
RNTPC Paper No. A/YL-KTN/903**

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

**Approved Applications**

	<b>Application No.</b>	<b>Use/Development</b>	<b>Date of Consideration</b>
1.	A/YL-KTN/588	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	16.3.2018 [revoked on 16.9.2018]
2.	A/YL-KTN/605	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	15.6.2018
3.	A/YL-KTN/616	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	17.8.2018 [revoked on 17.1.2021]
4.	A/YL-KTN/617	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	17.8.2018 [revoked on 17.7.2021]
5.	A/YL-KTN/623	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	21.9.2018 [revoked on 21.12.2020]
6.	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]
7.	A/YL-KTN/642	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	22.2.2019 [revoked on 22.7.2021]
8.	A/YL-KTN/645	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	12.4.2019 [revoked on 12.10.2019]
9.	A/YL-KTN/651	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years	17.5.2019
10.	A/YL-KTN/659	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	16.8.2019 [revoked on 16.1.2022]
11.	A/YL-KTN/695	Temporary Animal Boarding Establishment for a Period of 5 Years	15.5.2020
12.	A/YL-KTN/713	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	6.11.2020 [revoked on 6.5.2022]
13.	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]
14.	A/YL-KTN/724	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	23.10.2020
15.	A/YL-KTN/730	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	20.11.2020 [revoked on 20.5.2022]
16.	A/YL-KTN/743	Temporary Animal Boarding Establishment with Ancillary Office for a Period of 3 Years	22.1.2021
17.	A/YL-KTN/752	Proposed Temporary Animal Boarding Establishment for a Period of 5 Year and Filling of Land	26.3.2021
18.	A/YL-KTN/757	Temporary Animal Boarding Establishment for a Period of 5 Years	30.4.2021

	<b>Application No.</b>	<b>Use/Development</b>	<b>Date of Consideration</b>
19.	A/YL-KTN/769	Proposed Temporary Animal Boarding Establishment for a Period of 5 Year and Filling of Land	9.7.2021
20.	A/YL-KTN/771	Proposed Temporary Animal Boarding Establishment for a Period of 5 Year and Filling of Land	9.7.2021
21.	A/YL-KTN/775	Proposed Temporary Animal Boarding Establishment for a Period of 5 Year and Filling of Land	23.7.2021
22.	A/YL-KTN/755	Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years	13.8.2021
23.	A/YL-KTN/763	Proposed Temporary Animal Boarding Establishment for a Period of 5 Year and Filling of Land	10.9.2021
24.	A/YL-KTN/781	Proposed Temporary Animal Boarding Establishment for a Period of 5 Year and Filling of Land	10.9.2021
25.	A/YL-KTN/789	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	24.12.2021
26.	A/YL-KTN/797	Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years and Filling of Land	24.12.2021
27.	A/YL-KTN/807	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	28.1.2022
28.	A/YL-KTN/811	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Filling of Land	28.1.2022
29.	A/YL-KTN/814	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	18.2.2022
30.	A/YL-KTN/815	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	18.2.2022
31.	A/YL-KTN/851	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	18.2.2022
32.	A/YL-KTN/822	Proposed Temporary Animal Boarding Establishment (Dog Training Ground) with Ancillary Facilities for a Period of 3 Years and Filling of Land	23.9.2022



	<b>Application No.</b>	<b>Use/Development</b>	<b>Date of Consideration</b>
33.	A/YL-KTN/836	Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	24.6.2022
34.	A/YL-KTN/845	Proposed Temporary Animal Boarding Establishment (Cattery) for a Period of 3 Years and Filling of Land	12.8.2022
35.	A/YL-KTN/854	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	13.1.2023
36.	A/YL-KTN/869	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	13.1.2023
37.	A/YL-KTN/870	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	13.1.2023
38.	A/YL-KTN/871	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	13.1.2023
39.	A/YL-KTN/885	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land	3.3.2023

**Rejected Application**

<b>Application No.</b>	<b>Use/Development</b>	<b>Date of Consideration</b>	<b>Rejection Reason</b>
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 application; 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 vacant. 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. Landscape**

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

- no objection to the proposed use from landscape planning perspective; and
- the Site is located in a miscellaneous rural fringe landscape character comprising of temporary structures, active and abandoned farmlands, and scattered tree groups. The Site is vacant with some temporary structures. No existing tree is observed within the Site. Significant adverse impact on landscape character and landscape resources arising from the proposed use is not anticipated.

**9. Building Matters**

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

- as there is no record of approval granted by the Building Authority for the existing structure at the Site, he is not in a position to offer comments on their suitability for the use proposed at the Site;
- 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.



**10. 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.

**11. Other Departments**

The following government departments have no objection to/ no adverse comment/ no comment on the application:

- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD); and
- Commissioner of Police (C for P); and Director of Electrical and Mechanical Services (DEMS).



**Recommended Advisory Clauses**

- (a) prior planning permission should have been obtained before commencing the development at 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
  - 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. 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 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; (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) 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;

(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. On the other hand, the dogs kept by the applicant should also be properly licensed as in accordance with the Rabies Ordinance, Cap. 421 and he is 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 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;
- detailed checking under the BO will be carried out at building plan submission stage; and

(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 should approach the electricity supplies (i.e. CLP Power) for requisition of cable plans (and overhead line alignment drawings, where appropriate) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the "Code of Practice on Working near Electricity Supply Lines" established under the Regulation when carrying out works in the vicinity of the electricity supply lines.





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**Objection of Planning Application**

11/04/2023 16:21

From:

To:

File Ref:

tpbpd@pland.gov.hk

Chairperson  
Town Planning Board

Dear sir,

Objection to the Planning

Application no. A/YL-KTN/903

I would like to express my strong objection to the above application.

I live [REDACTED] I chosed to live here years ago because of the natural and quiet environment among the farmlands. If animal boarding establishment is set up next to my house, it would be a disaster for my family and my neighbors nearby. There would be barking of dogs day and night. There would be parties of the pets' owners during weekends and holidays. Such phenomenon is already happening at an animal boarding establishment about 300 meters away from the application site. Now if the above application is approved by your Board, my whole family would be seriously disturbed by all these kinds of noise all day long. We have two little babies in the house. How can they sleep with such big and threatening dogs barking? We have old parents in the house. How can they live peacefully in their aged lives?

When such annoying disturbance to nearby residents is foreseen, I doubt if it is still legal to approve such application.

Yours sincerely,

Ms Ho

Resident of Shui Mei Chuen

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就A/YL-KTN/903 作出反對建議

04/04/2023 12:21

From:

To:

File Ref:

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

政圻市規劃委員會

本人就住在 [REDACTED]  
[REDACTED]

就其申請作為臨時動物寄養所連附屬設施作出強烈反對  
因此申請會帶來大量嘈音和氣味影響  
本人家中有嬰兒2名, 此申請將會嚴重影響其健康和作息  
請貴委員會不接納此地的申請

David



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對申請編號 A/YL-KTN/903 規劃通告的意見

12/04/2023 21:05

From:

To:

File Ref:

lpppd@pland.gov.hk

城市規劃委員會：

本人十分反對申請動物寄養所（編號 A/YL-KTN/903）的規劃。

最基本的噪音，污染，安全等問題讓各居民非常擔心。特別近年水尾村大量田地填土，興建遊樂場，寵物樂園，露營野地等，雖然設施跟人潮不斷湧來，但居民配套並沒有配合到，特別是去水系統。每年雨季本身各道路已有嚴重水浸，而興建這些設施時，連帶部份去水道也填土，或改小，完全沒考慮水浸問題，對居民出入做成極大影響。

另外規劃申請通告上所標示的地點（元朗錦田丈量107約地段第1446號，第1447號，及第1448號），通告上紅色線最右邊內是沒有包括那一格長方型的小化糞池，但實際上申請人已自行把那地段也一併用板封起，佔用了不屬於申請地段的地方，請委員會仔細調查了解一下。

希望貴委員會考慮居民生活所受的影響和意見，不批准動物寄養所（編號 A/YL-KTN/903）的申請，謝謝。

水尾村居民  
鄧先生

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對申請編號 A/YL-KTN/903 規劃通告的意見 (2) 補上附圖  
13/04/2023 21:31

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

2 attachments



F22690DB-9322-4D9C-9D77-C1F62DD94033.jpeg4FC22181-C358-4E9D-98D2-44A91D852771.jpeg

城市規劃委員會：

上一封反對申請動物寄養所（編號 A/YL-KTN/903）的規劃的 email 中，關於規劃申請通告上所標示的地點（元朗錦田丈量107約地段第1446號，第1447號，及第1448號），通告上紅色線最右邊內是沒有包括那一格長方型的小化糞池，但實際上申請人已自行把那地段也一併用板封起，佔用了不屬於申請地段的地方。

現附上相關相片，顯示為封起了不屬於通告標示的部份。

希望貴委員會考慮居民生活所受的影響和意見，不批准動物寄養所（編號 A/YL-KTN/903）的申請，謝謝。

水尾村居民  
鄧先生







4  
敬啟者：

本人居住在水尾村的偏遠地方多年，最近看到有申請動物寄養所的通告，申請編號為A/YL-KTN/903，我現反映以下意見。

申請的地段為D.D. 107 Lot 1446、1447及1448，記得多年前該處南面的地段Lot1471、1469曾獲批作養豬場5年，那些年帶來附近居民很多污染問題，包括臭味、噪音、排污等，終於在10多年前政府花費收回養豬牌照，使附近環境歸回清幽，空氣清新，四野安寧。現忽然又來個動物寄養所，且更貼近民居，我預計生活環境必倒退如前。本人非憑空想像，因為我常經過附近一所大型的動物寄養所，其發出的噪音、氣味、狗毛等是實制的體驗，該等場所若在民居附近，必然是嚴重的滋擾。

本人發現這幾年，附近田地(如1468、1467、1456、1466)的業主大量填土，而動工時沒有考慮地域的水道流向，只顧填得最多的土地，連一些與週邊相連的去水道也蓋土了，造成本來的行人路在雨季水浸，弄得居民步行出入時非常狼狽。我曾向渠務處尋求協助，來視察的人員說因屬私人土地，他們沒有辦法解決。現在申請地段包括了一條多戶的去水道，若填了土，將使水浸問題更嚴重。請問規劃署是否有權力及責任確保所有填土工程是改善環境，而非製造道路水浸？

水尾村屬北園村範圍，村內發展了不少旅遊、露營、渡假等地點，每逢假日假期，人車往來頻繁，村路上常有交通擠塞情況。現申請動物寄養所的地段只有一條小路通往水尾路，若獲批發展，人車擠塞情況將擴大。另外，我細看貴署登出的通告，所附地圖中若以紅色線為地界，現時該地Lot1448業主在小路轉彎處向東面多圍封了幾米，造成大型車輛(如運年花的車)轉彎時有困難。這條窄車路只通去兩戶人家門前，但一向會有外來車輛誤進而要在1448東面空地掉頭，現在地段被圍封了，司機視線被遮擋，會有更多外來車輛誤入這窄路，業主沒預留空間給車輛掉頭，將造成交通更多困擾。

我參照附近的動物寄養所，職員是會帶狗隻出公眾地方散步、訓練，也時有走失狗隻事件發生。現申請地段附近是有居民常出屋外散步，包括小童，人與狗彼此陌生，可想像相遇時所造成的不安與危害。

盼望貴署考慮本人以上的憂慮與意見，不批准該地段變作臨時動物寄養所的申請。

此致

規劃署署長  
鍾文傑謹啟



伍先生  
水尾村居民  
11/4/2023





敬啟者：

反對 A/YL-1/CTN/903 規劃申請。



本人為 [REDACTED] 業主，現反對地段 107 第 1446、1447 及 1448 申請作臨時動物寄養所及填泥。

本人居住在 [REDACTED] 三十多年，一直享受鄉郊寧靜。現有聞申請申請只離本人居所幾米之近，有關動物會因適應地方附近行人經過，或狗隻爭執而吠聲會不分日夜而發出嚴重噪音，影響本人及家人的睡眠及家居寧靜。尤其是本人三代同住，兼有二名孫女（分別兩歲和七個月大），她們晚上如有噪音便會弄醒，影響孫女父母要半夜作出照顧，相應亦影響他們翌日上班工作。

根據《噪音管制條例》第 5 條，在任何時間下只要住所內發出這些擾人的噪音如寵物噪音，即屬違法。現在申請者以臨時動物寄養所以逃避住所，實屬在法律漏洞。立法原意本屬保障居民免受噪音滋擾。盼望貴署能保障本人家庭三代安寧，不批准只有幾米距離的寄養所申請。

此致  
規劃署署長

業主/居民：方順源 謹啟  
[REDACTED]  
2023年4月12

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**A/YL-KTN/903 DD 107 Shui Mei Tsuen**

25/04/2023 03:49

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

A/YL-KTN/903

Lots 1446 (Part), 1447 (Part) and 1448 (Part) in D.D. 107, Shui Mei Tsuen, Kam Tin

Site area : About 2,366sq.m

Zoning : "Agriculture"

Applied use : Animal Boarding Establishment / 4 Vehicle Parking

Dear TPB Members,

Strong objections. No history of approvals.

This application should be considered together with 908 for adjacent lots and same purported use.

The number of applications for ABE is totally incompatible with any possible demand for such services. According to data there are around 200,000 dogs in the territory. Conveniently operators are not required to provide data on the number of dogs to be housed, the duration of their stay, etc.

That more land be dedicated to ABE than that for public housing is irrational and members should remember that the community expects members to uphold the integrity of the process.

Mary Mulvihill

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## KFBG's comments on two planning applications

25/04/2023 16:29

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

2 attachments



230425 s16 NSW 314.pdf 230425 s16 KTN 903.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

Email Disclaimer:

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





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

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

25th April 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/903)**

1. We refer to the captioned.
2. The application site is within Agriculture (AGR) zone and is close to extensive arable land within the same AGR zone (**Figure 1**). As repeatedly mentioned in our submissions, the AGR zone in Kam Tin North still contains many highly arable farmland areas and some are still under active cultivation. In addition, farmland is also a kind of wildlife habitat; the reduction of farmland would simply mean the reduction of wildlife habitat as well. For instance, the arable land close to the site was observed utilising by some waders (**Figure 2**).
3. We urge the Board to reject this application as the proposed use is unlikely to be in line with the planning intention of AGR zone. We also urge the Board to consider the potential cumulative impacts of approving this application on the AGR zone in the area of concern as the approval would set a precedent in this area.
4. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden



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

Figure 1. Arable land close to the application site within the same AGR zone.



香港新界大埔林錦公路  
Lam Kam Road, Tai Po, New Territories, Hong Kong  
Email: [esp@kfbg.org](mailto:esp@kfbg.org)



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

Figure 1. Cont'd.



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





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

Figure 2. Waders in the arable land.



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

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對 A/YL-KTN/903 規劃申請提出意見

04/04/2023 20:41

From:

To:

File Ref:

Tpbpd@pland.gov.hk

你好，本人十分反對編號 A/YL-KTN/903，規劃申請臨時動物寄養所連附屬設施的擬議！

此申請地點就在民居旁邊，最近只有幾米之隔，全天候動物吠叫，爭吵之聲對任何人也不能接受！目前水尾村已進駐大量沒有隔音屏障的狗場，遊樂設施，結婚慶祝場地，每日人叫犬吠已經非常吵鬧！為何要破壞鄉村幾十年來的安寧？！

除聲音外，氣味衛生，小孩子安全也對所有居民有極大影響！水尾村的狗場每天放大型狗散步四處大小便，又常年走失狗隻，經常半夜看到大型狗在狗場外迷失，對居民及小孩子出入非常危險！

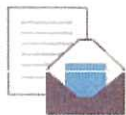
對所有居民的壞處說不完，好處只是讓申請人發財，請顧及居民感受，請勿批准破壞環境的申請，反對編號 A/YL-KTN/903，規劃申請臨時動物寄養所連附屬設施的擬議！謝謝！


Daniel Fong

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Sincerely,

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Re: 查詢住宅門前填土工程   
11/04/2023 10:46

From: enquire1/PLAND/HKSARG  
To: [REDACTED] tpbpd@pland.gov.hk  
File Ref:

莫女士：

本署於2023年4月9日收到閣下的電郵，內容備悉。本署現把你的電郵轉交城市規劃委員會秘書處跟進及直接回覆。

規劃署

(勞國文 代行)

敬啟者： 本人讀畢 A/YL-KTN/903的規劃申請...

09/04/2023 15:37:03

From: [REDACTED]  
To: "enquire@pland.gov.hk" <enquire@pland.gov.hk>  
Date: 09/04/2023 15:37  
Subject: Re: 查詢住宅門前填土工程

敬啟者：

本人讀畢 A/YL-KTN/903的規劃申請通告，現正式作出強烈反對。理由如下：

1. 地段107 第1446、1447及1448申請作所謂臨時動物寄養所，即是狗酒店及狗訓練場所。本人居住地點與有關的申請地段只距離四米，既是臨時寄養，眾多狗隻因環境改變必

不斷發出哀叫，尤其是晚上；況且餵飼時、有行人經過時都會一同吠叫，貴署的規劃專員能想像我家會從安舒寧靜之境變成永無寧日之地嗎？況且我家隔鄰及後面也是民居，貴

署以甚麼理由批准發展動物寄養所以滋擾民居安寧呢？

2. 由水尾村的另一動物寄養所「犬學堂」進入申請地點有幾百米是私家路，為多彎的單線雙程路，且人車共用，由於有關地主不願意交出路權由政府管理，該段路已日久失修，若

成動物寄養所，必引來大量車輛進出，造成交通擠塞，影響居民出入及人身安全。

3. 上述道路的兩旁田地及魚塘被私下填土，有關地主將天然水道也填了，現在只餘申請地段的北面及東面兩條去水道，近幾年夏天雨季，水漲出路面，水深至小腿，也時有不

熟路面的外來車輛跌落水道，現申請者將北面水道的後半段圍封，他日有淤塞，不知從何溝通，水患更嚴重，受禍者必是附近居民。

本人盼貴署要以附近居民福祉為念，懇請貴署拒絕該地段作動物寄養的申請。本人  
聯絡電話 [REDACTED]  
此致



規劃署署長

水尾村居民

莫女士

2023年4月9日

enquire@pland.gov.hk (<enquire@pland.gov.hk>) 在 2023年4月3日星期一 上午10:42:31 [GMT+8] 寫道：

莫女士：

有關個案現由本署的中央執行管制及檢控組跟進。你投訴的地點由於涉及懷疑違例發展的調查，根據本署的服務承諾，我們會在收到書面查詢後 4 個星期內就你提出的事宜作出回覆。如有足夠證據確定該個案屬於違例發展，本署會按情況採取適當的執行管制行動。

規劃署

(勞國文 代行)

From: [REDACTED]  
To: <enquire@pland.gov.hk>  
Date: 03/04/2023 09:44  
Subject: Re: 查詢住宅門前填土工程

(<enquire@pland.gov.hk>) 在 2023年3月27日 星期一 GMT+8 上午09:36:27 寫道：

莫女士：

本署於2023年3月24日收到閣下的電郵，內容備悉。我們相關組別會跟進個案並稍後回覆。

規劃署

(勞國文 代行)

From: [REDACTED]  
To: "enquire@pland.gov.hk" <enquire@pland.gov.hk>, "fsyledpo@pland.gov.hk" <fsyledpo@pland.gov.hk>  
Date: 24/03/2023 23:39  
Subject: 查詢住宅門前填土工程

請問貴署調查有關查詢的進度。




莫女士

敬啟者：

本人慾向規劃署查詢本人住宅門前的發展工程，該工程的地段在錦田水尾村 DD107 1448及1469，本來的農田現正填泥及圍封，本來的修車場現在清場，聽鄰居說是發展狗場。

本人安居水尾村超過30年，住宅雖然距離兩地段兩至四米之隔，有關改變土地用途的申請卻未被諮詢，也從未見到有諮詢公告，查詢有關工程人員，答覆是私隱而拒絕說明，但圍封範圍卻包括一條附近居民的去水渠。

該地段若真是發展狗場，將為本人及鄰近家庭做成災難性滋擾，包括衛生、噪音、路面水浸問題，本人強烈反對。

請有關部門回覆是批准發展此兩地作何用途，免附近居民焦慮不安。本人聯絡電話：

莫女士  
水尾村居民

9 附加

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**Fw: 查詢住宅門前填土工程**  
25/04/2023 16:54

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

1 attachment



photos for A YL-KTN 903.pdf

敬啟者：

規劃申請A/YL-KTN/903的公眾諮詢今天最後一天，本人現附上照片以補充下文的反對意見。

本人閱畢一些貴署就農地申請發展之會議記錄，給我的印象：公眾意見似乎不太被重視。本人惟恐我的反對也不獲考慮，他日我家隔鄰若果真成了動物收容所，全家永無寧日，必會不斷投訴能幫助居民解決嘈音、水浸、交通阻塞的部門。因此本人已盡力表達反對理由及提供資料，盼貴署重視有切身禍福居民的聲音。

水尾村居民  
莫女士

----- 轉寄的郵件 -----

寄件人：[REDACTED]  
收件人：enquire@pland.gov.hk <enquire@pland.gov.hk>  
傳送日期：2023年4月9日星期日 下午03:36:41 [GMT+8]  
主旨：Re: 查詢住宅門前填土工程

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不斷發出哀叫，尤其是晚上；況且餵飼時、有行人經過時都會一同吠叫，貴署的規劃專員能想像我家會從安舒寧靜之境變成永無寧日之地嗎？況且我家隔鄰及後面也是民居，貴

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本人盼貴署要以附近居民福祉為念，懇請貴署拒絕該地段作動物寄養的申請。本人聯絡電話 [REDACTED]。

此致  
規劃署署長  
水尾村居民  
莫女士

2023年4月9日

enquire@pland.gov.hk (<enquire@pland.gov.hk>) 在 2023年4月3日星期一 上午10:42:31 [GMT+8] 寫道：

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規劃署

(勞國文 代行)

From: [REDACTED]  
To: <enquire@pland.gov.hk>  
Date: 03/04/2023 09:44  
Subject: Re: 查詢住宅門前填土工程

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(勞國文 代行)

From: [REDACTED]  
To: "enquire@pland.gov.hk" <enquire@pland.gov.hk>, "fsyledpo@pland.gov.hk" <fsyledpo@pland.gov.hk>  
Date: 24/03/2023 23:39  
Subject: 查詢住宅門前填土工程

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莫女士

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請有關部門回覆是批准發展此兩地作何用途，免附近居民焦慮不安。本人聯絡電話：[REDACTED]

莫女士

水尾村居民



A/YL-KTN/903

綠色圍板為申請地段



申請建臨時動物收容所地段與民居的距離





通往有關申請地段及附近民居車路因彎多狹窄，大車撞毀多處圍欄的痕跡。



路面破爛，不宜大量公眾車輛出入



A/YL-KTN/903

有人為了讓重型車輛（包括泥頭車，掘泥車、大貨車等）能駛入申請地段一帶，將水道收窄，用鐵板、水泥等封頂，使水浸問題更嚴重。

