

2024年 11月 2 日

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

This document is received on **26 NOV 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)**

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2402550 22/10 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	A14LKTS/1043
	Date Received 收到日期	26 NOV 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.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

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

LEUNG Kar Lok

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)

Polyland Surveyors Limited

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)	DD 113 Lot 475, 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 617 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 221.70 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)	Nil 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 South Outline Zoning Plan No. S/YL-KTS/15
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture"(AGR)
(f) Current use(s) 現時用途	VACANT (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

- ☒ is the sole "current land owner"^{#&} (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(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 617 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.2 m 米 <input checked="" 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>Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a period of 5 years.</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 From 由 to 至
地積比率限制
- ☐ Gross floor area restriction From 由sq. m 平方米 to 至sq. m 平方米
總樓面面積限制
- ☐ Site coverage restriction From 由% to 至 %
上蓋面積限制
- ☐ Building height restriction From 由m 米 to 至 m 米
建築物高度限制
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 From 由m to 至 m
非建築用地限制
- ☐ Others (please specify)
其他 (請註明)

(v) For Type (v) application 供第(v)類申請

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

Proposed Temporary Animal Boarding Establishment with
Ancillary Facilities and Associated Filling of Land for a period of 5
years.

(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	.....221.70..... sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	.....0.36.....	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	.....27.66..... %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	.....8.....	
Proposed no. of storeys of each block 每座建築物的擬議層數	.....1 to 2..... 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
	.....2.6 to 5.2..... 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 51 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 area(s)/
 政府、機構或社區設施 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)

Use(s)	Covered Area	GFA
Animal Boarding Establishment	127.5 m ² About	127.5 m ² About
Office		51 m ² About
Store Rooms	28.8 m ² About	28.8 m ² About
Cleaning Room	14.4 m ² About	14.4 m ² About
Total	170.7 m ² About	221.7 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]
Blocks A to C.....	1.....	...G/F - Animal Boarding Establishment
Blocks D & E.....	2.....	...G/F - Animal Boarding Establishment, 1/F - Office
Blocks F & G.....	1.....	G/F - Store Rooms ...
Block H.....	1.....	G/F - Cleaning Room
.....
.....

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

...- Parking of 1 Private Cars + 1 Light Goods Vehicles.....

- Driveway + loading & unloading (LGV)

.....

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)

.....DECEMBER 2024

.....

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

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

9. Impacts of Development Proposal 擬議發展計劃的影響		222
<p>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>		
<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 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>No 否 <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 <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>No 否 <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 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>.....</p> <p>.....</p>	
<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>There will not be any tree during conversion of the proposed Animal Boarding Establishment.</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 Town Plan Zoning for the application site is Agricultural and its primary aim is to retain and safeguard good quality agricultural land for agricultural purposed. It is also intended to retain fallow, arable land with good potential for rehabilitation for cultivation and other agricultural purposed.
- The proposed use of Animal Boarding Establishment does not contravene with the intended agricultural use in the zone as the land is only put to used of accommodating animals which are abandoned by their masters.
- There will not be any solid constructions using building materials but instead only containers are used in place of traditional building constructions. The containers will also be re-used after removal of the Animal Boarding Establishment in future.
- Existing road access is available via foot paths and roads for vehicles. It is expected that there won't be any negative impact of the nearby environment as no solid constructions will be put up.
- There will be 7 Nos. of Containers having an area of about 25.5m²/each (5 Nos. (lower) & 2 Nos. 2 (upper) and 3 Nos. of Containers having an area of 14.4m²/each to place on site as 2 proposed store rooms and 1 cleaning room.
- All Containers to be put up are single-storeyed with an exception of two structures which are two storeys for proposed Offices.

Please refer to Appendix I for details

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

.....Eric Cheuk.....

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

.....Eric CHEUK.....

.....Land Use Consultant to Applicant

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 RICS.....

on behalf of

代表

...Polyland Surveyors Limited

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

Date 日期

.....05 / 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②

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

② Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該骨灰安置所內，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	DD 113 Lot 475, Kam Tin, Yuen Long, New Territories.		
Site area 地盤面積	617	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	Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15		
Zoning 地帶	Agriculture		
Applied use/ development 申請用途/發展	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities and Associated Filling of Land for a period of 5 years.		
(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	221.7m2 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.36 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	8	
	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	2.6 - 5.2	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 to 2	Storeys(s) 層 <input checked="" 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	27.66 % <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	2
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)	1 0 1 0 0 0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	1

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

	<u>Chinese</u> 中文	<u>English</u> 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 checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Location Plan, Lot Index Plan, OZP Plan, Plan for "Distance from Application Location to Residence, Plan for "Green-Mini Bus Route 71", Drainage plans, Cross-sections plans, Hydraulic Assessment.</u>		
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)		

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

For Form No. S.16-I 供表格第 S.16-I 號用

【Appendix】

Justifications

Applied Use

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

Location

2. The application site is on Lots 475 in D.D. 113 Kam Tin, Yuen Long, New Territories. It is accessible by vehicles from Kam Ho Road via a local track (Plans 1 and 2 and 3).

Site Area

3. The site area is about 617m², No Government Land is involved.

Planning Context

4. The application site falls within an area zoned "Agriculture" ("AGR") on the Approved Kam Tin South Outline Zoning Plan (OZP) No. S/YL-KTS/15.(Plan 4)
5. The planning intention of the "AGR" zone is primarily to retain and safeguard good quality agriculture land /farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
6. The applied use is a Column 2 use within the "AGR" zone under the OZP which may be permitted with or without conditions by the Town Planning Board (the Board).
7. Provided that all structures of the proposed development are temporary in nature, approval of the current application on a temporary basis for a period of 5 years would not frustrate the long-term planning intention of the "AGR" zone.

Development Parameters

8. The following table explains for details of the structures on site (Plan 5) :

Block.		Structure /Use	Floor Area (about) (m2)	Covered Area (about) (m2)	Height (M)	No. of Storeys
A	G/F	Animal boarding establishment	25.5	25.5	2.6	1
B	G/F	Animal boarding establishment	25.5	25.5	2.6	1
C	G/F	Animal boarding establishment	25.5	25.5	2.6	1
D	G/F	Animal boarding establishment	25.5	25.5	5.2	2
	1/F	Ancillary office	25.5			

地物測量師行有限公司
POLYLAND SURVEYORS LIMITED

E	G/F	Animal boarding establishment	25.5	25.5	5.2	2
	1/F	Ancillary office	25.5			
F	G/F	Storeroom	14.4	14.4	2.6	1
G	G/F	Storeroom	14.4	14.4	2.6	1
H	G/F	Cleaning room	14.4	14.4	2.6	1
			221.70	170.7	2.6 - 5.2	1 - 2

9. Operation hours of the office are from 9 a.m. to 7 p.m. daily (including Sundays and public holidays), Animal boarding service opens 24 hours daily (including Sundays and public holidays).
10. About 20 nos. of dogs will be staying in the proposed development.
11. The animal boarding establishment is fully air-conditioned and enclosed with soundproofing materials. Dog washing and dog functions will be carried out within enclosed areas. Animal odours and noises would thus be minimal.
12. No quarantine station or quarantine lairage for animals will be provided on site, i.e. not a designated project (DP) under the Environmental Impact Assessment Ordinance.

Similar Applications Approved within the Same "AGR" Zone

13. The application site is located in Ma On Kong / Ho Pui Village where 19 similar applications approved by the Board can be found within the same "AGR" zone:

Application No.	Applied Use	Date of Approval
A/YL-KTS/633	Proposed Temporary Animal Boarding Establishment For A Period Of 3 Years	21-03-2014
A/YL-KTS/784	Proposed Temporary Animal Boarding Establishment For A Period Of 3 Years	26-01-2018
A/YL-KTS/789	Proposed Temporary Animal Boarding Establishment For A Period Of 3 Years	20-07-2018
A/YL-KTS/709	Proposed Temporary Animal Boarding Establishment For A Period Of 3 Years	31-01-2019
A/YL-KTS/807	Proposed Temporary Animal Boarding Establishment For A Period Of 3 Years	21-06-2019
A/YL-KTS/791	Proposed Temporary Animal Boarding Establishment For A Period Of 5 Years	29-07-2019
A/YL-KTS/790	Proposed Temporary Animal Boarding Establishment For A Period Of 3 Years	30-07-2019
A/YL-KTS/638	Proposed Temporary Animal Boarding Establishment For A Period Of 5 Years	01-08-2019
A/YL-KTS/867	Proposed Temporary Animal Boarding Establishment For A Period Of 5 Years	18-12-2020
A/YL-KTS/868	Proposed Temporary Animal Boarding Establishment For A Period Of 3 Years	08-01-2021

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A/YL-KTS/869	Proposed Temporary Animal Boarding Establishment For A Period Of 5 Years	22-01-2021
A/YL-KTS/877	Proposed Temporary Animal Boarding Establishment For A Period Of 5 Years	12-03-2021
A/YL-KTS/882	Proposed Temporary Animal Boarding Establishment For A Period Of 3 Years	16-04-2021
A/YL-KTS/919	Proposed Temporary Animal Boarding Establishment For A Period Of 5 Years	01-06-2022
A/YL-KTS/906	Proposed Temporary Animal Boarding Establishment For A Period Of 3 Years	27-07-2022
A/YL-KTS/891	Proposed Temporary Animal Boarding Establishment For A Period Of 3 Years	26-08-2022
A/YL-KTS/935	Proposed Temporary Animal Boarding Establishment For A Period Of 5 Years	09-09-2022
A/YL-KTS/940	Proposed Temporary Animal Boarding Establishment For A Period Of 5 Years	03-03-2023
A/YL-KTS/953	Proposed Temporary Animal Boarding Establishment For A Period Of 3 Years	28-07-2023

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

No Adverse Impact to the Surroundings

15. The proposed development only involves single-storey structures except the office. It is compatible with the surrounding land uses which are rural in character predominated by active/fallow farmland, hobby farm, open storage yards and vehicle parkings.
16. No public announcement system and whistle blowing will be allowed at the application site. No dog training sessions will be carried out during sensitive hours (i.e. 7 p.m. to 9 a.m.). All dogs will be staying in the kennels from 7:00 p.m. to 9:00 a.m. to avoid any noise nuisance to nearby sensitive receivers.
17. All kennels will be enclosed with soundproofing materials, equipped with mechanical ventilation and air conditioning and kept in sanitary conditions; No environmental nuisance is expected to be arisen from the proposed development.
18. The animal boarding establishment is at least 210 meters away from residential buildings. (Plan 6)
19. 1 no. of parking spaces for private cars and 1 no. of Light Goods Vehicle (LGV) parking space are proposed on site for daily operation of the proposed development.

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Traffic

20. The trip attraction and generation rates are expected as follows:

	Weekday		Weekend	
	Trip Attractions	Trip Generations	Trip Attractions	Trip Generations
09:00 – 11:00	0	0	0	0
10:00 – 11:00	1	0	1	0
11:00 – 12:00	1	0	2	1
12:00 – 13:00	0	1	0	2
13:00 – 14:00	0	1	1	0
14:00 – 15:00	1	0	2	1
15:00 – 16:00	1	1	2	2
16:00 – 17:00	1	1	1	2
17:00 – 18:00	0	1	0	1
18:00 – 19:00	0	0	0	0
Total Trips	<u>5</u>	<u>5</u>	<u>9</u>	<u>9</u>

21. In view of such low trip attraction and generation rates, the proposed development would not cause adverse traffic impact to the adjacent area and road network.
22. The access road from Kam Ho Road to The kennel is very flat, with a width ranging from 4 meters to 7 meters, and there are multiple vehicle shelters, so traffic is very smooth.
23. There are green minibuses from Yuen Long city center to the vicinity of the application place, and then it can be reached by walking in 6 minutes. (Plan 7)
24. Sufficient space is allowed for car manoeuvring within, entering and leaving the application site.
25. The operation of the proposed development involves taking care of pets. The delivery of pets to customers requires prior preparation e.g. cleaning and other services. Prior preparation of lodging place is also required for the receipt of pets. As these services would take some times to prepare, customers are required to give prior notification before they come so that proper services can be provided. In this case, walk-in customers are not frequently expected as no ad-hoc services can be provided.
26. Parking spaces will be reserved for customers who have given prior notification. Visitors without appointment will not be accepted, and will be asked to leave and make appointment before coming.

Transport

27. Smooth manoeuvring of vehicles to and from Kam Ho Road along the local access and within the site is demonstrated in the attached plan under the heading of "Swept Path Analysis" (Plan 8)

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28. The applicant client understands that the local access between Kam Ho Road and the Application Site is not managed by the Transport Department and that the applicant will take care of the local access to and from Kam Ho Road to the Application Site on their own.

Environmental

29. The applicant wishes to confirm that a septic tank and a soakaway system will be used to handle the animal waste on-site. The septic tank and soakaway system will be provided and the tank soakaway system will be designed and constructed according to the requirements of EPD's ProPECC PN 1/23, including requirements for minimum clearance distance, percolation test and certification by Authorized Person.
30. The applicant undertakes to follow the measures as set out in the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.
31. This application site will only be used for animal foster care and will not be used for training. Therefore, whistles and any amplifying equipment will not be used for broadcasting to avoid adverse effects on the nearby environment.
32. The venue will also be equipped with a 24-hour ventilation system and air coolers such as exhaust fans.

Drainage

33. The applicant will submit a drainage proposal, with provision of peripheral u-channels and catchpits to mitigate adverse drainage impact generated by the development after planning approval has been granted from the Board. The applicant will implement the proposed drainage facilities at the application site once the drainage proposal is accepted by the Drainage Services Department.
34. The applicant submits a drainage proposal to demonstrate that the proposed filling will not adversely affect the proposed/existing drainage system. The plan shows a cross-section of the existing and proposed ground levels at the above site relative to adjacent areas, as well as the extent of land filling.
35. The gradients of the proposed U-shaped channel/pipe line is shown on the drainage plan. (plan 9a, 9b, 9c)
36. The ground to the west and north of the application site. Since the overland flow from adjacent lands may be probably intercepted, external catchments are taken into account in the calculations. (Document 1a, 1b, 1c)
37. The proposed 300mm U-shaped channel is located outside the application site and may

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intercept the overland flow from adjacent lands. Hydraulic calculations have been used to prove that the proposed drainage facilities are sufficient to collect, convey and discharge the surface runoff accrued on the application site and from adjacent land. (Document 1a, 1b, 1c)

38. The applicant are responsible for handling and resolving any conflict/disagreement arisen for discharging the runoff from the application site(s) to the proposed discharge points). We ensure that this drainage system and the existing downstream drains/channels/streams have adequate capacity to convey the additional runoff from the application site(s). We will perform regular maintenance to ensure that the drainage system does not get blocked.
- 39.. Sand pits or similar facilities are provided before the collected runoff is discharged to a public drainage facility, please refer to proposed catchpit 10 and it is sand trap. (plan 9a, 9b,9c)
40. The applicant will erect or lay walls or hoardings along the site boundaries. The applicant will provide sufficient openings (with an approximate 150mm - 200mm gap from the ground) to intercept existing surface runoff through the site.
41. The applicant ensures that the development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and adjacent areas.
42. The catchment area has been shown with the proposed drainage plans. (plan 9a, 9b,9c)
43. The applicant has provided the attached documents of the hydraulic assessment for reference, and substantiates any assumptions made in determining rainfall intensity. (Document 1a, 1b,1c)
44. The invert levels of U-channels at catchpit, and the gradients of the U-channel between the catchpits are showed and the proposed drainge plan. (plan 9a, 9b, 9c)
45. The applicant ensures that to resolve any conflicts/disagreements with the relevant land owners) and seek approval from the Lands Department for laying new drains/channels and/or upgrading existing drains on private lots or government land other than the application site /channel.
46. The existing channel, to which the applicant proposes to discharge the stormwater from the subject site, which is maintained by our office, the connection details between the discharge pipe and the existing pipe are showed on the proposal drainage plan. (plan 9a, 9b, 9c)
47. The cross-sections of the existing and proposed ground levels of the caption with respect to the adjacent area are showed on the cross section plans. (plan 10a, 10b,10c)

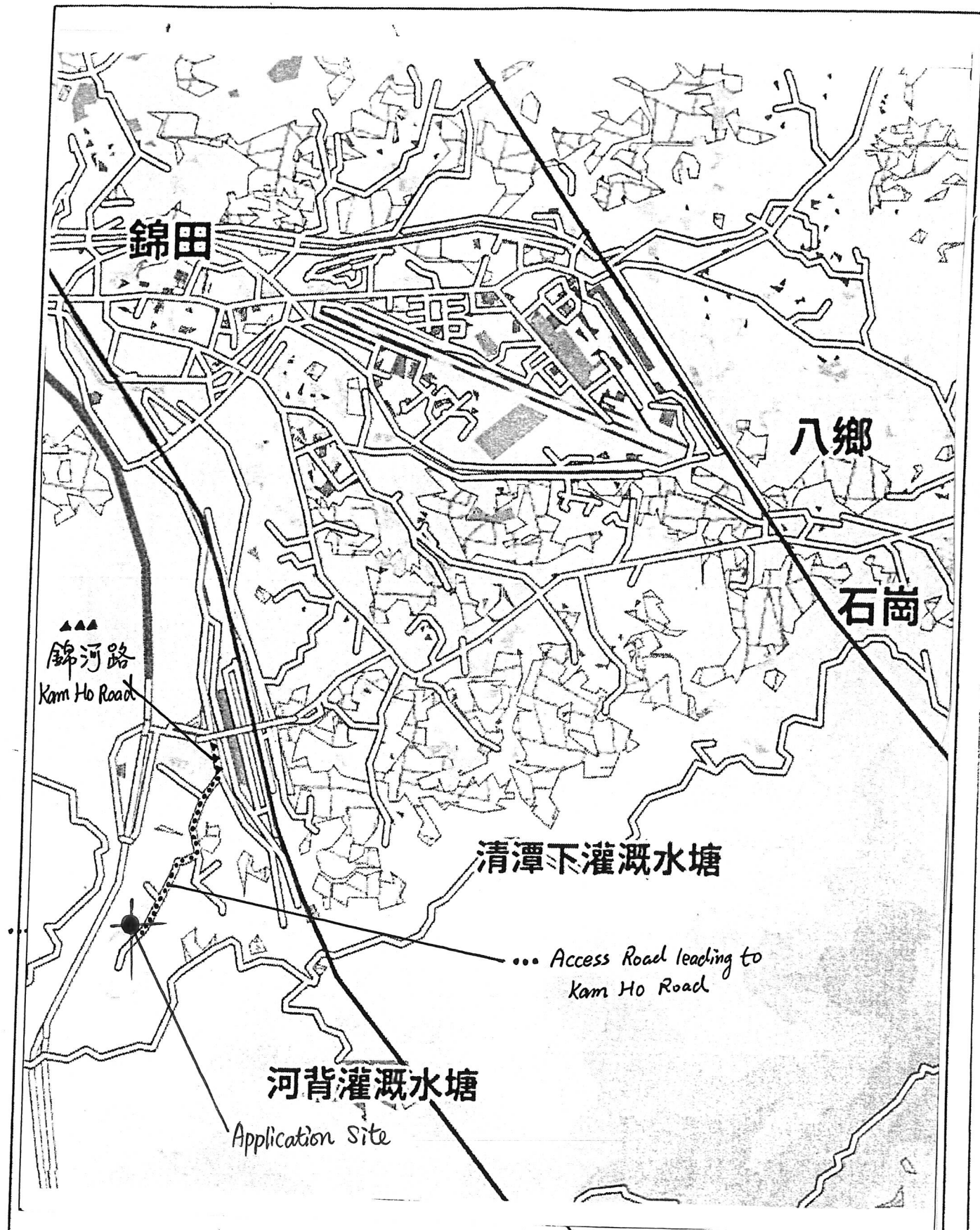
Filling of Land

48. The applicant would like to explain that the leveling work in the application area has been completed, so the above-mentioned works will not be carried out on the application site. As for filling and leveling materials, the filling is to level the application site, and soil suitable for farming has been used. Level the foundation and then use concrete as the leveled surface layer. If sand or soil is used as the leveling material, it does not provide the benefits of using concrete. Leveling with concrete can provide a clean environment for users to clean, and prevent users from taking away soil when they leave, thus preventing soil erosion. In addition, the leveled area can be used to stabilize and consolidate the relevant structures to facilitate design and construction channels. In view of this, the scope and size of the flattening have been reduced to the minimum required for operation.
- The applicant will break up the paving materials and transport them away after the application period. This will not have any long-term impact on the site. The applicant will also ensure that the soil is suitable for farming to prevent any impact on the soil at the application site and nearby.
- The filling height and terrain shape have been carried out according to the old conditions without changing the terrain shape. The thickness has been increased from approximately mPD +21.9 to approximately mPD +22.1 without exceeding the applied thickness. (plan 11)

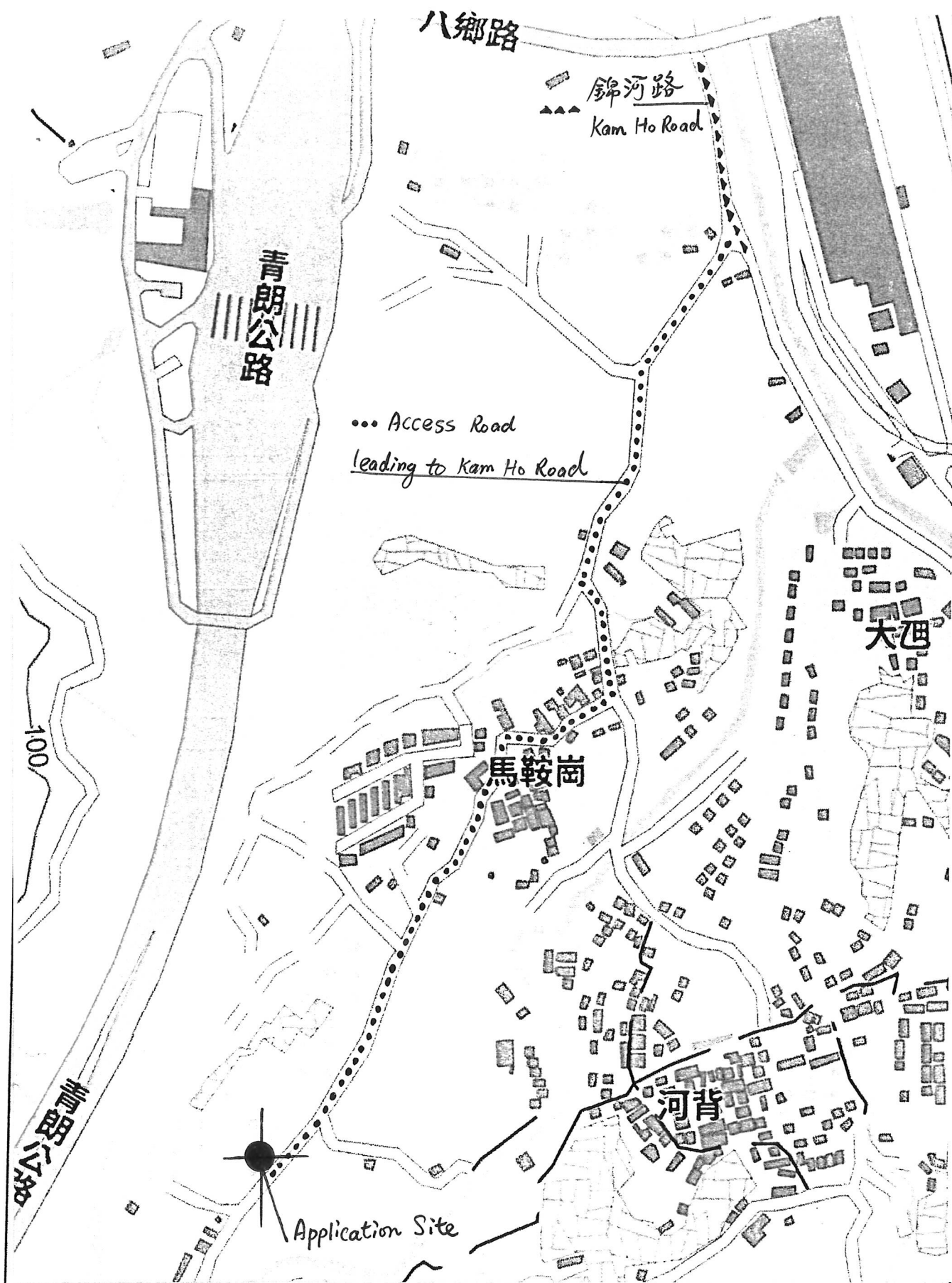
Planning gain

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

END



Not in Scale	Location Plan	Polyland Surveyors Limited
December 2023	Lot 475 in D.D. 113 Kam Tin, Yuen Long, New Territories.	Plan 1



Not in Scale

Location Plan

Polyland Surveyors
Limited

December 2023

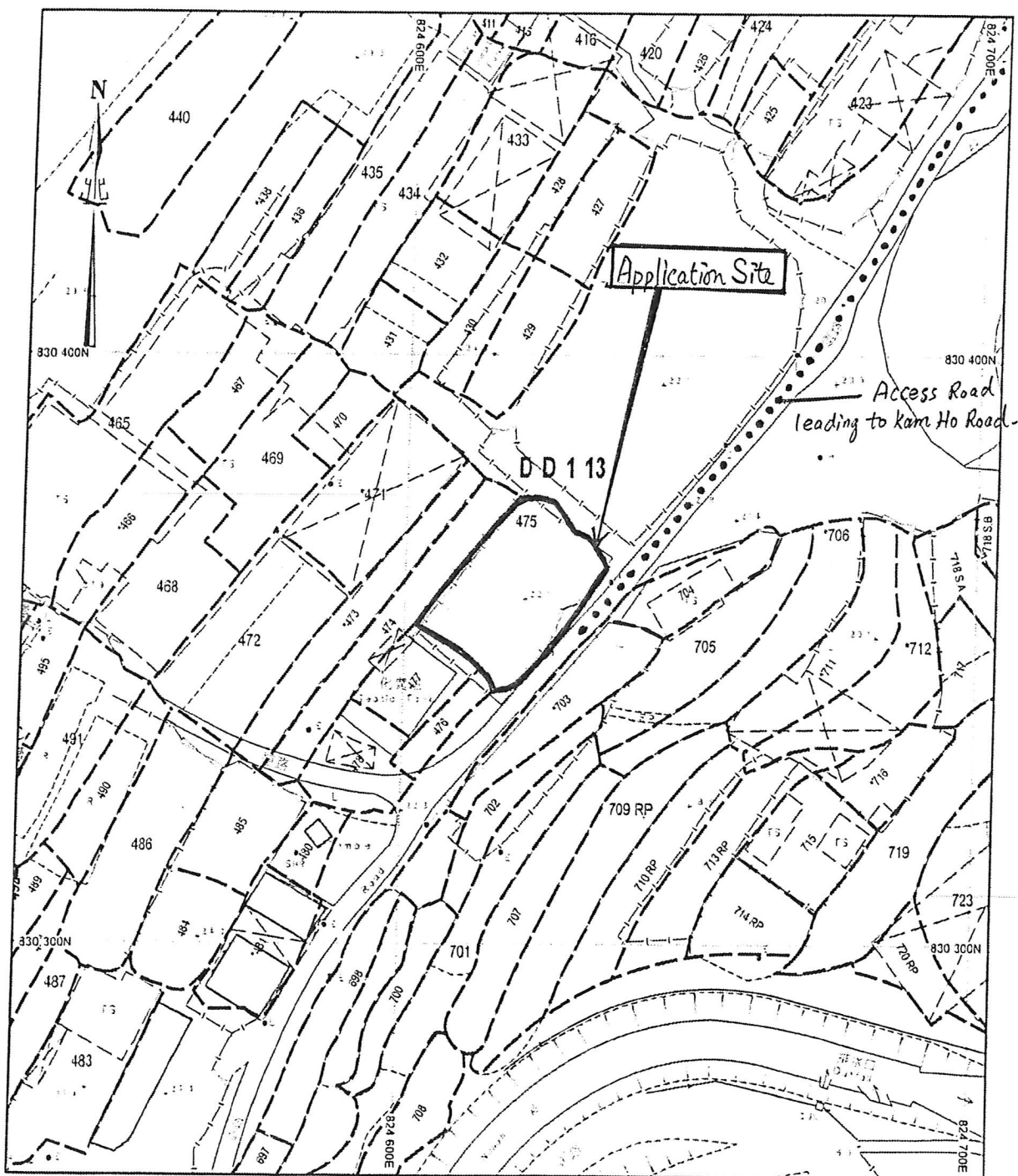
Lot 475 in D.D. 113
Kam Tin, Yuen Long, New Territories.

Plan 2

N



地段索引圖 LOT INDEX PLAN



Scale 1:1000

December 2023

Lot Index Plan

Lot 475 in D.D. 113
Kam Tin, Yuen Long, New Territories.

Polyland Surveyors
Limited

Plan 3

N



分區計劃大綱圖

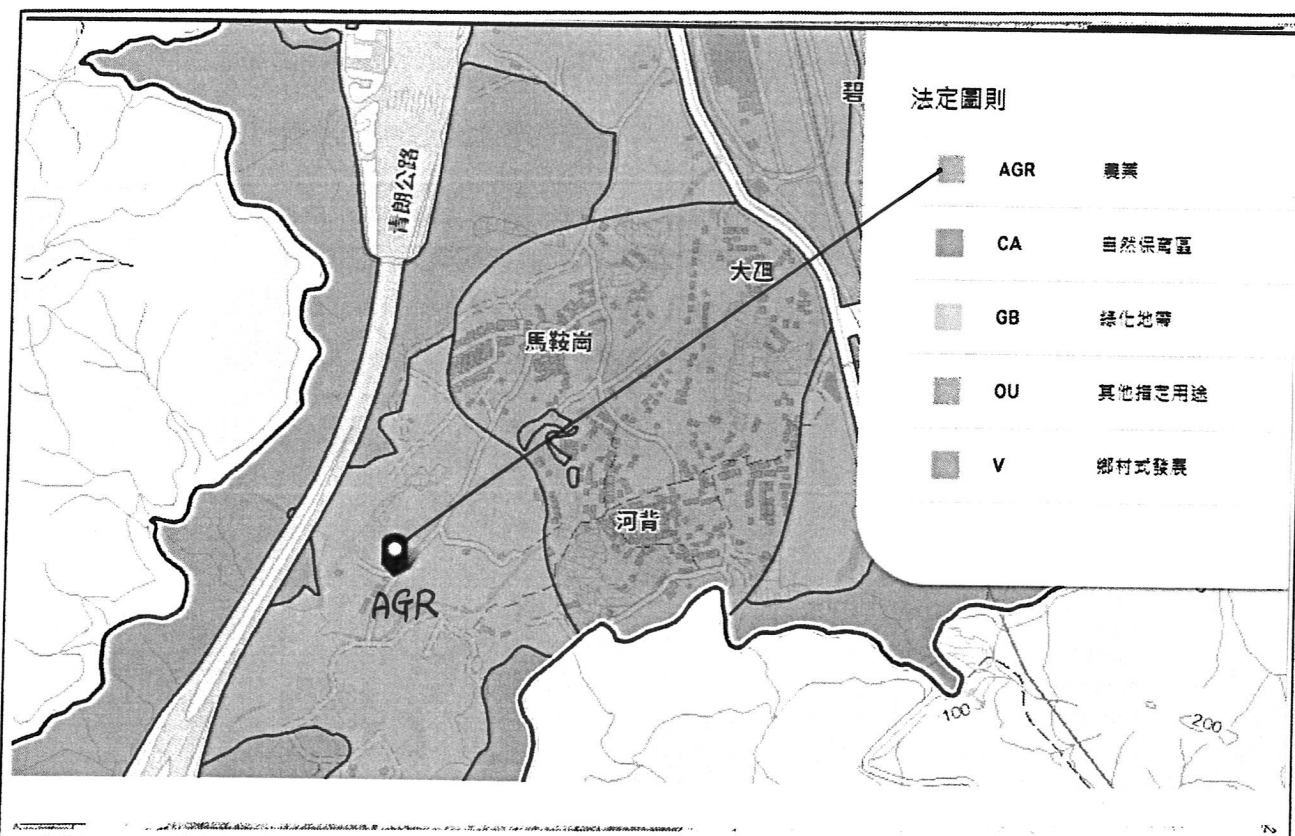
Outline Zoning Plan

地段編號：丈量約份第113約地段475

物業編號：C2622064

城市規劃：地段被劃分為「農業 AGR」用途

分區計劃大綱核准圖編號：S/YL-KTS/15



Not in Scale

(OZP) S/YL-KTS/15

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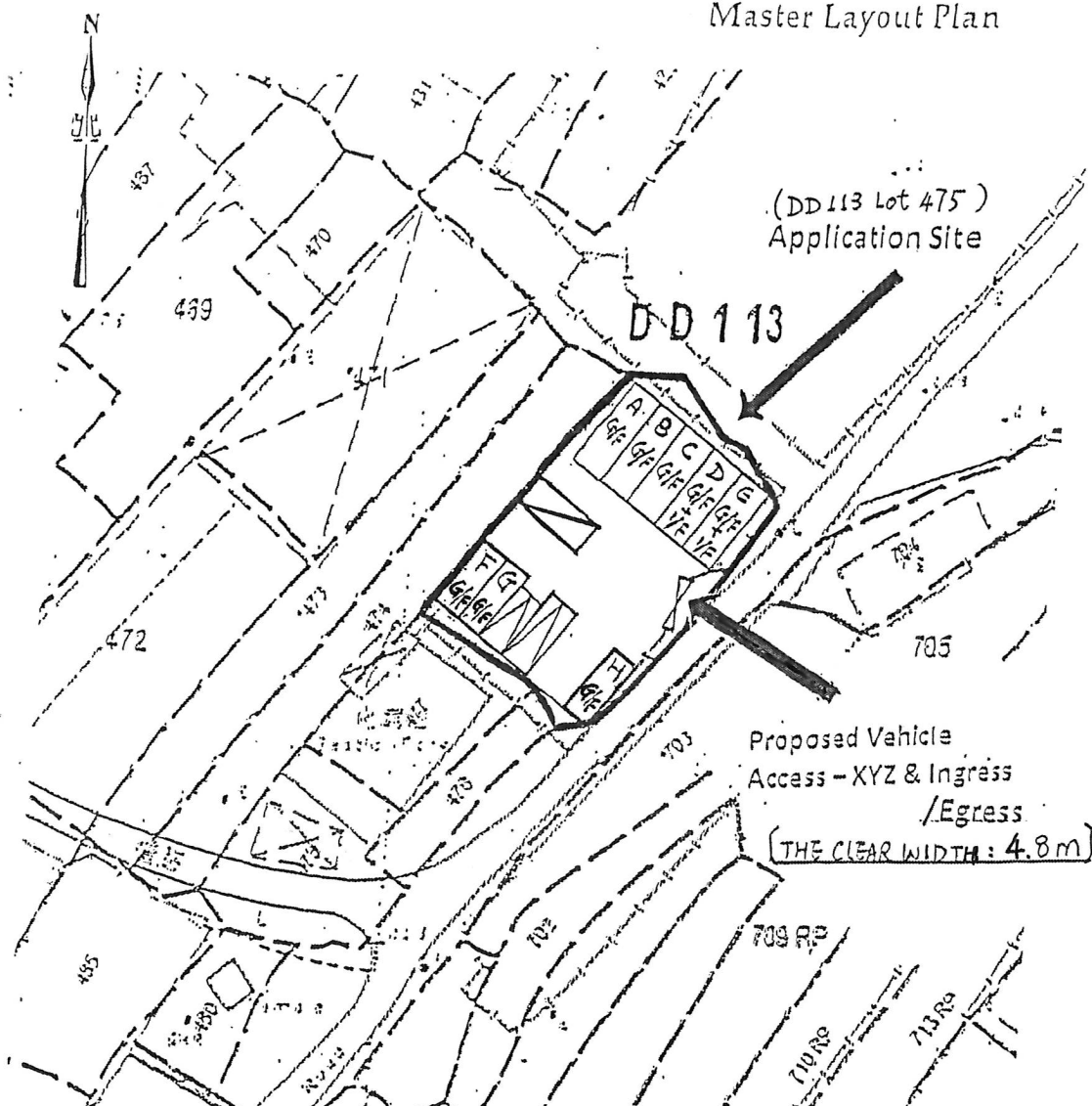
December 2023

Lot 475 in D.D. 113
Kam Tin, Yuen Long, New Territories.

Plan 4

N

Master Layout Plan



Legend

- A, B, C, D, E (G/F - Proposed Animal Boarding Establishment) - Containers of Size each about

8.5 m (L) x 3.0 m (W) x 2.6 m (H) (25.5m²/each)

- F, G (Proposed Store Rooms) & H (Cleaning Room) - Containers of Size each about

6 m (L) x 2.4 m (W) x 2.6 m (H) (14.4m²/each)

- A, B, C - Single Storey

- D, E (1/F - Proposed Office of about 25.5m²/each) - 2 Storeys

- PC - Private Car Parking Space (5.0 m (L) x 2.5 m (W))

- LGV - Light Goods Vehicle Parking Space (7 m (L) x 3.5 m (W))

- LUL - Loading & Unloading Area (Light Goods Vehicle)

	G/F	1/F
A	25.5	
B	25.5	
C	25.5	
D	25.5	25.5
E	25.5	25.5
F	14.4	
G	14.4	
H	14.4	
GFA	221.7m ² (a.32)	
SC	170.70m ² (a.76)	

Not in Scale

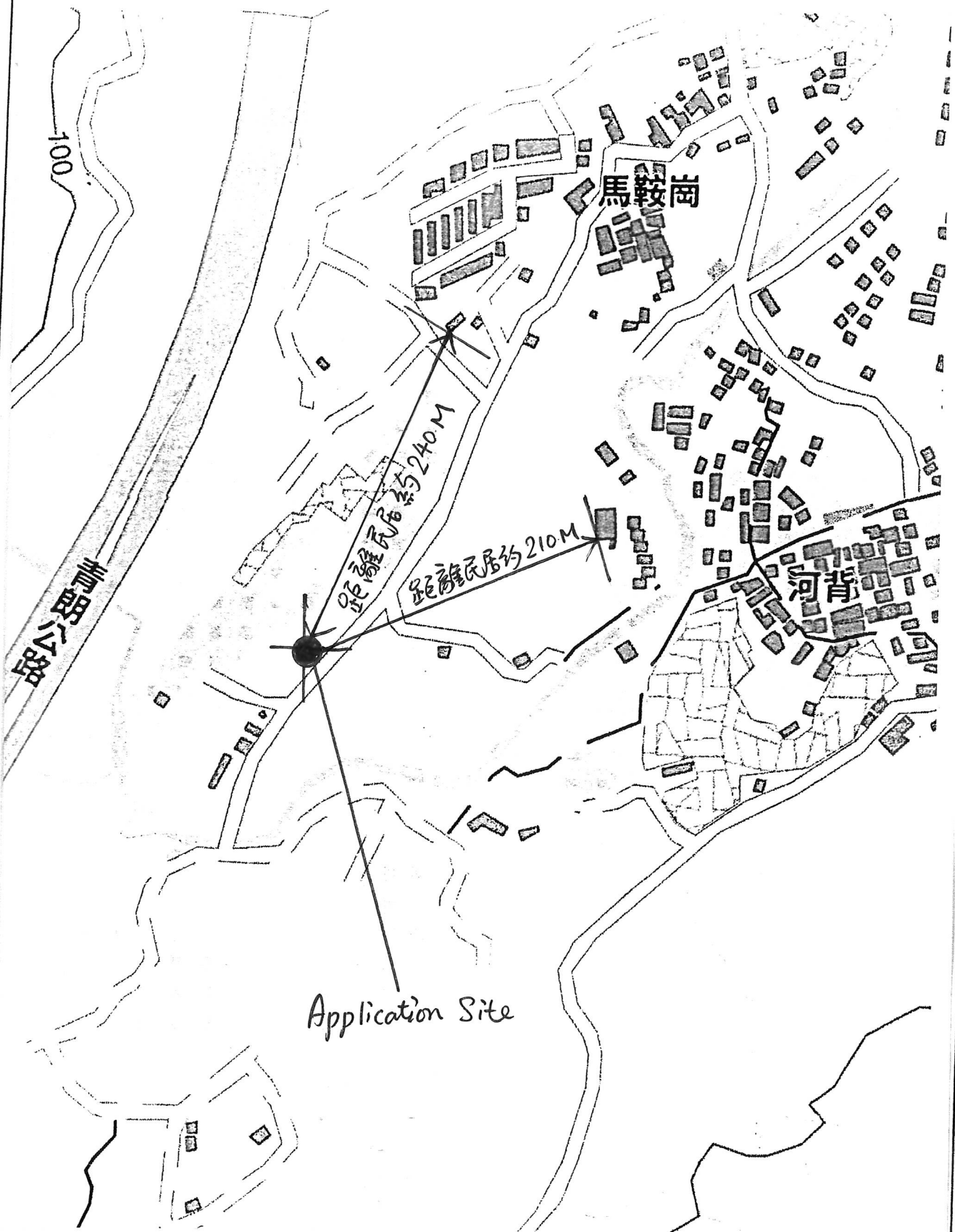
Master Layout Plan

Polyland Surveyors
Limited

December 2023

Lot 475 in D.D. 113
Kam Tin, Yuen Long, New Territories.

Plan 5



Not in Scale

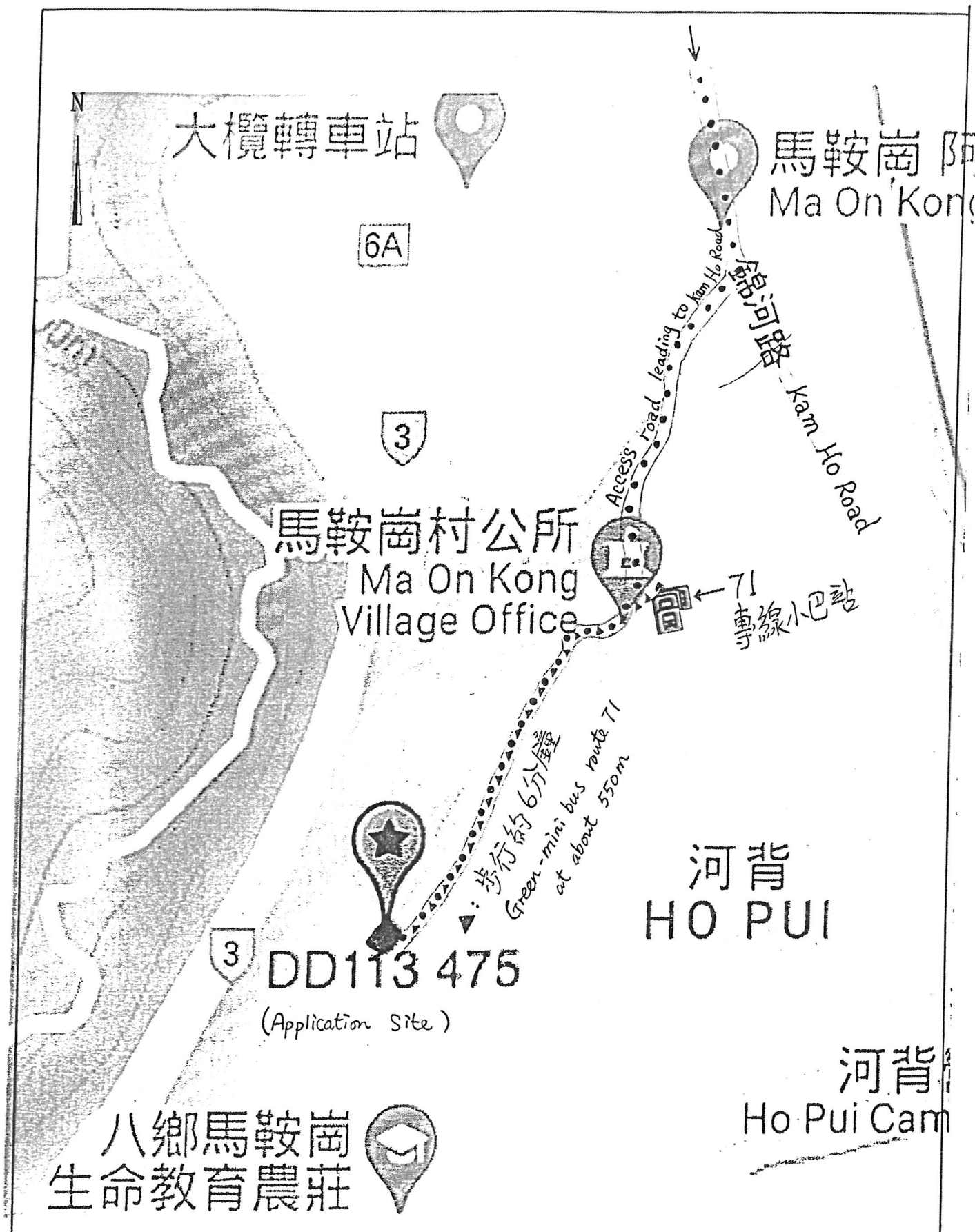
Distance from application location to residence

Polyland Surveyors
Limited

December 2023

Lot 475 in D.D. 113
Kam Tin, Yuen Long, New Territories.

Plan 6



Not in Scale

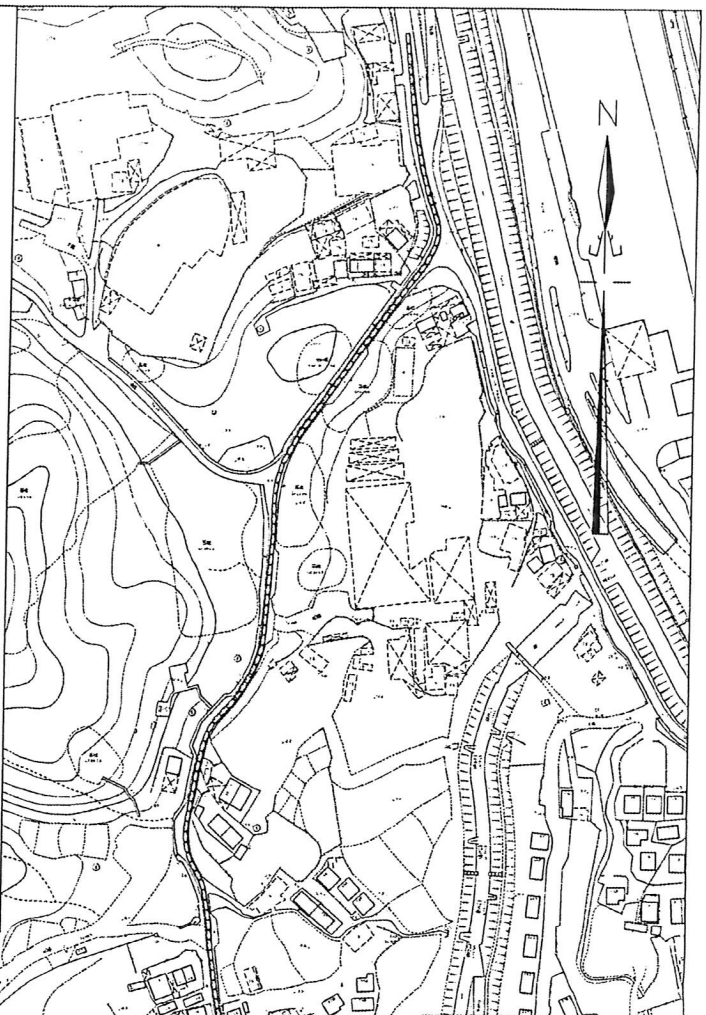
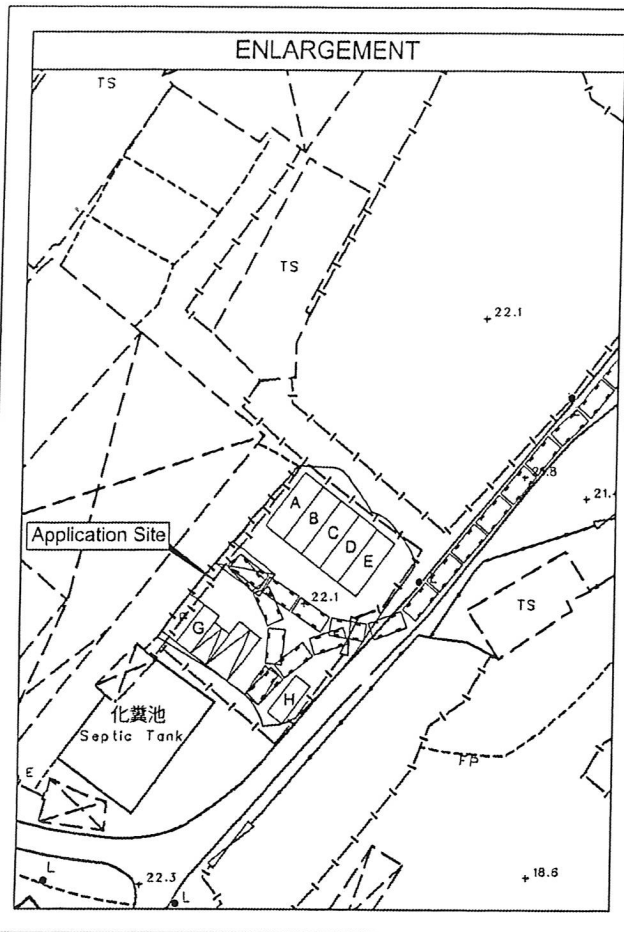
December 2023

Green-mini bus route 71

Lot 475 in D.D. 113
Kam Tin, Yuen Long, New Territories.

Polyland Surveyors
Limited

Plan 7



Plan 8

CONSULTANT
POLYLAND SURVEYORS LIMITED

ADDRESS
SHOP G21, G/F, ON LAI BUILDING,
3 TSING TO PATH, TSING CHOI
STREET, CASTLE PEAK ROAD,
TUEN MUN, NT.

PROJECT
PROPOSED TEMPORARY ANIMAL
BOARDING ESTABLISHMENT WITH
ANCILLARY FACILITIES
FOR A PERIOD OF 5 YEARS
SITE LOCATION

LOT NO. 475 IN D.D. 113,
KAM TING, YUEN LONG,
NEW TERRITORIES

DRAWN BY
BC

DATE
5 MARCH 2024

CHECKED BY
EC

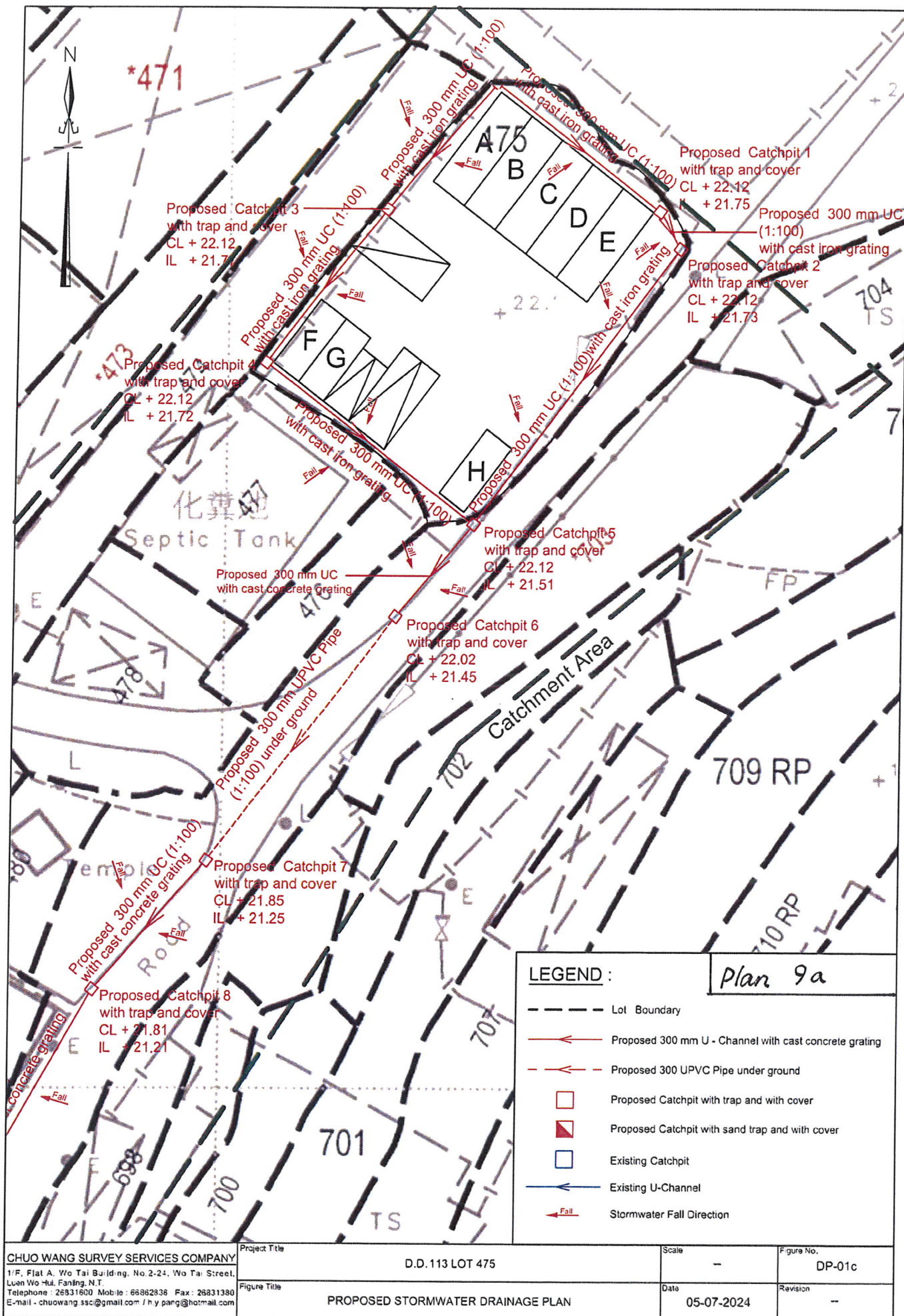
DATE
5 MARCH 2024

DWG TITLE
SWEEP PATH ANALYSIS

DWG NO.
SWPA - D1

LEGEND





CHUO WANG SURVEY SERVICES COMPANY
 1/F, Flat A, Wo Tai Building, No. 2-24, Wo Tai Street,
 Luen Wo Hui, Fanling, N.T.
 Telephone : 26831600 Mobile : 66862836 Fax : 26831380
 E-mail : chuowang.ssc@gmail.com / h.y.pang@hotmail.com

Project Title

D.D. 113 LOT 475

Scale

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Figure No.

DP-01c

Figure Title

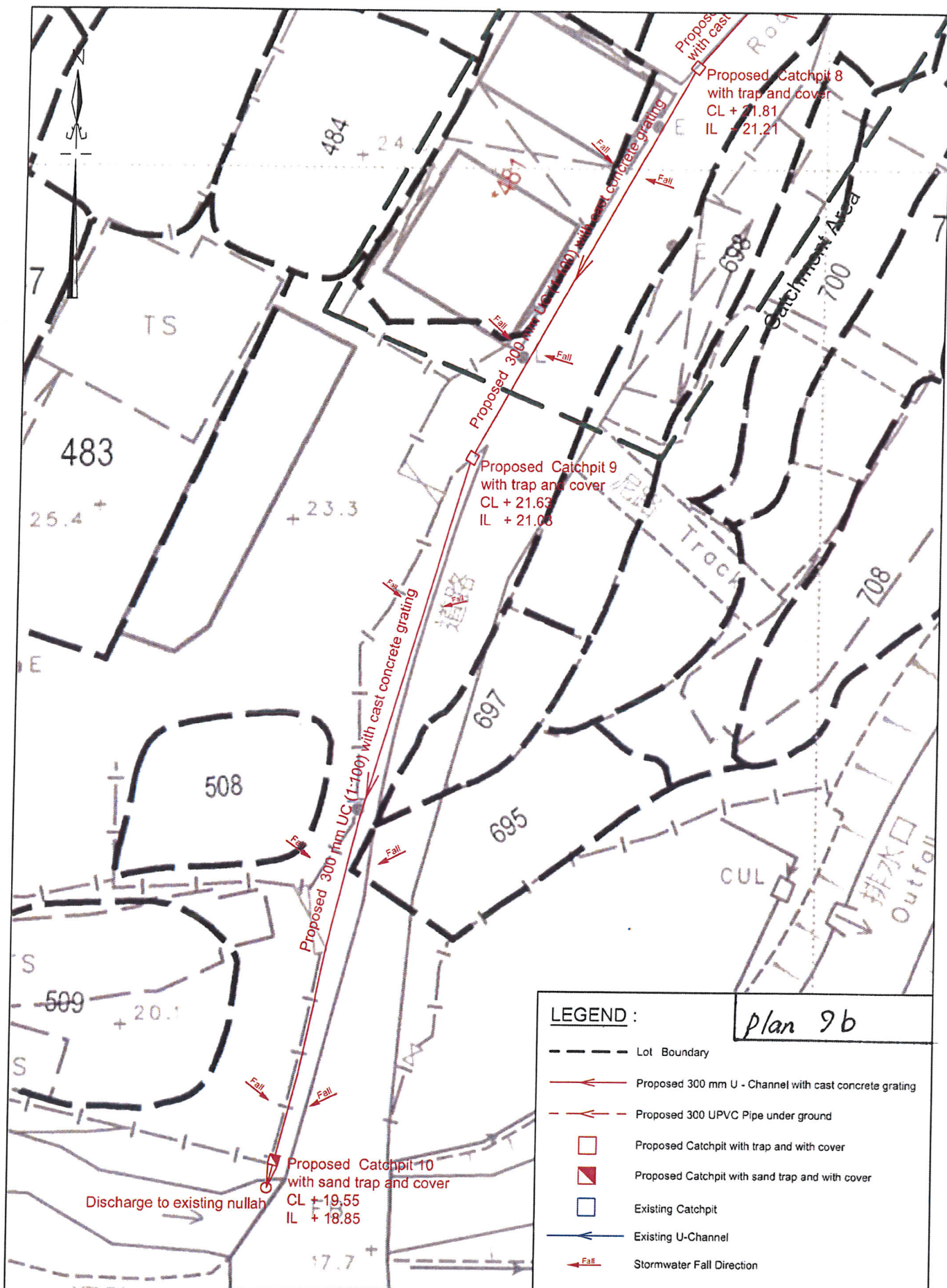
PROPOSED STORMWATER DRAINAGE PLAN

Date

05-07-2024

Revision

--



CHUO WANG SURVEY SERVICES COMPANY
 1/F, Flat A, Wo Tai Building, No.2-24, Wo Tai Street,
 Luen Wo Hui, Faning, N.T.
 Telephone : 26931600 Mobile : 65982836 Fax : 26931380
 E-mail : chuowang.ssc@gmail.com / h.y.pang@hotmail.com

Project Title

D.D. 113 LOT 475

Scale

--

Figure No.

DP-02c

Figure Title

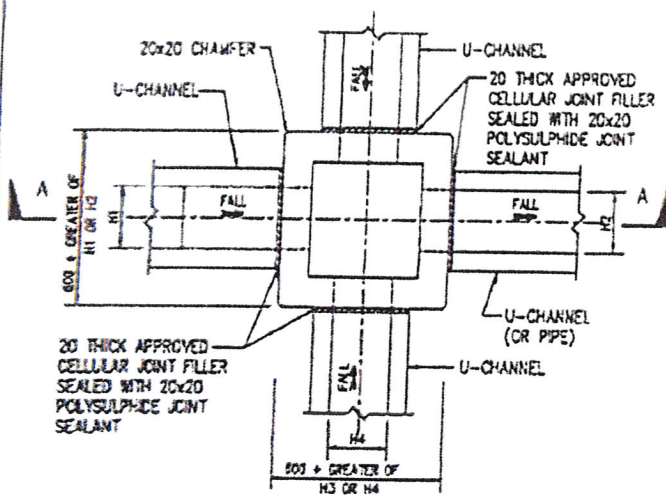
PROPOSED STORMWATER DRAINAGE PLAN

Date

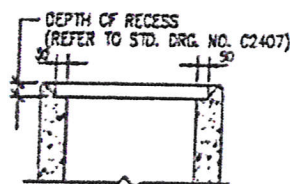
05-05-2024

Revision

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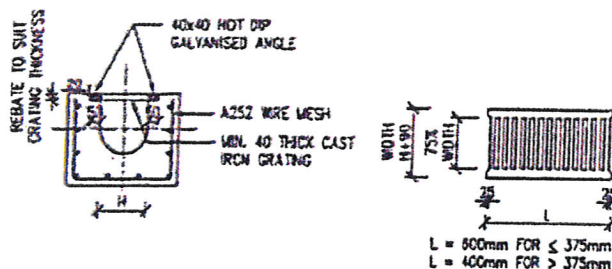


PLAN



ALTERNATIVE TOP SECTION
FOR PRECAST CONCRETE COVER

STANDARD CATCHPIT DETAILS
(ACCORDING TO CEDD'S DRAWING NO. C2405I & 2406I)



TYPICAL SECTION

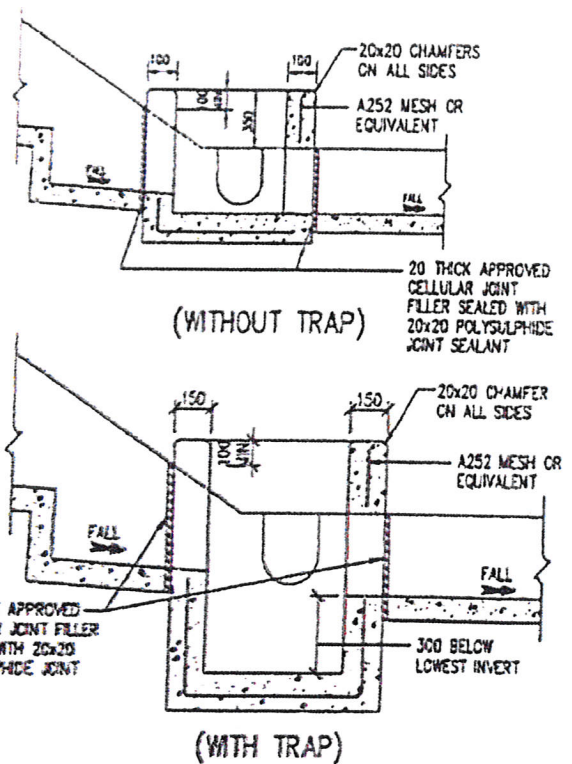
CAST IRON GRATING

(DIMENSIONS ARE FOR GUIDANCE ONLY, CONTRACTOR MAY SUBMIT EQUIVALENT TYPE)

U-CHANNEL WITH CAST IRON GRATING

(UP TO H OF 525)

(ACCORDING TO CEDD'S DRAWING NO. C2412E)



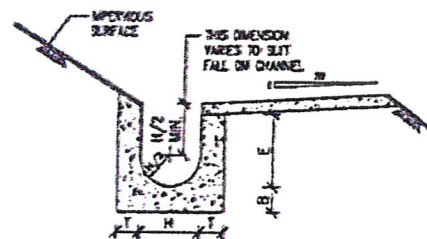
(WITHOUT TRAP)

(WITH TRAP)

SECTION A - A

NOTES

- (1) ALL DIMENSIONS ARE IN MILLIMETRES.
- (2) SIZE - DEPTH : $D < 750$
WIDTH : $W > 3B$
LENGTH : $L = 4.8D^{0.67} H^{0.5} F^{-0.5} > 4B$
- (3) GRADED STONE FILTER SHALL BE CRUSHER RUN GRANITE AGGREGATE.
- (4) THE SANDTRAP SHALL BE REGULARLY DESILTED TO AVOID BLOCKAGE.



NOMINAL SIZE (H)	T	B	REINFORCEMENT
225-300	30	100	A252 MESH PLACED CENTRALLY AND T=100 WHEN B=650
375-600	100	150	
675-900	100	150	A252 MESH PLACED CENTRALLY

TYPICAL U-CHANNEL DETAILS

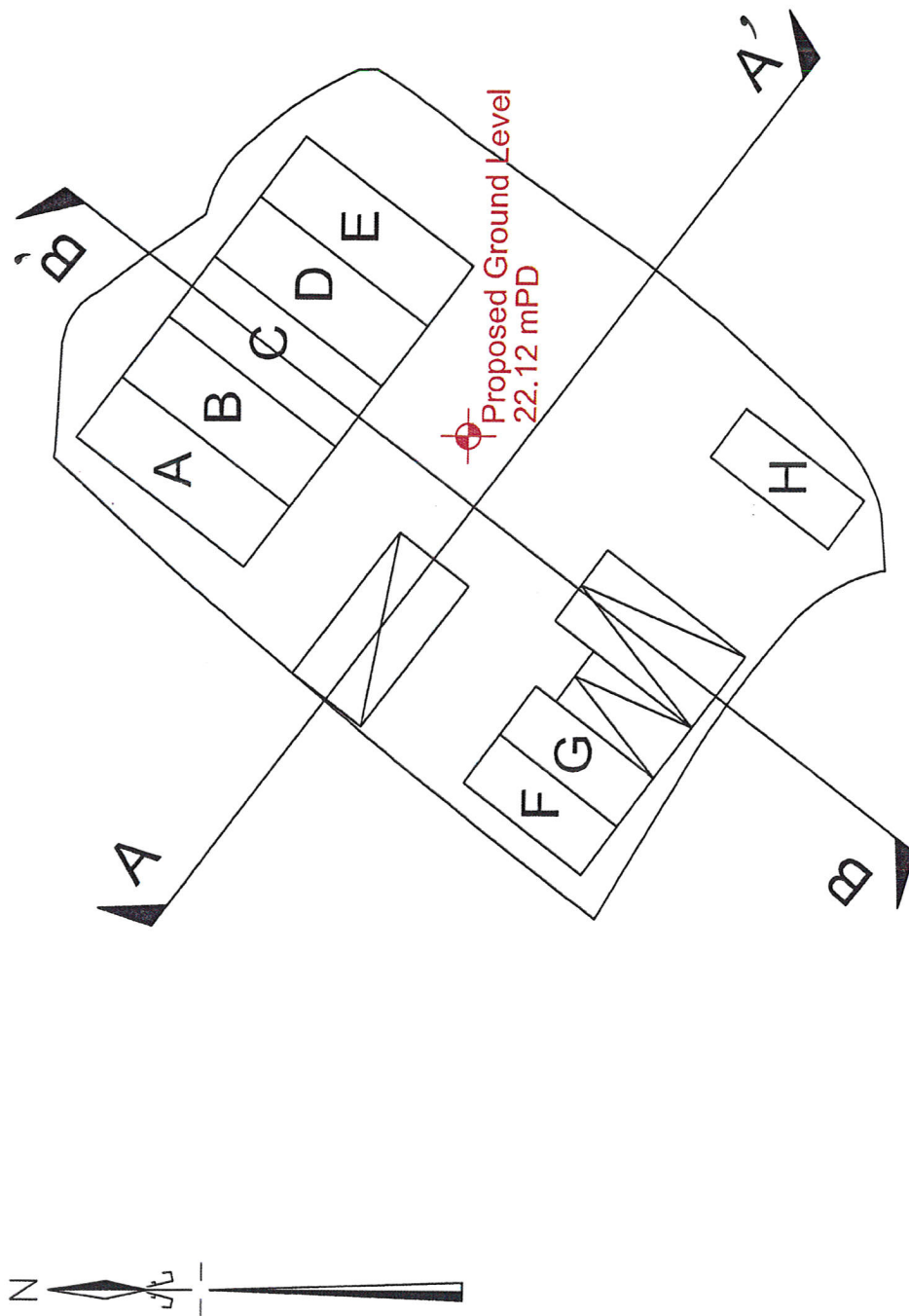
(ACCORDING TO CEDD'S DRAWING NO. C2410G)

M.T.S.

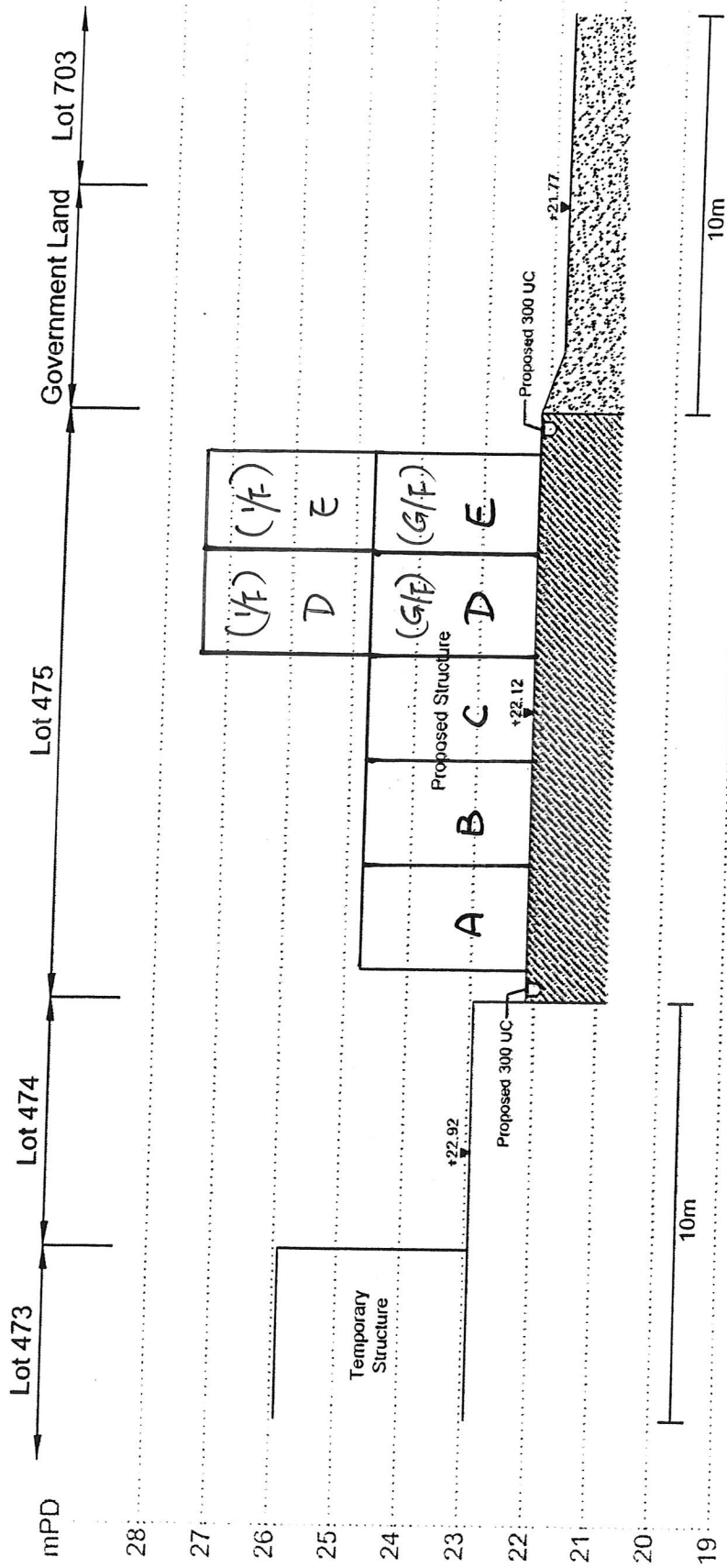
NOTES FOR U-CHANNEL

1. THE COVER OF PROPOSED U-CHANNEL SHALL BE FLUSH WITH THE PATH SURFACE AND ANY HOLE IN SUCH COVER SHALL NOT EXCEED 20mm IN ONE DIMENSION.
2. CAST IRON GRATINGS TO BE USED SHALL BE COMPLIANCE WITH BS 437:2008.

Plan 9C



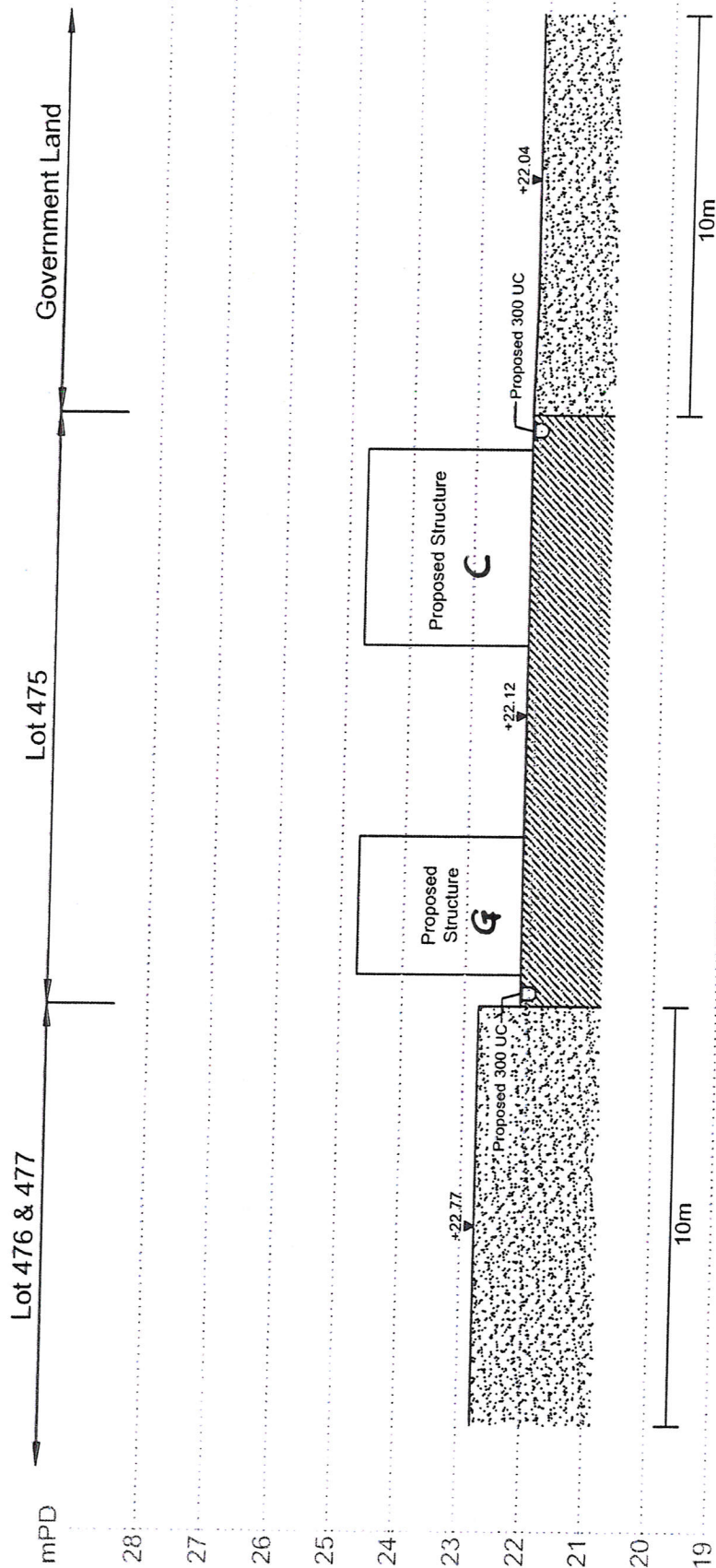
卓弘測量服務公司 CHUO WANG SURVEY SERVICES COMPANY 1/F, Block A, Wo Tai Building, No.2-24, Wo Tai Street, Luen Wo Hui, Fanling, N.T. Telephone : 26831600 Mobile : 66862836 Fax : 26831380 E-mail - chuowang.ssc@gmail.com / h.y.pang@hotmail.com	Project Title D.D.113 LOT 475 Figure Title CROSS SECTION	Scale --	Plan 10a Figure No. CS1a Revision --
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* Proposed Ground Level = 22.12 mPD

A < SECTION A-A' > A'

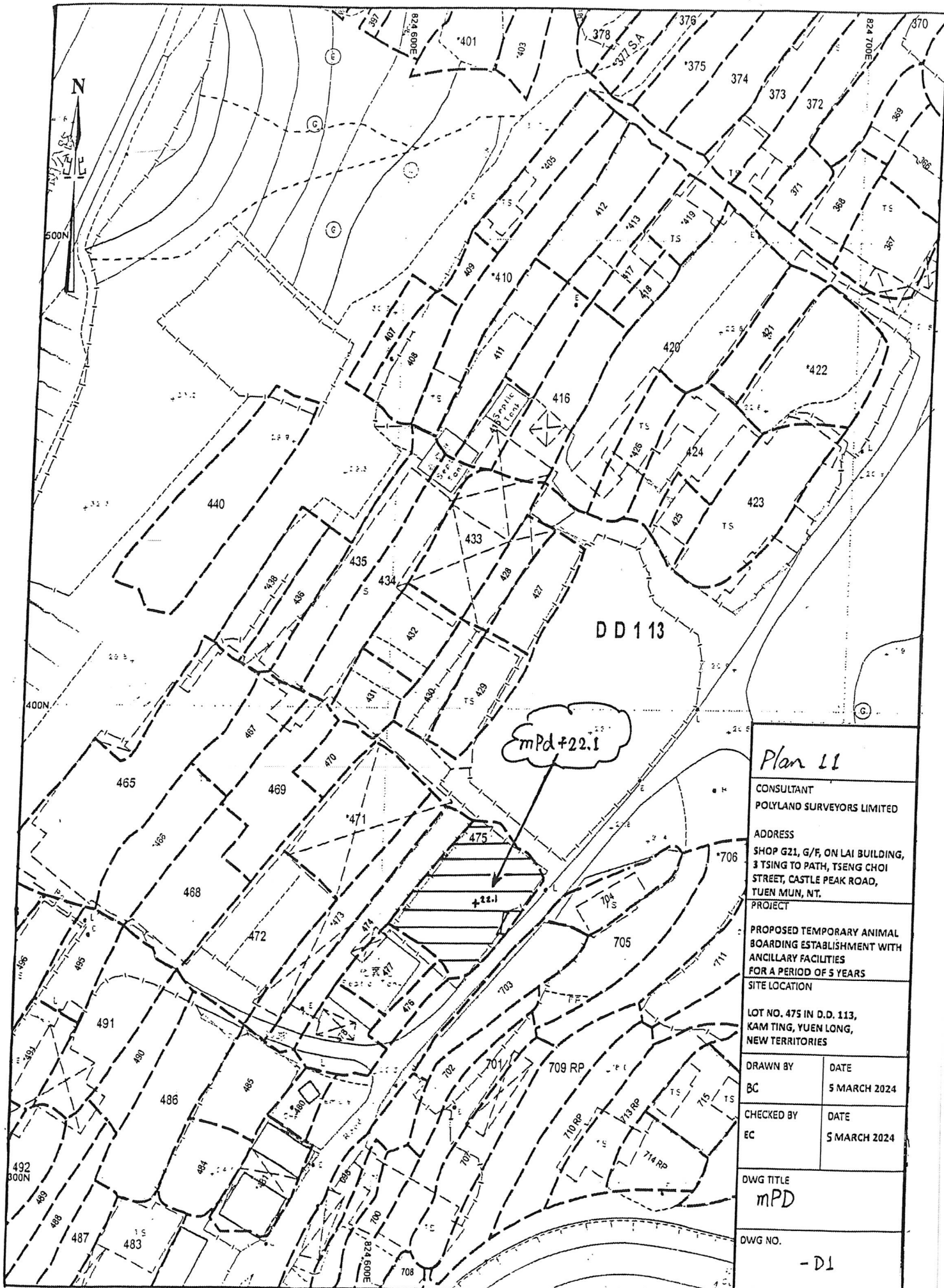
卓 弘 測 量 服 務 公 司 CHUO WANG SURVEY SERVICES COMPANY 1/F, Block A, Wo Tai Building, No.2-24, Wo Tai Street, Luen Wo Hui, Fanning, N.T. Telephone : 26831600 Mobile : 66802836 Fax : 26831380 E-mail - chuowang.ssc@gmail.com / h.y.pang@hotmail.com	Project Title D.D.113 LOT 475 Figure Title SECTION A-A'	Plan 10b Figure No. CS2a Revision A
---	--	---



* Proposed Ground Level = 22.12 mPD

B < SECTION B-B' > B'

Plan 10c	Figure No.	CS3a	Revision
B	17-07-2024	SECTION B-B'	D.D. 113 LOT 475
卓弘測量服務公司 CHUO WANG SURVEY SERVICES COMPANY	1/F, Block A, Wo Tai Building, No.2-24, Wo Tai Street, Luen Wo Hui, Fanling, N.T.	Telephone : 26831600 Mobile : 66862836 Fax : 26831380 E-mail - chuowang.ssc@gmail.com / h.y.pang@hotmail.com	Project Title
Figure Title	SECTION B-B'	D.D. 113 LOT 475	Figure Title



Plan 11

CONSULTANT
POLYLAND SURVEYORS LIMITED

ADDRESS
SHOP G21, G/F, ON LAI BUILDING,
3 TSING TO PATH, TSENG CHOI
STREET, CASTLE PEAK ROAD,
TUEN MUN, NT.

PROJECT
PROPOSED TEMPORARY ANIMAL
BOARDING ESTABLISHMENT WITH
ANCILLARY FACILITIES
FOR A PERIOD OF 5 YEARS
SITE LOCATION

LOT NO. 475 IN D.D. 113,
KAM TING, YUEN LONG,
NEW TERRITORIES

DRAWN BY	DATE
BC	5 MARCH 2024

CHECKED BY	DATE
EC	5 MARCH 2024

DWG TITLE
mPd

DWG NO.
- D1

Hydraulic Assessment of the Stormwater Drainage for Lot 475 in D.D. 113

Document 1a

Locations		Sub-attachment reference	Attachment area						Channel character					Hydraulic parameter (50yr storm)		Type of attachment area	50 yr storm (mm/h)	Peak Runoff (m³/s)	Full bore Capacity (m³/s)	Full bore Velocity (m/s)
			impermeable		permeable		total		channel shape	channel size			channel slope	roughness						
			sq. attachment (m²)	accumulative area (m²)	accumulative area (m²)	accumulative area (m²)	width (mm)	height (mm)		length (m)	grass area (m²)	equ. D (mm)								
Lot 475	-	1	517	517	0	0	517	517	cc	300	300	-	101000	0.08	0.42	a	343.74	0.016	0.138	1.71
Lot 474	-	2	381	381	0	0	381	381	cc	300	300	-	101000	0.08	0.42	a	343.74	0.010	0.138	1.71
Lot 477	-	3	219	219	0	0	219	219	cc	300	300	-	101000	0.08	0.42	a	343.74	0.006	0.138	1.71
Lot 475	-	4	101	101	0	0	101	101	cc	300	300	-	101000	0.08	0.42	a	343.74	0.003	0.138	1.71
Lot 489	-	5	113	113	0	0	113	113	cc	300	300	-	101000	0.08	0.42	a	343.74	0.003	0.138	1.71
Lot 705	-	6	328	328	0	0	328	328	cc	300	300	-	101000	0.08	0.42	a	343.74	0.009	0.138	1.71
Lot 698	-	-	378	378	0	0	378	378	cc	300	300	-	101000	0.08	0.42	a	343.74	0.010	0.138	1.71
Lot 481	-	8	312	312	0	0	312	312	cc	300	300	-	101000	0.08	0.42	a	343.74	0.008	0.138	1.71

I = Rainfall intensity (50 year storm frequency may be specified)

Peak Runoff = $0.278 \cdot I / 1000 / 60 \cdot \text{accumulative area}$

Cross area for 300 u channel = $0.150 \cdot 0.3 + 0.150^2 \cdot \pi / 2$

Equivalent Diameter = $4 \cdot \text{Hydraulic Radius}$

Hydraulic Radius = cross area of u channel / wetted perimeter of u channel

Roughness coefficient (ks) at 3.3mm

The roughness of a pipe is normally specified in either mm or inches and common values range from 0.0015 mm for PVC pipes through to 3.0 mm for rough concrete pipes

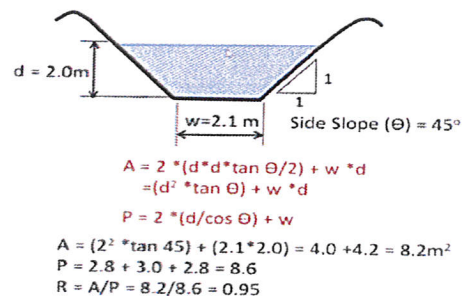
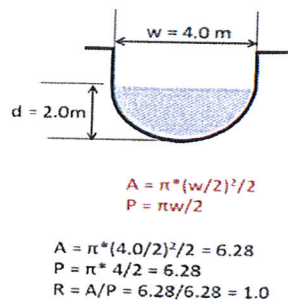
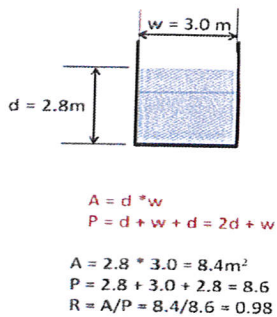
Full bore Capacity = Full bore Velocity * cross area

Full Bore Velocity - The Full Bore Velocity is calculated using either the Manning Formula or the Colebrook-White Formula and is based on full bore conditions.

HYDRAULIC RADIUS (R)

$$v = \frac{R^{2/3} S^{1/2}}{n} \quad (\text{Mannings Equation})$$

$$\text{Hydraulic Radius (R)} = \frac{\text{Cross sectional area of flow (A)}}{\text{Wetted Perimeter (P)}}$$



The Manning Formula is used for Velocity calculations within the software.

$$V = \frac{1}{n} R^{2/3} S^{1/2}$$

where,

V = Velocity

n = Manning's roughness coefficient (see Pipe Roughness)

R = Hydraulic Radius

S = Hydraulic gradient

The equation is in meter-per-second units but the n values are the same as those specified in the foot-per-second format of the equation (e.g. smooth concrete pipe n = 0.012 approximately). The formula is sometimes known as Strickler's formula and 1/n as the Strickler's coefficient.

A concrete pipe with a smooth interior would have a Manning's n of approximately 0.012

Manning's n may be derived from 1/Strickler coefficient.

Document 1.b.

[= Rainfall intensity (50) year storm frequency may be specified)^a Peak Rurol = 0.278^a/1000/60/60^a accumulative area.

cross area for 300 μ channel = $0.150 \times 0.3 + 0.150^2 \times \pi/2$

Equivalent Diameter = 4*Hydraulic Radius

Hydraulic Radius = cross area of a channel / wetted perimeter of a channel

Roughness coefficient (k_s) at 3.3 mm

The roughness of a pipe is normally specified in either mm or inches and common values range from 0.0015 mm for PVC pipes through to 3.0 mm for rough concrete pipes.

Full bore Capacity = Full bore Velocity * cross area

Full Bore Velocity - The Full Bore Velocity is calculated using either the Manning Formula or the Colebrook-White Formula and is based on full bore conditions.

Job Title: Storm Drain Pipes for Lots 475 in D.D.113, Kam Tim, Yuen Long

Calculation: Design Assumptions - Storm water Drainage

Flow Estimation

Design Flow = CiA

Runoff Coefficient of Existing C of grassland (steep heavy soil) = 0.278

	For proposed system
Design Return Periods	50 yrs
a	1167.6
b	16.76
c	0.561

Inlet Time = Brandsby William's Equation

$$t_o = \frac{0.14465L}{H^{0.2} A^{0.1}}$$

urban	2.0 min
natural	5.0 min

Hydraulic Assessment

Full-bore Capacity =

Colebrook-White Equation of SDM for circular pipes

$$\bar{V} = -\sqrt{32gRS_f} \log \left[\frac{k_s}{14.8R} + \frac{1.255\nu}{R\sqrt{32gRS_f}} \right]$$

Roughness coefficient (Ks) = Proposed 3.3 mm

Manning's Equation for SDM for channels & box culverts

$$\bar{V} = \frac{R^{1/6}}{n} \sqrt{RS_f}$$

Roughness coefficient (n) for concrete lined channel = 0.016

Previous s.16 Applications covering the Application Site

Rejected Applications

	Application No.	Use/Development	Date of Consideration	Rejection Reasons
1.	A/YL-KTS/732	Temporary Open Storage of Construction Tools, Machinery and Materials for a Period of 3 Years	15.12.2017	(1), (2), (3), (4)

Rejection Reasons

- (1) 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;
- (2) the application does not comply with the Town Planning Board Guidelines No. 13E on ‘Application for Open Storage and Port Back- up Uses under Section 16 of the Town Planning Ordinance’ in that there is no previous approval granted at the Site and there are adverse departmental comments on the application;
- (3) the applicant failed to demonstrate that the development would not generate adverse environmental, traffic, landscape and drainage impacts on the surrounding area; and
- (4) the 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.”.

**Similar s.16 Applications within/straddle the Same “AGR” Zone in the vicinity of the
Application Site in the Past Five Years**

Approved Applications

	Application No.	Proposed Use(s)	Date of Consideration (RNTPC/TPB)
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/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>
4.	A/YL-KTS/978	Renewal of Planning Approval for Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years	22.12.2023
5.	A/YL-KTS/991	Proposed Temporary Animal Boarding Establishment with Ancillary Facilities for a Period of Three Years and Filling of Land	24.5.2024

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lot 475 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;
- letter of approval (LoA) MT/LM12587 was given for erection of agricultural structures on Lot 475 in D.D. 113; and
- advisory comments are in **Appendix IV**.

2. Traffic

Comments of the Commissioner for Transport:

- no adverse comment from traffic engineering perspective; and
- advisory comments are in **Appendix IV**.

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

- no in principle objection to the application;
- HyD shall not be responsible for the maintenance of proposed access between the Site and Kam Ho Road;
- adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
- advisory comments are in **Appendix IV**.

3. Drainage

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

- no objection in principle to the application from drainage point of view;
- no comment on the proposed drainage proposal; and
- should the application be approved, approval conditions should be stipulated in the approval letter requiring the applicant to implement and maintain the agreed drainage proposal to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

4. **Fire Safety**

Comments of the Director of Fire Services:

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

5. **Building Matters**

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

- no objection to the application;
- it is noted that eight 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 BA should be obtained, otherwise they are unauthorised building works under the Buildings Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO; and
- advisory comments are in **Appendix IV**.

6. **Environment**

Comments of the Director of Environmental Protection:

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

7. **Agricultural Development and Nature Conservation**

Comments of the Director of Agriculture, Fisheries and Conservation:

- no adverse comment to the application from agricultural and nature conservation perspective;
- the Site is zoned “Agriculture” and is a cemented vacant land. The agricultural activities are active in the vicinity and agricultural infrastructures such as road access and water source are also available. The Site can be rehabilitated for agricultural activities such as greenhouses, plant nurseries, etc., though whether there will be agricultural activities on a specific site will hinge on a lot of factors;
- the subject address is not associated with any licence granted by his department, nor any received application; and

- advisory comments are in **Appendix IV**.

8. **Landscape**

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

- no adverse comment to the application from landscape planning perspective;
- based on the aerial photo, the Site is located in a miscellaneous rural fringe landscape character comprising of vacant lands, temporary structures, open storage and scattered tree groups. The proposed use is not incompatible with the surrounding landscape character;
- according to the site photos, the Site is fenced-off, hard paved with some temporary structures. No significant landscape impact arising from the proposed development is anticipated; and
- advisory comments are in **Appendix IV**.

9. **Water Supply**

Comments of the Chief Engineer/Construction, Water Supplies Department (WSD):

- no objection to the application from water supply perspective;
- existing water mains will be affected as shown on **Plan A-2**. The cost of any necessary diversion shall be borne by the proposed use;
- in case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 metres from the centre line of the water main shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of WSD or their contractor to carry out construction, inspection, operation, maintenance and repair works; and
- advisory comments are in **Appendix IV**.

10. **District Officer's Comments**

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

- no comment on the application; and
- his office has not received comment from locals upon close of consultation.

11. **Other Departments**

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

- Project Manager (West), Civil Engineering and Development Department;

- Director of Electrical and Mechanical Services;
- Chief Engineer/Railway Development 1-1, Highways Department; and
- Commissioner of Police.

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
 - the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the private lot. 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;
- (b) 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. Comments and approval should be sought for any proposed tree works from the relevant department prior to the commencement of the works;
- (c) 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 any access between the Site and Kam Ho Road; and
 - adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (d) 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 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; and
 - no vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period;
- (e) to note the comments of the Director of Agriculture, Fisheries and Conservation:
 - under the Cap. 139I Public Health (Animals) (Boarding Establishment) Regulations , any person who provides food and accommodation for animals in return for a fee paid by the owner must apply for a Boarding Establishment Licence from his department; and
 - the applicant should also be reminded that 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. On the other hand, the dogs kept by the applicant should also be properly licensed as in accordance with Cap. 421 Rabies Ordinance and the applicant is reminded to observe Cap. 169 Prevention of Cruelty to Animals Ordinance at all times;

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

- in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. In addition, the applicant should also be advised that the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of where the proposed FSIs to be installed should be clearly marked on the layout plans;

(g) 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 BA should be obtained, otherwise they are unauthorised building works (UBWs) 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;
- if the existing structure is erected on leased land without the approval of the BA, they are UBW under the BO and should be designated for any proposed use under the application;
- for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- if the proposed use under application is subject to issue of a license, the applicant should be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
- detailed checking under the BO will be carried out at building plan submission stage;

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

- all dogs shall be kept inside the enclosed animal boarding establishments on the Site from 7:00p.m. to 9:00a.m., as proposed by the applicant, during the planning approval period;
- no public announcement system, whistle blowing or any form of audio amplification system is allowed to be used on the Site, as proposed by the applicant, at all times during the planning approval period;
- the applicant is advised to ensure 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;
- the applicant is advised to follow the revised “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimize any potential environmental nuisance;
- the applicant is advised to provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of Environmental Protection Department’s Practice Note for Professional Person (ProPECC) PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department” including completion of percolation test and certification by Authorized Person; and
- the proposed use at the Site shall meet the statutory requirements under relevant environmental legislation;

(i) to note the comments of the Chief Engineer/Construction, Water Supplies Department (WSD) that:

- existing water mains will be affected as shown on **Plan A-2**. The cost of any necessary diversion shall be borne by the proposed use;
- in case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 metres from the center line of the water main shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of WSD or their contractor to carry out construction, inspection, operation, maintenance and repair works;
- no trees or shrubs with penetrating roots may be planted within the waterworks reserve or in the vicinity of the water main shown on the plan; and
- government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the site; and

(j) to note the comments of the Director of Electrical and Mechanical Services 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 or overhead line within 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.

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

From: [REDACTED]
Sent: 2024-12-24 星期二 02:54:33
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-KTS/1043 DD 113 Kam Tin ABE

Dear TPB Members,

988 also withdrawn. Back with 3 parking.

Clearly the operator is engaging in delaying tactics. Note the time lag between the applications, almost one year.

Members should request images of current state of the site as it has already been filled in without the requisite approval and if in all this time any application has been made to AFCD for a licence to operate ABE.

Previous objections relevant and upheld.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 16 February 2024 2:29 AM HKT
Subject: A/YL-KTS/988 DD 113 Kam Tin

Dear TPB Members,

969 withdrawn. Back with vehicle parking reduced to 2.

Previous objections relevant and upheld.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 27 July 2023 3:08 AM HKT
Subject: A/YL-KTS/969 DD 113 Kam Tin

A/YL-KTS/969

Lot 475 in D.D. 113, Kam Tin, Yuen Long

Site area: 617m²

Zoning: "Agriculture"

Applied Use: Animal Boarding Establishment / 4 Vehicle Parking

Dear TPB Members,

The site was rejected for Open Storage under 732. Judging by the layout that effectively indicates that the entire site is filled in, it appears that the operation went ahead and applicant is now seeking approval under the PlanD always supports ABE.

Members must ask to see aerial images of site to establish current condition.

Trashing of farmland should not be tolerated.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 1 June 2017 1:37 AM CST
Subject: Re: A/YL-KTS/732 DD 113 Kam Tin

Dear TPB Members,

On 17 March this application was rejected as government depts. were not supportive and it is situated near a conservation zone. The reasons given are still valid so members must once again reject this application and its potential brownfield effect.

“(a) 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;
(b) the application does not comply with the Town Planning Board PG-No. 13E in that there is no previous approval granted at the Site and there are adverse departmental comments on the application;
(c) the applicant fails to demonstrate that the development would not generate adverse landscape and environmental impacts on the surrounding areas; and
(d) the 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

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Friday, March 3, 2017 12:56:41 AM
Subject: A/YL-KTS/732 DD 113 Kam Tin

A/YL-KTS/732
Lot 475 in D.D. 113, Kam Tin, Yuen Long
Site area : 600 m²
Zoning : "Agriculture"
Applied Use : Open Storage of Construction Materials

Dear TPB Members,

There is no history of previous applications but the images show that some activity has been carried out on the site. Can members question what the current condition of the land is and if it has been illegally used as a brownfield site.

The proposed development is not in line with the planning intention of the "Agriculture" 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.

\
Construction materials can be toxic and leak into the soil.

TPB should reject this application as approval would encourage the proliferation of brownfield sites.

There are already hundreds of degraded sites that can be used for this activity,

Instead of adding to the number, operators should be encouraged to develop large scale industrial buildings complete with appropriate services and amenities.

Mary Mulvihill