

2301626 9/6 by hand

Form No. S1

Appendix I

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/TL-KTN/931
	Date Received 收到日期	15 JUN 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)

Tsoi Tak Lee  
蔡德理

## 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)

Goldrich Planners and Surveyors Ltd.  
金潤規劃測量師行有限公司

## 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lot 27 R. P. (Part) in D. D. 110 and adjoining Government Land, Tai Kong Po, Kam Tin, 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 ..... 3,330 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 1,205 ..... 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)	..... 577 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約

2023年 6月 1 58

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。

15 JUN 2023

This document is received on  
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)

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- 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)

Tsoi Tak Lee  
蔡德理

### 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)

Goldrich Planners and Surveyors Ltd.  
金潤規劃測量師行有限公司

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot 27 R. P. in D. D. 110 and adjoining Government Land, Tai Kong Po, Kam Tin, 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 ..... 3,330 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 1,205 ..... 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)	..... 577 ..... sq.m 平方米 <input checked="" 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" ("AGR")
(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. 如上述任何方格的空間不足，請另頁說明)

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

Details of the "current land owner(s)" <sup>#</sup> 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)<sup>#&</sup>  
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)<sup>#</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知\*
- ☒ posted notice in a prominent position on or near application site/premises on  
08/06/2023 (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\*
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 08/06/2023 (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\*

Others 其他

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

---



---



---



---

Note: May insert more than one 「✓」.

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

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段(倘適用)及處所(倘有)分別提供資料

## 6. Type(s) of Application 申請類別

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

Note 1: May insert more than one 「✓」.

註 1: 可在多於一個方格內加上「✓」號

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

註 2: 如發展涉及靈灰安置用途, 請填妥於附件的表格。

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

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

(a) Operation involved 涉及工程	<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 ..... 447 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ..... 0.1 ..... 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	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 data-bbox="485 1420 772 1509">Name/type of installation 裝置名稱/種類</th> <th data-bbox="788 1397 948 1509">Number of provision 數量</th> <th data-bbox="963 1397 1474 1509">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

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

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

**(b) Development Schedule 發展細節表**

Proposed gross floor area (GFA) 擬議總樓面面積	1,205	sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	0.36		<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	36	%	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	6		
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	5	mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	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 ..... 223 ..... 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)

Refer to Plan 3 .....

.....  
 .....

☐ 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]
.....	.....	Refer to Plan 3 .....
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....

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

Open space, vehicle manoeuvring and parking space .....

.....

.....

.....

.....

## 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)

Late-2023

## 8. Vehicular Access Arrangement of the Development Proposal

## 擬議發展計劃的行車通道安排

Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是          No 否	<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)) Kong Po Road via a local track <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input type="checkbox"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?	Yes 是          No 否	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示 Private Car Parking Spaces 私家車車位 4 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 2 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?	Yes 是          No 否	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 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) _____ _____ <input checked="" type="checkbox"/>

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

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

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

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

**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。

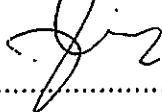
Refer to Appendix I

**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

LAU TAK FRANCIS

PLANNING MANAGER

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s) ☒ Member 會員 / ☐ Fellow of 資深會員

專業資格

☒ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☒ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 ..... MRTPI, FRICS, RPS(GP)



on behalf of  
代表

GOLDRICH PLANNERS & SURVEYORS LTD.

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

Date 日期

8-6-2013

(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處，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量<sup>②</sup>

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

② Ash interment capacity in relation to a columbarium means -

就靈灰安置所而言，骨灰安放容量指：

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

## Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	Lot 27 R. P. in D.D. 110 and adjoining Government Land, Tai Kong Po, Kam Tin, New Territories		
Site area 地盤面積	<div>3,330 sq. m 平方米 <input checked="" type="checkbox"/> About 約</div> <div>(includes Government land of 包括政府土地 577 sq. m 平方米 <input checked="" type="checkbox"/> About 約)</div>		
Plan 圖則	Draft Kam Tin North Outline Zoning Plan No. S/YL-KTN/10		
Zoning 地帶	"Agriculture" ("AGR")		
Applied use/ development 申請用途／發展	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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1,205 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.36 <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	6	
	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	about 5	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		36	% <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	6
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)	4 2
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	0
	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)	

#### 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 (Plan 3)	<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 1), Lot Index Plan (Plan 2), Swept Path Analysis (Plan 4) &amp; Nearest public transport services (Plan 5)</u>		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領理據 (Appendix I)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>

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

# GoldRich PLANNERS & SURVEYORS LTD.

## 金潤規劃測量師行有限公司

Room E, 8/F., Keader Centre, 129 On Lok Rd, Yuen Long, N.T. H.K.

香港新界元朗安樂路129號基達中心8樓 E室

Tel. 電話: (852) 2714 2821, 2713 2138

Fax. 傳真: (852) 2762 1783

E-mail 電郵: goldrichplanners@gmail.com

### Executive Summary

1. The application site is on Lot 27 R. P. in D.D. 110 and adjoining Government Land, Tai Kong Po, Kam Tin, New Territories.
2. Site area is about 3,330 m<sup>2</sup>, including about 577 m<sup>2</sup> of Government Land.
3. The site falls within an area zoned "Agriculture" ("AGR") on the Draft Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/10.
4. The applied use is 'Proposed Temporary Animal Boarding Establishment with Ancillary Facilities' for a period of 5 years and Filling of Land. The applied use is a Column 2 use within the "AGR" zone on the OZP requiring planning permission from the Town Planning Board.
5. A total of 6 single-storey temporary structures are proposed on site for animal boarding establishment, storeroom, reception and ancillary office uses. The gross floor area is about 1,205 m<sup>2</sup>.
6. Operation hours of the office are from 9 a.m. to 7 p.m. daily (including Sundays and public holidays). Animal boarding service operates 24 hours daily (including Sundays and public holidays).
7. The proposed use caters for the huge demand for animal boarding services in the area.

### 行政摘要

1. 申請地點位於新界錦田丈量約份第 110 約地段第 27 號餘段及毗連政府土地。
2. 申請地點的面積為大約 3,330 平方米，包括大約 577 平方米的政府土地。
3. 申請地點在《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》上劃為「農業」地帶。
4. 申請用途為「擬議臨時動物寄養所連附屬設施（為期五年）及填土工程」。該用途在大綱草圖上的「農業」地帶內屬於第二欄用途，須向城市規劃委員會申請。
5. 申請人擬議提供 6 個單層臨時構築物作動物寄養所、貯物室、接待處及附屬辦公室用途，總樓面面積為大約 1,205 平方米。
6. 辦公室營運時間為每天上午 9 時至晚上 7 時（星期日及公眾假期照常營業），動物寄養服務每天 24 小時運作（星期日及公眾假期照常營業）。
7. 申請用途有助滿足當地對動物寄養服務的巨大需求。

## Justifications

### Applied Use

1. The applied use is 'Proposed Temporary Animal Boarding Establishment with Ancillary Facilities' for a period of 5 years and Filling of Land.

### Location

2. The application site is on Lot 27 R. P. in D.D. 110 and adjoining Government Land, Tai Kong Po, Kam Tin, New Territories. It is accessible by vehicles from Kong Po Road via a local track (Plans 1 and 2).

### Site Area

3. The site area is about 3,330 m<sup>2</sup>, including about 577 m<sup>2</sup> of Government Land.

### Planning Context

4. The application site falls within an area zoned "Agriculture" ("AGR") on the Draft Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/10.
5. The planning intention of the "AGR" zone is primarily to retain and safeguard good quality agriculture land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
6. The applied use is a Column 2 use within the "AGR" zone on the OZP which may be permitted with or without conditions by the Town Planning Board (the Board).
7. Provided that all structures of the proposed development are temporary in nature, approval of the current application on a temporary basis for a period of 5 years would not frustrate the long-term planning intention of the "AGR" zone.

## Development Parameters

8. The following table explains the details of the proposed structures on site (Plan 3):

No.	Structure / Use	Floor Area (about)	Covered Area (about)	Height (about)	No. of Storeys
1	Reception / Office	223 m <sup>2</sup>	223 m <sup>2</sup>	5 m	1
2	Animal boarding establishment	223 m <sup>2</sup>	223 m <sup>2</sup>		
3	Animal boarding establishment	156 m <sup>2</sup>	156 m <sup>2</sup>		
4	Storeroom	153 m <sup>2</sup>	153 m <sup>2</sup>		
5	Animal boarding establishment	225 m <sup>2</sup>	225 m <sup>2</sup>		
6	Animal boarding establishment	225 m <sup>2</sup>	225 m <sup>2</sup>		
Total		<u>1,205 m<sup>2</sup></u>	<u>1,205 m<sup>2</sup></u>		

9. Apart from the existing paved area within Lot 27 R. P. in D.D. 110, about 77% of the Government Land within the application site (i.e. about 447 m<sup>2</sup>) will also be paved with concrete of about 0.1 m in depth to provide an access and better ground for vehicle manoeuvring within, entering and leaving the application site. The remaining portion of the Government Land within the application site will be used for landscaping purpose (Plan 3).
10. Operation hours of the office are from 9 a.m. to 7 p.m. daily (including Sundays and public holidays). Animal boarding service opens 24 hours daily (including Sundays and public holidays).
11. About 25 nos. of dogs will be staying in the proposed development.
12. The animal boarding establishment will be fully air-conditioned and enclosed with soundproofing materials. Dog washing and dog functions will be carried out within enclosed areas. Animal odours and noises will be minimal.
13. No quarantine station or quarantine lairage for animals will be provided on site, i.e. not a designated project (DP) under the Environmental Impact Assessment Ordinance.
14. The applicant undertakes to reinstate the application site upon expiry of the approval.

## Similar Applications Approved within the Same "AGR" Zone

15. The application site is located in Tai Kong Po where 20 similar applications approved by the Board can be found within the same "AGR" zone:

Application No.	Applied Use	Date of Approval
A/YL-KTN/478	Proposed Animal Boarding Establishment (Kennel)	6.11.2015
A/YL-KTN/556	Proposed Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years	28.4.2017

Application No.	Applied Use	Date of Approval
A/YL-KTN/590	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	16.3.2018
A/YL-KTN/638	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years	1.2.2019
A/YL-KTN/672	Proposed Temporary Animal Boarding Establishment (Cattery) for a Period of 3 Years	13.12.2019
A/YL-KTN/686	Proposed Temporary Animal Boarding Establishment (Cattery) for a Period of 3 Years	13.12.2019
A/YL-KTN/723	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Filling of Land	23.10.2020
A/YL-KTN/740	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	8.1.2021
A/YL-KTN/747	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years	26.2.2021
A/YL-KTN/756	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Land Filling	16.4.2021
A/YL-KTN/778	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	13.8.2021
A/YL-KTN/779	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 3 Years	13.8.2021
A/YL-KTN/798	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land	24.12.2021
A/YL-KTN/805	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land	28.1.2022
A/YL-KTN/809	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land	28.1.2022
A/YL-KTN/856	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	23.9.2022
A/YL-KTN/861	Temporary Animal Boarding Establishment for a Period of 5 Years and Land Filling	11.11.2022
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
A/YL-KTN/889	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land	17.3.2023
A/YL-KTN/903	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land	19.5.2023

16. Similar applications for "Proposed Temporary Animal Boarding Establishment with/without Ancillary Facilities" uses within the same "AGR" zone in the vicinity of Tai Kong Po have been approved for the past couple of years. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the current application are similar to the similar approved applications.

#### No Adverse Impact to the Surroundings

17. The proposed development only involves the erection of temporary structures. It is compatible with the surrounding land uses of rural characters predominated by some active/fallow agricultural land, open storage of vehicles, dog kennels and unused land. To the east of the application site, there are 3 animal boarding establishments approved with conditions by the Board for a period of 3 to 5 years (Nos. A/YL-KTN/721, 722 & 747).
18. No public announcement system and whistle blowing will be allowed at the application site. No dog training sessions will be carried out during sensitive hours (i.e. 7 p.m. to 9 a.m.). All dogs will be staying in the kennels from 7:00 p.m. to 9:00 a.m. to avoid any potential noise nuisance to nearby sensitive receivers.
19. All kennels will be enclosed with soundproofing materials, equipped with mechanical ventilation and air-conditioning and kept in sanitary conditions. No environmental nuisance is expected to be arisen from the proposed development.
20. The trip attraction and generation rates are expected as follows:

	Weekday		Weekend	
	Attractions	Generations	Attractions	Generations
09:00 – 10:00	0	0	0	0
10:00 – 11:00	1	0	1	0
11:00 – 12:00	1	0	2	1
12:00 – 13:00	0	1	0	2
13:00 – 14:00	0	1	1	0
14:00 – 15:00	1	0	2	1
15:00 – 16:00	1	1	2	2
16:00 – 17:00	1	1	1	2
17:00 – 18:00	0	1	0	1
18:00 – 19:00	0	0	0	0
<b>Total Trips</b>	<b>5</b>	<b>5</b>	<b>2</b>	<b>2</b>

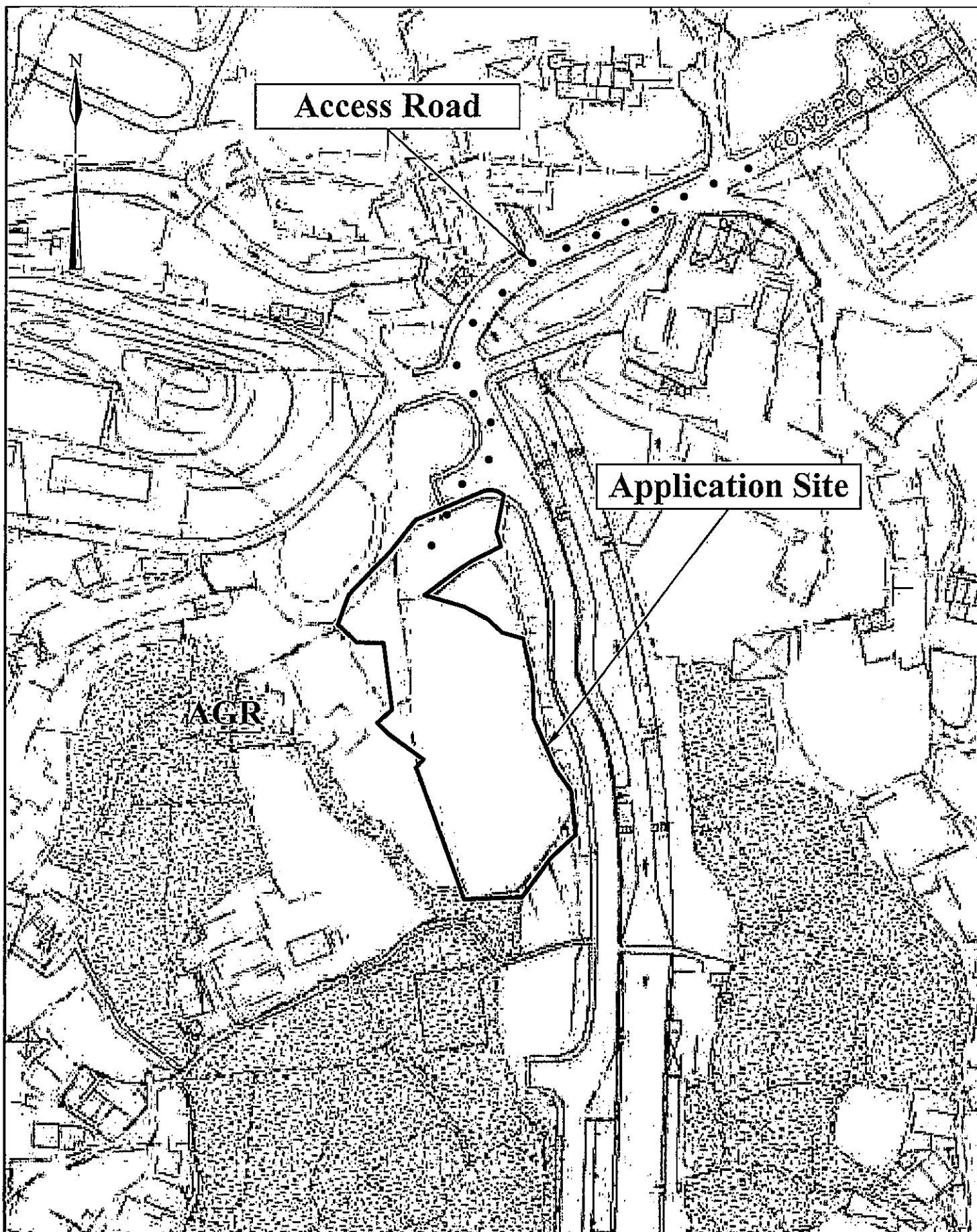
21. In view of such low trip attraction and generation rates, the proposed development would not cause adverse traffic impact to the adjacent area and road network.
22. 4 nos. of parking spaces for private cars and 2 no. of Light Goods Vehicle (LGV) parking space are proposed on site for daily operation of the proposed development. Sufficient space is allowed for car manoeuvring within, entering and leaving the application site (Plan 4).

23. Parking spaces will be reserved for customers who have given prior notification. Visitors without appointment will not be entertained to make sure that it would not exceed the maximum number of pets that the development can serve.
24. The application site is accessible by public transport service (Plan 5). There is a Green Minibus (GMB) stop at a distance of about 220 m to the west of the application site. The estimated walking time is around 3 minutes. Staff pick-up services could be arranged at the nearest public transport service point if customers would require special assistance e.g. people with disability or poor weather conditions.
25. The applicant will submit a drainage proposal, with provision of peripheral u-channels and catchpits to mitigate adverse drainage impact generated by the development after planning approval has been granted from the Board. The applicant will implement the proposed drainage facilities at the application site once the drainage proposal is accepted by the Drainage Services Department.

#### **Planning Gain**

26. The proposed use caters for the huge demand for animal boarding services in the area.

- End -



Extracted from Drafted Kam Tin North Outline Zoning Plan No. S/YL-KTN/10

N.T.S	Location Plan	Goldrich Planners & Surveyors Ltd.
May 2023	Lot 27 RP in D.D. 110 and adjoining Government Land Kam Tin North, New Territories	Plan 1 (P 23025)







Proposed land filling area  
(about) 447 m<sup>2</sup>

Landscape Area

8m

**Application Site**

LGV  
LGV

[P] [P] [P] [P] [P] [P]

①

②

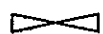
④

③

⑥

⑤

## Legend



Vehicular Ingress / Egress

[LGV]

Parking space for light goods vehicle  
(7m (L) x 3.5m (W))

[P]

Parking space for private cars  
(5m (L) x 2.5m (W))

Site Area (about) : 3,330m<sup>2</sup>

No.	Uses	Floor Area (about)	Covered Area (about)	Storeys	Height
1	Reception and Ancillary Office	223 m <sup>2</sup>	223 m <sup>2</sup>	1	5m
2	Animal Boarding Establishment	223 m <sup>2</sup>	223 m <sup>2</sup>	1	5m
3	Animal Boarding Establishment	156 m <sup>2</sup>	156 m <sup>2</sup>	1	5m
4	Storeroom	153 m <sup>2</sup>	153 m <sup>2</sup>	1	5m
5	Animal Boarding Establishment	225 m <sup>2</sup>	225 m <sup>2</sup>	1	5m
6	Animal Boarding Establishment	225 m <sup>2</sup>	225 m <sup>2</sup>	1	5m
Total Area : (About)		<u>1,205 m<sup>2</sup></u>	<u>1,205 m<sup>2</sup></u>		

1:750

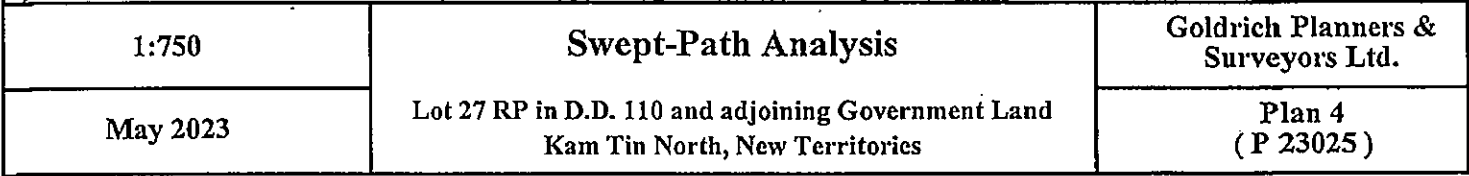
### Layout Plan

Goldrich Planners &  
Surveyors Ltd.

May 2023

Lot 27 RP in D.D. 110 and adjoining Government Land  
Kam Tin North, New Territories

Plan 3  
( P 23025 )



Pet Supreme

Distance: 220m (about)  
Walking time: 3 mins

彩虹橋寵物告  
服務有限公司  
Rainbow Bridge P  
Cremation Servic

大環花園三期  
Tin Kaan Garden Phase III



Green Minibus Stop: Tai Kong Po  
GMB: 602 (To Yuen Long)

Application Site

肥佬左屍物服務中心  
Jorge's Pet Service Center

N.T.S

May 2023

Plan showing Nearest Transportation Services

Lot 27 RP in D.D. 110 and adjoining Government Land  
Kam Tin North, New Territories

Goldrich Planners &  
Surveyors Ltd.

Plan 5  
( P 23025 )

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/YL-KTN/931

Our Ref.: P23025/TL23359

4 August 2023

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

By Post and Email:  
tpbpd@pland.gov.hk

Dear Sir,

**Submission of Further Information**

**Proposed Temporary Animal Boarding Establishment with Ancillary Facilities  
for a Period of 5 Years and Filling of Land in "Agriculture" Zone,  
Lot 27 R. P. in D. D. 110 and Adjoining Government Land,  
Tai Kong Po, Kam Tin, New Territories  
(Application No. A/YL-KTN/931)**

We would like to submit further information to respond to the departmental comments for the captioned application.

Yours faithfully,  
For and on behalf of  
Goldrich Planners & Surveyors Ltd.



---

Francis Lau

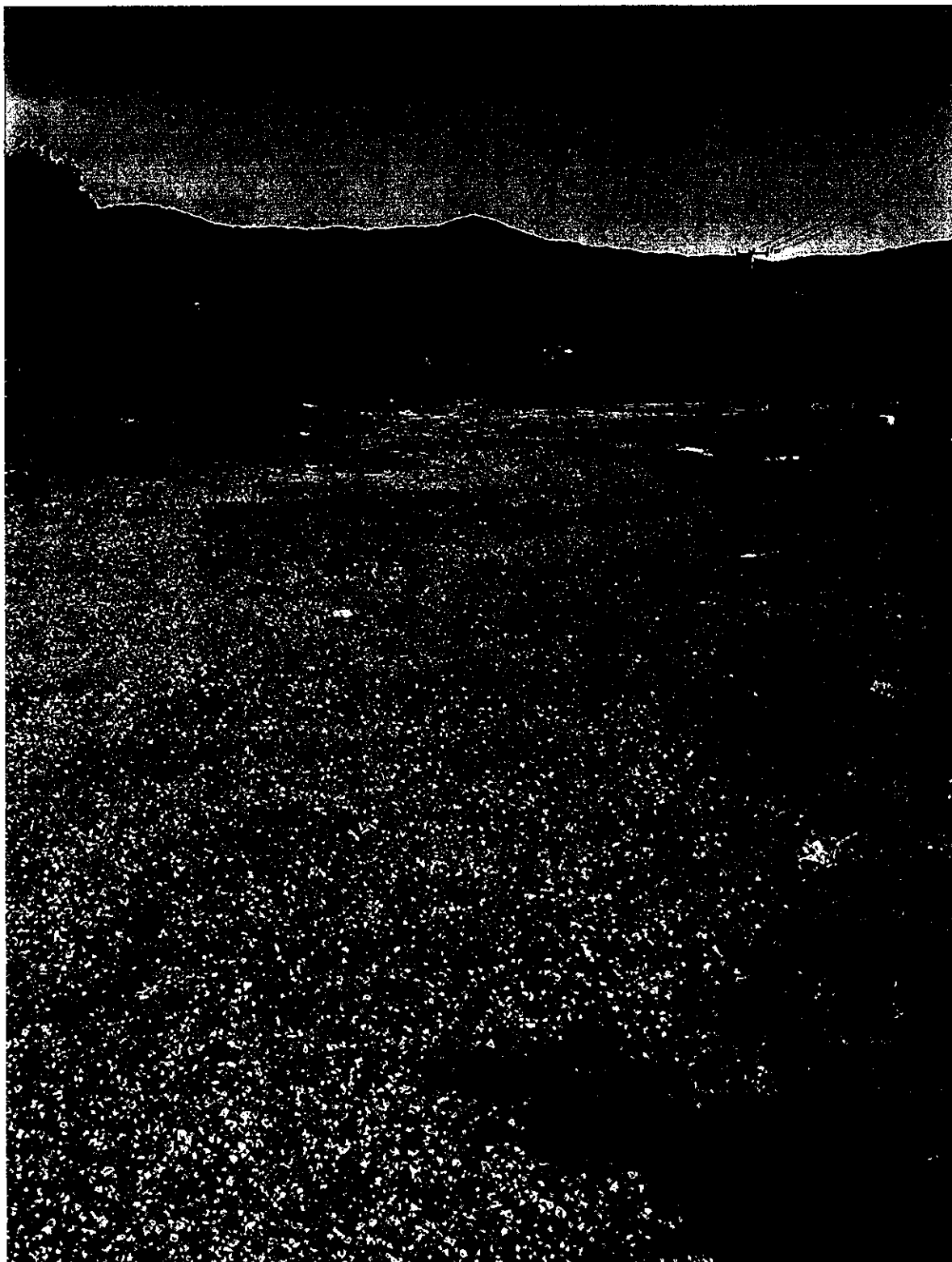
Encl.

**Further Information for  
Planning Application No. A/YL-KTN/931**

1. A set of photographic record of the existing site condition is provided in response to the planning enforcement action at the Site. As shown from Viewpoints 1 & 2 on Plan 2a in **Appendix I**, the Site has been cleared and vacant; and
2. Concerning the filling of land within the Site, we would like to revise the area to be filled as follow (Plan 3a in **Appendix II**):
  - the area shown hatched black (about 125 m<sup>2</sup>) at the north will remain unpaved and serve as a landscape area;
  - the shaded area (about 618 m<sup>2</sup>) is covered by existing hard paving of about 0.1 m in depth (a slope with ground level ranging from 12.0 to 14.0 mPD);
  - the area with cross pattern (about 314 m<sup>2</sup>) is proposed to be paved with concrete of about 0.1 m in depth (from 14.0 to 14.1 mPD) to facilitate vehicle maneuvering;
  - the remaining area without shading (about 2,273 m<sup>2</sup>) is covered with existing gravel of about 0.1 m in depth (from 14.0 to 14.1 mPD); and
  - the total land filling area will be about 3,205 m<sup>2</sup> (about 96 % of the Site).

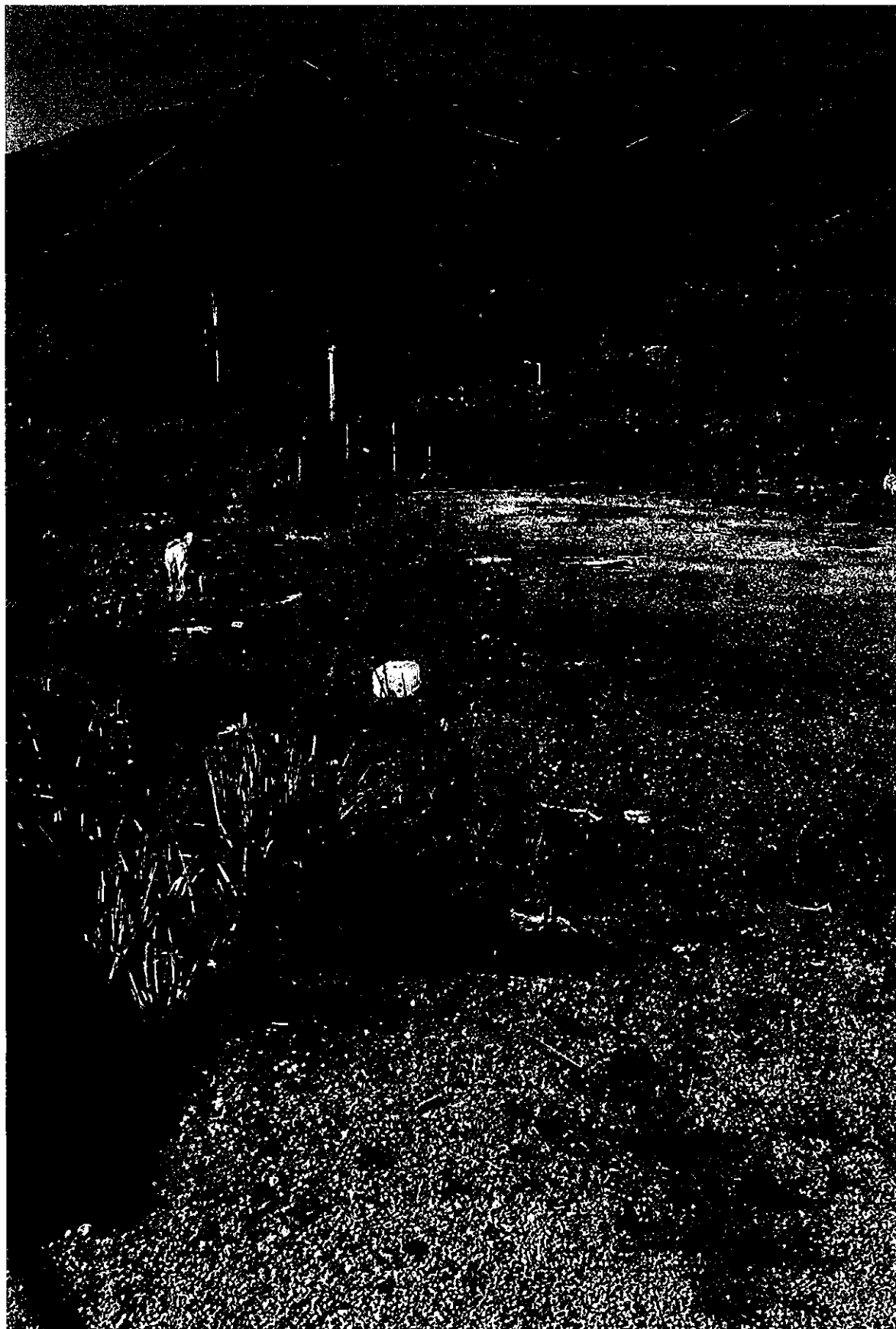
**Viewpoint 1 (facing southward)**

Photos taken on 3.8.2023

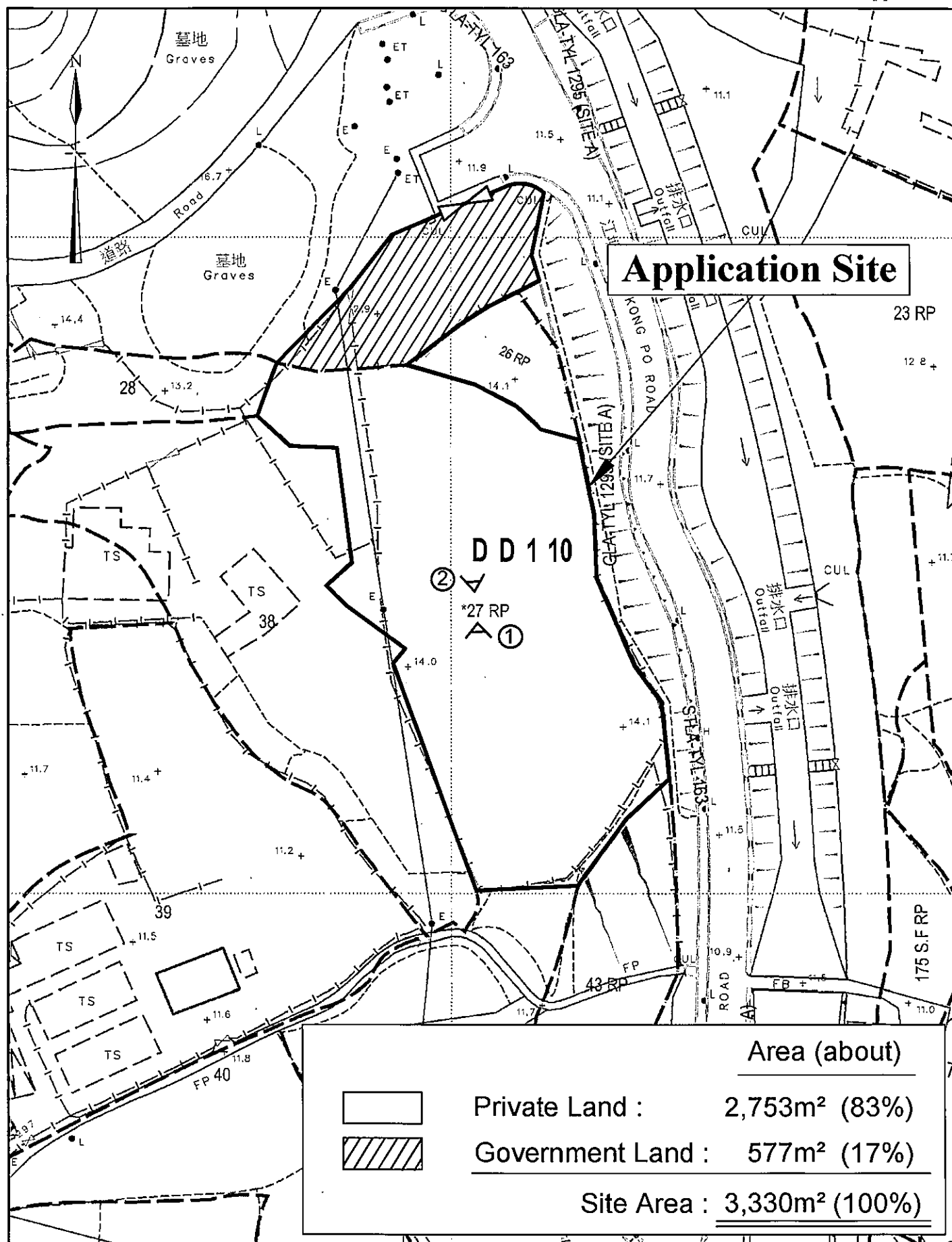


**Viewpoint 2 (facing northward)**

Photos taken on 3.8.2023





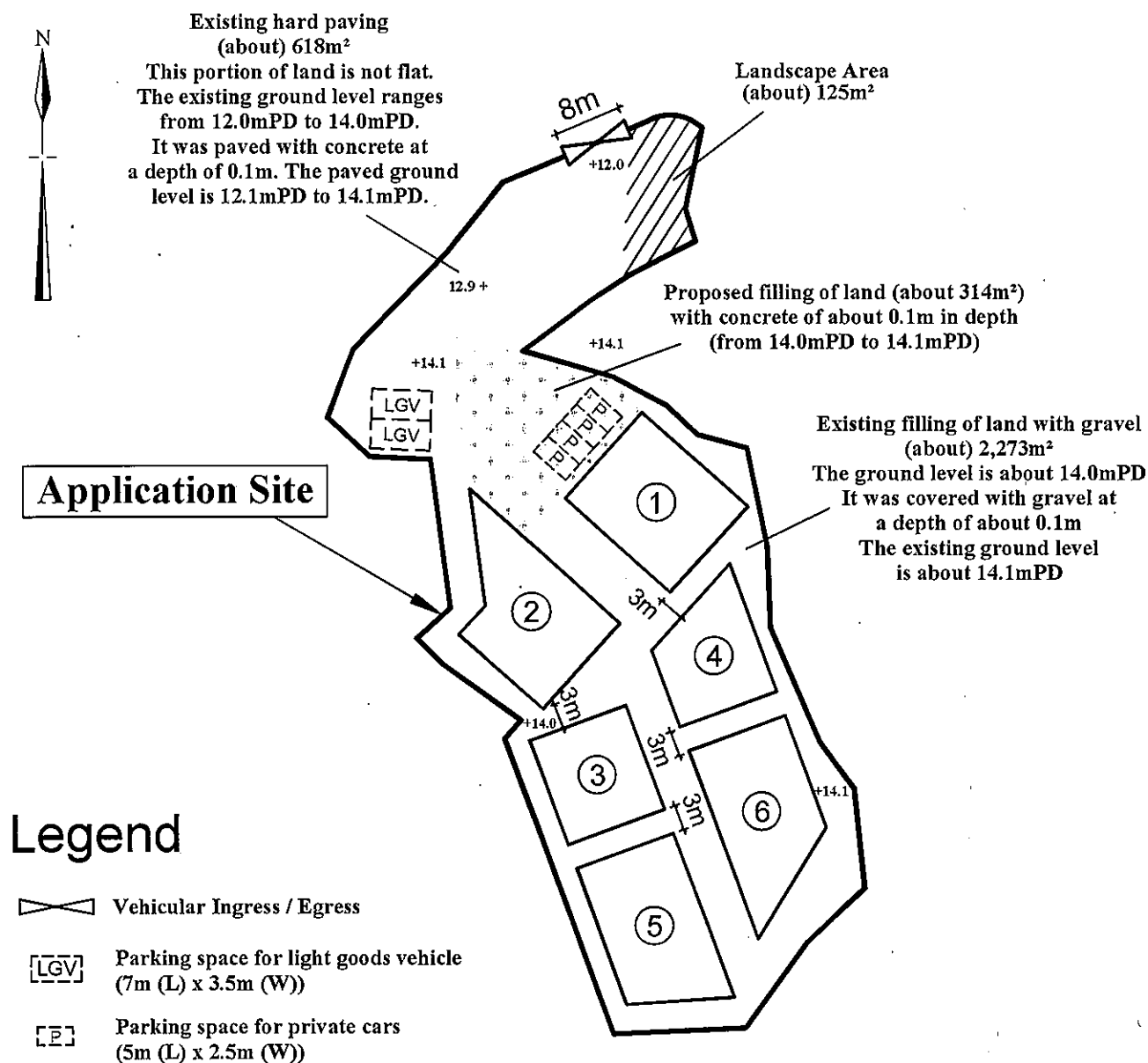


1:750

**Lot Index Plan**Goldrich Planners &  
Surveyors Ltd.

May 2023

Lot 27 RP in D.D. 110 and adjoining Government Land  
Kam Tin North, New TerritoriesPlan 2a  
( P 23025 )



No.	Uses	Floor Area (about)	Covered Area (about)	Storeys	Height
1	Reception and Ancillary Office	223 m <sup>2</sup>	223 m <sup>2</sup>	1	5m
2	Animal Boarding Establishment	223 m <sup>2</sup>	223 m <sup>2</sup>	1	5m
3	Animal Boarding Establishment	156 m <sup>2</sup>	156 m <sup>2</sup>	1	5m
4	Storeroom	153 m <sup>2</sup>	153 m <sup>2</sup>	1	5m
5	Animal Boarding Establishment	225 m <sup>2</sup>	225 m <sup>2</sup>	1	5m
6	Animal Boarding Establishment	225 m <sup>2</sup>	225 m <sup>2</sup>	1	5m
Total Area : (About)		<u>1,205 m<sup>2</sup></u>	<u>1,205 m<sup>2</sup></u>		

1:750	<b>Layout Plan</b>  Lot 27 RP in D.D. 110 and adjoining Government Land Kam Tin North, New Territories	Goldrich Planners & Surveyors Ltd.
August 2023		Plan 3a ( P 23025 )

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

**Approved Applications**

	Application No.	Use / Development	Date of Consideration
1.	A/YL-KTN/577	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	26.1.2018
2.	A/YL-KTN/590	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	16.3.2018 [Revoked on 16.9.2018]
3.	A/YL-KTN/638	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years	1.2.2019 [Revoked on 1.1.2023]
4.	A/YL-KTN/652	Renewal of Planning Approval for Temporary "Animal Boarding Establishment (Cattery)" for a Period of 3 Years	17.5.2019
5.	A/YL-KTN/669	Proposed Temporary Animal Boarding Establishment (Cattery) for a Period of 3 Years	2.8.2019
6.	A/YL-KTN/672	Proposed Temporary Animal Boarding Establishment (Cattery) for a Period of 3 Years	13.12.2019 [Revoked on 13.1.2022]
7.	A/YL-KTN/721	Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years	16.4.2021
8.	A/YL-KTN/722	Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years	30.4.2021
9.	A/YL-KTN/723	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Filling of Land	23.10.2020 [Revoked on 23.10.2021]
10.	A/YL-KTN/725	Proposed Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years	26.2.2021 [Revoked on 26.2.2022]
11.	A/YL-KTN/739	Renewal of Planning Approval for Temporary Animal Boarding Establishment for a Period of 3 Years	8.1.2021
12.	A/YL-KTN/740	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	8.1.2021 [Revoked on 8.7.2021]
13.	A/YL-KTN/747	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years	26.2.2021
14.	A/YL-KTN/756	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Land Filling	16.4.2021 [Revoked on 16.7.2022]
15.	A/YL-KTN/778	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	13.8.2021 [Revoked on 13.11.2021]
16.	A/YL-KTN/779	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 3 Years	13.8.2021

17.	A/YL-KTN/798	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land	24.12.2021
18.	A/YL-KTN/805	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land	28.1.2022
19.	A/YL-KTN/809	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land	28.1.2022
20.	A/YL-KTN/828	Renewal of Planning Approval for Temporary Animal Boarding Establishment (Cattery) for a Period of 3 Years	22.4.2022
21.	A/YL-KTN/839	Renewal of Planning Approval for Temporary Animal Boarding Establishment (Cattery) for a Period of 3 Years	15.7.2022
22.	A/YL-KTN/856	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Filling of Land	23.9.2022
23.	A/YL-KTN/861	Temporary Animal Boarding Establishment for a Period of 5 Years and Land Filling	11.11.2022
24.	A/YL-KTN/881	Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land	17.2.2023
25.	A/YL-KTN/889	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land	17.3.2023
26.	A/YL-KTN/909	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land	9.6.2023
27.	A/YL-KTN/914	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of 5 Years and Filling of Land	23.6.2023

**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;
- the application site (the Site) comprises Government land (GL) and an Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and
- no permission is given for occupation of GL (about 577m<sup>2</sup> subject to verification) included in the Site. Any occupation of GL without Government's prior approval is not allowed.

**2. Traffic**

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

- no adverse comment on the application from traffic engineering perspective.

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

- no comment on the application.

Comments of the Chief Engineer/Railway Development 2-1, Railway Development Office, Highways Department (CE/RD 2-1, RDO, HyD):

- no comment on the application from railway development perspective.

**3. Environment**

Comments of the Director of Environmental Protection Department (DEP):

- there was no environmental complaint concerning the Site received in the past 3 years.
- provided that the facilities will be properly designed and maintained to minimize any potential environmental nuisance, he has no objection to the application subject to the following approval conditions:
  - (i) all dogs shall be kept inside the enclosed animal boarding establishment structure from 7:00 p.m. to 9:00 a.m., as proposed by the applicant, during the planning approval period; and
  - (ii) no public announcement system, whistle blowing, portable loudspeaker or any form of audio amplification system, as proposed by the applicant, is allowed to be used on the Site during the planning approval period.

#### 4. **Drainage**

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

- no objection in-principle to the application; 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 or of the Town Planning Board.

#### 5. **Fire Safety**

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

- no objection in-principle to the application subject to the fire service installations (FSIs) being provided to the satisfaction of the Director of Fire Services.

#### 6. **Nature Conservation and Agriculture**

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

- 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; and
- no comment on the application from nature conservation perspective.

#### 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 (CTP/UD&L, PlanD):

- no objection to the application from landscape planning perspective;
- based on the aerial photo of 2022, the Site is located in a rural inland plains landscape character comprising temporary structures, vacant land, farmlands, open storages, and scattered tree groups; and
- the Site is fenced off, partly hard paved and partly covered by wild grass. No significant landscape resources are observed within the Site. Significant adverse impact on landscape resources and character 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):

- no objection to the application; and
- as there is no record of approval granted by the Building Authority (BA) for the existing structure at the Site, his Office is not in a position to offer comments on their suitability for the use proposed in the application.

**10. District Officer's Comments**

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

- his Office has not received any local's comment on the application and he has no particular comment on the application.

**11. Other Departments**

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

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





**Recommended Advisory Clauses**

- (a) prior planning permission should have been obtained before commencing the proposed use at the application site (the Site);
- (b) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (c) the permission is given to the proposed development under application. It does not condone any other development currently exists on the Site which are not covered by the application. Immediate action should be taken to discontinue such development not covered by the permission;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - the lots owners will need to apply to his Office to permit the structure(s) to be erected or regularize any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Furthermore, the applicant has to either exclude the Government land (GL) from the Site or immediately apply for a formal approval prior to the actual occupation of the GL. Applications for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be 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 LandsD;
- (e) to note the comments of the Commissioner for Transport (C for T) that:
  - the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be checked with 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;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
  - his Department shall not be responsible for the maintenance of any access connecting the Site and Kong Po Road; and
  - adequate drainage measures should be provided at the Site access to prevent surface water running from the Site to nearby public road and drains;
- (g) to note the comments of the Director of Environmental Protection (DEP) that:
  - the applicant is advised: (i) to follow the requirements stipulated in the revised “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Site”; (ii) 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 Environmental Protection Department's Practice Note for Professional Person (ProPECC) PN 5/93 "Drainage Plans subject to Comment by Environmental Protection Department" including completion of percolation test and certification by Authorized Person; and (iii) to meet the statutory requirements under relevant pollution control ordinances;

(h) 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;

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

- in consideration of the design/nature of the application, fire service installations (FSIs) are anticipated to be required. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his Department for approval. In addition, the applicant should also be advised on the following:
  - (i) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
  - (ii) the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
- if the proposed structures are 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;

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

- the Site does not associate with any licence granted by his Department, nor have his Department received any application regarding the Site. Under the Public Health (Animals) Boarding Establishment Regulations (Cap. 139I), any person who provides food and accommodation for animals in return for a fee paid by the owner must apply for a Boarding Establishment Licence from his Department. The applicant should also be reminded that the establishment and ancillary facilities which is licensed under the Cap. 139I must always 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 Cap. 421 Rabies Ordinance and he is reminded to observe Cap. 169 Prevention of Cruelty to Animals Ordinance at all times;

- (k) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
- for provision of water supply to the development, the applicant may need to extend his/her inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards;
- (l) 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, organising and supervising any activity near the underground cable or overhead line under the mentioned works should approach the electricity supplier (i.e. CLP) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. The applicant is reminded to observe the Electricity Supply Lines (Protection) Regulation and the "Code of Practice on Working near Electricity Supply Lines" established under the Regulation when carrying out works in the vicinity of the electricity supply lines;
- (m) 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 Building Authority (BA), they are unauthorised building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the captioned application;
  - for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the 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 the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
  - if the proposed use under application is subject to issue of a license, the applicant should be reminded that any existing structures on the Site intended to be used for

such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;

- 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; and
- detailed checking under the BO will be carried out at building plan submission stage; and

(n) to note the comments of the Chief Engineer/Railway Development 2-1, Railway Development Office (CHE/RD 2-1, RDO), HyD that:

- the Site is beside the works areas allocated to Express Rail Link (XRL) Project by LandsD. No encroachment on XRL works areas and damages on the XRL boundary fence/hoarding are allowed. Damages caused/illegal occupations erected by the applicant/lot owners at the XRL works areas shall be rectified/removed by the applicant/lot owners immediately. Kowloon-Canton Railway Corporation (KCRC) and MTR Corporation Limited (MTRCL) should be consulted.

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



A/YL-KTN/931 DD 110 Tai Kong Po  
13/07/2023 03:35

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

A/YL-KTN/931

Lot 27 RP in D.D. 110 and Adjoining Government Land, Tai Kong Po, Kam Tin

Site area : About 3,330sq.m Includes Government Land of about 577sq.m

Zoning: "Agriculture"

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

Dear TPB Members,

Strong objections. Despite a history of non compliance with conditions, members without asking any questions approved Application 909 for a similar use on adjoining lots.

**The Committee noted that the application was selected for streamlining arrangement** and the Planning Department had no objection to the proposed temporary use based on the assessments set out in the Paper.

THIS DESPITE EVIDENCE THAT THE APPLIED USE IS NOT THE ACTUAL OPERATION

**The Site is: (a) currently used for storage of vehicles without valid planning permission;**

Part of the Site is currently subject to planning enforcement actions (No. E/YL-KTN/636, 637 and 638) against unauthorised developments (UDs) **involving storage use** (Plan A-2). Enforcement Notices were issued on 12.4.2023 to the concerned parties requiring discontinuation of the UD

The planning permission was revoked in January 2022 owing to non-compliance with the approval conditions related to the submission and/or implementation of drainage and fire service installations (FSI) proposals.

And now we are to believe that these lots are to be used for the same purpose when the intention is obviously to extend the Open Storage operation of 909.

**TPB MEMBERS ARE NEGLECTING THEIR DUTY TO ASK QUESTIONS AND TO ENSURE THAT THE INTEGRITY OF THE PROCESS IS UPHELD.**

**THE NUMBER OF REVOCATIONS UNDERLINES THAT APPLICATION FOR ABE ARE FRONTS FOR OTHER ACTIVITIES AND AN EASY OPTION TO GAIN APPROVAL TO FILL IN LAND.**

**WE ALL KNOW WHAT IS GOING ON. THE PROCESS IS SHAMEFUL AND IS BEING CARRIED OUT WITH THE COMPLICITY OF ALL PARTIES CONCERNED.**

**THAT COMMUNITY LAND IS INVOLVED UNDERLINES THAT THE SYSTEM IS ROTTEN TO THE CORE.**

Mary Mulvihill



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))

13th July 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/931)**

1. We refer to the captioned.
2. We urge the Board to liaise with relevant authorities for the existing status/ use of the site before considering this application. Also, we urge the Board to liaise with relevant authorities for whether the site is involved in any ongoing enforcement case; if yes, we urge the Board to consider whether it is appropriate to approve this application.
3. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden



