

This document is received on 29 FEB 2024.
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 or Regulated Areas; and
位於鄉郊地區或受規管地區土地上及/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 or Regulated Areas
位於鄉郊地區或受規管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.tpb.gov.hk/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.tpb.gov.hk/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

2400528 26/2 by hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A1YL-KTN/998
	Date Received 收到日期	29 FEB 2024

- 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.tpb.gov.hk/>. 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.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

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

CHENG Siu Chung 鄭小忠

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

(☐ 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)	Lot 1218 RP (Part) in D.D. 109, Tai Kong Po, Kam Tin, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 1,371 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 352 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture"
(f) Current use(s) 現時用途	Animal boarding establishment (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)&
於 _____ (日/月/年)在指定報章就申請刊登一次通知&
- ☒ posted notice in a prominent position on or near application site/premises on
1/2/2024 - 15/2/2024 (DD/MM/YYYY)&
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 21/2/2024 (DD/MM/YYYY)&
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。

(i) For Type (i) application 供第(i)類申請

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

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

(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道		
	<input type="checkbox"/> Filling of pond 填塘		
	Area of filling 填塘面積	sq.m 平方米	<input type="checkbox"/> About 約
	Depth of filling 填塘深度	m 米	<input type="checkbox"/> About 約
	<input checked="" type="checkbox"/> Filling of land 填土		
	Area of filling 填土面積	938 sq.m 平方米	<input checked="" type="checkbox"/> About 約
	Depth of filling 填土厚度	not more than 0.2 m 米	<input type="checkbox"/> About 約
	<input type="checkbox"/> Excavation of land 挖土		
	Area of excavation 挖土面積	sq.m 平方米	<input type="checkbox"/> About 約
	Depth of excavation 挖土深度	m 米	<input type="checkbox"/> About 約
(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍)			
(b) Intended use/development 有意進行的用途/發展	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

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

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

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	..... 352 sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	..... 0.26	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	..... 26 %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	..... 4	
Proposed no. of storeys of each block 每座建築物的擬議層數	..... 1 storeys 層	
	<input type="checkbox"/> include 包括..... storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括..... storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	..... mPD 米(主水平基準上) <input type="checkbox"/> About 約	
	..... 3 - 4 m 米 <input checked="" type="checkbox"/> About 約	

☐ Domestic part 住用部分GFA 總樓面面積 sq. m 平方米 ☐ About 約

number of Units 單位數目

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

estimated number of residents 估計住客數目

☒ Non-domestic part 非住用部分

GFA 總樓面面積

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

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約☐ Government, institution or community facilities (please specify the use(s) and concerned land
政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總
樓面面積)☒ other(s) 其他(please specify the use(s) and concerned land
area(s)/GFA(s) 請註明用途及有關的地面面積／總
樓面面積)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	RAIN SHELTER FOR ANIMAL ACTIVITIES	80 m ² (ABOUT)	80 m ² (ABOUT)	4 m (ABOUT)(1-STORY)
B2	ANIMAL BOARDING ESTABLISHMENT	200 m ² (ABOUT)	200 m ² (ABOUT)	4 m (ABOUT)(1-STORY)
B3	ANIMAL BOARDING ESTABLISHMENT	54 m ² (ABOUT)	54 m ² (ABOUT)	4 m (ABOUT)(1-STORY)
B4	METER ROOM AND STORE ROOM	18 m ² (ABOUT)	18 m ² (ABOUT)	3 m (ABOUT)(1-STORY)
TOTAL		352 m ² (ABOUT)	352 m ² (ABOUT)	

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

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

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

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]		
STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	RAIN SHELTER FOR ANIMAL ACTIVITIES	80 m ² (ABOUT)	80 m ² (ABOUT)	4 m (ABOUT)(1-STORY)
B2	ANIMAL BOARDING ESTABLISHMENT	200 m ² (ABOUT)	200 m ² (ABOUT)	4 m (ABOUT)(1-STORY)
B3	ANIMAL BOARDING ESTABLISHMENT	54 m ² (ABOUT)	54 m ² (ABOUT)	4 m (ABOUT)(1-STORY)
B4	METER ROOM AND STORE ROOM	18 m ² (ABOUT)	18 m ² (ABOUT)	3 m (ABOUT)(1-STORY)
TOTAL		352 m ² (ABOUT)	352 m ² (ABOUT)	

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

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

7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)
擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)
(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))
(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

Existing

.....

.....

.....

.....

.....

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

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p>Accessible from Kong Tai Road via a local access</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p> <p><input type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Private Car Parking Spaces 私家車車位 <u>3</u></p> <p>Motorcycle Parking Spaces 電單車車位 <u> </u></p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 <u> </u></p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 <u> </u></p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 <u> </u></p> <p>Others (Please Specify) 其他 (請列明) <u> </u></p> <p><u> </u></p> <p><u> </u></p> <p><input type="checkbox"/></p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces 的士車位 <u> </u></p> <p>Coach Spaces 旅遊巴車位 <u> </u></p> <p>Light Goods Vehicle Spaces 輕型貨車車位 <u>1</u></p> <p>Medium Goods Vehicle Spaces 中型貨車車位 <u> </u></p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 <u> </u></p> <p>Others (Please Specify) 其他 (請列明) <u> </u></p> <p><u> </u></p> <p><u> </u></p> <p><input type="checkbox"/></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 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>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>	<p>On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)</p>	<table border="0"> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> </table>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>
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Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>																																			
	<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>																																					

10. Justifications 理由

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

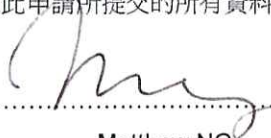
Please refer to the supplementary statement.

11. Declaration 聲明

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

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

Signature
簽署


.....
Matthew NG

Name in Block Letters
姓名（請以正楷填寫）

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

Planning and Development Manager

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, MPIA, CMILT

on behalf of
代表

R-riches Property Consultants Limited 盈卓物業顧問有限公司



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

Date 日期

22/2/2024

..... (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

- 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。
- 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。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量[@]

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

在龕位內最多可安放骨灰的數量

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

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

就靈灰安置所而言，骨灰安放容量指：

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

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lot 1218 RP (Part) in D.D. 109, Tai Kong Po, Kam Tin, Yuen Long, New Territories		
Site area 地盤面積	1,371 sq. m 平方米	<input checked="" type="checkbox"/> About 約	
	(includes Government land of 包括政府土地	N/A sq. m 平方米	<input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Kam Tin North Outline Zoning Plan No. : S/YL-KTN/11		
Zoning 地帶	"Agriculture"		
Applied use/ development 申請用途/發展	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	/ <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	352 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.26 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	/	
	Non-domestic 非住用	4	
	Composite 綜合用途	/	

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

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

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

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

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

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

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

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Supplementary Statement

1) Background

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

2) Planning Context

- 2.1 The Site falls within an area zoned as "Agriculture" ("AGR") on the Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11 (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. The Site is currently occupied by the applied use with no active agricultural use, approval of the application on a temporary basis would not frustrate the long-term planning intention of the "AGR" zone and would better utilize precious land resources in the New Territories.
- 2.2 The Site is the subject of several previously approved S.16 planning applications for the same use submitted by the same applicant, which the latest application No. A/YL-KTN/881 was approved with conditions on a temporary basis of 5 years in 2023. As previous applications for the same use were approved by the Board, the approval of the current application would not set undesirable precedent within the "AGR" zone. When compared with the previous application, all development parameters, i.e. site area, GFA, covered area, building height remain unchanged for the current application. The applicant has made effort to comply approval conditions in relations to fire service installations (FSIs) and drainage of the previous application, details are as shown at Table 1 follows:

Table 1 – Details of the Previous Application No. A/YL-KTN/881

Approval Conditions		Date of Compliance
(e)	The submission of the record of the existing drainage facilities on the site	17/2/2024 (revoked)
(f)	The implementation of FSIs proposal	17/5/2024

2.4 Regarding the approval condition (e), the applicant previously made submissions for compliance with this approval condition on 30/3/2023 and 6/12/2023, however, these submissions were not accepted by the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) on 19/5/2023 and 8/2/2024 respectively. As the applicant did not have sufficient time to provide clarifications to address comments of CE/MN, DSD within the designated time period, which led to revocation of the application on 17/2/2024.

2.5 In support of the application, the applicant has submitted the as-built drainage plan, photographic records of the existing drainage facilities and a revised FSIs to mitigate adverse impact arise from the proposed development. (**Appendices I and II**).

3) Development Proposal

3.1 The Site occupied an area of 1,371 m² (about) (**Plan 3**). Four single-storey structures are provided at the Site for animal boarding establishment, rain shelter for animal activities. Meter room and store room with total GFA of 352 m² (about) (**Plan 4**). The operation hours of the Site are from 09:00 to 18:00 daily, including public holiday (except for overnight animal boarding activities). Not more than 5 staff will work at the Site during operation hours, while 1 staff will stay overnight at the Site to handle potential complaints arising from the proposed development. A maximum of 8 visitors per day would be allowed at the Site during operation hours. Details of development parameters are shown at **Table 2** below:

Table 2 – Major Development Parameters

Application Site Area	1,371 m ² (about)
Covered Area	352 m ² (about)
Uncovered Area	1,019 m ² (about)
Plot Ratio	0.26 (about)
Site Coverage	26% (about)
Number of Structure	4
Total GFA	352 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	352 m ² (about)
Building Height	3 m – 4 m (about)
No. of Storey	1

- 3.2 A total of not more than 60 dogs will be kept at the Site. All dogs are kept indoor at structure fitted with soundproofing materials and 24-hour mechanical ventilation and air-conditioning systems outside operation hours (i.e. 18:00 to 09:00 the next day). An area of 433 m² (about) of the Site is designated as outdoor animal activities area for dog-walking purpose. Dog masks will be worn by dogs outdoor to minimize noise nuisance to the surrounding area. Fencing will be erected along the boundary of the Site by the applicant to avoid the watercourse from reaching. No public announcement system, whistle blowing, portable loud speaker, or any form of audio amplification system is allowed at the Site at any time during the planning approval period.
- 3.3 A total of 938 m² (about) area has already been hard-paved are for site formation of structures, parking and loading/unloading (L/UL) spaces and circulation space. The extent of the filled area has been kept to minimal to meet the operational need of the Site (**Plan 5**). No further filling of land will be carried out at the Site. The applicant will reinstate the Site to an amenity area after the planning approval.
- 3.4 The Site is accessible from Kong Tai Road via a local access (**Plan 1**). A total of 4 parking and L/UL spaces are provided at the Site, details are shown at **Table 3** below:

Table 3 - Parking and L/UL Provisions

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

- 3.5 Advanced booking is required for the use of parking space by visitor, this is to regulate the number of visitor and vehicle at the Site and avoid affecting the public. Sufficient maneuvering space is provided within the Site to ensure no queuing, turning back outside the Site and onto public road (**Plan 6**). As traffic generated and attracted by the proposed development is minimal (as shown at **Table 4** below), adverse traffic impact should not be anticipated.

Table 4 - Trip Generation and Attraction of the Proposed Development

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

- 3.6 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 1/23) for sewage treatment at the Site. Licensed collectors will be employed by the applicant to collect and dispose of sewage regularly to ensure no overflowing of sewage at the Site.

4) Conclusion

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

R-riches Property Consultants Limited

February 2024

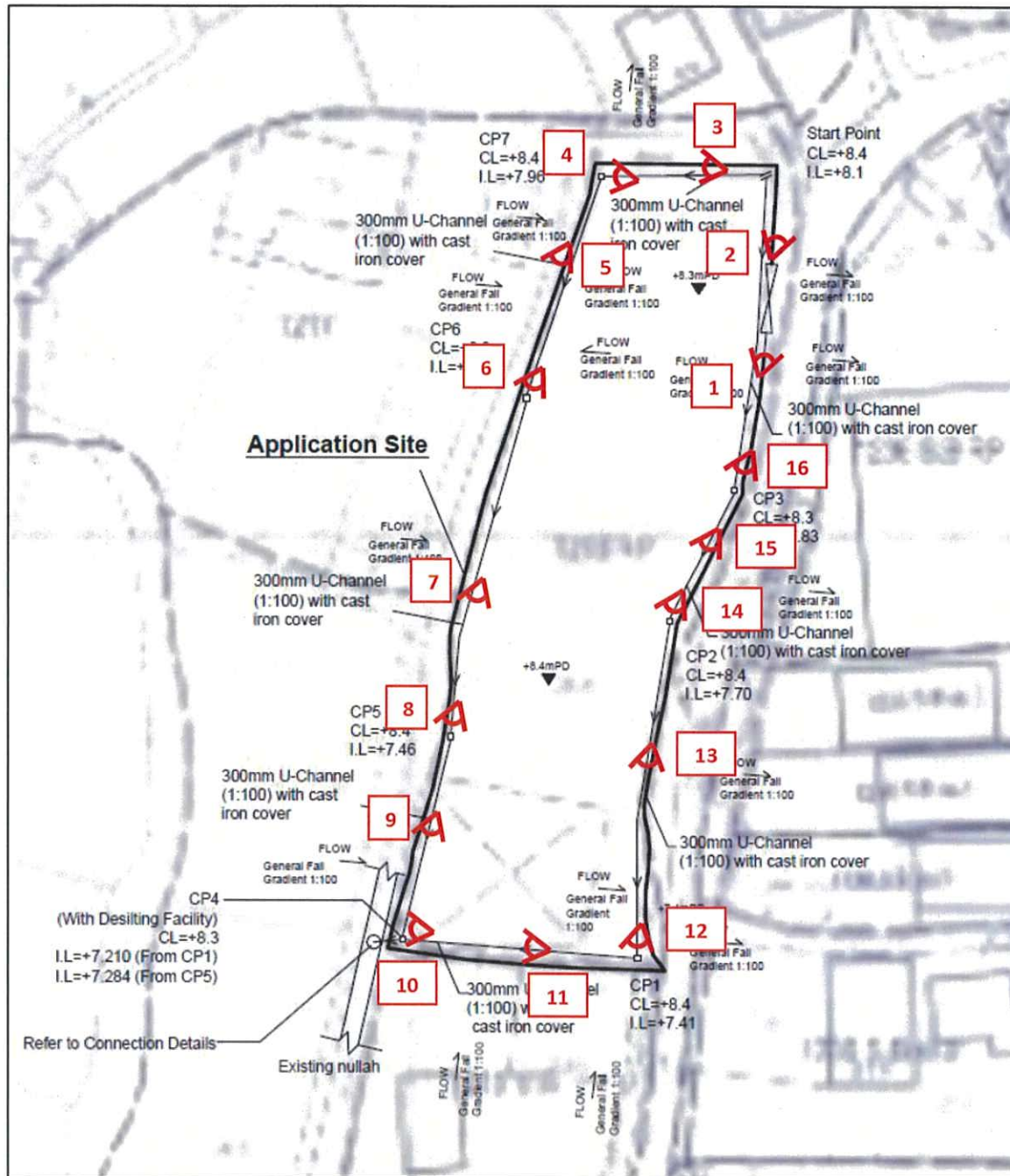
APPENDICES

Appendix I	The As-Built Drainage Plan and Photographic Records of the Existing Drainage Facilities
Appendix II	Fire Service Installations Proposal

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Plan Showing the Zoning of the Application Site
Plan 3	Plan Showing the Land Status of the Application Site
Plan 4	Layout Plan
Plan 5	Plan Showing the Filling of Land Area
Plan 6	Swept Path Analysis

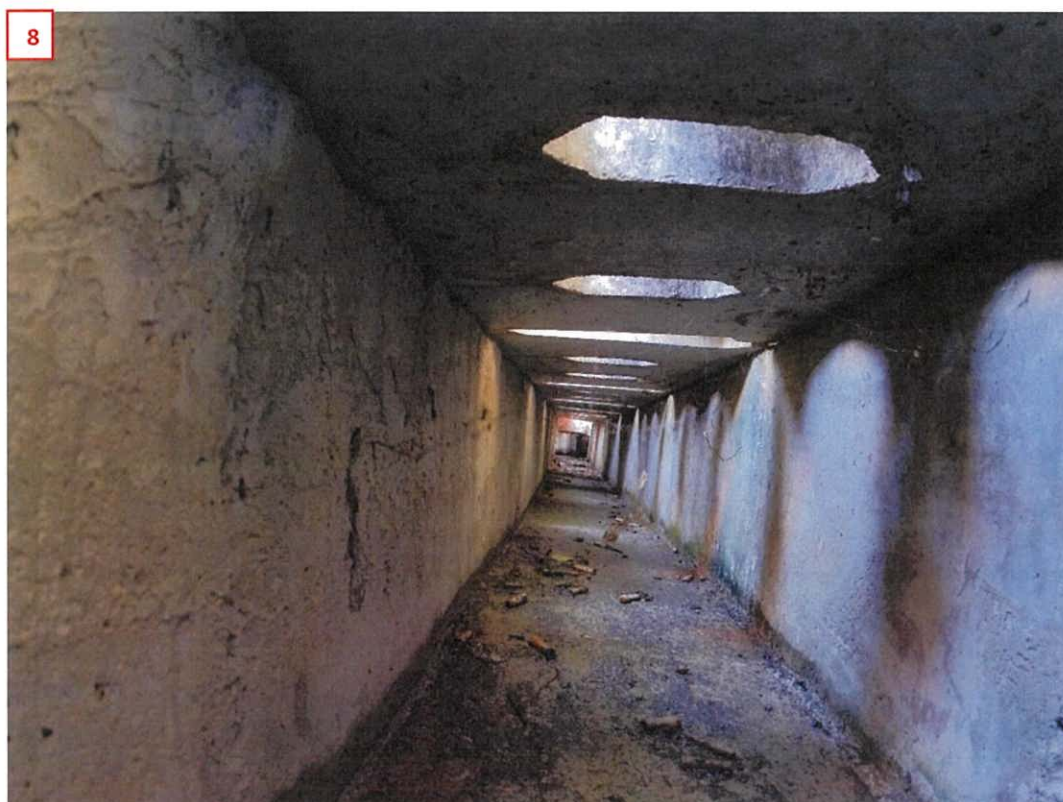
(b) Photographic records of the existing drainage facilities are as follows:

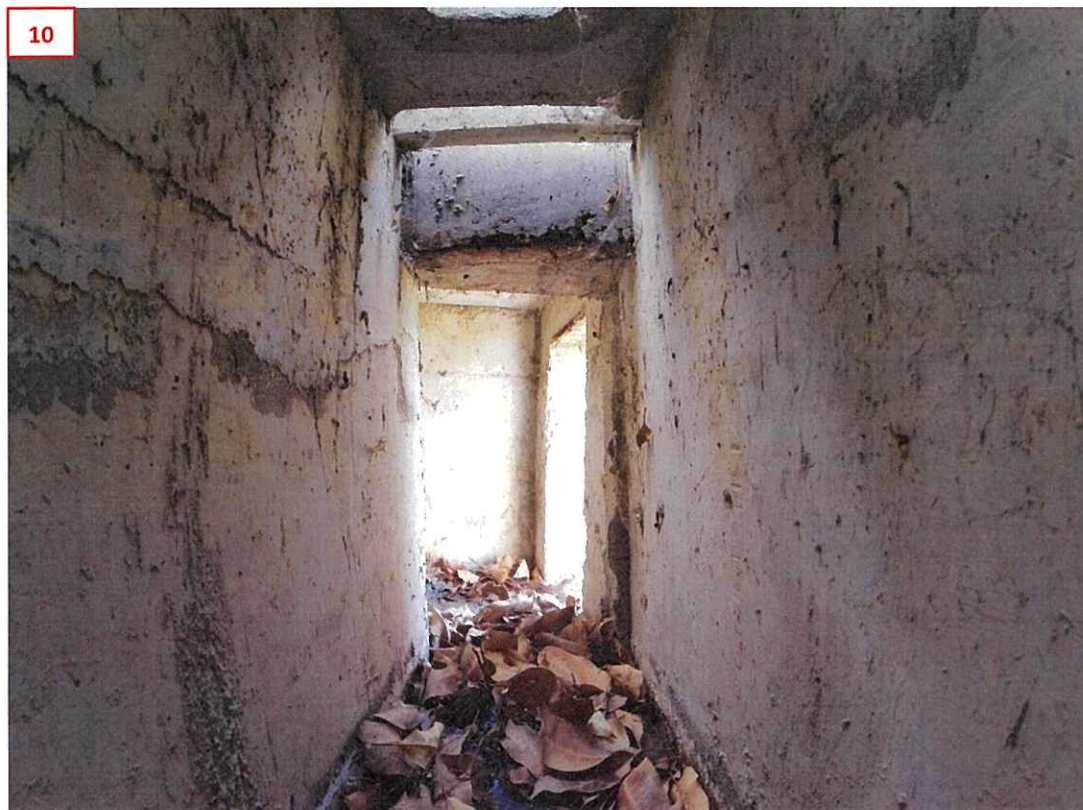


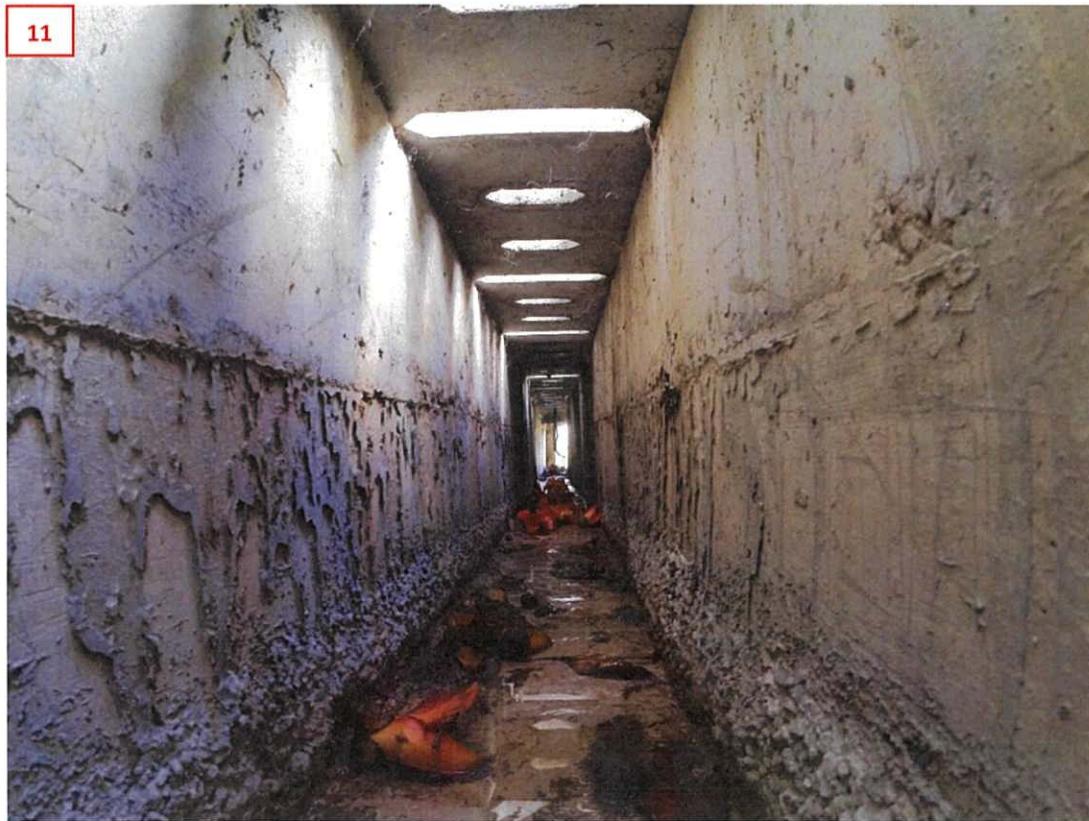




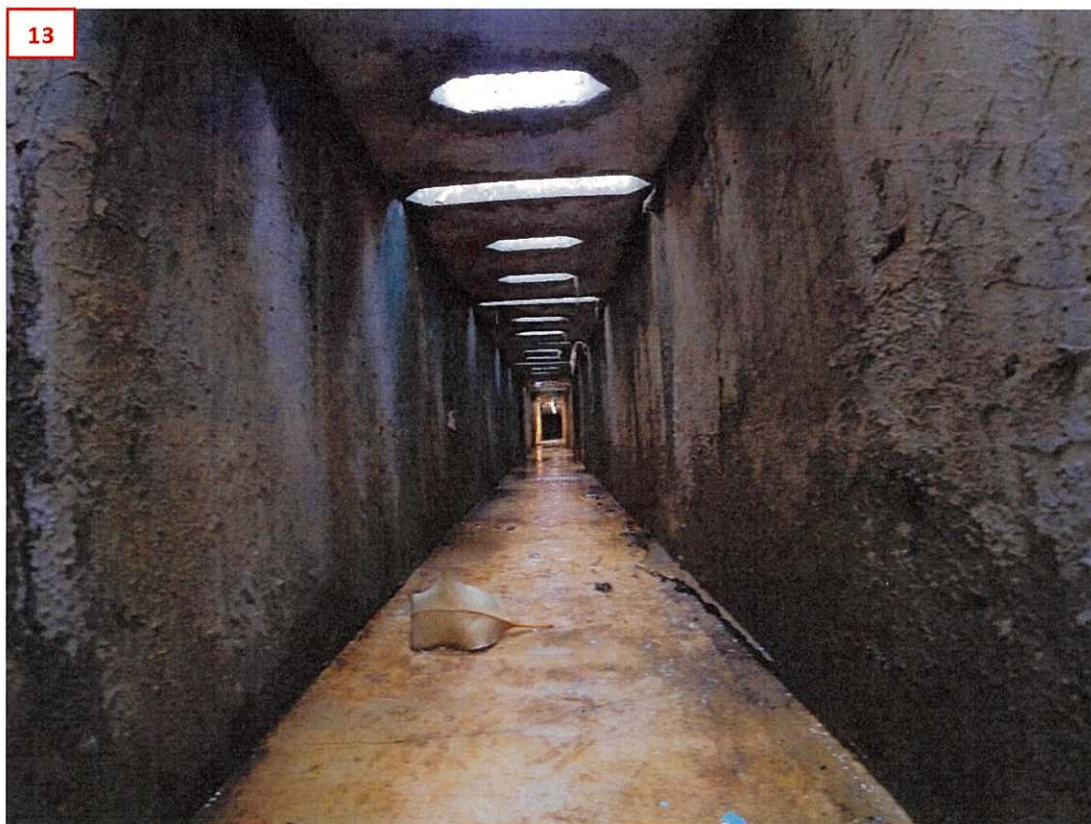








13



14





DEVELOPMENT PARAMETERS

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

PARKING AND LOADING/UNLOADING PROVISIONS

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

FIRE SERVICE INSTALLATIONS

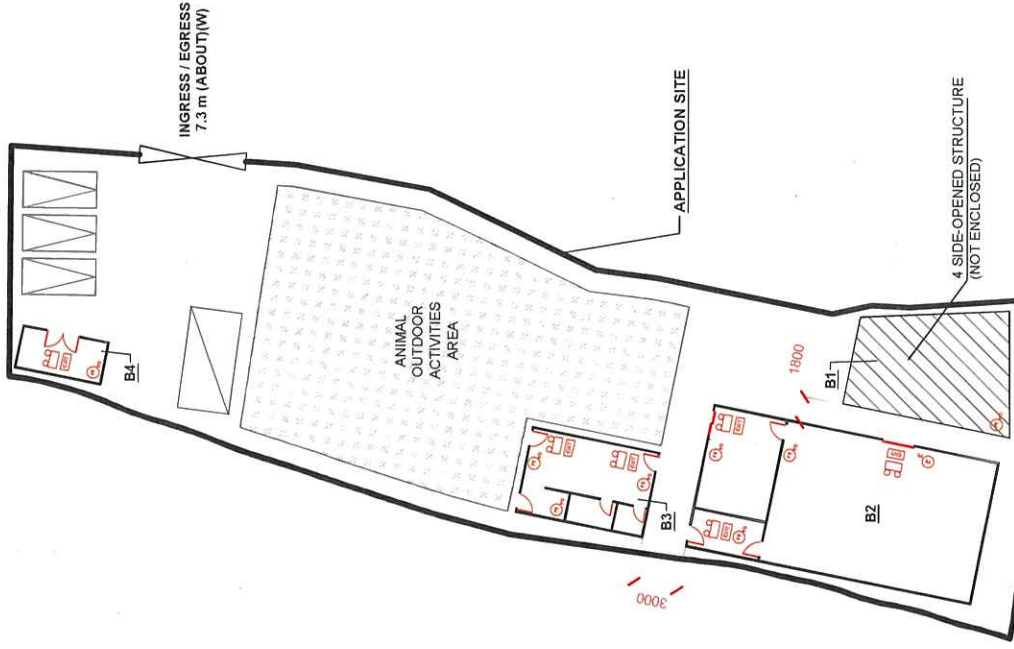
- EXIT SIGN
- EMERGENCY LIGHT
- 4 KG DRY POWDER FIRE EXTINGUISHER

FS NOTES:

- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266-1:2016, BS EN 1838:2013 AND FSD CIRCULAR LETTER NO. 4/2021.
- SUFFICIENT DIRECTIONAL AND EXIT SIGNS SHALL BE PROVIDED IN ACCORDANCE BS 5266-1:2016 AND FSD CIRCULAR LETTER NO. 5/2008.
- PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

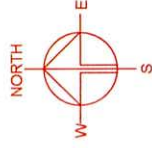
STRUCTURE USE

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	RAIN SHELTER FOR ANIMAL ACTIVITIES	80 m ² (ABOUT)	80 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B2	ANIMAL BOARDING ESTABLISHMENT	200 m ² (ABOUT)	200 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B3	ANIMAL BOARDING ESTABLISHMENT	54 m ² (ABOUT)	54 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B4	METER ROOM AND STORE ROOM	18 m ² (ABOUT)	18 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		352 m ² (ABOUT)	352 m ² (ABOUT)	



LEGEND

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



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

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

SCALE

1: 500 @ A4

DRAWN BY

MN

DATE

21.2.2024

REVIEWED BY

DATE

APPROVED BY

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DWG TITLE

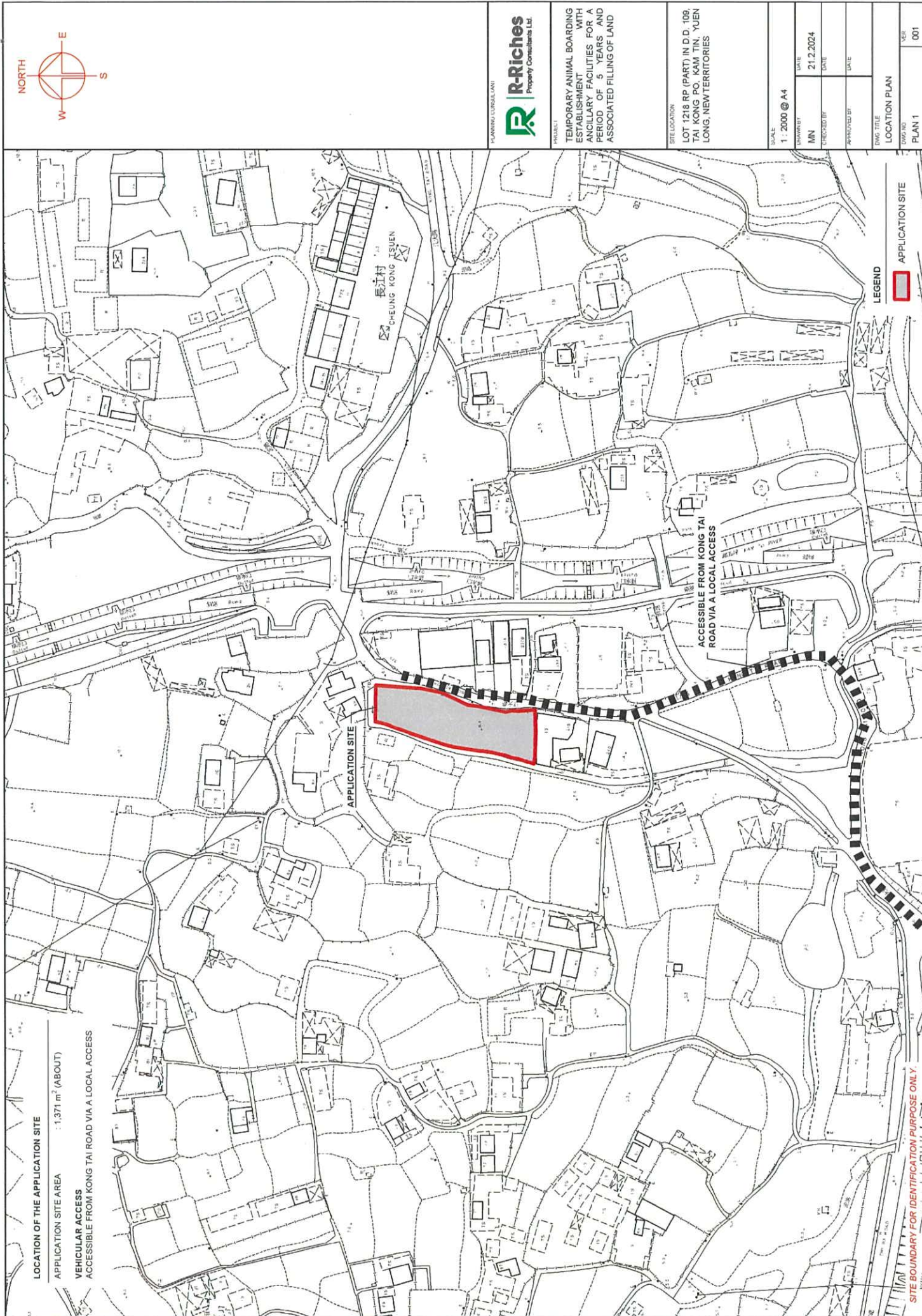
FS's PROPOSAL

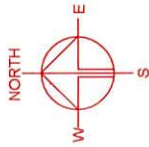
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APPENDIX II

YEAR

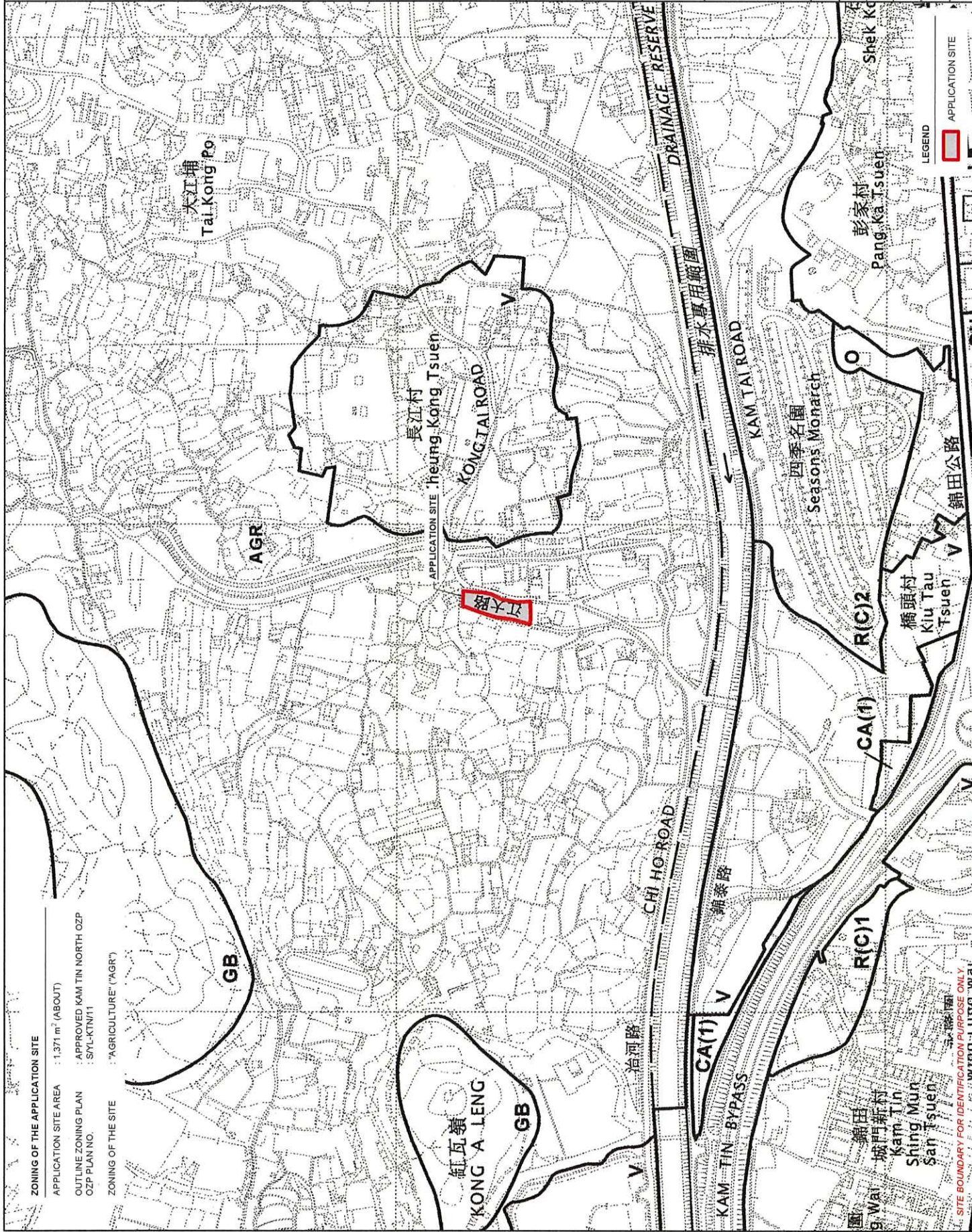
001





ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,371 m² (ABOUT)
OUTLINE ZONING PLAN : APPROVED KAM TIN NORTH OZP
OZP PLAN NO. : SYL-KTN/11
ZONING OF THE SITE : "AGRICULTURE" ("AGR")



PLANNING CONSULTANT



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

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

SCALE
1:5000 @ A4

DRAWN BY
MN
DATE
21.2.2024
CHECKED BY
DATE
APPROVED BY
DATE

PROJECT TITLE
ZONING OF THE SITE
DRAW NO.
PLAN 2
001

LEGEND

APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



DEVELOPMENT PARAMETERS

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

PARKING AND LOADING/UNLOADING PROVISIONS

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

STRUCTURE

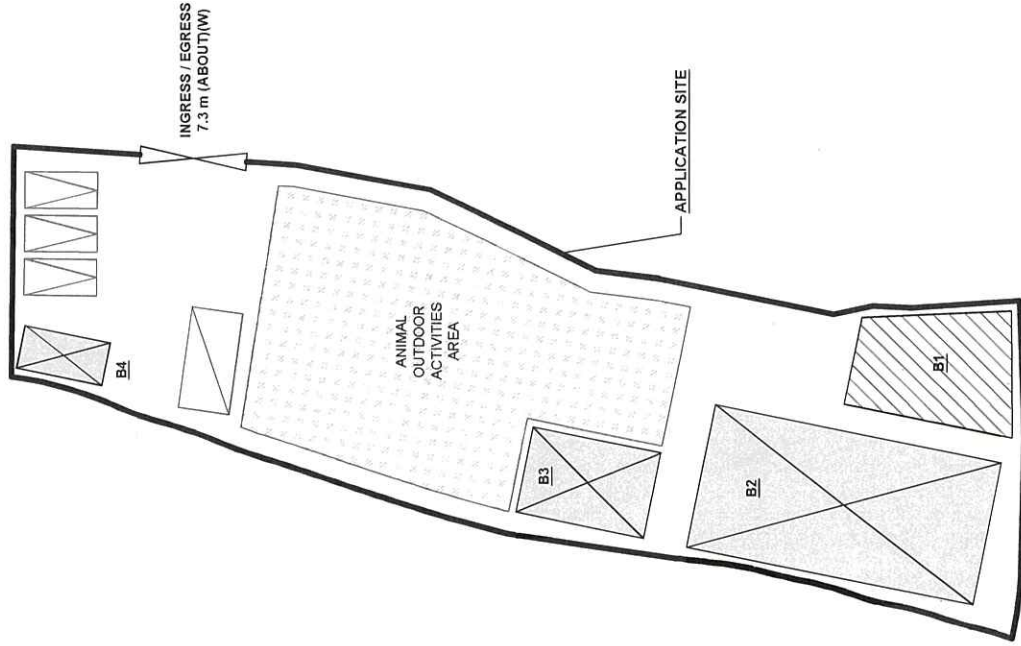
USE

COVERED AREA

GFA

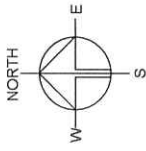
BUILDING HEIGHT

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	RAIN SHELTER FOR ANIMAL ACTIVITIES	80 m ² (ABOUT)	80 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B2	ANIMAL BOARDING ESTABLISHMENT	200 m ² (ABOUT)	200 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B3	ANIMAL BOARDING ESTABLISHMENT	54 m ² (ABOUT)	54 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B4	METER ROOM AND STORE ROOM	18 m ² (ABOUT)	18 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		352 m ² (ABOUT)	352 m ² (ABOUT)	



LEGEND

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



PLANNING CONSULTANT



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

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

SCALE
1 : 500 @ A4

DRAWN BY	DATE
MM	21.2.2024
CHECKED BY	DATE
APPROVED BY	DATE

TWS TITLE
LAYOUT PLAN

DWG NO.

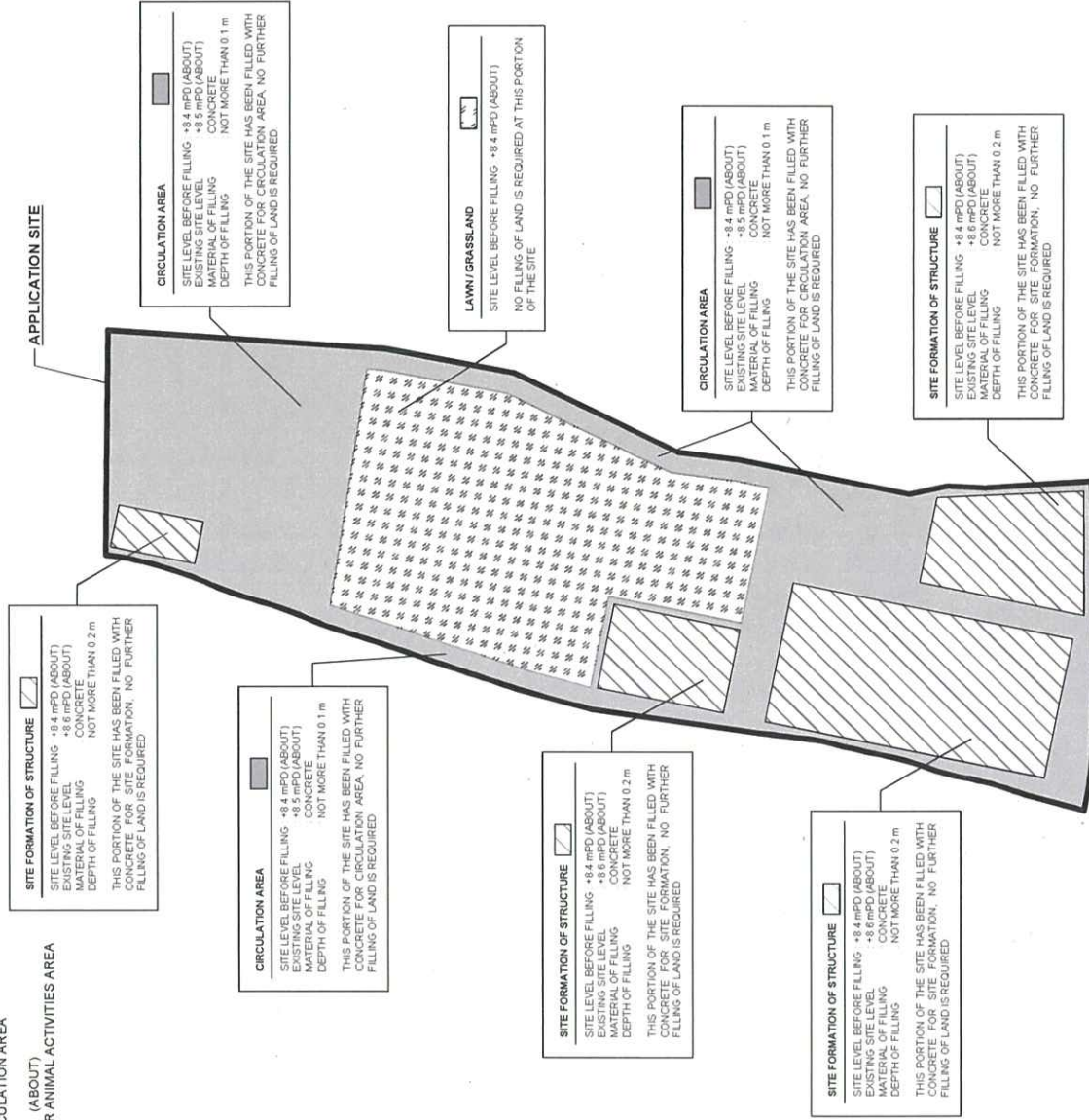
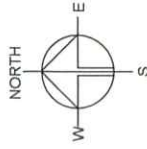
PLAN 4

VER.

001

FILLING OF LAND AREA OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,371 m² (ABOUT)
 FILLING OF LAND AREA : 938 m² (ABOUT)
 DEPTH OF LAND FILLING : NOT MORE THAN 0.2 m
 MATERIAL OF LAND FILLING : CONCRETE
 PURPOSE OF LAND FILLING : SITE FORMATION OF STRUCTURE AND CIRCULATION AREA
 LAWN / GRASSLAND AREA : 433 m² (ABOUT)
 USE : OUTDOOR ANIMAL ACTIVITIES AREA



PLANNING CONSULTANT
RRiches
 Property Consultants Ltd.

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

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

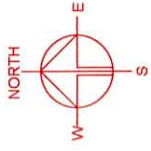
SCALE
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DATE	21.2.2024
CHECKED BY	
APPROVED BY	

DWG TITLE	FILLING OF LAND AREA
DWG NO	PLAN 5
VER	001

LEGEND

APPLICATION SITE



PLANNING CONSULTANT



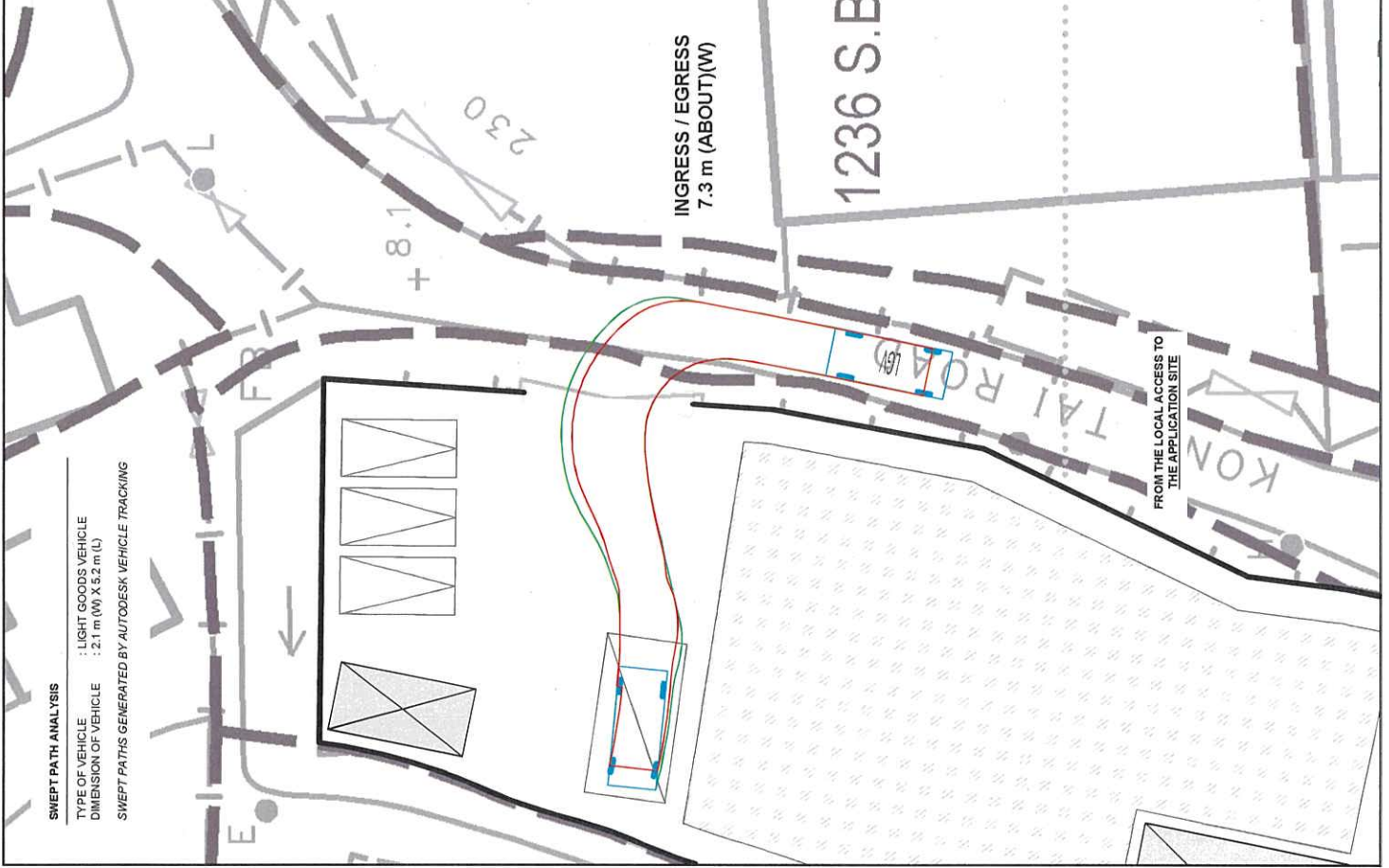
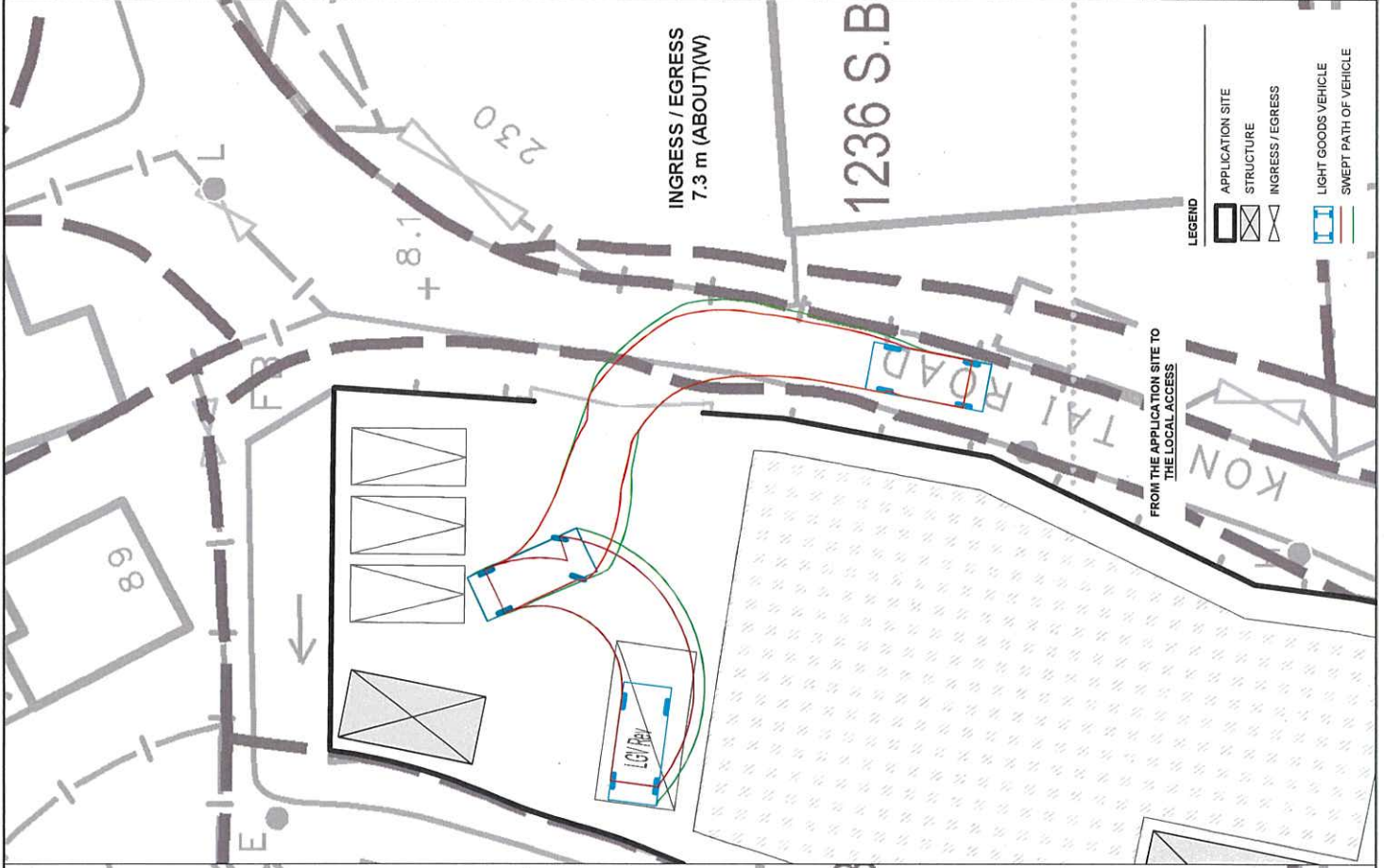
PROJECT
TEMPORARY ANIMAL BOARDING
ESTABLISHMENT WITH
ANCILLARY FACILITIES FOR A
PERIOD OF 5 YEARS AND
ASSOCIATED FILLING OF LAND

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

SCALE
1:300 @ A4

DATE	21.2.2024
DRAWN BY	MN
CHECKED BY	
APPROVED BY	

DWG. TITLE	SWEPT PATH ANALYSIS
DWG. NO.	PLAN 6
VER.	001



From:
Sent: Monday, May 6, 2024 10:43 AM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: Andrea Wing Yin YAN/PLAND <awyyan@pland.gov.hk>; Olivia Lam Yan NG/PLAND <olyng@pland.gov.hk>;

Subject: [FI] S.16 Application No. A/YL-KTN/998 - FI to address departmental comments

Dear Sir,

Attached herewith the FI to address departmental comments of the subject application.

Should you require more information, please do not hesitate to contact me. Thank you for your kind attention.

Kind Regards,

Matthew NG | Planning and Development Manager
R-riches Group (HK) Limited

R-riches Planning Limited | R-riches Construction Limited | R-riches Property Consultants Limited

Our Ref.: DD109 Lot 1218 RP
Your Ref.: TPB/A/YL-KTN/998

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

By Email

6 May 2024

Dear Sir,

1st Further Information

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

(S.16 Planning Application No. A/YL-KTN/998)

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
or the undersigned at your convenience. Thank
you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Matthew NG
Planning and Development Manager

cc DPO/FSYLE, Pland

(Attn.: Ms. Andrea YAN
(Attn.: Ms. Olivia NG

email: awyyan@pland.gov.hk)
email: olyng@pland.gov.hk)

Responses-to-Comments

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

(Application No. A/YL-KTN/998)

(i) A RtoC Table:

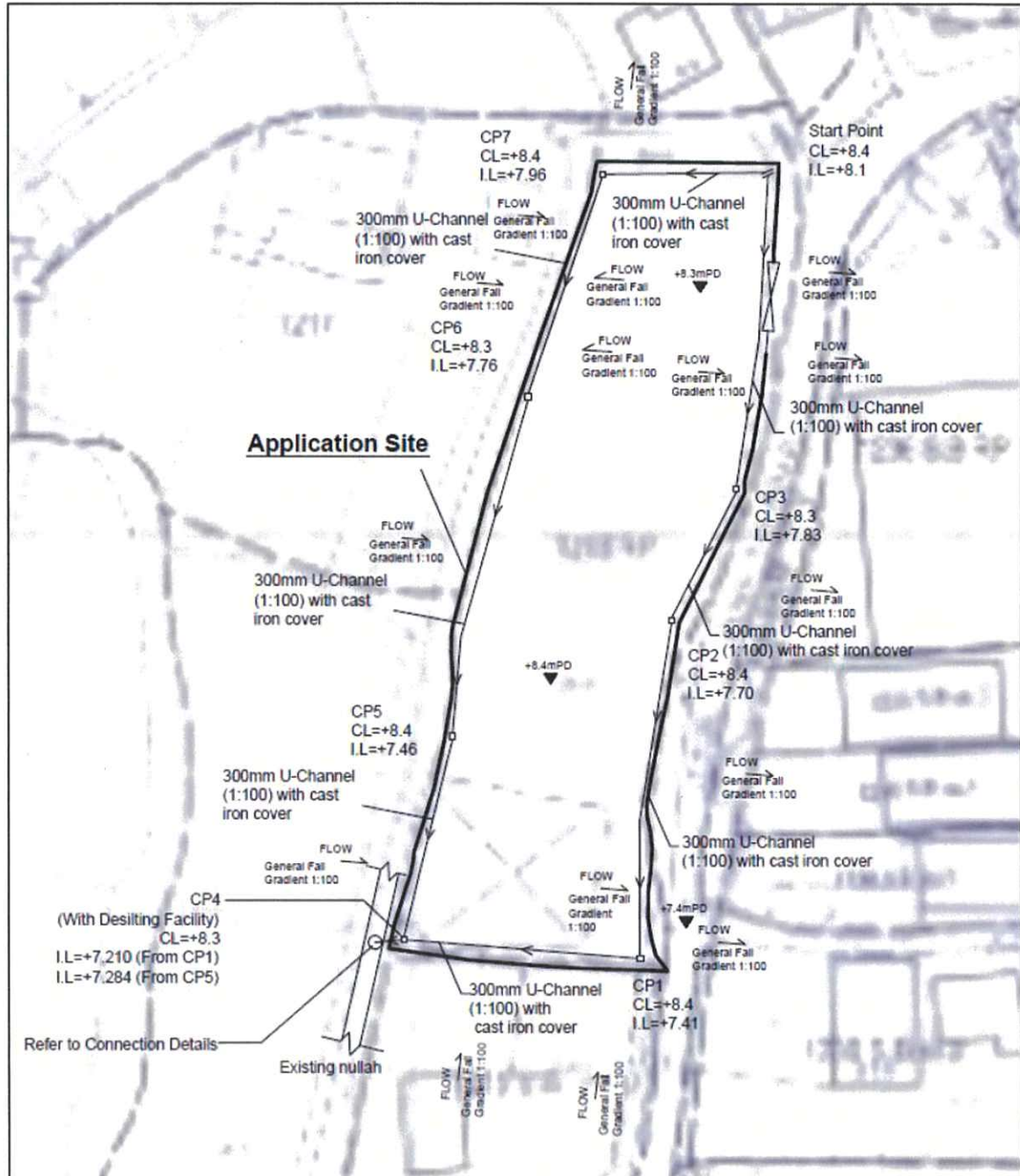
Departmental Comments		Applicant's Responses
1. Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD)		
(a)	Based on the site photos submitted, it is noted that some surface channels, such as those indicated in photo 1-5 and 11, etc. are filled by debris and utilities. No utilities should be placed in the u-channels. The condition is not considered satisfactory. Please carry out necessary maintenance works and resubmit the photos to indicate the drainage conditions of the existing drainage facilities.	Noted. Updated photographic records showing the existing drainage facilities at the application site are provided for your consideration please (Annex I).
2. Comments of the Director of Fire Services (D of FS)		
(a)	The submitted FSI proposal is considered acceptable.	Noted.
(b)	Please advise the applicant that the installation/maintenance/modification/repair work of FSIs shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person	Noted. A set of valid Certificate of Fire Service Installation and Equipment (FS 251) is submitted for your consideration please (Annex II).

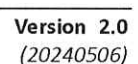
S.16 Planning Application No. A/YL-KTN/998

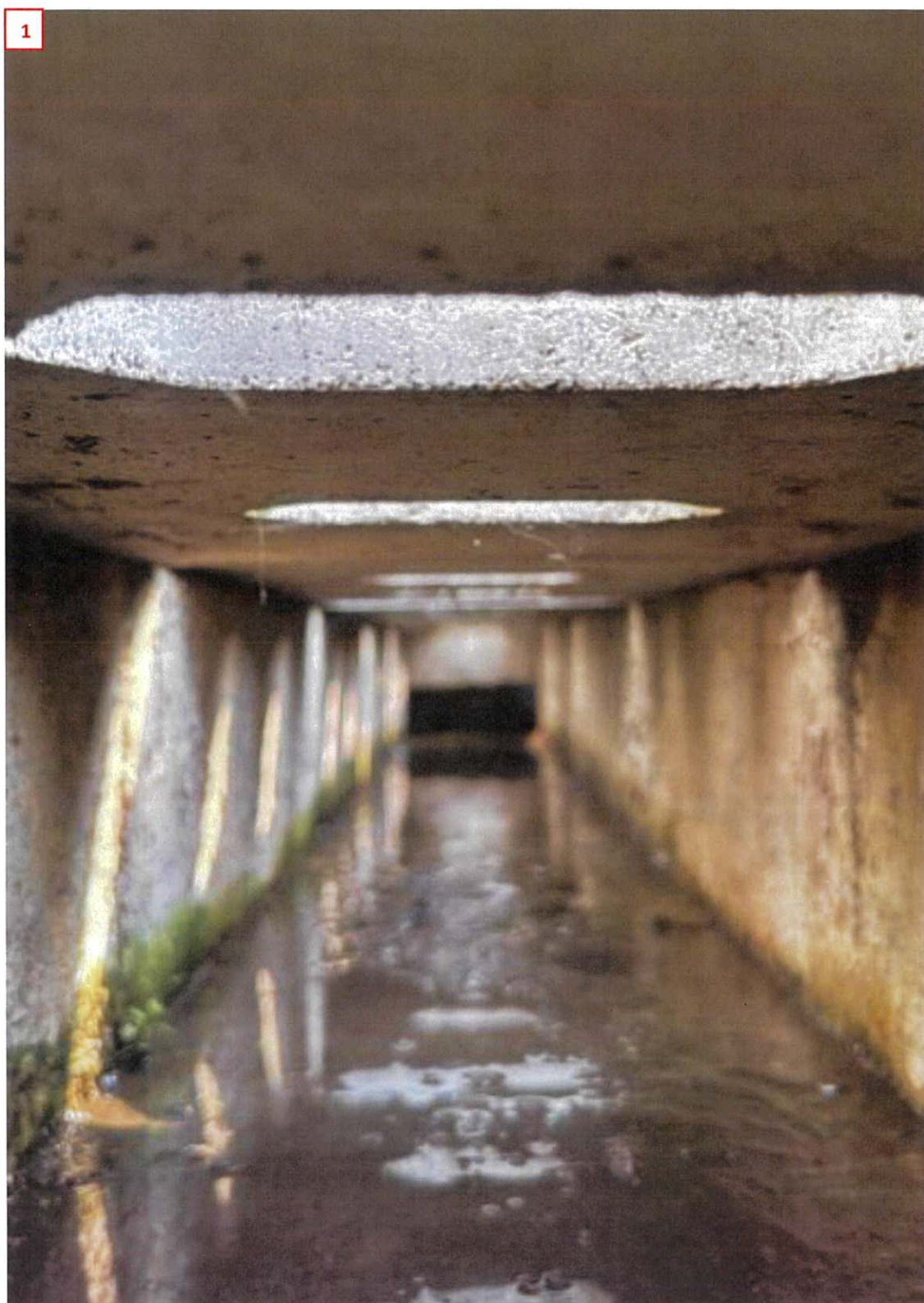
	on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to the Director of Fire Services.	
(c)	However, the applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans.	Noted.

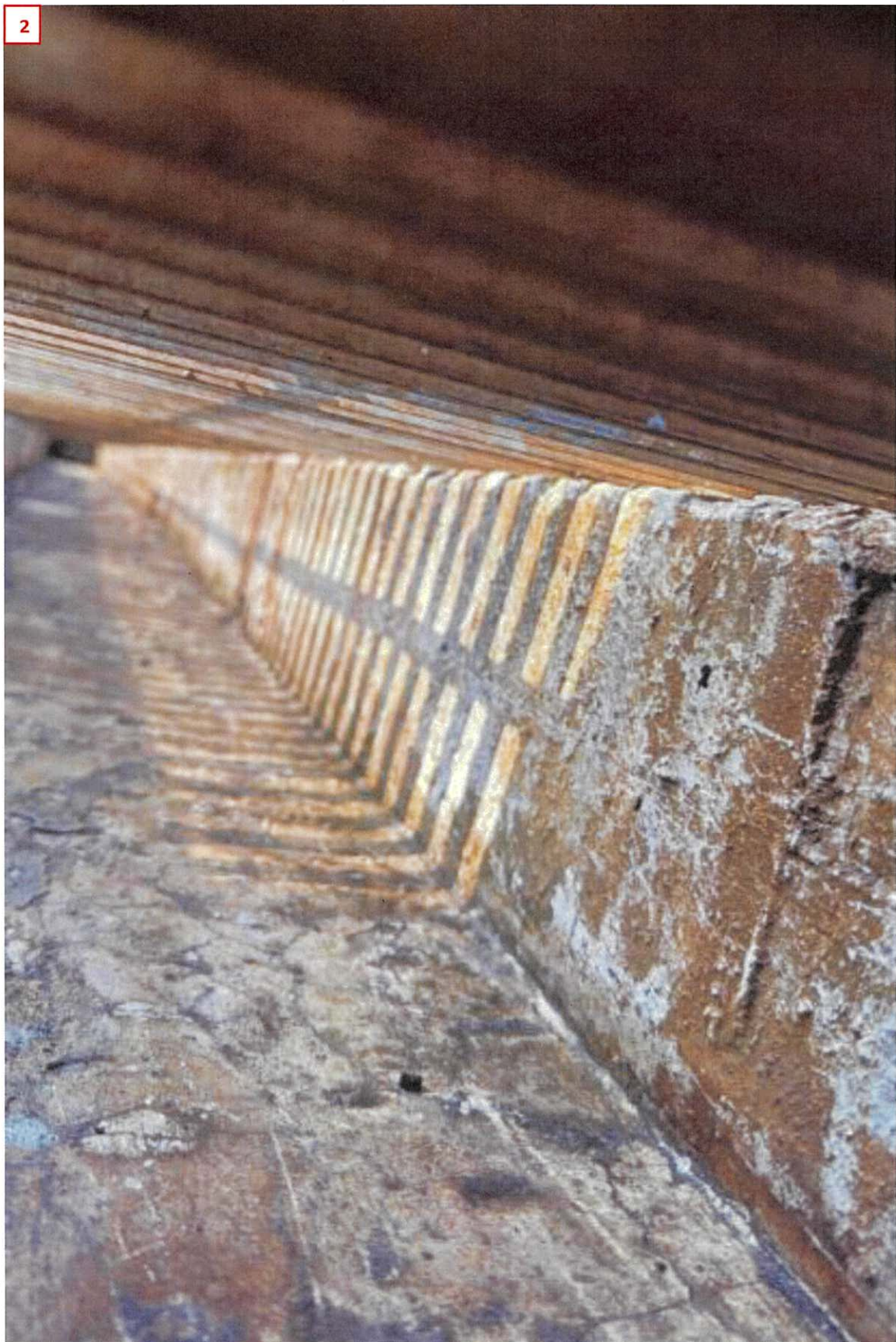
Annex I – As-Built Drainage Plan and Photographic Records of the Existing Drainage Facilities

- (a) The as-built drainage plan (i.e. the accepted drainage proposal of previously approved S.16 planning applications Nos. A/YL-KTN/638 and 881) is as follows:

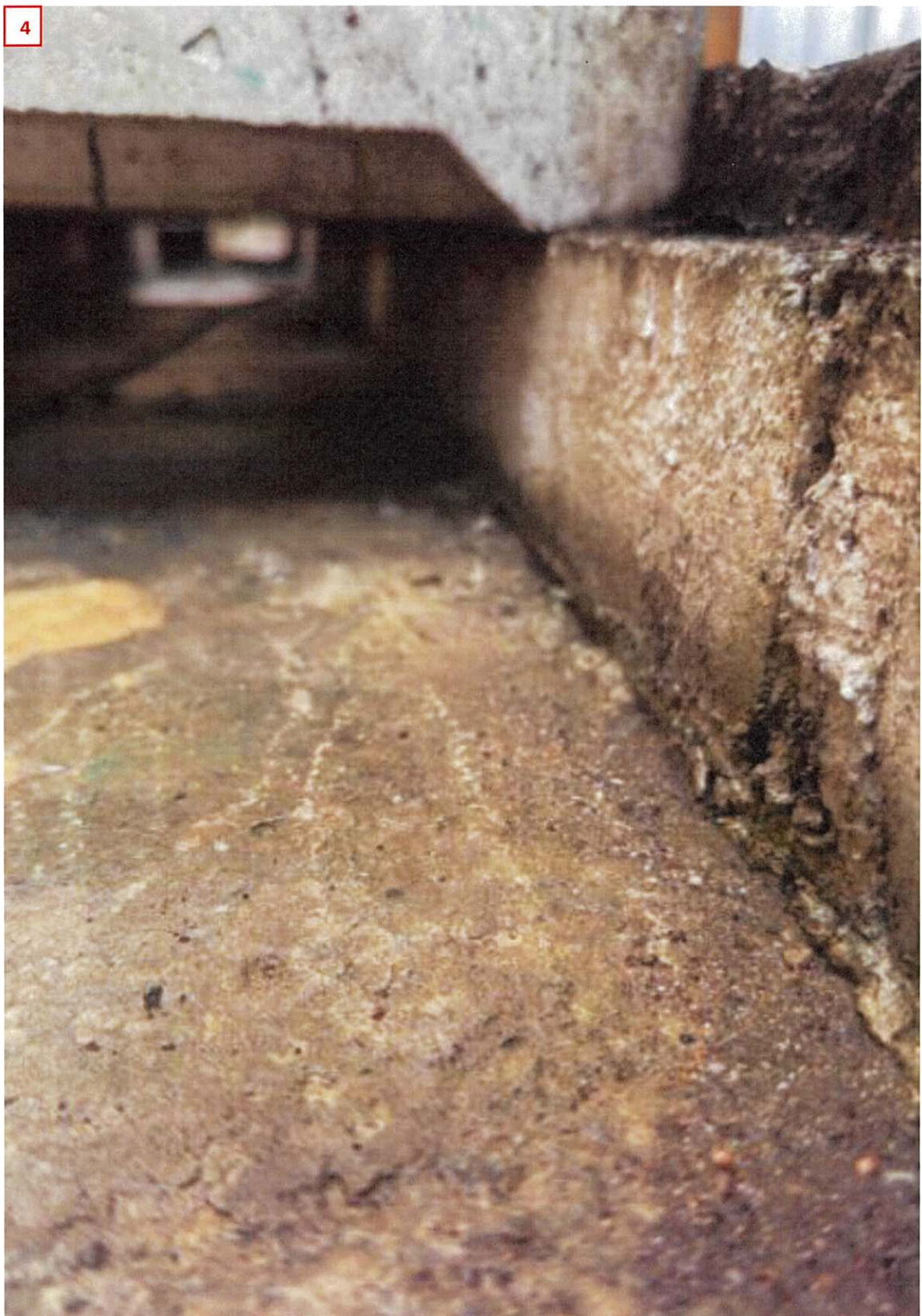


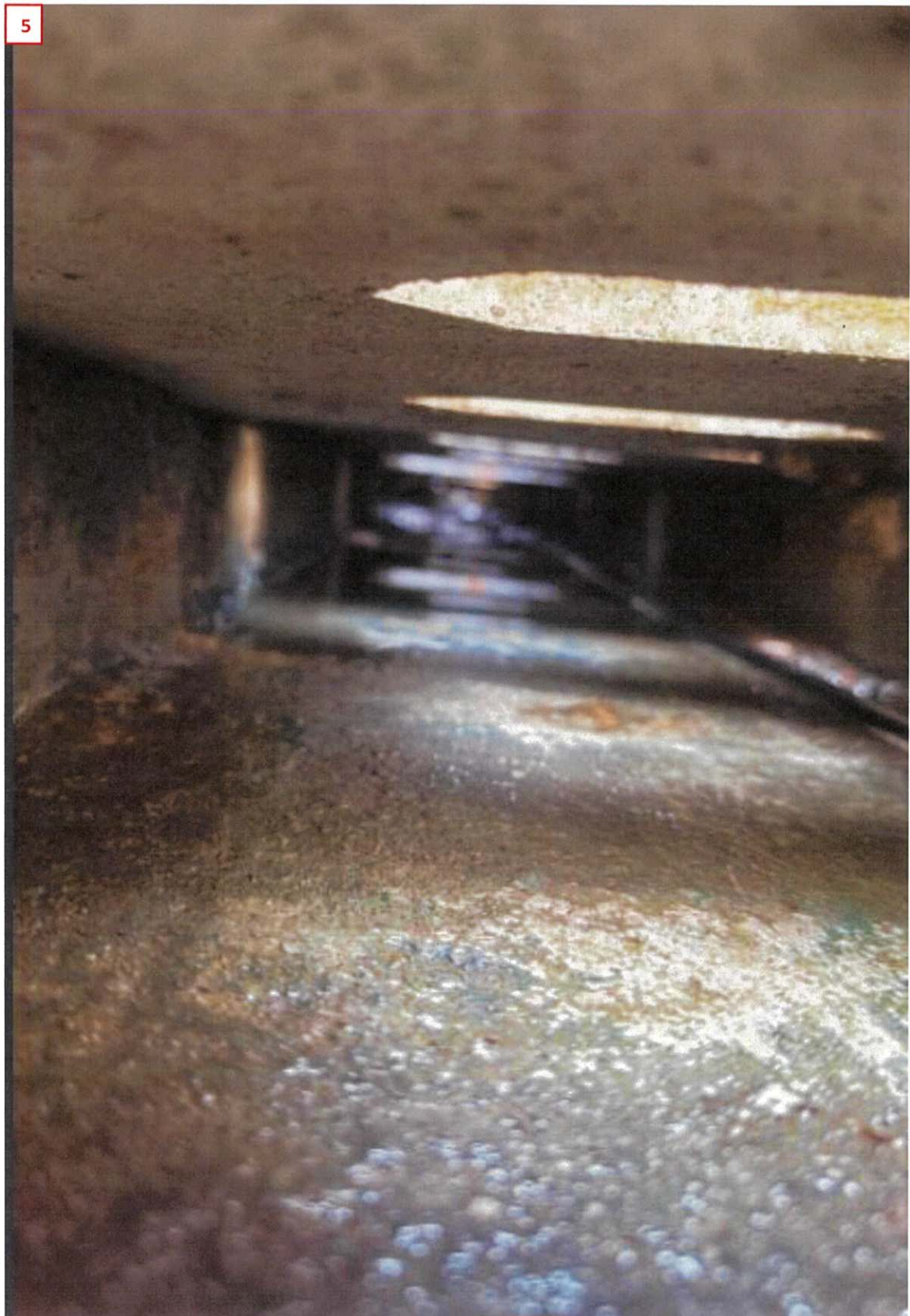




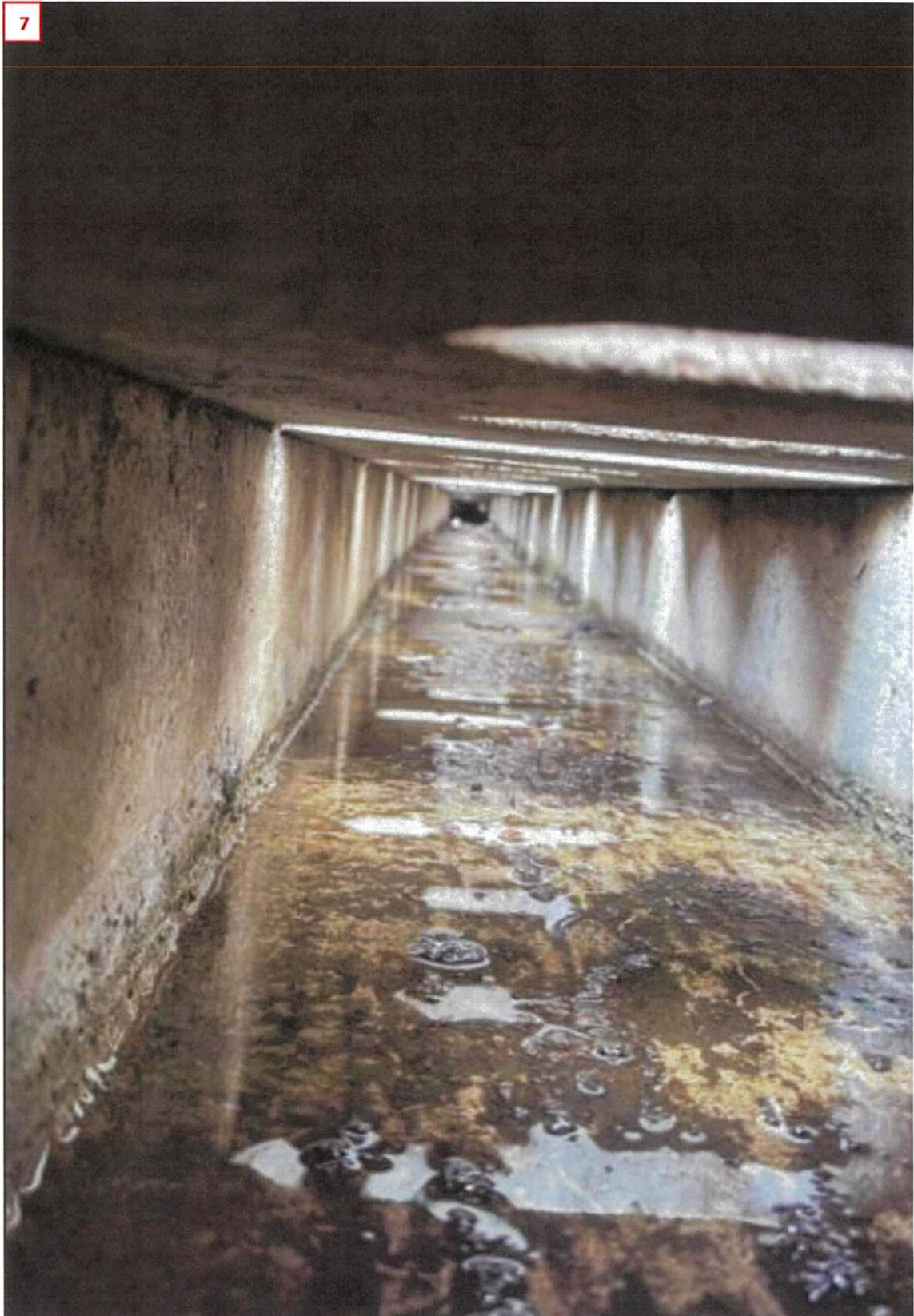












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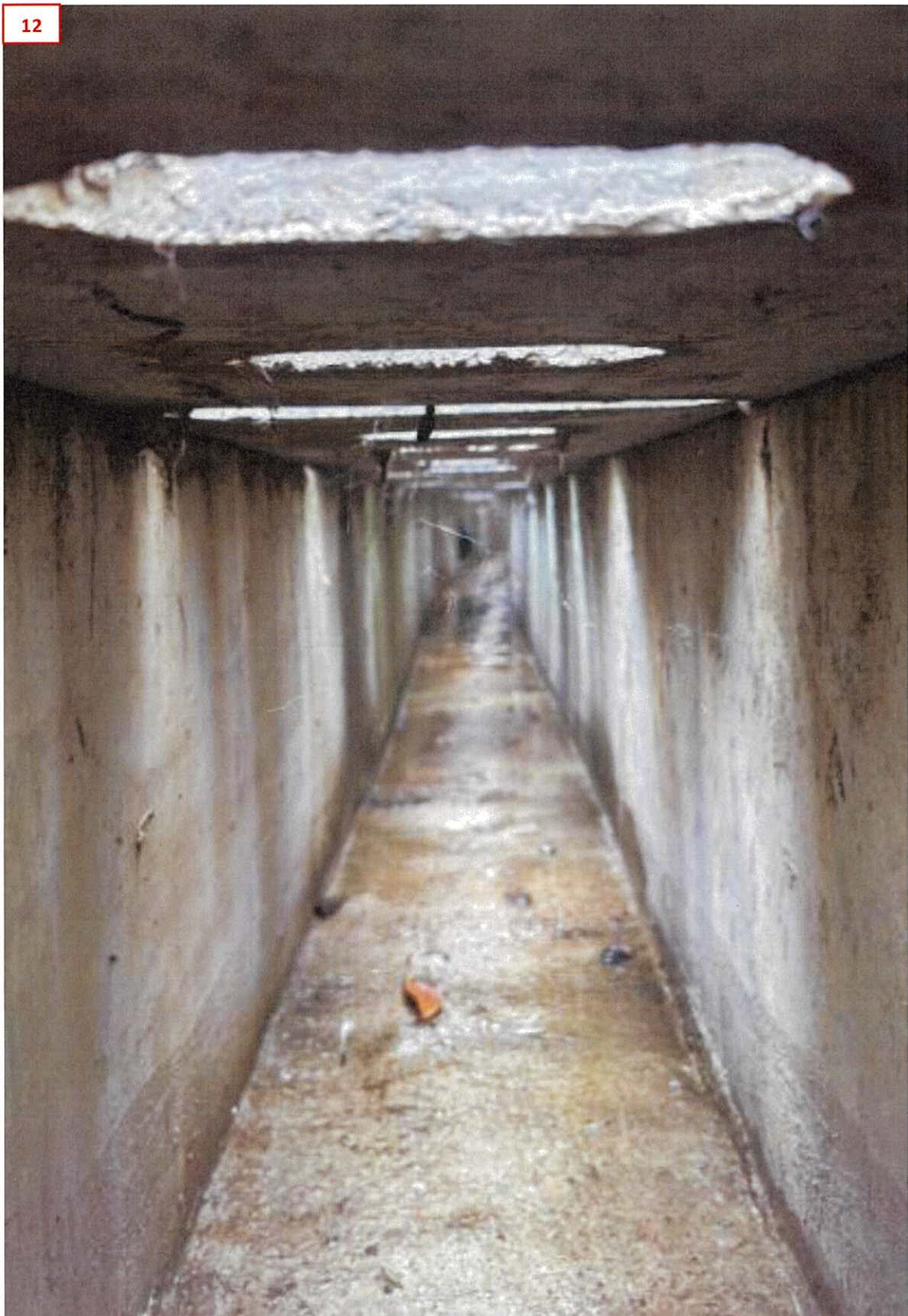


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FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.: _____
消防處檔號Name of Client : _____
顧客姓名Name of Building : _____
樓宇名稱Street No./Town Lot : _____
門牌號數/市地段

Lot 1218RP(Part), in D.D.109

Street/Road/Estate Name : _____
街道/屋苑名稱

Tai Kong Po

Block : _____
座District : _____
分區

Kam Tin

Area : _____
地區☐ HK 香港☐ K 九龍☒ NT 新界Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團**Part 1 Annual Inspection ONLY**
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
			NIL		

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
24	9 X 4 Kg Dry Powder F.E.	G/F	Supply & Install	Conforms with FSD requirements	30-04-2024

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
			NIL	

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized Signature : _____
授權人簽署

Name : _____

姓名 : Hui Chi Hang

FSD/RC No. : _____
消防處註冊號碼Company Name : _____
公司名稱East Power Engineering Ltd
東力工程有限公司Telephone : _____
聯絡電話Date : _____
日期

02-05-2024

For FSD use only:

Inspected _____

Key-in _____

Verified _____

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.: _____

消防處編號

Name of Client: _____

顧客姓名

Name of Building: _____

樓宇名稱

Street No./Town Lot: _____

門牌號數/市地段

Lot 1218RP(Part), In D.D.109

Street/Road/Estate Name: _____

街道/屋苑名稱

Tai Kong Po

Block: _____

座

District: _____

分區

Kam Tin

Area: _____

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團**Part 1 Annual Inspection ONLY**
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
			NIL		

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
11	Emergency Lighting	G/F	Supply & Install 6 x Emergency Light a&b Model: TS-EL-2053	Conforms with FSD requirements	30-04-2024
12	Exit Sign	G/F	Supply & Install 6 x Exit Sign a&b Model: LED B4	Conforms with FSD requirements	30-04-2024

Part 3 第三部 Defects 損壞事項

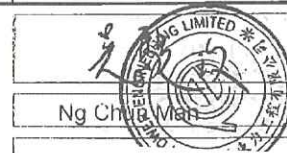
Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
			NIL	

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈之最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

**如證書涉及年檢事項, 應張貼於大廈
或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized
Signature: _____Name: _____
姓名FSD/RC No.: _____
消防處註冊號碼Company Name: _____
公司名稱Telephone: _____
聯絡電話Date: _____
日期East Power Engineering Ltd
東力工程有限公司

02-05-2024

For FSD
use only:

Inspected

Key-in

Verified

寄件日期: 2024年06月06日星期四 11:03
收件者: tpbpd/PLAND
副本:

主旨: [FI] S.16 Application No. A/YL-KTN/998 - FI to address
departmental comments
附件: FI2 for A_YL-KTN_998 (20240606).pdf

類別: Internet Email

Dear Sir,

Attached herewith the FI to address departmental comments of the subject application.

Should you require more information, please do not hesitate to contact me. Thank you for your kind attention.

Kind Regards,

Christian CHIM | Town Planner
R-riches Group (HK) Limited

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited

Our Ref.: DD109 Lot 1218 RP
Your Ref.: TPB/A/YL-KTN/998

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

By Email

6 June 2024

Dear Sir,

2nd Further Information

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

(S.16 Planning Application No. A/YL-KTN/998)

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

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

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Christian CHIM
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Andrea YAN
(Attn.: Ms. Olivia NG

email: awyyan@pland.gov.hk)
email: olyng@pland.gov.hk)

Responses-to-Comments

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

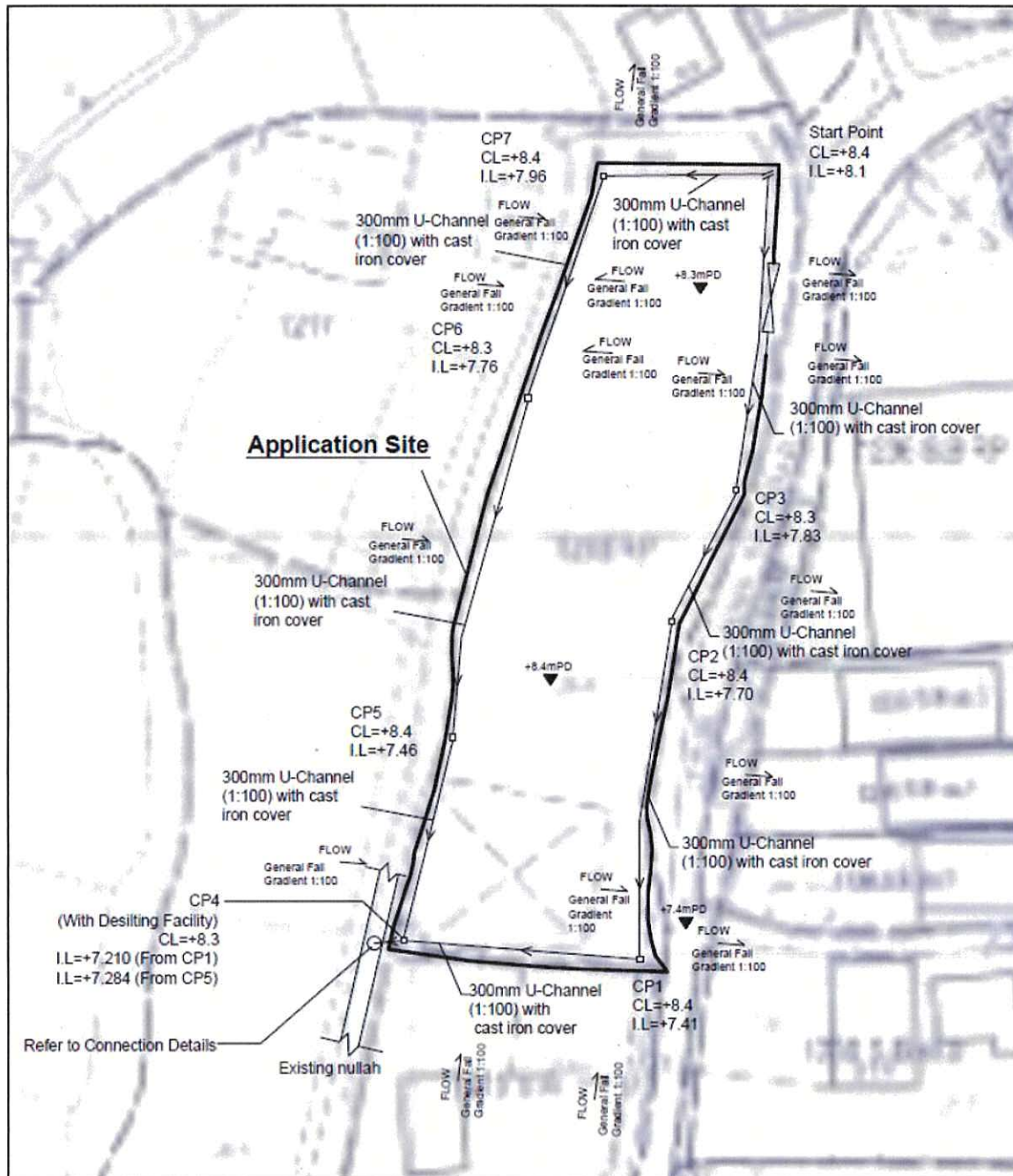
(Application No. A/YL-KTN/998)

(i) A RtoC Table:

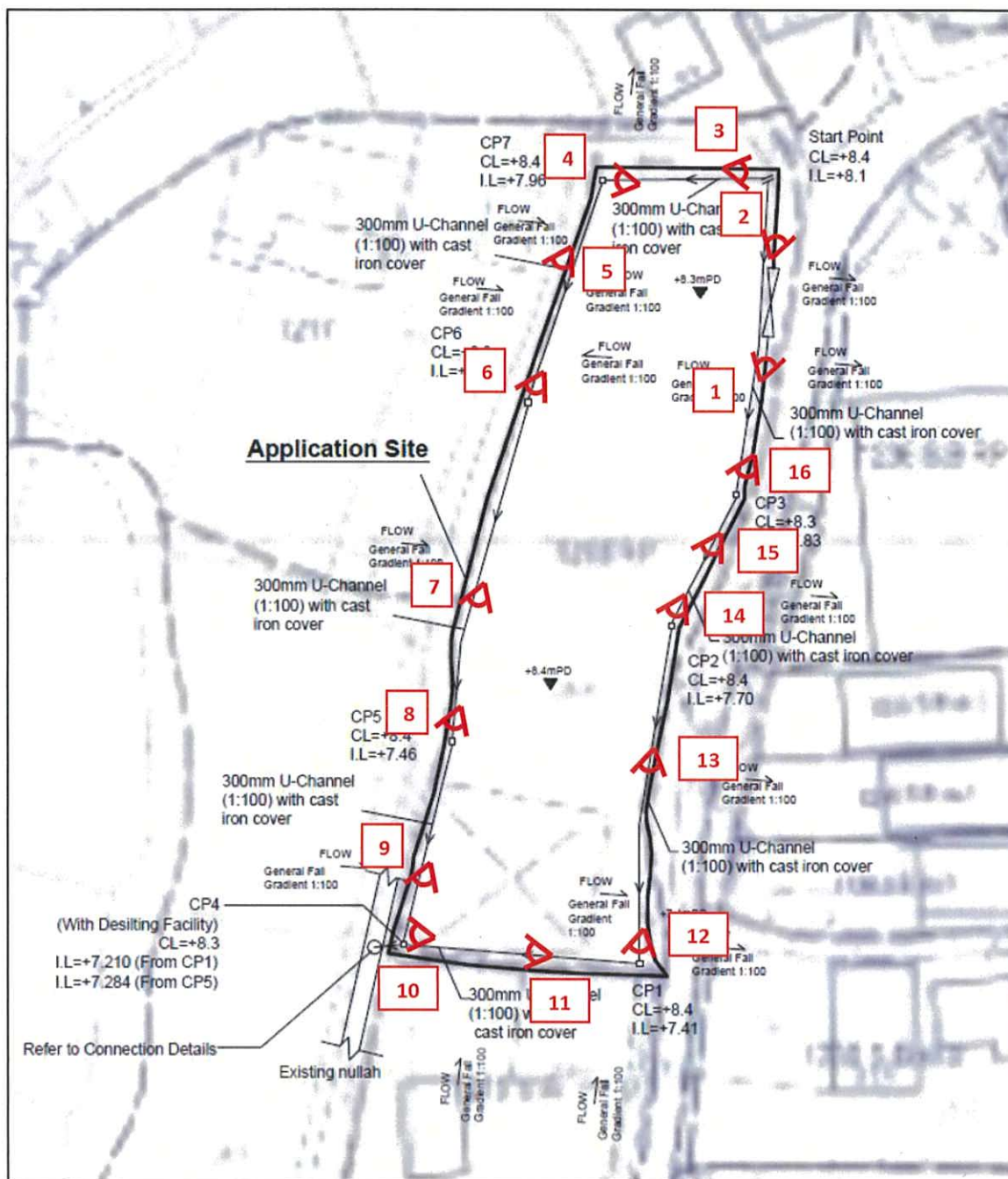
Departmental Comments		Applicant's Responses
1. Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD)		
(a)	All catchpit internal condition should be provided.	Noted. Updated photographic records showing all catchpit internal condition at the application site (the Site) are provided for your consideration please (Annex I).
(b)	Photo 4, 6, 10 and 12: Please clarify that the catchpit has not been included which does not tally with the drainage proposal.	Photos are updated accordingly.
2. Comments of the Director of Agriculture, Fisheries and Conservation (DAFC)		
(a)	There is a watercourse located to the west of the subject site. The applicant shall clarify whether any measure will be implemented to avoid disturbance to the watercourse nearby during land filling and operation.	Fencing will be erected along the site boundary to avoid the watercourse from reaching. The Site has already been filled with concrete to meet the operational needs. No further filling of land will be carried out at the Site during the planning approval period. Therefore, disturbance to the watercourse should not be anticipated.

Annex I – As-Built Drainage Plan and Photographic Records of the Existing Drainage Facilities

(a) The as-built drainage plan (i.e. the accepted drainage proposal of previously approved S.16 planning applications Nos. A/YL-KTN/638 and 881) is as follows:



(b) Photographic records of the existing drainage facilities (taken on 05/06/2024) are as follows:

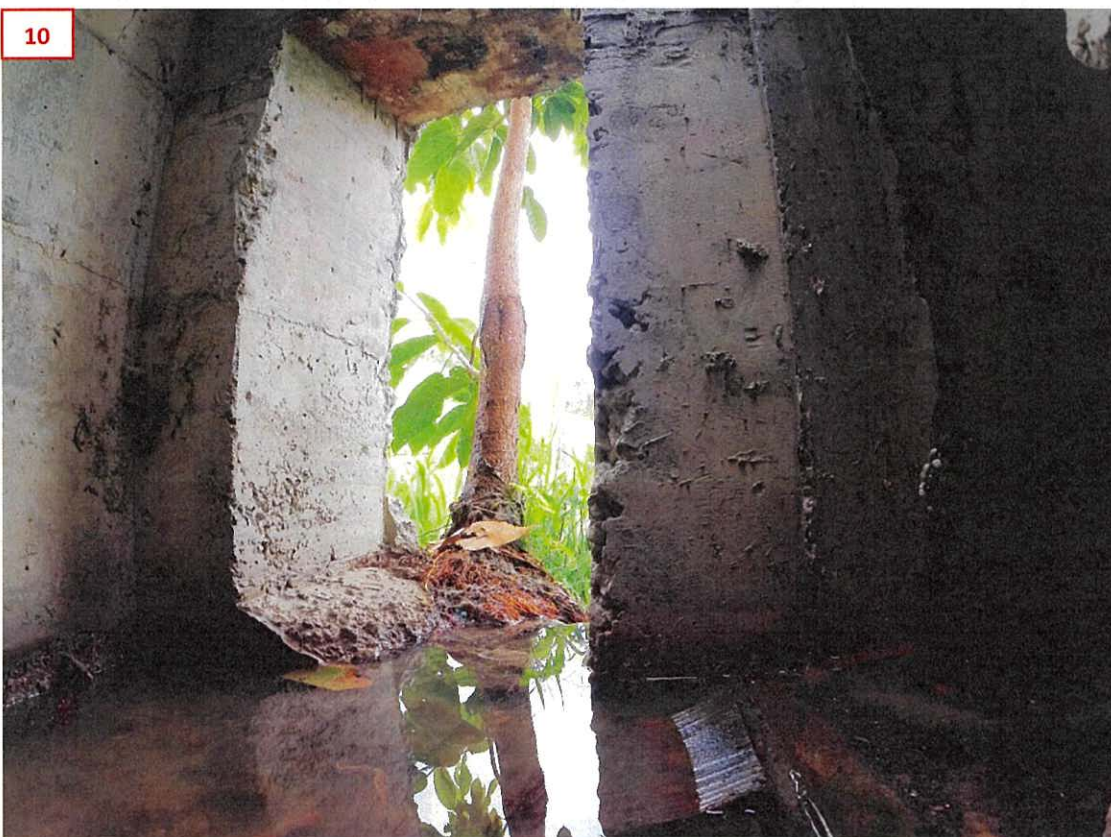












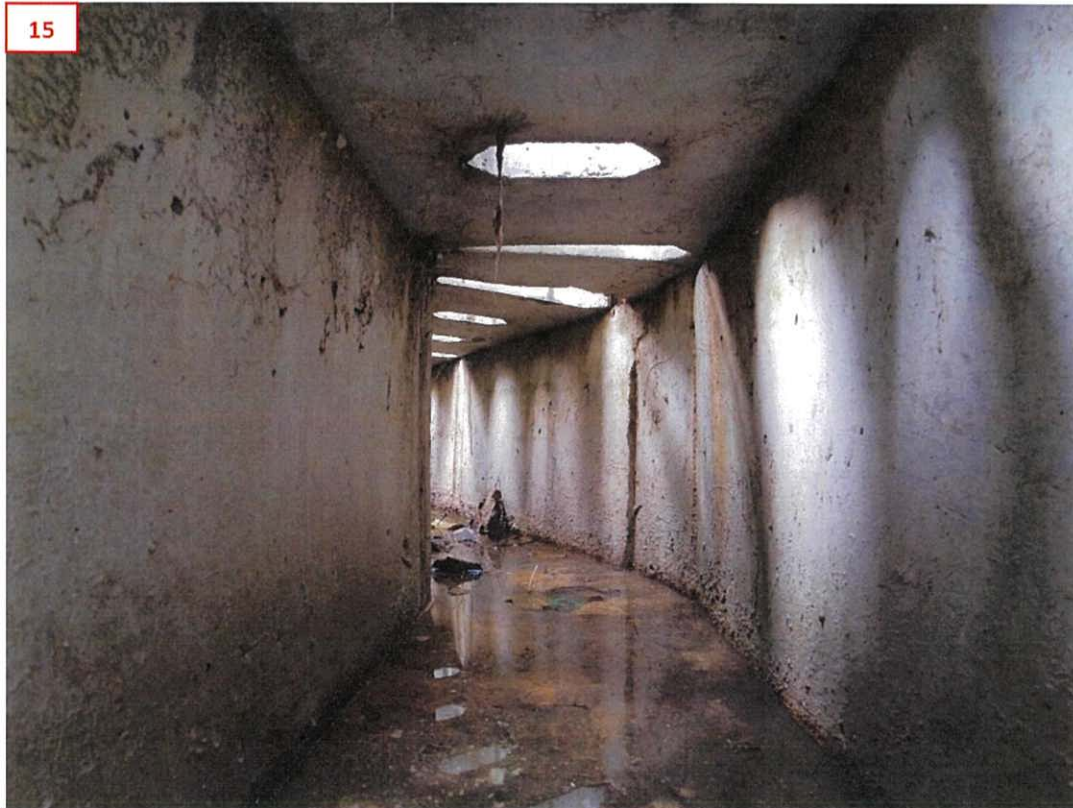
11



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寄件日期: 2024年06月19日星期三 17:31
收件者: tpbpd/PLAND

主旨: [FI] S.16 Application No. A/YL-KTN/998 - FI to provide clarifications
附件: FI3 for A_YL-KTN_998 (20240619).pdf

類別: Internet Email

Dear Sir,

Attached herewith the FI to provide clarifications on the subject application.

Should you require more information, please do not hesitate to contact me. Thank you for your kind attention.

Kind Regards,

Louis TSE | Town Planner
R-riches Group (HK) Limited

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited

Our Ref.: DD109 Lot 1218 RP
Your Ref.: TPB/A/YL-KTN/998

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

By Email

19 June 2024

Dear Sir,

3rd Further Information

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

(S.16 Planning Application No. A/YL-KTN/998)

We are writing to submit Further Information to provide clarifications on the subject application (Appendix I).

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

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Louis TSE
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Andrea YAN
(Attn.: Mr. Y. Y. MO

email: awyyan@pland.gov.hk)
email: yymo@pland.gov.hk)

Responses-to-Comments

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

(Application No. A/YL-KTN/998)

- (i) The application site (the Site) involves several previously approved S.16 planning applications for the same use submitted by the same applicant, within which the latest application No. A/YL-KTN/881 was approved with conditions on a temporary basis of 5 years in 2023. Regarding the fire safety aspect, the applicant commenced construction work of the accepted fire service installations (FSIs) proposal, and the works were completed in June 2021. However, in order to gain full functionality of the FSIs, connection of secondary water supplies to town mains is required. Relevant applications have been submitted to Water Supplies Department (WSD). As of 17/2/2024, comments from WSD are not yet received. The applicant therefore failed to comply with approval condition (f) (i.e. *The implementation of the accepted FSIs proposal*) within the designated period, which led to the revocation of the previous application (No. A/YL-KTN/881). In support of the current application, the applicant submitted a revised FSIs proposal to the satisfaction of the Director of Fire Services.
- (ii) The applicant will make effort to comply with all relevant approval conditions after planning approval has been granted by the Town Planning Board (the Board), in order to minimize potential adverse impact arisen from the proposed development.

Previous s.16 Applications covering the Application Site (the Site)

Approved Applications

	Application No.	Use/Development	Date of Consideration
1	A/YL-KTN/590	Proposed Temporary Animal Boarding Establishment for a Period of Three Years	16.3.2018 [revoked on 16.9.2018]
2	A/YL-KTN/638	Proposed Temporary Animal Boarding Establishment for a Period of Five Years	1.2.2019 [revoked on 1.1.2023]
3	A/YL-KTN/881	Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of Five Years and Filling of Land	17.2.2023 [revoked on 17.2.2024]

Similar Applications in the Vicinity of the Site within the Same “Agriculture” Zone in the Past Five Years

Approved Applications

	Application No.	Use/Development	Date of Consideration
1	A/YL-KTN/652	Renewal of Planning Approval for Temporary "Animal Boarding Establishment (Cattery)" for a Period of Three Years	17.5.2019
2	A/YL-KTN/669	Proposed Temporary Animal Boarding Establishment (Cattery) for a Period of Three Years	2.8.2019
3	A/YL-KTN/672	Proposed Temporary Animal Boarding Establishment (Cattery) for a Period of Three Years	13.12.2019 [revoked on 13.1.2022]
4	A/YL-KTN/723	Proposed Temporary Animal Boarding Establishment for a Period of Three Years and Filling of Land	23.10.2020 [revoked on 23.10.2021]
5	A/YL-KTN/725	Proposed Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of Three Years	26.2.2021 [revoked on 26.2.2022]
6	A/YL-KTN/739	Renewal of Planning Approval for Temporary Animal Boarding Establishment for a Period of Three Years	8.1.2021
7	A/YL-KTN/740	Proposed Temporary Animal Boarding Establishment for a Period of Three Years	8.1.2021 [revoked on 8.7.2021]

	Application No.	Use/Development	Date of Consideration
8	A/YL-KTN/756	Proposed Temporary Animal Boarding Establishment for a Period of Three Years and Land Filling	16.4.2021 [revoked on 16.7.2022]
9	A/YL-KTN/778	Proposed Temporary Animal Boarding Establishment for a Period of Five Years and Filling of Land	13.8.2021 [revoked on 13.11.2021]
10	A/YL-KTN/779	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of Three Years	13.8.2021 [revoked on 13.11.2023]
11	A/YL-KTN/798	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of Five Years and Filling of Land	24.12.2021 [revoked on 24.6.2024]
12	A/YL-KTN/805	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of Five Years and Filling of Land	28.1.2022 [revoked on 28.4.2024]
13	A/YL-KTN/809	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of Five Years and Filling of Land	28.1.2022 [revoked on 28.4.2024]
14	A/YL-KTN/828	Renewal of Planning Approval for Temporary Animal Boarding Establishment (Cattery) for a Period of Three Years	22.4.2022
15	A/YL-KTN/839	Renewal of Planning Approval for Temporary Animal Boarding Establishment (Cattery) for a Period of Three Years	15.7.2022
16	A/YL-KTN/856	Proposed Temporary Animal Boarding Establishment for a Period of Five Years and Filling of Land	23.9.2022 [revoked on 23.12.2023]
17	A/YL-KTN/861	Temporary Animal Boarding Establishment for a Period of Five Years and Land Filling	11.11.2022
18	A/YL-KTN/885	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of Five Years and Filling of Land	3.3.2023
19	A/YL-KTN/889	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of Five Years and Filling of Land	17.3.2023 [revoked on 17.6.2024]
20	A/YL-KTN/909	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of Five Years and Filling of Land	9.6.2023
21	A/YL-KTN/914	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of Five Years and Filling of Land	23.6.2023
22	A/YL-KTN/921	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of Five Years and Filling of Land	28.7.2023

	Application No.	Use/Development	Date of Consideration
23	A/YL-KTN/931	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of Five Years and Filling of Land	11.8.2023
24	A/YL-KTN/954	Proposed Temporary Animal Boarding Establishment for a Period of Five Years and Filling of Land	13.10.2023
25	A/YL-KTN/968	Temporary Animal Boarding Establishment for a Period of Five Years and Filling of Land	22.12.2023

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 Old Schedule Agricultural Lot No. 1218 RP in D.D. 109 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 private lot is covered by Short Term Wavier No. 5243 for the purpose of temporary animal boarding establishment.

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 adverse comment on the application from highways maintenance perspective.

3. Drainage

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

- no in-principle objection to the application from public drainage point of view;
- based on the submission, the applicant would maintain the same drainage facilities as those implemented under the previous planning application No. A/YL-KTN/881; and
- should the application be approved, approval condition should be stipulated that the implemented drainage facilities on the Site shall be maintained at all times during the planning approval period.

4. **Fire Safety**

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

- the submitted fire service installations (FSIs) proposal and the implementation of FSIs proposal are considered acceptable.

5. **Environment**

Comments of the Director of Environmental Protection (DEP):

- no objection to the application provided that the facilities will be properly designed and maintained to minimise any potential environmental nuisance, and subject to the following approval conditions:
 - (a) all animals shall be kept inside the enclosed structures on the Site from 6 p.m. to 9 a.m., as proposed by the applicant, during the planning approval period;
 - (b) no public announcement system, whistle blowing, portable loudspeaker or any form of audio amplification system is allowed to be used on the Site, as proposed by the applicant, during the planning approval period; and
- there was no environmental complaint concerning the Site received in the past three years.

6. **Landscape**

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

- no objection to the application from landscape planning perspective;
- based on the aerial photo of 2023, the Site is situated in an area of rural inland plains landscape character composed of scattered temporary structures, farmland and scattered tree groups. Comparing the aerial photos of 2023 and 2022, there is no significant change to the landscape character of the surrounding area since the last application was approved; and
- the Site is fenced off, partly hard paved with some temporary structures. According to the submission, there is no significant change in the proposed layout. Further significant adverse landscape impact within the Site arising from the applied use is not anticipated.

7. **Agricultural Development and Nature Conservation**

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

- the Site is zoned "Agriculture" and is generally occupied by structures. The agricultural activities are active in the vicinity of the Site 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;

- no comment on the application from nature conservation perspective; and
- the Site is associated with a boarding licence which would expire on 9.6.2025.

8. Building Matters

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

- no objection to the application;
- it is noted that four structures are proposed in the application. 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 Building Authority should be obtained, otherwise they are unauthorised building works under the Buildings Ordinance (BO). An Authorised Person should be appointed as the coordinator for the proposed building works in accordance with BO.

9. 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 comment on the application.

10. Other Departments

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

- Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD); and
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD).

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) to resolve any land issue relating to the applied use with the concerned owner(s);
- (c) should the applicant fail to comply with the approval conditions again resulting in revocation of the planning permission, sympathetic consideration would not be given by the Rural and New Town Planning Committee/Town Planning Board to any further application;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - the Short Term Waiver (STW) holder(s) will need to apply to his office for modification of the STW conditions where appropriate to permit the structure(s) erected within the private lot. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered;
- (e) to note the comments of the Chief Town Planner/ Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that:
 - approval of the application does not imply approval of tree works, if any, such as pruning, transplanting and felling. The applicant is reminded to seek comments and approval for any proposed tree works from relevant department prior to the commencement of the works;
- (f) 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 the Transport Department. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period;
- (g) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):
 - the Site is adjoining to the section of Kong Tai Road which is not maintained by HyD; and
 - adequate drainage measures should be provided to prevent surface water running from the Site to nearby public road and drains;

- (h) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that:
- the boarding licensee must adhere to the regulations outlined in Cap 139I and code of practice for boarding establishments as detailed in: https://pets.gov.hk/tc_chi/animal_business/boarding_establishment_licence.html#tab_04
- (i) to note the comments of the Director of Environmental Protection (DEP) that:
- the applicant is advised:
 - i. that the proposed structures for animal boarding should be enclosed with soundproofing materials with the provision of 24-hour mechanical ventilation and air-conditioning systems;
 - ii. to follow the relevant mitigation measures and requirements in the revised “ Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites ” to minimise any potential environmental nuisance;
 - iii. to use dog masks for dogs allowed for outdoor activities to minimise the potential nuisance on surrounding sensitive uses;
 - iv. to provide adequate supporting infrastructure / facilities for proper collection, treatment and disposal of waste / wastewater generated from the applied 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 the Environmental Protection Department (EPD)’s Practice Note for Professional Persons (ProPECC) PN 1/23 Drainage Plans subject to Comment by the EPD including completion of percolation test and certification by Authorised Person; and
 - v. to meet the statutory requirements under relevant pollution control ordinances;
- (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 4.5 m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - for unauthorised building works (UBW) erected on leased land, enforcement action may be taken by 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 Buildings Ordinance (BO);
 - if the applied 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;

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

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

- the applicant shall be reminded that if the proposed structure(s) is required to comply with the BO (Cap. 123), detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans.

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



A/YL-KTN/998 DD 109 Tai Kong Po
01/04/2024 05:10

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

Dear TPB Members,

881 Approved one year ago, so how come back again.

Anything to do WITH FAILURE TO FULFILL CONDITIONS??????

Previous objection remain applicable and upheld.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 24 January 2023 2:25 AM HKT
Subject: A/YL-KTN/881 DD 109 Tai Kong Po

A/YL-KTN/881 Dogather

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

Site area : About 1,371m²

Zoning : "Agriculture"

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

Dear TPB Members,

The filling of land is with an area of about 938m² – most of the site

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

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

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

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 4 January 2019 2:57 AM CST
Subject: A/YL-KTN/638 DD 109 Tai Kong Po

A/YL-KTN/638
Lot 1218 RP (Part) in D.D. 109, Tai Kong Po, Kam Tin
Site area : About 1,386.3m²
Zoning : "Agriculture"
Applied Development : Animal Boarding Establishment / 4 Vehicle Parking 5
Years

Dear TPB Members,

Application 590 approved last March was for 3 years. Minutes show that while there were objections :
PlanD considered that the **temporary use could be tolerated for a period of three years** based on the assessments set out in paragraph 12 of the Paper. The proposed use was not entirely in line with the planning intention of the "Agriculture" ("AGR") zone and DAFC did not support the application, however it was temporary in nature and approval of the application on a temporary basis would not jeopardize the long-term planning intention.

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

Happy New Year
Mary Mulvihill

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

A/YL-KTN/590
Lot 1218 RP (Part) in D.D. 109, Tai Kong Po, Kam Tin
Site area : About 1,386.3m²
Zoning : "Agriculture"
Applied Use : Animal Boarding Establishment / 4 Parking

Dear TPB Members,

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

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

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

The development is not in line with the planning intention of the "Agriculture" ("AGR") zone which is to retain and safeguard good agricultural land for agricultural purposes. This zone is also intended to retain fallow arable land with good potential for rehabilitation. No strong planning justification has been given in the submission for a departure from the planning intention, even on a temporary basis;

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

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

Mary Mulvihill

