

2024年10月23日

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

This document is received on 23 OCT 2024.
The 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 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

2402476

16/10

By Post

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YC KTS/1038
	Date Received 收到日期	23 OCT 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)

楊海壽 楊海福

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)

光輝工程顧問公司

GLISTER ENGINEERING CONSULTANTS COMPANY

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)	新界 元朗 錦田 馬鞍岡 D.D 113 LOT 513, 514 & 529
(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 1562 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 329.5 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	S/YL-KTS/15
(e) Land use zone(s) involved 涉及的土地用途地帶	AGR
(f) Current use(s) 現時用途	Vacant Land (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. 如上列任何方格的空間不足，請另頁說明)

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (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 _____ (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所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

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

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

<p>(a) Operation involved 涉及工程</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 checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 1562 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 0.15 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>(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>
<p>(b) Intended use/development 有意進行的用途/發展</p>	<p>擬議臨時動物寄養所(為期5年)及相關填土工程</p>

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

<p>(a) Nature and scale 性質及規模</p>	<p><input type="checkbox"/> Public utility installation 公用事業設施裝置</p> <p><input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置</p> <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>		
	<p>Name/type of installation 裝置名稱/種類</p>	<p>Number of provision 數量</p>	<p>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)</p>
<p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>			

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

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

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

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

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

擬議臨時動物寄養所 (為期 5 年) 及 相關填土工程

(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	329.5	sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	0.21		<input type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	21	%	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	5		
Proposed no. of storeys of each block 每座建築物的擬議層數	1	storeys 層	
	<input type="checkbox"/> include 包括 storeys of basements 層地庫		
	<input type="checkbox"/> exclude 不包括 storeys of basements 層地庫		
Proposed building height of each block 每座建築物的擬議高度	mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	4	m 米	<input type="checkbox"/> About 約

☐ Domestic part 住用部分

GFA 總樓面面積 sq. m 平方米 ☐ About 約
 number of Units 單位數目
 average unit size 單位平均面積 sq. m 平方米 ☐ About 約
 estimated number of residents 估計住客數目

☒ Non-domestic part 非住用部分☐ eating place 食肆☐ hotel 酒店

GFA 總樓面面積

..... sq. m 平方米 ☐ About 約..... sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目)

☒ office 辦公室47.5 sq. m 平方米 ☒ About 約☐ shop and services 商店及服務行業..... sq. m 平方米 ☐ About 約☐ Government, institution or community facilities
政府、機構或社區設施(please specify the use(s) and concerned land
area(s)/GFA(s) 請註明用途及有關的地面面積／總
樓面面積)

.....

.....

.....

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

Refer to Master Layout plan

.....

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

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

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

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
B1	1	Dog Kennel & Dog Recreation Centre
B2	1	Dog Kennel & Dog Washing Facility
B3	1	Site Office
B4	1	Portable Toilet
B5	1	Electricity Meter Room

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

- Garden

- Access

- Car Packing Spaces

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

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

June 2025

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>.....</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 10</p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____ _____</p> <p>_____ _____</p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 _____</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____ _____</p> <p>_____ _____</p>

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

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

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

- The proposed development is compatible with surrounding area.

- Similar application with approval is found in the vicinity of the site.

- Operation time from Monday to Sunday 09:00am to 07:00pm.

(except overnight animal boarding establishment)

- All animal shall be kept inside the enclosed animal boarding establishment on the site.

- No public announcement system, whistle blowing, portable loud speaker, or any form of audio amplification system is allowed on the site.

- The filling of land has been completed. No additional filling of land to be carried out.

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

Man Ka Chai

Project Engineer

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

Glister Engineering Consultants Company

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

Date 日期 10-10-2024

(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

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第1段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第486章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道333號北角政府合署15樓。

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

Ash interment capacity 骨灰安放容量[@]

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

在龕位內最多可安放骨灰的數量

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	新界 元朗 錦田 馬鞍岡 D.D 113 LOT 513, 514 & 529		
Site area 地盤面積	1562	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	sq. m 平方米	<input type="checkbox"/> About 約)
Plan 圖則	S/YL-KTS/15		
Zoning 地帶	AGR		
Applied use/ development 申請用途/發展	擬議臨時動物寄養所 (為期 5 年) 及 相關填土工程		
(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	329.5 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.21 <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	5	
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	4	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	21 % <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	

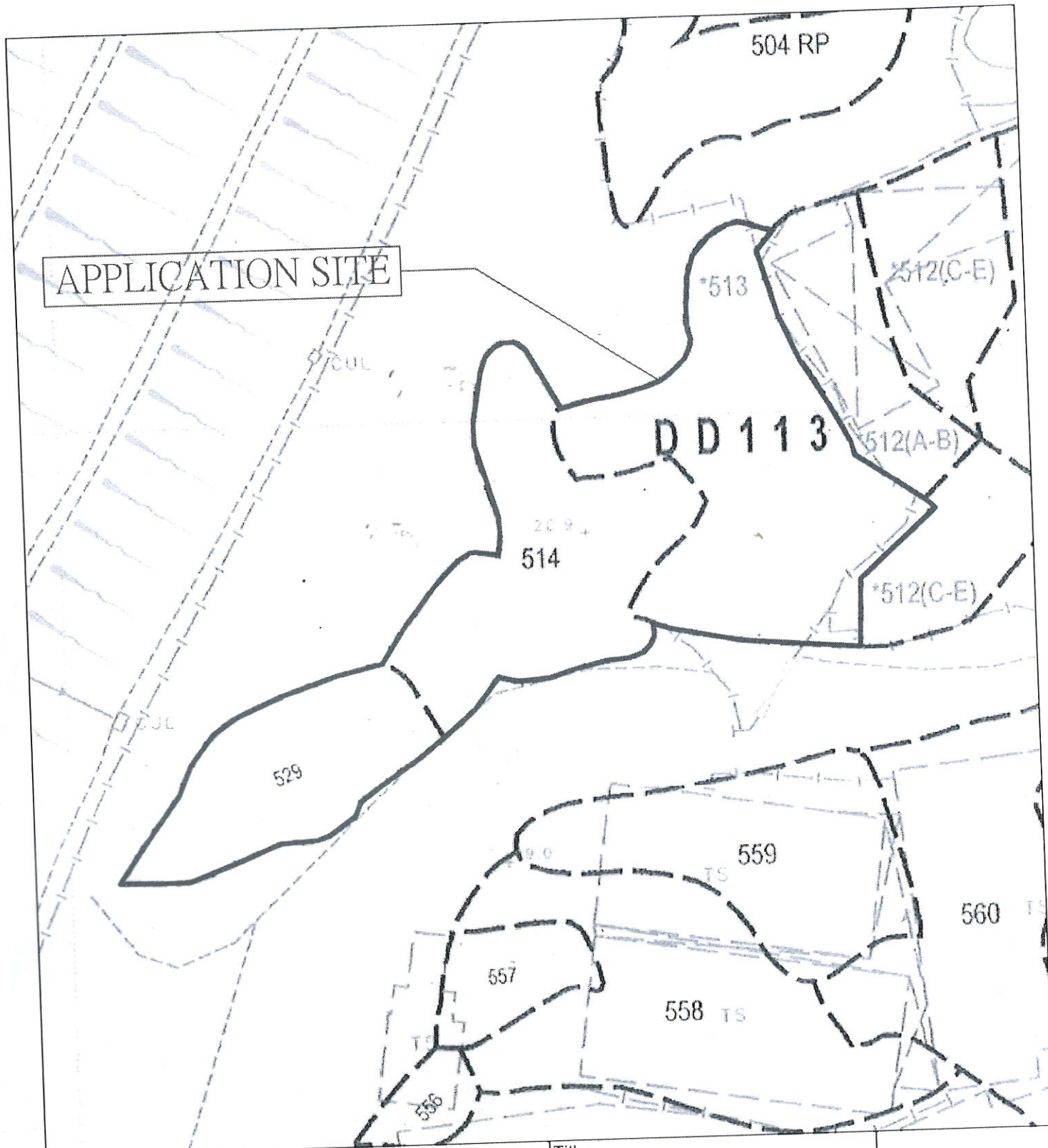
(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	10
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) <hr/>	10
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <hr/>	

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, Access Plan, Filling Plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Drainage Proposal		

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。



光輝工程顧問公司

GLISTER ENGINEERING CONSULTANTS CO.

Project

Proposed Temporary Animal Boarding Establishment
(Dog Kennel cum Dog Recreation Centre) for a
Period of 5 Years at Lots 513, 514 and 529 in D.D.113,
Ma On Kong, Kam Tin, Yuen Long, New Territories

Title:

Location Plan

DD113-513-P01

Drawn by:

DM

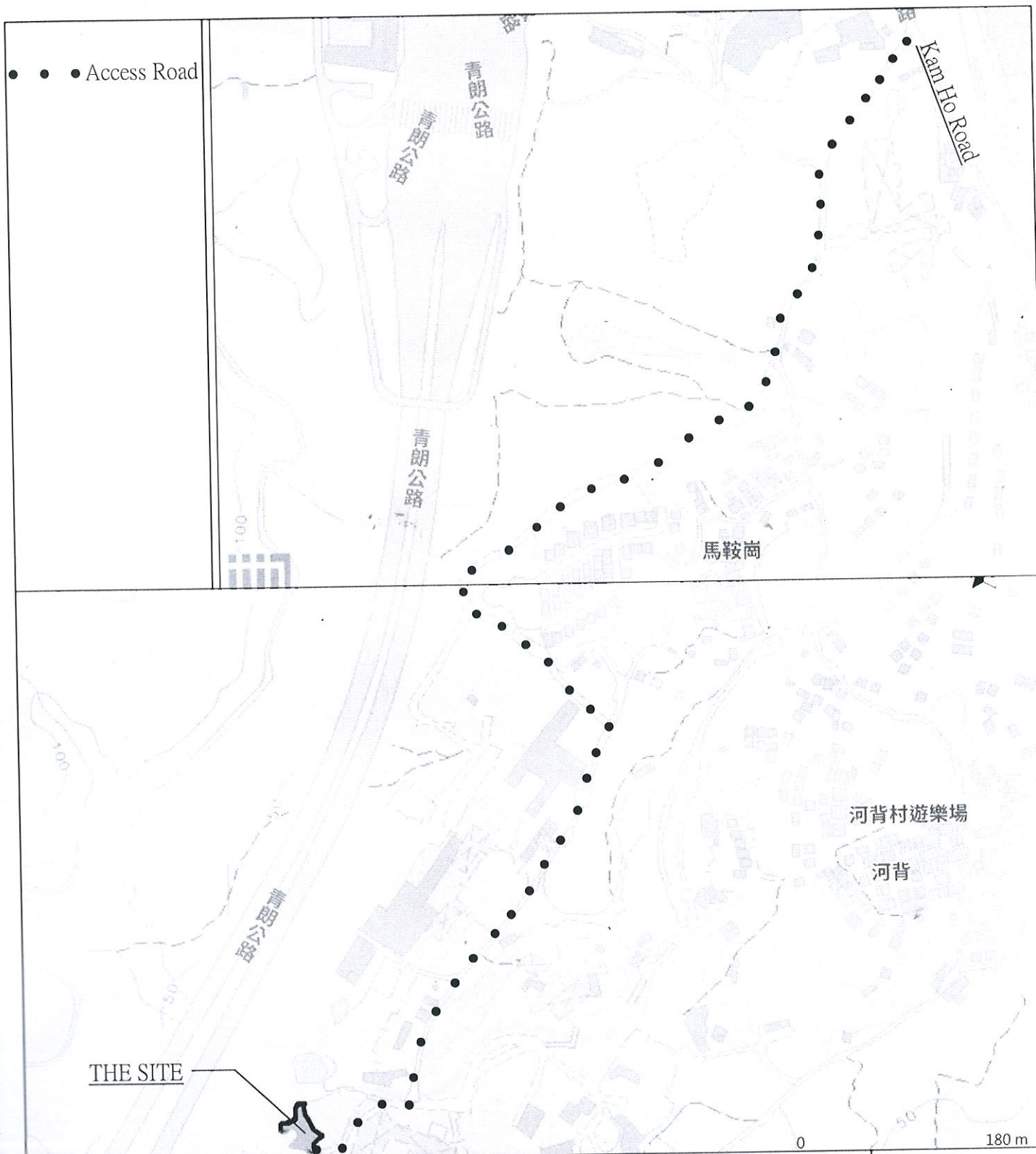
Date:

10-10-2024

Check by:

DM

Scale:



光輝工程顧問公司

GLISTER ENGINEERING CONSULTANTS CO.

Project:

Proposed Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 5 Years at Lots 513, 514 and 529 in D.D.113, Ma On Kong, Kam Tin, Yuen Long, New Territories

Title:

ACCESS PLAN

DD113-513-P04

Drawn by:

DM

Date:


10-10-2024

Check by:

DM

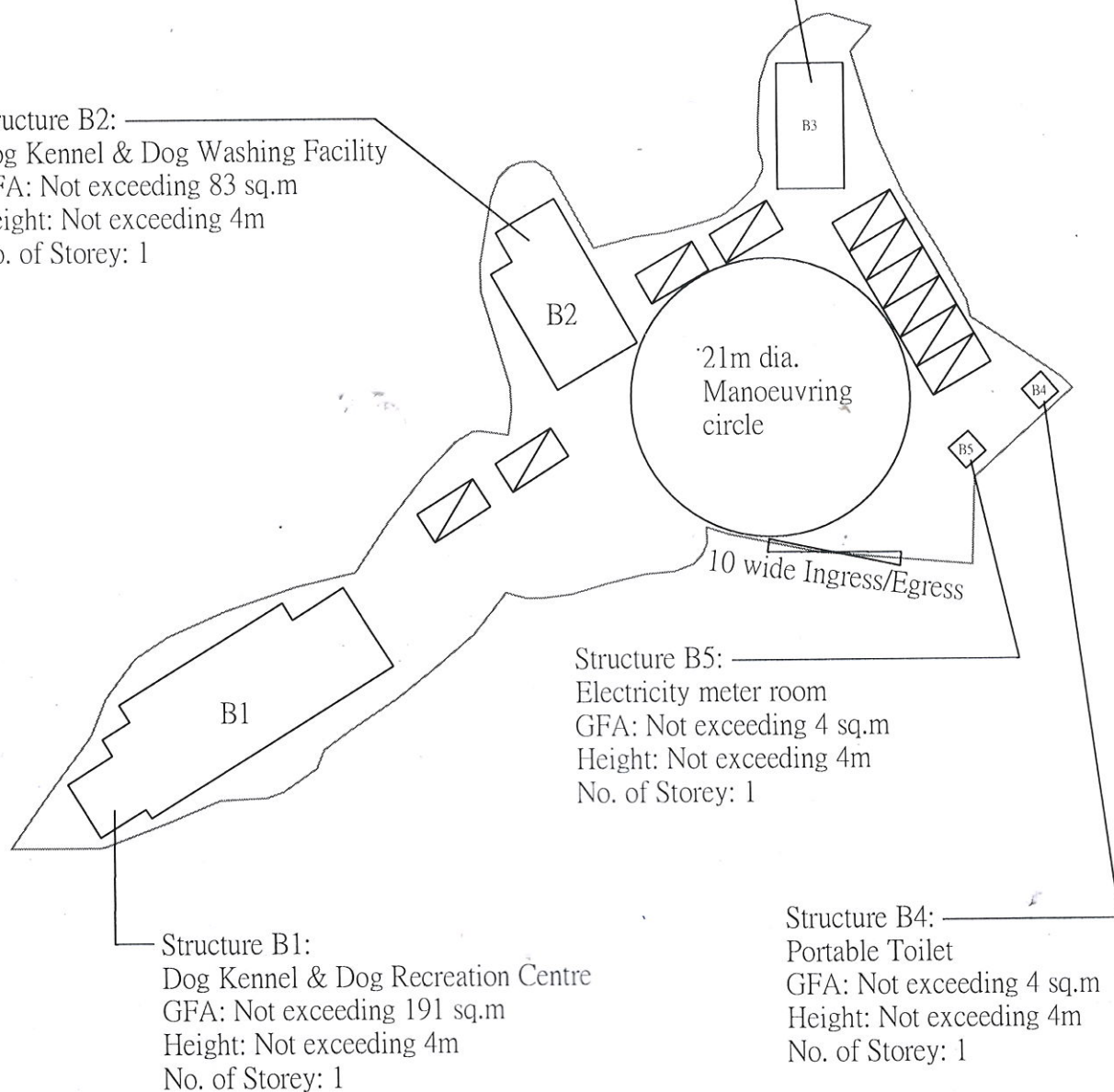
Scale:

Site Area: 1562 sq.m

 10 nos. 5mx2.5m car parking spaces

Structure B2:
Dog Kennel & Dog Washing Facility
GFA: Not exceeding 83 sq.m
Height: Not exceeding 4m
No. of Storey: 1

Structure B3:
Site Office
GFA: Not exceeding 47.5 sq.m
Height: Not exceeding 4m
No. of Storey: 1



光輝工程顧問公司

GLISTER ENGINEERING CONSULTANTS CO.

Title:

MASTER LAYOUT PLAN

DD113-513-P02

Drawn by:

DM

Date:

10-10-2024

Check by:

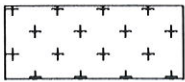
DM

Scale:

Project

**Proposed Temporary Animal Boarding Establishment
(Dog Kennel cum Dog Recreation Centre) for a
Period of 5 Years at Lots 513, 514 and 529 in D.D.113,
Ma On Kong, Kam Tin, Yuen Long, New Territories**

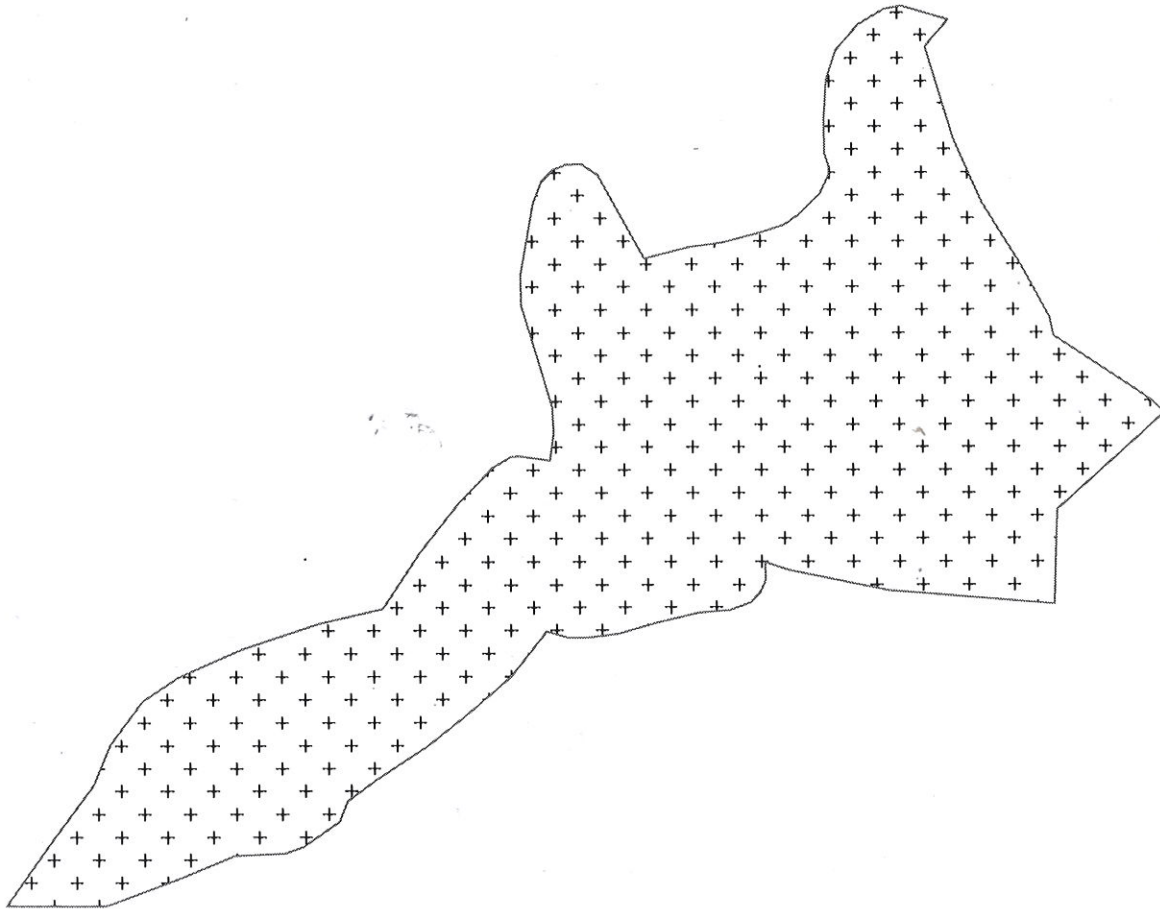
Site Area: 1562 sq.m



Filling Area: 1562 sq.m

Filling Depth: 0.15m

Filling Material: Concrete



光輝工程顧問公司

GLISTER ENGINEERING CONSULTANTS CO.

Title:

FILLING PLAN

DD113-513-P03

Drawn by:

DM

Date:

10-10-2024

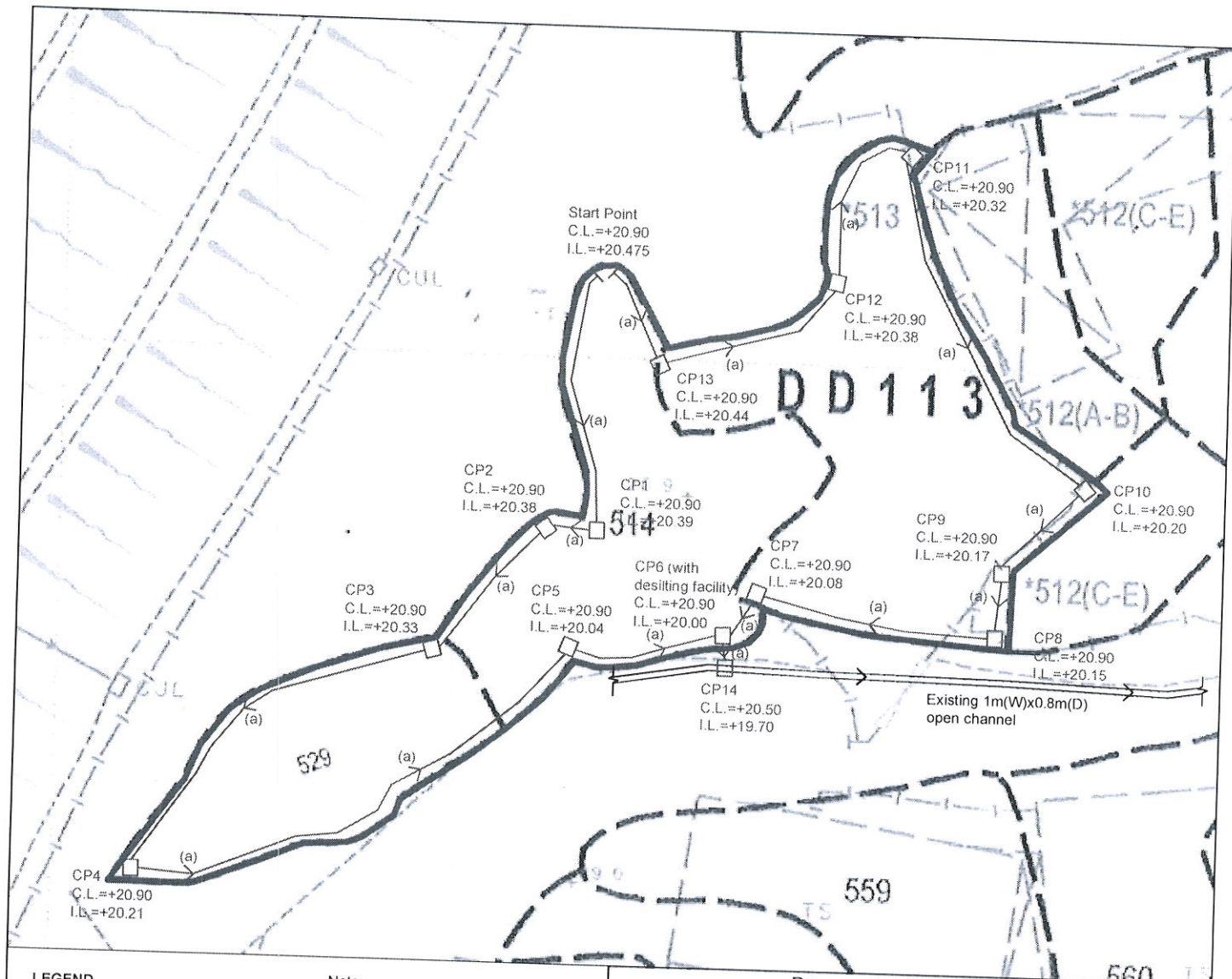
Check by:

DM

Scale:

Project

**Proposed Temporary Animal Boarding Establishment
(Dog Kennel cum Dog Recreation Centre) for a
Period of 5 Years at Lots 513, 514 and 529 in D.D.113,
Ma On Kong, Kam Tin, Yuen Long, New Territories**

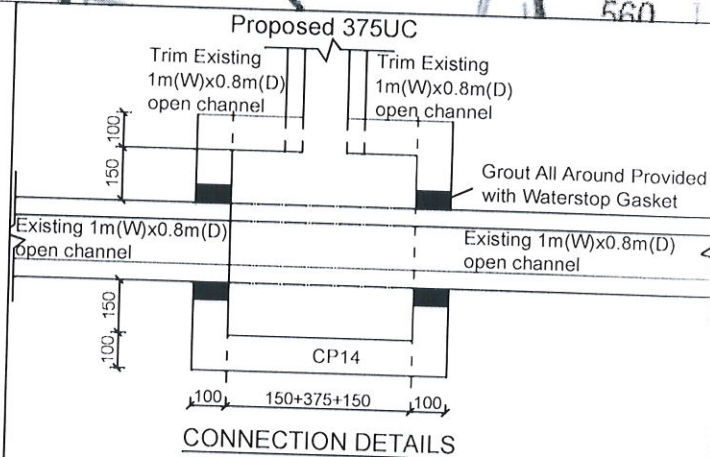


LEGEND

- CP Proposed CatchPit
- (a) Proposed 375UC (1:250) with Cast Iron Cover
- ⇒ Existing 1m(W)x0.8m(D) open channel

Note:

1. No solid fence wall to be erected.
2. Catchpits (CP6) with desilting facility shall follow CEDD standard drawing No. C2406I.
3. Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.



光輝工程顧問公司

GLISTER ENGINEERING CONSULTANTS CO.

Title:

Drainage Proposal

DD113-513-D01

Drawn by:

DM

Date:

8-8-2024

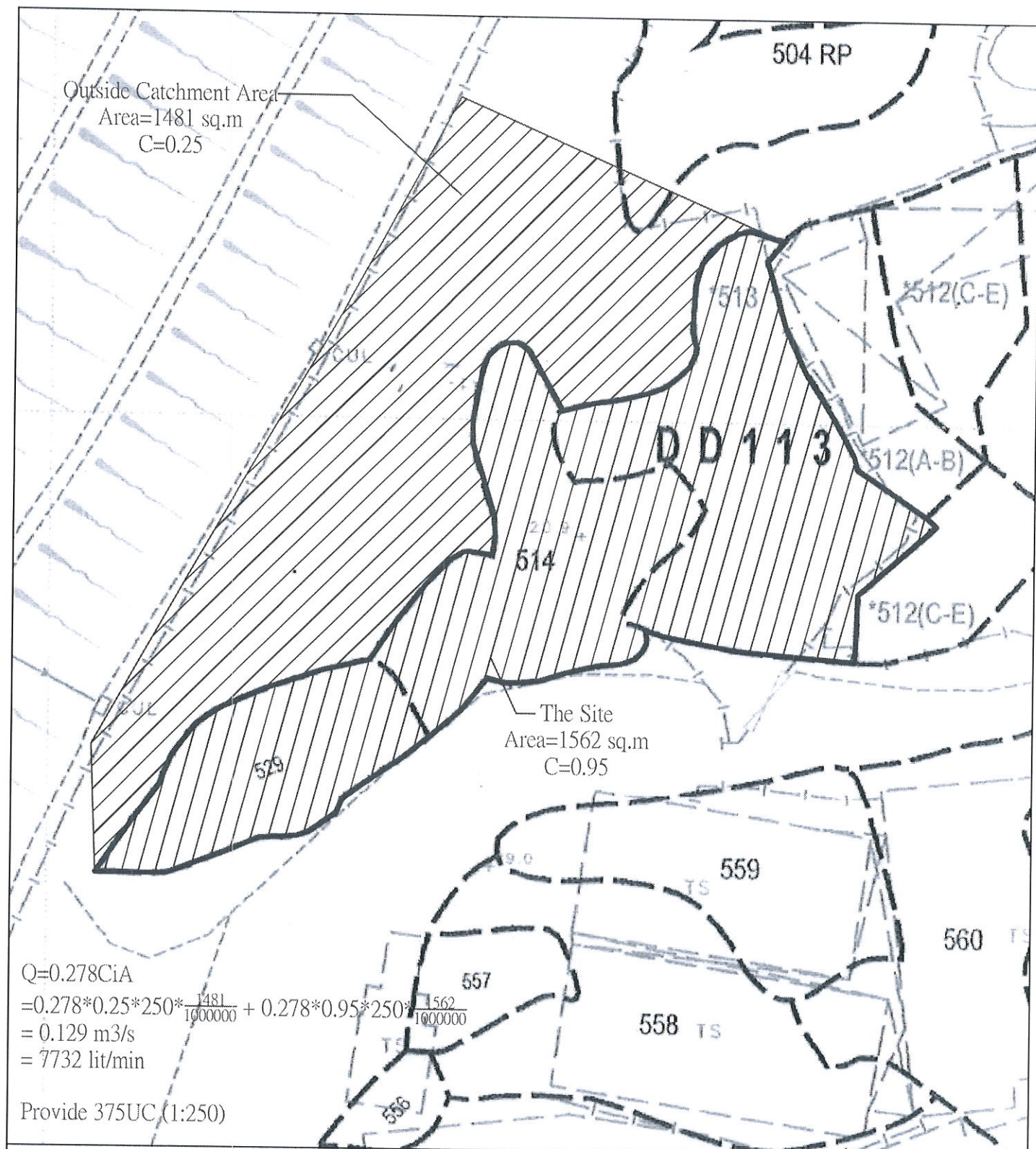
Check by:

DM

Scale:

Project

Proposed Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 5 Years at Lots 513, 514 and 529 in D.D.113, Ma On Kong, Kam Tin, Yuen Long, New Territories



光輝工程顧問公司 GLISTER ENGINEERING CONSULTANTS CO.		Title: Drainage Proposal Catchment Area Plan		DD113-513-D02
Project Proposed Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 5 Years at Lots 513, 514 and 529 in D.D.113, Ma On Kong, Kam Tin, Yuen Long, New Territories		Drawn by: DM	Date: 8-8-2024	
		Check by: DM	Scale: ----	

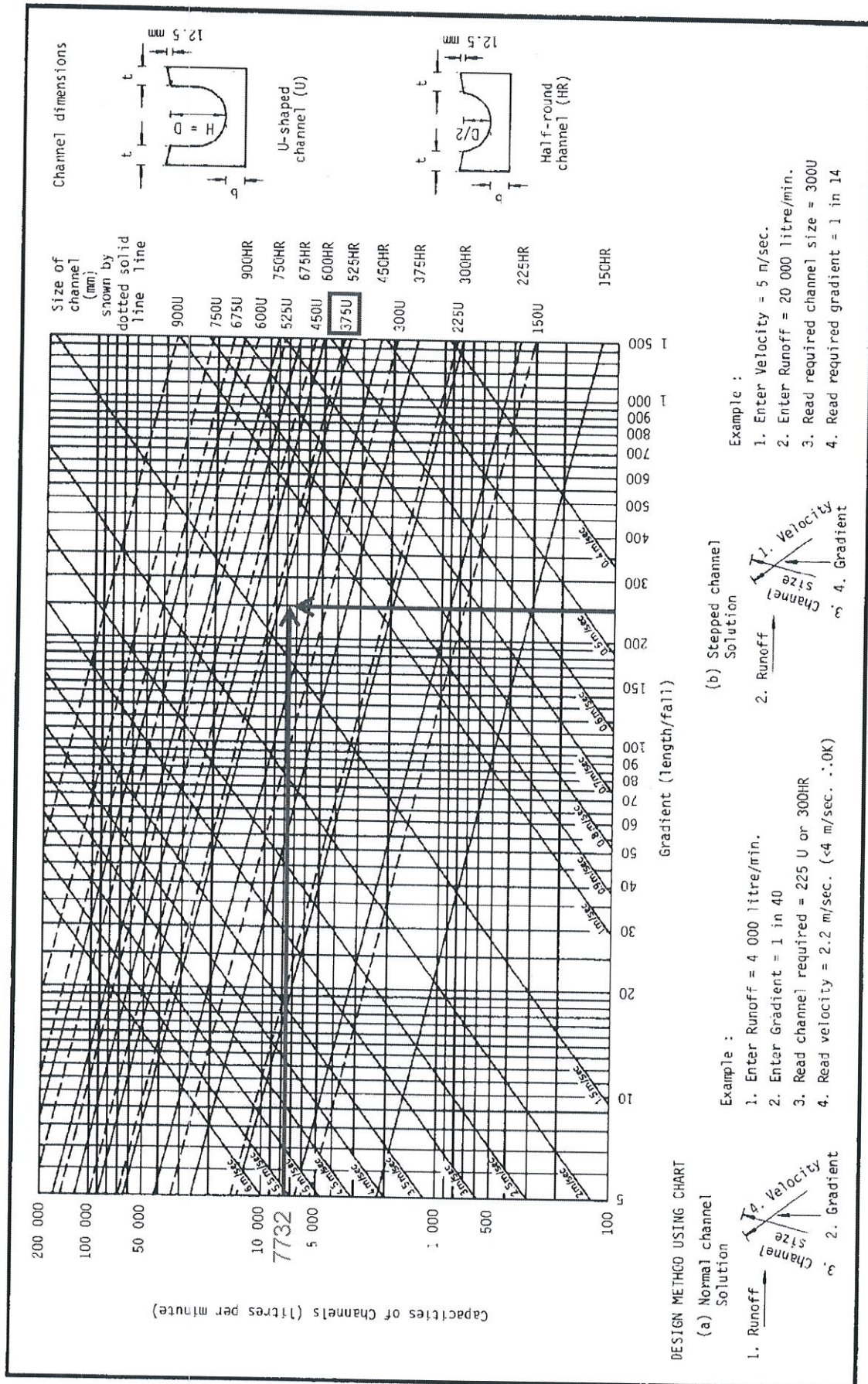
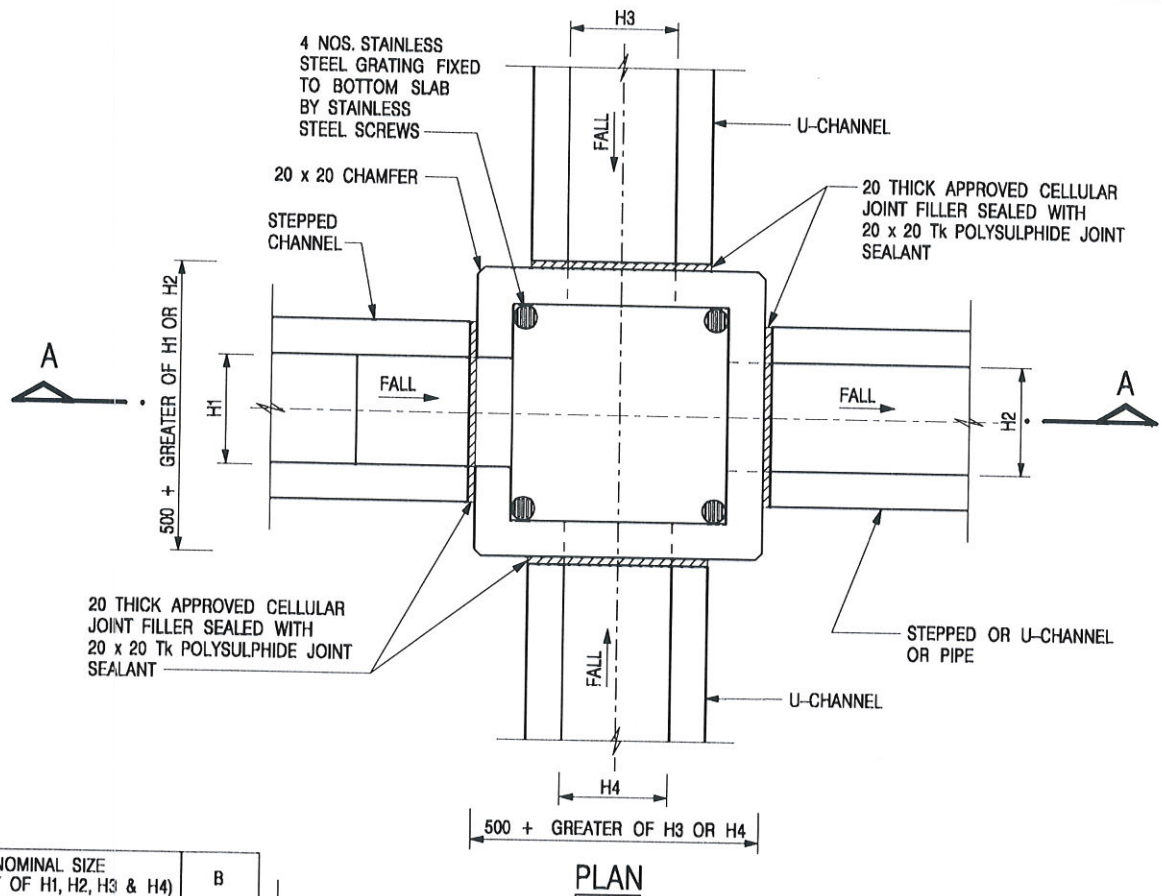
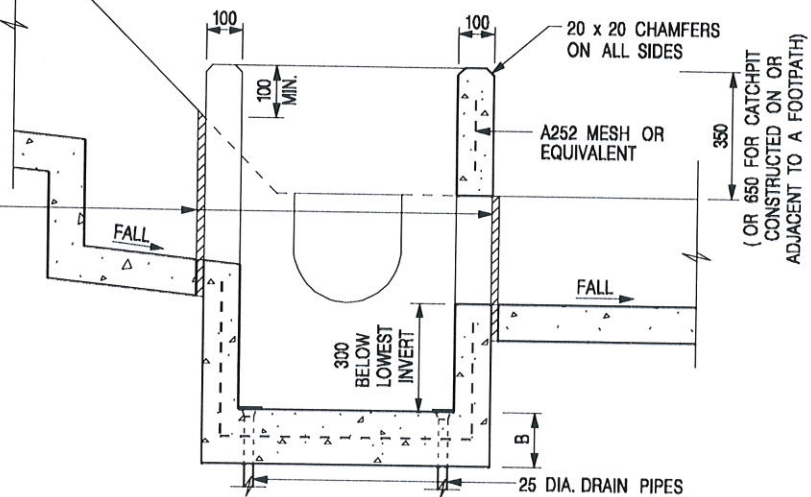


Figure 8.7 - Chart for the Rapid Design of Channels



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

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




SECTION A - A

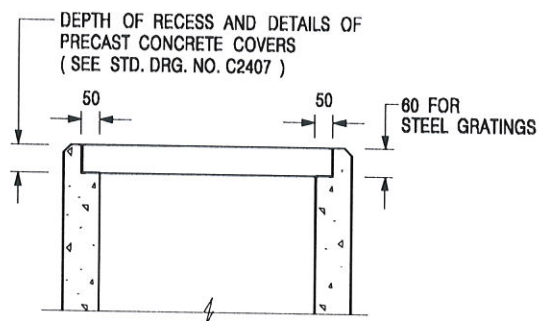
NOTES:

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

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

卓越工程 建設香港

FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT		
SCALE 1 : 20		DRAWING NO.
DATE JAN 1991		C2406 /1
We Engineer Hong Kong's Development		




ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

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

CATCHPIT WITH TRAP
(SHEET 2 OF 2)

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

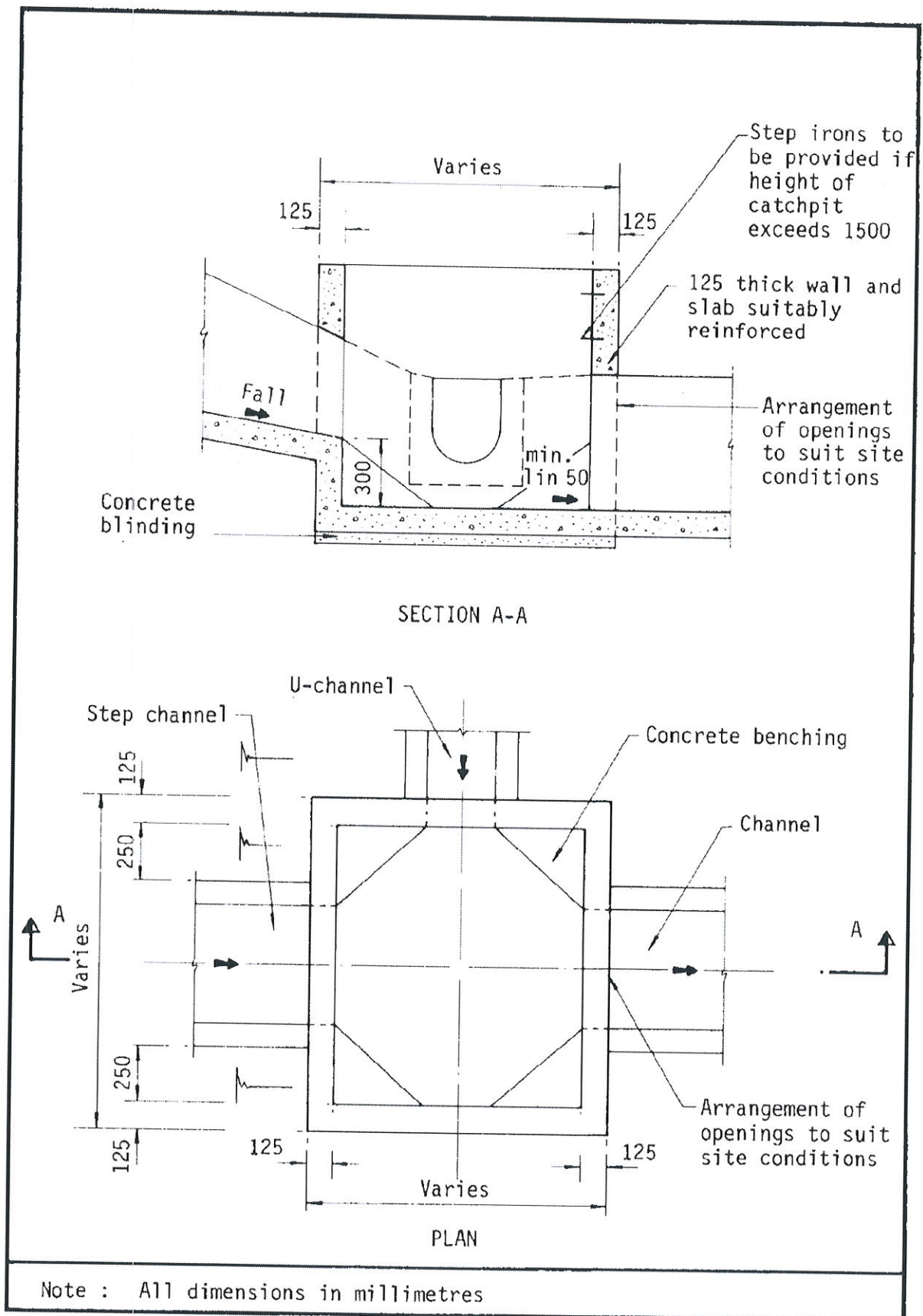


Figure 8.10 - Typical Details of Catchpits

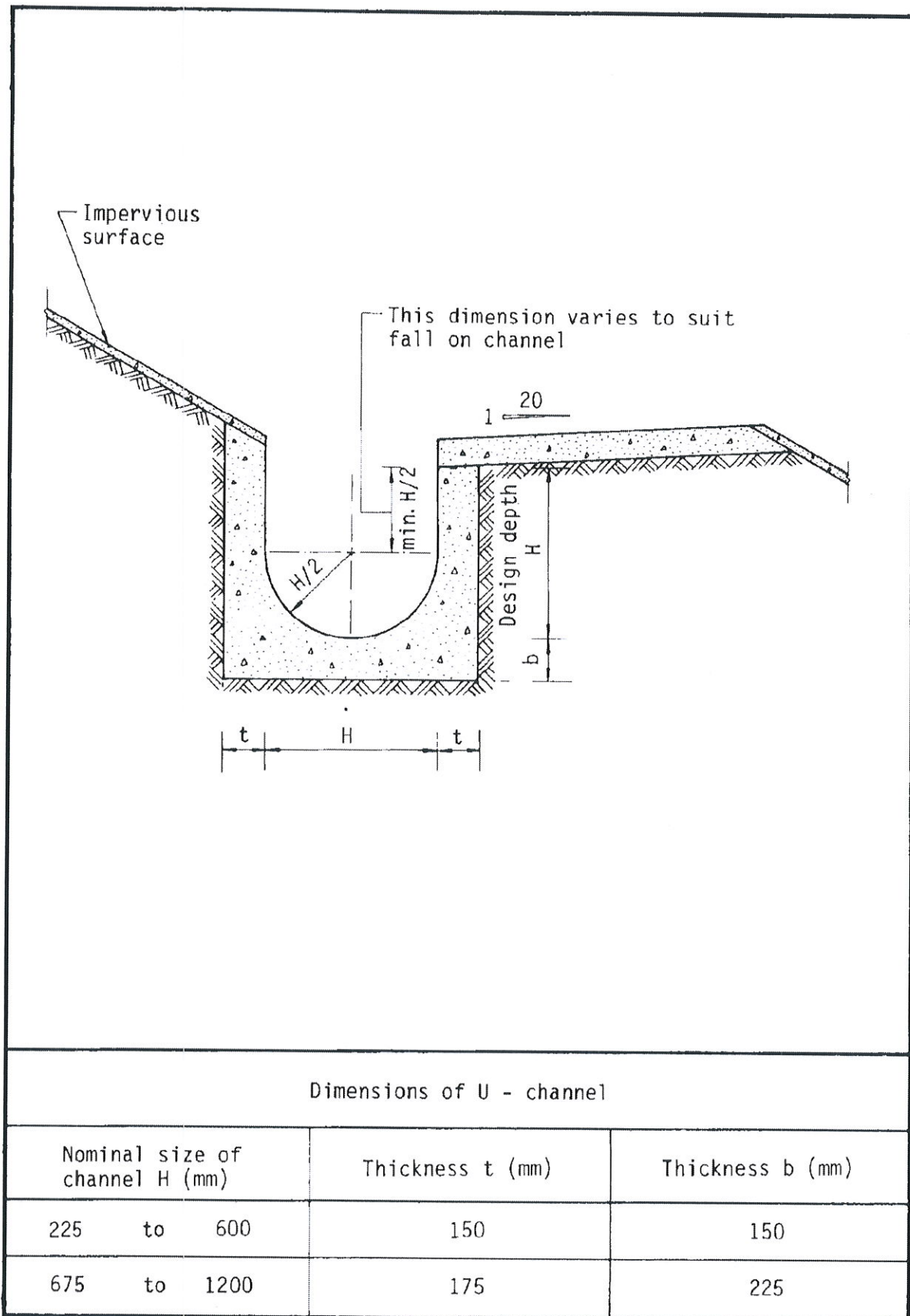


Figure 8.11 - Typical U-channel Details

光輝工程顧問公司

GLISTER ENGINEERING CONSULTANTS CO.

To: Town Planning Board

Cc: Planning Department

Your Ref.: TPB A/YL - KTS/1038

s.16 Application No. A/YL-KTS/1038

Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and
Associated Filling of Land within "Agriculture" Zone, Lots 513, 514 and 529 in D.D.
113, Ma On Kong, Kam Tin, Yuen Long

Dear Sir,

I refer to your email 20 Nov 2024 , I would like to reply the comments from
Environmental Protection Department (Contact person: [REDACTED])
[REDACTED] as follow:

- I) Dog shall be boarded at the proposed use , and maximum 20 dogs to be boarded.
- II) There is no outdoor activity for the animals.

I am looking forward to your reply on the application. Should you have any
query, please free feel to contact [REDACTED]

Thanks for your kindly attention



Glister Engineering Consultants Company

Date: 20-11-2024

[REDACTED]

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Michael Chi Kin SO/PLAND

寄件者: [REDACTED]
寄件日期: 2024年12月05日星期四 14:27
收件者: Michael Chi Kin SO/PLAND
主旨: Re: [Departmental Comment] Application No. A/YL-KTS/1038

類別: Internet Email

Dear Mr. So,

Please see below our response.

1. The level of filling of land is from +20.75mPD to +20.90mPD.
2. The purpose of land filling is for the site formation of structures , vehicular circulation and parking.
3. 3 parking spaces reserve for the staffs. (There will be 6 staffs) 6 parking spaces reserve for the customers , 1 parking spaces is as buffer space.
4. It is confirmed that the setting of the animals activities would be kept inside the enclosed structures built with soundproof materials and air conditioning systems.

Best regards,
Mr Man
Glister Engineering Consultants Co.

From: Michael Chi Kin SO/PLAND <mckso@pland.gov.hk>
Sent: Wednesday, December 4, 2024 4:14 AM
To: [REDACTED]
Cc: Alexander Weng Yip MAK/PLAND <awymak@pland.gov.hk>; Gary Tat Leung LAM/PLAND <gtllam@pland.gov.hk>
Subject: [Departmental Comment] Application No. A/YL-KTS/1038

Dear Mr. MAN,

I refer to planning application No. A/YL-KTS/1038. Please find the following department comments for the application for your response:

Comment from Director of Planning Department (Contact person: Mr. Gary LAM, tel: 3168 4043)
It is noticed that regularization of filling of land was applied for the entire site with concrete with a depth of not more than 0.15m. Please clarify the range of the level of mPD regarding the filling of land. Please also clarify the purpose of land filling, whether it is for site formation of structures, vehicular circulation and parking.

It is noted that 10 private vehicle parking spaces (5m x 2.5m) are proposed within the site. Please justify the provision of such numbers of parking spaces for the applied use/development.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Please clarify the setting of the animal activities, whether they would be kept inside the enclosed structures built with soundproof materials and air conditioning systems.

Best Regards,
Michael SO
FS&YLE DPO, PlanD
Tel: 3907 0963

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Michael Chi Kin SO/PLAND

寄件者: [REDACTED]
寄件日期: 2025年02月11日星期二 13:59
收件者: Michael Chi Kin SO/PLAND
主旨: Re: [For response] [Departmental Comment] Application No. A/YL-KTS/1038
附件: P02 (Master Layout) 11-2-2025.pdf; P04 (Access to the site with minibus no) 11-2-2025.pdf; Revised S16-1 Page 9 & 16.PDF; Swepth path P05 to P13.PDF

類別: Internet Email

Dear Mr So,

I would like to submit the revised S16-1 (page 9 & 16) , Master layout plan , Plan of access to site with minibus no & Plan of Swepth Path of Manoeuvring within the site (P05 to P13) & reply the comments of the Commissioner for Transport as follow:

1. The number of parking spaces is reduced to 6 nos.
2. It is estimated that maximum 6 customers per day, i.e. 12 trips to be generated due to the development. No significant traffic impact to Kam Ho Road and local access.
3. Drawing P05 to P13 are provided demonstrating the smooth manoeuvring of vehicles to/from Kam Ho Road, along the local access and within the site.
4. Nearest public transport services is presented in Drawing P04.
5. Noted.

If you have question , Please feel free to contact us.

Best regards,
Mr Man
Glister Engineering Consultant Co.

From: Michael Chi Kin SO/PLAND <mckso@pland.gov.hk>
Sent: Monday, December 16, 2024 7:07 AM
To: [REDACTED]
Cc: Gary Tat Leung LAM/PLAND <gtllam@pland.gov.hk>; Anna Ka Yan TONG/PLAND <akytong@pland.gov.hk>
Subject: [For response] [Departmental Comment] Application No. A/YL-KTS/1038

Dear Mr. MAN,

I refer to the captioned s.16 planning application. Please find below the departmental comment on the application for your information and make a draft response.

Comments of the Commissioner for Transport :
(Contact person: Mr. CAI Hao, Philil, Tel: 2399 2421)

- (a) The proposed number of parking space is disproportion to the planning application;
- (b) The applicant should provide the trip generation and attraction due to the development and assess the traffic impact to Kam Ho Road and the local access;

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

- (c) The applicant should demonstrate the smooth manoeuvring of vehicles to / from Kam Ho Road, along the local access and within the site;
- (d) The applicant should provide nearest public transport services and indicate on the layout plan;
- (e) The applicant should note the local access between Kam Ho Road and the site is not managed by this Department

Should you have any questions, please feel free to contact me. Thank you.

Best Regards,
Michael SO
FS&YLE DPO, PlanD
Tel.:3907 0963

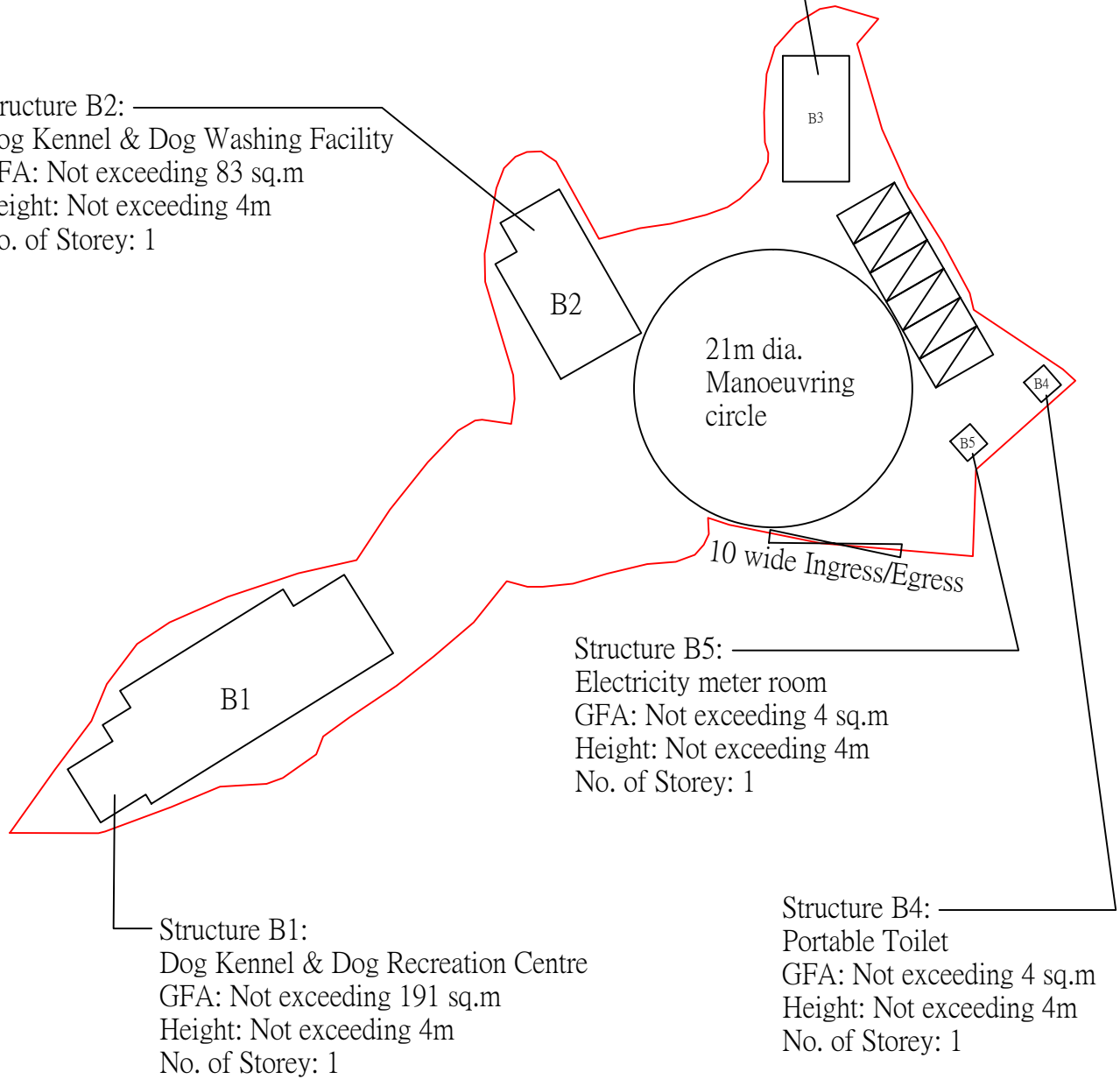
Site Area: 1562 sq.m



6 nos. 5m x 2.5m car parking spaces

Structure B2:
Dog Kennel & Dog Washing Facility
GFA: Not exceeding 83 sq.m
Height: Not exceeding 4m
No. of Storey: 1

Structure B3:
Site Office
GFA: Not exceeding 47.5 sq.m
Height: Not exceeding 4m
No. of Storey: 1



Structure B1:
Dog Kennel & Dog Recreation Centre
GFA: Not exceeding 191 sq.m
Height: Not exceeding 4m
No. of Storey: 1

Structure B5:
Electricity meter room
GFA: Not exceeding 4 sq.m
Height: Not exceeding 4m
No. of Storey: 1

Structure B4:
Portable Toilet
GFA: Not exceeding 4 sq.m
Height: Not exceeding 4m
No. of Storey: 1

光輝工程顧問公司

GLISTER ENGINEERING CONSULTANTS CO.

Title:

MASTER LAYOUT PLAN

DD113-513-P02

Drawn by:

DM

Date:

11-2-2025

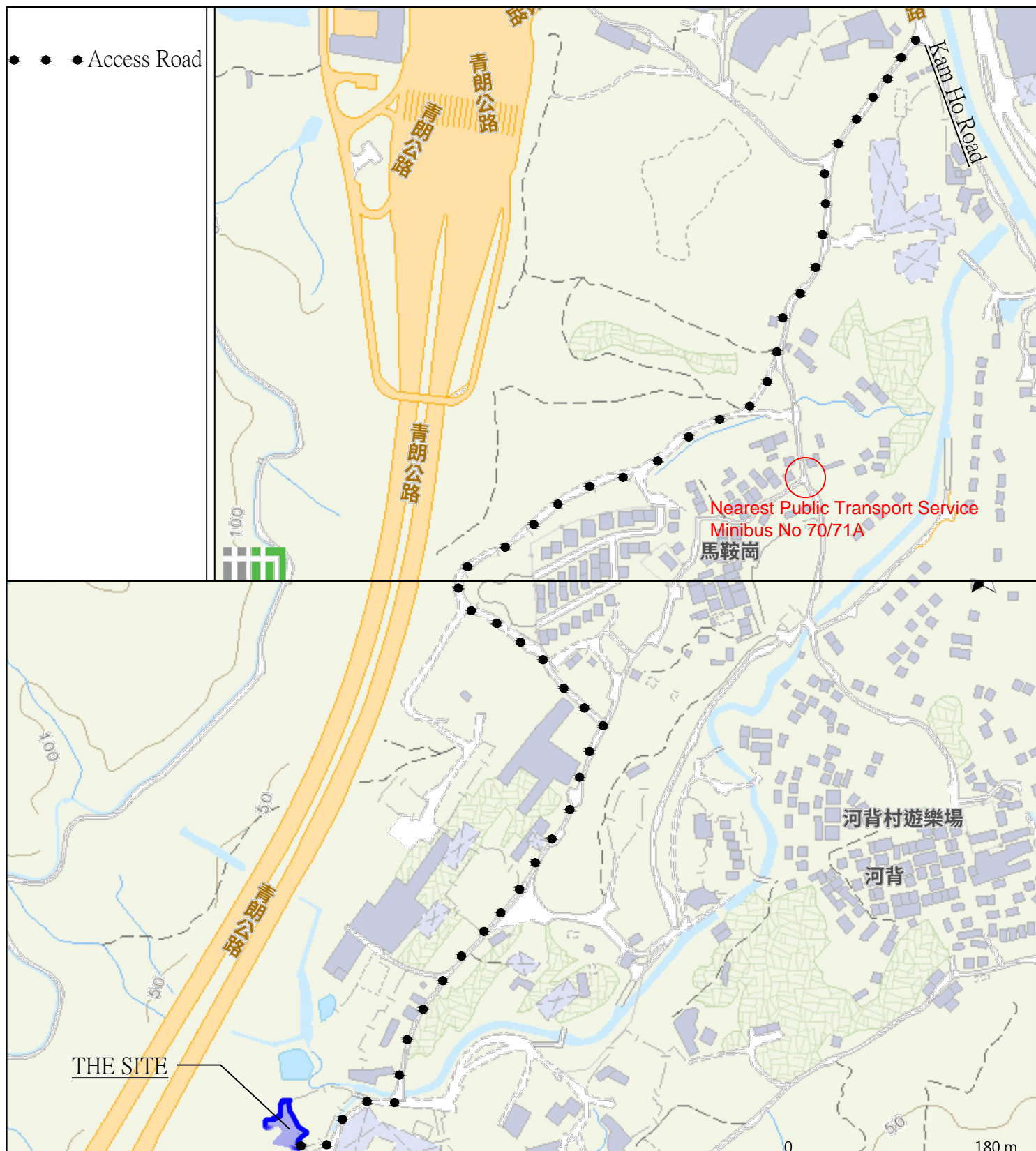
Check by:

DM

Scale:

Project:

**Proposed Temporary Animal Boarding Establishment
(Dog Kennel cum Dog Recreation Centre) for a
Period of 3 Years at Lots 513, 514 and 529 in D.D.113,
Ma On Kong, Kam Tin, Yuen Long, New Territories**



光輝工程顧問公司

GLISTER ENGINEERING CONSULTANTS CO.

Project:

Proposed Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years at Lots 513, 514 and 529 in D.D.113, Ma On Kong, Kam Tin, Yuen Long, New Territories

Title:

ACCESS PLAN

DD113-513-P04

Drawn by:

DM

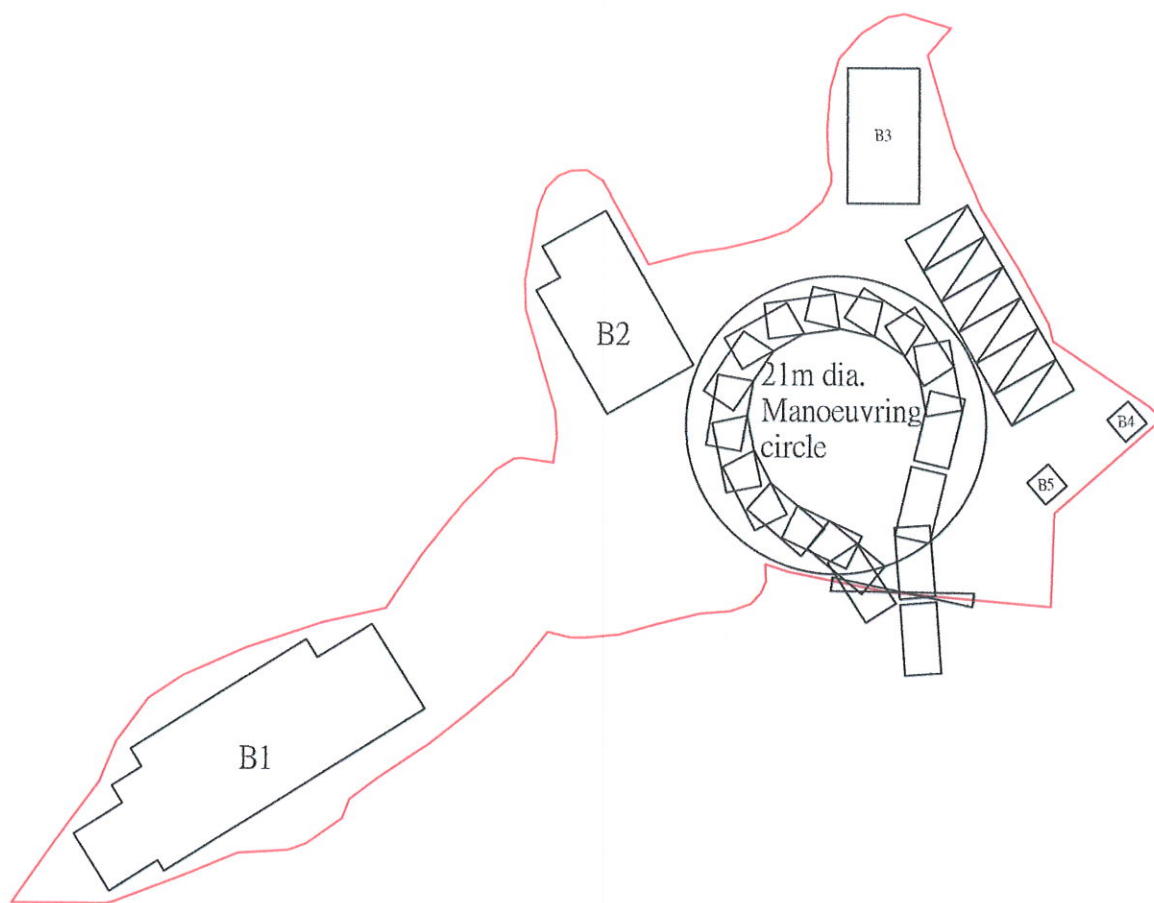
Date:

11-2-2025

Check by:

DM

Scale:



光輝工程顧問公司

GLISTER ENGINEERING CONSULTANTS CO.

Project

**Proposed Temporary Animal Boarding Establishment
(Dog Kennel cum Dog Recreation Centre) for a
Period of 3 Years at Lots 513, 514 and 529 in D.D.113,
Ma On Kong, Kam Tin, Yuen Long, New Territories**

Title:

Swept Path of Manoeuvring
within The Site

DD113-513-P05

Drawn by:

DM

Date:

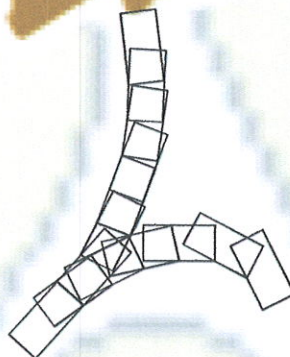
11-2-2025

Check by:

DM

Scale:

錦
河
路



0 10m

光輝工程顧問公司

GLISTER ENGINEERING CONSULTANTS CO.

Title:

Swept Path of Manoeuvring
to/from Kam Ho Road

DD113-513-P06

Drawn by:

DM

Date:

11-2-2025

Check by:

DM

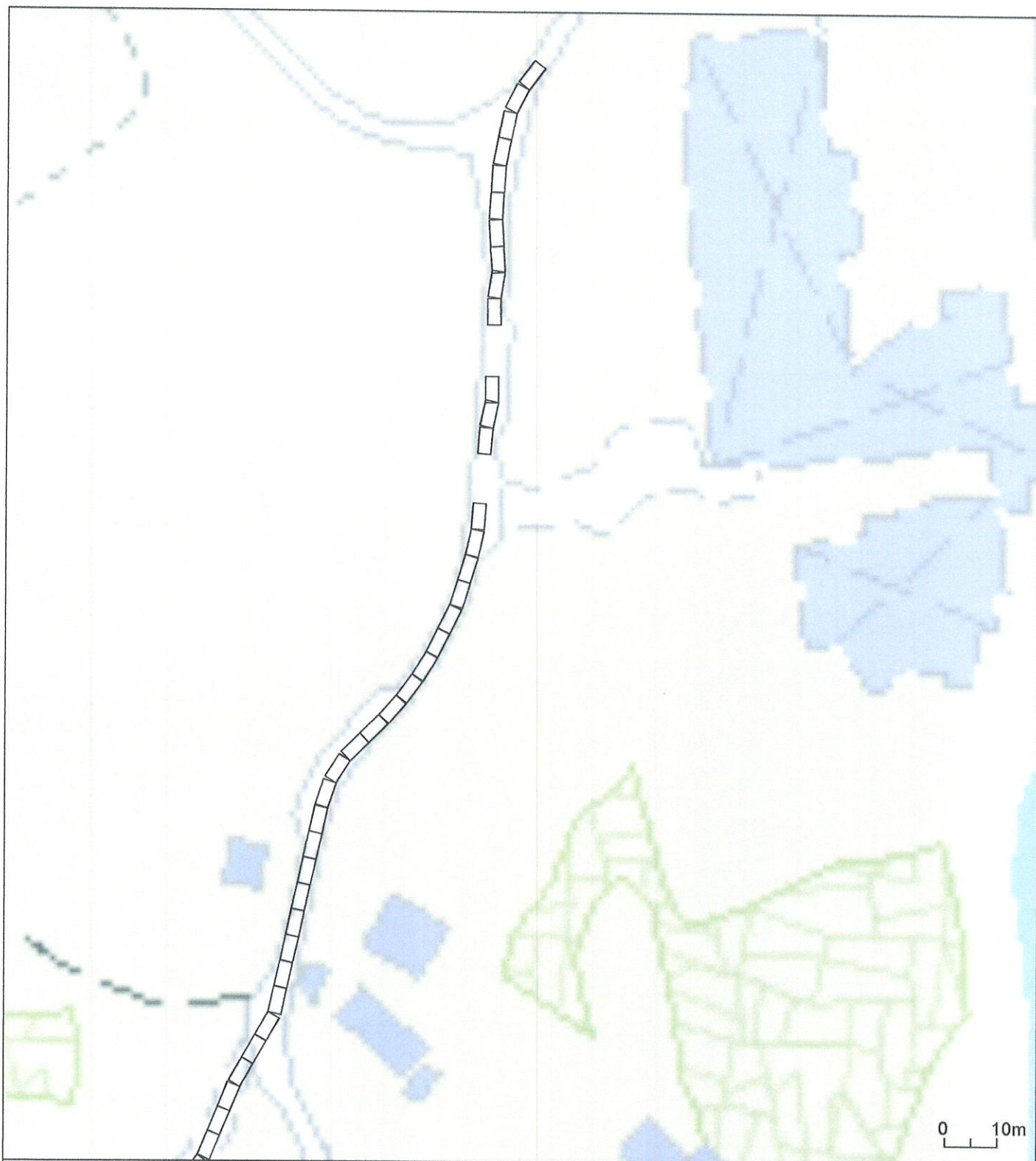
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Project

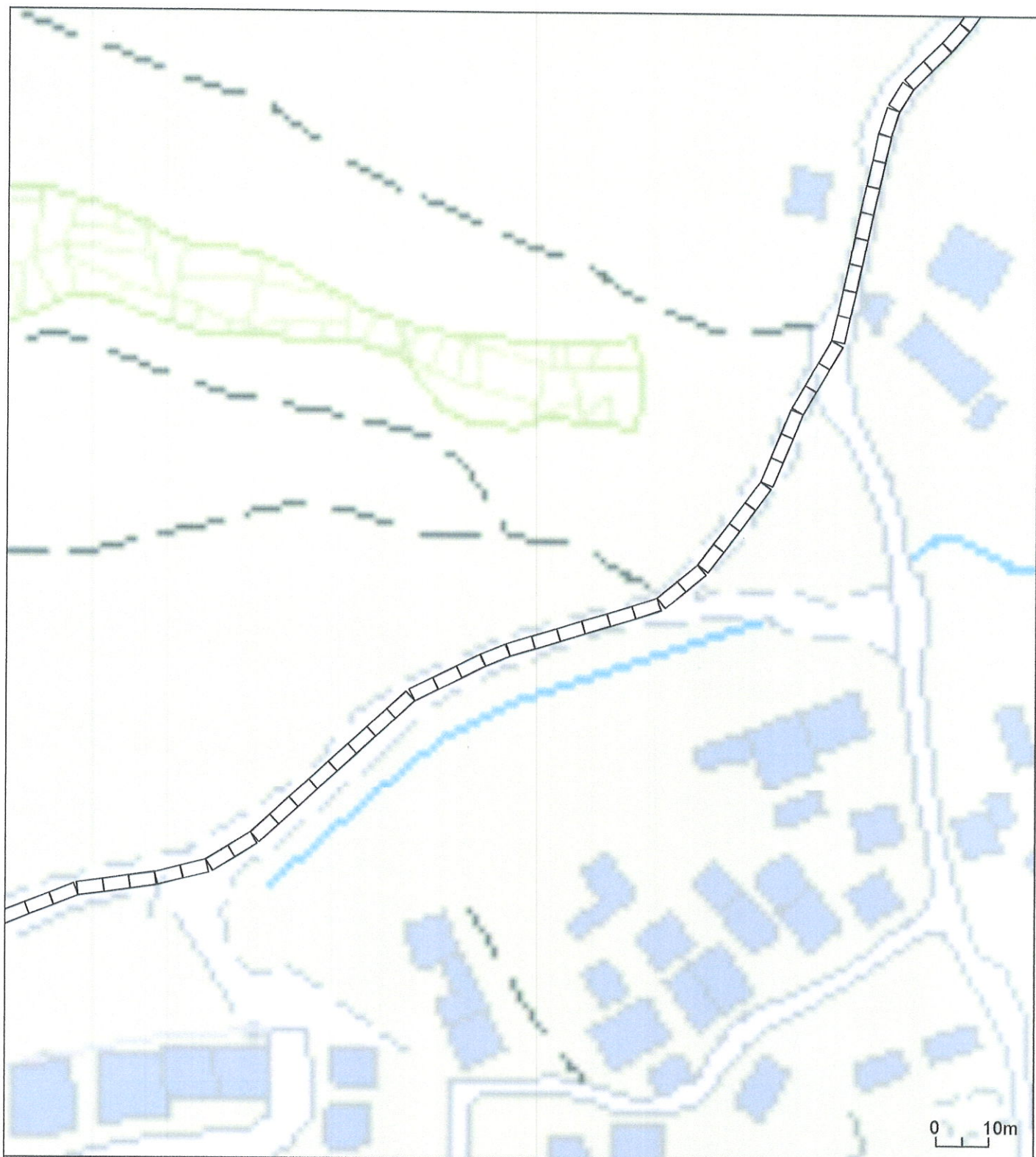
Proposed Temporary Animal Boarding Establishment
(Dog Kennel cum Dog Recreation Centre) for a
Period of 3 Years at Lots 513, 514 and 529 in D.D.113,
Ma On Kong, Kam Tin, Yuen Long, New Territories



<p>光輝工程顧問公司</p> <p>GLISTER ENGINEERING CONSULTANTS CO.</p>		<p>Title:</p> <p>Swept Path of Manoeuvring along the Local Access (1)</p>	<p>DD113-513-P07</p>
<p>Project</p> <p>Proposed Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years at Lots 513, 514 and 529 in D.D.113, Ma On Kong, Kam Tin, Yuen Long, New Territories</p>	<p>Drawn by:</p> <p>DM</p>	<p>Date:</p> <p>11-2-2025</p>	
	<p>Check by:</p> <p>DM</p>	<p>Scale:</p> <p>----</p>	



<p>光輝工程顧問公司</p> <p>GLISTER ENGINEERING CONSULTANTS CO.</p>		<p>Title:</p> <p>Swepth Path of Manoeuvring along the Local Access (2)</p>	<p>DD113-513-P08</p>
<p>Project</p> <p>Proposed Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years at Lots 513, 514 and 529 in D.D.113, Ma On Kong, Kam Tin, Yuen Long, New Territories</p>	<p>Drawn by:</p> <p>DM</p>	<p>Date:</p> <p>11-2-2025</p>	
	<p>Check by:</p> <p>DM</p>	<p>Scale:</p> <p>----</p>	



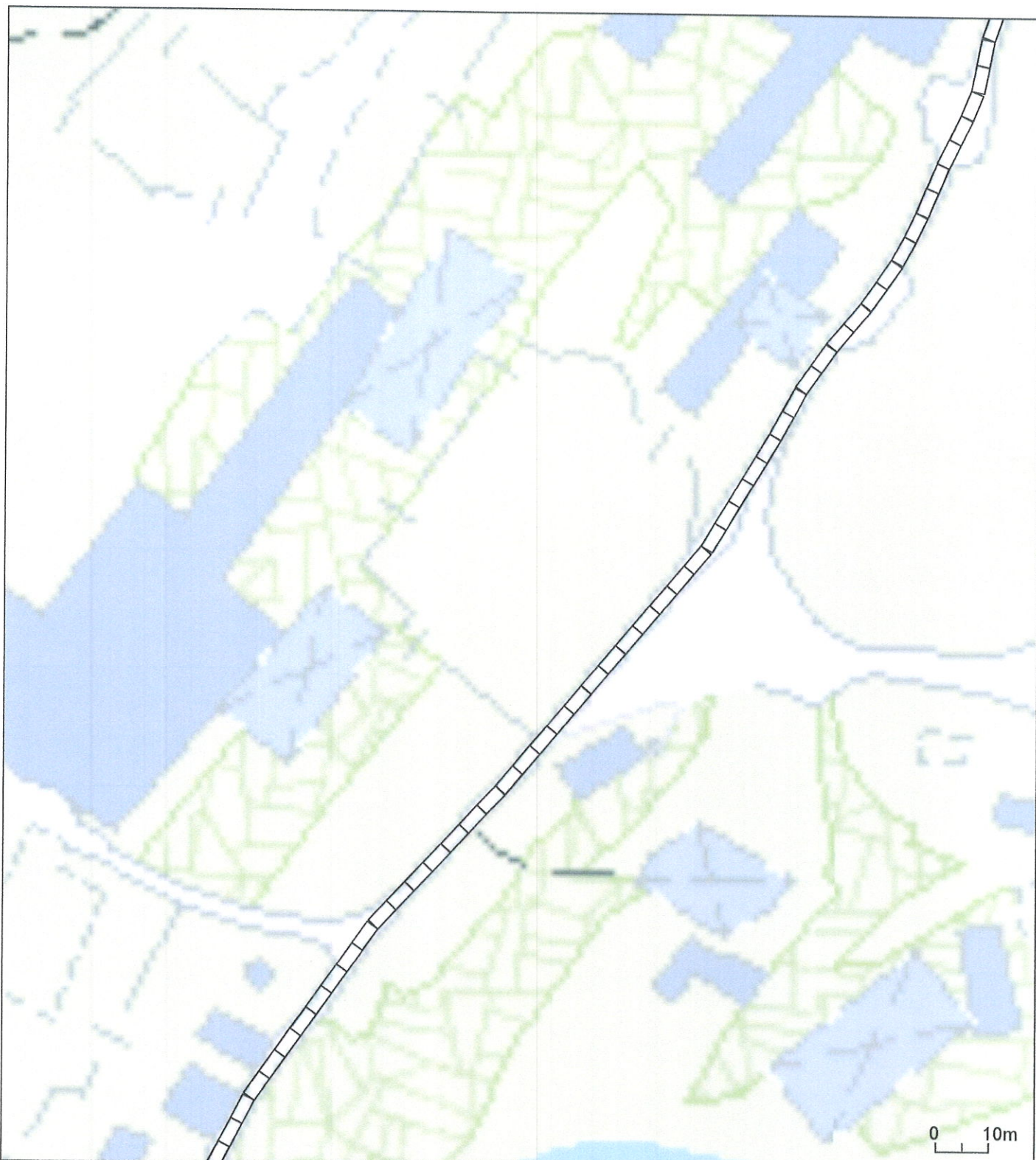
<p>光輝工程顧問公司</p> <p>GLISTER ENGINEERING CONSULTANTS CO.</p>	<p>Title:</p> <p>Swept Path of Manoeuvring along the Local Access (3)</p>		<p>DD113-513-P09</p>
	<p>Drawn by:</p> <p>DM</p>	<p>Date:</p> <p>11-2-2025</p>	
<p>Project</p> <p>Proposed Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years at Lots 513, 514 and 529 in D.D.113, Ma On Kong, Kam Tin, Yuen Long, New Territories</p>	<p>Check by:</p> <p>DM</p>	<p>Scale:</p> <p>----</p>	



<p>光輝工程顧問公司</p> <p>GLISTER ENGINEERING CONSULTANTS CO.</p>		<p>Title:</p> <p>Swept Path of Manoeuvring along the Local Access (4)</p>	<p>DD113-513-P10</p>
<p>Project</p> <p>Proposed Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years at Lots 513, 514 and 529 in D.D.113, Ma On Kong, Kam Tin, Yuen Long, New Territories</p>	<p>Drawn by:</p> <p>DM</p>	<p>Date:</p> <p>11-2-2025</p>	
	<p>Check by:</p> <p>DM</p>	<p>Scale:</p> <p>----</p>	



<p>光輝工程顧問公司</p> <p>GLISTER ENGINEERING CONSULTANTS CO.</p>	<p>Title:</p> <p>Swept Path of Manoeuvring along the Local Access (5)</p>		DD113-513-P11
	<p>Drawn by:</p> <p>DM</p>	<p>Date:</p> <p>11-2-2025</p>	
<p>Project</p> <p>Proposed Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years at Lots 513, 514 and 529 in D.D.113, Ma On Kong, Kam Tin, Yuen Long, New Territories</p>	<p>Check by:</p> <p>DM</p>	<p>Scale:</p> <p>----</p>	



光輝工程顧問公司

GLISTER ENGINEERING CONSULTANTS CO.

Title:

Swept Path of Manoeuvring
along the Local Access (6)

DD113-513-P12

Drawn by:

DM

Date:

11-2-2025

Check by:

DM

Scale:

Project

**Proposed Temporary Animal Boarding Establishment
(Dog Kennel cum Dog Recreation Centre) for a
Period of 3 Years at Lots 513, 514 and 529 in D.D.113,
Ma On Kong, Kam Tin, Yuen Long, New Territories**



光輝工程顧問公司

GLISTER ENGINEERING CONSULTANTS CO.

Project

**Proposed Temporary Animal Boarding Establishment
(Dog Kennel cum Dog Recreation Centre) for a
Period of 3 Years at Lots 513, 514 and 529 in D.D.113,
Ma On Kong, Kam Tin, Yuen Long, New Territories**

Title:

Swept Path of Manoeuvring
along the Local Access (7)

DD113-513-P13

Drawn by:

DM

Date:

11-2-2025

Check by:

DM

Scale:

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)

June 2025

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)) <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 6 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) _____ _____ _____
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) _____ _____ _____

(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) _____ _____	6
	Total no. of vehicle loading/unloading bays/lays 上落客貨車位／停車處總數	
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____	

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

	Chinese 中文	English 英文
<u>Plans and Drawings 圖則及繪圖</u>		
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, Access Plan, Filling Plan		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Drainage Proposal		

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

Previous s.16 Application covering the Application Site

Approved Application

	Application No.	Use/Development	Date of Consideration
1.	A/YL-KTS/882	Proposed Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years	16.4.2021 <i>[Revoked on 16.9.2023]</i>

**Similar s.16 Applications within the same “AGR” Zone in the Vicinity of the Site
in the Past Five Years**

Approved Applications

	Application No.	Use/Development	Date of Consideration
1.	A/YL- KTS/868	Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years	8.1.2021
2.	A/YL- KTS/869	Proposed Temporary Animal Boarding Establishment for a Period of 5 Years and Land Filling	22.1.2021
3.	A/YL- KTS/978	Renewal of Planning Approval for Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years	22.12.2023
4.	A/YL- KTS/991	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Land Filling	24.5.2024
5.	A/YL-KTS/1043	Proposed Temporary Animal Boarding Establishment for a Period of Five Years and Associated Filling of Land	24.1.2025

Government Departments' General Comments

1. Land Administration

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

- the application site (the Site) comprises Old Schedule Agricultural Lot Nos. 513, 514 and 529 all in D.D. 113 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
- advisory comments are at **Appendix IV**.

2. Traffic

Comments of the Commissioner of Transport:

- no adverse comment on the application from traffic engineering perspective; and
- advisory comments are at **Appendix IV**.

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

- no adverse comment on the application; and
- advisory comments are at **Appendix IV**.

3. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- no objection in principle to the proposed application from a drainage point of view;
- should the application be approved, approval conditions should be stipulated in the approval letter requiring the applicant to submit a revised drainage proposal, and to implement and maintain the drainage proposal to the satisfaction of the Director of Drainage Services or of the Town Planning Board; and
- advisory comments are at **Appendix IV**.

4. Fire Safety

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to the fire service installations (FSIs) and water supplies for firefighting being provided to the satisfaction of his department; and
- advisory comments are at **Appendix IV**.

5. Environment

Comments of the Director of Environmental Protection:

- no objection to the planning application;
- there was no substantiated environmental complaint concerning the Site received in the past three years; and
- advisory comments are at **Appendix IV**.

6. Landscape

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photo of 2023, the Site is located in a settled valley and miscellaneous rural fringe landscape character comprising temporary structures and scattered tree groups. Dense woodland is observed to the west of the Site. The proposed use is not incompatible with the surrounding landscape character; and
- according to the site photos in November 2024, the Site is hard paved and some wild grasses are observed along the site boundary. No existing tree is observed within the Site. Significant adverse landscape impact on existing landscape resources arising from the proposed development is not anticipated; and
- advisory comments are at **Appendix IV**.

7. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- no objection to the application;
- it is noted that five structures are proposed in the application; and
- advisory comments are at **Appendix IV**.

8. Agricultural and Conservation

Comments of the Director of Agriculture, Fisheries and Conservation:

- no comment on the planning application from nature conservation perspective as the majority of the Site has been paved;
- no adverse comment on the application from agricultural perspective. The Site is zoned “Agriculture” and is generally vacant with some structures. Agricultural infrastructures such as road access and water source are available in the area. The subject 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;

- the Site is not associated with any licence granted by his department, nor have his department received any application regarding the Site; and
- advisory comments are at **Appendix IV**.

9. Other Departments

The following government departments have no objection to or no comment/adverse comment on the application and their advisory comments, if any, are at **Appendix IV**:

- Project Manager (West) (PM(W)), Civil Engineering and Development Department;
- Director of Electrical and Mechanical Services;
- Director of Food and Environmental Hygiene;
- Chief Engineer/Railway Development 1-1, Railway Development Office, HyD;
- District Officer (Yuen Long), Home Affairs Department;
- Chief Engineer/Construction, Water Supplies Department; and
- Commissioner of Police.

Recommended Advisory Clauses

- (a) failure to reinstate the application site (the Site) as required under the relevant approval condition upon expiry of the planning permission might constitute an authorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
 - if the planning application is approved, the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the said private lots. The application 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 proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (c) to note the comments of the Commissioner for Transport 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;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - HyD shall not be responsible for the maintenance of the proposed access connecting the Site and Kam Ho Road; and
 - adequate drainage measures should be provided to prevent surface water running from the Site to nearby public roads and drains;
- (e) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department 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 the relevant department prior to the commencement of the works;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (DSD) that:

- the applicant shall take into account the following points in preparing the revised drainage proposal;
 - i. land filling works will be carried out under this application and the applicant shall ensure that the overland flow from the adjacent lands should not be affected;
 - ii. cross-section with C.L., I.L and catchpit/watercourse bottom level at discharge point should be shown;
 - iii. the applicant should demonstrate with hydraulic calculations that all proposed/existing drainage facilities are adequate to collect, convey and discharge the surface runoff accrued on the application site and to intercept the overland flow from the adjacent lands;
 - iv. the full alignment of the discharge path from the application site all the way down to the ultimate discharge point should be clearly indicated (e.g. a well-established stream course/public drainage system);
 - v. calculation to demonstrate the downstream drainage system receiving the discharge from the development has adequate spare capacity to accommodate the runoff is required;
 - vi. a drainage schedule in the submission for the ease of reference should be included;
 - vii. colour photos to indicate the current conditions of the existing drainage facilities should be included in the submission. The photos taken locations and angles should be shown on the layout plan;
 - viii. where walls or hoarding are erected or laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the site;
 - ix. cross sections showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given;
 - x. standard details should be provided to indicate the sectional details of the proposed u-channel and the catchpit/sand trap;
 - xi. the existing drainage facilities, to which the stormwater of the development from the subject site would discharge, are not maintained by his office. The applicant should identify the owner of the existing drainage facilities to which the proposed connection will be made. In the case that it is a local village drains, the District Officer/Yuen Long should be consulted; and
 - xii. the applicant shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government land outside the Site;

(g) to note the comments of the Director of Fire Services that:

- the applicant is advised to submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his department for approval;
- the applicant is also advised that:
 - i. the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
 - ii. the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
- if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans;

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

- 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 this department;
- the establishment and ancillary facilities which is licensed under the Cap 139I Public Health(Animals)(Boarding Establishment) Regulations must always fulfil the criteria listed in the Regulations; and
- 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;

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

- 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 (BA) should be obtained, otherwise they are unauthorised building works (UBW) under the Buildings Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- 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;
- 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;

- if the proposed use under application is subject to issue of a license, the applicant should be reminded that any existing structures on the application site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
- 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;

(j) to note the comments of the Director of Environmental Protection that:

- the proposed structures for animal boarding should be enclosed with soundproofing materials with the provision of 24-hour mechanical ventilation and air-conditioning system;
- all dogs shall be kept inside the enclosed animal boarding establishment on the site, and no public announcement system, portable loud speaker, any form of audio amplification system or whistle blowing is allowed to be used on the Site, as proposed by the applicant, at all times during the planning approval period;
- the applicant shall follow the relevant guidelines and requirements in revised “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimise any potential environmental nuisance;
- the applicant shall 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 relevant guidelines and requirements of the Environmental Protection Department’s Practice Note for Professional Person (ProPECC) PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department” including completion of percolation test and certification by Authorised Person; and
- the applicant shall meet the statutory requirements under relevant environmental legislation;

(k) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:

- no Food and Environmental Hygiene Department’s (FEHD) facilities shall be affected;
- 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; and

- (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 application should approach the electricity supplier (i.e. CLP Power) 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. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates
A/YL-KTS/1038

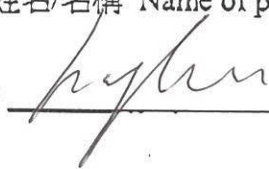
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人簡郁文為華年崗居民代表，強烈反對以上申請，原因太多申請經批核後一般都會用作食地用途養幾隻狗仔掛羊頭賣狗肉，而據我所知馬華崗已批多個雞拘賣養所，希望貴處不給予批核，本人亦會在村監察所有已批核之申請，如發現違規將會作出投訴，貴處亦不要亂批核，批發現本人將去信特首辦及申訴專員公署作出投訴。

「提意見人」姓名/名稱 Name of person/company making this comment _____

簽署 Signature



日期 Date

8-11-2024



From: [REDACTED]
Sent: 2024-11-21 星期四 03:41:30
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-KTS/1038 DD 113 Ma On Kong Destroy to Build

A/YL-KTS/1038

Lots 513, 514 and 529 in D.D. 113, Ma On Kong, Kam Tin

Site area: About 1,562sq.m

Zoning: "Agriculture"

Applied development: Animal Boarding Establishment / 10 Vehicle Parking / **Filling of Land / 5 Years**

Dear TPB Members,

982 withdrawn and back with a larger footprint.

The entire site to be filled in. 10 Vehicle parking, usually such facilities have at most two or three.

IF TOWN PLANNING BOARD MEMBERS TAKE THE PURPORTED PLANNING INTENTION AT FACE VALUE THEN THEY ARE LIKE THE THREE MONKEYS.

Any genuine ABE would MAXIMIZE the provision of a grassy natural environment where the dogs could exercise. Paved surfaces can become incredibly hot and cause discomfort, blisters, and burn a dog's paw pads.

The first application for ABE was made in 2020. IS THERE ANY PROOF THAT IN ALL THAT TIME THE OPERATION WAS EVER ISSUED WITH A VALID LICENCE BY AFCD?

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 9 January 2024 3:12 AM HKT
Subject: A/YL-KTS/982 DD 113 Ma On Kong Destroy to Build

A/YL-KTS/982

Lot 513 (Part) in D.D. 113, Ma On Kong, Kam Tin

Site area: About 650sq.m

Zoning: "Agriculture"

Applied development: Animal Boarding Establishment / 7 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Strong Objections. Part of the footprint of 882.

This is the now familiar brownfield by stealth approach. Apply for ABE, Plan D supports, fail to fulfil conditions because this was never the intention, and then back with a further application for a smaller site, divide and rule.

Note the 7 vehicle parking. ABE normally have only one or two. This is a brownfield operation in disguise.

Members should reject the application as this would effectively reward manipulation of the system.

You should also ask why so many extensions to 882 when approval should have been revoked.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 23 March 2021 4:40 AM HKT
Subject: A/YL-KTS/882 DD 113 Ma On Kong Destroy to Build

A/YL-KTS/882

Lots 504 RP (Part), 512 S.A-S.B (Part), 513 (Part), 514 and 529 in D.D.113 and Adjoining Government Land, Ma On Kong, Kam Tin

Site area : About 3,438sq.m Includes Government Land of about 1,843sq.m

Zoning : "Agriculture"

Applied use : Animal Boarding Establishment / 8 Vehicle Parking

Dear TPB Members,

You are failing in your to enquire into the real intention of applications like this.

In Jan you approved 869 on adjacent lots for the same purpose. Now we have a site twice as large and more than 50% of it is Government Land. In addition it is very close to

country park. Strangely the applicant is proposing to develop on the same GFA as that of the public land.

Six non-domestic structures **with a total floor area of 1,843m²** and 3.5-4m in height will be erected at the Site for dog kennel, dog washing facility and dog recreation centre, site office, portable toilet and electricity meter room.

This is clearly a DESTROY TO BUILD application. There can be no justification for another animal boarding operation in the district.

*Re 869: a Member expressed concern on comments given by DAFC, as on the one hand they did not support the application from the agricultural point of view and on the other hand, they did not provide any views on the proposed animal boarding establishment given animal health and hygiene matters were also under DAFC's jurisdiction. Noting the Member's concern, the Chairman remarked that comments from DAFC were provided by different teams. **In the future processing of similar applications, further liaison with DAFC, where appropriate, could be conducted to better understand their overall views on the use under application***

As this application is adjacent to slopes and concerns a significant tract of government land, then you are obliged to question DAFC with regard to the legitimacy of the proposed use. Images would indicate that it is in fact nothing more than an extension of existing brownfield operations and a move to trash a public asset.

This application must be rejected.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Tuesday, December 22, 2020 3:14:15 AM
Subject: AYL-KTS/869 DD 113 Kam Tin South

AYL-KTS/869

Lots 512 S.A-S.B and 512 S.C-S.E in D.D. 113, Kam Tin South

Site area : About 1,527sq.m

Zoning : "Agriculture"

Applied use : Animal Boarding Establishment / **5 years / Filling of Land / 3 Vehicle Parking**

Dear TPB Members,

Failed with storage application so now the backup plan, hobby farm or animal boarding.

Same lots minus the separate portion to the north.

The area of land filling is 550m², not exceeding 0.2m in depth. Two non-domestic structure with a total floor area of 440m². So effectively 1,000sq.m agricultural land would be built over.

Minutes 21 August:

“PlanD did not support the application based on the assessments set out in paragraph 12 of the Paper. The applied use was not in line with the planning intention of the “Agriculture” (“AGR”) zone. The Director of Agriculture, Fisheries and Conservation did not support the application from the agricultural point of view as **the site possessed potential for agricultural rehabilitation.**”

Decision: the development is not in line with the planning intention of the “Agriculture” (“AGR”) zone which is to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. This zone is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

Last week President Xi decreed that as the sustainability of food production is critical, good quality agricultural land must be reserved and protected for cultivation.

As China faces potential food shortages, it is time for HK to recognize that the territory must follow national policy to avoid supply issues going forward.

There is no indication as to the identity of the applicant and his expertise with regard to managing an animal boarding establishment. Recent horror stories in the media with regard to such facilities indicate that care must be taken to ensure quality management.

In addition numerous ‘animal boarding’ enterprises have been approved in the district in recent years.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Friday, July 24, 2020 3:04:07 AM
Subject: A/YL-KTS/853 DD 113 Kam Tin South

A/YL-KTS/853
Lots 504 RP and 512 S.A - S.E in D.D. 113, Kam Tin South
Site area : About 1,960sq.m
Zoning : "Agriculture"
Applied use : Open Storage / 6 Vehicle Parking

Dear TPB Members,

There is no history of applications or approvals so it would appear that this is to legitimize existing brownfield use. The site is close to the Conservation Area buffer of the country park.

The development is not in line with the planning intention of the “Agriculture” (“AGR”) zone which was intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It was also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. No strong planning justification had

been given in the submission for a departure from the planning intention, even on a temporary basis;

Moreover no relevant technical assessments had been included in the submission to demonstrate that the development would not generate adverse environmental and landscape impacts on the surrounding areas and the proposed development is also not compatible with the agricultural and rural residential uses in the surrounding areas; and

Approval of the application, even on a temporary basis, would set an undesirable precedent for similar applications to legitimize unauthorized brownfield use of Agriculture land.

TPB must reject this application to discourage further brownfields..

Mary Mulvihill